

GREENVILLE-SPARTANBURG MARKET REPORT

GSP

MARKET INSIGHTS • 4Q23



2.9%

Greenville Unemployment Rate



2,038

Greenville New Home Permits



2,931

Greenville New Home Closings

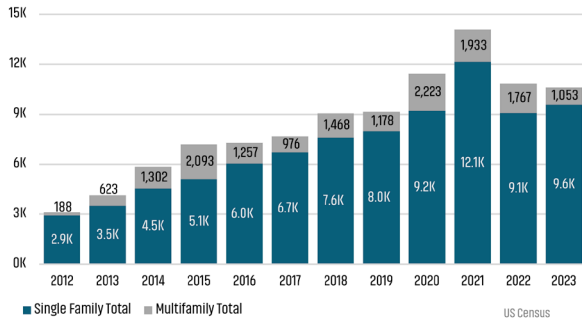


\$425,405

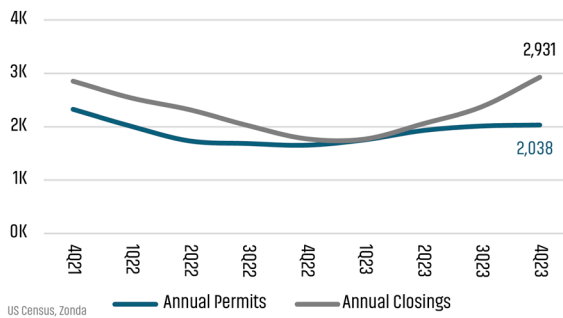
Median SF New Home Price

GREENVILLE NEW HOUSING TRENDS¹

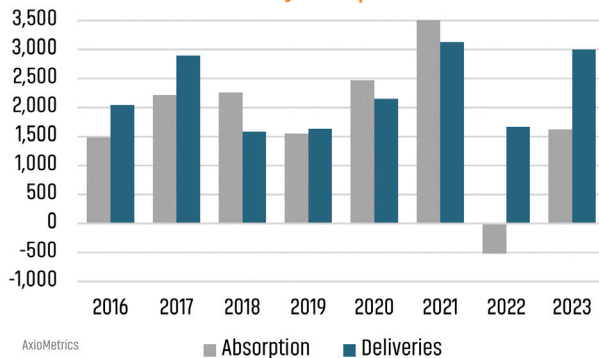
Greenville-Spartanburg Single & Multi-Family Permits



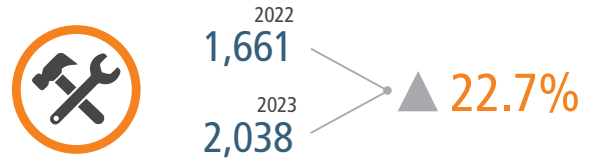
Greenville County Permits vs Closings



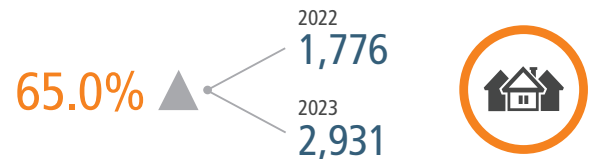
Greenville Multifamily Absorption & Deliveries



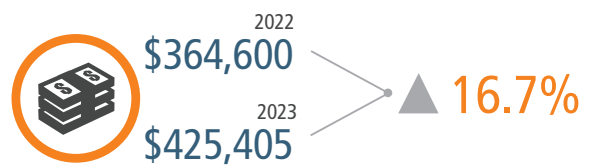
GREENVILLE COUNTY ANNUAL SF PERMITS



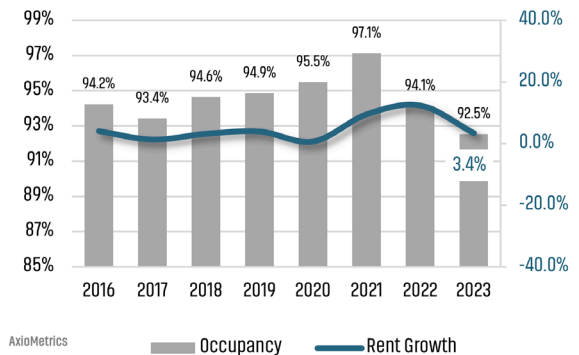
GREENVILLE COUNTY ANNUAL NEW SF CLOSINGS



GREENVILLE COUNTY MEDIAN NEW SF PRICE



Greenville Multifamily Occupancy & Rent Growth

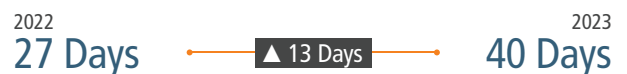


GREENVILLE MLS RESALE STATISTICS²

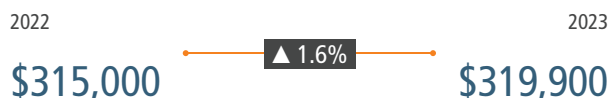
ANNUALIZED CLOSED SALES



SF DAYS ON MARKET



SF MEDIAN SALE PRICE



MONTHS OF INVENTORY



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

ECONOMIC TRENDS³

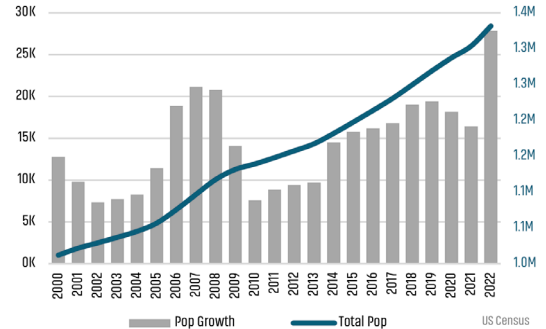
UNEMPLOYMENT RATE (unadjusted)

GREENVILLE-SPARTANBURG	
2022	2023
2.7%	2.9%
▲ 0.2%	

SOUTH CAROLINA	
2022	2023
3.3%	3.0%
▼ -0.3%	



Greenville-Spartanburg Population Growth & Total



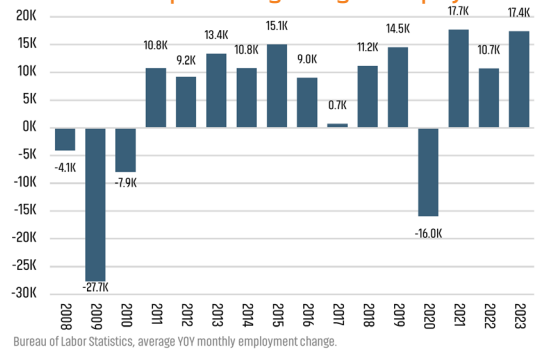
TOTAL NONFARM EMPLOYMENT (in thousands)

GREENVILLE-SPARTANBURG	
2022	2023
584.5	606.7
▲ 3.8%	

SOUTH CAROLINA	
2022	2023
2,294	2,401
▲ 4.7%	



Greenville-Spartanburg Change in Employment



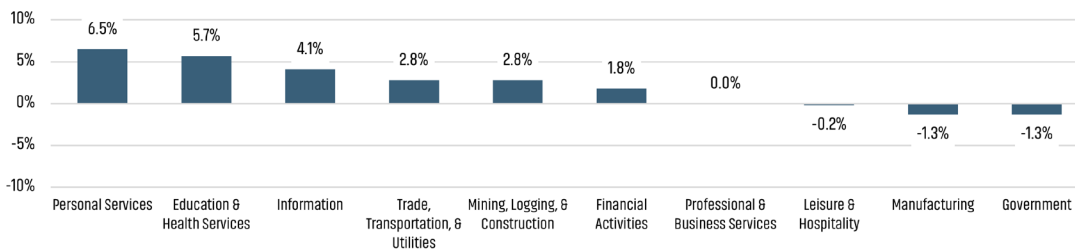
EMPLOYMENT CHANGE

GREENVILLE-SPARTANBURG	
Annualized Employment Change	
2.9%	

SOUTH CAROLINA	
Annualized Employment Change	
2.6%	



Greenville Change in Employment by Sector

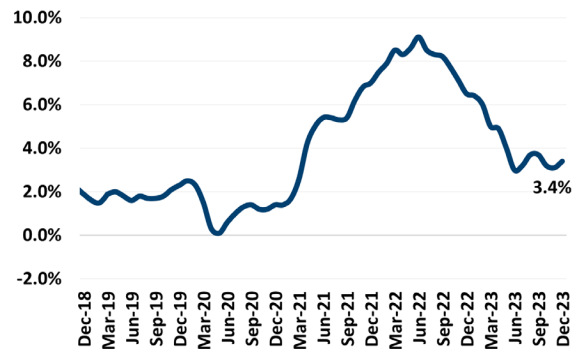


30 Year Fixed Mortgage Rate



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
DENVER, CO
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
COLORADO SPRINGS, CO
RALEIGH-DURHAM, NC
SAN ANTONIO, TX

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