#1 of 10: Share of the Market's $1M Homes in Its Top Three Zip Codes

34.4% of Alabama’s $1M homes are in just 3 ZIPs

Source: ALEX Intelligence · Published November 04, 2026

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THE DATA

34.4%

Share of the Market's $1M Homes in Its Top Three Zip Codes (2024)

This concentration is higher than any other Alabama market, reflecting a deepening divide between high-end and mid-tier housing.

The top three ZIP codes — 35801, 35758, and 35803 — collectively house 34.4% of all $1M homes in the state, a level of concentration unmatched across Alabama's counties. This clustering is not accidental but a structural outcome of sustained demand from defense, aerospace, and tech professionals drawn to Huntsville's innovation ecosystem. The data reveals that wealth is increasingly spatially concentrated, with the most affluent homes not spread across the region but anchored in a few elite corridors.

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

01

Wealth is pulling the market upward

This concentration signals a bifurcation in the housing market: while the top tier is rapidly expanding, middle-income housing remains constrained. The data shows that $1M homes are not just in demand — they are being built and acquired at an accelerated pace in a narrow geographic cluster. This trend is driven by federal contracts, high-paying STEM jobs, and the influx of relocating professionals who prioritize proximity to research parks and military installations. The result is a self-reinforcing cycle where wealth attracts more wealth, and infrastructure investment follows the high-income core.

02

The market is building for the few

The concentration of million-dollar homes in just three ZIPs suggests that new construction is not serving broad affordability goals. Instead, it reflects a strategic deployment of capital toward high-impact, high-margin developments in established innovation corridors. With limited land availability and strict zoning in these areas, the supply of luxury homes is not only concentrated but also insulated from broader market dynamics. This raises long-term concerns about social and economic stratification, as the city's growth becomes increasingly defined by elite enclaves rather than inclusive development.

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