

GREENVILLE-SPARTANBURG MARKET REPORT

GSP

MARKET INSIGHTS • 2024



4.4%

Greenville Unemployment Rate



16.9%

Greenville New Home Permits Up



72.1%

YoY New Home Closings Up

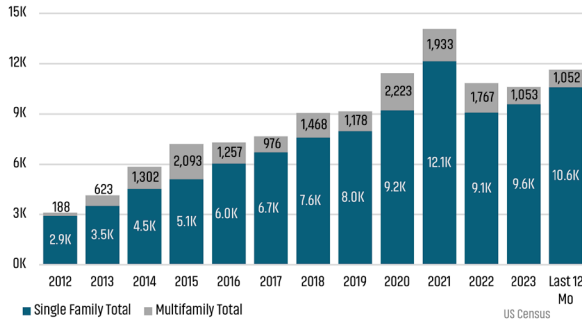


\$332,485

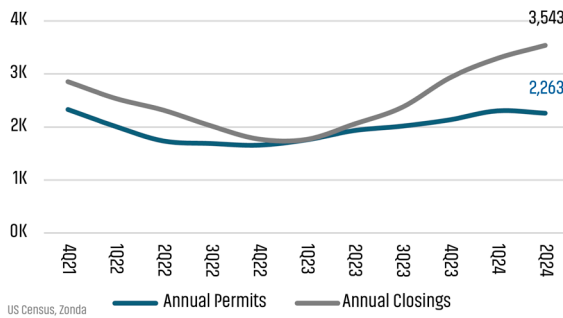
Median SF New Home Price

GREENVILLE NEW HOUSING TRENDS¹

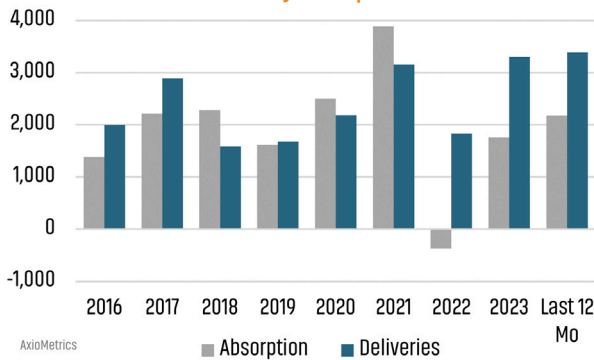
Greenville-Spartanburg Single & Multi-Family Permits



Greenville County Permits vs Closings



Greenville Multifamily Absorption & Deliveries



GREENVILLE COUNTY ANNUAL SF PERMITS



Jun 2023
1,936
Jun 2024
2,263 ▲ 16.9%

GREENVILLE COUNTY ANNUAL NEW SF CLOSINGS

72.1% ▲

Jun 2023
2,059
Jun 2024
3,543

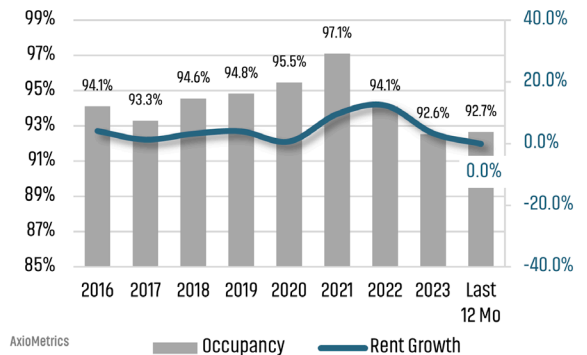


GREENVILLE COUNTY MEDIAN NEW SF PRICE



Jun 2023
\$377,500
Jun 2024
\$332,485 ▼ -11.9%

Greenville Multifamily Occupancy & Rent Growth



GREENVILLE MLS RESALE STATISTICS²

ANNUALIZED CLOSED SALES

Jun 2023
1,558 ▲ 127.3% Jun 2024
3,543

SF DAYS ON MARKET

Jun 2023
39 Days ▲ 1 Days Jun 2024
40 Days

SF MEDIAN SALE PRICE

Jun 2023
\$320,000 ▲ 0.3% Jun 2024
\$320,900

MONTHS OF INVENTORY

Jun 2023
2.0 Mo ▲ 1.1 Mo Jun 2024
3.1 Mo

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

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

GREENVILLE-SPARTANBURG

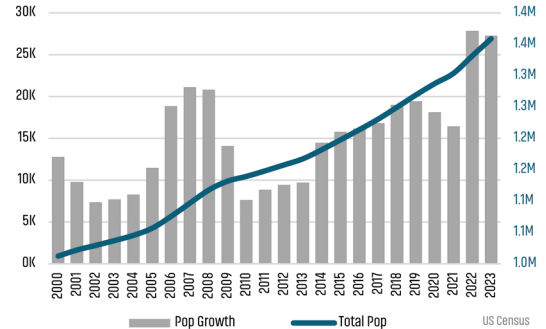
Jun 2023	Jun 2024
3.0%	4.4%
▲ 1.4%	

SOUTH CAROLINA

Jun 2023	Jun 2024
2.8%	3.6%
▲ 0.8%	



Greenville-Spartanburg Population Growth & Total



TOTAL NONFARM EMPLOYMENT (in thousands)

GREENVILLE-SPARTANBURG

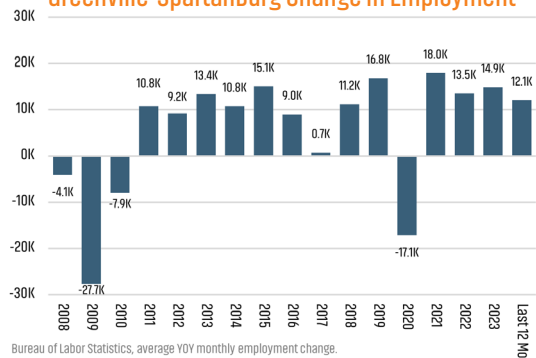
Jun 2023	Jun 2024
605.9	612.9
▲ 1.2%	

SOUTH CAROLINA

Jun 2023	Jun 2024
2,383	2,410
▲ 1.1%	



Greenville-Spartanburg Change in Employment



EMPLOYMENT CHANGE

GREENVILLE-SPARTANBURG

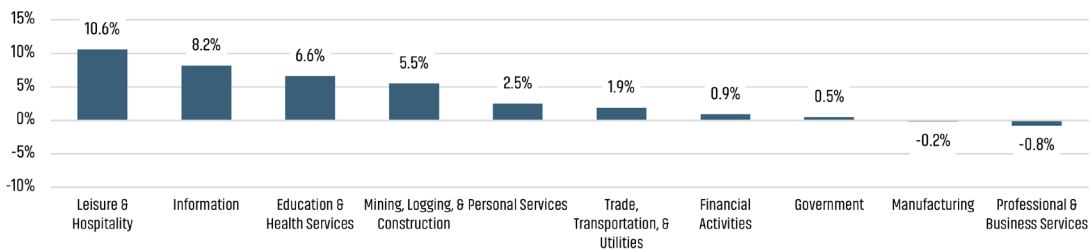
Annualized Employment Change
1.9%

SOUTH CAROLINA

Annualized Employment Change
2.3%



Greenville Change in Employment by Sector

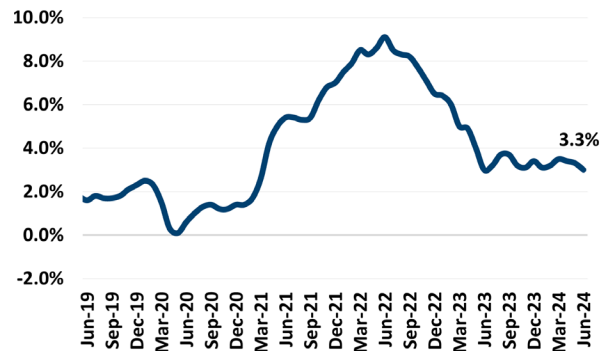


30 Year Fixed Mortgage Rate



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

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, 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

Greenville Market Advisor

Clay Driggers | cdriggers@landadvisors.com

355 South Main Street, 1st & 2nd Floors, Greenville, SC 29601

Office: 864.215.2727 Cell: 864.304.0472

[LandAdvisors.com](https://www.LandAdvisors.com)

