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HUNTSVILLE AREA ASSOCIATION of REALTORS®

HUNTSVILLE AREA REAL ESTATE ECONOMICS

Q2 HOUSING REPORT

Analysis Conducted by

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COLLEGE OF BUSINESS

THE UNIVERSITY OF ALABAMA IN HUNTSVILLE

Center for Management & Economic Research

Madison County Residential Real Estate Report Second Quarter 2026

Created for

Executive Overview

2Q Insight Focus

- *2,271 homes sold in Q2 2026, an 11.3% increase from Q2 2025.*
- *Approximately 30% of all home sales were new construction.*
- *622 homes were pending at the end of the second quarter.*
- *Average days on market was 47 days in 2Q 2026.*
- *The median sales price was $345,000.*
- *The average 30-year fixed mortgage rate was 6.41% during Q2 2026 (6.49% in June).*
- *Year-over-year U.S. inflation (CPI) was 3.5% in June 2026.*

In the second quarter of 2026, the housing market recorded 2,271 home sales, representing an 11.3% increase over the 2,041 homes sold during the second quarter of 2025. Sales also exceeded recent historical averages, coming in 8% above the three-year second-quarter average of 2,102 homes and 6% above the five-year second-quarter average of 2,136 homes.

Of all homes sold during the quarter, 18% closed above the list price, while 43% sold below the list price. New construction homes accounted for 688 sales, representing approximately 30% of all transactions.

Compared with the second quarter of 2025, home sales increased across nearly all price ranges, except for the $200k–$250k and $650k–$800k segments. The most significant percentage growth occurred in the over $800k price category, where sales increased by approximately 48% year over year. In contrast, sales in the $200k–$250k range declined by approximately 10%, while the $650k–$800k segment experienced a 12% decrease. The largest sales volume occurred in the $350k–$500k price range, with 594 homes sold, representing approximately 26% of all sales.

Monthly sales trends showed continued strength throughout much of the quarter. April and June 2026 recorded higher sales than the corresponding months in both 2024 and 2025, while also exceeding the three-year monthly averages. May 2026 sales were slightly lower than May 2025 but remained above both May 2024 levels and the three-year average.

On the supply side, housing inventory remained relatively stable. June 2026 inventory totaled 2,706 homes, a 1% decrease from June 2025. Average inventory trends varied by price segment, with some categories experiencing increases while others declined. The largest percentage inventory gain occurred in the $150k–$200k price range, where average inventory increased by approximately 27% compared with the second quarter of 2025. Conversely, the $650k–$800k segment experienced the largest percentage decline, with average inventory decreasing by approximately 24% year over year. The $350k–$500k price range also recorded the highest average inventory, consistent with its position as the market segment with the highest sales volume.

The broader economic environment remained relatively stable during the second quarter of 2026. The Consumer Price Index (CPI) increased 3.8% in April, 4.2% in May, and 3.5% in June. Meanwhile, the 30-year fixed mortgage rate averaged 6.41% during the second quarter, remaining above historical norms and continuing to present affordability challenges for prospective homebuyers. Despite these conditions, the local housing market demonstrated resilience, with sales exceeding both last year's level and recent historical averages.

Madison County Residential Real Estate Report
Second Quarter 2026

Created for

HUNTSVILLE AREA ASSOCIATION of REALTORS®

2Q 2026 Market Snapshot

- The median sales price was $345,000 in Q2 2026, up 1.8% from $339,000 in Q2 2025.
- End-of-quarter inventory totaled 2,706 homes, representing a 1% decrease from June 2025.
- The months of supply for all homes stood at approximately 3.4 months. (Table 1)

Sales	**2Q 2026**		**Compared to**	**2Q 2025**
2Q 2026 Homes Sold rose to	2,271	11.3%		2,041
2Q-2026 Pending Sales rose to	622	76.2%		353
Number of Listings	**June 2026**		**Compared to**	**June 2025**
2Q Ending Level fell to	2,706	-1.0%		2,734
Median Sales Price	**2Q 2026**		**Compared to**	**2Q 2025**
2Q 2026 rose to	$345,000	1.8%		$339,000
Sales Price vs List Price	**2Q 2026**		**Compared to**	**2Q 2025**
Sales Price Above List Price	408	18%		353 23%
Sales Price Below List Price	973	43%		898 38%
Days on Market	**2Q 2026**		**Compared to**	**2Q 2025**
Days on Market fell to	47 days			48 days
Months of Supply	**2Q 2026**		**Compared to**	**2Q 2025**
2Q 2026 Months of Supply	3.4 mo.			3.8 mo.
Sales by Price Band	**2Q 2026**		**Compared to**	**2Q 2025**
Less than $150,000 equal to	67	0.0%		67
$150,000-$200,000 rose to	113	3.7%		109
$200,000-$250,000 fell to	182	-10.3%		203
$250,000-$300,000 rose to	413	4.6%		395
$300,000-$350,000 rose to	387	23.2%		314
$350,000-$500,000 rose to	594	12.3%		529
$500,000-$650,000 rose to	301	33.8%		225
$650,000-$800,000 fell to	118	-11.9%		134
Greater than $800,000 rose to	96	47.7%		65
Listings by Price Band	**2Q 2026**		**Compared to**	**2Q 2025**
Less than $150,000 rose to	82	18.8%		69
$150,000-$200,000 rose to	137	26.9%		108
$200,000-$250,000 fell to	164	-11.8%		186
$250,000-$300,000 rose to	439	2.1%		430
$300,000-$350,000 fell to	390	-3.0%		402
$350,000-$500,000 rose to	731	4.3%		701
$500,000-$650,000 fell to	263	-21.5%		335
$650,000-$800,000 fell to	154	-24.1%		203
Greater than $800,000 rose to	226	24.9%		181

Table 1

2Q 2026 Key Metrics

- Cash purchases accounted for approximately 16% of home sales, compared with 47% financed through conventional mortgages. (Table 2)

MADISON COUNTY, ALABAMA

Quarter 2, 2026

SALES

Monthly Unit Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	378	545	536	586	723	685	703	644	623	564	545	622
2025	420	528	608	663	743	635	648	642	671	660	499	567
2026	457	481	646	712	735	824						
2024-2026 Avg	418	518	597	654	734	715						

Median Sales Price	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2024	$330,000	$330,000	$320,495	$336,430	$340,000	$339,900	$349,900	$325,745	$338,312	$330,000	$319,000	$325,000
2025	$330,000	$317,950	$327,000	$330,000	$338,000	$345,000	$341,250	$330,450	$320,000	$339,995	$336,004	$329,900
2026	$337,900	$320,000	$338,750	$336,450	$354,000	$347,542						

Quarter Units Sold	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Quarter	2,006	2,219	2,238	2,233	2,443	2,438	1,934	1,994	2,041	2,271
3-year Average	1,792	2,001	2,154	2,230	2,305	2,371	2,272	2,122	1,990	2,102

Quarter Units Sales vs List Price	2026	
Units Sales Price ABOVE List	408	18%
Units Sales Price EQUAL List	890	39%
Units Sales Price BELOW List	973	43%

Median Sales Price	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Second Quarter	$186,000	$206,020	$221,035	$248,680	$285,000	$340,701	$338,900	$339,452	$339,000	$345,000
% Change YoY	-0.7%	10.8%	7.3%	12.5%	14.6%	19.5%	-0.5%	0.2%	-0.1%	1.8%
% Change 3 yr Avg	1.9%	6.1%	5.8%	10.2%	11.6%	15.9%	10.2%	5.7%	-0.3%	0.8%
% Change 5 yr Avg	2.2%	4.9%	4.9%	7.8%	9.2%	13.5%	10.1%	8.2%	5.7%	3.8%

Sales by Price Range		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Second Qtr	Below $150,000	669	565	474	279	171	97	67	67	67	67
	$150,000-$200,000	423	487	451	354	233	138	85	104	109	113
	$200,000-$250,000	281	353	419	482	418	201	181	187	203	182
	$250,000-$300,000	258	285	312	349	499	404	339	362	395	413
	$300,000-$350,000	151	204	179	248	306	437	355	348	314	387
	$350,000-$500,000	168	249	307	388	544	724	525	528	529	594
	$500,000-$650,000	33	51	63	93	186	294	242	219	225	301
	$650,000-$800,000	15	17	21	26	49	89	89	105	134	118
	Above $800,000	8	8	12	14	37	54	51	74	65	96

Change in Number of Sales		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Second Qtr	Below $150,000	0.5%	-15.5%	-16.1%	-41.1%	-38.7%	-43.3%	-30.9%	0.0%	0.0%	0.0%
	$150,000-$200,000	9.9%	15.1%	-7.4%	-21.5%	-34.2%	-40.8%	-38.4%	22.4%	4.8%	3.7%
	$200,000-$250,000	26.6%	25.6%	18.7%	15.0%	-13.3%	-51.9%	-10.0%	3.3%	8.6%	-10.3%
	$250,000-$300,000	18.9%	10.5%	9.5%	11.9%	43.0%	-19.0%	-16.1%	6.8%	9.1%	4.6%
	$300,000-$350,000	30.2%	35.1%	-12.3%	38.5%	23.4%	42.8%	-18.8%	-2.0%	-9.8%	23.2%
	$350,000-$500,000	21.7%	48.2%	23.3%	26.4%	40.2%	33.1%	-27.5%	0.6%	0.2%	12.3%
	$500,000-$650,000	43.5%	54.5%	23.5%	47.6%	100.0%	58.1%	-17.7%	-9.5%	2.7%	33.8%
	$650,000-$800,000	150.0%	13.3%	23.5%	23.8%	88.5%	81.6%	0.0%	18.0%	27.6%	-11.9%
	Above $800,000	33.3%	0.0%	50.0%	16.7%	164.3%	45.9%	-5.6%	45.1%	-12.2%	47.7%

Pending Sales	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
End of Quarter	333	360	763	527	780	649	528	533	353	622

Sales by Type of Financing	Cash	Conven-tional	Equity	FHA	Other	Owner Financed	USDA RD	VA Loan
2Q 2026 Units Sold	362	1,067	1	383	10	1	46	401
Average Price per Type	$365,594	$422,489	$325,000	$314,572	$405,886	$205,000	$269,156	$463,988

Home Sales Second Quarter	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Existing Properties	1,535	1,714	1,687	1,556	1,735	1,747	1,329	1,298	1,431	1,583
New Construction	471	505	551	677	708	691	605	696	610	688

Table 2

Madison County Residential Real Estate Report
Second Quarter 2026

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2Q Metrics Details

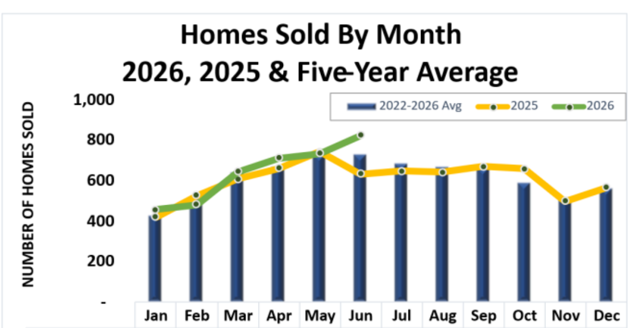
- Months of supply declined across all home price ranges above $200k. (Table 3)
- In all months of the quarter, April, May and June home sales exceeded the 5-year average. (Figure 1)
- A total of 3,855 units were sold for the first half of the year. (Figure 1)
- Median sales prices increased 1.8%, while inflation was 3.8%, indicating that home prices rose more slowly than overall consumer prices. (Figure 2)

MADISON COUNTY, ALABAMA

Quarter 2, 2026

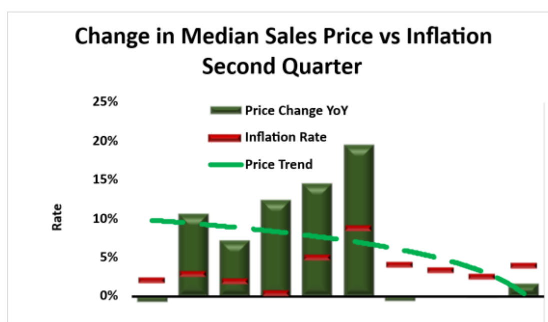
INVENTORY		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Units	Below $150,000	445	216	109	59	18	16	21	38	69	82
	$150,000-$200,000	441	288	160	70	31	24	36	63	108	137
	$200,000-$250,000	352	280	199	207	28	27	45	106	186	164
	$250,000-$300,000	324	256	193	184	65	59	191	391	430	439
	$300,000-$350,000	197	190	132	123	55	159	273	363	402	390
	$350,000-$500,000	116	97	76	79	121	300	407	577	701	731
	$500,000-$650,000	32	30	29	32	69	149	241	287	335	263
	$650,000-$800,000	14	17	18	13	30	81	148	144	203	154
	Above $800,000	59	60	52	54	46	69	106	156	181	226
Months of Supply		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	Below $150,000	2.0	1.2	0.7	0.7	0.3	0.5	1.0	1.7	3.5	4.1
	$150,000-$200,000	3.2	1.8	1.1	0.6	0.4	0.5	1.3	1.8	3.0	3.7
	$200,000-$250,000	3.8	2.4	1.4	1.3	0.2	0.4	0.8	1.7	2.9	2.7
	$250,000-$300,000	4.0	2.7	1.9	1.6	0.4	0.4	1.7	3.3	3.3	3.2
	$300,000-$350,000	4.0	3.0	2.2	1.5	0.5	1.1	2.3	3.2	3.9	3.0
	$350,000-$500,000	6.7	3.5	2.3	1.9	0.7	1.2	2.3	3.3	4.0	3.7
	$500,000-$650,000	8.8	6.6	4.2	3.4	1.1	1.6	3.0	4.0	4.5	2.6
	$650,000-$800,000	9.6	9.7	8.2	4.7	1.9	2.8	5.2	4.3	4.5	3.9
	Above $800,000	31.5	33.5	13.3	11.8	4.1	4.0	7.1	6.4	8.5	7.4
	All Homes	3.4	2.3	1.6	1.4	0.6	1.1	2.3	3.2	3.8	3.4
ECONOMIC INDICATORS		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	Madison County Population	361,046	366,519	372,909	388,153	395,211	403,605	412,600	423,355	433,516	n/a
	Workforce	184,259	189,108	193,054	195,166	199,486	205,956	213,928	221,188	226,768	n/a
	Household Units	161,760	164,272	166,516	169,204	171,542	179,337	182,179	187,082	191,411	n/a
	Median Household Income	$61,318	$63,417	$64,130	$66,887	$71,153	$78,058	$83,528	$86,499	n/a	n/a
	Madison County GDP ($mil)	$23,738	$24,854	$26,124	$26,615	$27,914	$29,457	$31,184	$32,237	n/a	n/a
	Annualized Inflation Rate (CPI)	2.1%	2.4%	1.8%	1.2%	4.7%	8.0%	4.1%	2.9%	2.6%	3.5%
	National 30yr Mortgage Rate June	4.17%	4.79%	4.11%	3.13%	3.02%	5.70%	6.71%	6.86%	6.77%	6.49%

Table 3



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2022-2026 Avg	433	516	645	671	732	732	690	673	667	593	519	563
2025	420	528	608	663	743	635	648	642	671	660	499	567
2026	457	481	646	712	735	824						

Figure 1

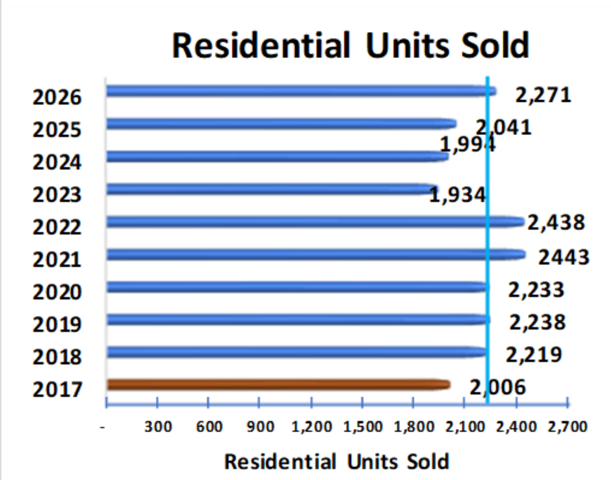


	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Price Change YoY	-0.7%	10.8%	7.3%	12.5%	14.6%	19.5%	-0.5%	0.2%	-0.1%	1.8%
Inflation Rate	1.9%	2.7%	1.8%	0.3%	4.9%	8.7%	4.0%	3.2%	2.5%	3.8%

Figure 2

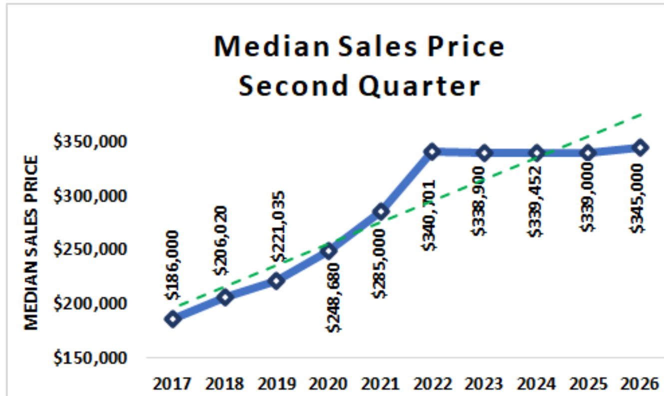
2Q Metrics Details, continued

- In the second quarter of 2026, a total of 2,271 residential units were sold, representing a 43.4% increase from the 1,584 units sold in the first quarter of 2026. While sales remained 7.0% below the peak second-quarter level of 2,443 units recorded in 2021, they were 6.3% above the five-year second-quarter average of 2,136 units. (Figure 3)
- The median sales price for homes in the second quarter of 2026 was $345,000, representing a 1.8% increase from the same period in 2025. The median price was also 0.8% above the three-year second-quarter average and 3.8% above the five-year second-quarter average. (Figure 4)
- Median sales prices in each month of the second quarter - April, May, and June - were higher than in the corresponding months of 2025. (Figure 5)



	Qtr	Year	Total Units	Avg Month	Change
Current Quarter	2Q	2026	2,271	757	
vs. Prior Quarter	1Q	2026	1,584	528	43.4%
vs. Last Year	2Q	2025	2,041	680	11.3%
5-YR Second Qtr Avg	2Q	22-'26	2,136	712	6.3%
vs. Peak	2Q	2021	2,443	814	-7.0%
vs. Trough	2Q	2023	1,934	645	17.4%

Figure 3



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Change YoY	-0.7%	10.8%	7.3%	12.5%	14.6%	19.5%	-0.5%	0.2%	-0.1%	1.8%
Change 3 yr Avg	1.9%	6.1%	5.8%	10.2%	11.6%	15.9%	10.2%	5.7%	-0.3%	0.8%
Change 5 yr Avg	2.2%	4.9%	4.9%	7.8%	9.2%	13.5%	10.1%	8.2%	5.7%	3.8%

Figure 4

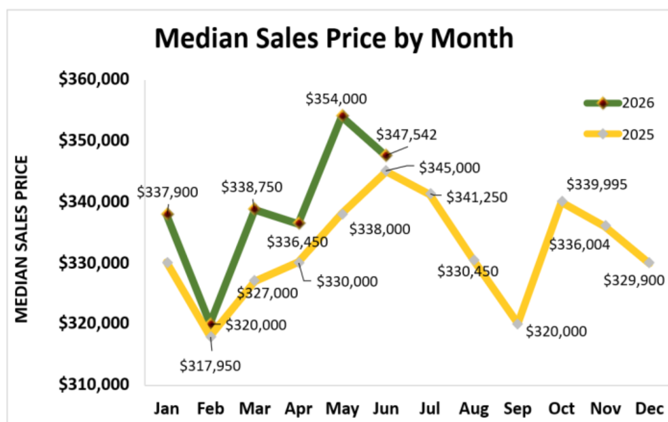


Figure 5

2Q Metrics Details, continued

- Figure 6 illustrates the distribution of home sales across price ranges, while Figure 7 shows changes in home sales by price range over the past three years. Overall, the distribution of sales remained relatively stable from the second quarter of 2024 through the second quarter of 2026, with no significant shifts across most price segments. The most notable percentage change occurred in the over $800k price range, where home sales increased by approximately 48% compared with the second quarter of 2025. (Figure 6 & Figure 7)
- Average monthly inventory varied by price range. The largest percentage increase occurred in the $150k–$200k segment, where inventory rose 27% year over year, while the $650k–$800k segment recorded the largest percentage decline, down 24%. (Figure 8)
- Figure 9 compares average inventory in the second quarter with the preceding first quarter. Compared with the previous quarter, the average number of homes listed in the second quarter has increased each year since 2022. (Figure 9)

Figure 6

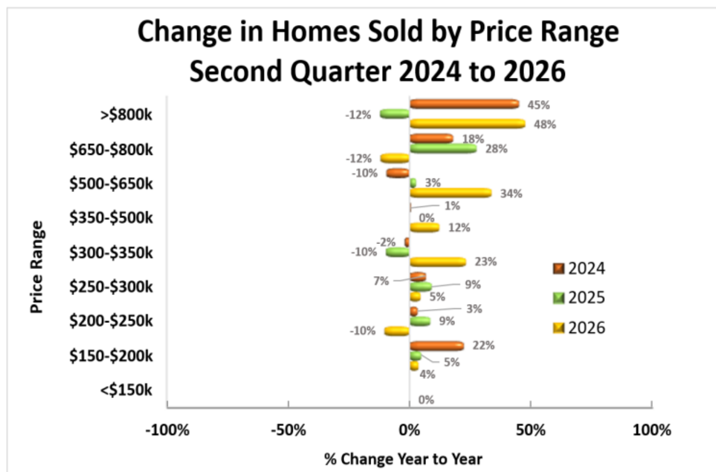


Figure 7

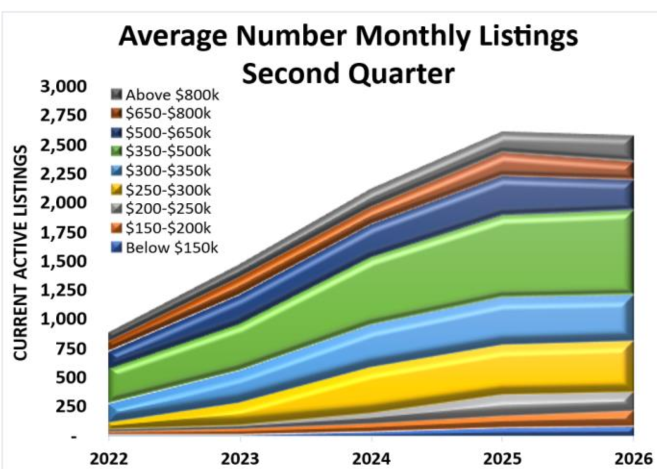


Figure 8

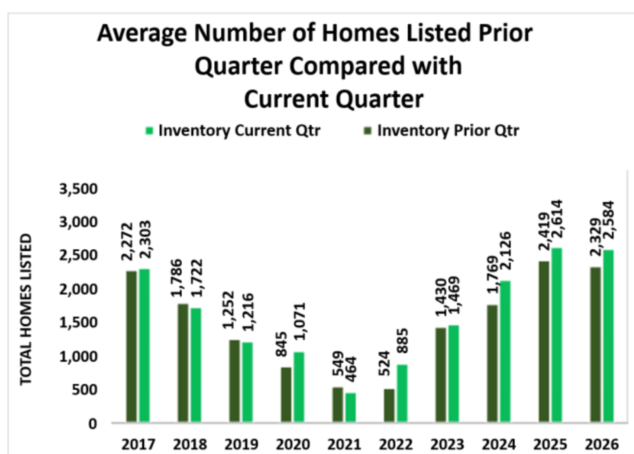
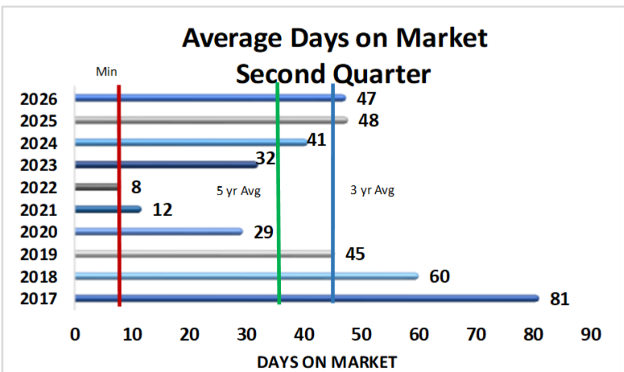


Figure 9

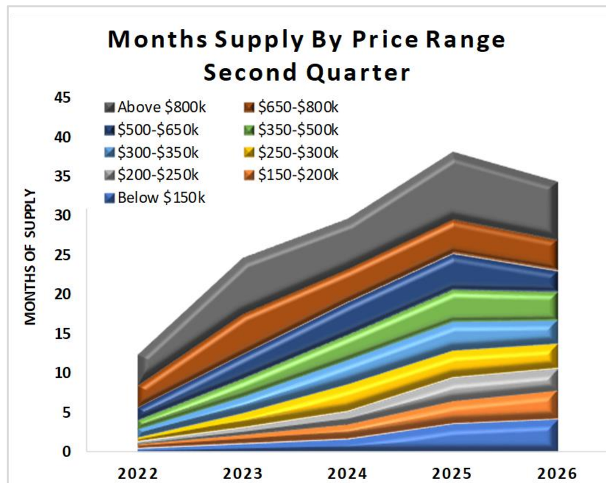
2Q Metrics Details, continued

- Average days on market decreased slightly, from 48 days in Q2 2025 to 47 days in Q2 2026. (Figure 10)
- In June 2026, pending sales increased to 622 homes, while the number of homes on the market declined to 2,706. (Figure 11)
- Compared with the second quarter of 2025, months of supply declined across all price ranges above $200k. (Figure 12)
- Sales and inventory levels suggest that total sales could reach approximately 2,030 in 3Q 2026, with the end inventory of listed homes around 2,600. (Figure 13)



	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Change YoY	-12%	-26%	-24%	-35%	-60%	-31%	300%	27%	17%	-1%
Change 3 yr Avg	-14%	-12%	-20%	-28%	-36%	-43%	5%	56%	49%	13%
Change 5 yr Avg	-5%	-10%	-18%	-17%	-26%	-32%	-18%	-4%	15%	25%

Figure 10



	2022	2023	2024	2025	2026
All Homes	1.1	2.3	3.2	3.8	3.4

Figure 12

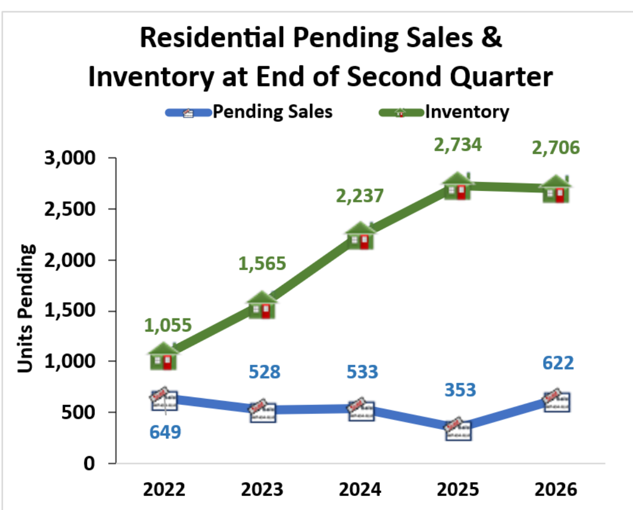
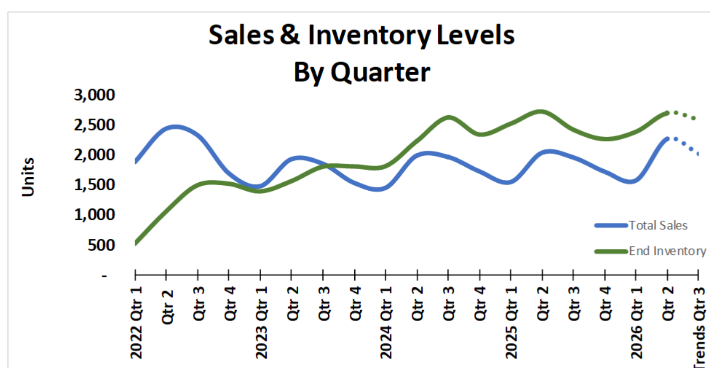


Figure 11



(Thousands)

	2022 Qtr 1	Qtr 2	Qtr 3	Qtr 4	2023 Qtr 1	Qtr 2	Qtr 3	Qtr 4	2024 Qtr 1	Qtr 2	Qtr 3	Qtr 4	2025 Qtr 1	Qtr 2	Qtr 3	Qtr 4	2026 Qtr 1	Qtr 2	Trends Qtr 3
Sales	1.9	2.4	2.3	1.7	1.5	1.9	1.9	1.5	1.5	2.0	2.0	1.7	1.6	2.0	2.0	1.7	1.6	2.3	2.0
End Inventory	0.5	1.1	1.5	1.5	1.4	1.6	1.8	1.8	1.8	2.2	2.6	2.3	2.5	2.7	2.4	2.3	2.4	2.7	2.6

Figure 13

Madison County Economic Indicators

- Madison County's population grew to an estimated 433,516 as of July 2025 according to Census Bureau QuickFacts. Labor force estimates (226,768) are the number of civilian residents aged 16 and older who are either employed or actively seeking work. Data is reported by the Bureau of Labor Statistics through the Local Area Unemployment Statistics (LAUS) program. (Figure 14)
- Median Household Income continued to rise reaching an estimated $86,499 in 2024 dollars. (Figure 15)
- The number of household units grew to an estimated 191,411 in 2025 according to Census Bureau QuickFacts. (Figure 16)
- Gross Domestic Product (GDP) by county is the final goods and services produced by the county's economy less the value of goods and services used up in production. The 2020-2024 gross domestic product data (thousands of chained (2017) dollars) are real gross domestic product from the Bureau of Economic Analysis. Madison County's GDP rose to $32.2 billion in 2024. (Figure 17)

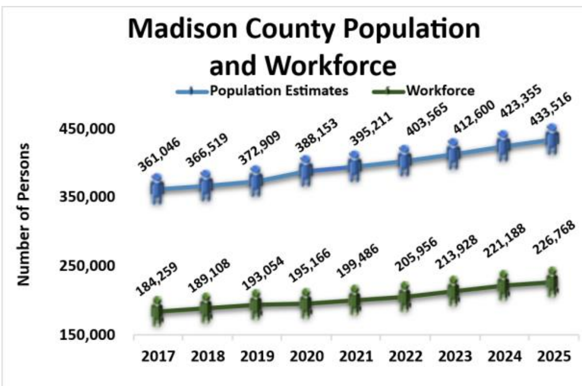


Figure 14

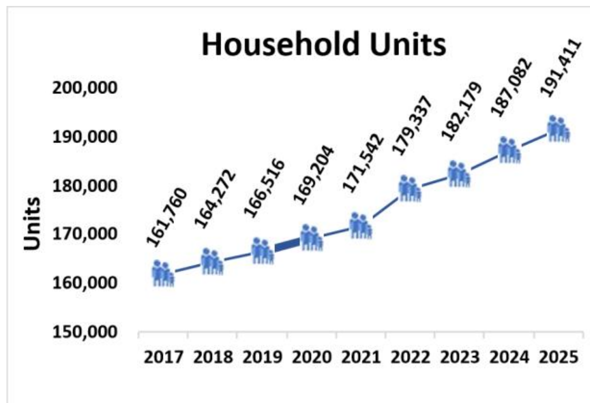


Figure 16

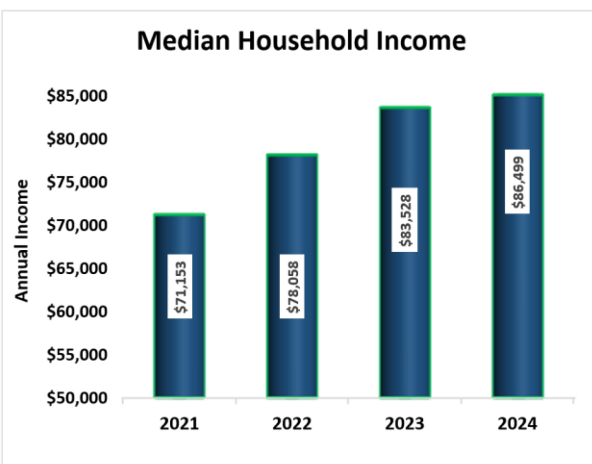


Figure 15

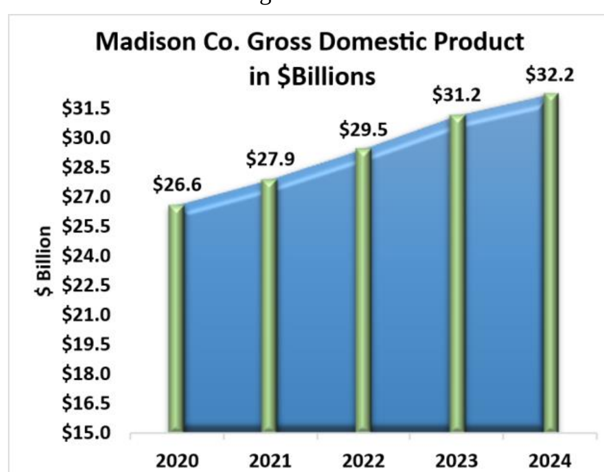


Figure 17

Data Sources:

- Huntsville Area Association of Realtors Monthly Housing Statistics Reports
- U.S. Bureau of Economic Analysis
- U.S. Census Bureau
- Valley MLS System
- Alabama Department of Labor

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