

3.42x Permit Gap in Huntsville's Counties — ALEX Intelligence 2026

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Madison leads Morgan by a staggering margin — ALEX Intelligence, 2026

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THE DATA

3.42x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

The disparity in new home approvals across the Huntsville metro is not a minor fluctuation—it’s a structural divergence.

This 3.42x gap between Madison and Morgan County reflects a fundamental divergence in development capacity and planning priorities. Madison County’s permit rate of 7.1 per 1,000 residents is nearly double Limestone’s and more than three times Morgan’s 2.1. Such unevenness suggests that growth is not being distributed equitably across the region, even within a single metro area.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-10-huntsville-permits-county-spread>



01

Growth Is Not Equitable

This imbalance may lead to future disparities in tax base, public service capacity, and quality of life, even within the same regional economy. Without coordinated regional planning, the growth divide risks entrenching socioeconomic divides.

02

The Market Is Polarizing

In the long term, this polarization could reshape the entire Huntsville real estate ecosystem. Investors and developers may concentrate in high-permit counties, pushing prices higher and limiting access for middle-income buyers across the metro. The implication is clear: equity in housing growth is not automatic—it must be engineered.



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