

Grand Hollow Neighborhood Guide

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Why New Market?

New Market, Alabama presents a real value proposition for those seeking a balance between a peaceful, semi-rural setting and the economic opportunities of a more metropolitan area. Residents choose New Market for its open spaces, larger properties, and a community atmosphere that provides a retreat from the density of urban centers. The town maintains its own identity while benefiting significantly from its position within the greater Huntsville region.

The primary economic engine for New Market residents is undeniably Huntsville. The town's strategic location provides a manageable commute to the region's top employers, including the U.S. Army's Redstone Arsenal, NASA's Marshall Space Flight Center, and the numerous technology and manufacturing firms in Cummings Research Park. This arrangement allows residents to participate in a world-class economy while enjoying a more relaxed home environment. The quality of life in New Market is defined by its connection to the outdoors and local community spaces. Sharon Johnston Park is a central recreation hub, offering fishing lakes, picnic areas, and sports fields. The town's landscape, characterized by rolling hills and farmland, contributes to a scenic and tranquil living experience.

What's the Market Like in 35811

The real estate market in the 35811 zip code, which includes New Market, presents a competitive environment for homebuyers. The area offers a more suburban and rural feel while remaining connected to Huntsville's core. Analysis of recent data indicates a market where homes sell in a reasonable timeframe and often close near their asking price.

Metric	Value
Median Sale Price	~\$320,000
Median Price per Sq. Ft.	~\$168
Median Days on Market	~46 Days
Sale-to-List Price Ratio	~98.1%
Percentage of Homes Sold Above List	~17.4%

Current conditions suggest a market that is active, though not as overheated as some national hotspots. Well priced properties receive attention quickly, and buyers should be prepared to act with conviction when they find a suitable home.

What's the Cost of Living in New Market, AL?

The New Market area offers a considerable affordability advantage. The overall cost of living is approximately 17 percent lower than the national average, with housing costs being the most significant factor at 51 percent below the national benchmark. This allows for greater purchasing power compared to many other technology hubs in the country.

Utility expenses are about 10 percent lower than the national average, while transportation costs are about 3 percent lower. Groceries trend near the national average. The median household income for the 35811 zip code is approximately \$92,361. Property taxes in Madison County are also managed under a favorable structure. For an improved property in the rural parts of the county, the rate is \$3.65 per \$100 of assessed value, which contributes to the area's overall financial appeal.



Which School District is New Market Zoned For?

The New Market portion of the 35811 zip code is served by the Madison County School District, a system recognized for strong academic performance. Several of the district's high schools consistently place in the top tiers of state rankings. Recent reports from U.S. News & World Report noted that multiple high schools in the district ranked within the top 10 percent in Alabama, reflecting a district wide commitment to educational achievement.

Buckhorn High School, the primary high school for the area, receives an A- rating from Niche and is ranked among the top 50 public high schools in the state. It also holds positive rankings for its college preparatory programs and STEM curriculum. The student to teacher ratio is approximately 20:1. Test scores show proficiency rates that meet or exceed state averages in subjects like reading and math. The school supports a wide array of athletic teams and student clubs.

Prospective residents should note that school attendance zones can be subject to change. It is critical to confirm the specific zoning for any residential address directly with the Madison County School District's official resources before making a purchasing decision.

Neighborhood Profile - Grand Hollow

Snapshot

Grand Hollow is a newer residential community in New Market that provides modern housing with substantial amenities. It is designed for those seeking newly constructed homes with a strong sense of community, located in an area that offers scenic views and convenient access to the greater Huntsville region.

Real Estate Landscape

The housing stock in Grand Hollow consists entirely of recently built single family residences. Architectural designs are contemporary, featuring full brick construction and open concept floor plans. Homes typically range from four to five bedrooms. Prices generally fall within the mid \$300,000s to low \$400,000s. The square footage of these homes commonly spans from around 1,500 to over 2,500 square feet. Lot sizes are consistent with modern subdivision planning, providing adequate yard space for outdoor activities.

Lifestyle & Amenities

Life in Grand Hollow is structured around community engagement and recreation. The neighborhood provides an extensive list of amenities for its residents. These include a swimming pool with a cabana, a central clubhouse, a playground for children, and pickleball courts. Additional unique features are a dedicated dog park and a wiffle ball field, which support an active and social atmosphere. For shopping and dining, the community is located near major thoroughfares like Highway 431, offering a direct route to the commercial centers in Meridianville and downtown Huntsville. Sharon Johnston Park is also a short drive away for more expansive outdoor recreation.

Educational Zoning

Based on its location, Grand Hollow is currently zoned for the following Madison County Public Schools:

- **Elementary:** Mt Carmel Elementary
- **Middle:** Buckhorn Middle
- **High:** Buckhorn High School

This information is subject to change. Buyers must verify school zoning with the official Madison County School District attendance locator tools.

Commuter's Index

Estimated commute times from Grand Hollow to major employment and travel hubs during typical traffic conditions are as follows:

- **Redstone Arsenal (Gate 9):** ~24 minutes
- **Cummings Research Park:** ~20 minutes
- **Huntsville International Airport (HSV):** ~22 minutes
- **Downtown Huntsville:** ~14 minutes

Homeowner's Association (HOA) Insights

A mandatory homeowner's association manages the common areas and amenities within Grand Hollow. The HOA dues cover the maintenance and operation of the pool, clubhouse, playground, dog park, pickleball court, and other shared green spaces. The specific monthly or annual fee can vary and should be confirmed during the home buying process.

Disclaimer: The information contained in this report is compiled from publicly available data and is intended for informational purposes only. All data, including but not limited to real estate market statistics, cost of living indices, school zoning, HOA fees, and property tax rates, is subject to change without notice. Prospective homebuyers should independently verify all critical information with the appropriate official sources.

