Birmingham — #10 of 10: Housing Vacancy Rate

Housing Vacancy Rate: 11.6%

Source: ALEX Intelligence · Published November 03, 2026

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THE DATA

11.6%

Housing Vacancy Rate (2024)

Birmingham’s vacancy rate places it among the higher end of Alabama’s metro areas, but not at the extreme.

At 11.6%, Birmingham’s housing vacancy rate reflects a market that is neither oversupplied nor undersupplied. This level suggests a balanced inventory, where supply meets demand without significant pressure on prices. The rate is elevated compared to national norms but remains stable within the state’s regional context.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-birmingham-standing-vacancy-share-msa

01

Vacancy as Stability, Not Distress

In contrast to markets with 25%+ vacancy rates, Birmingham’s level reflects a mature, well-managed supply cycle. This stability supports long-term investor confidence and supports the city’s ongoing infrastructure and economic development initiatives, including HBCU-led economic growth and civic renewal efforts.

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02

The Quiet Advantage of Controlled Inventory

This controlled expansion—driven by targeted development and sustained buyer interest—creates a self-reinforcing cycle: limited new inventory keeps appreciation steady, which in turn attracts more investment. The result is a market that avoids both the overheating of speculative booms and the stagnation of oversupply.

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