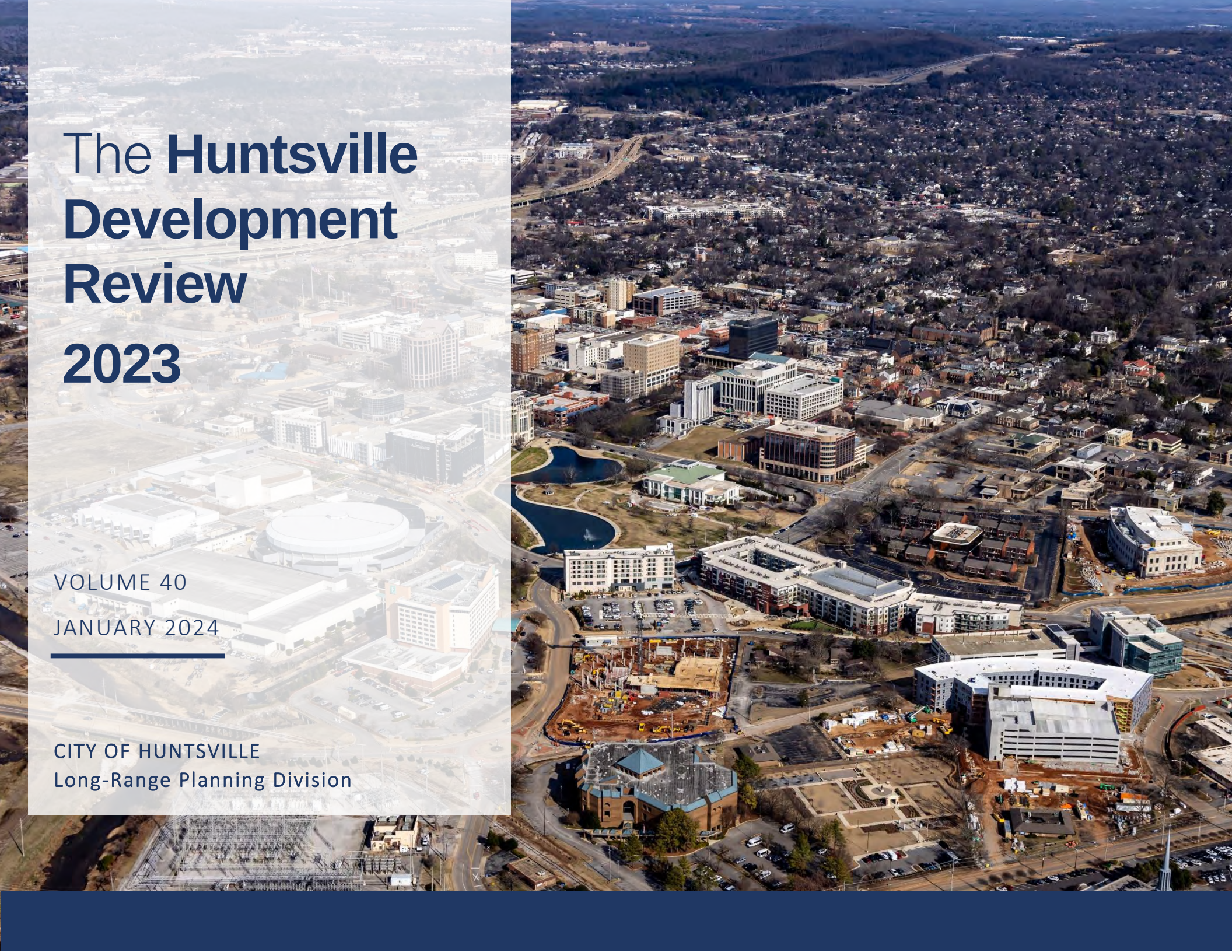




The Huntsville Development Review 2023

VOLUME 40
JANUARY 2024

CITY OF HUNTSVILLE
Long-Range Planning Division

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About

The Huntsville Development Review is a compilation of construction and real estate data published annually by the City of Huntsville’s Long-Range Planning Division. Data for this report is obtained from city records and ValleyMLS.

Questions or comments about the *Review*?

Email the editor at james.vandiver@huntsvilleal.gov.

On the Cover

Downtown Huntsville. *Photo credit: Marty Sellers, GTEC*

Disclaimer

The editor and contributing staff members of the Long-Range Planning, Planning Services, Community Development and Geographic Information Systems (GIS) divisions have worked hard to ensure the accuracy of the data within this document. However, no guarantee of accuracy can be made with regard to such data. The City of Huntsville and any employee, individual, organization, or agency which has contributed toward the substance or format of this document shall not be held liable for any damage or loss resulting from the use of or reliance on any information contained within this document.

The Huntsville Development Review

2023 Annual Edition

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Long-Range Planning Division*

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City Limits as of 12/31/2023

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City Limits as of 12/31/2023

Residential

BUILDING PERMITS

There were 4,415 residential dwellings issued building permits in the City of Huntsville in 2023, a decrease of 25.5 percent over 2022's total of 5,926.

- The number of multi-family units issued building permits decreased by 34 percent over 2022.
- The number of single-family homes permitted increased by 15.5 percent over 2022.
- No condominium units have been permitted in the City of Huntsville since 2019.
- The census tract with the largest total number of units permitted was 112.01 (Lake Forest).
- The total contract amount of residential projects permitted in Huntsville in 2023 was \$555,741,406, down 27 percent from 2022.

TABLE R-1 | TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (NEW CONSTRUCTION), BY NUMBER OF UNITS PERMITTED

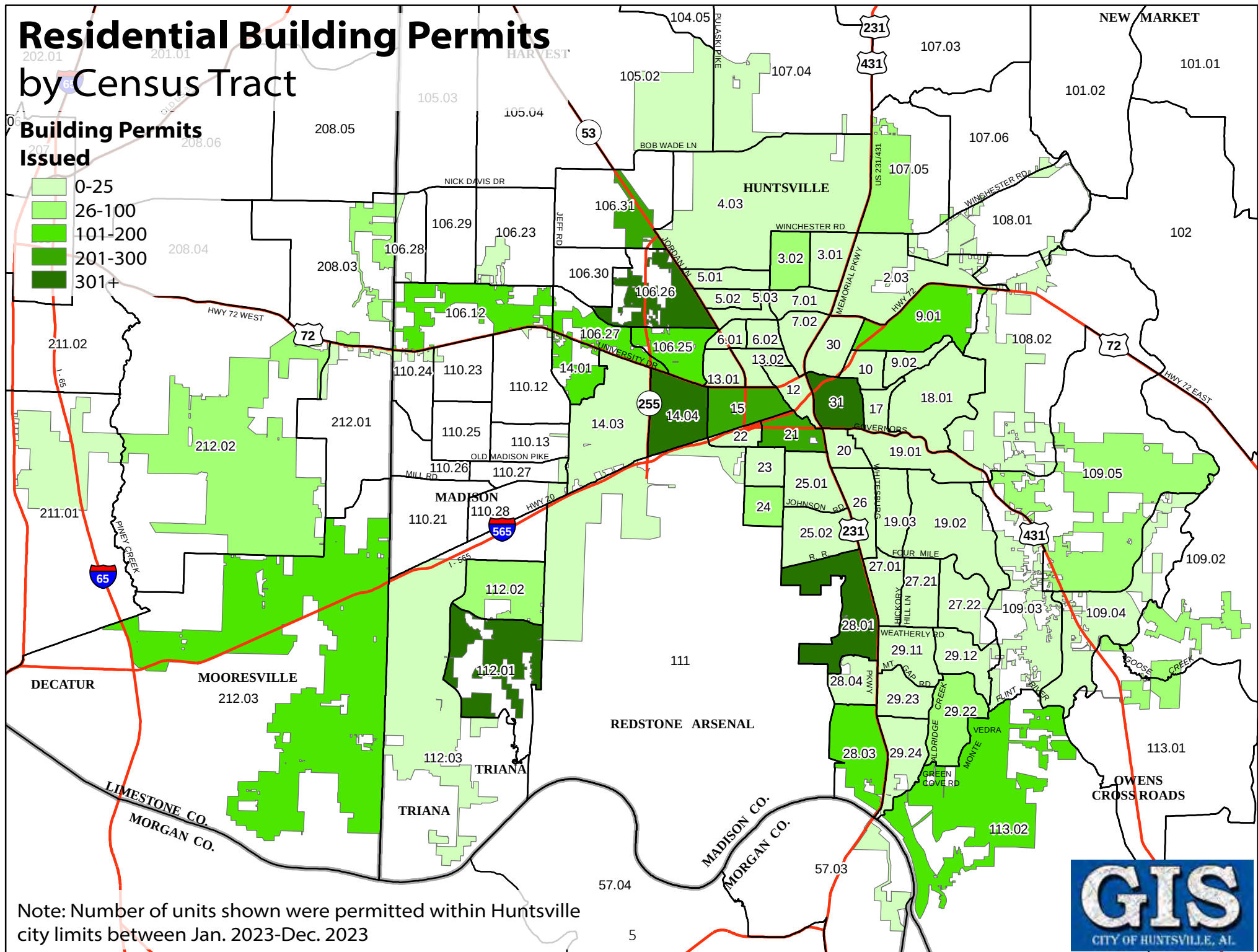
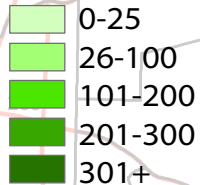
Census Tract (2020)	Areas Included	# of Units Permitted
112.01	Lake Forest	423
28.01	Haysland	369
106.26	Plummer	367
14.04	Research Park East	342
31	Downtown	337
TOTAL	CITYWIDE	4,415

TABLE R-2 | RESIDENTIAL BUILDING PERMITS, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	951	\$42,760,921
Single Family, Attached (Townhomes)	228	\$48,768,341
Multi-Family, Apartment	3,236	\$464,212,143

Residential Building Permits by Census Tract

Building Permits Issued



CERTIFICATES OF OCCUPANCY

A total of 4,693 residential units were issued certificates of occupancy in 2023, an increase of 26.2 percent over 2022's total of 3,719.

- The top census tract for residential CO's, by the number of units, was 106.12 (72 West).
- The number of single-family units granted CO's increased by 5.8 percent between 2022 and 2023.
- Apartment units granted CO's increased by 35.6 percent year-over-year.
- The total contract amount of residential units granted CO's increased by 8.1 percent between 2022 and 2023.
- More housing units were granted Certificates of Occupancy in 2023 than any other year since the Development Review began keeping records in 1983.

TABLE R-3 | TOP CENSUS TRACTS- RESIDENTIAL CERTIFICATES OF OCCUPANCY (NEW CONSTRUCTION), BY NUMBER OF UNITS

Census Tract (2020)	Areas Included	# of Units Permitted
106.12	72 West	828
14.04	Research Park East	547
14.03	Research Park West	435
21	Lowe Mill	382
106.25	Oakwood University	370
TOTAL	CITYWIDE	4,693

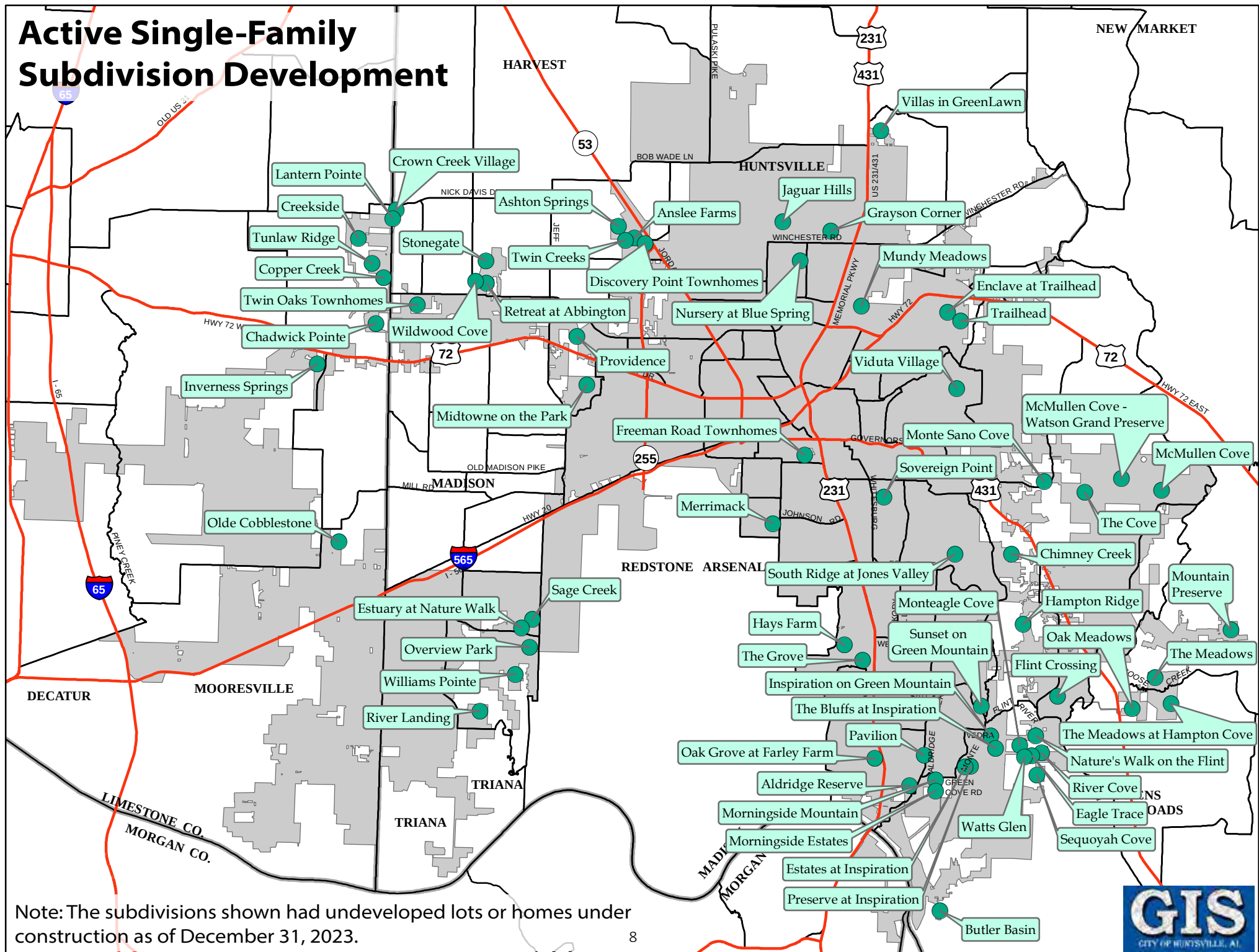
TABLE R-4 | RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,067	\$49,154,448
Single Family, Attached (Townhomes)	175	\$31,341,429
Multi-Family, Apartment	3,451	\$333,897,085

0-25
26-100
101-200
201-400
401+



Active Single-Family Subdivision Development



Note: The subdivisions shown had undeveloped lots or homes under construction as of December 31, 2023.

ADDITIONS AND ALTERATIONS

Residents who live in the City of Huntsville must purchase a building permit when they are adding to or making improvements to their existing single-family structure.

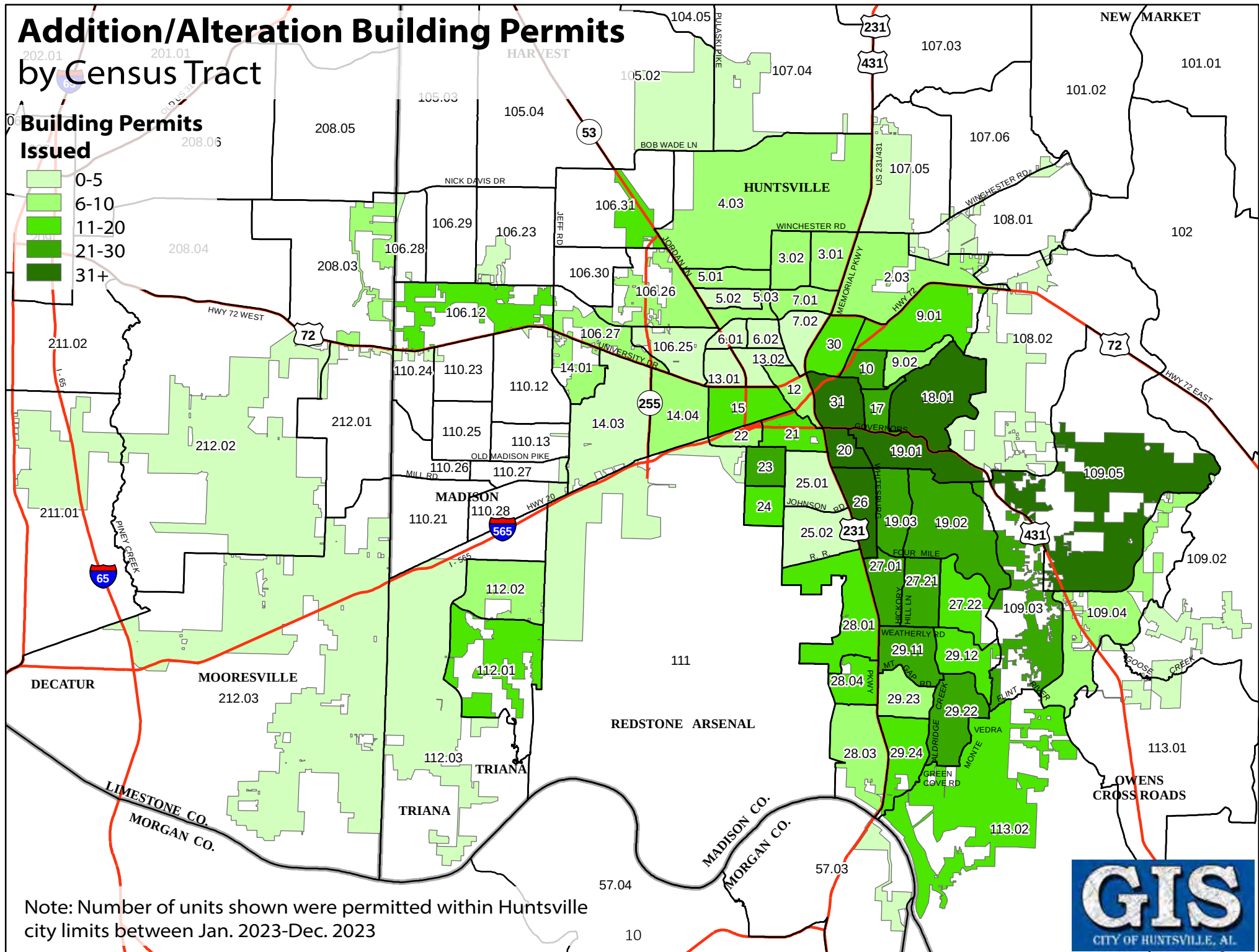
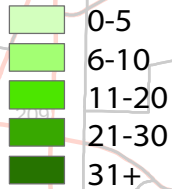
- There were 887 building permits issued for single-family residential additions and alterations in 2023, compared to 1,027 permits in 2022.
 - Census tract 18.01 (Monte Sano) had the most permits issued.
 - Neighborhoods that saw an increase in renovation permits between 2022-2023 include Lincoln Park; Challenger; and 53 North.

TABLE R-5 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL BUILDING PERMITS (ADDITIONS AND ALTERATIONS)

Census Tract (2020)	Areas Included	Addition Permits	Alteration Permits	Total Permits
18.01	Monte Sano	27	24	51
19.01	Governors East	13	21	34
109.05	Hampton Cove	19	14	33
20	Mayfair Park	12	19	32
26	Piedmont	14	18	
31	Downtown	14	17	31
TOTAL	CITYWIDE	402	485	887

Addition/Alteration Building Permits by Census Tract

Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2023-Dec. 2023

MULTI-FAMILY DEVELOPMENT

Huntsville's historic boom in multi-family construction continued in 2023. Below is a list of multi-family projects under construction at the end of 2023. This list includes 12 Single-Family Rental (SFR) developments (in bold).

- **Units Approved:** Number of units approved by the City of Huntsville Planning Commission
- **Units Permitted:** Number of units granted building permits
- **Units Built:** Number of units granted certificates of occupancy

TABLE R-6 | **MULTI-FAMILY/SFR DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2023)**

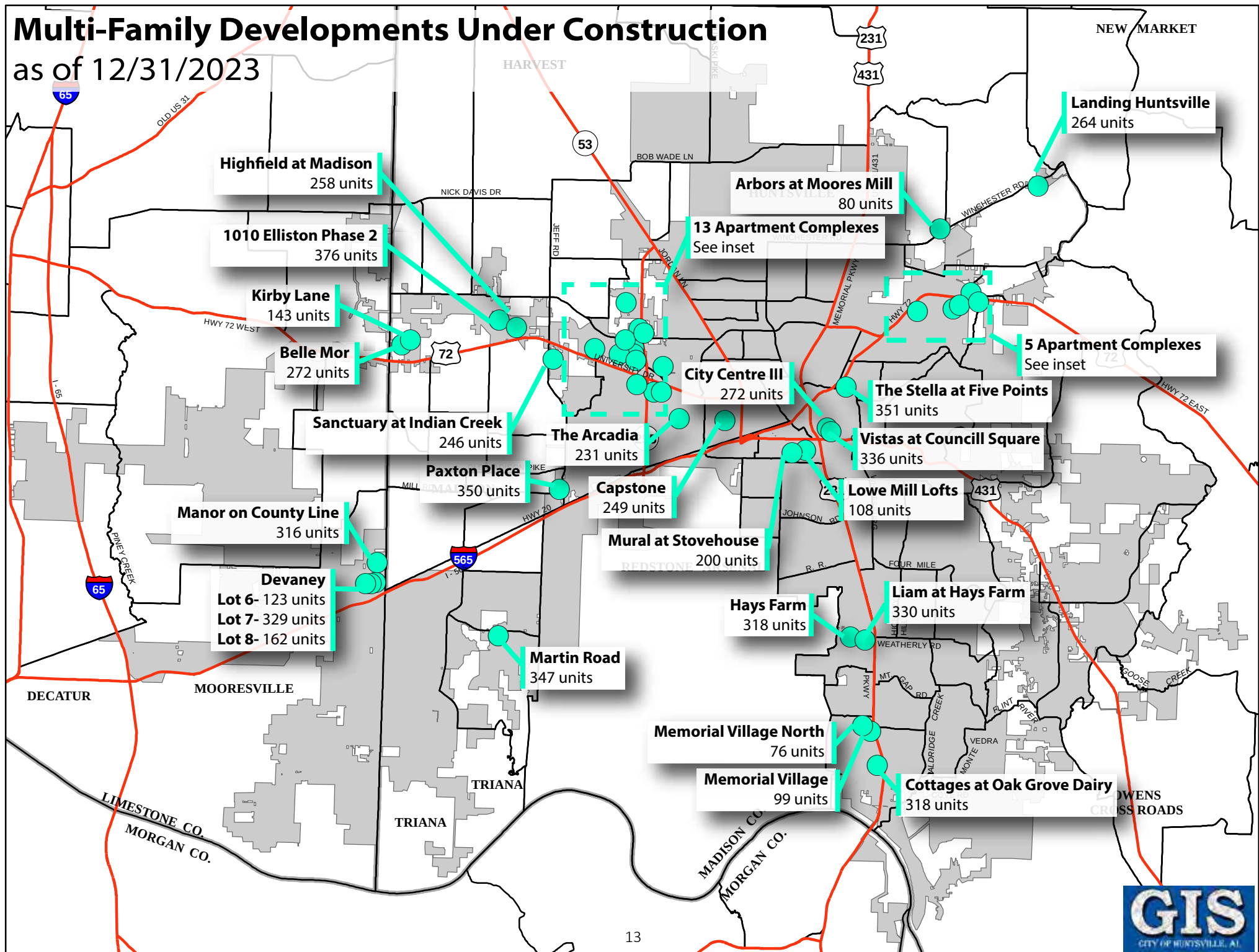
Apartment Name	Tract	Units Approved	Units Permitted	Units Built
1010 Elliston Phase 2	106.12	376	52	0
2020 at Providence	106.27	360	360	0
Anthem House	14.04	330	330	0
Arbors at Moores Mill	107.05	80	80	0
Belle Mor	106.12	272	272	256
Boardwalk at Research Park	106.26	448	293	0
Bonaventure/Martin Road	112.01	347	347	0
Capstone UAH Student Housing	15	249	249	0
Chase Creek	9.01	372	372	120
City Centre III	31	272	272	0
Cottages at Oak Grove Dairy	28.03	318	251	150
Cottages of Huntsville Phase 1	106.25	32	32	0
Cottages of Huntsville Phase 2	106.25	244	239	41
Dean at Chase Creek	2.03	336	336	0
Devaney Lot 6	212.03	123	33	0
Devaney Lot 7	212.03	329	329	0
Devaney Lot 8	212.03	162	162	34
Dry Creek Apartments Phase 2	106.27	223	223	105
The Stella at Five Points	10	351	351	0

TABLE R-6 (CONTINUED)

Apartment Name	Tract	Units Approved	Units Permitted	Units Built
Hamlet at Mid City	106.25	231	231	13
Hays Farm	28.01	318	318	0
Highfield at Madison	106.12	258	258	144
Kirby Lane	106.12	143	40	0
Kitt Lane	14.03	301	301	272
Landing Huntsville	108.01	264	264	0
Liam at Hays Farm	28.01	330	330	0
Lowe Mill Lofts	21	108	108	0
Manor on County Line	212.03	316	316	0
Memorial Village	28.03	99	99	32
Memorial Village North	28.03	76	76	0
Mural at Stovehouse	21	200	200	0
Old Monrovia	106.27	198	198	48
Old Monrovia at Old Dry Creek	106.27	96	96	0
Paxton Place	110.27	350	350	0
Ramston	106.26	190	190	0
Rockwell	106.26	177	177	0
Sanctuary at Indian Creek	14.01	246	194	0
Terraces at High Mountain	9.01	198	198	0
The Arcadia	14.04	231	231	0
The View at Chase Creek	9.01	228	228	204
Villages of Chase Creek	9.01	324	324	108
Vistas at Councill Square	31	336	336	0
Wellory Living	14.04	342	342	0
TOTAL		10,784	9,988	1,527

Multi-Family Developments Under Construction

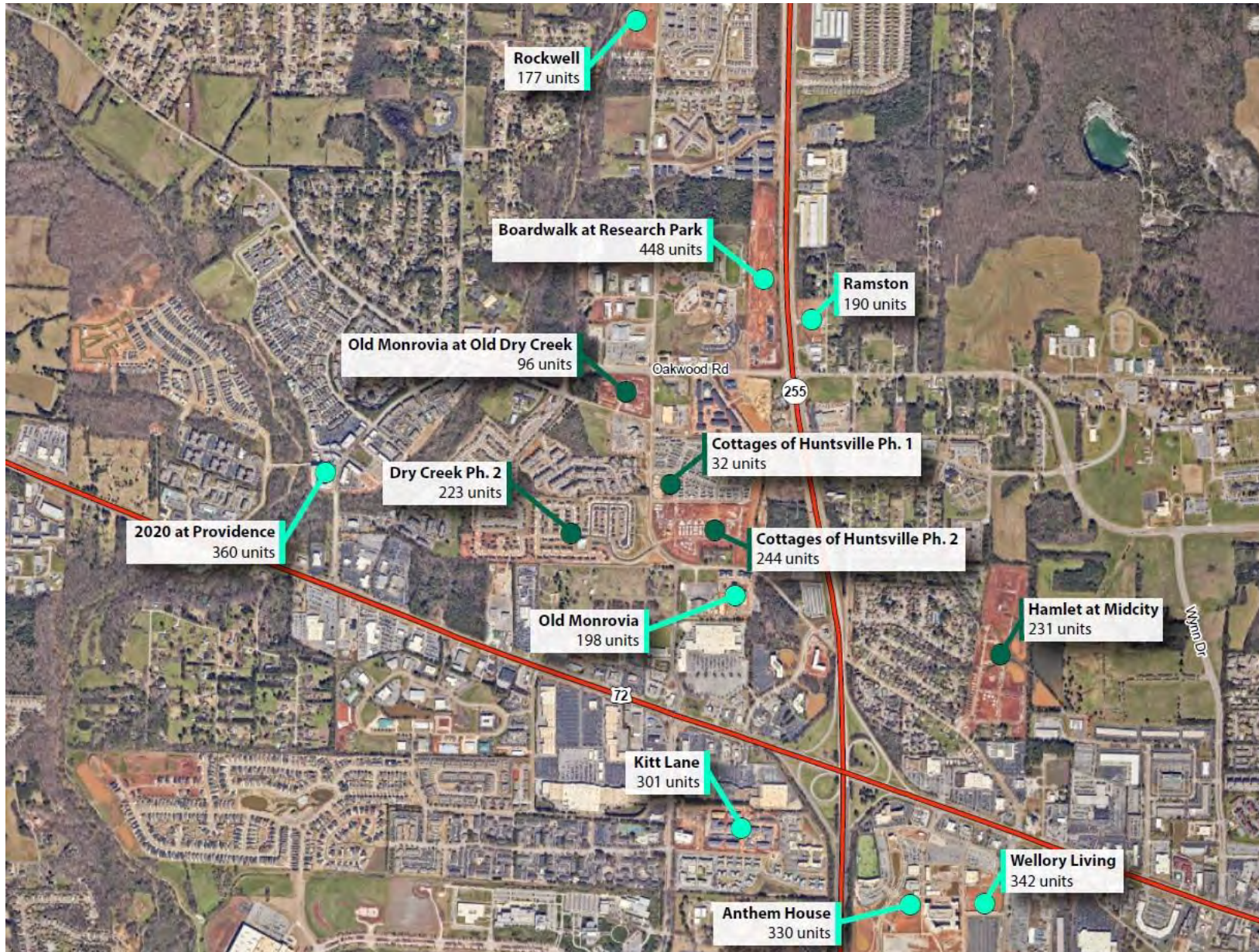
as of 12/31/2023



MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2023)- 72 EAST AREA INSET



MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2023)- WEST AREA INSET



Subdivisions

HIGHLIGHTS

Between 2022 and 2023, the total number of single family subdivision lots approved decreased by 23.4 percent, but remained above average (see Graph S-1). Multi-family unit approvals decreased by 53 percent year-over-year.

- The largest single-family residential subdivision granted final approval in 2023 was Creekside Phase 2, a 125-lot subdivision in East Limestone County.
- The largest multi-family project given boundary plat approval was the 701-unit Bonaventure apartments, located on Martin Rd. near Lake Forest.

Note: Only final approval for new subdivisions and boundary plat approval for multi-family projects are included in these tables.

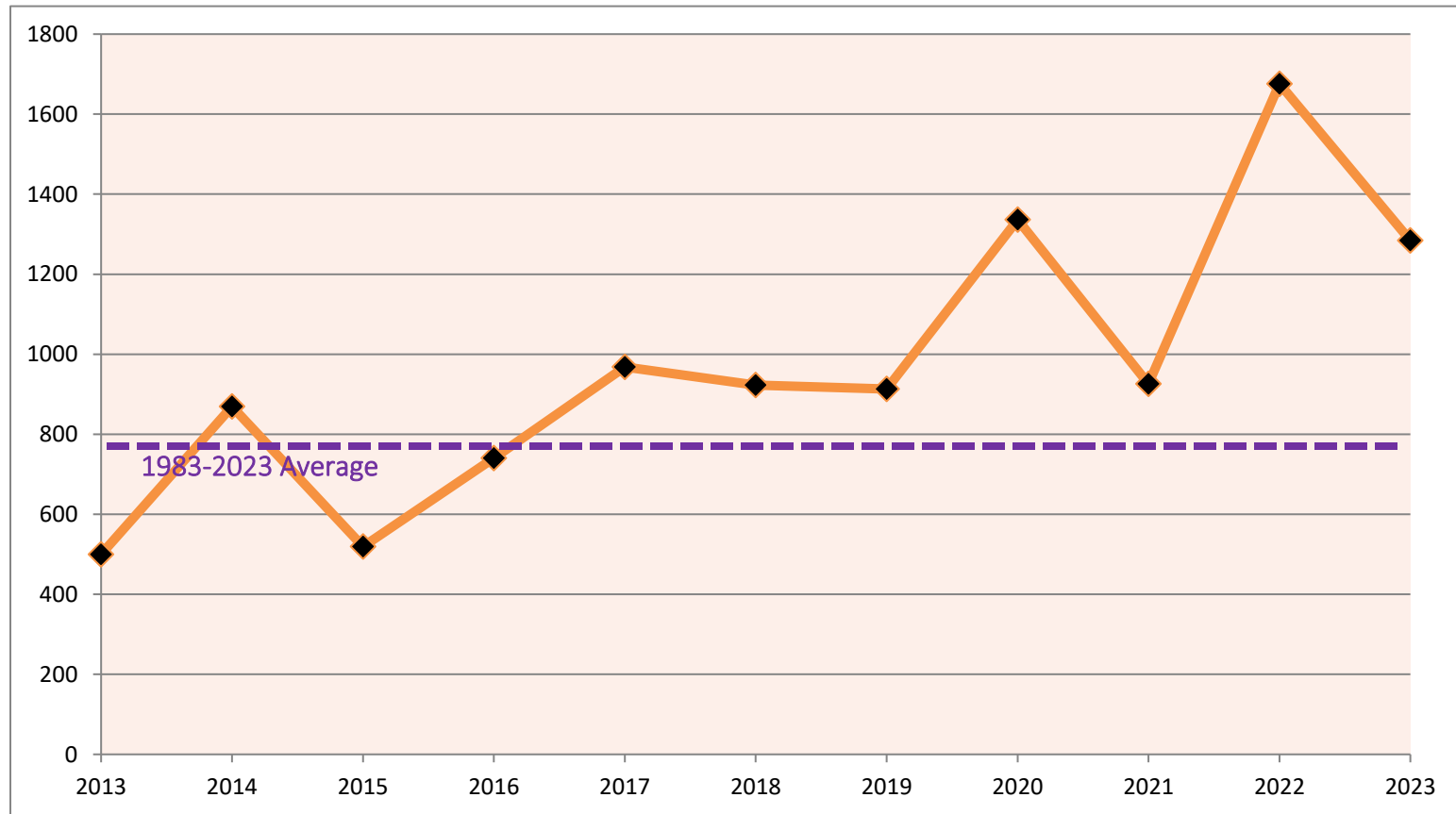
TABLE S-1 | SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE

Subdivision Type	Number of Lots/Units Approved	Largest Project(s), by # of Lots/Units
<i>Commercial</i>	69	Mid-City
<i>Single-Family</i>	1,284	Creekside Ph. 2
<i>Multi-Family</i>	1,395	Bonaventure
<i>Public/Other</i>	3	HCS Central Office
TOTAL	2,751	

TABLE S-2 | TOP CENSUS TRACTS- NUMBER OF MAJOR SUBDIVISION LOTS/UNITS APPROVED

Census Tract (2020)	Areas Included	# of Lots/Units Approved
112.01	Lake Forest	893
106.12	72 West	360
208.03	East Limestone	272
212.03	Greenbrier	205
109.02	Cherrytree/Berkley	161

GRAPH S-1 | SINGLE-FAMILY LOTS APPROVED BY YEAR, 2013-2023

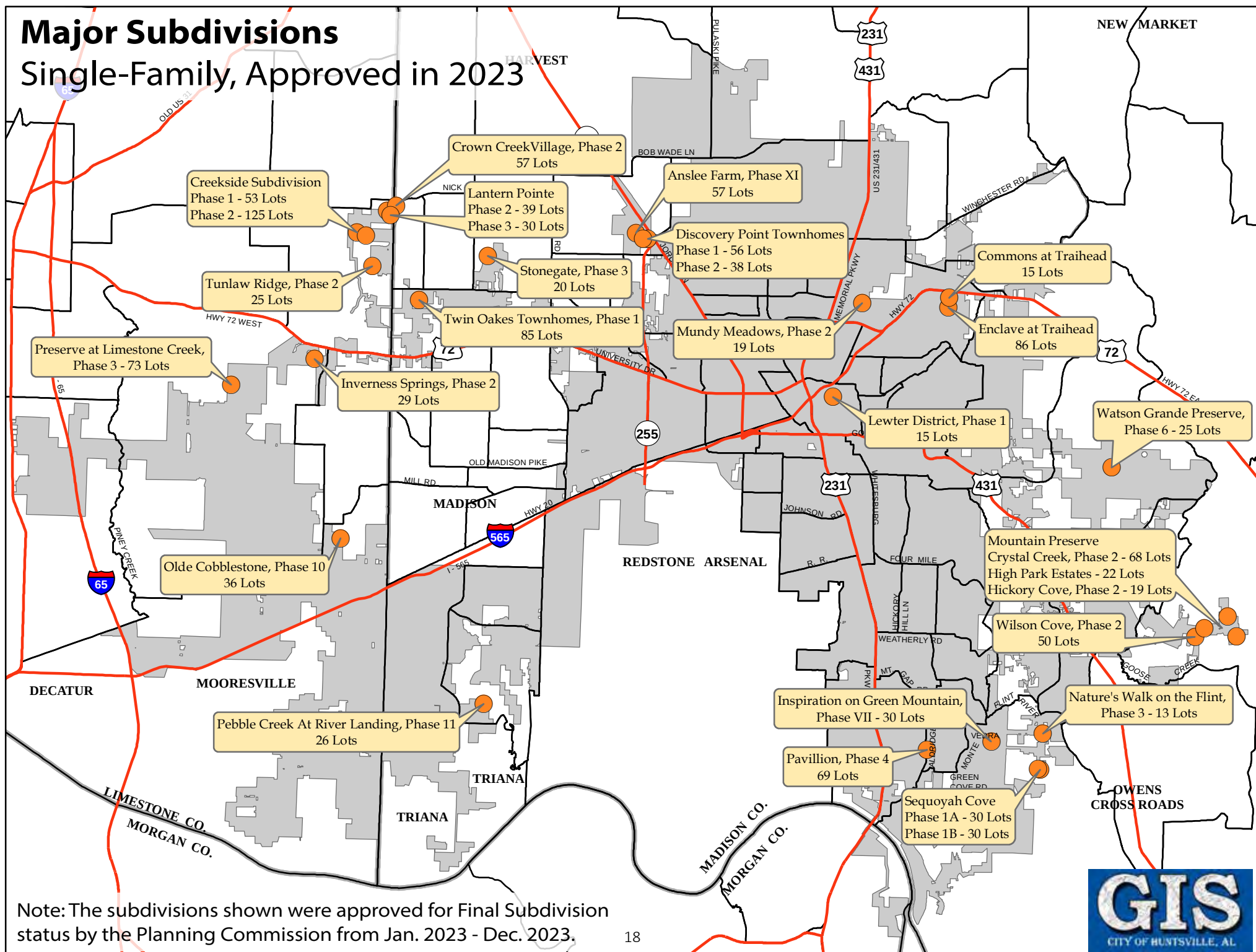


The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 784 single-family residential lots per year have been approved by the Planning Commission.

- Single-family lot approvals hit an all-time high of 2,671 in 2007, and a low of 146 lots in 2002.
- 1,284 single-family lots were approved in 2023, the seventh year in a row with above-average lot approvals.

Major Subdivisions

Single-Family, Approved in 2023



Note: The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2023 - Dec. 2023.

Real Estate

HIGHLIGHTS

According to ValleyMLS, there were 3,044 single-family residential units sold within Huntsville city limits in 2023, a 15.7 percent decrease from 2022's total of 3,612.

- 192 homes were sold in Census Tract 112.01 (Lake Forest), more than any other tract in the city.

The average sale price for a single-family residence was \$392,725, a 3.8 percent increase from 2022's average of \$378,184.

- Downtown, Providence and the City's East Central census tracts had the highest average sales prices in 2023.
- Citywide, the average sales price for new construction homes in 2023 was \$487,782; for resale homes, it was \$362,683.

TABLE RE-1 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL UNITS SOLD

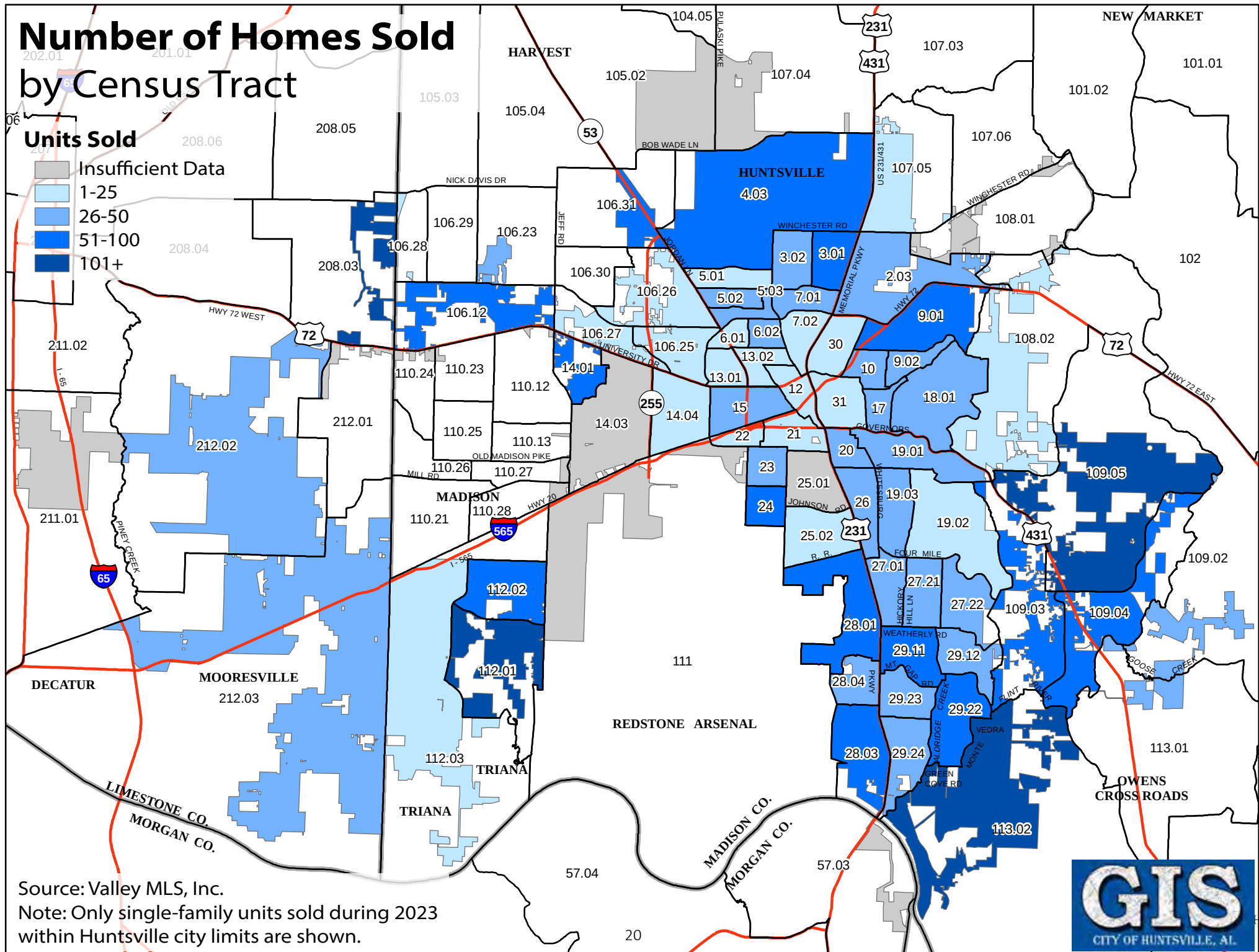
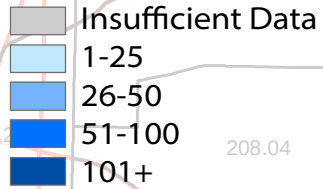
Tract	Area(s) Included	Number of Units
112.01	Lake Forest	192
109.05	Hampton Cove	167
113.02	Green Mountain	160
208.03	East Limestone	111
9.01	Chapman	95
TOTAL	CITYWIDE	3,044

TABLE RE-2 | TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE-FAMILY HOUSING)

Tract	Area(s) Included	Average Price
19.02	The Ledges	\$1,103,429
31	Downtown	\$785,603
109.05	Hampton Cove	\$744,202
106.27	Providence	\$741,330
19.01	Governors East	\$629,383
AVERAGE	CITYWIDE	\$392,725

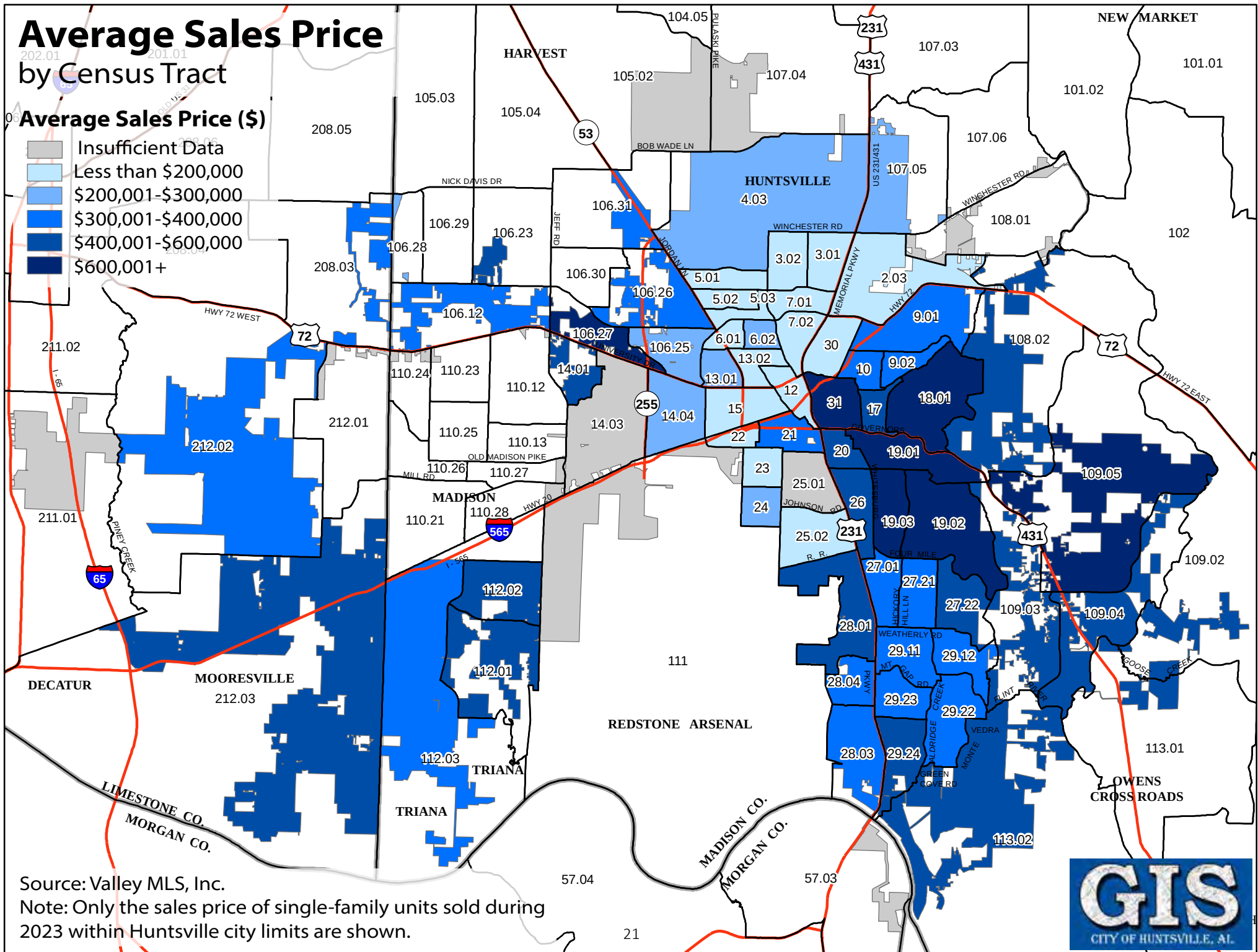
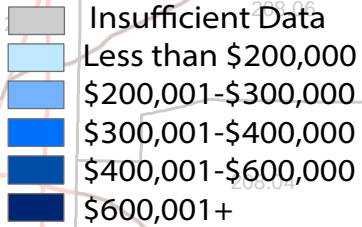
Number of Homes Sold by Census Tract

Units Sold



by Census Tract

Average Sales Price (\$)

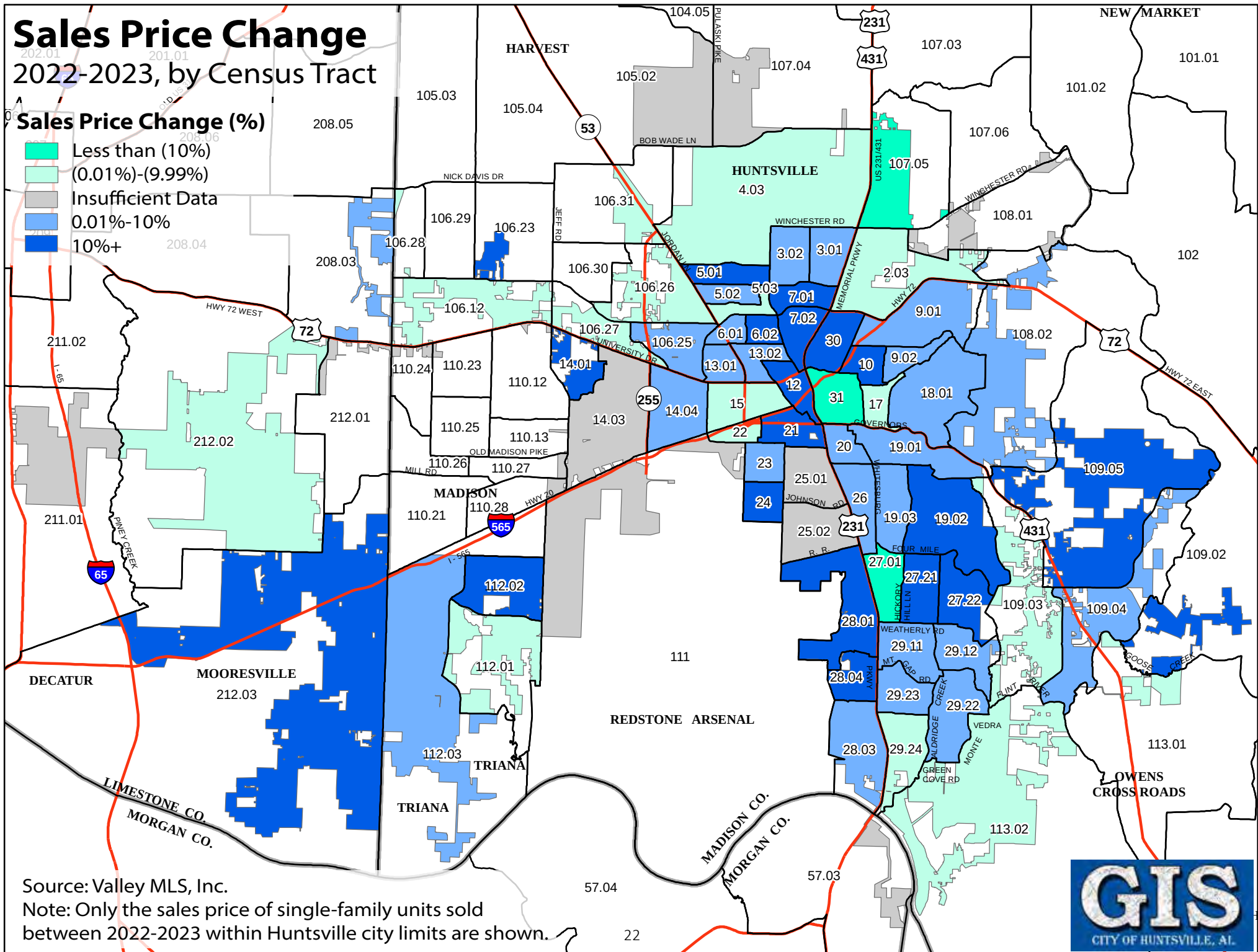


Source: Valley MLS, Inc.

Note: Only the sales price of single-family units sold during 2023 within Huntsville city limits are shown.

GIS
CITY OF HUNTSVILLE, AL.

Sales Price Change (%)



Note: Only the sales price of single-family units sold between 2022-2023 within Huntsville city limits are shown.

GIS

CITY OF HUNTSVILLE, AL

The average sales price increased from 2022 to 2023 in 45 of 66 census tracts where homes were sold in the City both years.

- The neighborhoods with the largest price increases year-over-year included 14.01 (Creekwood Park); 28.01 (Chaffee); and 109.05 (Hampton Cove).
- Neighborhoods with price decreases included Downtown (31); Countess (107.05); and Bel Air (27.01).
- Between 2019 and 2023, prices have increased in all but one census tract.

The average price per square foot for a single-family home was \$166.08, a 3.8 percent increase from 2022's \$160.03.

- Providence and neighborhoods near the city center had the highest prices per square foot in 2023.

The average days on market for homes sold in 2023 was 31, up from 14 in 2022.

- The census tract with the fewest average days on market was 108.02 (Dug Hill) at 6 days.
- The census tracts with the most average days on market were 212.02 (Greenbrier) and 19.02 (The Ledges), with 93 and 67 days respectively.

TABLE RE-3 | TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE-FAMILY HOUSING)

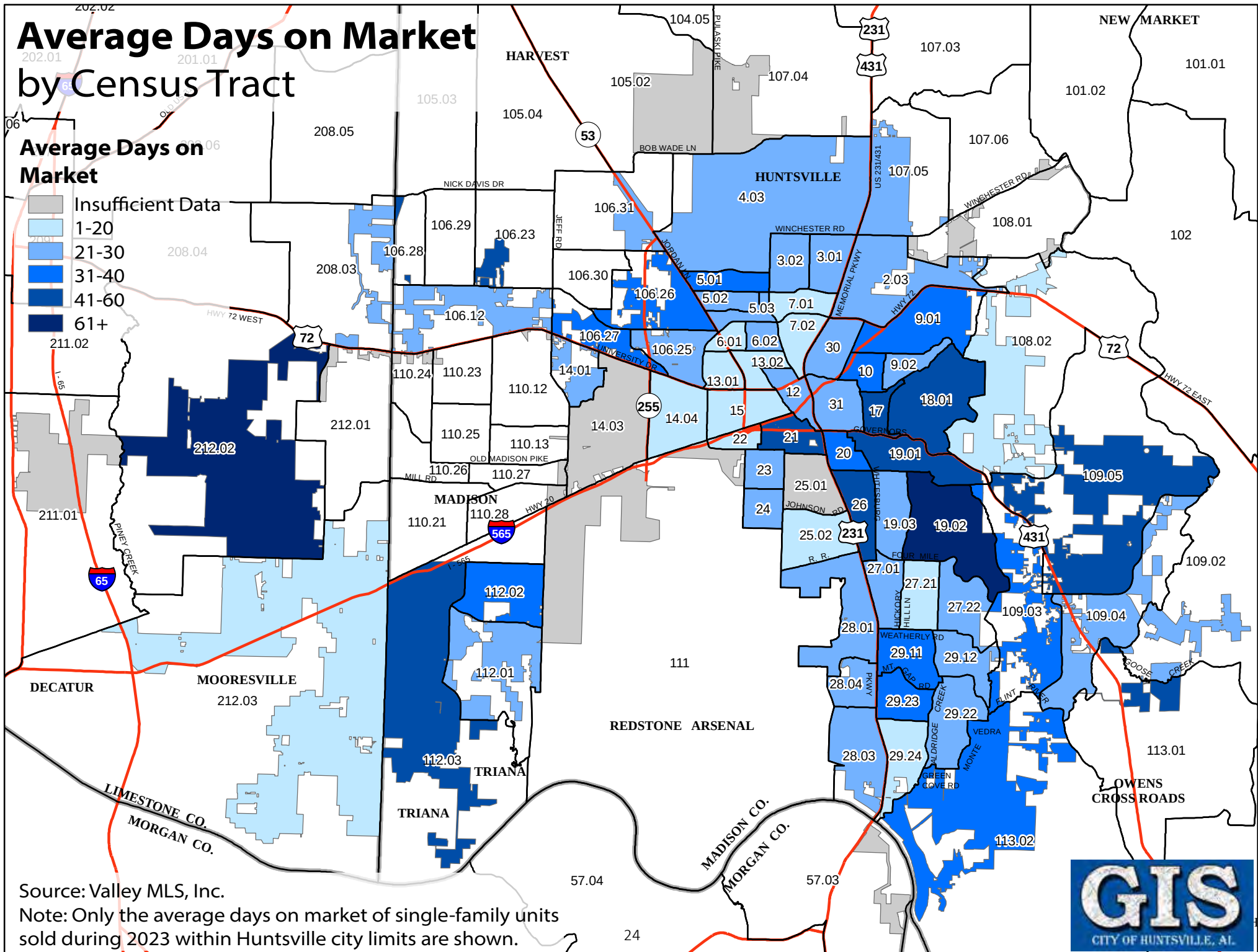
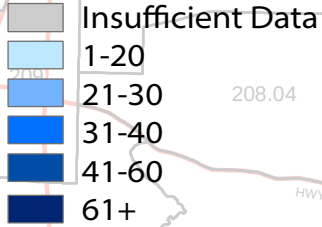
Tract	Area(s) Included	Average PSF
106.27	Providence	\$296.64
31	Downtown	\$291.59
19.02	The Ledges	\$260.52
10	Five Points	\$237.26
20	Mayfair Park	\$228.74
AVERAGE	CITYWIDE	\$166.08

TABLE RE-4 | TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE-FAMILY HOUSING)

Tract	Area(s) Included	Average DOM
108.02	Dug Hill	6
13.01	University Central	7
14.04	Creekwood Park	9
15	University Park	11
22	Westlawn	12
AVERAGE	CITYWIDE	31

Average Days on Market by Census Tract

Average Days on Market



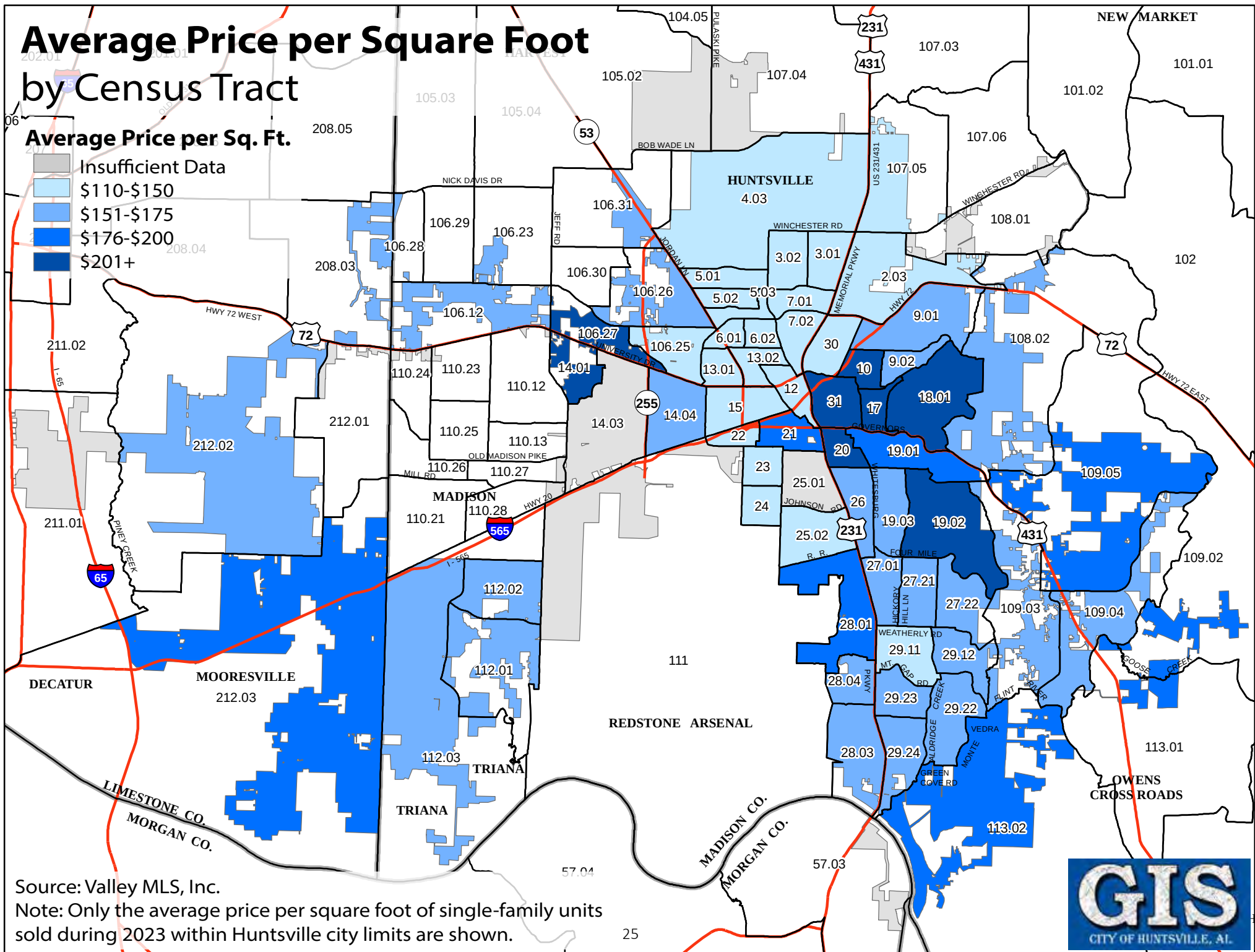
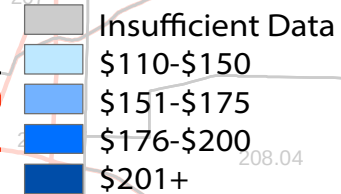
Source: Valley MLS, Inc.

Note: Only the average days on market of single-family units sold during 2023 within Huntsville city limits are shown.



Average Price per Square Foot by Census Tract

Average Price per Sq. Ft.



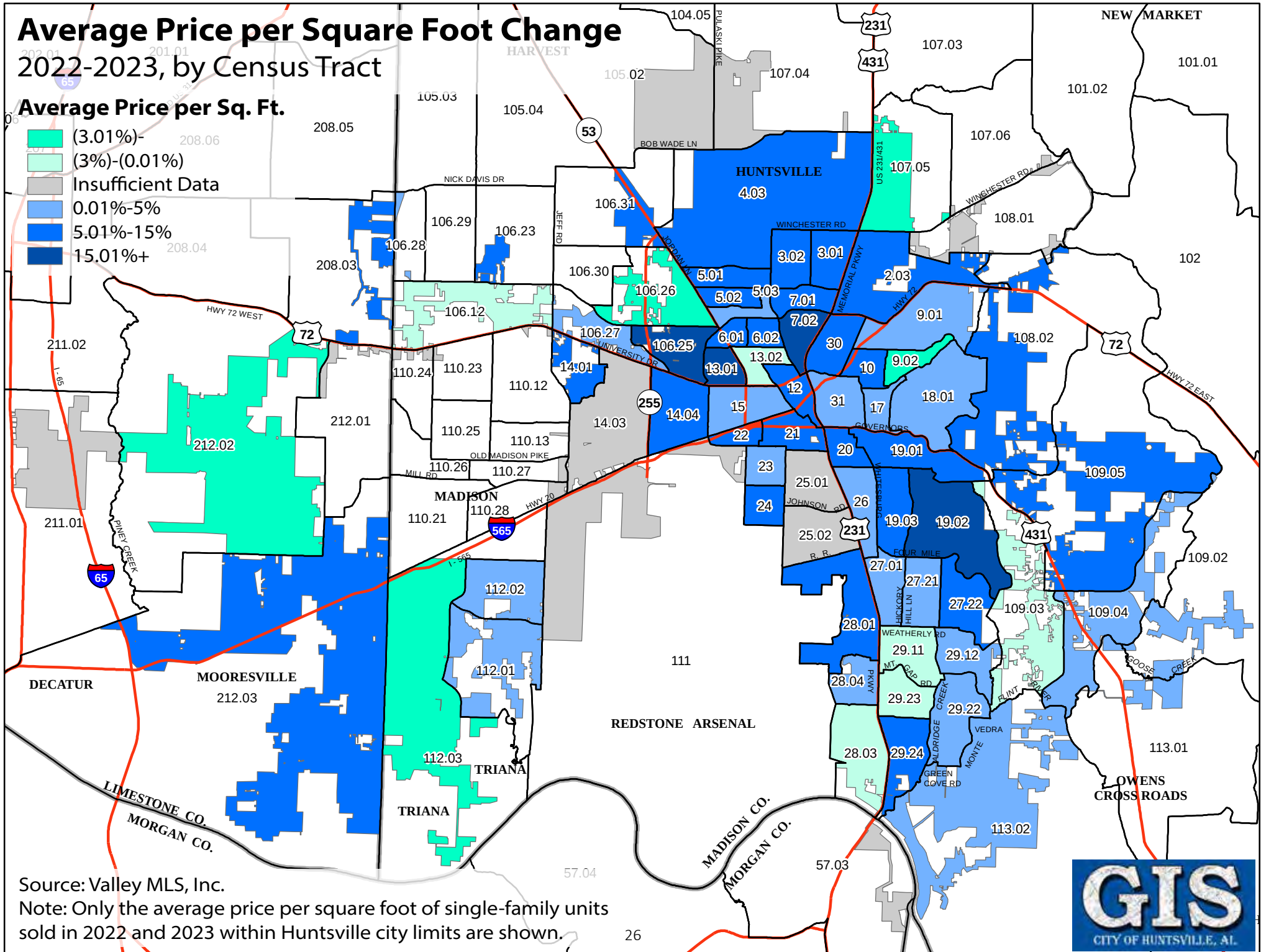
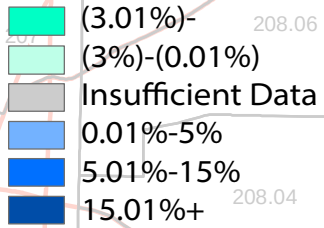
Source: Valley MLS, Inc.

Note: Only the average price per square foot of single-family units sold during 2023 within Huntsville city limits are shown.



Average Price per Square Foot Change 2022-2023, by Census Tract

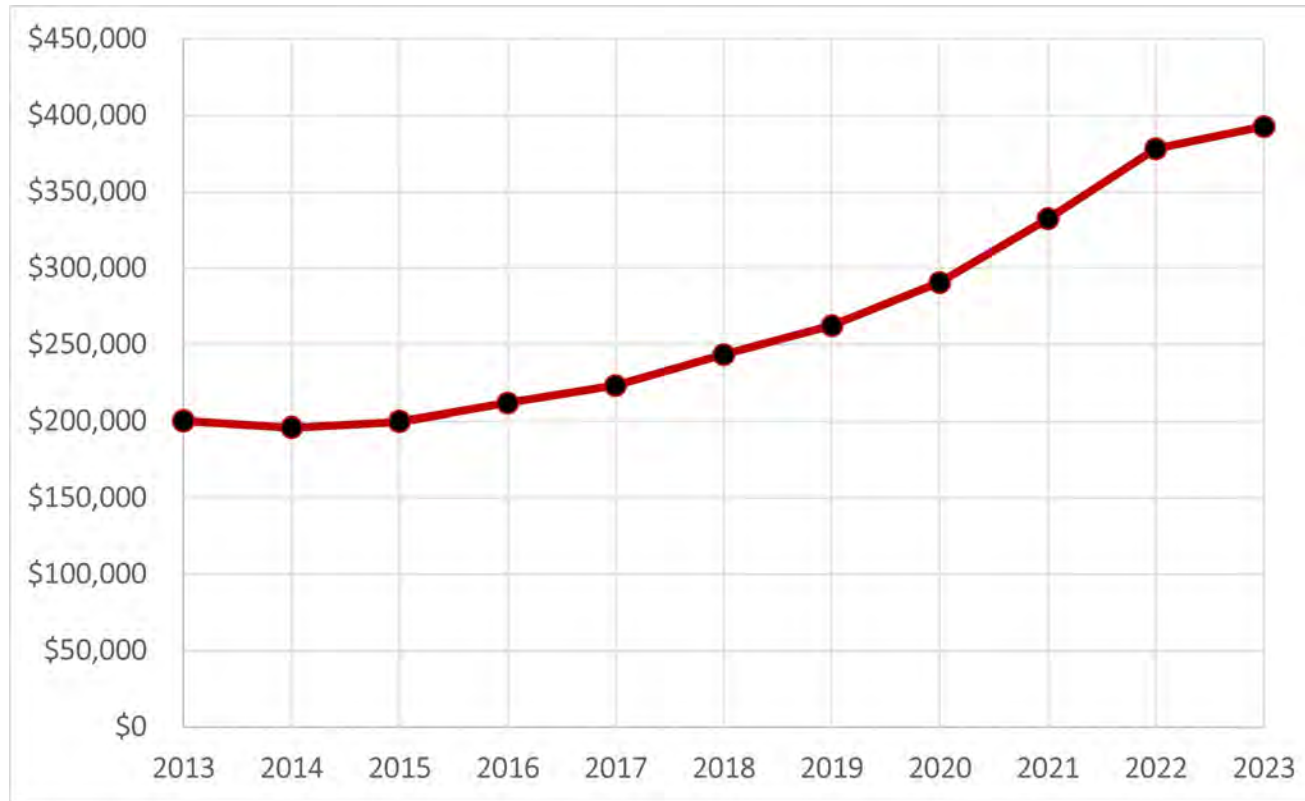
Average Price per Sq. Ft.



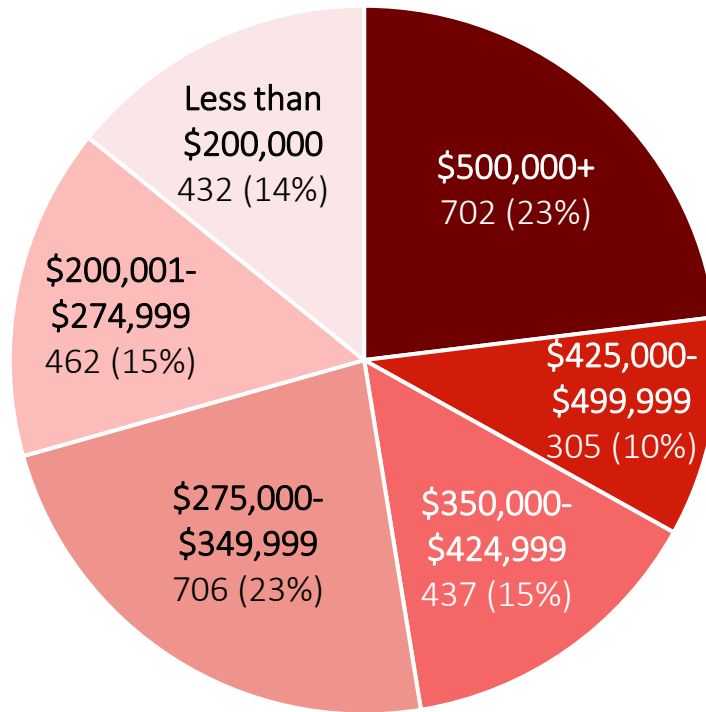
Source: Valley MLS, Inc.

Note: Only the average price per square foot of single-family units sold in 2022 and 2023 within Huntsville city limits are shown.

GRAPH RE-1 | AVERAGE SALES PRICE, SINGLE-FAMILY HOMES IN THE CITY OF HUNTSVILLE



GRAPH RE-2 | TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE*



*City of Huntsville, 2023 data only

Commercial and Other Developments

HIGHLIGHTS

A total of 551 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2023, a decrease of 20.6 percent from 2022's total of 694.

- The top census tract for non-residential building permits was 14.03 (Research Park West). 56 permits were issued in that area.
- Large projects that began or continued in 2023 included a solar farm at Toyota Motor Manufacturing; Huntsville Logistics Center (distribution warehouses); and the Advanced Manufacturing Center at Drake State Technical College.

TABLE C-1 | **NON-RESIDENTIAL BUILDING PERMITS, BY PROJECT TYPE (CITYWIDE)**

Project Type <i>Examples</i>	Number of Permits
Commercial <i>Retail, Restaurants, Hotels</i>	167
Office <i>Commercial Office Buildings</i>	133
Industrial <i>Manufacturing, warehouses</i>	58
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	193
TOTAL	551

TABLE C-2 | **TOP CENSUS TRACTS- NON-RESIDENTIAL BUILDING PERMITS, BY NUMBER OF PERMITS ISSUED**

Census Tract (2020)	Tract Name	No. of Permits Issued	Notable Project(s)
14.03	Research Park West	56	Dynetics
31	Downtown	38	Vista at Councill Square, Trilogy Hotel
21, 28.01	Lowe Mill, Haysland	32	The Range at Stovehouse, The Park at Hays Farm
212.03	Greenbrier	29	Huntsville Logistics Center
14.04	Research Park East	27	Mid-City
TOTAL	CITYWIDE	551	

Annexations, Zonings and Rezoning

ANNEXATIONS

There were 18 annexations approved by the Huntsville City Council that became effective in 2023.

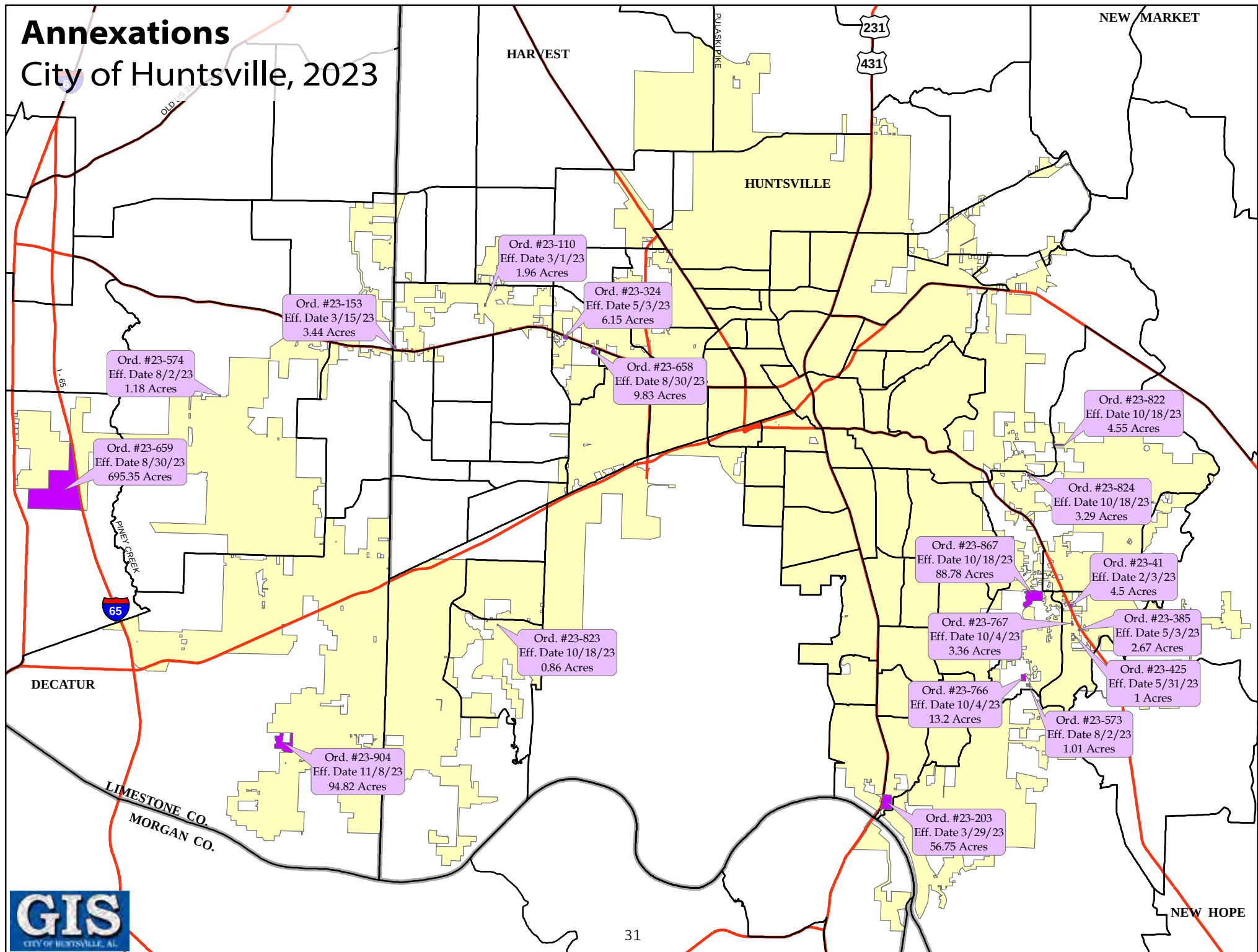
- A total of 992.7 acres were added to the City of Huntsville in 2023.
- Census Tract 211.01 (Tanner) had the largest amount of land annexed (695.35 acres).
- Tract 109.04 (Flint River) had the most annexations (4).

TABLE AZ-1 | ANNEXATIONS APPROVED IN 2023, BY EFFECTIVE DATE

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
23-41	Young	0	0	109.04	4.5	2/3/2023
23-110	Vaughn	0	0	106.12	1.96	3/1/2023
23-153	Copper Line	0	0	106.12	3.44	3/15/2023
23-203	Park	0	0	29.24	56.75	3/29/2023
23-324	RCI	0	0	14.01	6.15	5/3/2023
23-385	Marathon	0	0	109.04	2.67	5/3/2023
23-425	Brewer	4	1	109.04	1	5/31/2023
23-573	Hinshaw	3	1	109.03	1.01	8/2/2023
23-574	Valentinas	0	0	212.02	1.18	8/2/2023
23-658	Shottenkirk	0	0	14.01	9.83	8/30/2023
23-659	Sanderson Farms	0	0	211.01	695.35	8/30/2023
23-766	Ellett	0	0	109.03	13.2	10/4/2023
23-767	Marathon 2	0	0	109.04	3.36	10/4/2023
23-822	Newcastle	0	1	109.05	4.55	10/18/2023
23-823	Clemmon-Ragland	0	0	112.01	0.86	10/18/2023
23-824	Vergerita	5	1	109.05	3.29	10/18/2023
23-867	Drake	0	0	109.03	88.78	10/18/2023
23-904	Hargrave	0	0	212.03	94.82	11/8/2023
TOTAL		12	4		992.7	

Annexations

City of Huntsville, 2023



ZONING APPROVALS

There were 19 zonings approved by Huntsville City Council that became effective in 2023.

- The largest single zoning in 2023 was for 327.6 acres near Athens. The previously un-zoned land was designated Highway Commercial C4.

TABLE AZ-2 | ZONINGS APPROVED IN 2023, BY EFFECTIVE DATE

Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
22-933	R2A	13-09	106.26	2.56	3/1/2023
22-476	C4	13-07	106.12	8.3	3/8/2023
23-78	C4	15-14	107.06	3.47	3/29/2023
23-270	R2A	13-07	106.12	1.96	5/31/2023
23-272	C4	12-06	106.12	3.44	5/31/2023
23-393	C4	07-12, 06-12	29.24	56.75	6/28/2023
23-457	C4	11-03	212.02	327.6	8/2/2023
23-461	C4	09-14	109.04	2.67	8/2/2023
23-526	R1B	09-14	109.04	1	8/30/2023
22-478	C4, R2A	12-04	212.02	135.09	9/27/2023
23-700	R1B	08-14	109.03	1.01	11/1/2023
23-702	C4	12-03	212.02	1.18	11/1/2023
23-832	C4	12-08	14.01	9.83	11/22/2023
23-907	R2	08-14	109.03	13.2	12/27/2023
23-909	C4	09-14	109.04	3.36	12/27/2023
23-911	R1	11-14	109.05	4.55	12/27/2023
23-913	R2B	09-07	112.01	0.86	12/27/2023
23-915	R1	11-14	109.05	3.29	12/27/2023
23-917	R1A, R2, C4	09-14	109.03	88.78	12/27/2023

REZONING APPROVALS

There were 16 rezonings approved by the Huntsville City Council that became effective in 2023.

- The largest single rezoning in 2023 was for 314.89 acres north of Swancott Rd. in Limestone County that were previously zoned as Residential R1. The land was rezoned a mix of Residential R1A, R1B, R2, R2A.

Official printed zoning maps are available at the Planning Office (City Hall, 2nd Floor) for \$15 each. An “unofficial” zoning map is also available for viewing at maps.huntsvilleal.gov.

TABLE AZ-3 | REZONINGS APPROVED IN 2023, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
22-677	LI	R2, C4	08-12	28.04	6.03	1/22/2023
23-158	R1B	C1	11-10	15	2.14	5/3/2023
23-160	R1B, C3, HI	C4	11-11	20	81.5	5/3/2023
23-268	LI	C1, C4	14-11, 14-12	7.02	116.92	5/31/2023
23-274	RP	RP2	11-09, 12-09	14.04	7.29	5/31/2023
21-288	R2, R1A	R2B	08-11	28.01	8.67	5/31/2023
23-532	R2A	C1	09-07	112.02	3.88	8/30/2023
23-528	PI, C4	CIP	15-10	107.04	13.13	8/30/2023
23-530	R1	R1B	14-12	107.05	61.05	8/30/2023
23-266	R1B	R2	12-09	106.25	3	10/4/2023
23-702	R1	R1A, R1B, R2, R2A	07-04, 08-04	212.03	314.89	11/1/2023
23-706	LI, R2B	C4	15-11, 15-12	4.03, 107.05	137.34	11/1/2023
23-708	RP	C4	12-09	14.04	3.84	11/1/2023
23-834	R1	CIP	16-10	107.04	64.68	11/22/2023
23-836	M	C3	11-11	31	0.5	11/22/2023
23-919	R1	C4	15-12	107.05	2.34	12/27/2023

Population and Housing Estimates

POPULATION

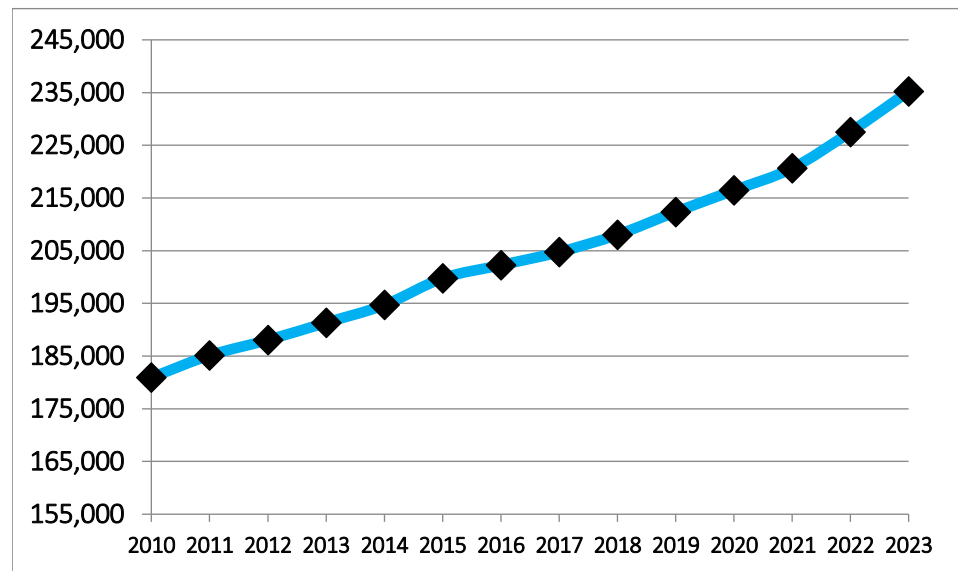
The City of Huntsville Planning staff calculates intercensal estimates of the City's population every July.

- On July 1, 2023, the population of the City of Huntsville was estimated at 235,204, an increase of 9.4 percent since the 2020 Census.
- Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 2 percent over the past decade.

TABLE PH-1 | POPULATION AND HOUSING, 2010-2023

	Population	Housing Units
Census 2010	180,105	84,949
Census 2020	215,006	100,391
City Estimate July 2022	227,529	106,135
City Estimate July 2023	235,204	110,663

GRAPH PH-1 | TOTAL POPULATION OF THE CITY OF HUNTSVILLE, 2010-2023

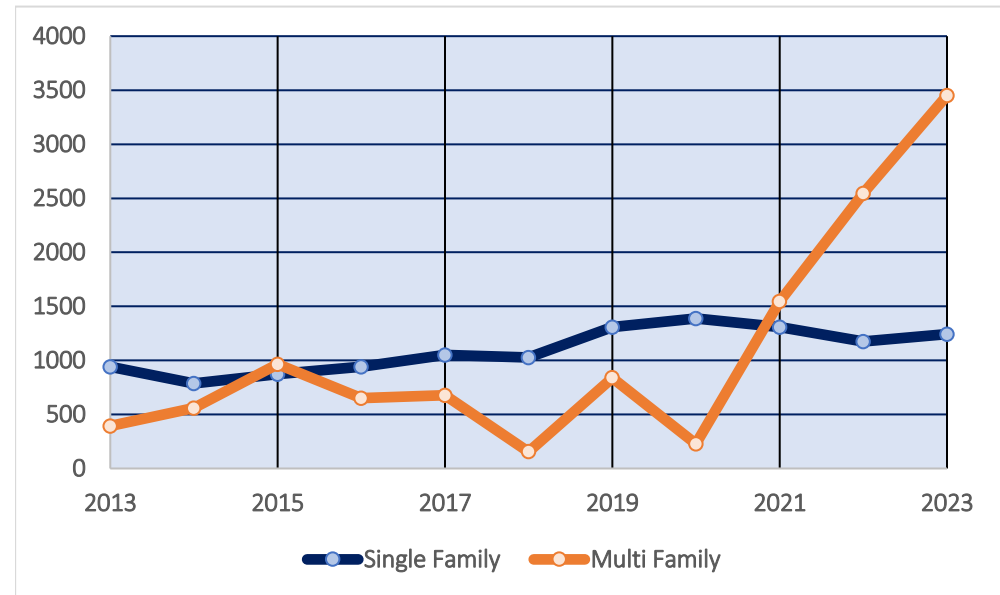


HOUSING

In comparing the December 2023 estimate with the 2020 Census, the City of Huntsville's housing stock increased by 10.7 percent, or around 2.9 percent annually.

- Huntsville added 4,518 housing units between 2022 and 2023, an increase of 4.2 percent.
- There were 112,750 housing units in the City of Huntsville as of December 31, 2023.

GRAPH PH-2 | HOUSING UNITS ADDED BY YEAR, 2013-2023



Note: Graph does not include annexed, demolished or moved housing units.

TABLE PH-2 | TOTAL HOUSING UNITS BY CENSUS TRACT, 12/31/2023

Legend

(+): Combined/Added Census Tract since 2010 Census

(/): Partial Census Tract: Only populated areas within Huntsville city limits are included

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
2.03 (+) (/)	1	0	0	1	1,500
3.01	1	-2	0	-1	1,637
3.02	25	0	0	25	1,559
4.03 (/)	34	-2	0	32	2,006
5.01	1	0	0	1	781
5.02	0	-1	0	-1	1,010
5.03	1	0	0	1	758
6.01	1	0	0	1	666
6.02	1	0	0	1	911
7.01	0	-1	0	-1	1,407
7.02	0	0	0	0	1,515
9.01 (/)	18	-1	174	191	2,593
9.02	2	0	0	2	1,232
10	9	-1	148	156	2,077
12	1	-2	0	-1	1,234
13.01	1	0	0	1	2,254
13.02	2	0	0	2	1,017
14.01 (/)	33	0	0	33	1,350
14.03 (+) (/)	0	0	435	435	2,694

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
14.04 (+)	1	0	546	547	2,273
15	0	0	0	0	1,991
17	6	-2	0	4	906
18.01	9	-5	0	4	1,676
19.01	7	-5	0	2	1,560
19.02	3	0	0	3	1,273
19.03	5	-1	0	4	1,167
20	4	-2	0	2	1,193
21	13	-137	369	245	2,011
22	0	0	0	0	1,029
23	2	0	0	2	2,505
24	40	0	2	42	2,628
25.01	0	0	2	2	1,799
25.02	0	0	0	0	1,777
26	0	0	0	0	2,118
27.01	1	-2	0	-1	1,404
27.21	3	0	0	3	1,959
27.22	1	0	0	1	1,388
28.01	59	0	0	59	3,087
28.03 (+) (/)	0	0	154	154	2,431
28.04 (+)	0	0	0	0	1,322
29.11	0	-1	0	-1	1,901
29.12	2	0	0	2	1,021
29.22	9	-1	0	8	1,798

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
29.23 (+)	2	0	0	2	1,604
29.24 (+)	1	0	0	1	1,529
30	7	-4	0	3	1,498
31	0	-1	0	-1	2,210
105.02 (/)	1	0	0	1	108
106.12 (/)	62	0	766	828	4,038
106.23 (/)	39	0	0	39	735
106.25 (+) (/)	0	-2	370	368	2,975
106.26 (+) (/)	0	0	177	177	2,444
106.27 (+) (/)	13	0	78	91	3,182
106.28 (+) (/)	15	0	0	15	138
106.31 (+) (/)	147	0	0	147	867
107.04 (+) (/)	0	0	0	0	14
107.05 (+) (/)	0	0	0	0	560
107.06 (+) (/)	0	0	0	0	0
108.01 (+) (/)	0	-1	0	-1	45
108.02 (+) (/)	1	0	0	1	287
109.02 (/)	37	0	0	37	231
109.03 (+) (/)	11	0	0	11	2,435
109.04 (+) (/)	12	0	144	156	2,078
109.05 (+) (/)	48	0	0	48	3,225
110.12 (/)	0	0	0	0	0
110.24 (+) (/)	0	0	0	0	259
110.27 (+) (/)	0	0	0	0	578

Census Tract	Housing Unit Change, 1/2023-12/2023				Total Housing Units (12/2023)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
110.28 (+) (/)	0	0	0	0	2
111 (/)	0	0	0	0	8
112.01 (+) (/)	89	0	24	113	3,084
112.02 (+)	111	0	28	139	2,967
112.03 (+) (/)	0	0	0	0	515
113.01 (+) (/)	51	0	0	51	303
113.02 (+) (/)	175	0	0	175	1,671
208.03 (+) (/)	60	0	0	60	1,268
212.01 (+) (/)	0	0	0	0	2
212.02 (+) (/)	44	0	0	44	174
212.03 (+) (/)	20	-1	34	53	1,297
57.03 (+) (/)	0	0	0	0	1
Citywide	1242	-175	3451	4518	112,750

Definitions

GLOSSARY OF TERMS

Added Housing- includes units for which certificates of occupancy have been issued and housing units annexed into the city. It does not include changes in the number of mobile homes.

Building Permit- permits that are issued by the City of Huntsville Building Inspection Department and required for any building construction valued greater than \$250 within Huntsville city limits, except for painting, wallpapering, flooring or fencing.

Census Tracts- Small, contiguous statistical divisions of a county, designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment with an average population of 4,000 inhabitants.

Certificate of Occupancy (CO) - Issued by the City of Huntsville Building Inspection Department when construction is completed and in conformity with City building codes and ordinances. A CO must be issued before a building can be occupied.

TRACT NAMES

Throughout this report, Tract Names are used to relate Census tracts with familiar city neighborhoods and landmarks. The next page contains a table of Census tracts and their unofficial tract names.

Note: The name used may describe only part of the census tract area. Readers should consult the census tract map on page three for exact boundaries.

Minor Subdivisions (Residential)- a division of a tract of land into no more than three lots or an unlimited number of lots if each lot is 10 acres or more in size, where each lot fronts an existing paved road and does not require the construction of any new infrastructure except sidewalks or water main extensions.

Rezoning- A reclassification of previously annexed and zoned land to accommodate new uses not compatible under the current designation. Approval by the Huntsville City Council is required for all rezoning requests within the city of Huntsville.

Subdivision- A tract of land surveyed and divided into lots. Approval by the City of Huntsville Planning Commission is required for all subdivisions within Huntsville.

Zoning- A classification of previously un-zoned land for its current and/or desired use. Zoning requests are usually made for newly annexed land. Approval by the Huntsville City Council is required for all zoning requests within the city of Huntsville.

Census Tract	Tract Name	Census Tract	Tract Name	Census Tract	Tract Name
2.03	Edmonton Hts./A&M	20	Mayfair Park	106.27	Providence
3.01	Lakewood	21	Lowe Mill	106.28	Capshaw
3.02	Rolling Hills	22	Westlawn	106.31	53 North
4.03	Wade Mountain	23	Merrimack	107.04	Meridianville
5.01	Stoner Park	24	McDonnell	107.05	Countess
5.02	Mastin Lake	25.01	Brahan Spring	107.06	Moore's Mill
5.03	Scenic View	25.02	Golf Rd./Chelsea	108.01	Chase
6.01	Highlands	26	Piedmont/Fleming Meadows	108.02	Dug Hill
6.02	Oakmont Park	27.01	Bel Air	109.02	Cherrytree/Berkley
7.01	Davis Hills	27.21	Bailey Cove	109.03	Big Cove
7.02	Montview	27.22	Willowbrook	109.04	Flint River
9.01	Chapman	28.01	Haysland	109.05	Hampton Cove
9.02	Oak Park	28.03	Bell Mountain	110.12	NE Madison
10	Five Points	28.04	English Village	110.24	NW Madison
12	Terry Heights	29.11	Weatherly Heights	110.27	E Madison
13.01	University Central	29.12	Box Canyon	110.28	Shelton
13.02	Oakwood West	29.22	Camelot/McGucken Park	111	Redstone Arsenal
14.01	Creekwood Park	29.23	Mathis Mountain	112.01	Lake Forest
14.03	Research Park West	29.24	Challenger	112.02	Edgewater
14.04	Research Park East	30	Lincoln Village	112.03	Triana
15	University Park	31	Downtown	113.01	Owens Cross Roads
17	Blossomwood	105.02	Carters Gin	113.02	Green Mountain
18.01	Monte Sano	106.12	72 West	208.03	East Limestone
19.01	Governors East	106.23	Monrovia	212.02	Greenbrier
19.02	The Ledges	106.25	Oakwood University	212.03	Moore'sville
19.03	Jones Valley	106.26	Plummer	57.03	Laceys Spring