

# VESTAVIA HILLS ALABAMA

## FAMILY RELOCATION GUIDE



## ABOUT ME

My real estate journey began in the mid-90s with the purchase of a small home to fix and flip—a project that ignited a lifelong passion for real estate. Since then, I've helped countless buyers, sellers, and investors achieve their goals, sourcing inventory that meets specific buy-box criteria and offering creative solutions for every stage of the real estate cycle.

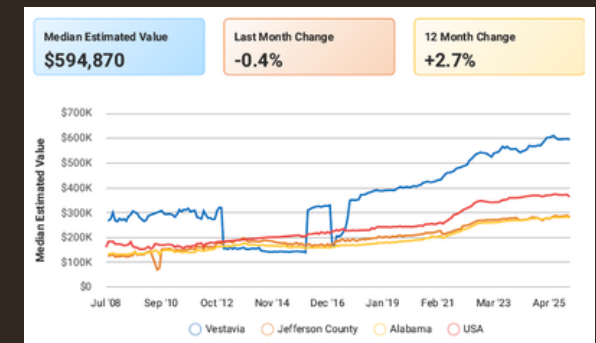
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What families moving to Birmingham should know

# PROPERTY VALUES

Vestavia Hills is still trending as a seller's market as of January 2026.



## CONTACT US

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# WHY FAMILIES CHOOSE VESTAVIA HILLS



There are five schools located within the Vestavia Hills City School District, which all receive an A or A+ rating from Niche.

**Vestavia Hills Elementary  
Cahaba Heights School**

**Vestavia Hills Elementary  
Dolly Ridge School**

**Vestavia Hills Elementary  
East School**

**Liberty Park Middle School**

**Vestavia Hills High School**

Ratings for these schools are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.

# WHAT \$500K-\$600K BUYS HERE

Families relocating from suburbs like Roswell or Alpharetta outside Atlanta — or Franklin near Nashville — are often surprised to find that Vestavia Hills offers a comparable lifestyle and school quality at a meaningfully lower entry price.

## *Roswell, Georgia*

Roswell may be the closest lifestyle match.

- Established, family-centered suburb
- Strong public schools
- Mix of older charm + modern updates
- Professional commuter base
- Comparable home style + lot sizes

Price point is generally higher than Vestavia Hills.

## *Alpharetta, Georgia*

More polished / newer-feeling version of the same buyer profile.

- High-income dual-career families
- Strong schools
- Tech & corporate relocation hub
- Walkable lifestyle centers
- Move-up suburban housing

Often \$750k+ for comparable homes.

## *Franklin, Tennessee*

Franklin is the Vestavia archetype in Nashville.

- Top-tier schools
- Historic charm + modern suburbs
- High relocation demand
- Family prestige market
- Professional commuter base

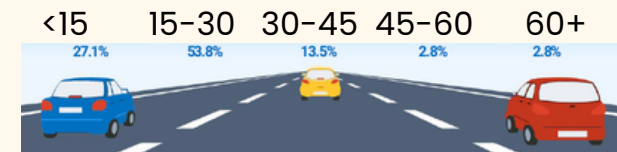
Comparable homes often push \$800k+.

# LIFESTYLE & COMMUTE



Vestavia Hills places families within minutes of some of the area's best dining, entertainment, and shopping. Local favorites such as Culinary Dropout, Seasons 52, Foodbar, Mudtown Eat & Drink, and Village Tavern offer a mix of casual hangouts and upscale dining, making it easy to enjoy a night out close to home.

Just a short drive away, The Summit is one of Birmingham's premier lifestyle destinations. This expansive open-air center features nearly 100 upscale retailers, restaurants, and entertainment options, creating a convenient hub for shopping, social outings, and everyday essentials. Its location near Highway 280 and Interstate 459 provides quick access for commuting while keeping families connected to everything the greater Birmingham area offers.



This chart shows average commute times to work, in minutes, by percentage of the area's population.

Source: U.S. Census  
Update Frequency: Annually

## 4157 River View Cove Vestavia Hills, AL 35243



Nestled among the trees near the banks of the Cahaba River is this absolutely stunning 4BR/3BA fully restored home with breathtaking views. Welcome home to this Vestavia gem where thoughtful updates, functional space, and scenic views come together perfectly. From the moment you step inside, you'll notice the attention to detail—from the vaulted ceilings and cozy fireplace in the living room to the brand-new kitchen featuring stainless steel appliances, quartz countertops, and generous cabinet space designed for both everyday living and entertaining.

The primary suite is a private retreat, complete with new wide-plank hardwood floors and a cedar-lined walk-in closet. Updated plumbing and electrical offer peace of mind, while a large bonus loft provides endless flexibility—ideal for a home office, playroom, or guest space. The finished basement expands your living area even further, perfect for movie nights, a game room, or additional entertaining.

Outside, enjoy a private backyard, fresh landscaping, and a two-car garage with epoxy floors that's as clean as it is functional. All of this is located in a highly desirable school district—Cahaba Heights Elementary, Liberty Park Middle, and Vestavia Hills High School.

This home checks every box—style, space, updates, and location. Schedule your showing today before it's gone.

Listing Courtesy of Carey Dodson  
The McGill Group - Real Broker, LLC  
GAMLS #21441517  
MyState MLS #11638727  
<https://liveitupbham.com/4157-river-view-cove>

## 1528 Blind Brook Lane Vestavia Hills, AL 35216



Just restored and ready to impress in Vestavia Hills.

This beautifully updated 4-bedroom, 3-bath home blends timeless charm with modern finishes and thoughtful upgrades throughout. From the moment you step inside, you'll notice the attention to detail – a completely refreshed interior featuring a show-stopping kitchen with brand-new stainless steel appliances, elegant quartz countertops, and generous cabinet storage designed for real-life functionality.

The primary suite offers a peaceful retreat at the end of the day, while updated plumbing and electrical systems provide confidence and long-term peace of mind.

Downstairs, the finished basement expands your living options with a cozy den and fireplace, an additional bedroom and full bath, plus a dedicated laundry space – perfect for guests, teens, or multi-generational living. The two-car garage is spotless with durable epoxy floors.

Step outside to enjoy the private deck and freshly landscaped yard – ideal for morning coffee or evening gatherings.

📍 Vestavia Hills 🏠 4 Bedrooms 🚿 3 Bathrooms 🔥 Finished Basement 🚗 2-Car Garage

Listing Courtesy of Carey Dodson  
The McGill Group - Real Broker, LLC  
GAMLS #21444572

<https://liveitupbham.com/1528-blind-brook-lane>

# Birmingham (AL) Upscale Suburbs — Relocation & Investment Snapshot (Feb 2026)

Birmingham-area target	Median price (Redfin)	School district (Niche)	Median rent	Est. gross yield*	Closest ATL/Nash analog
Mountain Brook (35223/35213)	\$890K (ZIP 35223)	A+ (MB City Schools)	\$1,677	3.5%	Buckhead / Belle Meade vibe
Homewood (35209)	\$400–\$485K (ZIP 35209)	A+ (Homewood City)	\$1,500	4.4%	Virginia-Highland / 12South vibe
Vestavia Hills (35243/35216)	\$515K (ZIP 35243/35216)	A+ (Vestavia)	\$1,825	4.3%	Johns Creek / Brentwood vibe
Hoover (35244)	\$453K (ZIP 35244)	Top-rated (Hoover)	\$1,556	4.1%	Alpharetta / Franklin suburb vibe
Trussville	\$447K (city)	A+ (Trussville City)	\$1,599	4.3%	East Cobb / Mt. Juliet vibe
Chelsea	\$342K (city)	A- (Shelby County)	\$2,040	7.2%	Fast-growth exurb (value play)
Helena	\$319.5K (city)	A- (Shelby County)	\$1,895	7.1%	Family exurb (yield + schools)

\*Gross yield is a quick screen: (median monthly rent × 12) ÷ median sale price. It does not include taxes, insurance, maintenance, vacancy, HOA, or financing.