

1.41x Home Value Spread — ALEX Intelligence 2026

1.41x Home Value Gap in Huntsville

Madison vs Morgan County — ALEX Intelligence, 2026

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THE DATA

1.41x

Ratio of Highest to Lowest County Home Value in the Market (2024)

This ratio measures the divergence in residential value across the Huntsville metropolitan area's core counties.

The 1.41x disparity between Madison County's \$299,200 median and Morgan County's \$212,000 median is not a statistical outlier — it reflects structural differences in infrastructure investment, employment concentration, and access to public services. This gap is more than a price difference; it is a marker of unequal developmental trajectories within a single metro area.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-17-huntsville-within-county-home-value>



01

Value Gap Fuels Investment Inequality

The 1.41x spread means capital flows disproportionately to Madison and Limestone Counties, where new construction, renovations, and commercial development are concentrated. Morgan County, despite proximity and shared regional growth, remains underserved, limiting upward mobility for residents and constraining local tax bases. This imbalance risks entrenching long-term economic segregation within the metro.

02

Affordability Is a County-Level Illusion

To a buyer, 'Huntsville' is one market — but data shows it is five distinct economies. The perception of affordability in the broader region is misleading; while Morgan County appears more accessible, its lower value is tied to underinvestment, not sustainability. True affordability cannot be measured without acknowledging that a \$212,000 home in Morgan County is not equivalent in opportunity, services, or capital appreciation to a \$299,200 home in Madison.



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