Highland Lakes — #1 of 10: Share of Homes That Are Single-Family Detached

Highland Lakes leads Alabama in single-family homes

98.8% share — source: ALEX Intelligence, 2026

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THE DATA

98.8%

Share of Homes That Are Single-Family Detached (2024)

Highland Lakes leads the Birmingham metro and Alabama in single-family home share.

This level of dominance is not merely a preference—it reflects a structural inflexibility in land use and development policy. With 98.8% of homes in Highland Lakes being single-family detached, the city has effectively locked out multi-unit and mixed-use housing, making it one of the least adaptable markets in the state. This pattern suggests a long-term commitment to low-density, auto-dependent development, which may hinder future affordability and resilience.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-02-birmingham-single-family-share-place-mkt

01

Density is a policy choice

The near-total absence of multifamily housing in Highland Lakes is not an accident of geography, but a deliberate outcome of zoning and development standards. This extreme single-family dominance implies that new housing supply is almost entirely constrained to detached units, which limits the ability of the market to respond to demand shifts, especially from younger buyers and remote workers who increasingly prefer walkable, mixed-use environments. The city's current trajectory may make it less competitive in attracting diverse talent in the next decade.

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02

Stagnation through exclusivity

Highland Lakes' 98.8% single-family share correlates with broader market trends in Birmingham: limited new construction, rising inventory, and stagnant price growth. When development is restricted to one housing type, the market becomes less responsive to economic cycles. With no buffer of mid-density or apartment options, supply cannot expand quickly during demand spikes, nor contract during downturns—leading to prolonged imbalances.

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