#1 of 3: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025

Madison County leads Alabama in new home approvals

3.42x higher permit rate than Morgan County, per ALEX Intelligence

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THE DATA

3.42x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Madison County's new home approval rate is 3.42 times higher than Morgan County's across the Huntsville metro.

This disparity reflects a deepening divide in development momentum across the region. Madison County, home to Huntsville's urban core, is experiencing rapid infrastructure expansion and population growth, while Morgan County lags in housing supply response. The imbalance suggests that growth is concentrated in areas with established public investment and transit access.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-24-huntsville-permits-county-spread

01

Growth is not spreading — it’s concentrating

For investors and buyers, this means that the most dynamic housing markets are not spread evenly but are clustered around the core. The most resilient neighborhoods in Huntsville are those already benefiting from public investment and regulatory agility.

02

Permit rates reveal future affordability

This isn’t just about today’s inventory — it’s about tomorrow’s market. Buyers in Morgan County may be entering a high-growth, low-supply environment, while Madison County remains a high-output, potentially more balanced market.

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

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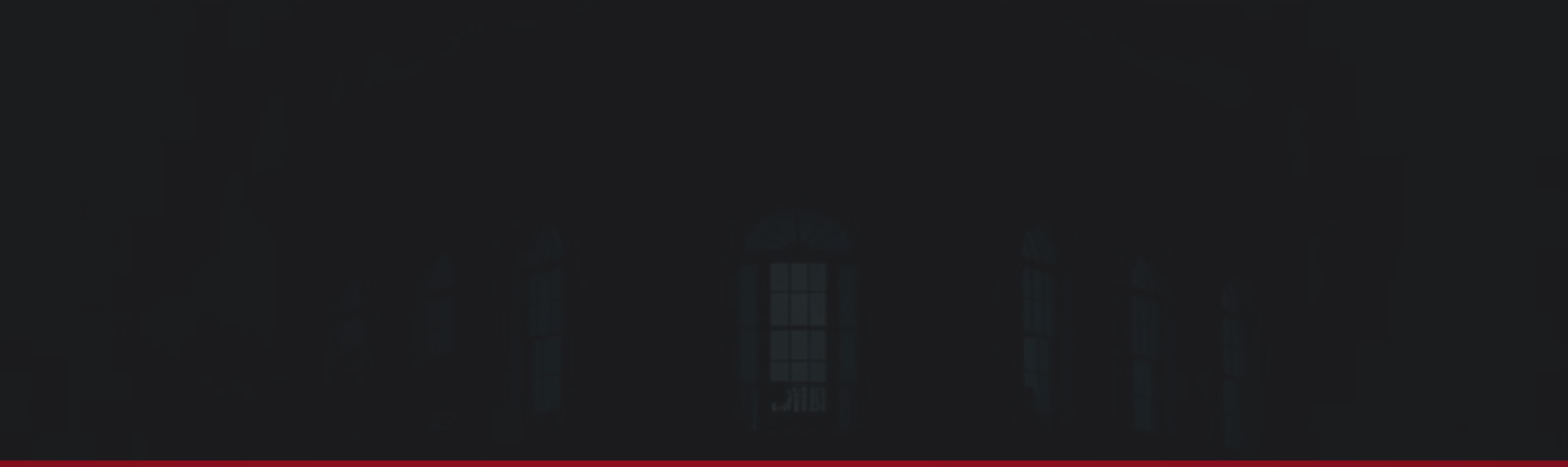

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