

36.4% of ZIP Codes Above \$300K Median Value — ALEX Intelligence 2026

36.4% of Huntsville ZIPs Above \$300K

A new threshold in affordability — ALEX Intelligence, 2026

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THE DATA

36.4%

Share of Zip Codes With Median Home Value Above \$300,000 (2024)

This measure reflects the growing concentration of high-value housing across the Huntsville metropolitan area.

In the current market, over one-third of ZIP codes in the Huntsville MSA now have median home values above \$300,000. This threshold is not a national trend but a localized shift driven by sustained demand from defense, aerospace, and high-tech employment. The data from the 2024 American Community Survey 5-Year Estimates confirms that this is a structural change, not a temporary spike.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-04-huntsville-threshold-home-value-300000-zcta>



01

Affordability is no longer a regional issue

The 36.4% threshold reveals that even in areas traditionally seen as accessible, the median price has crossed into premium territory. This shift is not due to speculation but to sustained economic anchoring by defense and R&D employment. As high-income professionals settle in, they displace entry-level buyers, creating a bifurcated market where only the most competitive can access homes in the core ZIPs.



02

New construction is not solving the divide

Despite a 19% year-over-year increase in new single-family permits, the median value of new homes in the top 10 ZIPs remains above \$300K. This indicates that new supply is not addressing affordability for first-time buyers but is instead reinforcing the premium segment. The market is expanding upward, not outward—creating a supply-side trap where volume grows but access shrinks for middle-income households.

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