

Huntsville's Sales Surge: 17.1% Up

July's spike reveals deeper market momentum beyond seasonality.

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THE DATA

17.1%

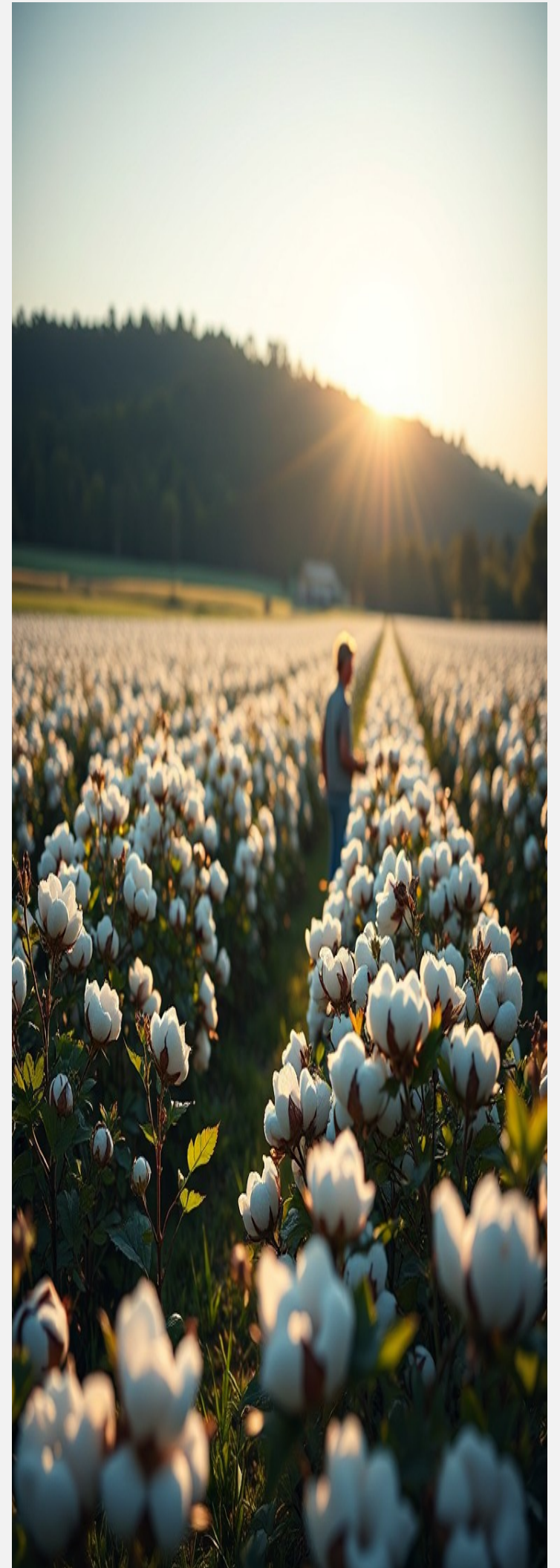
Year-over-Year Sales Growth

Huntsville-area home sales rose 17.1% in July 2026 compared to July 2025.

This surge marks the strongest year-over-year increase in the region's residential market this year, signaling sustained demand despite rising rates. The growth is not merely seasonal rebound—sales remain elevated even after the usual June dip, suggesting underlying strength in buyer confidence and affordability conditions.

Source: Alabama Center for Real Estate (ACRE) • Published August 31, 2026

https://acre.culverhouse.ua.edu/2026/08/31/huntsville-area-home-sales-up-17-1-year-over-year-in-july/?utm_source=rss&utm_medium=rss&utm_campaign=huntsville-area-home-sales-up-17-1-year-over-year-in-july&utm_source=rss&utm_medium=rss&utm_campaign=huntsville-area-home-sales-up-17-1-year-over-year-in-july



01

Buyer Demand Outpaces Supply

With inventory down 1.6% year-over-year and sales up 17.1%, Huntsville is operating in a tight supply environment. The 3.5-month supply of homes at current sales pace—down from 4.2 months in July 2025—indicates increasing scarcity. This imbalance is not temporary; it reflects a structural tightening driven by limited new construction and strong migration into the metro.





02

New Construction Is the New Engine

New homes accounted for 27.0% of all sales in July—up from prior years—indicating that new construction is now a primary driver of market activity. While new home prices were flat year-over-year, the volume suggests that buyers are prioritizing move-in readiness and customization over price. This shift reflects a maturing market where demand is no longer chasing only existing inventory, but actively seeking new options.

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