

A large, dark grey wooden sign for 'Stillwater Cove' is mounted on a wooden post-and-rail fence. The sign features the word 'Stillwater' in a bold, sans-serif font, and 'Cove' in a large, elegant script font. The background shows lush green trees and a clear blue sky. In the foreground, there is a low stone wall and some green shrubbery.

Stillwater
Cove

Stillwater Cove - Neighborhood Guide

Why Madison?

Madison, Alabama, has consistently emerged as a premier destination for those seeking a blend of high-tech career opportunities, exceptional quality of life, and a strong sense of community. Its appeal is multifaceted, drawing in families, young professionals, and retirees alike. The city's economic engine is fueled by its proximity to Cummings Research Park, the second-largest research park in the United States, and Redstone Arsenal, a vital hub for the U.S. Army and federal agencies. This concentration of aerospace, defense, and technology sectors provides a strong job market.

The city consistently receives accolades for its top-tier public school system, often ranked among the best in the nation. This commitment to education, combined with an abundance of parks and recreational opportunities, makes it an idyllic setting. The community is characterized by a welcoming, suburban feel, with a strong emphasis on local events and civic engagement. This unique combination of a thriving economy, educational excellence, and a close-knit community atmosphere solidifies Madison's position as one of the most desirable places to live in the southeastern United States.

What's the Market Like in 35756

The 35756 zip code, which encompasses the Stillwater Cove neighborhood, presents a competitive and dynamic real estate market. The following table provides a snapshot of key market indicators:

Metric	Value
Median Sale Price	\$475,000
Median Price per Sq. Ft.	\$164
Median Days on Market	19
Sale-to-List Price Ratio	100.0%
Percentage of Homes Sold Above List Price	35.7%

Data sourced from recent market analyses and is subject to change.

The current market conditions in the 35756 zip code lean towards a **seller's market**. This is evidenced by the low median days on market, a strong sale-to-list price ratio, and a significant percentage of homes selling for more than their asking price. Prospective buyers should be prepared for a competitive environment where well-priced homes are likely to receive multiple offers.

What's the Cost of Living in Madison?

Madison, Alabama, offers a cost of living that is slightly higher than the state average but remains competitive when compared to the national average, particularly when factoring in the high median household income of the area.

- **Overall Cost of Living Index:** Approximately 4% higher than the Alabama average and on par with the national average.
- **Housing:** The largest factor in the local cost of living, with a median home price in the 35756 zip code around \$475,000.
- **Utilities:** Energy costs in the Madison area are slightly above the national average, with residents paying an average of \$170-\$200 per month for electricity. Water and sewer services are provided by Madison Utilities.
- **Groceries:** Grocery costs in the Huntsville-Madison metropolitan area are generally in line with the national average.
- **Transportation:** Due to the suburban nature of Madison, a personal vehicle is generally necessary. Gasoline prices are comparable to the national average.
- **Healthcare:** Madison is served by a robust healthcare network, including Madison Hospital, part of the Huntsville Hospital Health System. Healthcare costs in Alabama are generally lower than the national average.
- **Median Household Income (35756):** A strong \$105,436, significantly higher than both the state and national averages.
- **Average Property Tax Rates:** The property tax rate in Madison is influenced by both Madison County and the City of Madison. The combined millage rate is a significant consideration for homeowners. One mill represents \$1 of tax for every \$1,000 of assessed property value.

How Do Madison City Schools Rank?

The Madison City School district is a cornerstone of the community's appeal and is consistently ranked as one of the top public school systems in Alabama and the nation.

- **Overall Rankings:** Niche.com consistently awards Madison City Schools an A+ rating, placing it amongst the highest ranked school districts in the United States.
- **Student Proficiency:** Students in Madison City Schools demonstrate high levels of academic achievement. Proficiency rates in key subjects like reading and math are well above state averages. For instance, recent data shows approximately 71% of students are proficient in reading and 62% are proficient in math.
- **Renowned Schools:**
 - **High Schools:** Both James Clemens High School and Bob Jones High School are perennial powerhouses in academics, athletics, and extracurricular activities. They are known for their rigorous Advanced Placement (AP) programs and high graduation rates.
 - **Middle Schools:** Liberty Middle School and Discovery Middle School are highly regarded for their strong academic programs and preparation for the challenges of high school.
 - **Elementary Schools:** The district's elementary schools, including Mill Creek Elementary, are celebrated for their dedicated teachers and foundational approach to learning.

Disclaimer: School zoning is subject to change. It is imperative that prospective homebuyers verify the specific school assignments for any property of interest by contacting the Madison City School district directly.

Life in Stillwater Cove

Snapshot

Stillwater Cove is a picturesque and sought-after neighborhood in Madison, Alabama, known for its well-maintained homes, neighborhood amenities, and convenient location. It offers a tranquil suburban setting with easy access to the best that Madison has to offer.

Real Estate Landscape

The housing stock in Stillwater Cove is characterized by spacious, modern homes with a predominantly traditional architectural style. Key features include:

- **Architectural Styles:** Primarily full-brick traditional and ranch-style homes.
- **Age of Homes:** The majority of homes in Stillwater Cove were built in the early to mid-2010s.
- **Price Ranges:** Home prices typically range from the low \$400,000s to the mid-\$600,000s.
- **Home Sizes:** Homes in the neighborhood generally range from 2,800 to over 4,500 square feet.

- **Typical Lot Sizes:** The average lot size is approximately one-third of an acre, providing ample space for outdoor activities.

Lifestyle & Amenities

Living in Stillwater Cove offers a comfortable and engaging lifestyle with a strong sense of community.

- **Community Atmosphere:** The neighborhood is known for its active and friendly community, with residents often gathering for social events.
- **Key Amenities:** Residents enjoy access to a community clubhouse, a swimming pool, and a playground.
- **Proximity to Shopping and Dining:** Stillwater Cove is conveniently located near major retail centers, including the shops and restaurants along Highway 72 and in the nearby Bridge Street Town Centre.
- **Unique Local Features:** The neighborhood's location provides easy access to the area's greenway system, offering opportunities for walking, running, and biking.

Educational Zoning

Stillwater Cove is currently zoned for the following highly-rated Madison City Schools:

- **Elementary School:** Mill Creek Elementary School
- **Middle School:** Liberty Middle School
- **High School:** James Clemens High School

Reiteration of Disclaimer: School zoning is subject to change. Please verify school assignments with the Madison City School district.



Commuter's Index

Estimated commute times from Stillwater Cove during typical traffic conditions:

- **Redstone Arsenal (Gate 9):** 20-25 minutes
- **Cummings Research Park:** 15-20 minutes
- **Huntsville International Airport (HSV):** 20-25 minutes
- **Downtown Huntsville:** 25-30 minutes

Homeowner's Association (HOA) Insights

- **Presence and Mandate:** A mandatory Homeowner's Association is in place in Stillwater Cove.
- **Approximate Fees:** The annual HOA fee is approximately \$450.
- **Covered Amenities and Services:** The HOA fees contribute to the maintenance of the common areas, including the community pool, clubhouse, and playground.

Disclaimer: The information contained in this report is for general informational purposes only. While we have made every attempt to ensure the accuracy and reliability of the information provided, it is not a substitute for professional legal, financial, or real estate advice. All information is subject to change. Prospective homebuyers are strongly encouraged to independently verify all critical information, including but not limited to, school zoning, HOA fees and covenants, and property taxes.

