

# GREENVILLE-SPARTANBURG MARKET REPORT

# GSP

MARKET INSIGHTS • 3Q23



2.4%

Greenville Unemployment Rate



2,019

Greenville New Home Permits



2,374

Greenville New Home Closings

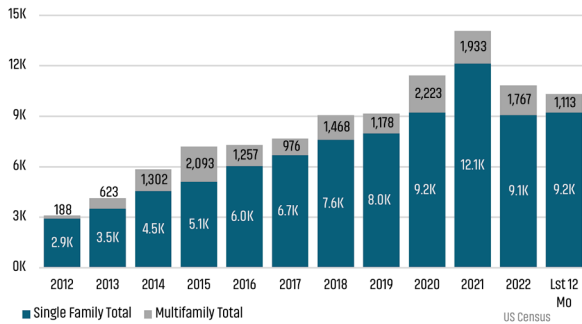


\$344,385

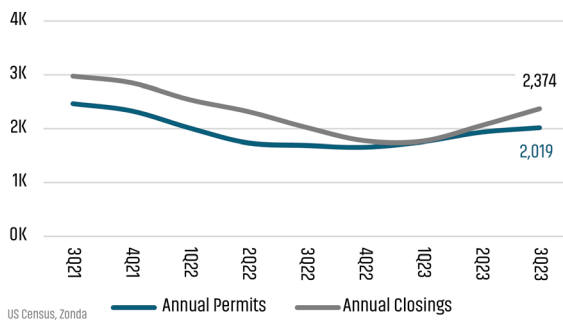
Median SF New Home Price

**GREENVILLE NEW HOUSING TRENDS<sup>1</sup>**

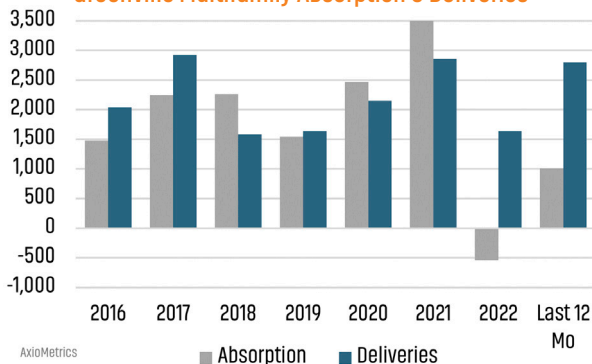
**Greenville-Spartanburg Single & Multi-Family Permits**



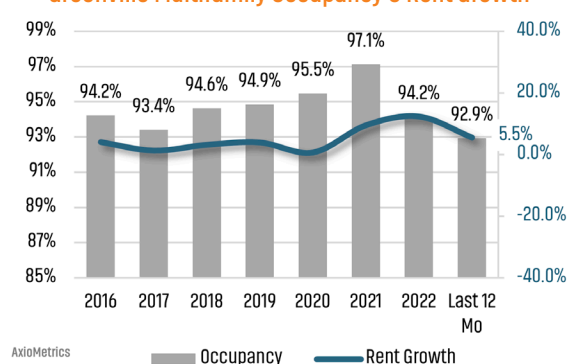
**Greenville County Permits vs Closings**



**Greenville Multifamily Absorption & Deliveries**



**Greenville Multifamily Occupancy & Rent Growth**



**GREENVILLE COUNTY ANNUAL SF PERMITS**



Sep 2022: 1,692  
 Sep 2023: 2,019  
 ▲ 19.3%

**GREENVILLE COUNTY ANNUAL NEW SF CLOSINGS**

Sep 2022: 2,025  
 Sep 2023: 2,374  
 ▲ 17.2%

**GREENVILLE COUNTY MEDIAN NEW SF PRICE**

Sep 2022: \$342,910  
 Sep 2023: \$344,385  
 ▲ 0.4%

**GREENVILLE MLS RESALE STATISTICS<sup>2</sup>**

**ANNUALIZED CLOSED SALES**

Sep 2022: 24,091  
 Sep 2023: 17,659  
 ▼ -26.7%

**SF DAYS ON MARKET**

Sep 2022: 27 Days  
 Sep 2023: 40 Days  
 ▲ 13 Days

**SF MEDIAN SALE PRICE**

Sep 2022: \$315,000  
 Sep 2023: \$319,900  
 ▲ 1.6%

**MONTHS OF INVENTORY**

Sep 2022: 2.4 Mo  
 Sep 2023: 3.0 Mo  
 ▲ 0.6 Mo

Sources: (1) AxioMetrics, County of Greenville, US Census, Zonda (2) Greater Greenville Association of Realtors®

**ECONOMIC TRENDS<sup>3</sup>**

**UNEMPLOYMENT RATE** (unadjusted)

**GREENVILLE-SPARTANBURG**

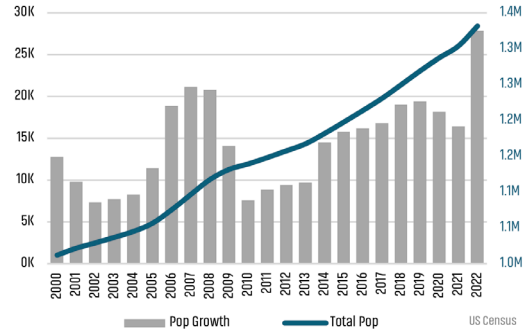
Sep 2022	Sep 2023
2.7%	2.4%
▼ -0.3%	

**SOUTH CAROLINA**

Sep 2022	Sep 2023
3.3%	2.9%
▼ -0.4%	



**Greenville-Spartanburg Population Growth & Total**



**TOTAL NONFARM EMPLOYMENT** (in thousands)

**GREENVILLE-SPARTANBURG**

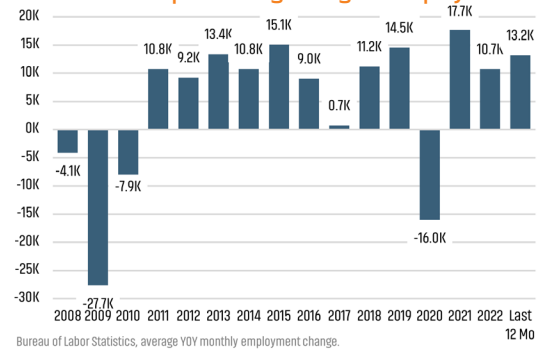
Sep 2022	Sep 2023
585.3	605.9
▲ 3.5%	

**SOUTH CAROLINA**

Sep 2022	Sep 2023
2,293	2,389
▲ 4.2%	



**Greenville-Spartanburg Change in Employment**



**EMPLOYMENT CHANGE**

**GREENVILLE-SPARTANBURG**

Annualized Employment Change\*

**-16.3%**

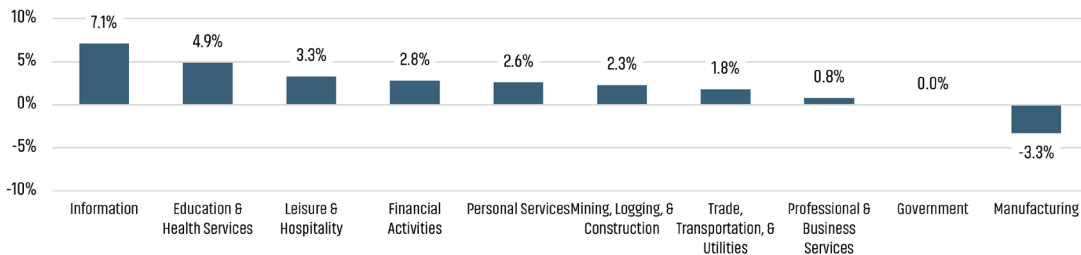
**SOUTH CAROLINA**

Annualized Employment Change\*

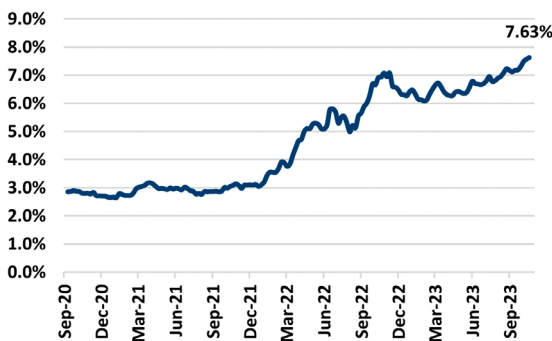
**-8.7%**



**Greenville Change in Employment by Sector**

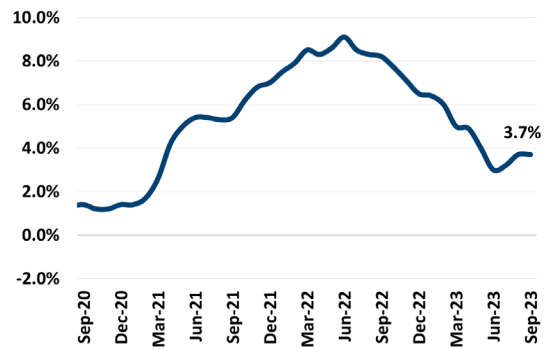


**30 Year Fixed Mortgage Rate**



St. Louis Fed

**US Inflation Rate**



US Bureau of Labor Statistics

# THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

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CASA GRANDE, AZ  
PRESCOTT, AZ  
TUCSON, AZ  
IRVINE, CA  
BAY AREA, CA  
PASADENA, CA  
ROSEVILLE, CA  
SAN DIEGO, CA  
SANTA BARBARA, CA  
VALENCIA, CA  
LODI, CA  
JACKSONVILLE, FL  
ORLANDO, FL  
TAMPA, FL

ATLANTA, GA  
BOISE, ID  
KANSAS CITY, KS/MO  
CHARLOTTE, NC  
LAS VEGAS, NV  
RENO, NV  
GREENVILLE, SC  
NASHVILLE, TN  
AUSTIN, TX  
DALLAS-FORT WORTH, TX  
HOUSTON, TX  
SALT LAKE CITY, UT  
BELLEVUE, WA

FUTURE OFFICES  
ALBUQUERQUE, NM  
CHARLESTON, SC  
DENVER, CO  
COLORADO SPRINGS, CO  
RALEIGH-DURHAM, NC  
SAN ANTONIO, TX

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