Monthly Indicators

Huntsville / Madison County

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings increased 3.4 percent for Single Family homes but decreased 22.6 percent for Townhouse/Condo homes. Pending Sales increased 6.4 percent for Single Family homes and 16.7 percent for Townhouse/Condo homes. Inventory increased 5.4 percent for Single Family homes and 8.4 percent for Townhouse/Condo homes.

Median Sales Price increased 2.6 percent to $348,955 for Single Family homes and 16.0 percent to $290,000 for Townhouse/Condo homes. Days on Market decreased 18.0 percent for Single Family homes and 36.8 percent for Townhouse/Condo homes. Months Supply of Inventory decreased 4.9 percent for Single Family homes but increased 32.6 percent for Townhouse/Condo homes.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

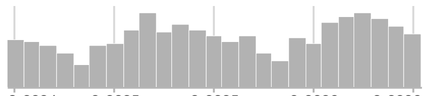
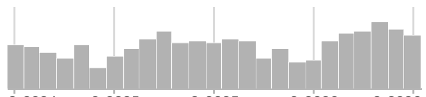
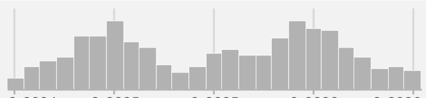
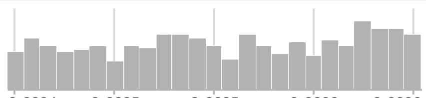
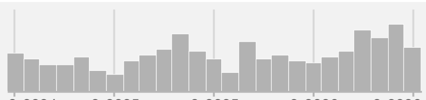
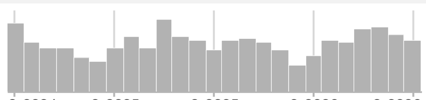
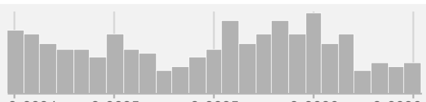
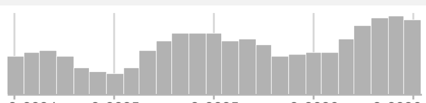
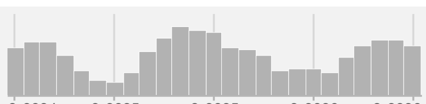
Quick Facts

+ 9.6%	+ 3.6%	+ 5.6%
Change in **Closed Sales** All Properties	Change in **Median Sales Price** All Properties	Change in **Homes for Sale** All Properties

A research tool provided by ValleyMLS.com defining Huntsville / Madison County by the following high schools: Bob Jones, Buckhorn, Columbia, Grissom, Hazel Green, Huntsville, James Clemens, Jemison, Lee, Madison County, New Century, New Hope and Sparkman. Percent changes are calculated using rounded figures.

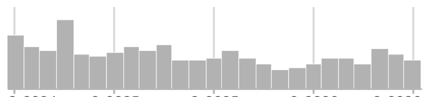
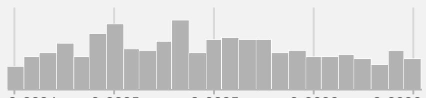
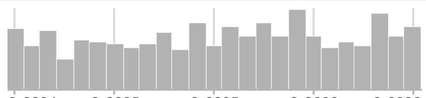
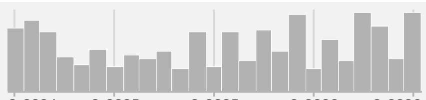
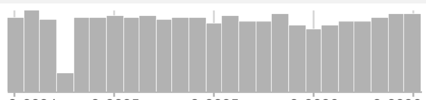
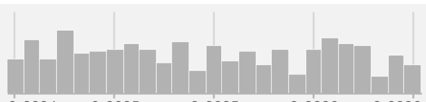
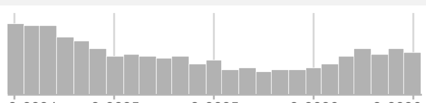
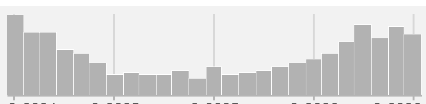
Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only, which includes Patio Homes.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		766	**792**	+ 3.4%	6,551	**6,997**	+ 6.8%
Pending Sales		595	**633**	+ 6.4%	4,911	**5,421**	+ 10.4%
Closed Sales		611	**677**	+ 10.8%	4,622	**5,102**	+ 10.4%
Days on Market Until Sale		50	**41**	- 18.0%	51	**51**	0.0%
Median Sales Price		$339,950	**$348,955**	+ 2.6%	$342,500	**$348,978**	+ 1.9%
Average Sales Price		$388,378	**$399,145**	+ 2.8%	$391,981	**$401,955**	+ 2.5%
Percent of List Price Received		98.5%	**98.7%**	+ 0.2%	98.6%	**98.7%**	+ 0.1%
Housing Affordability Index		90	**87**	- 3.3%	90	**87**	- 3.3%
Inventory of Homes for Sale		2,343	**2,469**	+ 5.4%	—	**—**	—
Months Supply of Inventory		4.1	**3.9**	- 4.9%	—	**—**	—

Townhouse/Condo Market Overview

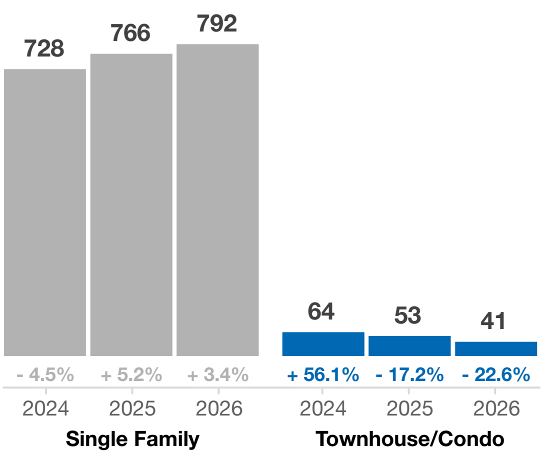
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		53	**41**	- 22.6%	392	**437**	+ 11.5%
Pending Sales		24	**28**	+ 16.7%	304	**273**	- 10.2%
Closed Sales		35	**31**	- 11.4%	314	**261**	- 16.9%
Days on Market Until Sale		87	**55**	- 36.8%	88	**58**	- 34.1%
Median Sales Price		$250,000	**$290,000**	+ 16.0%	$258,000	**$270,000**	+ 4.7%
Average Sales Price		$248,201	**$308,226**	+ 24.2%	$259,256	**$279,847**	+ 7.9%
Percent of List Price Received		97.1%	**98.4%**	+ 1.3%	97.9%	**97.5%**	- 0.4%
Housing Affordability Index		123	**105**	- 14.6%	119	**113**	- 5.0%
Inventory of Homes for Sale		178	**193**	+ 8.4%	—	**—**	—
Months Supply of Inventory		4.3	**5.7**	+ 32.6%	—	**—**	—

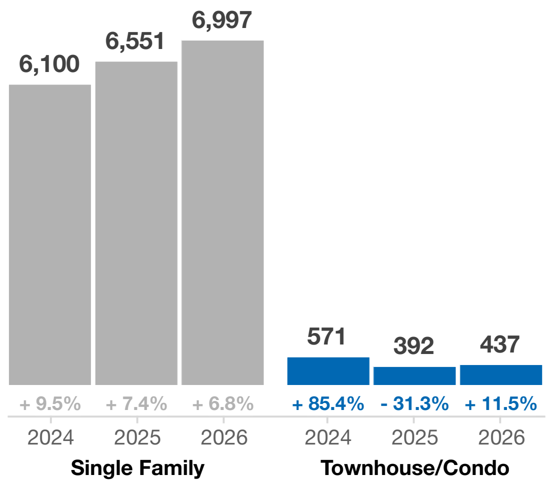
New Listings

A count of the properties that have been newly listed on the market in a given month.

August

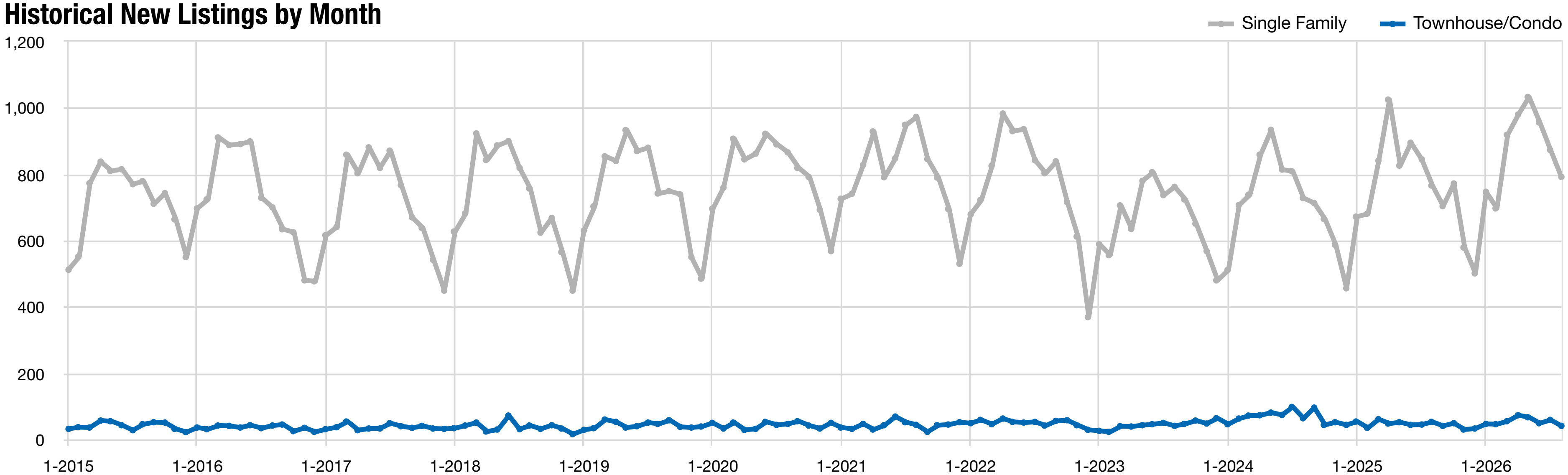


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	704	- 1.3%	41	- 57.3%
Oct-2025	772	+ 16.1%	49	+ 11.4%
Nov-2025	579	- 1.4%	30	- 42.3%
Dec-2025	501	+ 9.9%	33	- 25.0%
Jan-2026	747	+ 11.2%	47	- 13.0%
Feb-2026	697	+ 2.3%	46	+ 31.4%
Mar-2026	919	+ 9.3%	55	- 9.8%
Apr-2026	980	- 4.4%	73	+ 52.1%
May-2026	1,033	+ 25.1%	67	+ 28.8%
Jun-2026	956	+ 6.8%	49	+ 11.4%
Jul-2026	873	+ 3.3%	59	+ 31.1%
Aug-2026	**792**	**+ 3.4%**	**41**	**- 22.6%**
12-Month Avg	796	+ 6.4%	49	- 5.8%

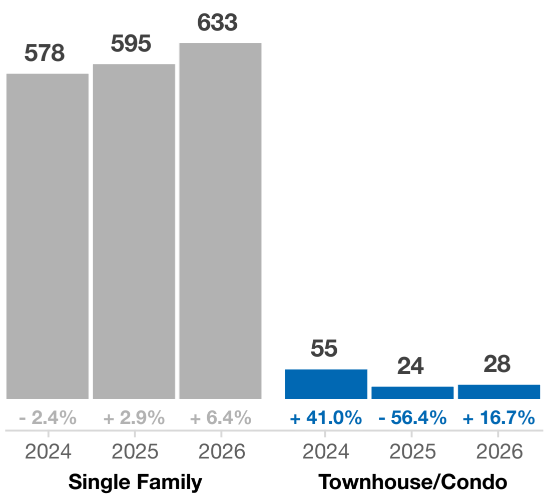
Historical New Listings by Month



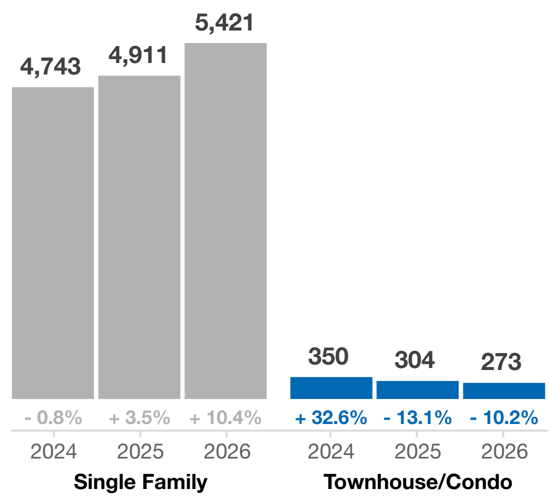
Pending Sales

A count of the properties on which offers have been accepted in a given month.

August

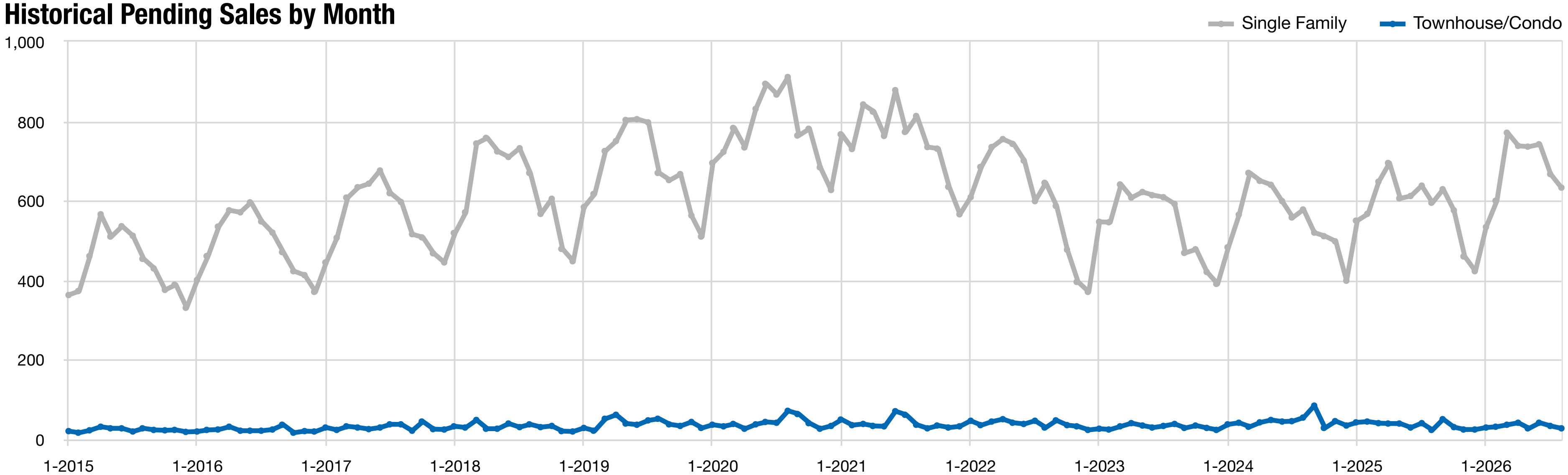


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	629	+ 21.0%	51	- 40.0%
Oct-2025	576	+ 12.7%	31	+ 6.9%
Nov-2025	460	- 7.6%	25	- 45.7%
Dec-2025	423	+ 6.0%	25	- 28.6%
Jan-2026	534	- 2.9%	30	- 30.2%
Feb-2026	600	+ 5.8%	32	- 28.9%
Mar-2026	771	+ 19.0%	37	- 9.8%
Apr-2026	738	+ 6.2%	42	+ 5.0%
May-2026	736	+ 21.5%	28	- 30.0%
Jun-2026	742	+ 21.2%	42	+ 40.0%
Jul-2026	667	+ 4.5%	34	- 17.1%
Aug-2026	**633**	**+ 6.4%**	**28**	**+ 16.7%**
12-Month Avg	626	+ 9.8%	34	- 19.0%

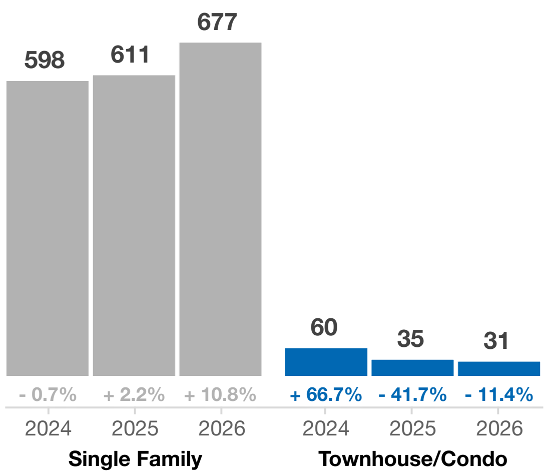
Historical Pending Sales by Month



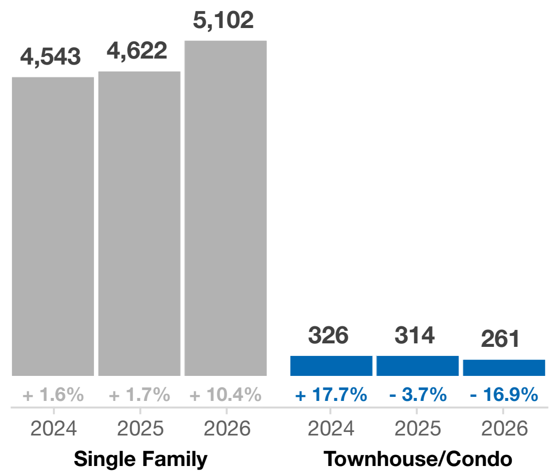
Closed Sales

A count of the actual sales that closed in a given month.

August

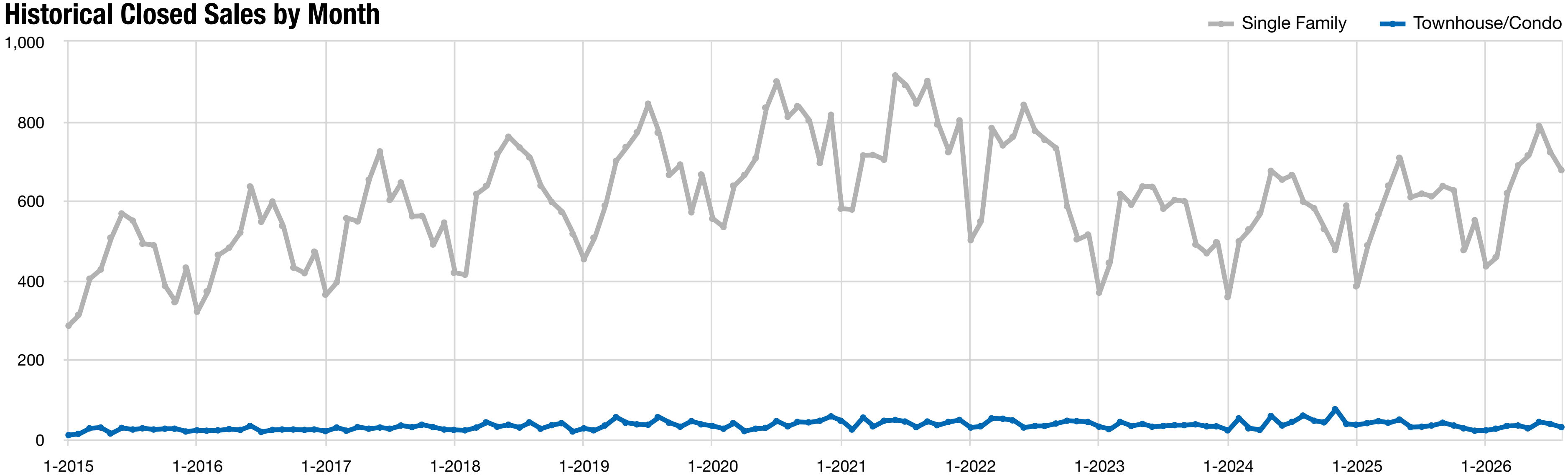


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	637	+ 9.6%	42	- 10.6%
Oct-2025	626	+ 18.3%	35	- 18.6%
Nov-2025	476	0.0%	28	- 63.2%
Dec-2025	551	- 6.3%	22	- 43.6%
Jan-2026	435	+ 13.0%	23	- 37.8%
Feb-2026	458	- 6.1%	27	- 34.1%
Mar-2026	619	+ 9.6%	34	- 26.1%
Apr-2026	689	+ 8.0%	35	- 16.7%
May-2026	714	+ 0.8%	28	- 44.0%
Jun-2026	788	+ 29.4%	44	+ 41.9%
Jul-2026	722	+ 16.8%	39	+ 21.9%
Aug-2026	**677**	**+ 10.8%**	**31**	**- 11.4%**
12-Month Avg	616	+ 8.8%	32	- 25.6%

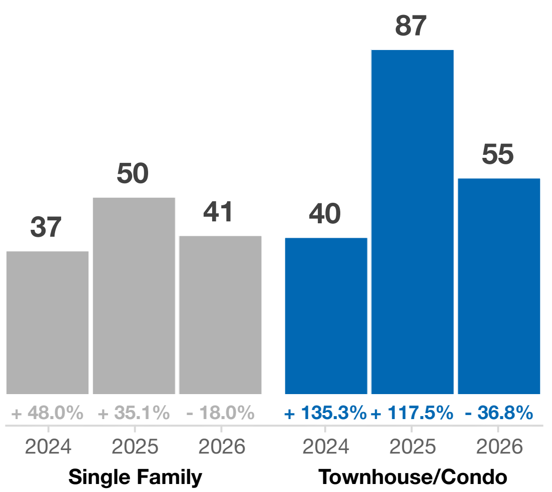
Historical Closed Sales by Month



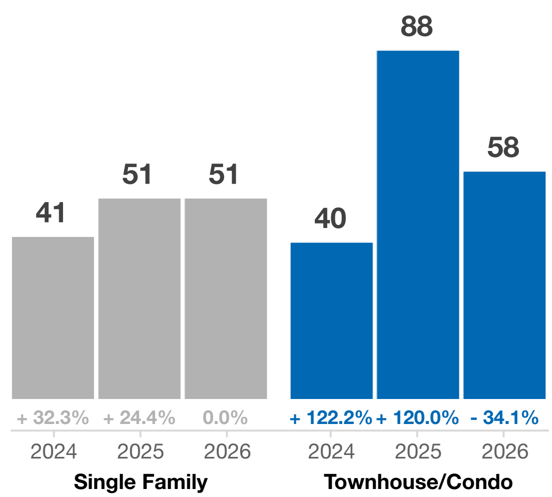
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

August



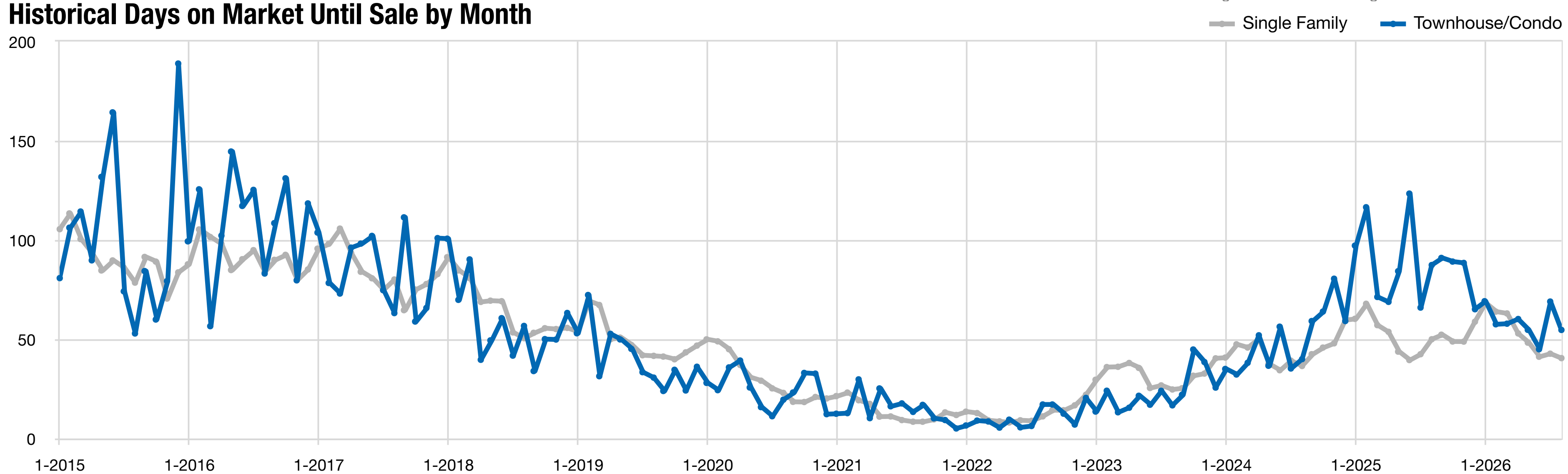
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	52	+ 23.8%	91	+ 54.2%
Oct-2025	49	+ 6.5%	89	+ 39.1%
Nov-2025	49	+ 2.1%	88	+ 8.6%
Dec-2025	59	- 1.7%	65	+ 10.2%
Jan-2026	68	+ 13.3%	69	- 28.9%
Feb-2026	64	- 5.9%	58	- 50.4%
Mar-2026	63	+ 10.5%	58	- 18.3%
Apr-2026	53	- 1.9%	60	- 13.0%
May-2026	48	+ 9.1%	55	- 34.5%
Jun-2026	41	+ 2.5%	45	- 63.4%
Jul-2026	43	+ 2.4%	69	+ 4.5%
Aug-2026	**41**	**- 18.0%**	**55**	**- 36.8%**
12-Month Avg*	51	+ 2.1%	67	- 16.7%

* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

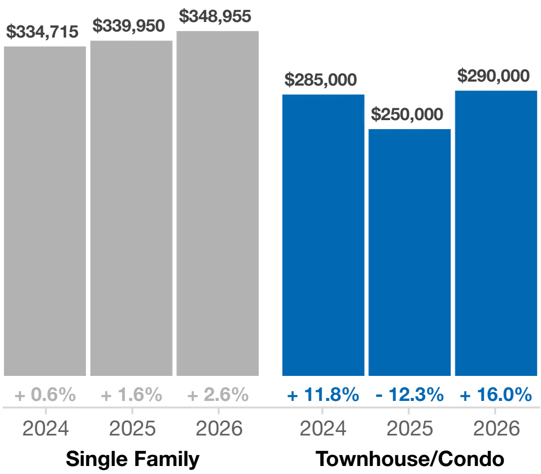
Historical Days on Market Until Sale by Month



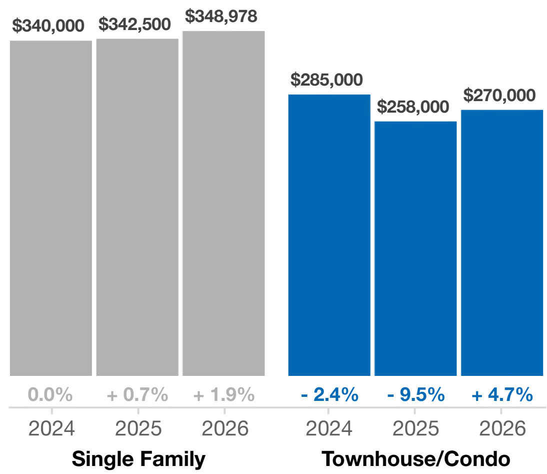
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

August



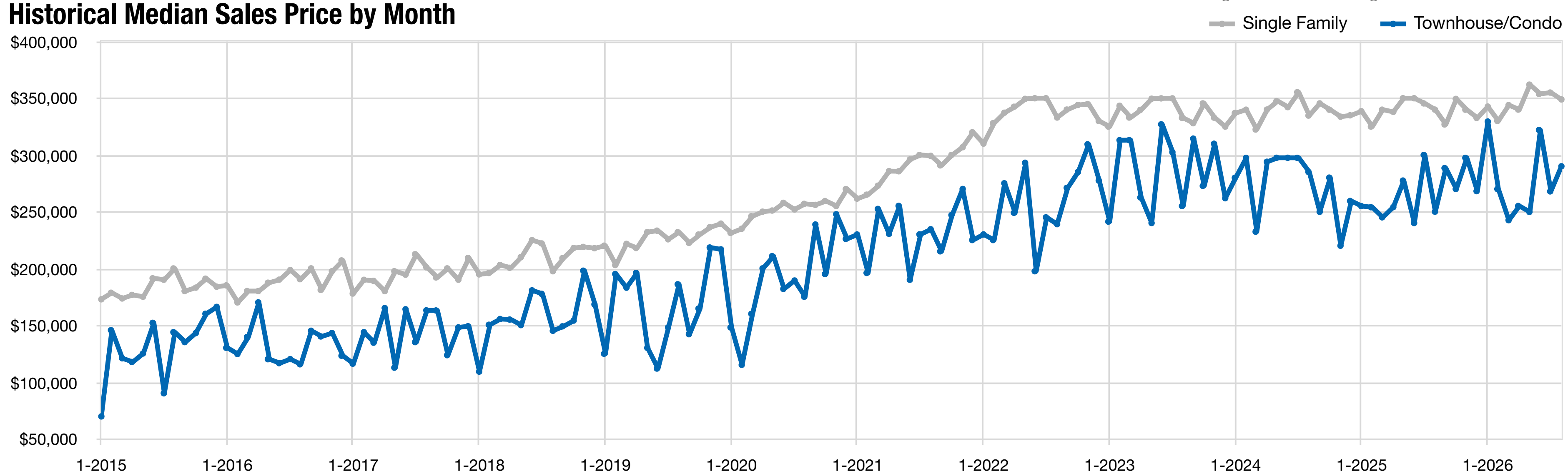
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	$326,900	- 5.4%	$288,400	+ 15.4%
Oct-2025	$349,400	+ 2.8%	$270,000	- 3.6%
Nov-2025	$339,900	+ 1.8%	$297,450	+ 35.2%
Dec-2025	$332,645	- 0.7%	$268,100	+ 3.4%
Jan-2026	$342,646	+ 1.2%	$329,450	+ 29.2%
Feb-2026	$329,952	+ 1.5%	$270,000	+ 6.3%
Mar-2026	$343,950	+ 1.2%	$242,500	- 1.0%
Apr-2026	$340,000	+ 0.6%	$255,000	+ 0.4%
May-2026	$361,991	+ 3.4%	$249,750	- 10.0%
Jun-2026	$353,850	+ 1.1%	$322,000	+ 34.2%
Jul-2026	$355,000	+ 2.8%	$267,900	- 10.7%
Aug-2026	**$348,955**	**+ 2.6%**	**$290,000**	**+ 16.0%**
12-Month Avg*	$343,098	+ 0.9%	$270,000	+ 6.1%

* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

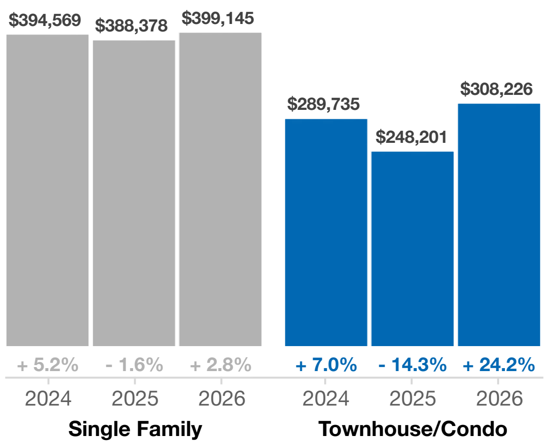
Historical Median Sales Price by Month



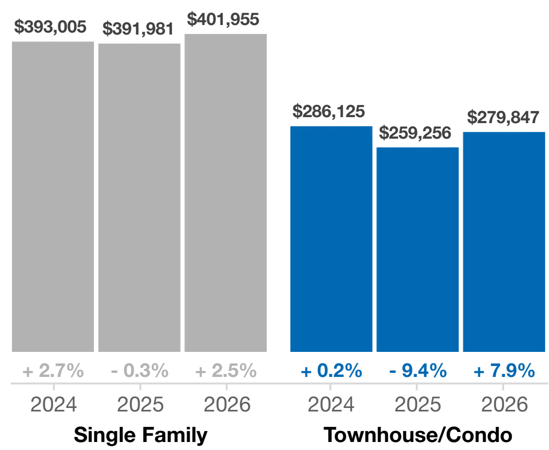
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

August



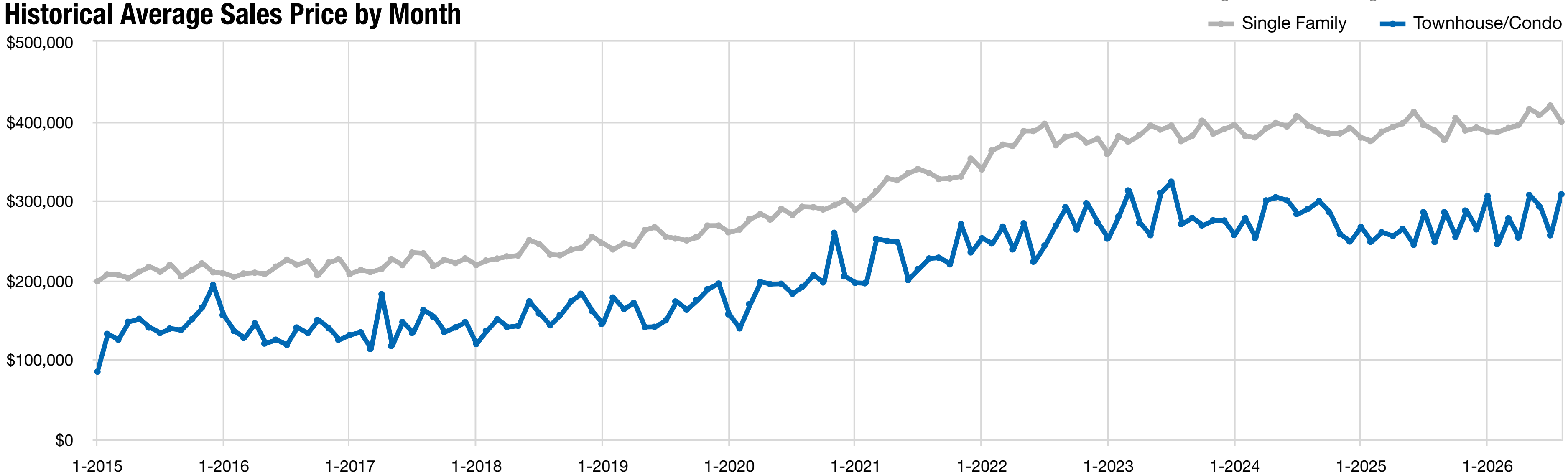
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	$376,296	- 3.1%	$285,606	- 4.6%
Oct-2025	$403,923	+ 5.1%	$254,494	- 11.1%
Nov-2025	$388,321	+ 1.0%	$287,609	+ 11.5%
Dec-2025	$391,957	+ 0.2%	$264,113	+ 6.1%
Jan-2026	$386,732	+ 1.9%	$305,962	+ 14.6%
Feb-2026	$386,310	+ 3.0%	$245,466	- 1.2%
Mar-2026	$391,484	+ 1.2%	$278,044	+ 6.8%
Apr-2026	$394,960	+ 0.6%	$253,798	- 0.7%
May-2026	$415,215	+ 4.5%	$307,219	+ 16.0%
Jun-2026	$407,866	- 0.9%	$292,940	+ 19.7%
Jul-2026	$419,694	+ 6.2%	$256,623	- 10.2%
Aug-2026	**$399,145**	**+ 2.8%**	**$308,226**	**+ 24.2%**
12-Month Avg*	$398,293	+ 2.0%	$277,836	+ 5.2%

* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

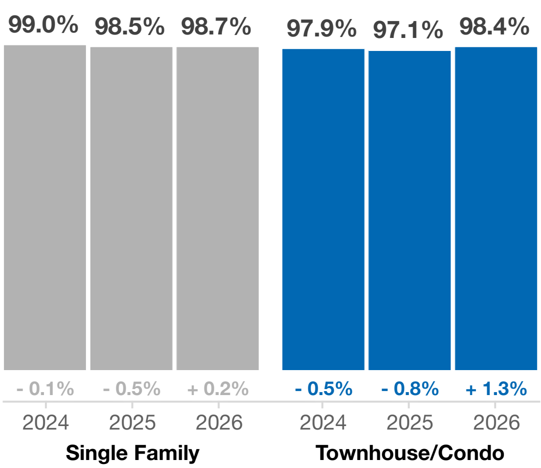
Historical Average Sales Price by Month



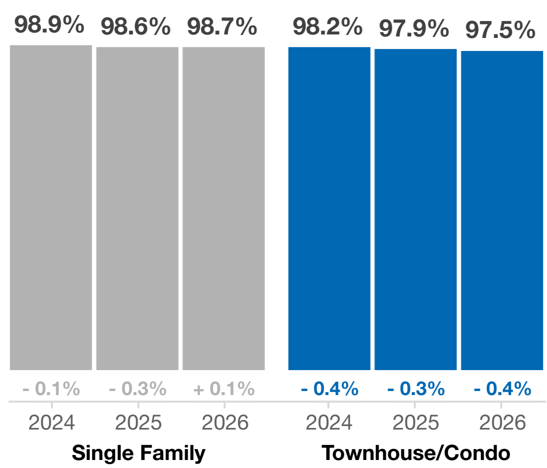
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

August



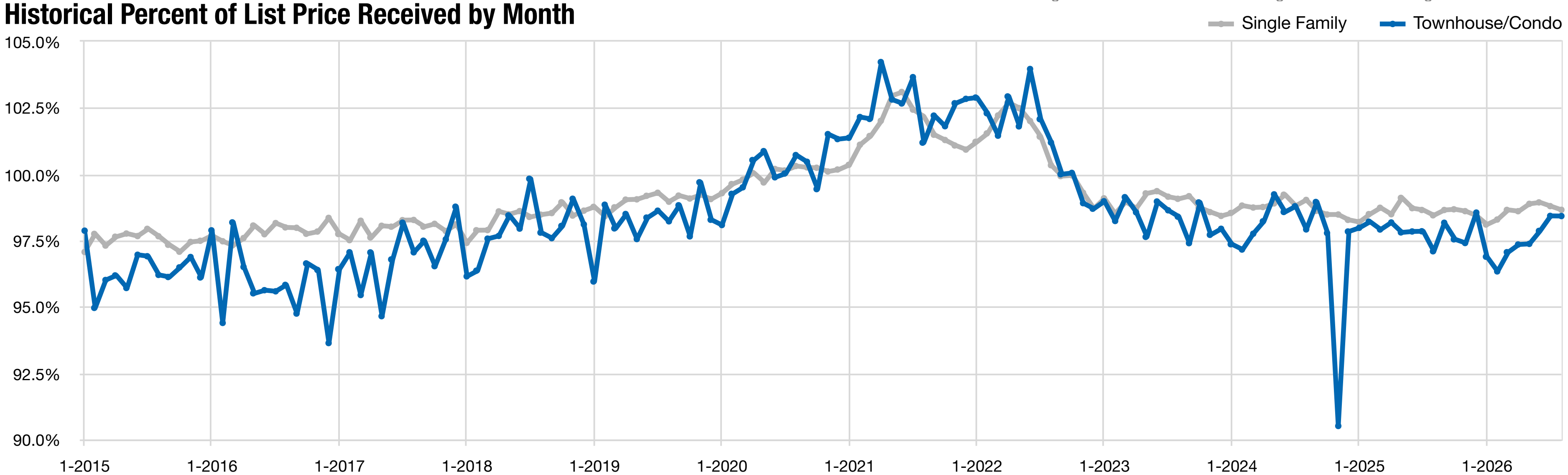
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	98.7%	+ 0.1%	98.2%	- 0.8%
Oct-2025	98.7%	+ 0.2%	97.5%	- 0.3%
Nov-2025	98.6%	+ 0.1%	97.4%	+ 7.6%
Dec-2025	98.4%	+ 0.1%	98.6%	+ 0.8%
Jan-2026	98.1%	- 0.1%	96.9%	- 1.1%
Feb-2026	98.3%	- 0.2%	96.3%	- 1.9%
Mar-2026	98.7%	0.0%	97.1%	- 0.8%
Apr-2026	98.6%	+ 0.1%	97.4%	- 0.8%
May-2026	98.9%	- 0.2%	97.4%	- 0.4%
Jun-2026	98.9%	+ 0.2%	97.9%	+ 0.1%
Jul-2026	98.8%	+ 0.1%	98.4%	+ 0.6%
Aug-2026	**98.7%**	**+ 0.2%**	**98.4%**	**+ 1.3%**
12-Month Avg*	98.6%	+ 0.1%	97.7%	+ 0.8%

* Pct. of List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

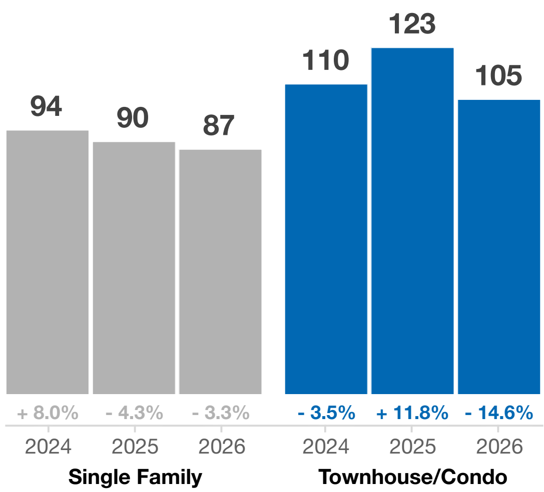
Historical Percent of List Price Received by Month



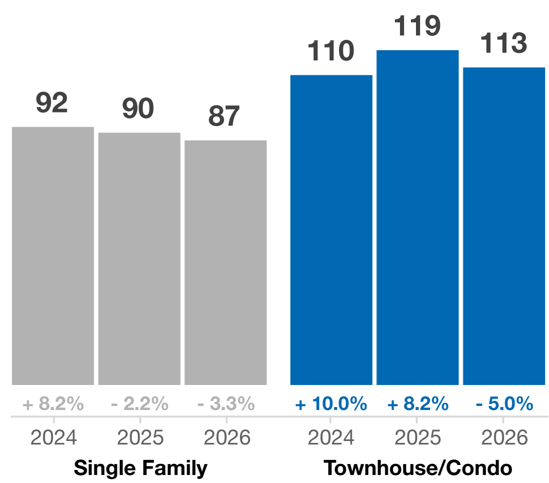
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

August

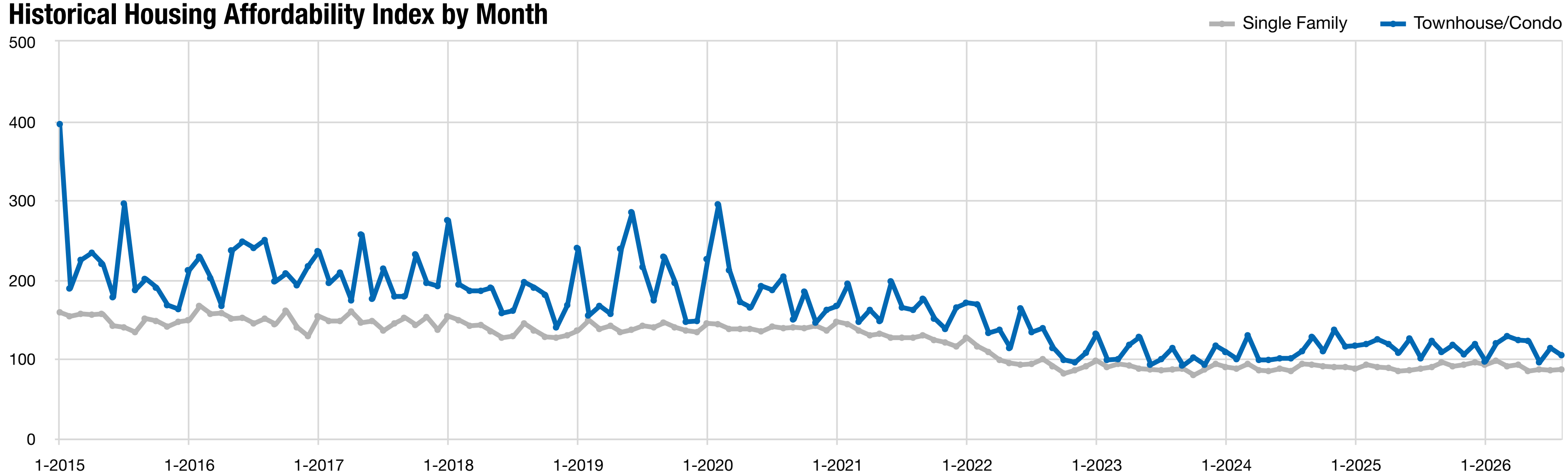


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	96	+ 3.2%	109	- 14.8%
Oct-2025	91	0.0%	118	+ 7.3%
Nov-2025	93	+ 3.3%	106	- 22.6%
Dec-2025	96	+ 6.7%	119	+ 2.6%
Jan-2026	93	+ 5.7%	97	- 17.1%
Feb-2026	98	+ 5.4%	120	+ 0.8%
Mar-2026	91	+ 1.1%	129	+ 3.2%
Apr-2026	93	+ 4.5%	124	+ 4.2%
May-2026	85	0.0%	123	+ 13.9%
Jun-2026	87	+ 1.2%	96	- 23.8%
Jul-2026	86	- 2.3%	114	+ 12.9%
Aug-2026	**87**	**- 3.3%**	**105**	**- 14.6%**
12-Month Avg	91	+ 2.2%	113	- 5.0%

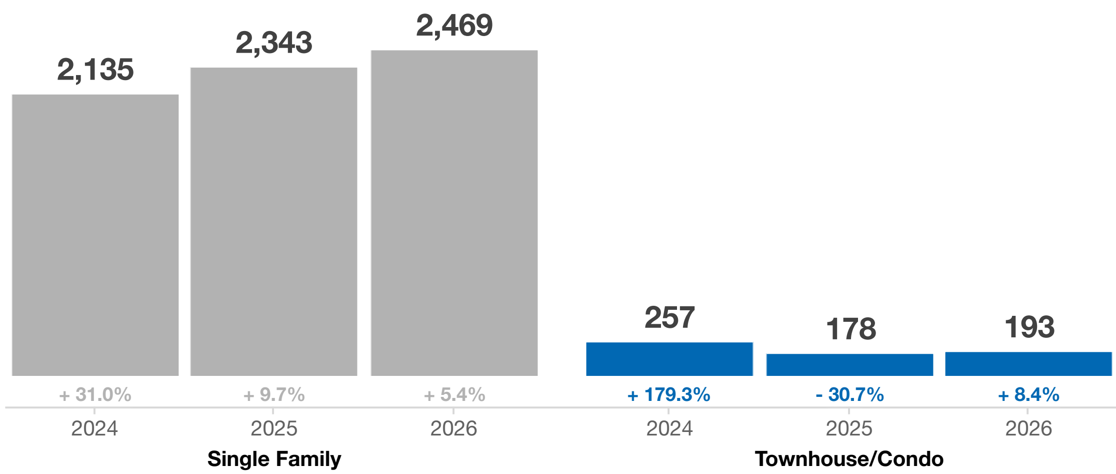
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

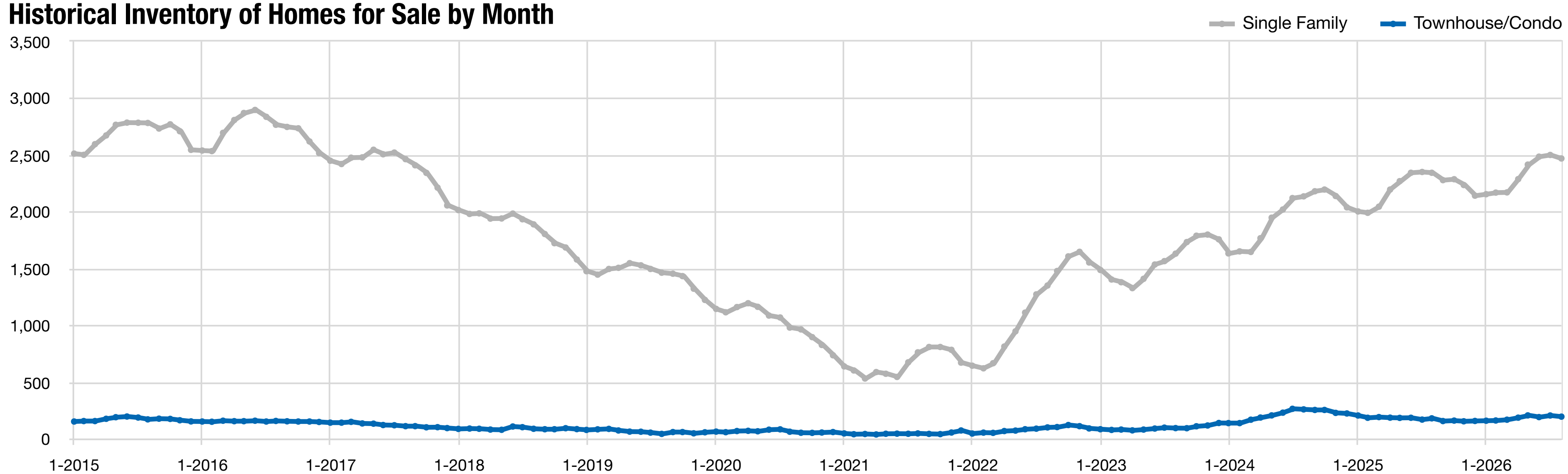
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	2,278	+ 4.5%	154	- 38.9%
Oct-2025	2,286	+ 4.1%	158	- 37.3%
Nov-2025	2,235	+ 4.5%	152	- 32.7%
Dec-2025	2,141	+ 5.1%	155	- 29.9%
Jan-2026	2,154	+ 7.6%	157	- 22.7%
Feb-2026	2,168	+ 8.9%	159	- 13.1%
Mar-2026	2,170	+ 6.2%	166	- 12.2%
Apr-2026	2,287	+ 4.2%	184	0.0%
May-2026	2,415	+ 6.4%	204	+ 12.1%
Jun-2026	2,485	+ 6.1%	189	+ 3.3%
Jul-2026	2,500	+ 6.4%	203	+ 21.6%
Aug-2026	**2,469**	**+ 5.4%**	**193**	**+ 8.4%**
12-Month Avg	2,299	+ 5.7%	173	- 14.4%

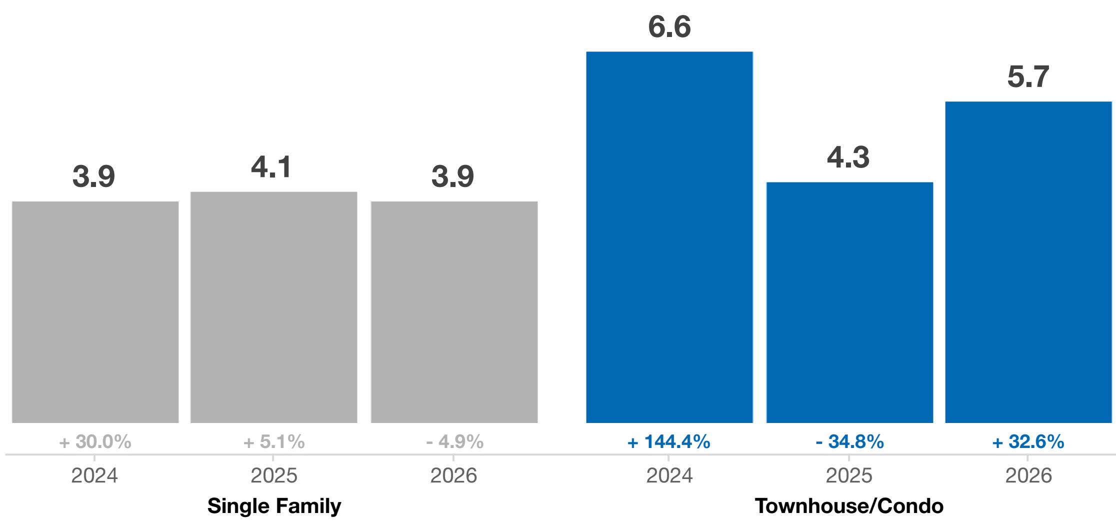
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

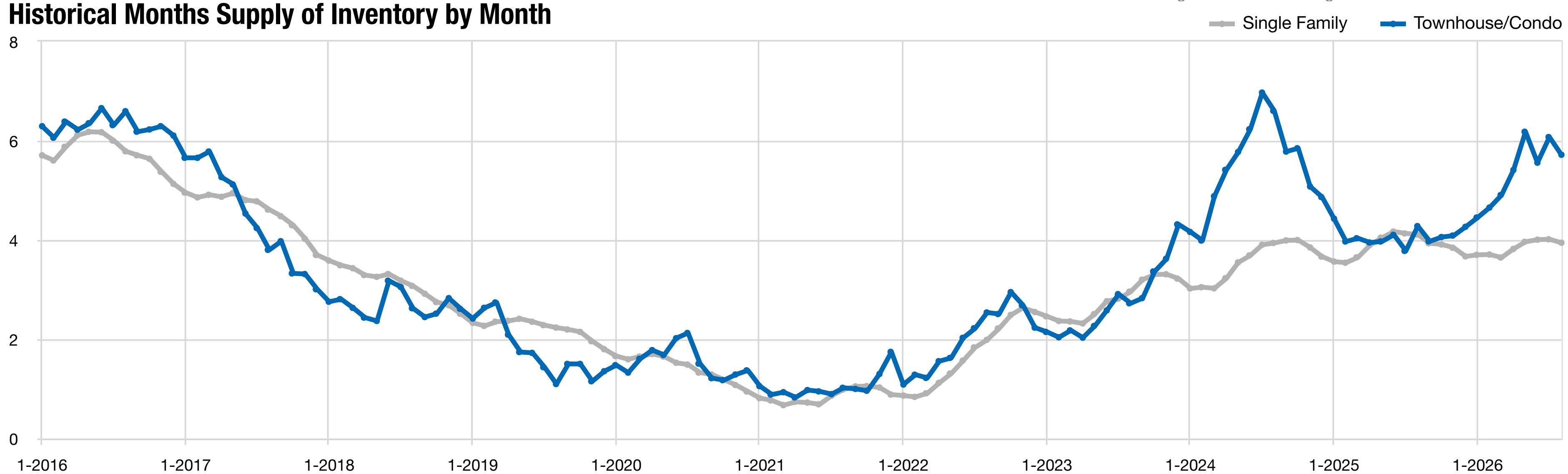
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
Sep-2025	3.9	- 2.5%	4.0	- 31.0%
Oct-2025	3.9	- 2.5%	4.1	- 29.3%
Nov-2025	3.8	- 2.6%	4.1	- 19.6%
Dec-2025	3.7	0.0%	4.3	- 12.2%
Jan-2026	3.7	+ 2.8%	4.5	+ 2.3%
Feb-2026	3.7	+ 5.7%	4.7	+ 17.5%
Mar-2026	3.6	- 2.7%	4.9	+ 22.5%
Apr-2026	3.8	- 2.6%	5.4	+ 38.5%
May-2026	4.0	0.0%	6.2	+ 55.0%
Jun-2026	4.0	- 4.8%	5.6	+ 36.6%
Jul-2026	4.0	- 2.4%	6.1	+ 60.5%
Aug-2026	**3.9**	**- 4.9%**	**5.7**	**+ 32.6%**
12-Month Avg*	3.8	- 1.0%	4.9	+ 9.7%

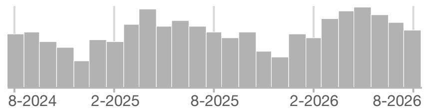
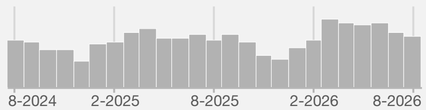
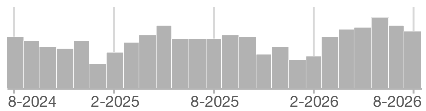
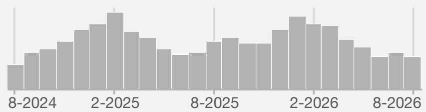
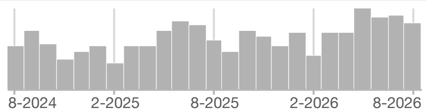
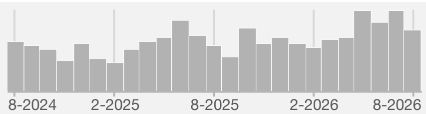
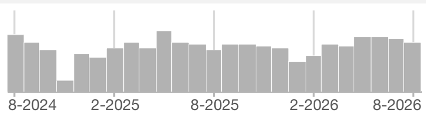
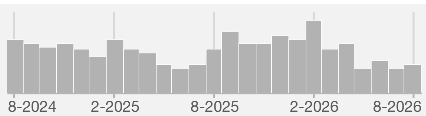
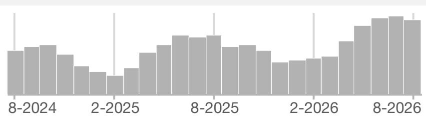
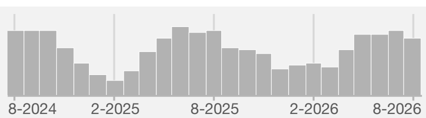
* Months Supply for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		819	**833**	+ 1.7%	6,943	**7,434**	+ 7.1%
Pending Sales		619	**661**	+ 6.8%	5,215	**5,694**	+ 9.2%
Closed Sales		646	**708**	+ 9.6%	4,936	**5,363**	+ 8.7%
Days on Market Until Sale		52	**41**	- 21.2%	53	**51**	- 3.8%
Median Sales Price		$333,000	**$345,000**	+ 3.6%	$335,000	**$342,850**	+ 2.3%
Average Sales Price		$380,772	**$395,141**	+ 3.8%	$383,535	**$396,060**	+ 3.3%
Percent of List Price Received		98.4%	**98.6%**	+ 0.2%	98.6%	**98.6%**	0.0%
Housing Affordability Index		92	**88**	- 4.3%	92	**89**	- 3.3%
Inventory of Homes for Sale		2,521	**2,662**	+ 5.6%	—	**—**	—
Months Supply of Inventory		4.1	**4.0**	- 2.4%	—	**—**	—