

HUNTSVILLE MARKET REPORT

HUNT

MARKET INSIGHTS • 1Q25

NT



2.9%

Unemployment Rate



5.1%

YoY New Home Starts Up



16.1%

YoY New Home Closings Up



\$327,000

Median SF New Home Price

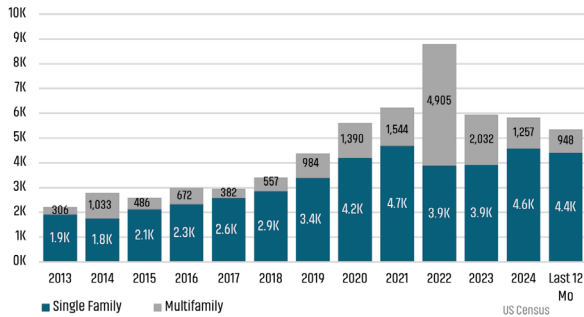


Land Advisors[®]
ORGANIZATION

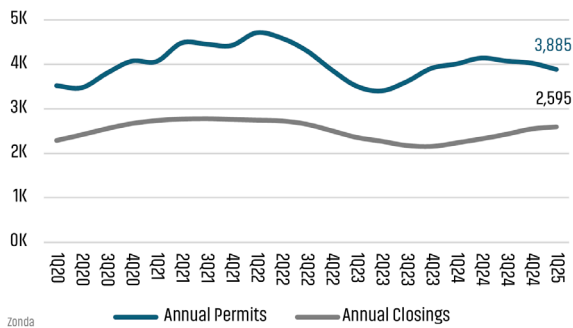
LANDADVISORS.COM

NEW HOUSING TRENDS¹

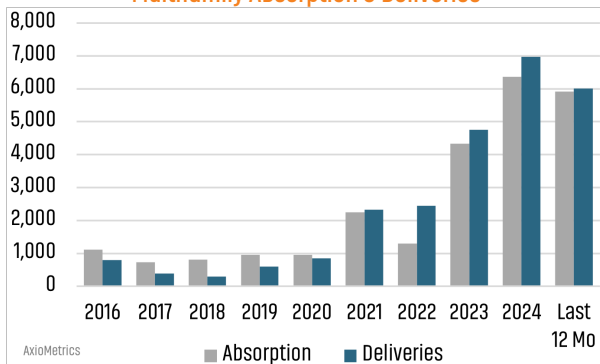
Single & Multi-Family Permits



Annual Single Family Permits vs Closings



Multifamily Absorption & Deliveries




SF NEW HOME PERMITS YTD



Mar 2024
4,193
Mar 2025
4,405 ▲ 5.1%

SF NEW HOME CLOSINGS ANNUAL

16.1% ▲ Mar 2024
2,236
Mar 2025
2,595 ▲

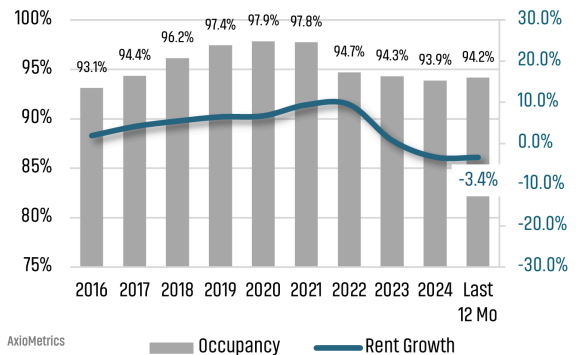


MEDIAN SINGLE FAMILY NEW HOME PRICE



Mar 2024
\$320,495
Mar 2025
\$327,000 ▲ 2.0%

Multifamily Occupancy & Rent Growth



MLS RESALE STATISTICS²

ANNUALIZED CLOSED SALES

Mar 2024
6,769 ▲ 7.1% Mar 2025
7,251

SF DAYS ON MARKET

Mar 2024
46 Days ▲ 12 Days Mar 2025
58 Days

SF MEDIAN SALE PRICE

Mar 2024
\$320,495 ▲ 2.0% Mar 2025
\$327,000

MONTHS OF INVENTORY

Mar 2024
3.4 Mo ▲ 0.8 Mo Mar 2025
4.2 Mo

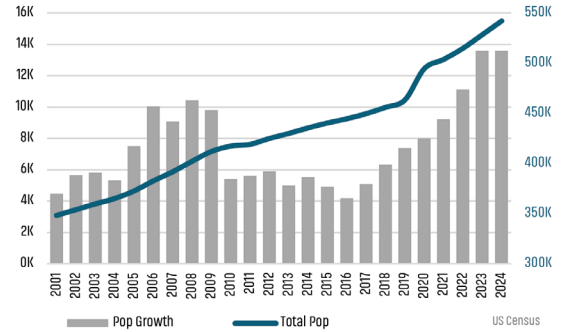
ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

HUNTSVILLE		ALABAMA	
Mar 2024	Mar 2025	Mar 2024	Mar 2025
2.4%	2.9%	2.9%	3.3%
▲ 0.5%		▲ 0.4%	



Population Growth & Total Population

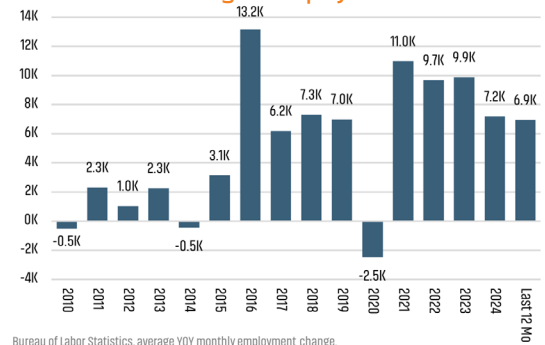


TOTAL NONFARM EMPLOYMENT (in thousands)

HUNTSVILLE		ALABAMA	
Mar 2024	Mar 2025	Mar 2024	Mar 2025
268.7	275.9	2,266	2,294
▲ 2.7%		▲ 1.2%	



Change in Employment



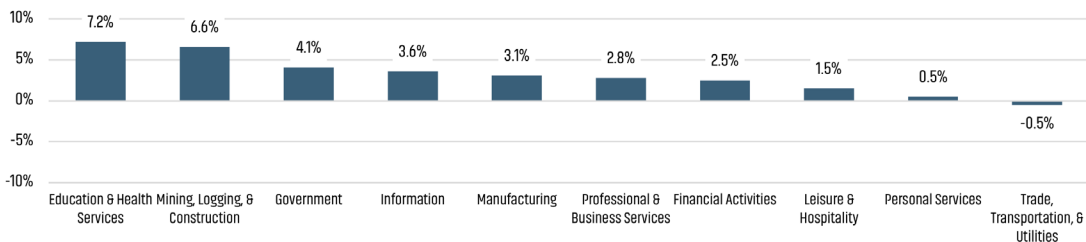
Bureau of Labor Statistics, average YOY monthly employment change.

EMPLOYMENT CHANGE

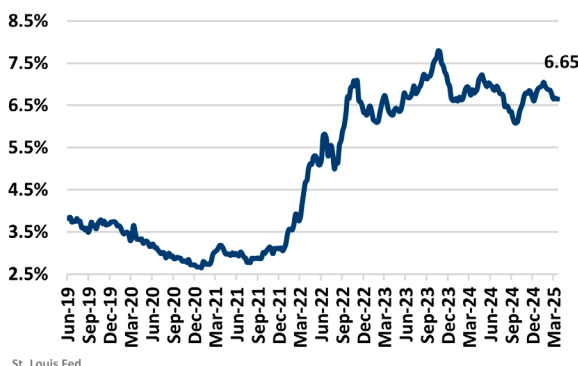
HUNTSVILLE		ALABAMA	
Annualized Employment Change		Annualized Employment Change	
2.6%		1.1%	



Change in Employment by Sector

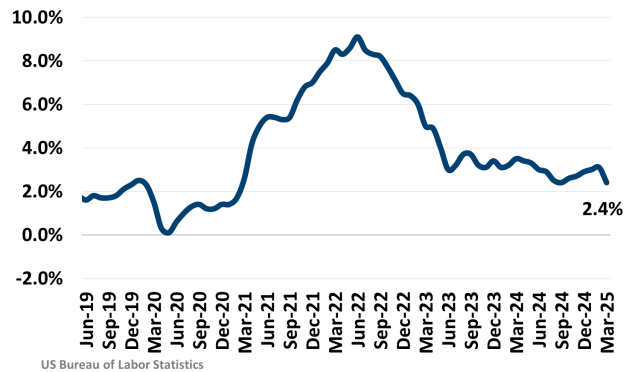


30 Year Fixed Mortgage Rate



St. Louis Fed

US Inflation Rate



US Bureau of Labor Statistics

THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

JACKSONVILLE, FL

ORLANDO, FL

TAMPA, FL

ATLANTA, GA

BOISE, ID

KANSAS CITY, KS/MO

CHARLOTTE, NC

LAS VEGAS, NV

RENO, NV

GREENVILLE, SC

NASHVILLE, TN

AUSTIN, TX

DALLAS-FORT WORTH, TX

HOUSTON, TX

SALT LAKE CITY, UT

BELLEVUE, WA

FUTURE OFFICES

ALBUQUERQUE, NM

CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

Nashville/Huntsville Market Team

Eric S. Deems | edeems@landadvisors.com

George Schubert | gschubert@landadvisors.com

3322 West End Avenue, Suite 610, Nashville, TN 37203

Phone: 615.845.9500

[LandAdvisors.com](https://www.LandAdvisors.com)

