

The **Huntsville** **Development** **Review**

2023

REGIONAL EDITION

VOLUME 2

MARCH 2024



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.

On the Cover

Ditto Landing. *Photo credit: Marty Sellers, GTEC*

Disclaimer

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The Huntsville Development Review

2022 Regional Edition

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







Contributing Member Jurisdictions

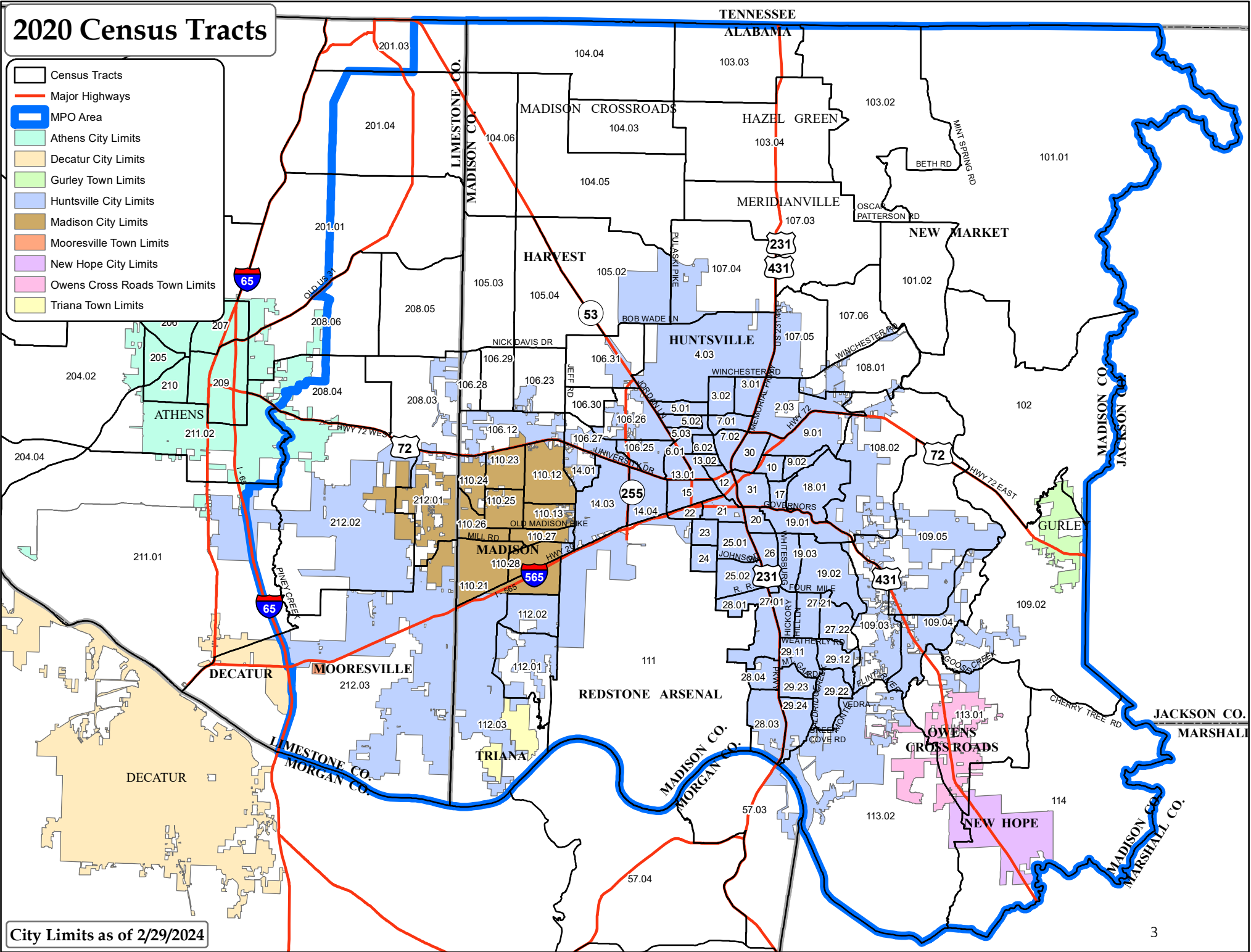
City of Huntsville

City of Madison

Madison County

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 2/29/2024

Residential

BUILDING PERMITS

There were 7,161 residential dwellings issued building permits in the MPO Region in 2023, compared to 2022's total of 9,353.

- The census tract with the largest total number of units permitted was 106.12 (72 West).

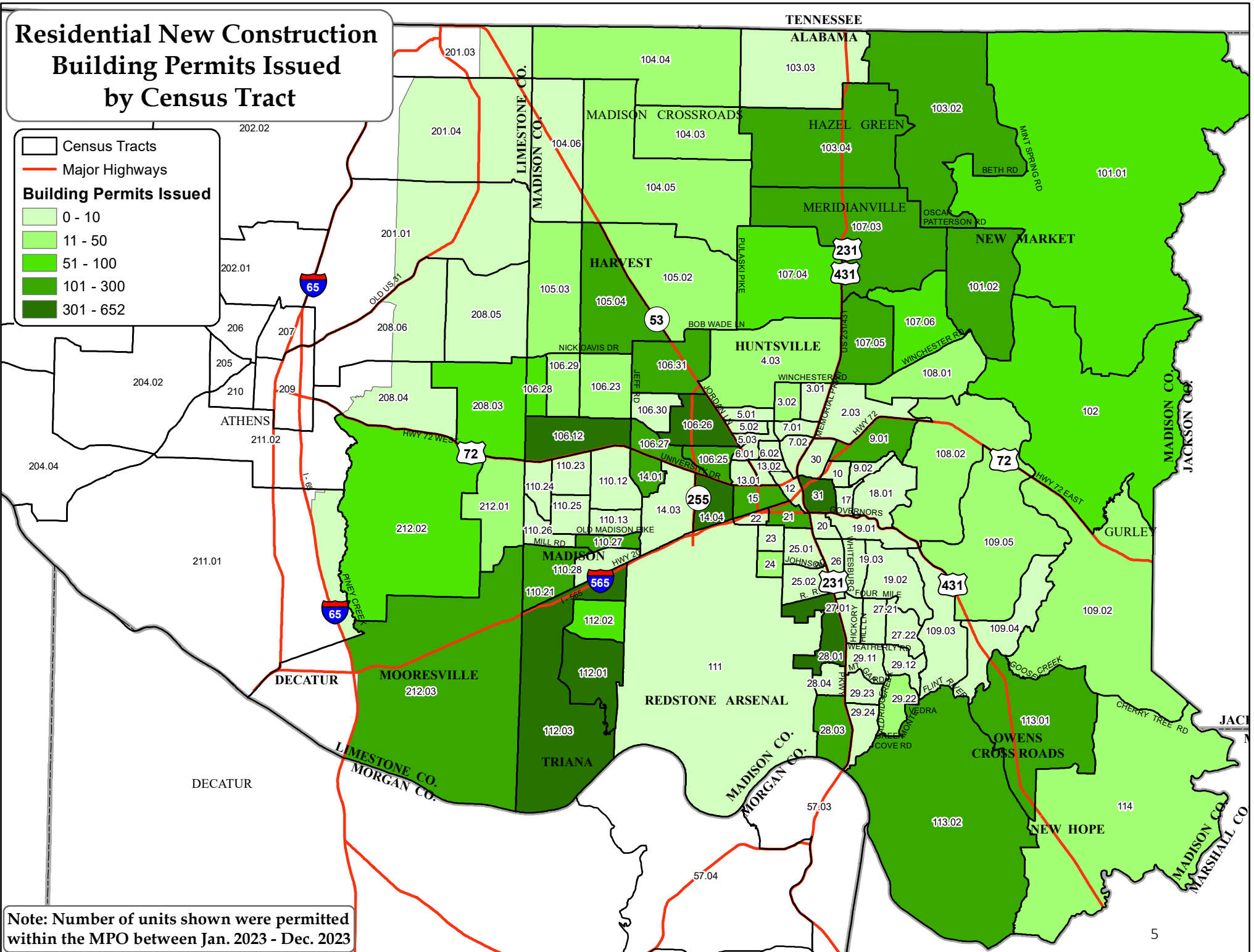
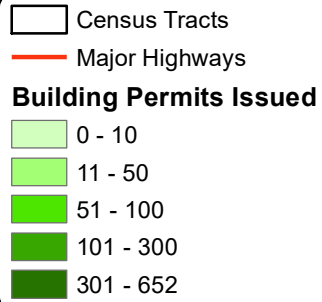
TABLE R-2 | RESIDENTIAL BUILDING PERMITS, REGIONWIDE

Building Type	Total Units
Single Family, Detached	2,810
Single Family, Attached (Townhomes)	487
Multi-Family, Apartment	3,864

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

Census Tract (2020)	Areas Included	# of Units Permitted
106.12	72 West	652
112.01	Lake Forest	423
28.01	Hays Farm	369
106.26	Plummer	367
14.04	Research Park East	342
TOTAL	REGIONWIDE	7,161

Residential New Construction Building Permits Issued by Census Tract



Note: Number of units shown were permitted within the MPO between Jan. 2023 - Dec. 2023

CERTIFICATES OF OCCUPANCY

A total of 7,998 residential units were issued certificates of occupancy in 2023, an increase of 27.9 percent over 2022’s total of 6,251.

- The top census tract for residential CO’s, by the number of units, was 106.12 (72 West).

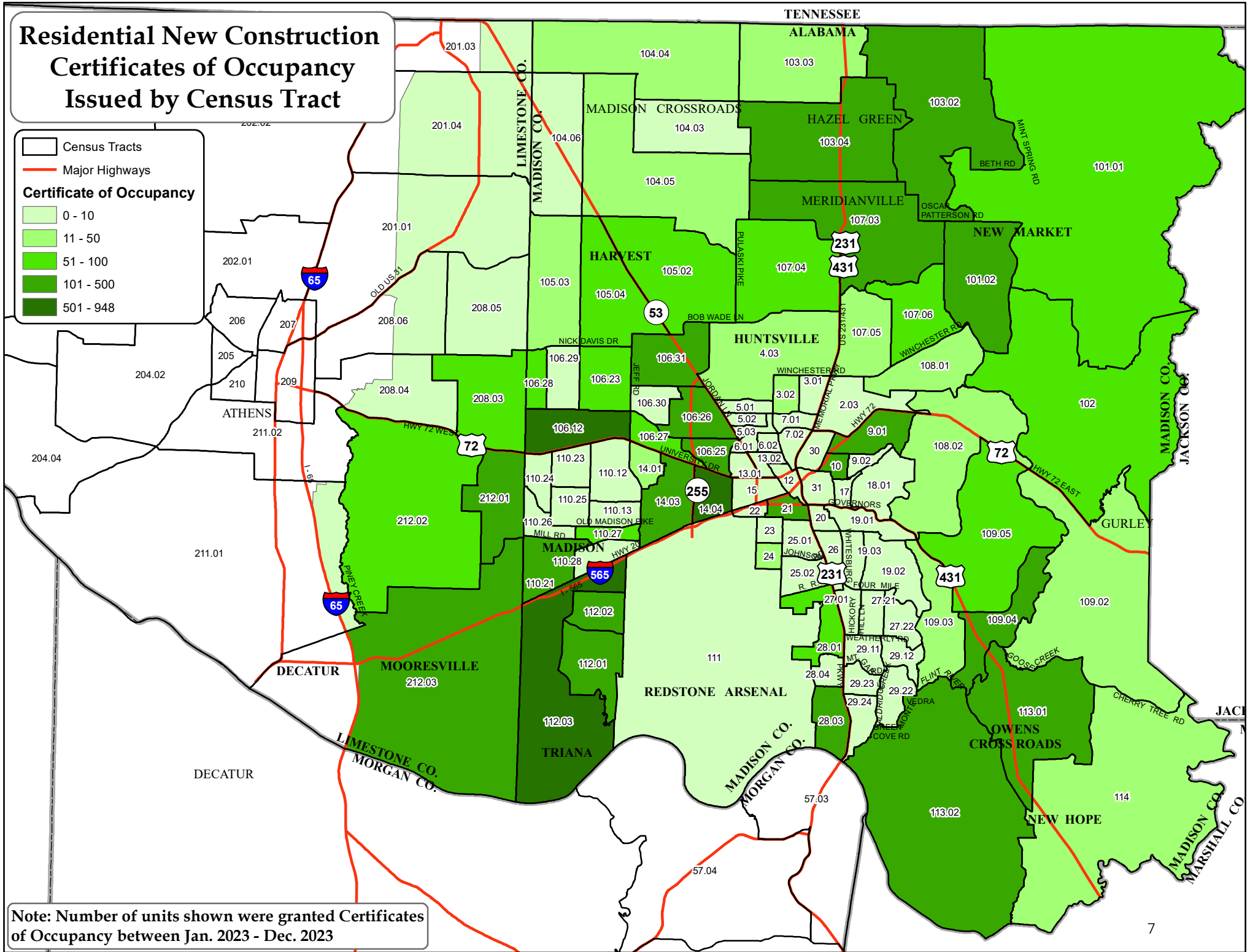
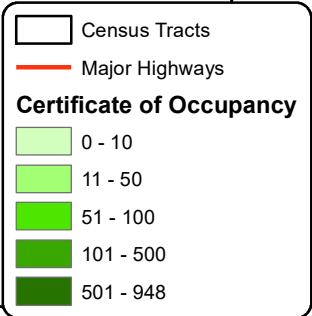
TABLE R-4 | RESIDENTIAL CERTIFICATES OF OCCUPANCY, REGIONWIDE

Building Type	Total Units
Single Family, Detached	3,160
Single Family, Attached (Townhomes)	390
Multi-Family, Apartment	4,448

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

Census Tract (2020)	Areas Included	# of Units Permitted
106.12	72 West	948
112.03	Triana/Town Madison	810
14.04	Research Park East	547
14.03	Research Park West	435
107.03	Meridianville East	424
TOTAL	REGIONWIDE	7,998

Residential New Construction Certificates of Occupancy Issued by Census Tract



Note: Number of units shown were granted Certificates of Occupancy between Jan. 2023 - Dec. 2023

Real Estate

HIGHLIGHTS

According to ValleyMLS, there were 6,910 single-family residential units sold within the MPO area in 2023, compared to 2022's total of 8,281.

- 381 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 \$381,408, a 1.9 percent increase from 2022's average of \$374,197.

- Downtown, Providence and Huntsville's East Central census tracts had the highest average sales prices in 2023.
- MPO-wide, the average sales price for new construction homes in 2023 was \$414,910; for resale homes, it was \$363,420.

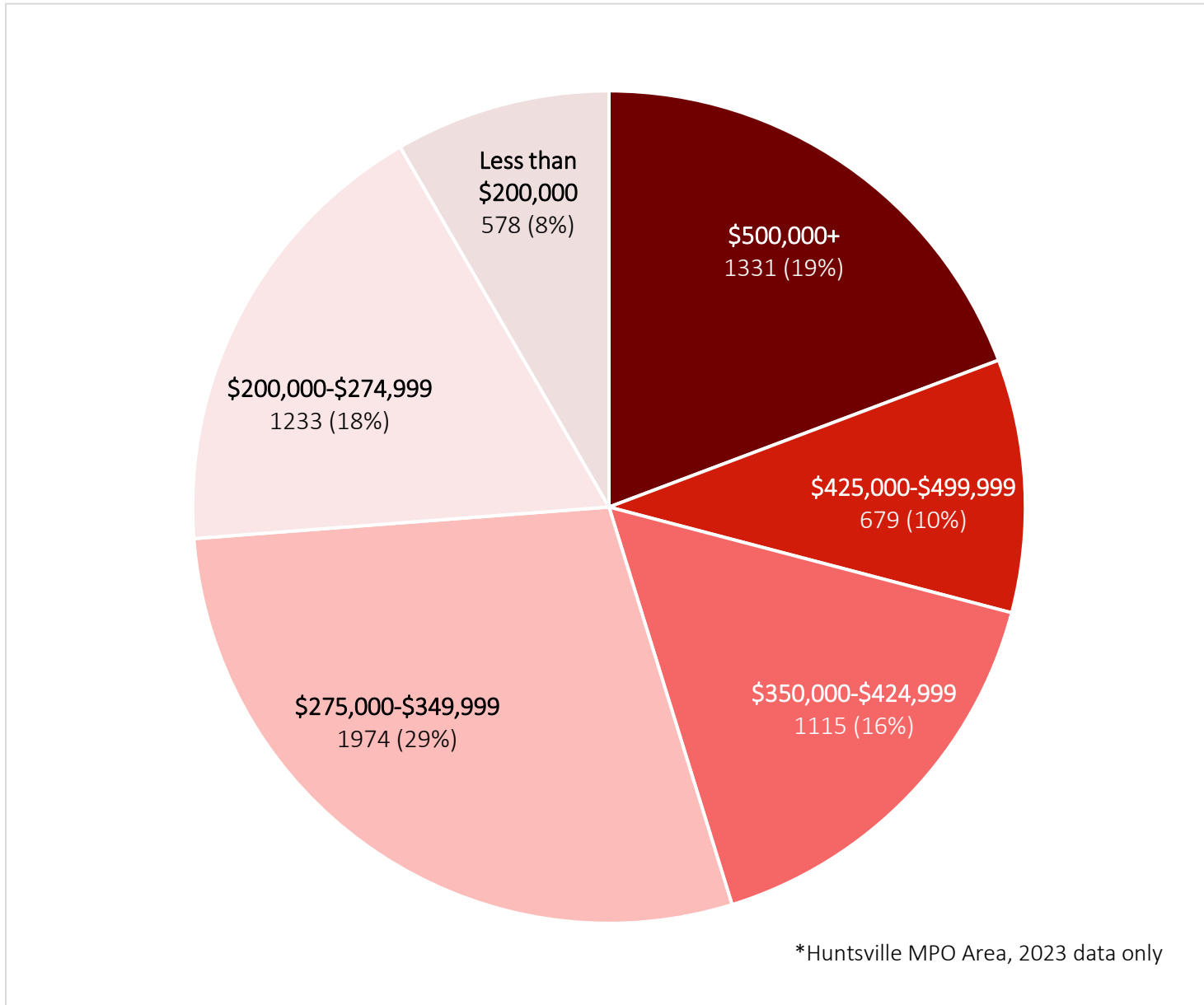
TABLE RE-1 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL UNITS SOLD

Tract	Area(s) Included	Number of Units
107.03	Meridianville East	381
112.03	Triana/Town Madison	271
208.03	East Limestone	239
101.02	Riverton	202
112.01	Lake Forest	192
TOTAL	REGIONWIDE	6,910

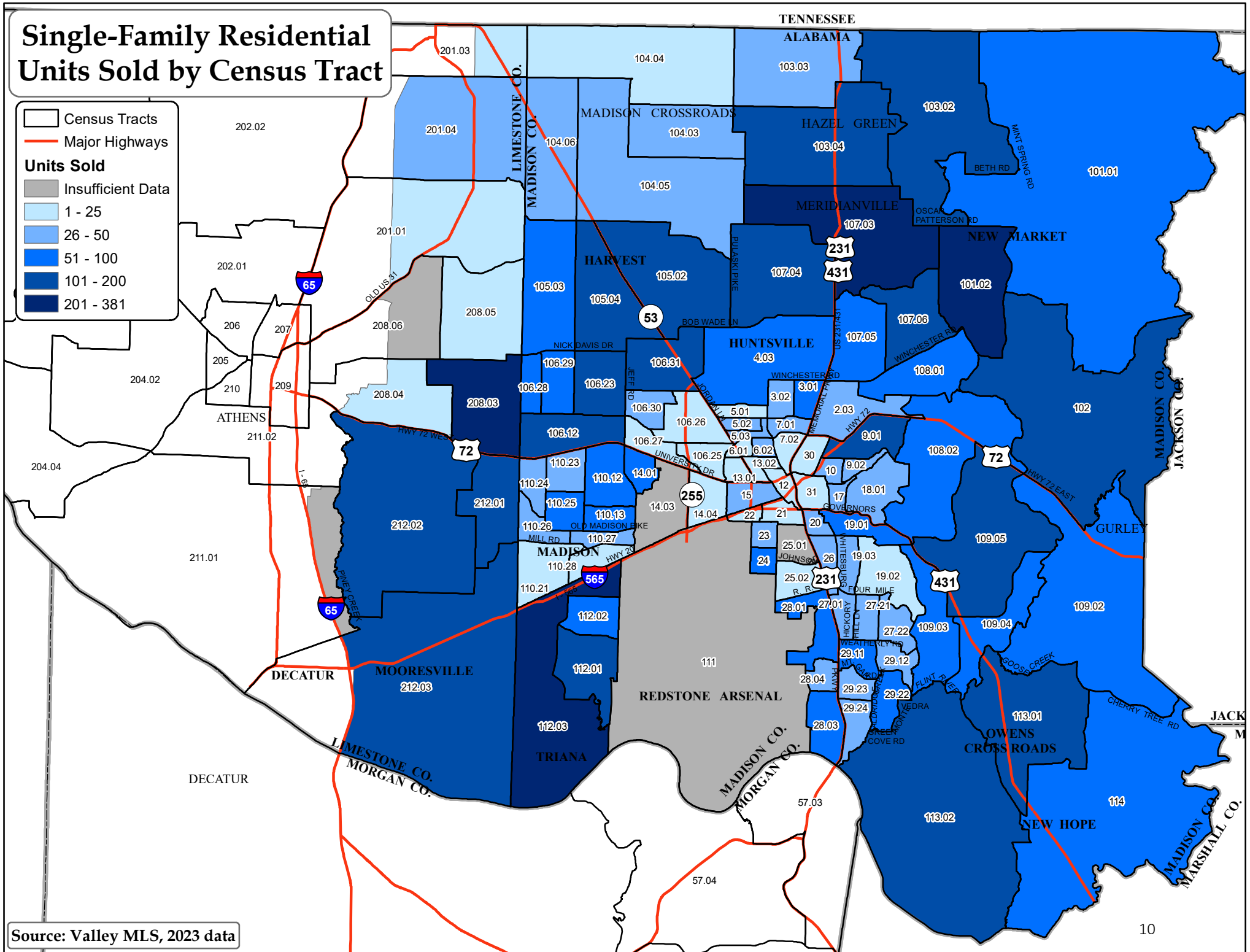
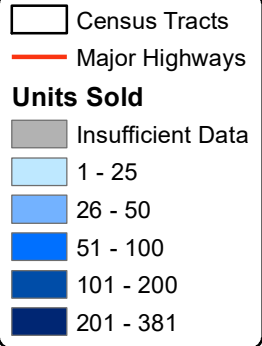
TABLE RE-2 | TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE-FAMILY HOUSING)

Tract	Area(s) Included	Average Price
19.02	The Ledges	\$1,103,429
31	Downtown	\$785,603
109.05	Hampton Cove	\$733,700
106.27	Providence	\$733,697
19.01	Governors East	\$629,383
AVERAGE	REGIONWIDE	\$381,408

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

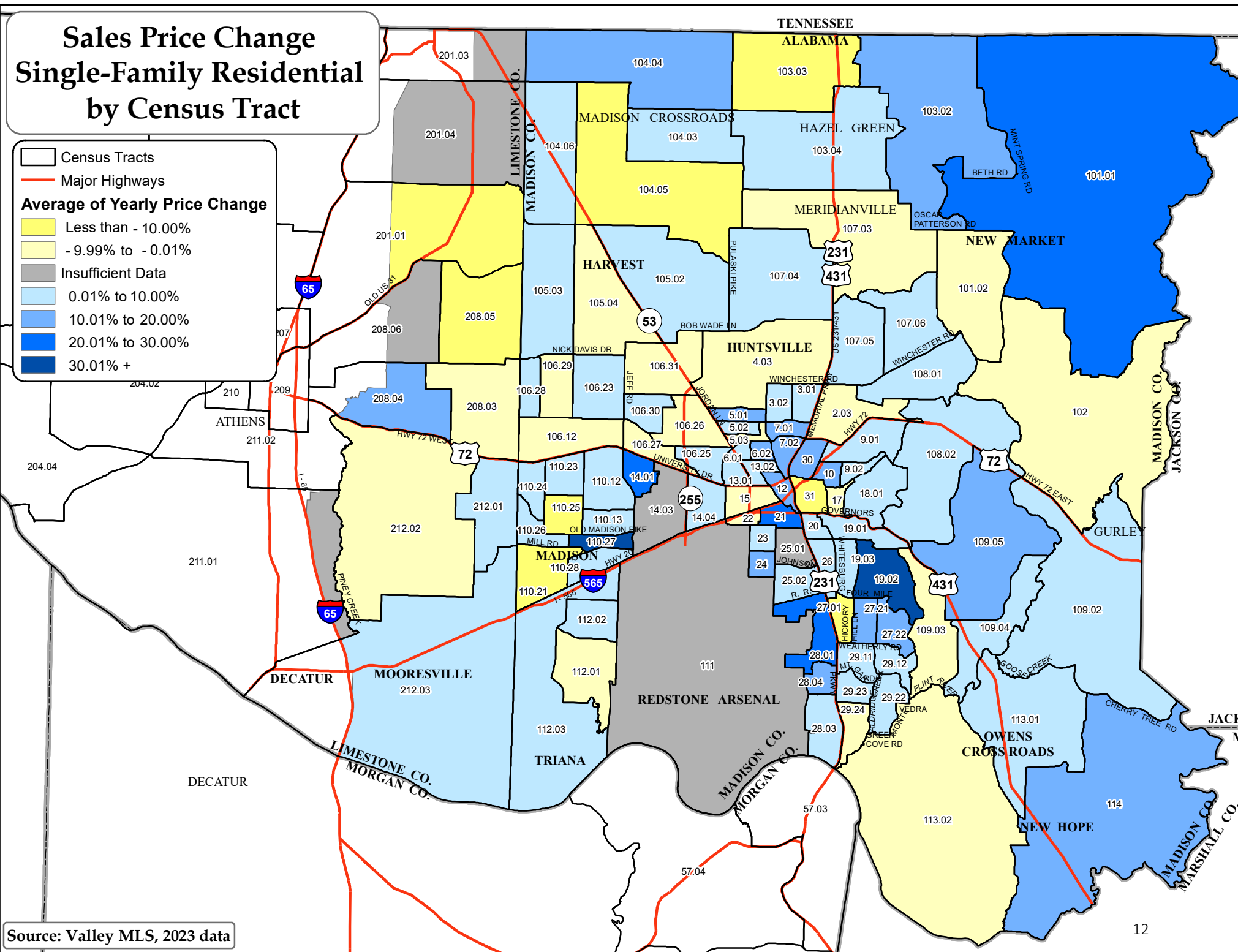
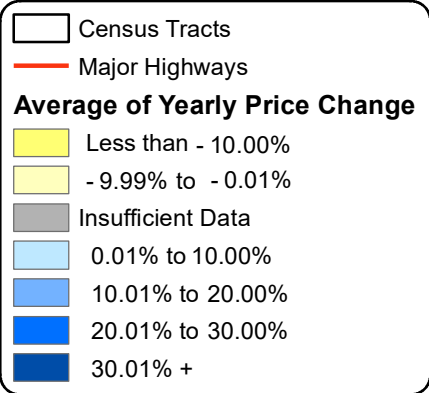


Single-Family Residential Units Sold by Census Tract



Source: Valley MLS, 2023 data

Sales Price Change Single-Family Residential by Census Tract



Source: Valley MLS, 2023 data

The average sales price increased from 2022 to 2023 in 71 of 100 census tracts where homes were sold in the MPO area both years.

- The neighborhoods with the largest price increases year-over-year included 110.27 (East Madison) and 19.02 (The Ledges).
- The areas with the largest price decreases were 110.25 (Midtown Madison); Downtown (31); Southwest Madison (110.21); and Hazel Green North (103.03).

The average price per square foot for a single-family home was \$163.59, a 4.2 percent increase from 2022’s \$159.42.

- Neighborhoods near Downtown Huntsville (and Providence) had the highest prices per square foot in 2023.

The average days on market for homes sold in 2023 was 32, up from 12 in 2022.

- The census tract with the fewest average days on market was 13.01 (University Central) at 7 days.
- The census tracts with the most average days on market were 19.02 (The Ledges) and 110.21 (Southwest Madison), with 67 and 65 days respectively.

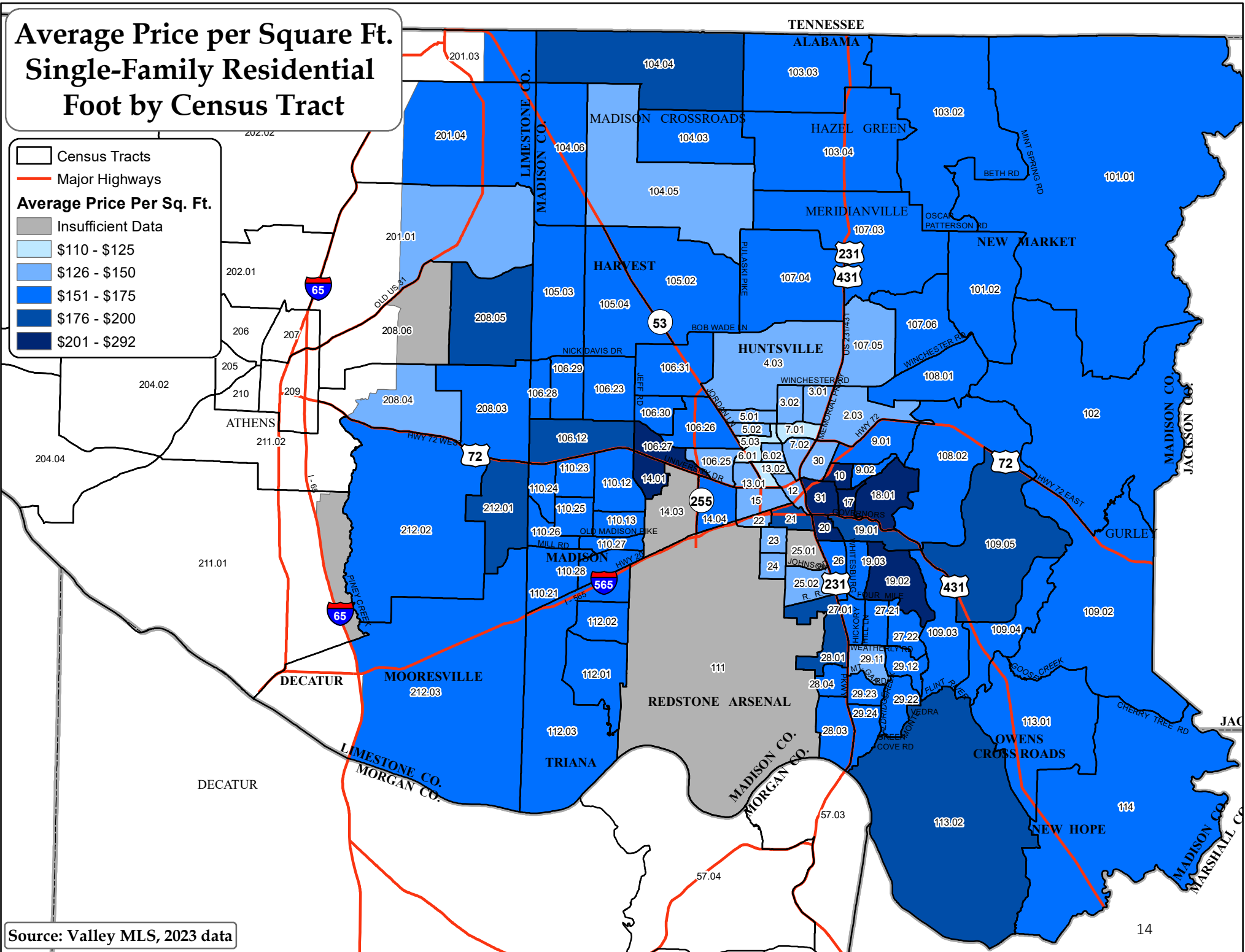
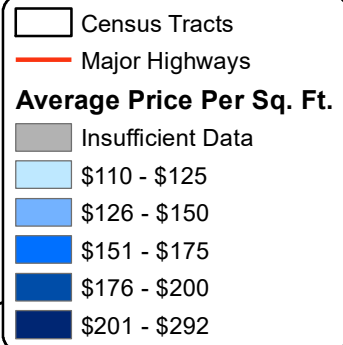
TABLE RE-3 | TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE-FAMILY HOUSING)

Tract	Area(s) Included	Average PSF
31	Downtown	\$291.59
106.27	Providence	\$282.84
19.02	The Ledges	\$260.52
10	Five Points	\$237.26
20	Mayfair Park	\$228.74
AVERAGE	REGIONWIDE	\$163.59

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

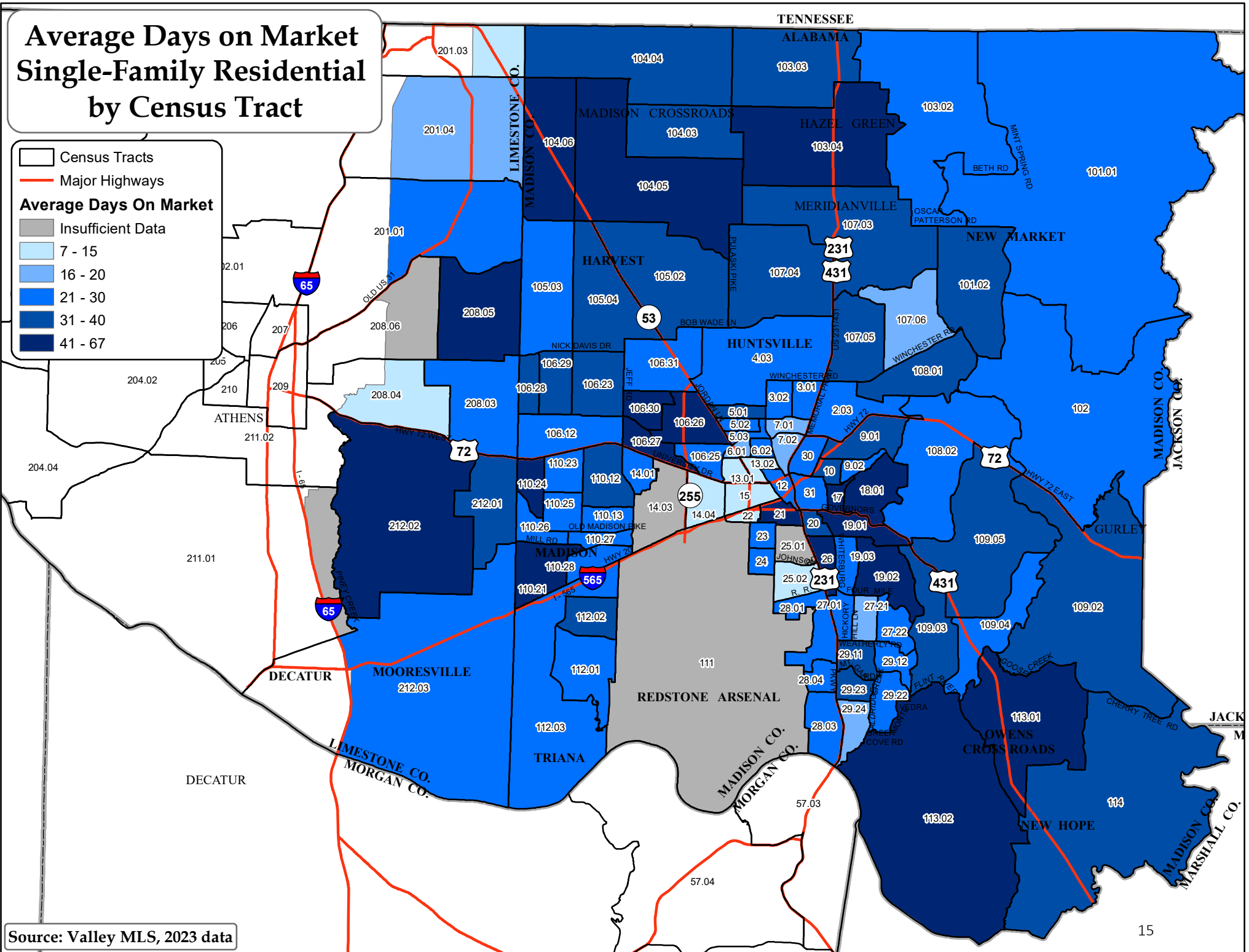
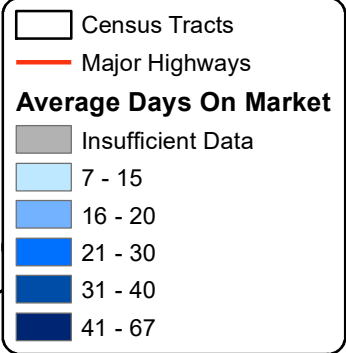
Tract	Area(s) Included	Average DOM
13.01	University Central	7
14.04	Sherwood Park	9
15	College Park	11
22	Westlawn	12
201.03, 208.04	Ardmore, McCulley Mill	14
AVERAGE	REGIONWIDE	32

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



Source: Valley MLS, 2023 data

Average Days on Market Single-Family Residential by Census Tract



Source: Valley MLS, 2023 data

Population and Housing Estimates

POPULATION

The MPO staff calculated intercensal estimates of the member jurisdiction populations in July 2023.

- On July 1, 2023, the total population of the MPO area was estimated at 482,912, an increase of 11.7 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 2023 estimate with the 2020 Census, the MPO Region’s housing stock increased by more than 24,000 housing units, an annual growth rate of 3.5 percent.

- The jurisdictions added a net total of 8,198 housing units between 2022 and 2023.
- There were 210,756 housing units in the MPO area as of December 31, 2023.

TABLE PH-1 | POPULATION AND HOUSING ESTIMATES, DECEMBER 2023

	Population	Housing Units
Madison County	431,049	191,406
Huntsville	237,952	112,750
Madison	62,072	24,403
Triana	4,459	1,897
Owens Cross Roads	3,062	1,199
MPO Area TOTAL	482,912	210,756

TABLE PH-2 | TOTAL HOUSING UNITS BY CENSUS TRACT, 12/31/2023

Legend

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

Census Tract	<i>Housing Unit Change, 1/2023-12/2023</i>				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
2.03 (+)	1	0	0	1	1,500
3.01	1	-2	0	-1	1,637
3.02	25	0	0	25	1,559
4.03	35	-2	0	33	2,158
5.01	1	0	0	1	781
5.02	0	-1	0	-1	1,010
5.03	1	0	0	1	758
6.01	1	0	0	1	666
6.02	1	0	0	1	911
7.01	0	-1	0	-1	1,407
7.02	0	0	0	0	1,515
9.01	19	-1	174	192	2,763
9.02	2	0	0	2	1,232
10	9	-1	148	156	2,077
12	1	-2	0	-1	1,234
13.01	1	0	0	1	2,254
13.02	2	0	0	2	1,017
14.01	34	0	0	34	1,472
14.03 (+)	0	0	435	435	2,697

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
14.04 (+)	1	0	546	547	2,273
15	0	0	0	0	1,991
17	6	-2	0	4	906
18.01	9	-5	0	4	1,676
19.01	7	-5	0	2	1,561
19.02	3	0	0	3	1,273
19.03	5	-1	0	4	1,167
20	4	-2	0	2	1,193
21	13	-137	369	245	2,011
22	0	0	0	0	1,029
23	2	0	0	2	2,505
24	40	0	2	42	2,628
25.01	0	0	2	2	1,799
25.02	0	0	0	0	1,777
26	0	0	0	0	2,118
27.01	1	-2	0	-1	1,404
27.21	3	0	0	3	1,959
27.22	1	0	0	1	1,388
28.01	59	0	0	59	3,087
28.03 (+)	0	0	154	154	2,432
28.04 (+)	0	0	0	0	1,322
29.11	0	-1	0	-1	1,901
29.12	2	0	0	2	1,021
29.22	9	-1	0	8	1,798

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
29.23 (+)	2	0	0	2	1,604
29.24 (+)	1	0	0	1	1,530
30	7	-4	0	3	1,498
31	0	-1	0	-1	2,210
101.01 (+)	61	0	0	61	2,280
101.02 (+)	126	0	0	126	2,575
102	57	0	0	57	2,686
103.02	179	0	0	179	2,165
103.03 (+)	18	0	2	20	1,518
103.04 (+)	119	0	0	119	2,910
104.03 (+)	6	0	0	6	1,282
104.04 (+)	17	0	0	17	1,422
104.05 (+)	22	0	0	22	1,699
104.06 (+)	9	0	0	9	1,352
105.02	63	0	0	63	1,930
105.03 (+)	24	0	0	24	2,537
105.04 (+)	84	0	0	84	3,025
106.12	178	0	770	948	6,102
106.23	89	0	0	89	3,136
106.25 (+)	0	-2	370	368	3,011
106.26 (+)	0	0	177	177	2,802
106.27 (+)	14	0	78	92	3,247
106.28 (+)	63	0	0	63	1,416
106.29 (+)	6	0	4	10	2,057
106.30 (+)	7	0	0	7	1,350
106.31 (+)	148	0	0	148	2,444

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
107.03 (+)	326	0	98	424	3,180
107.04 (+)	64	0	0	64	2,785
107.05 (+)	39	0	0	39	1,456
107.06 (+)	89	0	0	89	2,282
108.01 (+)	43	-1	0	42	2,382
108.02 (+)	24	0	0	24	2,331
109.02	47	0	0	47	1,593
109.03 (+)	12	0	0	12	2,747
109.04 (+)	12	0	144	156	2,103
109.05 (+)	51	0	0	51	3,482
110.12	5	0	0	5	2,330
110.13	5	0	0	5	2,078
110.21	132	-12	0	120	2,986
110.23 (+)	0	0	0	0	2,159
110.24 (+)	0	0	0	0	1,796
110.25 (+)	3	0	0	3	2,681
110.26 (+)	1	0	0	1	1,244
110.27 (+)	26	0	27	53	1,574
110.28 (+)	0	0	0	0	2,104
111	0	0	0	0	381
112.01 (+)	89	0	24	113	3,100
112.02 (+)	111	0	32	143	3,000
112.03 (+)	234	0	576	810	4,448
113.01 (+)	160	0	0	160	1,963
113.02 (+)	178	0	0	178	2,496
114	21	0	0	21	2,070

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
201.01	1	0	0	1	909
201.03 (+)	9	0	0	9	289
201.04 (+)	8	0	0	8	1,389
208.03 (+)	70	0	0	70	2,836
208.04 (+)	168	0	0	168	2,438
208.05 (+)	8	0	0	8	1,216
212.01 (+)	0	0	0	0	552
212.02 (+)	369	0	0	369	3,744
212.03 (+)	205	0	34	239	3,266
Regionwide	4,219	-187	4,166	8,198	210,756

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	Moore 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	212.01	Burgreen
23	Merrimack	106.28	Capshaw	212.02	Greenbrier
24	McDonnell	106.29	Monrovia West	212.03	Mooreville
25.01	Brahan Spring	106.30	Monrovia East	57.03	Laceys Spring
25.02	Golf Rd./Chelsea	106.31	53 North		
26	Piedmont	107.03	Meridianville East		
27.01	Whitesburg	107.04	Meridianville West		
27.21	Bailey Cove	107.05	Countess		