

Hartselle #1 in Alabama Vacancy Rate — ALEX Intelligence 2026

Hartselle Leads Alabama in Vacancy Rate

9.5% vacancy in Hartselle — #1 in Alabama, per ALEX Intelligence 2026

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THE DATA

9.5%

Housing Vacancy Rate (2024)

Hartselle's vacancy rate is the highest in Alabama, based on the U.S. Census Bureau's 2024 American Community Survey.

This figure reflects unoccupied units, including seasonal and second homes, not distressed inventory. The high rate in Hartselle—located in Limestone County—suggests a market where ownership is more residential than investment-driven, with significant non-primary housing stock. This structural feature allows Huntsville's core market to remain tight and competitive without being undermined by excess inventory.

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>



01

Vacancy as a Market Signal

It also underscores that the region's housing market is not monolithic—different zones serve different functions. Hartselle is not a failed market; it's a specialized one.

02

Why Core Markets Stay Competitive

In effect, Hartselle functions as a de facto 'overflow' zone, absorbing non-primary housing without depressing nearby markets. This dynamic supports long-term price stability and capital appreciation in the core.



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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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