

# The Huntsville Development Review 2024

REGIONAL EDITION

VOLUME 3

MARCH 2025

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Huntsville Area  
Metropolitan Planning  
Organization



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## About

The Huntsville Development Review is a compilation of construction and real estate data published annually by the Huntsville Area Metropolitan Planning Organization staff. Data for this report is obtained from member jurisdiction records and ValleyMLS.

### Questions or comments about the Review?

Email the editor at [james.vandiver@huntsvilleal.gov](mailto:james.vandiver@huntsvilleal.gov).

## On the Cover

Northern Bypass construction at US 231-431. *Photo credit: Marty Sellers, GTEC*

## Disclaimer

The editor and contributing staff members of the member jurisdictions have worked hard to ensure the accuracy of the data within this document. However, no guarantee of accuracy can be made with regard to such data. The MPO and any employee, individual, organization, or agency which has contributed toward the substance or format of this document shall not be held liable for any damage or loss resulting from the use of or reliance on any information contained within this document.

# The Huntsville Development Review

## 2024 Regional Edition

Volume 3, Published March 2025

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Metropolitan Planning Organization*

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# Definitions

## GLOSSARY OF TERMS

**Added Housing-** includes units for which certificates of occupancy have been issued and housing units annexed into the city. It does not include changes in the number of mobile homes.

**Building Permit-** permits that are issued by the member jurisdiction's Building Inspection Department. In the City of Huntsville, a building permit is required for any building construction valued greater than \$250 within Huntsville city limits, except for painting, wallpapering, flooring or fencing.

**Census Tracts-** Small, contiguous statistical divisions of a county, designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment with an average population of 4,000 inhabitants.

**Certificate of Occupancy (CO) -** Issued by the member jurisdiction's Building Inspection Department when construction is completed and in conformity with City building codes and ordinances. A CO must be issued before a building can be occupied.











## TRACT NAMES

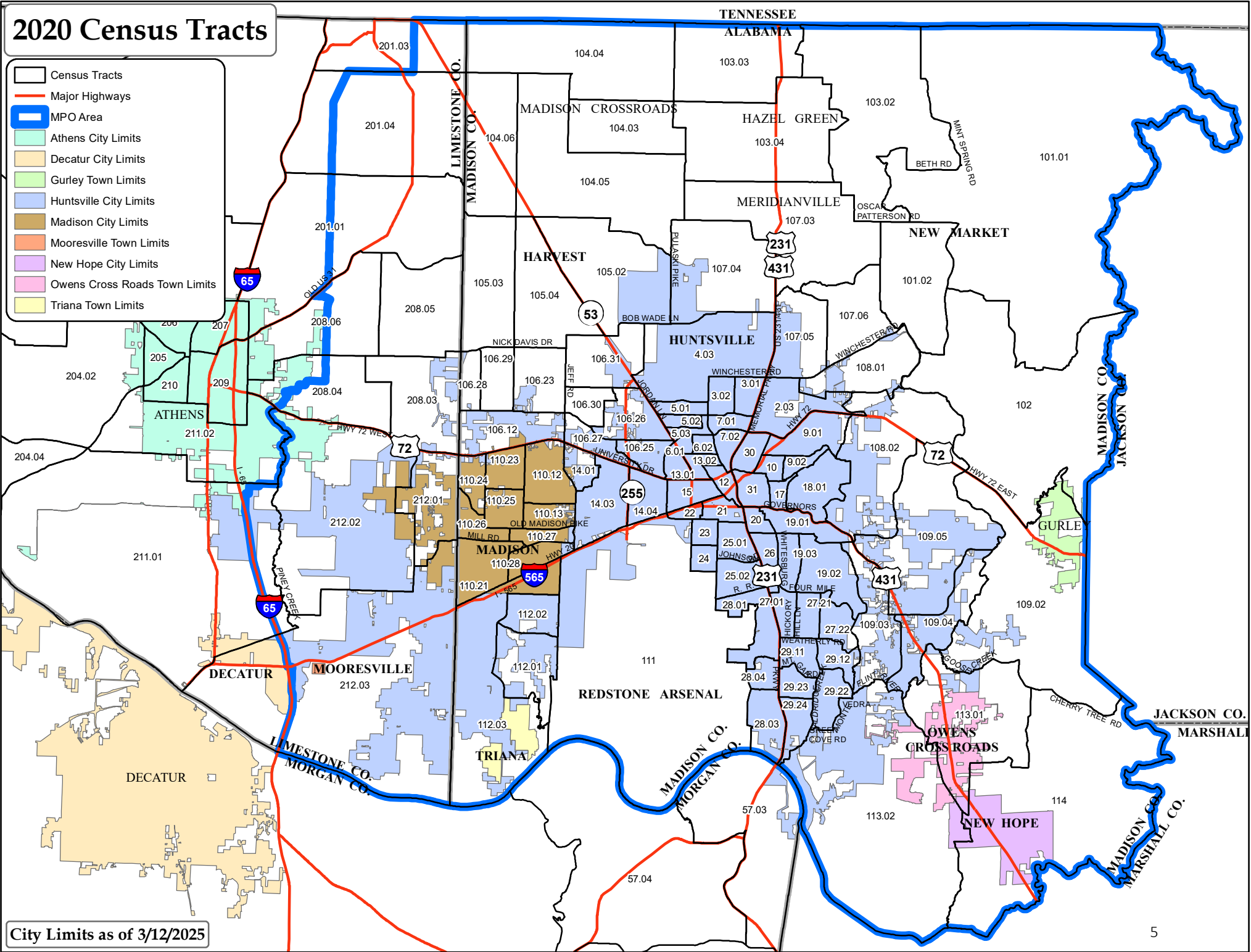
Throughout this report, Tract Names are used to relate Census tracts with familiar city neighborhoods and landmarks. The next page contains a table of Census tracts and their unofficial tract names.

**Note:** The name used may describe only part of the census tract area. Readers should consult the census tract map on page three for exact boundaries.

Census Tract	Tract Name	Census Tract	Tract Name	Census Tract	Tract Name
2.03	Edmonton Hts./A&M	27.22	Willowbrook	107.06	Moores Mill
3.01	Lakewood	28.01	Chaffee	108.01	Chase
3.02	Rolling Hills	28.03	Bell Mountain	108.02	Dug Hill
4.03	Wade Mountain	28.04	English Village	109.02	Cherrytree/Berkley
5.01	Stoner Park	29.11	Weatherly Heights	109.03	Big Cove
5.02	Mastin Lake	29.12	Box Canyon	109.04	Flint River
5.03	Scenic View	29.22	Camelot	109.05	Hampton Cove
6.01	Highlands	29.23	Mathis Mountain	110.12	NE Madison
6.02	Oakmont Park	29.24	Challenger	110.13	Highland-Eastview
7.01	Davis Hills	30	Lincoln Village	110.21	SW Madison
7.02	Montview	31	Downtown	110.23	N Madison
9.01	Chapman	101.01	New Market	110.24	NW Madison
9.02	Oak Park	101.02	Riverton	110.25	Midtown Madison
10	Five Points	102	Maysville	110.26	Heritage
12	Terry Heights	103.02	Walnut Grove	110.27	E Madison
13.01	University Central	103.03	Hazel Green North	110.28	Shelton
13.02	Oakwood West	103.04	Hazel Green	111	Redstone Arsenal
14.01	Creekwood Park	104.03	Madison Cross Roads	112.01	Lake Forest
14.03	Research Park West	104.04	Bobo	112.02	Edgewater
14.04	Research Park East	104.05	Toney	112.03	Town Madison/Triana
15	University Park	104.06	Toney West	113.01	Owens Cross Roads
17	Blossomwood	105.02	Carters Gin	113.02	Green Mountain
18.01	Monte Sano	105.03	Harvest West	114	New Hope
19.01	Governors East	105.04	Harvest East	201.01	Johnson
19.02	The Ledges	106.12	72 West	201.03	Ardmore
19.03	Jones Valley	106.23	Monrovia	208.03	East Limestone
20	Mayfair Park	106.25	Oakwood University	208.04	McCulley Mill
21	Lowe Mill	106.26	Plummer	208.05	Limestone Creek
22	Westlawn	106.27	Providence	208.06	East Athens
23	Merrimack	106.28	Capshaw	212.01	Burgreen
24	McDonnell	106.29	Monrovia West	212.02	Greenbrier
25.01	Brahan Spring	106.30	Monrovia East	212.03	Mooreville
25.02	Golf Rd./Chelsea	106.31	53 North	57.03	Laceys Spring
26	Piedmont	107.03	Meridianville East		
27.01	Whitesburg	107.04	Meridianville West		
27.21	Bailey Cove	107.05	Countess		

# 2020 Census Tracts

-  Census Tracts
-  Major Highways
-  MPO Area
-  Athens City Limits
-  Decatur City Limits
-  Gurley Town Limits
-  Huntsville City Limits
-  Madison City Limits
-  Mooresville Town Limits
-  New Hope City Limits
-  Owens Cross Roads Town Limits
-  Triana Town Limits



City Limits as of 3/12/2025

# Residential

## BUILDING PERMITS

There were 4,992 residential dwellings issued building permits in the MPO Region in 2024, compared to 2023's total of 7,161.

- The census tract with the largest total number of units permitted was 31 (Downtown Huntsville).

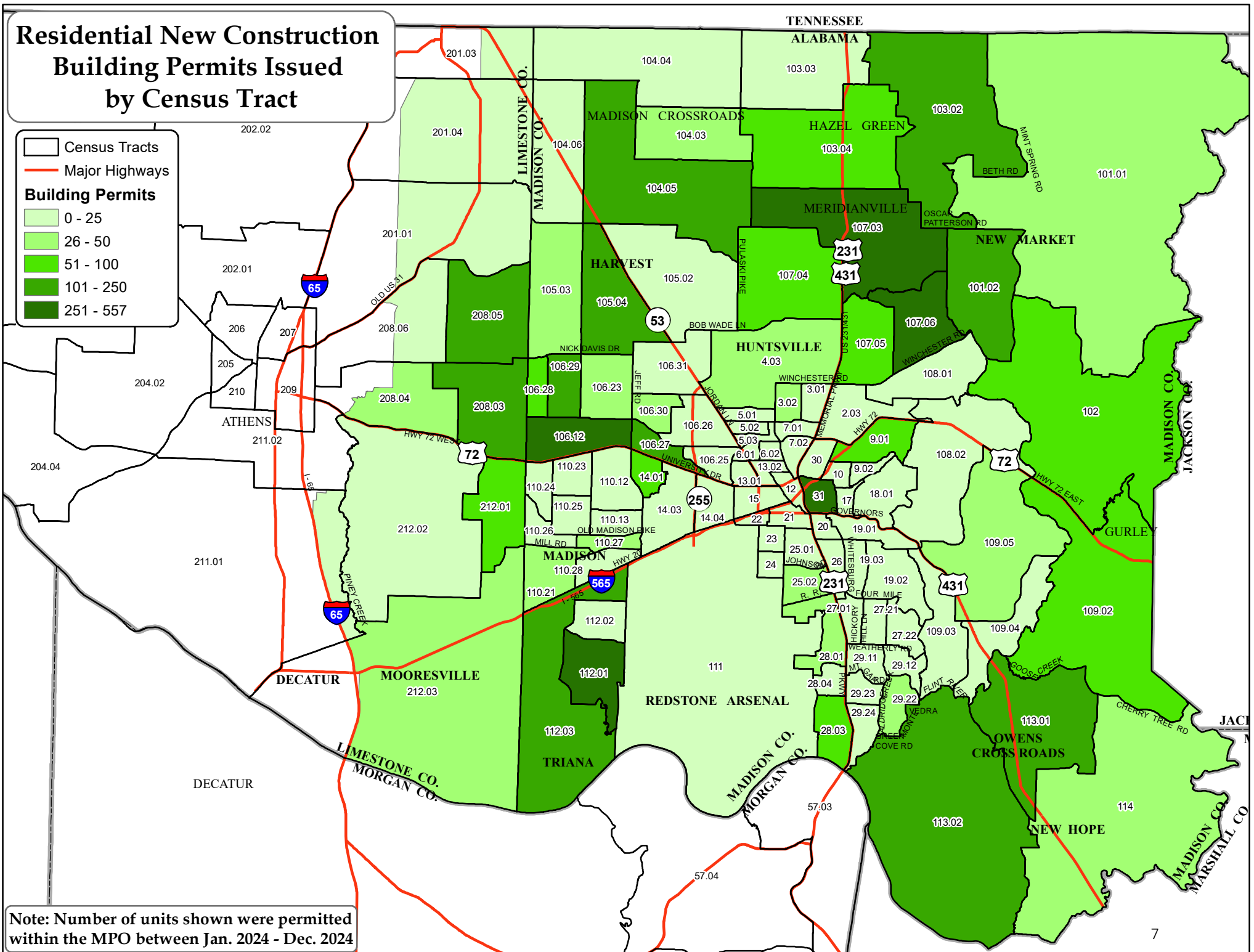
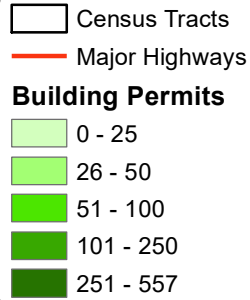
**TABLE R-2 | RESIDENTIAL BUILDING PERMITS, REGIONWIDE**

Building Type	Total Units
Single Family, Detached	3,172
Single Family, Attached (Townhomes)	312
Multi-Family, Apartment	1,498
Multi-Family, Condo	10

**TABLE R-1 | TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (NEW CONSTRUCTION), BY NUMBER OF UNITS PERMITTED**

Census Tract (2020)	Areas Included	# of Units Permitted
31	Downtown	557
106.12	72 West	410
107.03	Meridianville East	355
107.06	Moore's Mill	270
112.01	Lake Forest	257
<b>TOTAL</b>	<b>REGIONWIDE</b>	<b>4,992</b>

# Residential New Construction Building Permits Issued by Census Tract



Note: Number of units shown were permitted within the MPO between Jan. 2024 - Dec. 2024

## CERTIFICATES OF OCCUPANCY

A total of 10,642 residential units were issued certificates of occupancy in 2024, an increase of 33 percent over 2023’s total of 7,998.

- The top census tract for residential CO’s, by the number of units, was 112.03 (Town Madison/Triana).

**TABLE R-4 | RESIDENTIAL CERTIFICATES OF OCCUPANCY, REGIONWIDE**

Building Type	Total Units
Single Family, Detached	3,280
Single Family, Attached (Townhomes)	403
Multi-Family, Apartment	6,959

**TABLE R-3 | TOP CENSUS TRACTS- RESIDENTIAL CERTIFICATES OF OCCUPANCY (NEW CONSTRUCTION), BY NUMBER OF UNITS**

Census Tract (2020)	Areas Included	# of Units Permitted
112.03	Town Madison/Triana	1,060
212.03	Mooresville	795
106.27	Providence	665
106.12	72 West	629
107.03	Meridianville East	484
<b>TOTAL</b>	<b>REGIONWIDE</b>	<b>10,642</b>





# Real Estate

## HIGHLIGHTS

According to ValleyMLS, there were 6,891 single-family residential units sold within the MPO area in 2023, remaining stable compared to 2023's total of 6,910.

- 342 homes were sold in Census Tract 107.03 (Meridianville East), more than any other tract in the region.

The average sale price for a single-family residence was \$387,900, a 1.7 percent increase from 2023's average of \$381,408.

- Downtown, Providence and Huntsville's East Central census tracts had the highest average sales prices in 2024.
- MPO-wide, the average sales price for new construction homes in 2024 was \$406,981; for resale homes, it was \$377,273.
- The neighborhoods with the largest price increases year-over-year included 110.13 (Highland-Eastview), 103.03 (Hazel Green North) and 19.03 (Jones Valley).

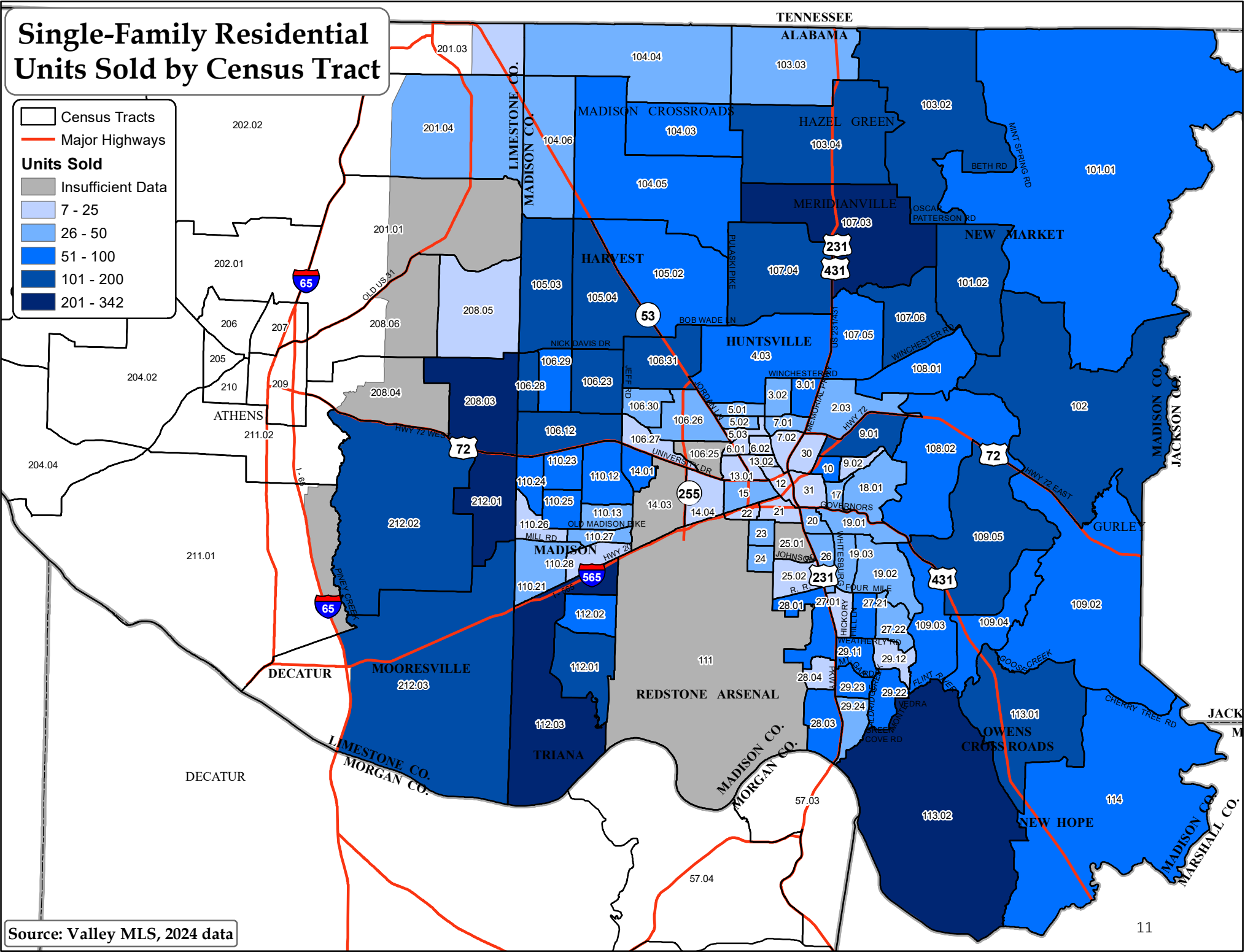
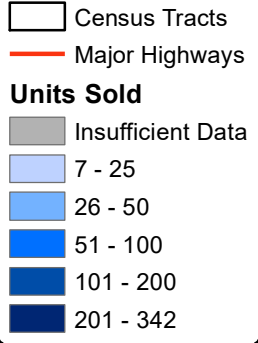
**TABLE RE-1 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL UNITS SOLD**

Tract	Area(s) Included	Number of Units
107.03	Meridianville East	342
112.03, 113.02, 212.01	Town Madison/Triana, Green Mountain, Burgreen	222
208.03	East Limestone	205
105.04	Harvest East	189
107.06	Moores Mill	185
<b>TOTAL</b>	<b>REGIONWIDE</b>	<b>6,891</b>

**TABLE RE-2 | TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE-FAMILY HOUSING)**

Tract	Area(s) Included	Average Price
19.02	The Ledges	\$1,055,535
31	Downtown	\$887,850
106.27	Providence	\$830,268
19.03	Jones Valley	\$772,619
18.01	Monte Sano	\$652,351
<b>AVERAGE</b>	<b>REGIONWIDE</b>	<b>\$387,900</b>

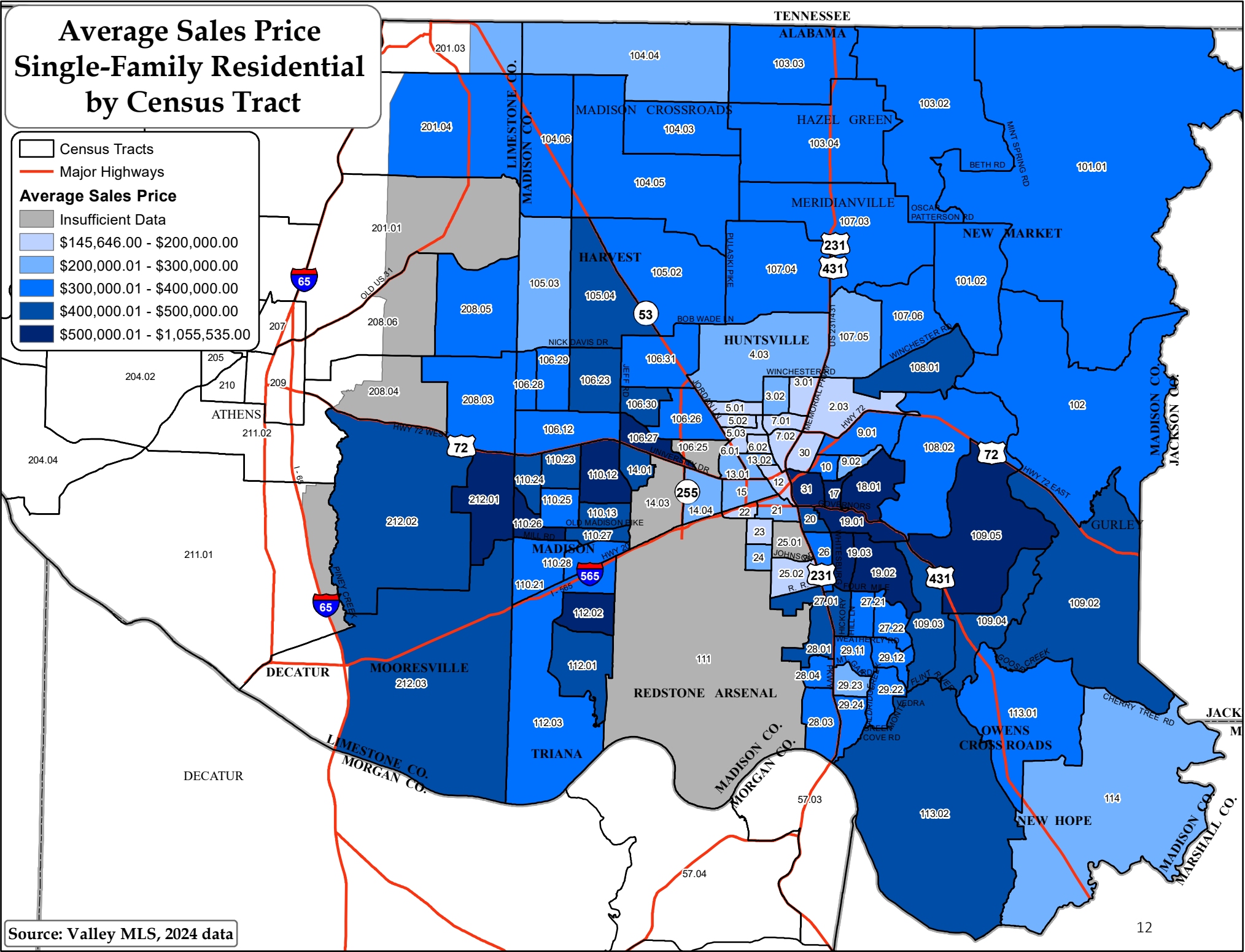
# Single-Family Residential Units Sold by Census Tract



Source: Valley MLS, 2024 data

# Average Sales Price Single-Family Residential by Census Tract

Census Tracts  
 Major Highways  
**Average Sales Price**  
 Insufficient Data  
 \$145,646.00 - \$200,000.00  
 \$200,000.01 - \$300,000.00  
 \$300,000.01 - \$400,000.00  
 \$400,000.01 - \$500,000.00  
 \$500,000.01 - \$1,055,535.00



Source: Valley MLS, 2024 data



The average price per square foot for a single-family home was \$165.76, a 2.2 percent increase from 2023's \$163.59.

- Neighborhoods near Downtown Huntsville (and Providence) had the highest prices per square foot in 2024.

The average days on market for homes sold in 2024 was 44, up from 32 in 2023.

- The census tract with the fewest average days on market was 110.28 (Shelton) at 13 days.
- The census tract with the most average days on market was 105.02 (Carters Gin) at 83 days.

**TABLE RE-3 | TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE-FAMILY HOUSING)**

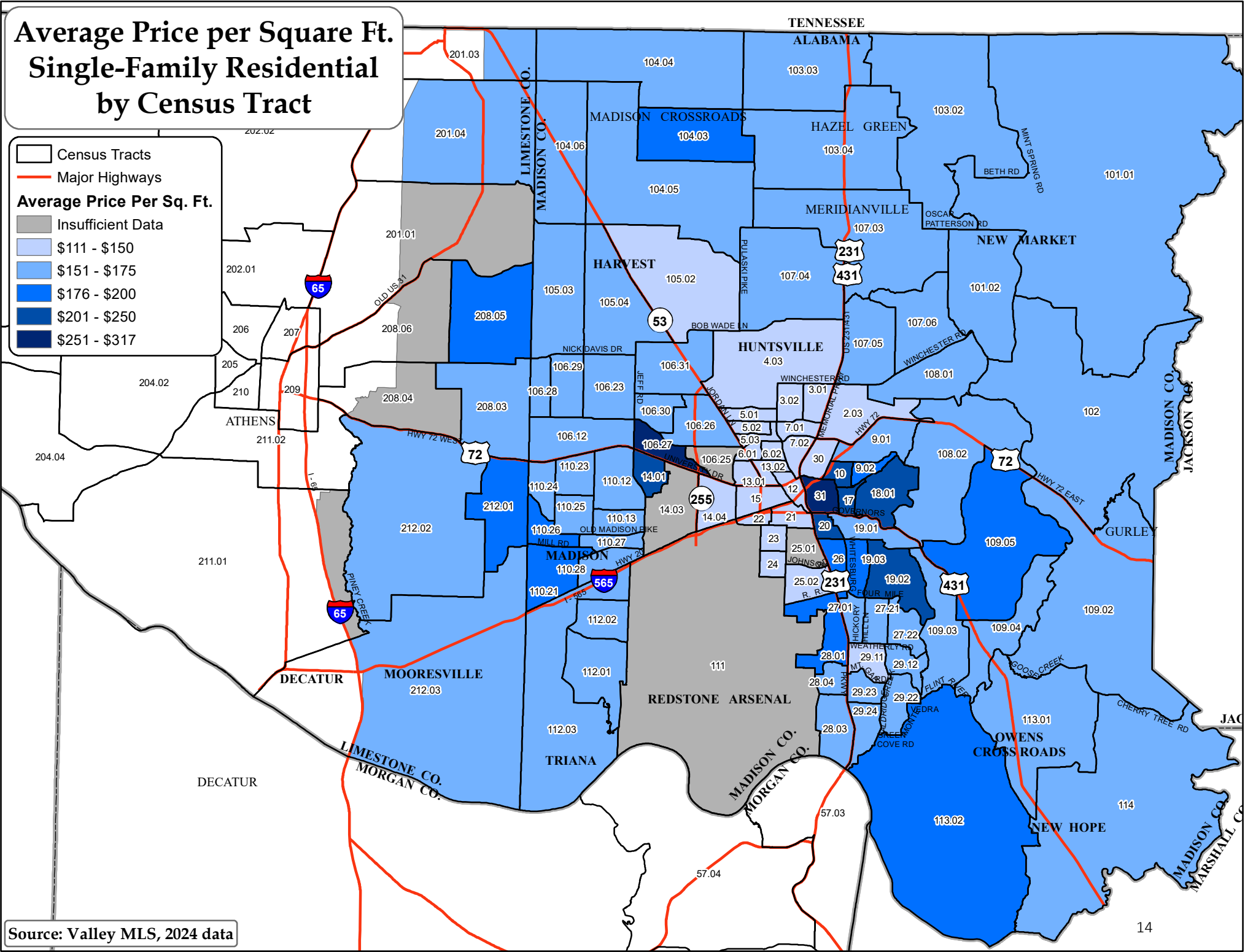
Tract	Area(s) Included	Average PSF
31	Downtown	\$317.35
106.27	Providence	\$296.30
19.02	The Ledges	\$241.19
10	Five Points	\$233.91
17	Blossomwood	\$232.72
<b>AVERAGE</b>	<b>REGIONWIDE</b>	<b>\$165.76</b>

**TABLE RE-4 | TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE-FAMILY HOUSING)**

Tract	Area(s) Included	Average DOM
110.28	Shelton	13
106.28	Capshaw	20
106.29	Monrovia West	21
106.25	Oakwood University	22
110.24	NW Madison	23
<b>AVERAGE</b>	<b>REGIONWIDE</b>	<b>44</b>

# Average Price per Square Ft. Single-Family Residential by Census Tract

Census Tracts  
 Major Highways  
**Average Price Per Sq. Ft.**  
 Insufficient Data  
 \$111 - \$150  
 \$151 - \$175  
 \$176 - \$200  
 \$201 - \$250  
 \$251 - \$317

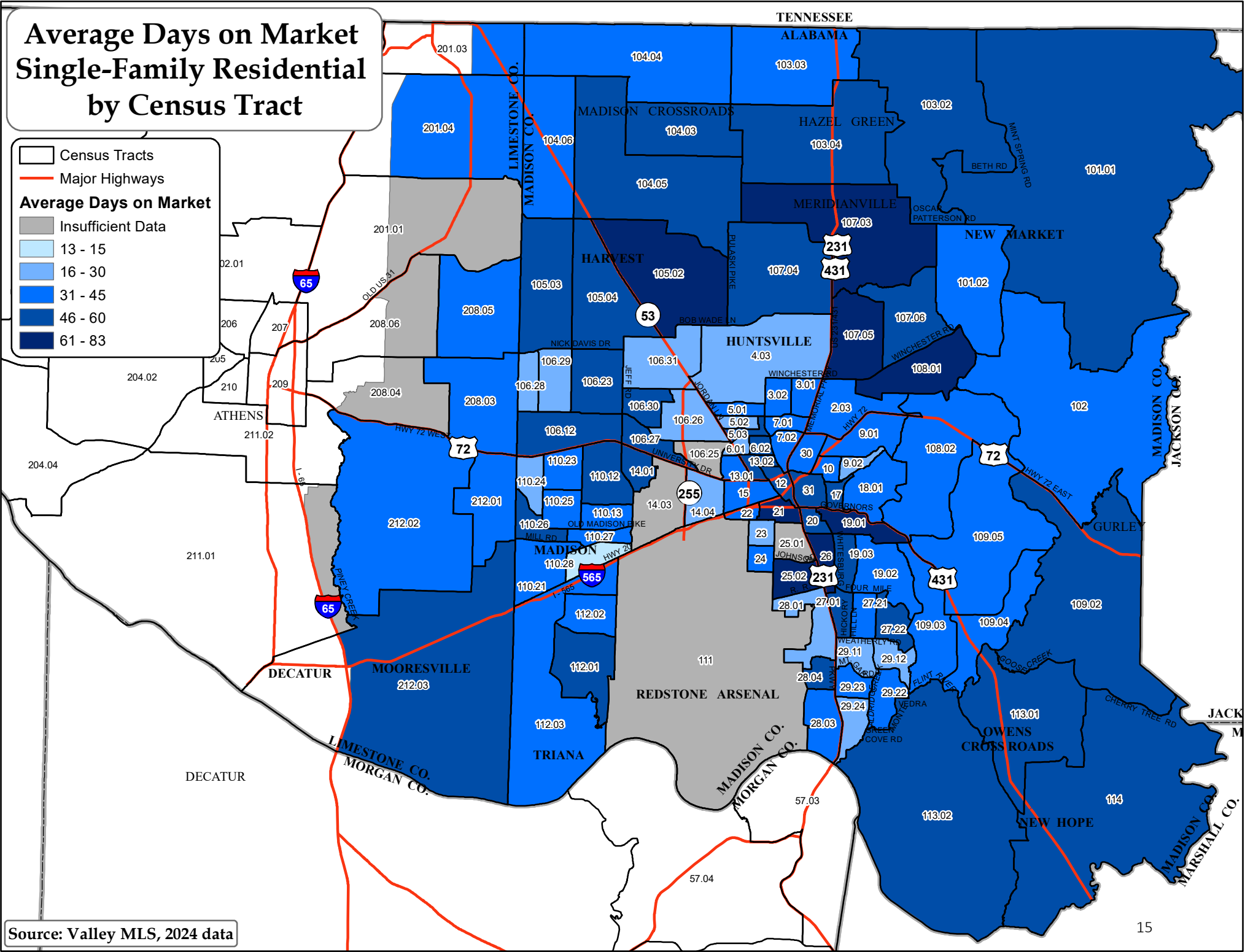


# Average Days on Market Single-Family Residential by Census Tract

Census Tracts  
 Major Highways

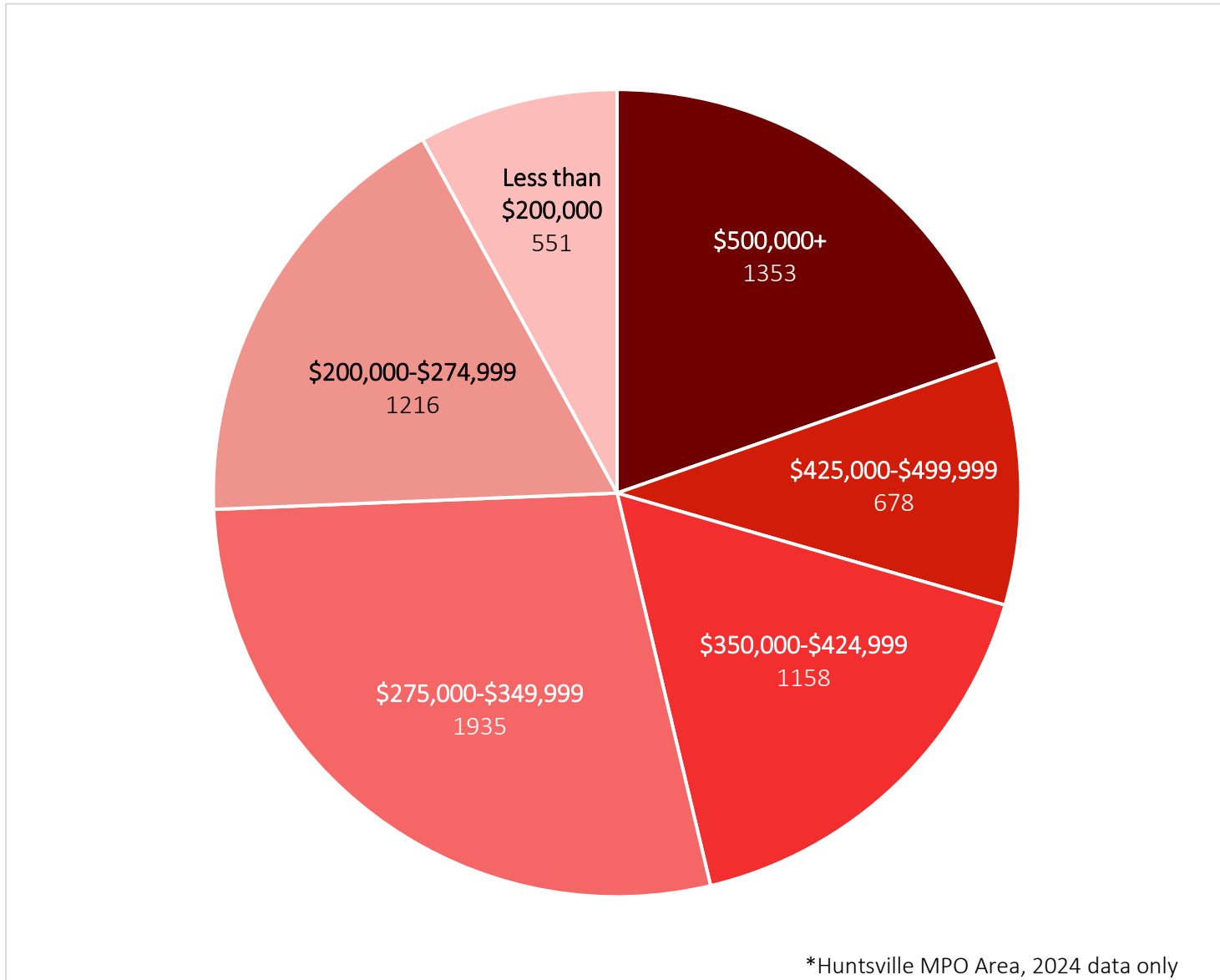
**Average Days on Market**

- Insufficient Data
- 13 - 15
- 16 - 30
- 31 - 45
- 46 - 60
- 61 - 83



Source: Valley MLS, 2024 data

GRAPH RE-1 | TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE\*





# Population and Housing Estimates

## POPULATION

The MPO staff calculates intercensal estimates of the member jurisdiction populations every December.

- On December 31, 2024, the total population of the MPO area was estimated at 501,487, an increase of 16 percent since the 2020 Census.
- The Huntsville MPO region continues to be one of the fastest-growing regions in Alabama, with an average annual growth rate of more than 2 percent over the past decade.

## HOUSING

In comparing the December 2024 estimate with the 2020 Census, the MPO Area's housing stock increased by more than 35,000 housing units, an annual growth rate of 4 percent.

- The jurisdictions added a net total of 10,519 housing units between 2023 and 2024.
- There were 221,275 housing units in the MPO area as of December 31, 2024.

**TABLE PH-1 | POPULATION AND HOUSING ESTIMATES, DECEMBER 2024**

	Population	Housing Units
Madison County	446,852	200,635
Huntsville	246,131	119,030
Madison	64,540	25,821
Triana	5,057	2,097
Owens Cross Roads	3,320	1,288
<b>MPO Area TOTAL</b>	<b>501,487</b>	<b>221,275</b>

**TABLE PH-2 | TOTAL HOUSING UNITS BY CENSUS TRACT, 12/31/2024**

*Legend*

(+): Combined/Added Census Tract since 2010 Census

Census Tract	Housing Unit Change, 1/2024-12/2024				Total Housing Units (12/2024)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
2.03 (+)	5	0	336	341	1,841
3.01	1	-1	0	0	1,637
3.02	29	0	0	29	1,588
4.03	21	-1	0	20	2,178
5.01	1	0	0	1	782
5.02	0	-1	0	-1	1,009
5.03	0	0	0	0	758
6.01	0	0	0	0	666
6.02	0	0	0	0	911
7.01	1	0	2	3	1,410
7.02	0	-1	0	-1	1,514
9.01	41	0	373	414	3,177
9.02	1	0	0	1	1,233
10	4	-2	351	353	2,430
12	0	-4	0	-4	1,230
13.01	2	-4	0	-2	2,252
13.02	0	-2	0	-2	1,015
14.01	6	0	133	139	1,611
14.03 (+)	0	-16	29	13	2,710

Census Tract	Housing Unit Change, 1/2024-12/2024				Total Housing Units (12/2024)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
14.04 (+)	0	0	231	231	2,504
15	2	-1	249	250	2,241
17	4	-2	0	2	908
18.01	11	-2	0	9	1,685
19.01	5	-1	1	5	1,566
19.02	7	0	0	7	1,280
19.03	5	0	0	5	1,172
20	1	-8	0	-7	1,186
21	5	-50	108	63	2,074
22	1	0	0	1	1,030
23	0	-1	0	-1	2,504
24	22	-1	2	23	2,651
25.01	0	0	0	0	1,799
25.02	4	0	0	4	1,781
26	2	0	0	2	2,120
27.01	1	-2	0	-1	1,403
27.21	1	-2	0	-1	1,958
27.22	0	0	0	0	1,388
28.01	52	-16	229	265	3,352
28.03 (+)	5	0	170	175	2,607
28.04 (+)	0	0	0	0	1,322
29.11	2	0	0	2	1,903
29.12	1	0	0	1	1,022
29.22	41	0	0	41	1,839

Census Tract	Housing Unit Change, 1/2024-12/2024				Total Housing Units (12/2024)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
29.23 (+)	1	0	0	1	1,605
29.24 (+)	1	0	0	1	1,531
30	3	-2	0	1	1,499
31	0	0	0	0	2,210
101.01 (+)	44	0	0	44	2,324
101.02 (+)	102	0	16	118	2,693
102	92	0	0	92	2,778
103.02	109	0	0	109	2,274
103.03 (+)	8	0	4	12	1,530
103.04 (+)	79	0	2	81	2,991
104.03 (+)	41	0	0	41	1,323
104.04 (+)	11	0	2	13	1,435
104.05 (+)	108	0	0	108	1,807
104.06 (+)	4	0	0	4	1,356
105.02	24	0	0	24	1,954
105.03 (+)	48	0	0	48	2,585
105.04 (+)	150	0	120	270	3,295
106.12	187	0	442	629	6,731
106.23	44	0	0	44	3,180
106.25 (+)	0	0	336	336	3,347
106.26 (+)	1	-2	368	367	3,169
106.27 (+)	18	0	647	665	3,912
106.28 (+)	100	0	0	100	1,516
106.29 (+)	35	0	0	35	2,092
106.30 (+)	10	0	0	10	1,360
106.31 (+)	125	0	0	125	2,569



Census Tract	Housing Unit Change, 1/2024-12/2024				Total Housing Units (12/2024)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
107.03 (+)	318	0	166	484	3,664
107.04 (+)	45	0	4	49	2,834
107.05 (+)	36	0	0	36	1,492
107.06 (+)	195	0	0	195	2,477
108.01 (+)	49	0	264	313	2,695
108.02 (+)	16	0	9	25	2,356
109.02	80	0	0	80	1,673
109.03 (+)	4	-1	0	3	2,750
109.04 (+)	0	0	0	0	2,103
109.05 (+)	47	0	0	47	3,529
110.12	8	0	0	8	2,338
110.13	2	0	0	2	2,080
110.21	84	0	0	84	3,070
110.23 (+)	0	0	0	0	2,159
110.24 (+)	0	0	0	0	1,796
110.25 (+)	0	0	0	0	2,681
110.26 (+)	3	0	0	3	1,247
110.27 (+)	23	0	356	379	1,953
110.28 (+)	1	0	0	1	2,105
111	0	0	0	0	381
112.01 (+)	74	0	344	418	3,518
112.02 (+)	28	0	0	28	3,028
112.03 (+)	216	0	844	1060	5,508
113.01 (+)	112	0	0	112	2,075
113.02 (+)	221	0	0	221	2,717
114	23	0	0	23	2,093

Census Tract	Housing Unit Change, 1/2024-12/2024				Total Housing Units (12/2024)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
201.01	0	0	0	0	909
201.03 (+)	4	0	0	4	293
201.04 (+)	20	0	0	20	1,409
208.03 (+)	155	0	0	155	2,991
208.04 (+)	44	0	0	44	2,482
208.05 (+)	8	0	0	8	1,224
208.06 (+)	40	0	0	40	592
212.01 (+)	61	0	100	161	3,905
212.02 (+)	63	0	0	63	3,329
212.03 (+)	74	0	721	795	3,506
<b>Regionwide</b>	<b>3,683</b>	<b>-123</b>	<b>6,959</b>	<b>10,519</b>	<b>221,276</b>