



THE
HUNTSVILLE
DEVELOPMENT
REVIEW
2018



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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 the North Alabama Multiple Listing Service (NALMLS). Special thanks also go to the City's Inspection Department for their assistance.

Questions or comments about the Review?

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

Cover Photos

Clockwise, from top left: Aerojet Rocketdyne, River Park, Watermark Bridge Street Apartments, 127 Holmes

Disclaimer

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THE HUNTSVILLE DEVELOPMENT REVIEW

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City Limits as of 1/17/2019

Residential

BUILDING PERMITS

- There were 1,780 residential dwellings issued building permits in the City of Huntsville in 2018, an increase of 13.1 percent over 2017's total of 1,574.
 - The number of multi-family units issued building permits increased by 24.7 percent over 2017. The largest projects permitted were in Hampton Cove and Jones Valley.
 - The number of single-family building permits issued (1,214) increased by 8.4 percent over 2017.
 - The census tract with the largest total number of units permitted was 109.01 (Hampton Cove).

Table R-1. **TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (NEW CONSTRUCTION), BY NUMBER OF UNITS PERMITTED**

Census Tract (2010)	Areas Included	# of Units Permitted
109.01	Hampton Cove	400
113	Green Mountain	189
19.02	Jones Valley	173
112	Martin-Zierdt	172
106.12	72 West	136
TOTAL	CITYWIDE	1,780

Table R-2. **RESIDENTIAL BUILDING PERMITS, CITYWIDE**

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,171	\$55,971,698
Single Family, Attached (Townhomes)	43	\$6,606,000
Multi-Family, Apartment	554	\$47,608,130
Multi-Family, Condominium	12	\$1,090,000

- The total contract amount of residential projects permitted in Huntsville in 2018 was \$111,275,828, up 24.9 percent from 2017.

CERTIFICATES OF OCCUPANCY

- A total of 1,180 certificates of occupancy were issued for residential dwellings in the City of Huntsville in 2018, a decrease of 31.6 percent over 2017's total of 1,726.
 - The top census tract for residential CO's, by the number of units, was 109.01 (Hampton Cove).

Table R-3. ***TOP CENSUS TRACTS- RESIDENTIAL CERTIFICATES OF OCCUPANCY (NEW CONSTRUCTION), BY NUMBER OF UNITS***

Census Tract (2010)	Areas Included	# of Units Granted
109.01	Hampton Cove	223
112	Martin-Zierdt	177
113	Green Mountain	159
212	Greenbrier	133
28.02	English Village	80
TOTAL	CITYWIDE	1,180

Table R-4. ***RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE***

Building Type	Total Units	Contract Amount Total
Single Family, Detached	991	\$47,392,345
Single Family, Attached (Townhomes)	35	\$3,567,403
Multi-Family, Apartment	136	\$7,244,112
Multi-Family, Condominium	18	\$1,530,000

- The total contract amount of residential units granted CO's decreased by 37.7 percent between 2017 and 2018.

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.

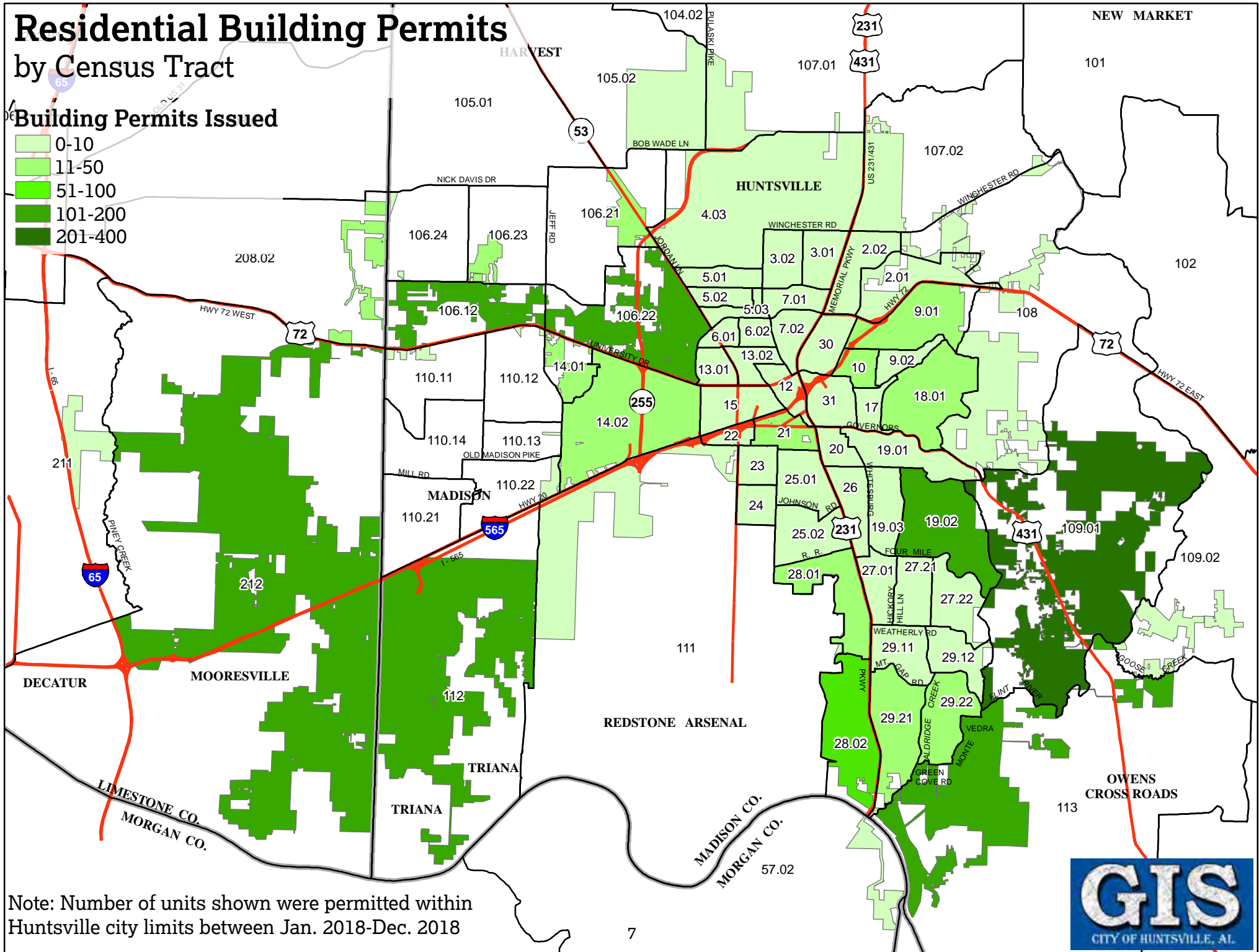
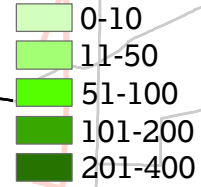
- There were 862 building permits issued for additions and alterations in 2018, a increase of 41.5 percent over 2017.
 - Census tract 30 (Lincoln Mill) had the most permits issued.
 - Most tracts in East Central Huntsville experienced an increase in renovation permits in 2018, with the most activity reported in tracts 19.01 (Governors East), 18.01 (Monte Sano) and 10 (Five Points).

Table R-5. ***TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (ADDITIONS AND ALTERATIONS)***

Census Tract (2010)	Areas Included	Addition Permits	Alteration Permits	Total Permits
30	Lincoln Mill	0	201	201
109.01	Hampton Cove	19	46	65
18.01	Monte Sano	14	36	50
19.01	Governors East	15	27	42
10	Five Points	6	29	35
TOTAL	CITYWIDE	216	646	862

Residential Building Permits by Census Tract

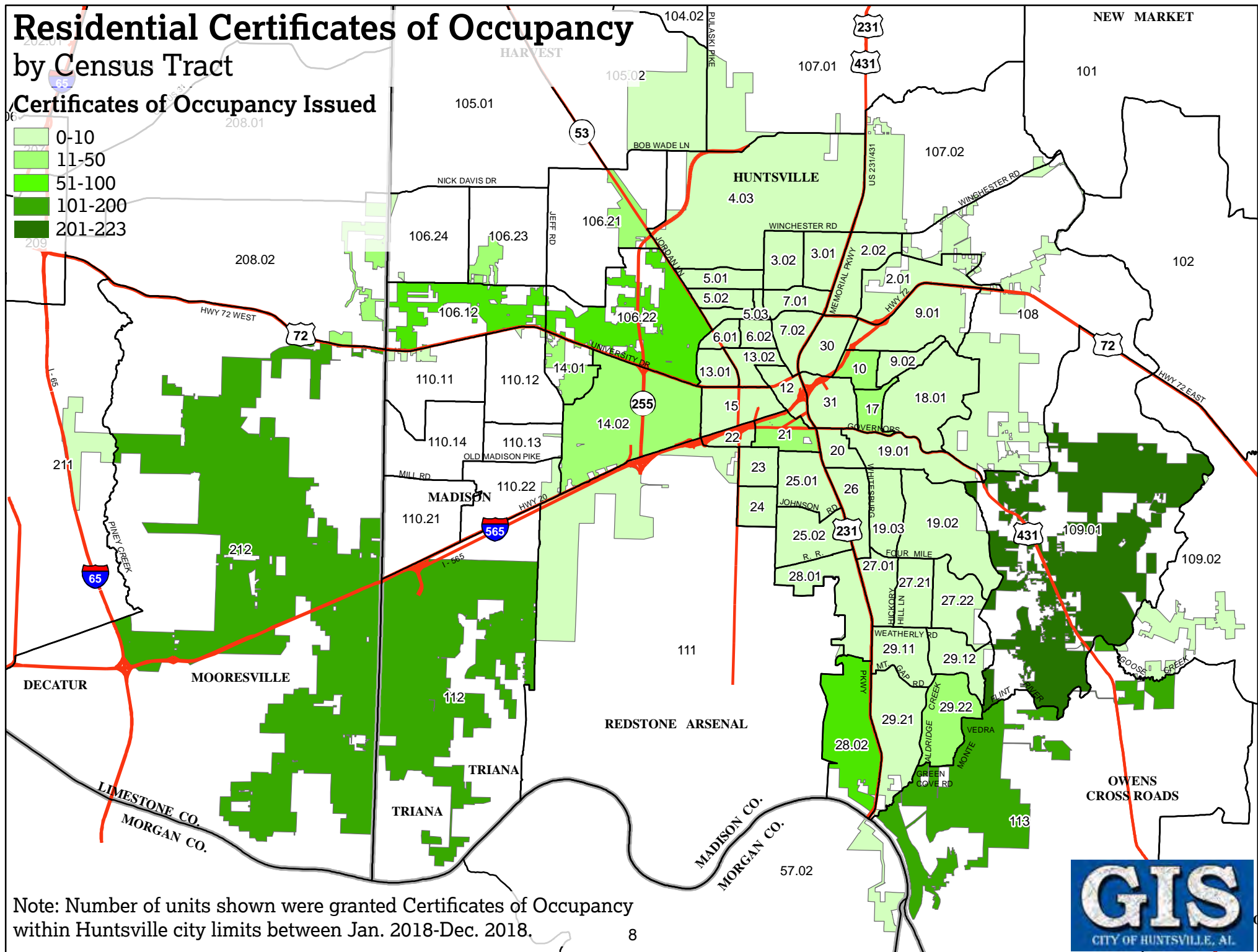
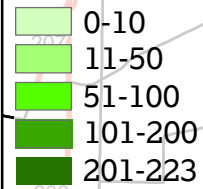
Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2018-Dec. 2018

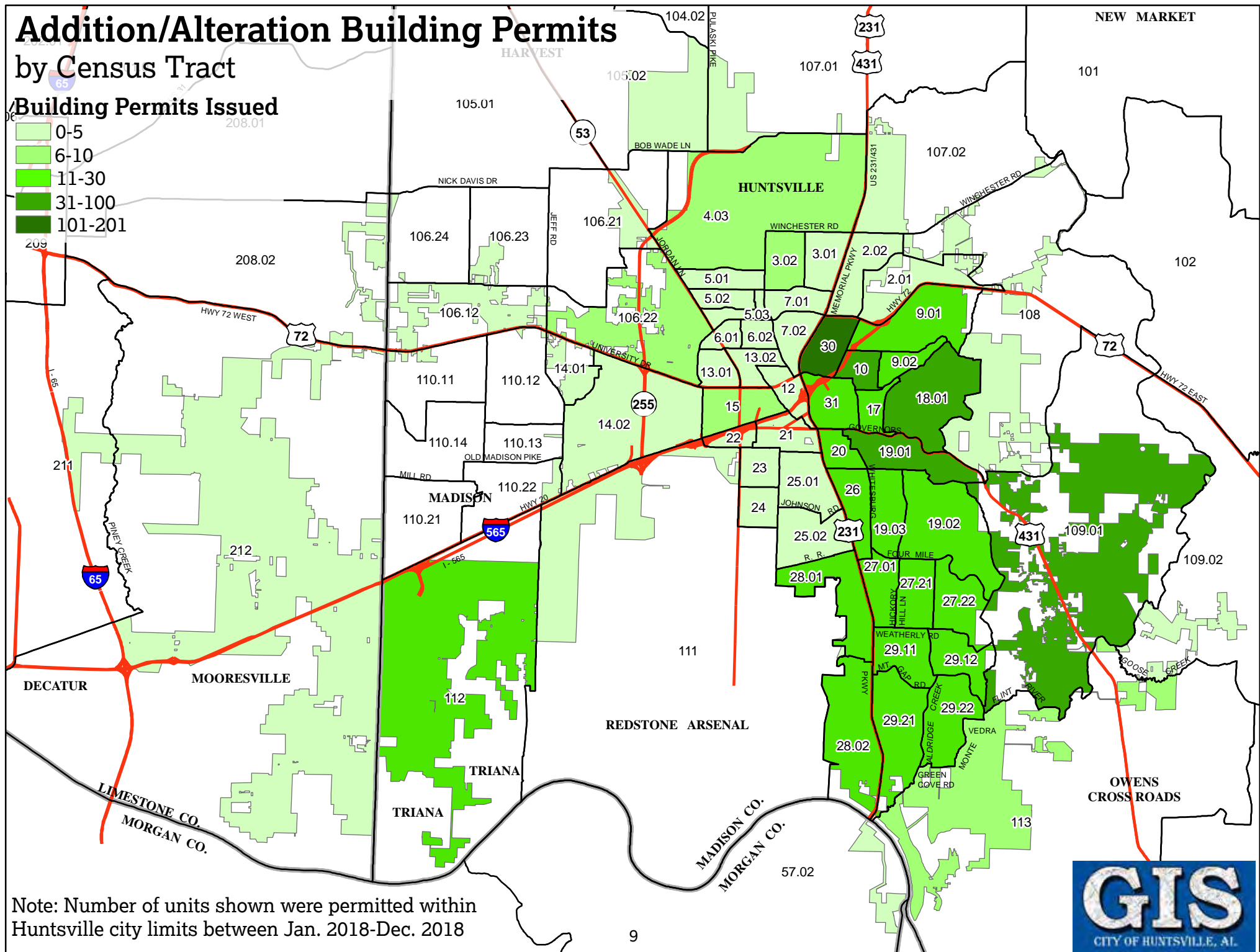
Residential Certificates of Occupancy by Census Tract

Certificates of Occupancy Issued



Note: Number of units shown were granted Certificates of Occupancy within Huntsville city limits between Jan. 2018-Dec. 2018.

0-5
6-10
11-30
31-100
101-201



Subdivisions

HIGHLIGHTS

- Between 2017 and 2018, the total number of single family subdivision lots approved decreased by 4 percent. The number of multi-family units approved decreased by 24 percent, from 745 units to 565.
 - The largest single-family residential subdivision approved in 2018 was the 76-lot The Waters near Jetplex Industrial Park in Southwest Huntsville.
 - The largest multi-family project given approval was the 284-unit Moores Farm Apartments at Research Park.

Only final approval for new subdivisions and boundary plat approval for apartments are included in these tables.

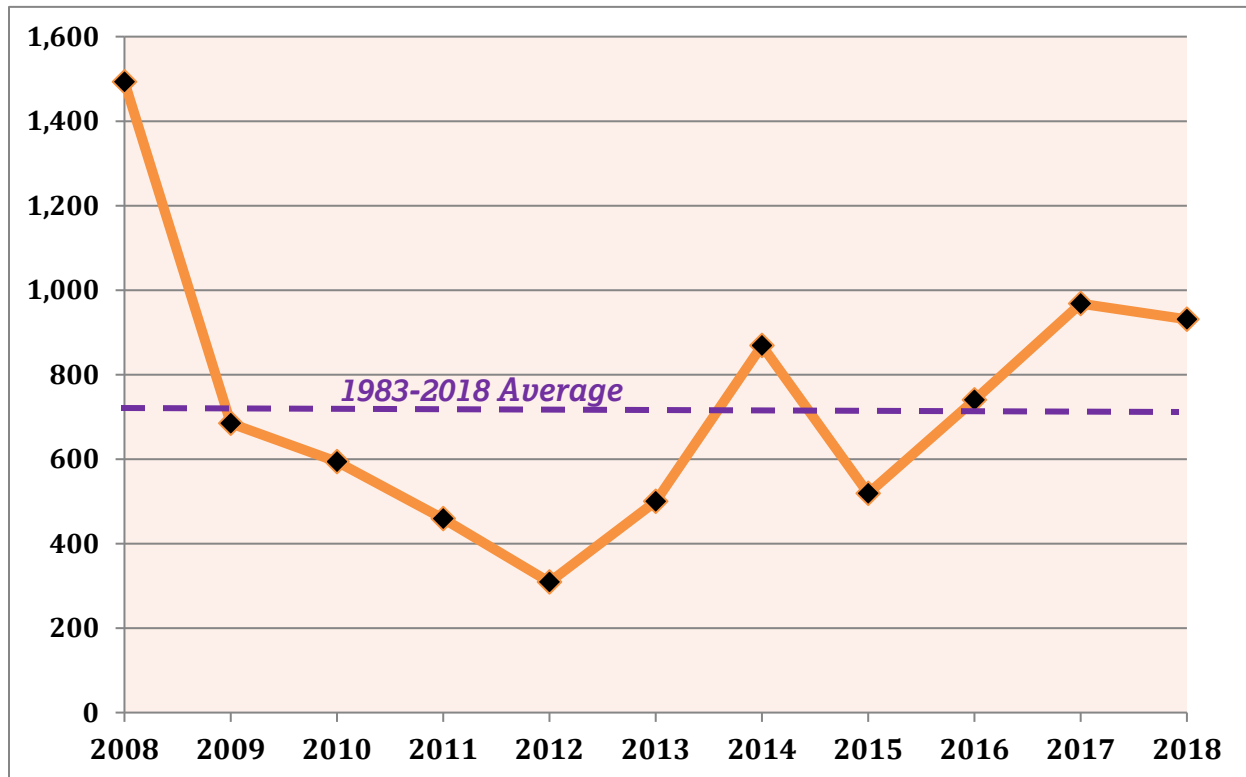
Table S-1. **SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE**

Subdivision Type	Number of Lots/Units Approved	Largest Project, by # of Lots/Units
Commercial	53	MidCity Phase 3
Single-Family	931	The Waters
Multi-Family	565	Moores Farm at Research Park
Public/Other	0	
TOTAL	1,549	

Table S-2. **TOP CENSUS TRACTS-- NUMBER OF MAJOR SUBDIVISION LOTS/UNITS APPROVED**

Census Tract (2010)	Areas Included	# of Lots/Units Permitted
14.02	Research Park	338
106.12	72 West	191
112	Martin-Zierdt	191
113	Green Mountain	150
109.01	Hampton Cove	143
TOTAL	CITYWIDE	1,549

Graph S-1. *SINGLE-FAMILY LOTS APPROVED BY YEAR, 2008-2018*

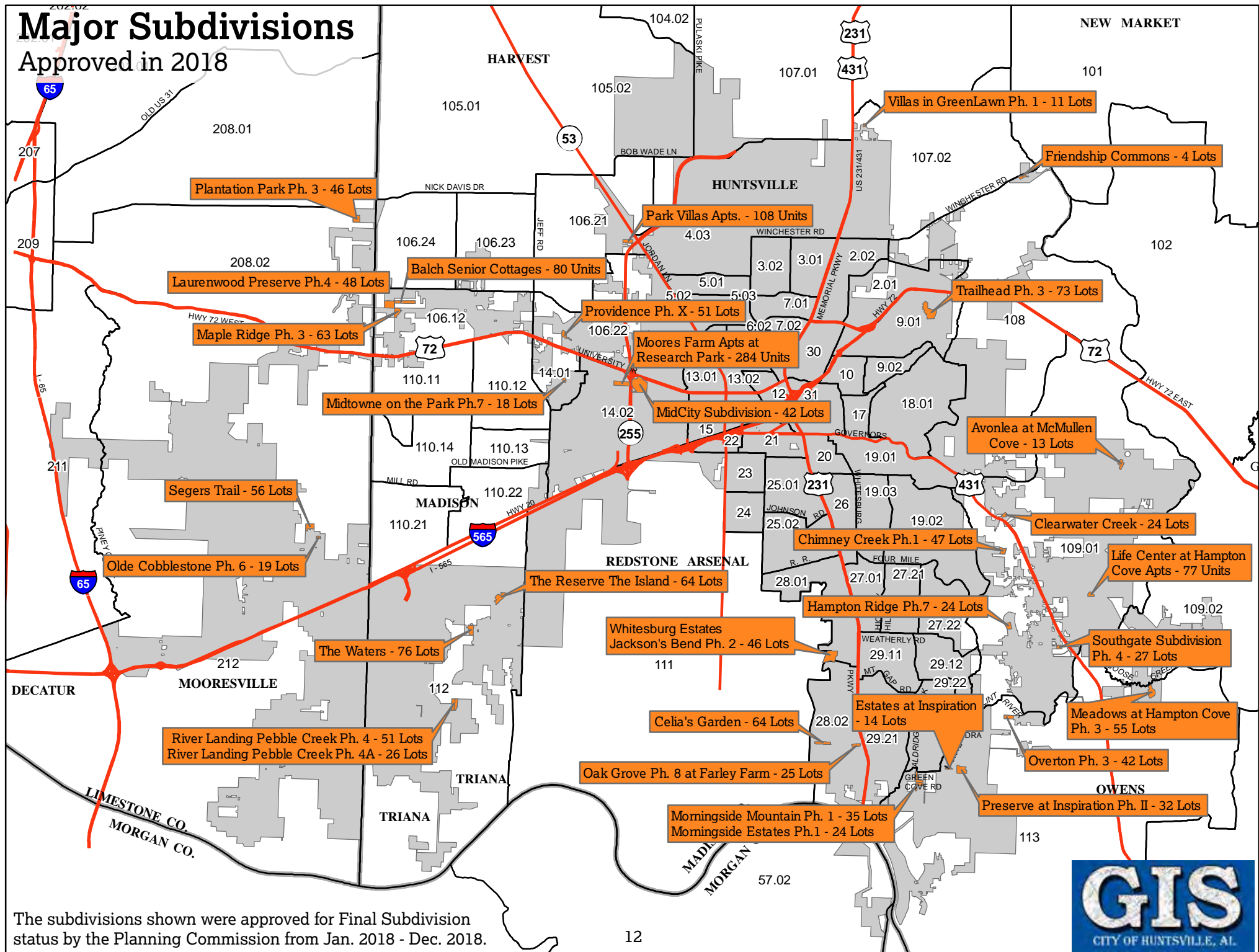


The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 723 single-family residential lots per year have been approved by the Planning Commission.

- Single-family lot approvals hit an all-time high of 2,671 in 2007, and a low of 146 lots in 2002.
- Single-family lot approvals in 2018 were the seventh-highest since record keeping began in 1983.

Major Subdivisions

Approved in 2018



The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2018 - Dec. 2018.



HIGHLIGHTS

- According to the North Alabama Multiple Listing Service (NALMLS), there were 3,547 single-family residential units sold within Huntsville city limits in 2018, a 7.6 percent increase from 2017's total of 3,295.
 - 553 homes were sold in Census Tract 109.01 (Hampton Cove), more than any other tract in the city.
- The average sale price for a single-family residence was \$243,407, a 9 percent increase from 2017's average of \$223,297.
 - The average sales price increased from 2017 to 2018 in 46 of 56 census tracts where homes were sold in the City both years.
 - The 72 West area had the largest decrease in average sales price.
 - The Census tract that includes Lowe Mill had the largest increase year-over-year, at 105 percent. Other areas registering large increases included Greenbrier, Downtown, and Southeast Huntsville.
 - Looking at longer-range trends, housing prices increased in 50 of 56 census tracts where homes were sold in both 2014 and 2018.
 - Four of the five tracts with the largest price increases since 2014 are located in North Huntsville, particularly the Mastin Lake and Lincoln Mill areas.
 - The areas with the largest price decreases included Dug Hill, Whitesburg, and Monrovia.
 - The average price per square foot for a single-family home was \$97.57, an 8.1 percent increase from 2017's \$90.27.
 - 2018 was the second consecutive year that the citywide price per square foot hit a record high.
- The average days on market for homes sold in 2018 were 61, down from 76 in 2017.
 - The census tracts with the lowest average days on market were 25.01 (Brahan Spring) and 22 (Westlawn) with 19 and 22 days, respectively.
 - The census tracts with the highest average days on market were 31 (Downtown) and 19.01 (Governors East), with 132 and 111 days, respectively.

Table RE-1. **TOP CENSUS TRACTS- SINGLE FAMILY RESIDENTIAL UNITS SOLD**

Tract	Area(s) Included	Number of Units
109.01	Hampton Cove	553
112	Martin-Zierdt	385
28.02	English Village/Bell Mtn.	226
113	Green Mountain	210
106.12	72 West	148
TOTAL	CITYWIDE	3,547

Table RE-2. **TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE FAMILY HOUSING)**

Tract	Area(s) Included	Average Price
31	Downtown	\$650,659
19.02	The Ledges	\$647,867
19.01	Governors East	\$413,101
113	Green Mountain	\$381,106
17	Blossomwood	\$380,286
AVERAGE	CITYWIDE	\$243,407

- The city's Downtown, East Central and far Southeast census tracts had the highest average sales prices in 2018.
- Citywide, the average sales price for new construction homes in 2018 was \$318,971; for resale homes, it was \$219,776.

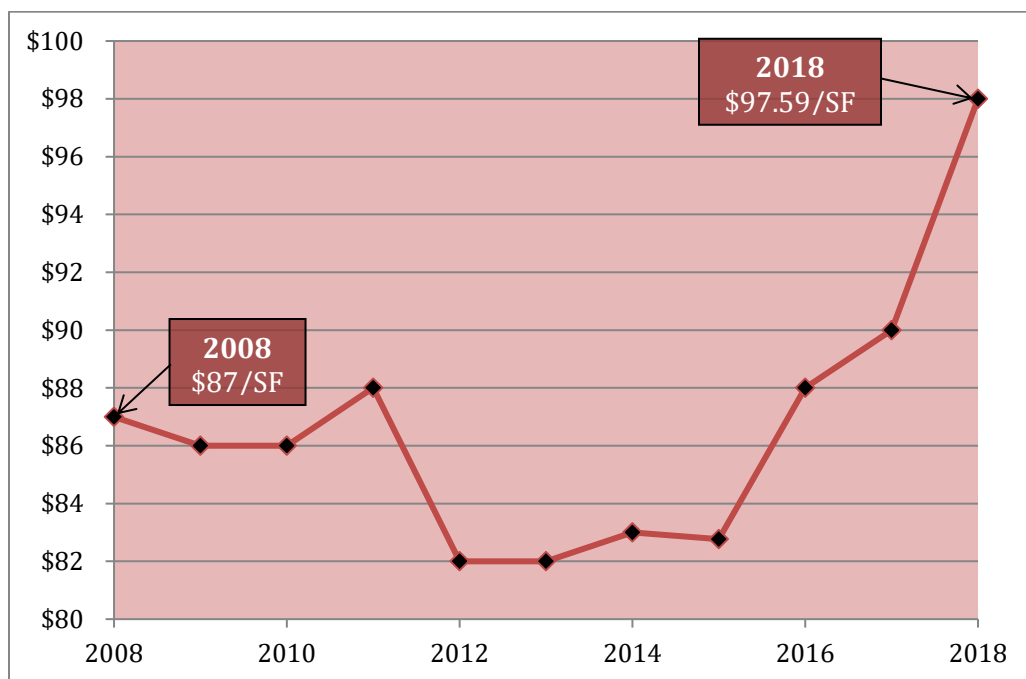
Table RE-3. **TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE FAMILY HOUSING)**

Tract	Area(s) Included	Average Price
31	Downtown	\$195.21
19.02	The Ledges	\$157.28
17	Blossomwood	\$144.21
20	Mayfair Park	\$137.89
106.22	Providence	\$137.50
AVERAGE	CITYWIDE	\$97.57

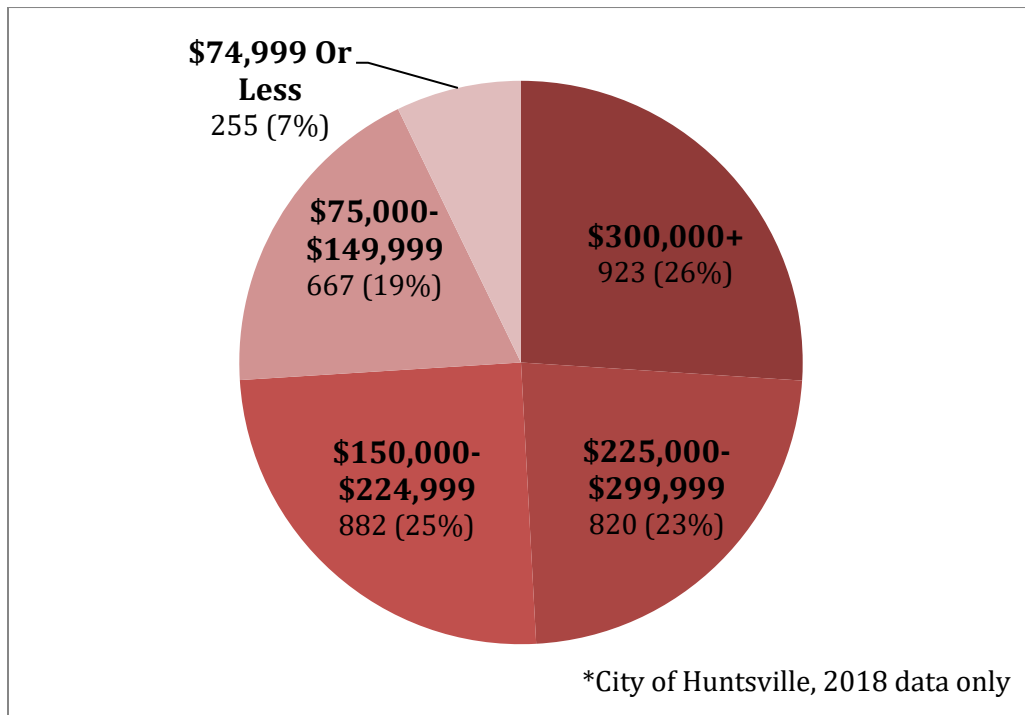
Table RE-4. **TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE FAMILY HOUSING)**

Tract	Area(s) Included	Average DOM
25.01	Brahan Spring	19
22	Westlawn	22
2.02	Colonial Hills	23
6.01	Highlands	23
14.02	Research Park	24
AVERAGE	CITYWIDE	61

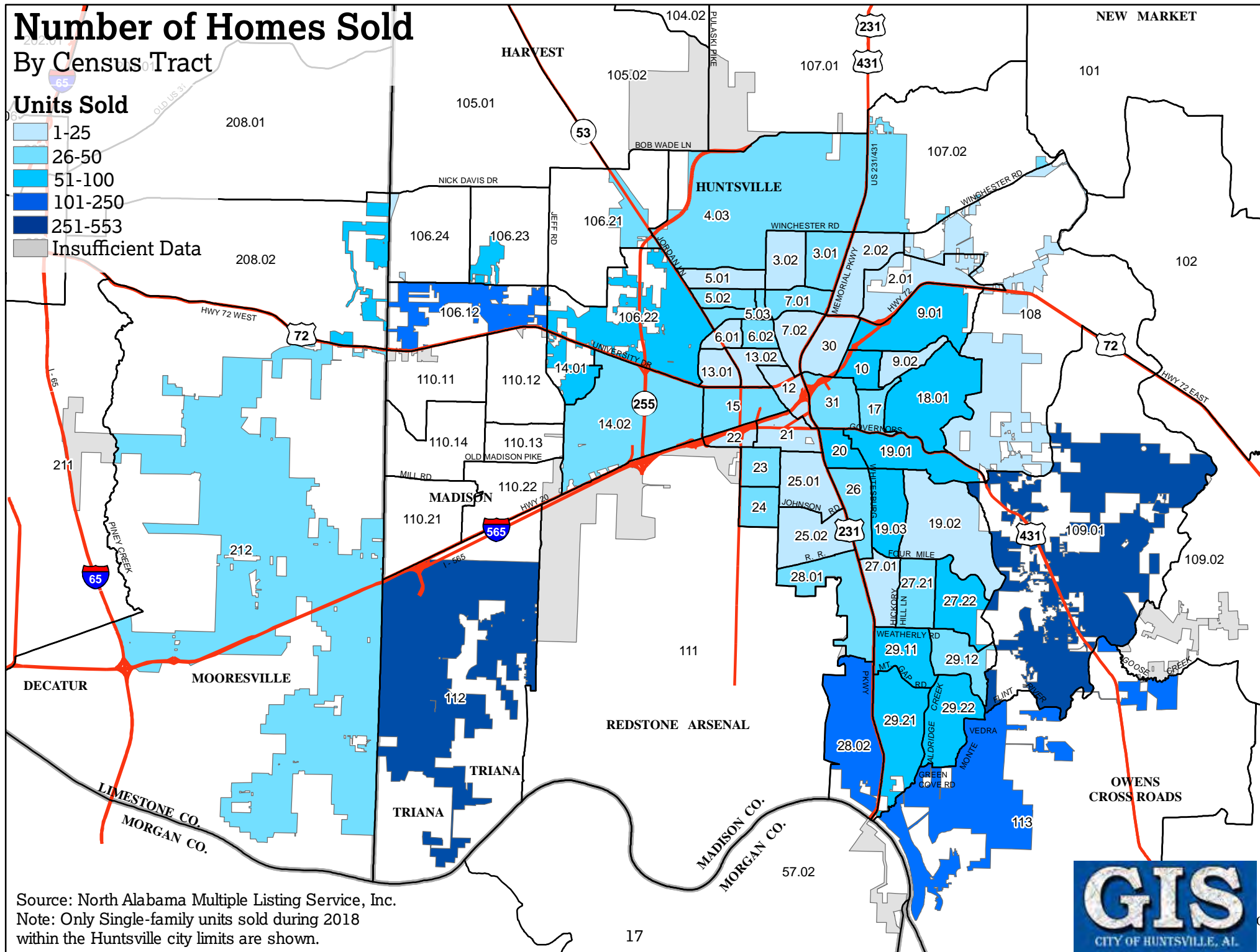
Graph RE-1. **AVERAGE PRICE PER SQUARE FOOT, SINGLE FAMILY HOMES IN THE CITY OF HUNTSVILLE**



Graph RE-2. ***TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE****

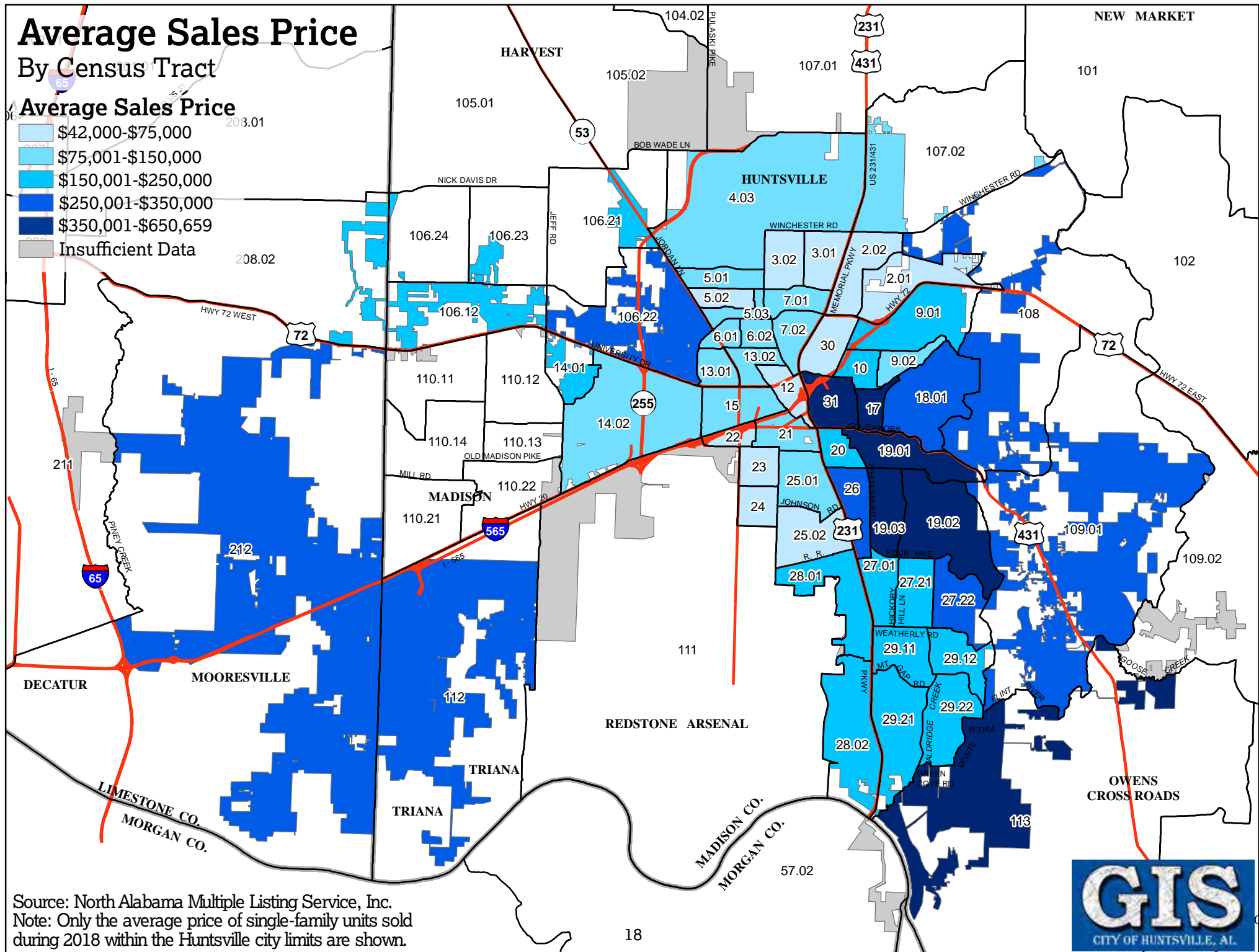
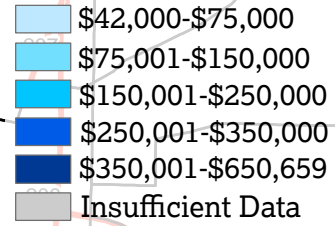


1-25
26-50
51-100
101-250
251-553
Insufficient Data



Average Sales Price By Census Tract

Average Sales Price

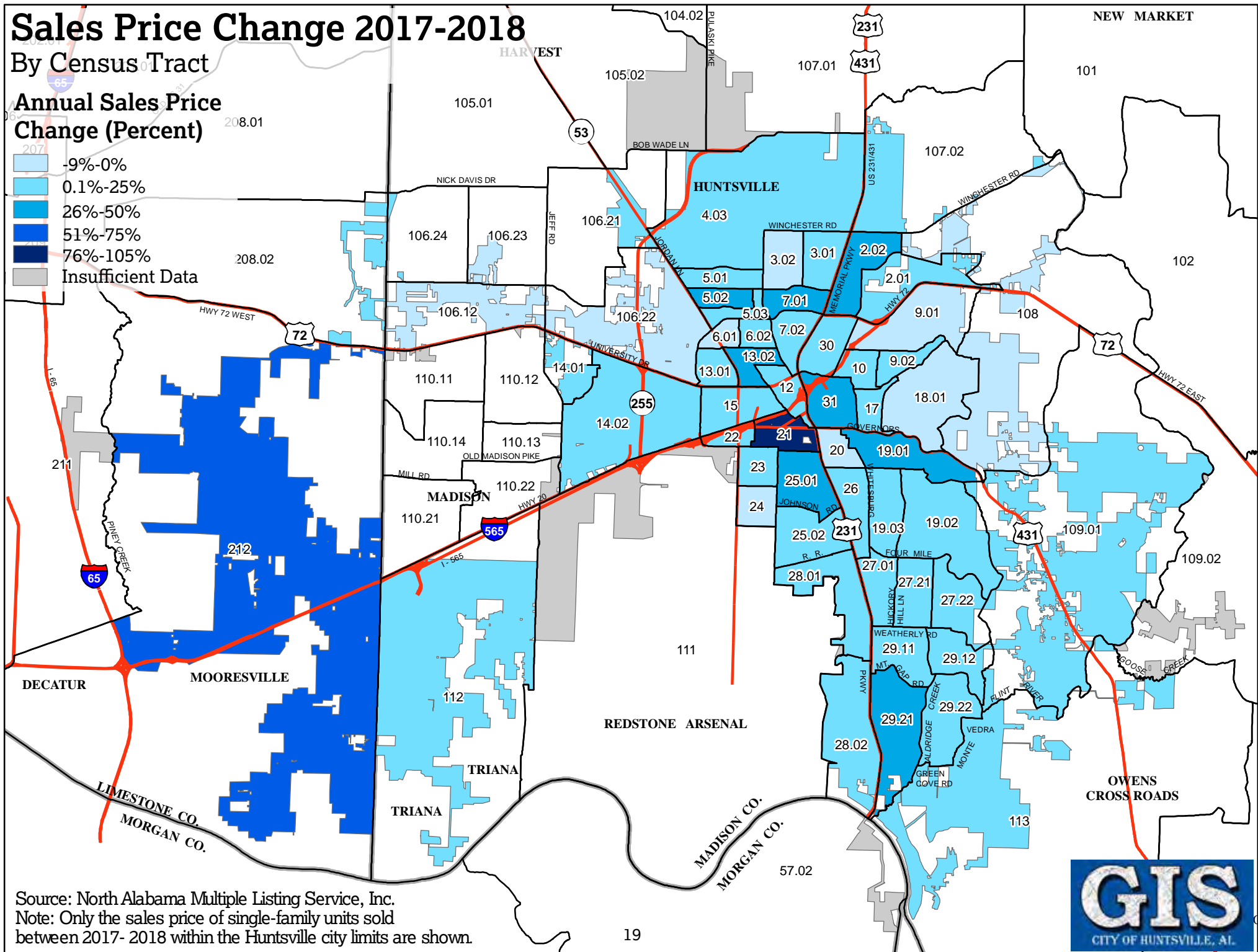
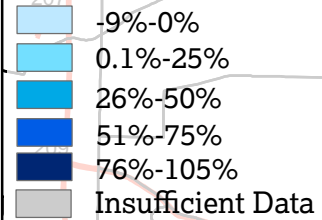


Source: North Alabama Multiple Listing Service, Inc.
Note: Only the average price of single-family units sold during 2018 within the Huntsville city limits are shown.

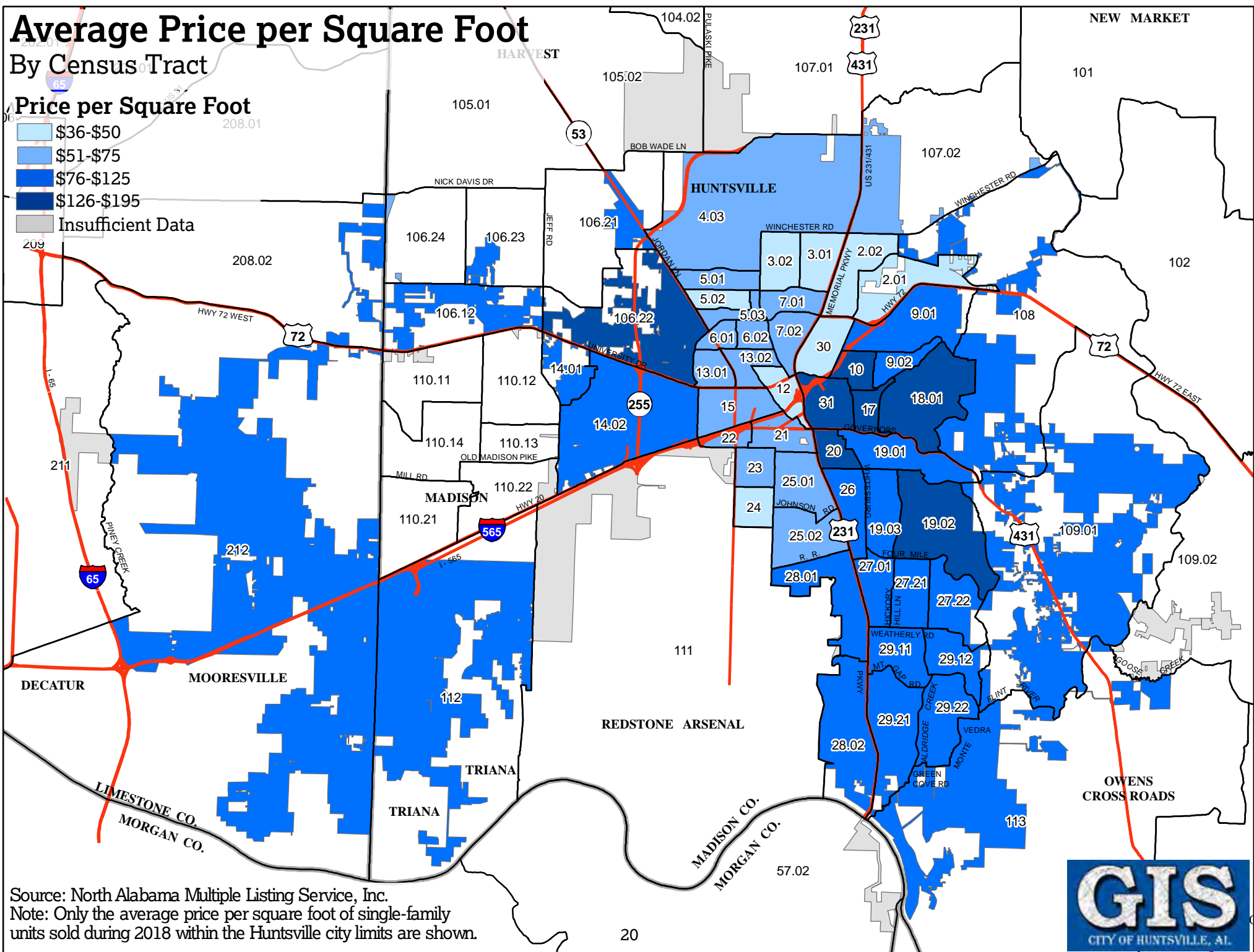
Sales Price Change 2017-2018

By Census Tract

Annual Sales Price
Change (Percent)



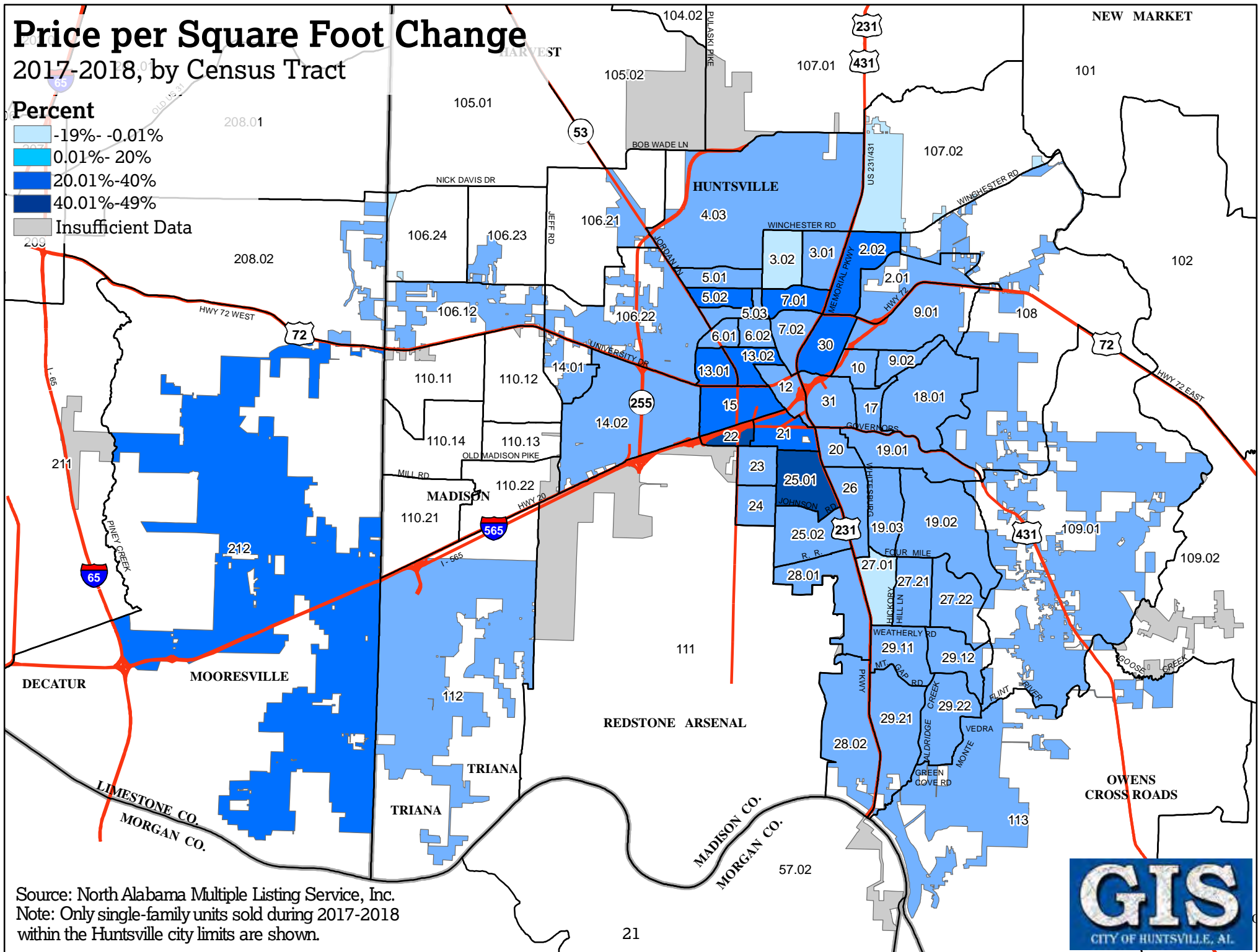
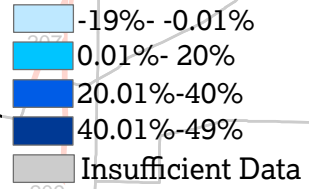
Price per Square Foot



Source: North Alabama Multiple Listing Service, Inc.
Note: Only the average price per square foot of single-family units sold during 2018 within the Huntsville city limits are shown.

Price per Square Foot Change 2017-2018, by Census Tract

Percent

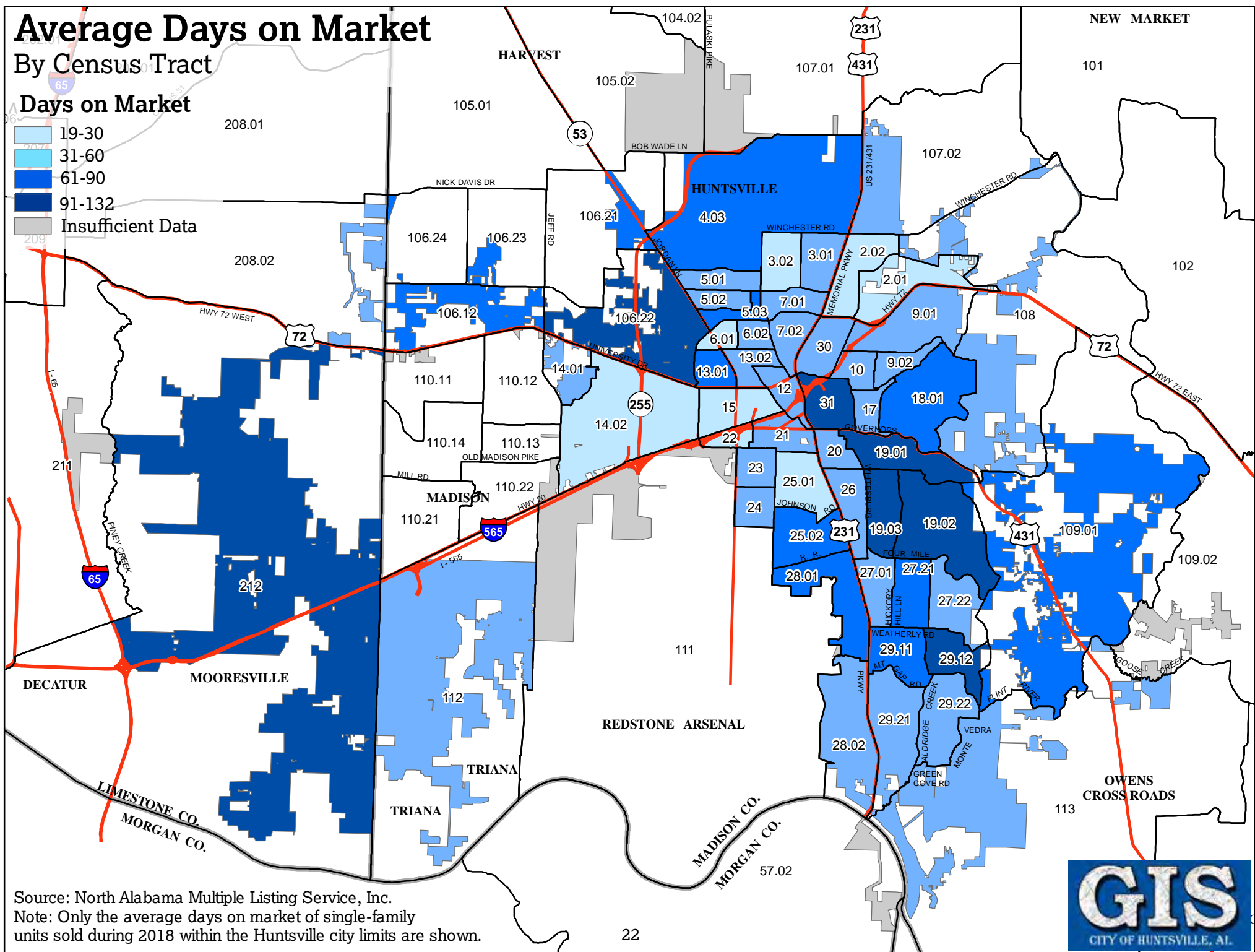


Source: North Alabama Multiple Listing Service, Inc.
Note: Only single-family units sold during 2017-2018
within the Huntsville city limits are shown.

GIS

CITY OF HUNTSVILLE, AL.

Days on Market



Source: North Alabama Multiple Listing Service, Inc.
Note: Only the average days on market of single-family units sold during 2018 within the Huntsville city limits are shown.

Commercial and Other Developments

HIGHLIGHTS

- A total of 578 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2018, an increase of 19.9 percent from 2017's total of 482.
 - The top census tract for non-residential building permits was 14.02, home to Research Park. 96 permits were issued in that area.
 - Large projects that began or continued in 2018 included MidCity Huntsville on the former site of Madison Square Mall, the Von Braun Center expansion downtown, and the Mazda-Toyota manufacturing plant in Greenbrier.

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>	181
Office <i>Commercial Office Buildings</i>	167
Industrial <i>Manufacturing, warehouses</i>	50
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	180
TOTAL	578

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

Census Tract (2010)	Tract Name	No. of Permits Issued	Notable Project(s)
14.02	Research Park	96	Hyatt Place, Dave and Busters
31	Downtown	50	VBC Music Hall, RFCU Offices
112	Martin-Zierdt	49	Boeing, LG Solar
106.22	Providence	45	911 Center, Mazda/VW Dealerships
212	Greenbrier	28	Mazda-Toyota, Bocar
TOTAL	CITYWIDE	578	

Table C-3. **NON-RESIDENTIAL CERTIFICATES OF OCCUPANCY, BY PROJECT TYPE (CITYWIDE)**

Project Type <i>Examples</i>	Number of CO's
Commercial <i>Retail, Restaurants, Hotels</i>	71
Office <i>Commercial Office Buildings</i>	76
Industrial <i>Manufacturing, warehouses</i>	15
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	59
TOTAL	221

Annexations, Zonings and Rezonings

ANNEXATIONS

- There were 32 annexations approved by the Huntsville City Council in 2018.
- A total of 2021.9 acres (approximately 3.16 square miles) were added to the City of Huntsville in 2018.
- Census Tract 109.01 (Hampton Cove) had the most annexations (eight), but 212 (Greenbrier) had the largest amount of land annexed (758.2 acres).
- 2018 marked the first time the City of Huntsville annexed land in Morgan County.

Table AZ-1. **ANNEXATIONS APPROVED IN 2018, BY EFFECTIVE DATE**

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
18-43	Greenbrier	0	0	212	576.5	1/28/2018
18-73	Swancott	5	1	212	2.4	3/2/2018
18-74	Morgan County	0	0	57.02	659.1	3/2/2018
18-111	Old Big Cove	2	1	109.01	2.1	3/16/2018
18-153	Old Monrovia	0	0	106.22	2.6	3/16/2018
18-186	Haden	6	2	109.01	2.0	4/20/2018
18-244	McMullen Road	0	0	109.02	345.2	5/4/2018
18-245	Green Cove	0	0	29.21	43.8	5/4/2018
18-306	Mann	2	1	109.01	1.2	5/18/2018
18-346	Shields	0	0	108	6.2	6/1/2018
18-347	Ledford	4	1	113	1.1	6/1/2018
18-451	Phillips	0	0	108	0.8	7/6/2018
18-452	Hwy 72 West	0	0	14.01	9.6	7/6/2018
18-501	Kendall	0	0	106.12	2.5	7/20/2018
18-542	Perry	0	0	212	2.5	8/3/2018
18-618	Drake 5	0	0	109.01	19.8	8/31/2018
18-619	McCrary Road	0	0	106.12	17.0	8/31/2018
18-620	Miller Lane	0	0	109.01	26.0	8/31/2018
18-745	Highway 431 South	0	0	109.01	2.3	10/5/2018
18-821	Cherry Tree Farms	0	0	109.02	27.9	10/21/2018
18-822	Limestone 2	0	0	212	174.7	10/21/2018
18-823	Swancott 2	0	0	212	2.1	10/21/2018

Table AZ-1 Continued

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
18-824	Paul Drive 2	2	1	109.01	1.4	10/21/2018
18-825	Nick Davis	0	0	106.24	22.8	10/21/2018
18-945	Stovehouse	0	0	21	6.4	11/9/2018
18-946	Slaughter Road 2	0	0	110.12	0.6	11/9/2018
18-947	Old Railroad Bed 2	0	0	208.02	35.7	11/9/2018
18-948	Nick Davis 2	0	0	106.24	10.0	11/9/2018
18-1003	Darnell 2	0	0	106.22	3.1	11/23/2018
18-1036	Slaughter Road 3	0	0	14.01	6.2	12/14/2018
18-1090	Bingham	0	0	107.02	7.2	12/28/2018
18-1091	Key	2	1	109.01	1.1	12/28/2018
	TOTAL	23	8		2,021.9	

ZONING AND REZONING APPROVALS

- There were 29 zonings and 13 rezonings approved by the Huntsville City Council in 2018.
- The largest single zoning in 2018 was for 2,370.9 acres in Greenbrier. The previously un-zoned land was designated Planned Industrial PI.
- The largest single rezoning in 2018 was for 3,178 acres in Greenbrier that was previously zoned as various residential and commercial zones. The land was divided among four zones: Highway Commercial C-4, Recreation Commercial C-5, Village Commercial C-6, and Commercial Industrial Park CIP.

Table AZ-2. **ZONING APPROVALS IN 2018, BY EFFECTIVE DATE**

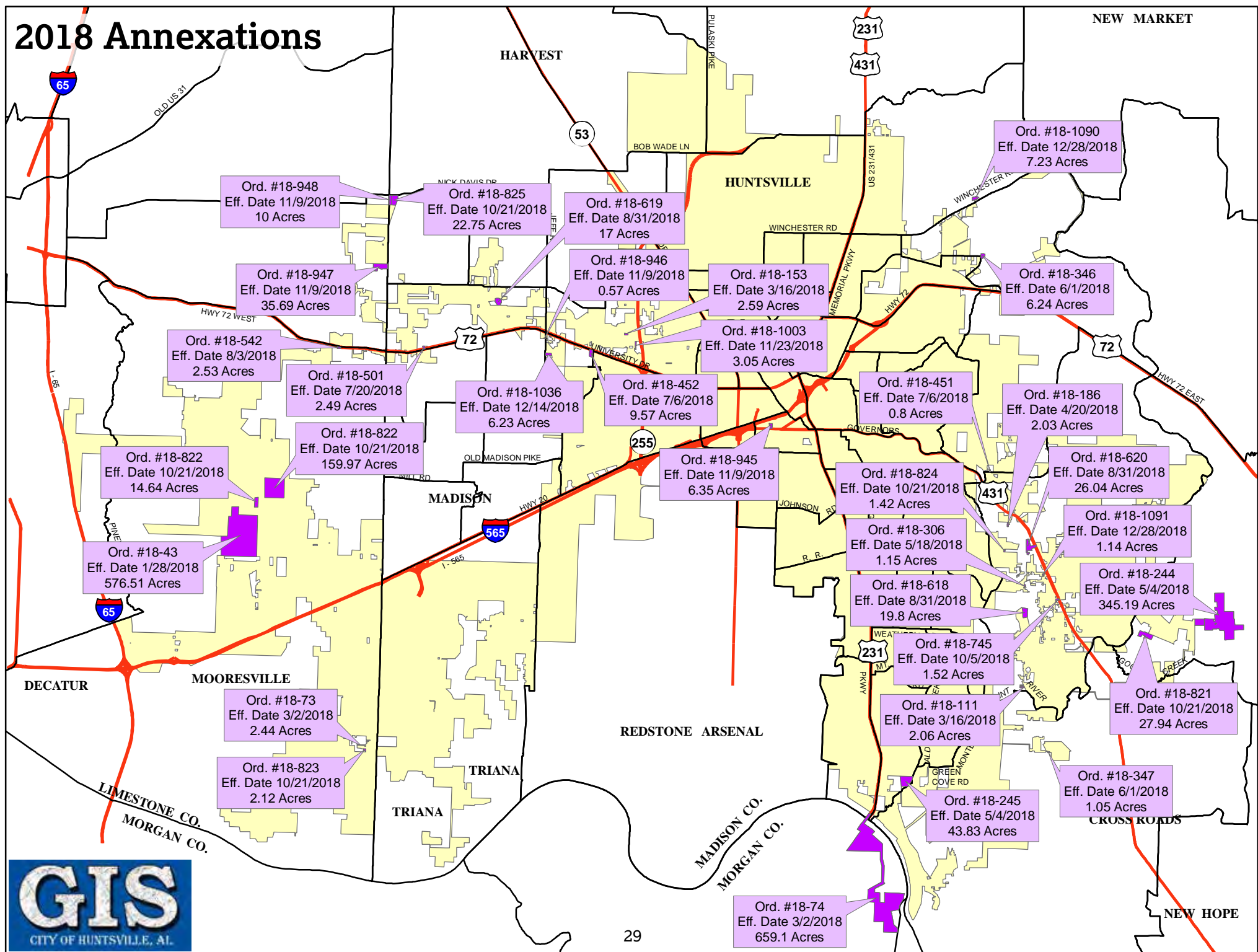
Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
17-947	R1	10-13	109.01	2.0	2/2/2018
17-949	R1A	11-14	108	25.4	2/2/2018
17-951	R2	07-13	113	2.9	2/2/2018
18-5	PI	09-02	212	84.7	3/2/2018
18-148	PI	10-04, 10-05, 11-03, 12-04	212	2,370.9	5/4/2018
18-226	PI	07-05	212	2.4	6/1/2018
18-228	R1A	08-14	109.01	2.1	6/1/2018
18-236	R2B	12-09	106.22	2.6	6/1/2018
18-238	R1, C5	05-12, 06-12	57.02	359.1	6/1/2018
18-240	C6	12-05	212	83.4	6/1/2018
18-434	R2	07-12	29.21	43.8	8/3/2018
18-438	R1A	10-13	109.01	2.0	8/3/2018
18-440	R1B, R2	09-16	109.02	345.2	8/3/2018
18-528	C4	13-13, 13-14	108	6.2	8/31/2018
18-530	R1B	07-14	113	1.1	8/31/2018
18-532	R1A	09-14	109.01	1.2	8/31/2018
18-602	C4	12-06	106.12	2.5	10/7/2018
18-604	R1	11-13	108	0.8	10/7/2018
18-606	C4	12-08	14.01	9.6	10/7/2018
18-714	C4	12-05	212	9.6	10/7/2018
18-894	R1A	09-14	109.01	19.8	11/23/2018
18-896	R1A	13-07	109.01	17.0	11/23/2018
18-898	R1A, C4	10-14	109.01	26.0	11/23/2018
18-987	PI	10-04	212	174.7	12/28/2018
18-989	PI	07-05	212	2.1	12/28/2018
18-991	R1	10-13	109.01	1.4	12/28/2018
18-993	R2B	09-15	109.02	27.9	12/28/2018
18-995	C4	14-05	106.24	22.8	12/28/2018
18-997	C4	09-14	109.01	2.3	12/28/2018

Table AZ-3. **REZONING APPROVALS IN 2018, BY EFFECTIVE DATE**

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
17-945	R1A	C1	14-12	2.02	6.7	2/2/2018
18-148	R1A, R2, R2B, C1	PI	10-04, 10-05, 11-03, 12-04	212	1,862.6	5/4/2018
18-222	C4	R2A	14-08	106.21	2.4	6/1/2018
18-224	R1B	R2	10-10	24	103.4	6/1/2018
18-240	R2, R2A, R1A, R1B, RPA2, CIP	C4, C5, C6, CIP	08-03, 09-03, 09-04, 09-05, 10-03, 10-05, 11-02, 11-03	212	3,178.0	6/1/2018
18-436	LI, CIP	R2	07-12	29.21	23.1	8/3/2018
18-442	R2B	C4	09-14	109.01	3.6	8/3/2018
18-444	R1A, R2A, R2B	C4, R2B	13-12, 13-13	9.01	99.8	8/3/2018
17-986	R1A	R2B	11-12	19.03	12.9	8/3/2018
18-534	R2B	PI	09-04	212	9.1	8/31/2018
18-890	R2	CIP	13-09	106.22	40.6	11/23/2018
18-902	C5	CIP, PI	09-05, 10-03	212	552.6	11/23/2018
18-999	C1, C4	CIP	09-04, 11-03, 11-04, 12-03, 12-04	212	1,115.1	12/28/2018

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.

2018 Annexations



Population and Housing Estimates

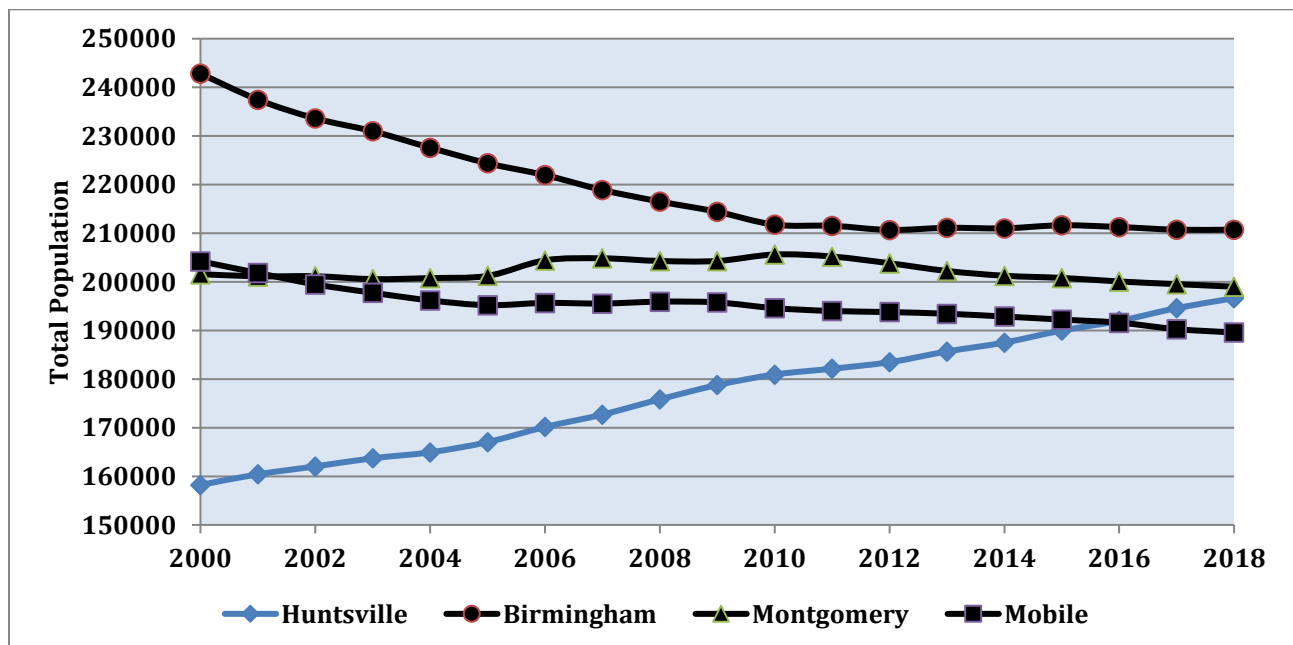
POPULATION

- The US Census Bureau takes a census of the United States every ten years.
 - The last census was performed on April 1, 2010.
- The City of Huntsville Planning staff calculates intercensal estimates of the City's population every July.
 - On July 1, 2018, the population of the City of Huntsville was estimated at 196,613, an increase of 9.2 percent since 2010.
 - Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 1.1 percent over the past decade.

Table PH-1. **POPULATION AND HOUSING, 2000-2018**

	Population	Housing Units
Census 2000	158,635	73,903
Census 2010	180,105	84,949
City Estimate July 2017	194,585	94,847
City Estimate July 2018	196,613	96,366

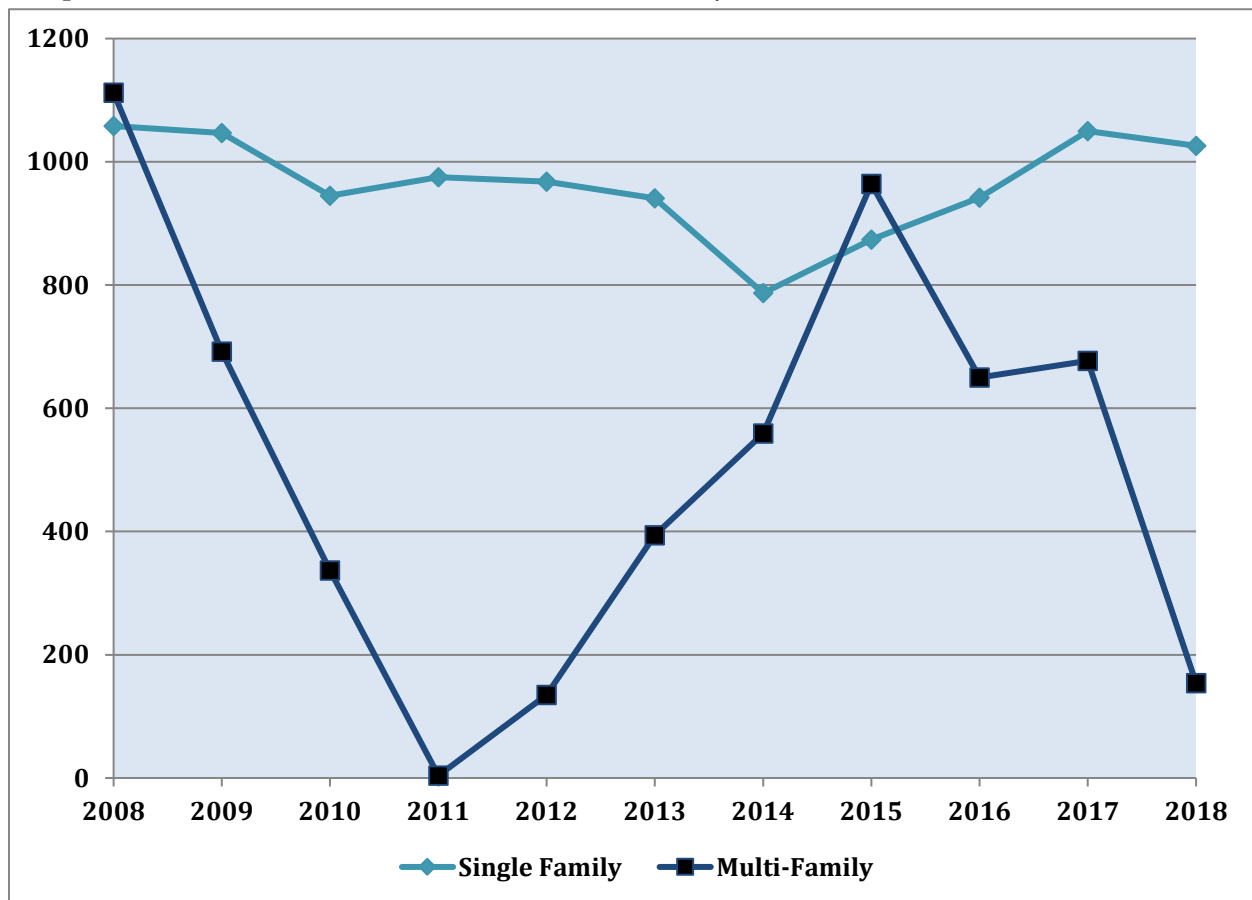
Graph PH-1. **POPULATION OF ALABAMA CITIES OVER 150,000 (2000-2018)**



HOUSING

- In comparing the December 2018 estimate with the 2010 Census, the City of Huntsville's housing stock increased by 14.1 percent, or around 1.6 percent annually.
- Huntsville added 1,085 housing units between 2017 and 2018, an increase of 1.1 percent.
- There were 96,907 housing units in the City of Huntsville as of December 31, 2018.

Graph PH-2. **HOUSING UNITS ADDED BY YEAR, 2008-2018**



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

Table PH-2. **CHANGE IN HOUSING UNITS BY CENSUS TRACT, 2017-2018**

Legend

(+): Combined/Added Census Tract since 2000

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

Census Tract	<i>Housing Unit Change, 2017-2018</i>			
	Added Single Family	Demolished /Moved	Added Multi-Family	Total Change
2.01 (/)	0	0	0	0
2.02	1	0	0	1
3.01	0	0	0	0
3.02	0	-1	0	-1
4.03 (+)(/)	6	0	0	6
5.01	0	0	0	0
5.02	0	-2	0	-2
5.03	0	0	0	0
6.01	0	-1	0	-1
6.02	0	0	0	0
7.01	1	0	0	1
7.02	0	-2	0	-2
9.01 (/)	3	-1	0	2
9.02	3	0	0	3
10	16	-12	0	4
12	4	-2	0	2
13.01 (+)	0	0	0	0
13.02 (+)	0	0	0	0
14.01 (+)	29	0	0	29
14.02 (+)	0	-17	22	5
15	0	0	0	0
17	13	-6	0	7
18.01	9	-7	0	2
19.01	4	-8	0	-4
19.02	6	-3	0	3
19.03	2	-1	0	1
20	6	-7	0	-1
21	8	-16	4	-4
22	1	0	0	1
23	0	0	0	0
24	0	0	0	0
25.01	0	0	0	0

25.02	0	0	0	0
26	1	-1	0	0
27.01	2	0	0	2
27.21	0	0	0	0
27.22	2	0	0	2
28.01	4	0	0	4
28.02	80	-1	0	79
29.11	0	-2	0	-2
29.12	0	0	0	0
29.21	9	0	0	9
29.22	15	0	0	15
30 (+)	0	-3	0	-3
31 (+)	0	0	0	0
105.02 (/)	0	0	0	0
106.12 (/)	58	0	0	58
106.21 (/)	40	0	0	40
106.22 (/)	43	-1	20	62
106.23 (/)(+)	27	0	0	27
106.24 (/)(+)	6	0	0	6
107.01 (/)	0	0	0	0
107.02 (/)	5	0	0	5
108 (/)	0	0	0	0
109.01 (/)	223	0	0	223
109.02 (/)	0	0	0	0
110.11 (/)	0	0	0	0
110.12 (/)	0	0	0	0
110.22 (/)	0	0	0	0
111 (/)	0	0	0	0
112 (/)	177	-1	0	176
113 (/)	159	0	0	159
208.02 (/)	38	0	0	38
212 (/)	25	0	108	133
Citywide	1026	-95	154	1,085

Only inhabited census tracts within city limits are included in this table.

Table PH-3. *TOTAL HOUSING UNITS BY CENSUS TRACT, 2010-2018*

Census Tract	Total Housing Units (4/2010)	Housing Unit Change, 2010-2018				Total Housing Units (2018)
		Added Single Family	Demolished /Moved	Added Multi-Family	Total Change, 2010-2018	
2.01 (/)	409	3	-3	0	0	409
2.02	1,069	3	-2	40	41	1,110
3.01	1,651	1	-3	0	-2	1,649
3.02	1,538	0	-2	0	-2	1,536
4.03 (+)(/)	1,891	29	-6	0	23	1,914
5.01	751	21	-1	0	20	771
5.02	1,007	1	-3	0	-2	1,005
5.03	756	0	0	0	0	756
6.01	670	0	-3	0	-3	667
6.02	909	0	0	0	0	909
7.01	1,384	1	-3	0	-2	1,382
7.02	1,451	20	-3	60	77	1,528
9.01 (/)	1,974	59	-4	1	56	2,030
9.02	1,218	11	-5	1	7	1,225
10	1,884	86	-65	0	21	1,905
12	1,392	35	-30	0	5	1,397
13.01 (+)	2,276	1	0	0	1	2,277
13.02 (+)	1,023	0	-4	0	-4	1,019
14.01 (+)	755	218	0	233	451	1,206
14.02 (+)	2,823	6	-18	274	262	3,085
15	1,896	2	-7	0	-5	1,891
17	899	51	-44	0	7	906
18.01	1,620	48	-32	0	16	1,636
19.01	1,533	27	-22	0	5	1,538
19.02	665	38	-8	248	278	943
19.03	966	23	-11	0	12	978
20	1,206	64	-65	0	-1	1,205
21	1,851	15	-49	4	-30	1,821
22	979	2	-1	0	1	980
23	2,452	0	-7	0	-7	2,445
24	2,492	0	-2	0	-2	2,490
25.01	1,859	1	-7	0	-6	1,853
25.02	1,775	0	-2	0	-2	1,773

26	2,210	7	-6	0	1	2,211
27.01	1,395	8	-7	0	1	1,396
27.21	1,928	10	-12	29	27	1,955
27.22	1,361	16	-2	0	14	1,375
28.01	2,331	4	-1	110	113	2,444
28.02	2,532	745	-8	0	737	3,269
29.11	1,872	9	-5	0	4	1,876
29.12	1,055	7	0	0	7	1,062
29.21	2,930	74	1	61	136	3,066
29.22	1,760	28	-3	0	25	1,785
30 (+)	1,452	0	-77	5	-72	1,380
31 (+)	1,220	4	-147	518	375	1,595
105.02 (/)	88	2	-1	0	1	89
106.12 (/)	1,423	829	-4	0	825	2,248
106.21 (/)	10	256	0	40	296	306
106.22 (/)	4,479	292	-26	1744	2010	6,489
106.23 (/)(+)	278	237	-2	0	235	513
106.24 (/)(+)	32	30	0	0	30	62
107.01 (/)	14	1	0	0	1	15
107.02 (/)	310	92	-1	0	91	401
108 (/)	317	9	0	0	9	326
109.01 (/)	4,214	1881	-1	91	1971	6,185
109.02 (/)	22	1	0	0	1	23
110.11 (/)	4	0	-1	0	-1	3
110.12 (/)	2	0	0	0	0	2
110.22 (/)	565	0	-1	0	-1	564
111 (/)	3	0	0	0	0	3
112 (/)	3,262	1776	-8	196	1964	5,226
113 (/)	390	676	-1	0	675	1,065
208.02 (/)	284	479	0	0	479	763
212 (/)	385	155	-1	432	586	971
Citywide	85,152	8,394	-726	4,087	11,755	96,907

The 2010 base count of housing units are from the US Census Bureau, and indicate the total number of units as of April 1, 2010.

Only inhabited census tracts within city limits are included in this table.

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.

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.

TRACT NAMES

Throughout this report, Tract Names are used to relate census tracts with familiar city neighborhoods and landmarks. Below is a table of census tracts and their 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.

Census Tract	Tract Name	Census Tract	Tract Name
2.01	Edmonton Heights	25.02	Golf Rd./Chelsea
2.02	Colonial Hills/A&M	26	Piedmont/Fleming Meadows
3.01	Lakewood	27.01	Whitesburg
3.02	Rolling Hills	27.21	Bailey Cove
4.03	Wade Mountain	27.22	Willowbrook
5.01	Stoner Park	28.01	Chaffee
5.02	Mastin Lake	28.02	English Village/Bell Mountain
5.03	Scenic View	29.11	Weatherly Heights
6.01	Highlands	29.12	Box Canyon
6.02	Oakmont Park	29.21	Challenger
7.01	Davis Hills	29.22	Camelot/McGucken Park
7.02	Montview	30	Lincoln Village
9.01	Chapman	31	Downtown
9.02	Oak Park	105.02	Carters Gin
10	Five Points	106.12	72 West
12	Terry Heights	106.21	53 North
13.01	University Central	106.22	Providence
13.02	Oakwood West	106.23	Monrovia
14.01	Creekwood Park	106.24	Capshaw
14.02	Research Park	107.01	Meridianville
15	University Park	107.02	Moore's Mill
17	Blossomwood	108	72 East/Dug Hill
18.01	Monte Sano	109.01	Hampton Cove
19.01	Governors East	109.02	Gurley
19.02	The Ledges	110.11	NW Madison
19.03	Jones Valley	110.12	NE Madison
20	Mayfair Park	110.22	SE Madison
21	Lowe Mill	111	Redstone Arsenal
22	Westlawn	112	Martin-Zierdt
23	Merrimack	113	Green Mountain
24	McDonnell	208.02	East Limestone
25.01	Brahan Spring	212	Greenbrier
		57.02	Laceys Spring