the Huntsville market — #1 of 10: Five-Vintage Change in Households Moving In

Huntsville Leads Alabama in In-Migration Growth

Source: ALEX Intelligence · Published November 14, 2026

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THE DATA

30.4%

Five-Vintage Change in Households Moving In (2023)

Huntsville's in-migration growth over five vintages is the highest in Alabama, driven by strong regional economic momentum.

This 30.4% increase in households moving into the Huntsville market between 2017–18 and 2022–23 reflects a structural shift in population dynamics. The data, drawn from IRS county-to-county migration flows, shows sustained inflows from key neighboring counties, particularly Limestone, Madison, and Morgan — all within Alabama. This is not a short-term spike but a multi-year trend rooted in long-term economic and infrastructural development.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2017-18 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-huntsville-mig-trend-in-long

01

In-Migration Is a Housing Demand Engine

Huntsville’s 30.4% five-vintage increase in incoming households is not just a demographic trend — it is a direct driver of housing demand. With new construction activity already constrained, this sustained inflow of residents is compressing supply further. The result is a market where home prices are not only rising but becoming increasingly insulated from national rate fluctuations, as new residents prioritize location over affordability. This trend is not sustainable without a significant increase in housing supply, but it confirms the market’s resilience and long-term value proposition.

02

The Real Estate Market Is Becoming a Magnet

The influx of households from within Alabama — especially from Limestone, Madison, and Morgan counties — suggests that Huntsville is becoming a regional destination for people seeking better economic and quality-of-life opportunities. This internal migration pattern, rather than being driven by national relocations, indicates that the city is successfully retaining and attracting talent from its own state. As a result, the market is less vulnerable to national downturns and more aligned with localized growth, making it a stable, long-term investment hub within Alabama.

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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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