

Hartselle Leads Alabama in Housing Vacancy Rate — ALEX Intelligence 2026

Hartselle's 9.5% Vacancy Rate Is a Market Signal

Huntsville's highest vacancy rate reveals unmet demand in adjacent zones

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THE DATA

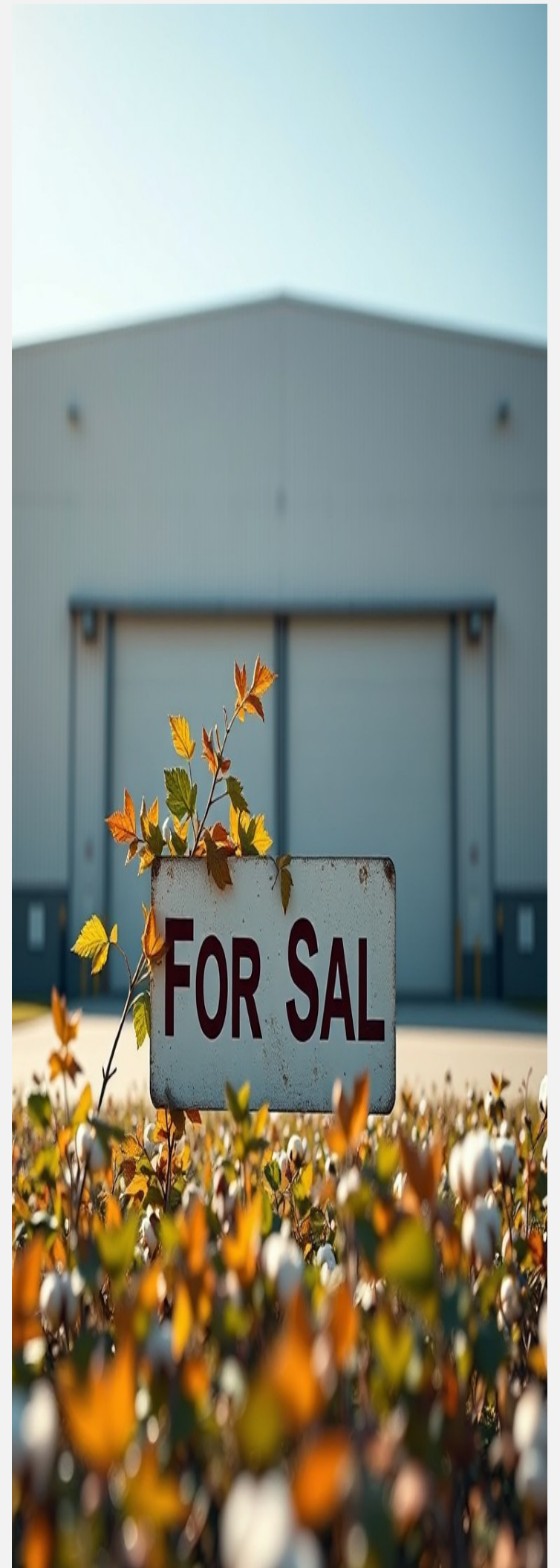
9.5%

Housing Vacancy Rate (2024)

Hartselle has the highest vacancy rate among key cities in the Huntsville metro, according to the latest ACRE data.

This figure, derived from the U.S. Census Bureau's American Community Survey 5-Year Estimates (2024), reflects unoccupied units—not distressed inventory. The high vacancy rate in Hartselle is not a sign of market failure, but a structural indicator: it points to a mismatch between where housing is built and where demand is concentrated.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-huntsville-vacancy-share-place-mkt>



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Vacancy as a Demand Signal

This data challenges the conventional assumption that high vacancy equals weak demand. Instead, it reveals a latent opportunity: to redirect investment toward infrastructure and amenities that would make these areas more attractive to professionals relocating to Huntsville's tech and defense hubs.



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The Unseen Infrastructure Gap

This imbalance suggests that the real bottleneck is not housing supply, but mobility. Future development should prioritize transit corridors, microtransit pilots, and last-mile connectivity—not just zoning changes. The fact that a summit affirmed 'public transit will work' in Huntsville (Huntsville Business Journal, 2026-09-17) indicates growing momentum for solutions that could unlock this vacant inventory.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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