#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Zip Codes

34.3% of Birmingham’s large apartments in 3 ZIPs

Source: ALEX Intelligence · Published November 04, 2026

Swipe for insights →

Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons

THE DATA

34.3%

Share of the Market's Large Apartment Stock in Its Top Three Zip Codes (2024)

The largest concentration of apartment units in Birmingham is in just three ZIP codes.

This level of clustering indicates a highly localized supply dynamic. The top three ZIPs — 35233, 35243, and 35209 — collectively house over a third of the metro's large apartment stock, suggesting that investment, development, and tenant demand are sharply focused in these areas. This concentration reduces dispersion risk and enables efficient service delivery, infrastructure planning, and market intelligence.

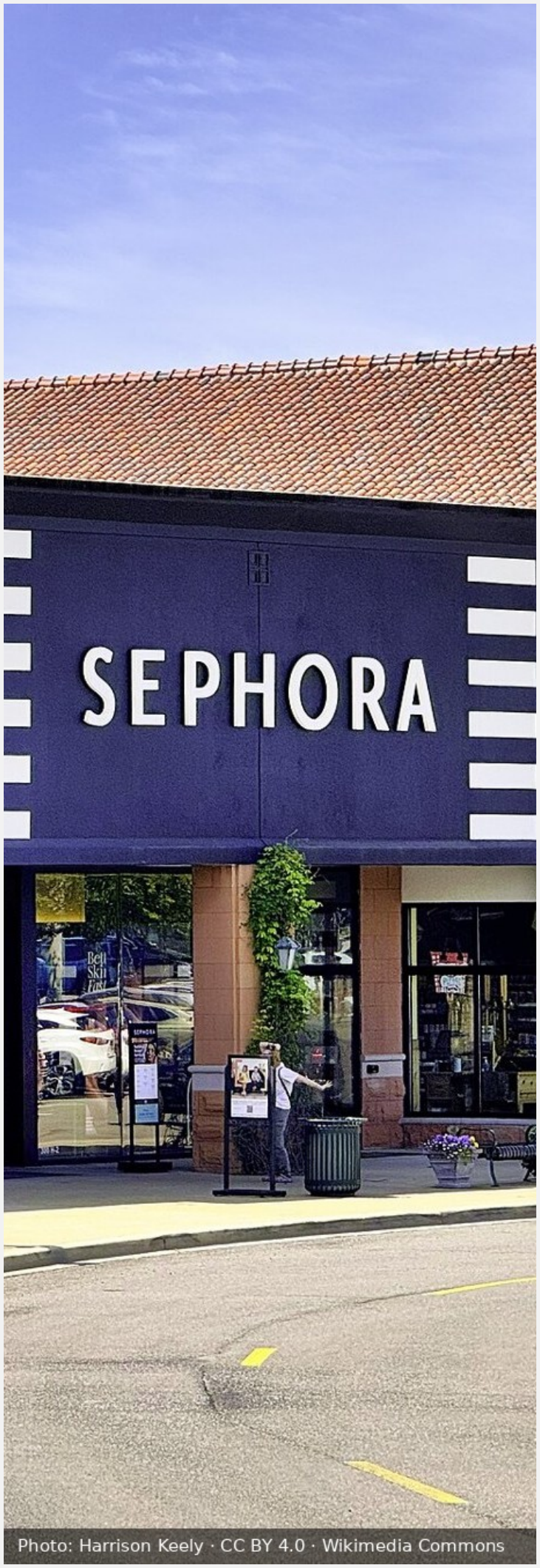


Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-04-birmingham-concentration-apartment-units-zcta

01

Concentration drives efficiency

This is not a sign of imbalance, but of strategic market maturity. The real estate ecosystem in Birmingham is not spreading thin; it’s deepening in targeted corridors, enabling higher value capture per square foot and faster urban renewal cycles.

Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons



Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons

02

The rest of the market is underdeveloped

This is not a sign of stagnation, but of untapped potential. The market's current concentration creates a clear asymmetry: the core is saturated, while the periphery remains open. For developers and investors, this is a signal to look beyond the top three ZIPs and identify where supply gaps may emerge as demand expands.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy