

Birmingham, AL

Rental Real Estate Overview 2022

About Birmingham, Alabama

Known as the “Pittsburg of the South”, Birmingham is the only place on earth with all three ingredients to make iron: coal, iron ore, and limestone.

The city was founded in 1871 and named after Birmingham, England—the UK’s iron capital. The intersection of several railroads in the area allowed for fast industrial growth, which gave Birmingham a second nickname: the “Magic City.”

Nowadays, iron isn’t the largest production of the city, but Birmingham is still a major industrial metropolx. Banking, healthcare, and technology are now its primary industries.

But while it’s known for its industrial greatness, Birmingham is also a hidden beauty in the tourist realm. Rich in cultural history and Southern charm, the city has many things to offer those who keep their eyes open.



CITY STATISTICS

Population*

200,733

Metro Area

1.1 million

Median Income

\$24,480/capita
\$37,375 /household

Median Age*

35.9 years

Area

151.9 sq miles

Unemployment rate

3.1%

GDP

\$63 billion

Top Employers

(see chart below)

**200,733 as of the 2020 census in Birmingham proper; 1.1 million in the metro area. This makes Birmingham the second largest city and the largest metropolitan area in Alabama.*

TOP EMPLOYERS

Employer
University of Alabama at Birmingham
Regions Financial Corp
Honda Manufacturing of Alabama
Publix
Brookwood Baptist Health

TOP PAYING JOBS

Employer
Physicians/ Surgeons
Internists
Chief Executives
Pediatricians
Orthodontists
Family and General Practitioners
Nurse Anesthetists
Marketing Managers
Dentists
Petroleum Engineers

BIRMINGHAM, ALABAMA REAL ESTATE MARKET STATISTICS

99

Neighborhoods

1,237

as of February 2022
Homes for sale

\$155K

Median List Price

\$180K

Median Sold
Price

\$106

Median Price per
Square Foot

100%

Sale-to-List
Price Ratio

52

Median Days
on Market

\$1135

Median Rent
Price

24.3%

1-Year
Appreciation Rate

13.26

Price-To-Rent
Ratio

8.50%

Percentage Of Vacant
Homes

**1 in
4,649 homes**
(up 4% over 2021)
Foreclosure Rate

Most Expensive Neighborhoods

Neighborhood	Average Monthly Rent	Median Real Estate Price
English Village	\$1,343	\$844,223
20th St. S / Montgomery Highway	\$1,410	\$561,726
Forest Park/ Redmont Park	\$1,336	\$514,502
Brook Highland	\$2,031	\$447,071
Cahaba Valley Rd / Double Oak Ln	\$2,528	\$419,920

Least Expensive Neighborhoods

Neighborhood	Average Monthly Rent	Median Real Estate Price
Douglasville / Village Creek	\$842	\$51,745
Kingston / Avon Park	\$724	\$57,639
15th Ave N / Shuttlesworth Dr	\$1,059	\$61,545
Inglenook / Bendale	\$1,500	\$68,611
Lewisburg / Harriman Park	\$859	\$69,113

Birmingham Zip Codes with the Highest YoY Rent Increases

Zip Code	1 year rent change:	5 year rent change:	Typical rent:
35215	+3.4%	+11.2%	\$991
35040	+4.4%	+13.5%	\$1,322
35124	+4.5%	+16.3%	\$1,242
35235	+6.1%	+18.2%	\$1,151
35205	+6.2%	+23.4%	\$1,077

LOOKING FOR AN INVESTOR-FRIENDLY AGENT?

From finding access to off-market deals, to building a team, to knowing the right rental rates, buying properties in a new market can be tough as an investor. That's why we started Evernest Brokerage.

Invest in [some of the best real estate markets](#) in the United States without needing to be the expert. Working with Evernest's in-house brokerage team of investor-friendly Real Estate Agents is the simplest way to build a local team and grow your rental portfolio.



All you have to do is fill out this form and one of our agents will reach out within 24 hours.

FIVE REASONS WHY BIRMINGHAM IS A GREAT PLACE TO BUY RENTALS

Birmingham isn't as well-known as many modern cities in the United States... So why invest here? The reasons to launch an investment journey in Birmingham are many, but here are our top 5 choices:



1.

AFFORDABILITY

If you're looking for an investor-friendly city in terms of affordability, Birmingham certainly makes the cut.

The city has often ranked as one of the most affordable cities in the United States, making [Lending Tree's list](#) of best cities for first-time home buyers, as well as [Forbes' list](#) of most affordable cities.

To sweeten the deal even more, Alabama boasts the **second-lowest property taxes** in the nation, only adding to the beauty of investing in an area like Birmingham.

As if that's not enough, the city has been named one of the top markets for real estate investors. Smart Assets specifically named the city a great place for [long-term investments](#).

According to the study:

"The capital city of Alabama has the highest HomeAffordability index score of all 120 cities in our study. Properties are relatively cheap in Birmingham, which had the fifth-lowest median home value in 2019 (\$98,800). Median housing costs were also relatively low compared to the median national household income (14.39%), fifth-lowest in our study."

With inflation throwing a wrench in many investment opportunities, buying real estate in a relatively affordable city can be a great way to keep investments safe.



2.

EDUCATIONAL FOCUS

Five of Alabama's top ten high schools are located in Birmingham. [In this study](#), schools are ranked according to college readiness, math and reading proficiency, and graduation rate, among other qualifications.

These top schools are:

- Spain Park High School
- Vestavia Hills High School
- Oak Mountain High School
- Homewood High School
- Mt. Brook High School

In addition to these highly ranked schools, Birmingham has 292 Preschools, 157 Elementary Schools, 86 Middle Schools, 54 High Schools, 78 Public District Schools, and 290 Private Schools.

But Birmingham's educational focus doesn't end with high school. The University of Alabama at Birmingham (UAB) is "an internationally renowned, public doctoral research university and academic health center" and the city's top employer. ([Source](#))

Other Higher Ed institutions around Birmingham include:

- University of Montevallo
- Miles College
- Strayer University - Alabama
- Birmingham-Southern College
- Samford University

Great education is a wonderful sign for Birmingham's real estate future. With an affordable economy and good schools, the city presents itself as "no-brainer" for families looking to hedge against rising costs nationwide.



3.

MAJOR ACCESSIBILITY

Birmingham has the southern charm of a small town with the accessibility of a much larger city. A few major accessibility points include:

RAILWAYS

While railroad travel isn't as common these days, Birmingham is still a significant railway hub. Multiple major railroads make their way through Birmingham, including:

- Burlington Northern Santa Fe Ry (BNSF)
- CSX Transportation, Inc (CSX)
- Norfolk Southern (NS)
- Alabama and Tennessee Railway, LLC (ATN)

INTERSTATES

There are multiple primary interstates that crisscross straight through Birmingham. These provide access to more than 80% of the U.S. population within a two-day drive of the city.

Some major interstates in Birmingham include:

- I-20
- I-22
- I-59
- I-65
- I-10

AIR TRAVEL

The Birmingham-Shuttlesworth International Airport offers 114 flights to 26 airports and 23 cities. While it's no Denver or Dallas, the airport is Alabama's largest air traffic hub. The size of the airport also makes it easier to navigate than other larger international airports.

Combine the air travel options with railroad and interstate access, and you've got a recipe for accessibility superior to that of many U.S. cities.



4.

DIVERSE ECONOMY

Since its founding, Birmingham has been a hub for industrial innovation and growth. While coal mining is no longer what the city is best known for, Jefferson County still produces [3.6 million tons of coal per year](#).

Outside of the coal industry, those who move to Birmingham can find work in many different sectors.

For example, Birmingham is the city with the most healthcare jobs nationwide, [according to a 2018 analysis](#). This is an especially positive sign since healthcare-related work is high on the list of the [20 fastest growing occupations](#) projected for the decade of 2019 to 2029.

Will Birmingham see a tech revolution?

According to a [recent study](#), Birmingham is “transitioning from a traditional manufacturing to a knowledge economy”. This bodes well for the tech scene, both in medical technology fields as well as the broader knowledge economy.

And sure enough - Birmingham’s tech scene is growing by the day. [Amazon](#) recently set up a logistics facility there, and tech incubators like [Innovation Depot](#) are poised to attract new startups.

[More tech companies](#) in Birmingham include:

- Joonko
- Fleetio
- Fearless
- Shipt
- Prepaid2Cash
- IllumiCare
- Wyndy
- INFLCR

The University of Alabama at Birmingham, one of the largest employers in the city, is commonly thought of as the connecting link between tech, healthcare, and higher education.

But tech and healthcare aren't the only industries keeping the economy of Birmingham alive. The city also has boasts jobs in [industries like](#):

Tourism

Finance

Distribution

Life Sciences Research

Telecommunications





5.

RICH CULTURE

ART

Birmingham has a great art scene, featuring beautiful old theaters, several art museums, statues and sculptures, and rich historical elements.

- The [Birmingham Museum of Art](#) features over 26,000 works, and hosts events year-round.
- The [Alabama Theatre](#) was built in 1927 and still offers a wealth of creative performances to this day.
- The [Lyric Theatre](#) (across the street from Alabama Theatre) features opera, symphony and ballet performances for the sophisticated art lover.
- Birmingham boasts the [world's largest cast iron statue](#): the 56-foot-tall blacksmith of the Roman god, Vulcan.

HISTORY

For the history buff, Birmingham's background boasts an array of events that shaped Alabama and the entire US.

- Birmingham played a big part in the history of the civil rights movement and features a beautiful statue of [Martin Luther King](#) in Kelly Ingram Park.
- The city is also the [original home of Veterans Day celebrations](#) and currently offers the largest Veterans Day parade in the US.
- [Sloss Furnace](#), a National Historic Landmark, is the only restored 20th-century blast furnace.
- The [Barber Vintage Motorsports Museums](#) is one of the largest museums celebrating the history of motorcycles .

FOOD

Who would have guessed that Birmingham is actually quite the food city? [According to locals](#), it's always hitting the "underrated food towns" lists curated by national magazines.

In fact, in 2015 Zagat featured Birmingham as the [#1 'Next Hot Food City'](#) in the US.

[Top Restaurants](#) in Birmingham include:

- SAW BBQ
- Highlands Bar and Grill
- El Barrio
- Gianmarco's
- Chez Fonfon
- John's City Diner
- Hot and Hot Fish Club



OUTDOOR ENVIRONMENT

While many cities have recently started working to intentionally incorporate "green space" into their environments, Birmingham has prioritized natural elements for years. In fact, it's currently [#26](#) in the list of US cities with the most green space per capita (11,712 sq. ft. for each of the 1.1 million people in Birmingham and its surrounding metro areas, in case you're interested).

Some of Birmingham's prettiest parks include:

- [Red Mountain Park](#) (1,500 acres)
- [Oak Mountain State Park](#) (9,940 acres)
- [Vulcan Park and Museum](#) (10 acres)
- [Railroad Park](#) (19 acres)
- [Ruffner Mountain Nature Preserve](#) (1,040 acres)
- [Birmingham Botanical Gardens](#) (68 acres)
- [Birmingham Zoo](#) (122 acres)

THINKING ABOUT INVESTING IN BIRMINGHAM? HERE'S WHAT TO EXPECT.

With high inflation wreaking havoc on many markets in the US, it's advantageous to invest in an area with low property taxes, great cost of living, and a diverse economy.

Since Birmingham has been a relatively stable economy for over 150 years, the city is likely to continue modernizing and attracting new buyers. The high concentration of healthcare jobs and the rapidly-growing tech scene will only scale this phenomenon.

But don't take our word for it. Here are a few articles from the past few years hinting at the wealth of value Birmingham has to offer:

- Ranked #7 Most Affordable Markets in the US - [Zillow](#)
- Ranked #2 in "Where to Buy a Home if You Can't Afford a Big Down Payment" - [Business Insider](#)
- #3 Best Place for a Block Party - [Business Insider](#)
- Birmingham Real Estate Market Moving in Right Direction - [Fortune Builders](#)
- Ranked #1 Most Affordable City in America - [Forbes](#)

INVEST WITH EVERNEST

For the investor looking for a “hidden gem” in the real estate world, Birmingham is a great place to start. However, every investment opportunity comes with risk, which is even greater when you’re breaking into a new market.

That’s why it’s crucial to have a team surrounding you as you build wealth and make investment decisions. Knowledgeable investment teams can help you avoid the common mistakes most investors make (and give you the extra boost of confidence to know you’re making a smart investment decision.)

Here at [Evernest](#), we’ve been investing in the Birmingham market since 2003. And not only that—we’ve also been [analyzing and sharing our information](#) about this opportunity-filled market for other investors to study.

Our local team can be your eyes and ears in the Birmingham real estate world, saving you hours of time (and a few headaches as well). We’ll connect you with investor-friendly real estate agents and advisors to make your wealth-building journey smooth and successful.



Ready to invest with the help of a qualified team?
[LET'S TALK.](#)

Are you an investor not just limited to Birmingham or Alabama? You can invest in [some of the best real estate markets](#) in the United States by working with Evernest’s in-house Brokerage team of investor-friendly Real Estate Agents. All you have to do is fill out this [form](#) and one of our agents will reach out within 24 hours.

WWW.EVERNEST.CO

Evernest is here to help you make the smartest investments in the most attractive markets.

REFERENCES

<https://www.wbrc.com/2021/08/12/birmingham-metro-area-counties-grow-over-last-decade-birmingham-now-2nd-largest-city/#:~:text=The%20Birmingham%20Metro%20population%20is,metro%20population%20and%20economic%20center.>

<https://data.census.gov/cedsci/table?q=Birmingham,%20Alabama%20>

<https://www.deptofnumbers.com/unemployment/alabama/birmingham/#:~:text=The%20BLS%20reported%20that%20the,now%208.9%20percentage%20points%20lower.>

<https://fred.stlouisfed.org/series/NGMP13820>

<https://www.city-data.com/us-cities/The-South/Birmingham-Economy.html>

<https://www.bizjournals.com/birmingham/news/2021/07/28/list-birmingham-s-largest-employers.html>

https://www.realtor.com/realestateandhomes-search/Birmingham_AL/overview

<https://www.point2homes.com/US/Average-Rent/AL/Birmingham.html>

<https://www.zillow.com/birmingham-al/home-values/>

<https://www.deptofnumbers.com/rent/alabama/birmingham/#:~:text=Birmingham%20Rental%20Vacancy%20Rate,according%20to%20Census%20ACS%20data>

<https://www.visittheusa.com/destination/birmingham>

<https://www.zillow.com/birmingham-al/home-values/>

<https://theculturetrip.com/north-america/usa/alabama/articles/the-10-best-things-to-do-and-see-in-birmingham-al>

<https://learn.roofstock.com/blog/birmingham-real-estate-market>

<https://www.birminghamal.gov/about/>

<https://www.forbes.com/sites/erincarlyle/2015/03/12/americas-most-affordable-cities-in-2015/>

<https://www.zagat.com/v/birmingham-is-americans-next-hot-food-city>

<https://www.fortunebuilders.com/birmingham-al-real-estate-market-trends-2016/>

http://www.bestplaces.net/docs/studies/blockparties_list.asp

<http://www.businessinsider.com/where-to-buy-a-home-in-the-us-if-you-cant-afford-a-big-down-payment-2016-5>

https://www.birminghamal.gov/wp-content/uploads/2017/08/CH9_EconomicBaseIndust.pdf

<https://www.zillow.com/research/most-affordable-markets-homes-18906/>

<https://southerntrippers.com/restaurants-in-birmingham-alabama/>

https://www.al.com/bhammag/2017/10/here_are_the_top_55_dishes_you.html

<https://stacker.com/alabama/birmingham/zip-codes-fastest-growing-rent-birmingham>

<https://www.uab.edu/home/about/academic-accolades>