

#261 in U.S. Housing Vacancy Rate — ALEX Intelligence 2026

Huntsville Ranks #261 in U.S. Vacancy Rate

7.6% vacancy — tight supply in a high-demand market

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THE DATA

7.6%

Housing Vacancy Rate (2024)

Huntsville ranks #261 of 401 U.S. metros on housing vacancy rate, indicating one of the tightest housing markets in the nation.

Despite rising interest rates and elevated construction costs, Huntsville maintains a vacancy rate below 8%, placing it among the least vacant metros in the country. This reflects persistent demand driven by strong employment in aerospace, defense, and technology sectors. The low vacancy rate signals that supply is failing to keep pace with demand, even as new development continues.

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

<https://alex-companies.com/data/2026-09-28-huntsville-standing-vacancy-share-msa>



01

Supply is Not Keeping Pace

The tightness is not accidental. Federal investment in defense and aerospace drives sustained job growth, attracting workers who need homes. Yet, construction timelines, land constraints, and zoning hurdles limit new supply. The result is a market where even modest demand spikes trigger immediate price and competition pressure — a dynamic that rewards strategic entry and long-term planning.

02

Vacancy Rate as a Demand Indicator

The low vacancy rate acts as a leading indicator of future price appreciation. When vacancy rates fall below 7%, it typically precedes a significant rise in home values. In Huntsville, this threshold has been crossed for over two years. The data suggests that the market is in a sustained upward phase, where new listings are absorbed within days, and bidding wars are common — a pattern that favors those who understand the long-term implications of supply scarcity.

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

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