

GREENVILLE-SPARTANBURG MARKET REPORT

GSP

MARKET INSIGHTS • 3Q24



4.2%

Greenville Unemployment Rate



25.8%

Greenville New Home Permits Up



54.5%

YoY New Home Closings Up

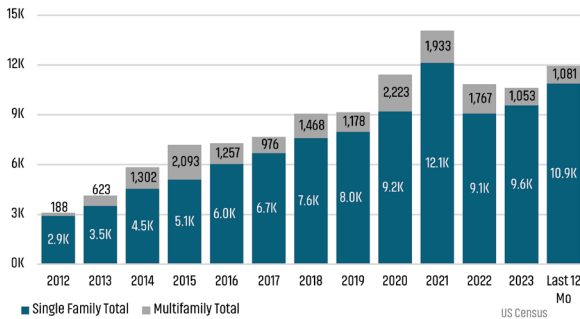


\$326,122

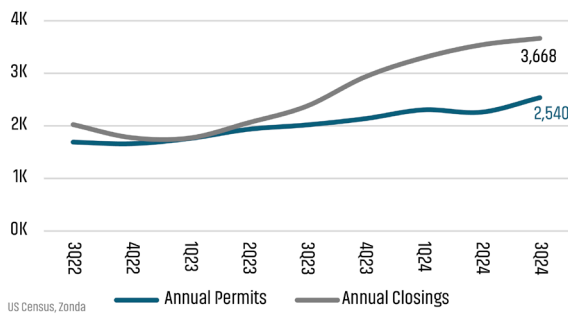
Median SF New Home Price

GREENVILLE NEW HOUSING TRENDS¹

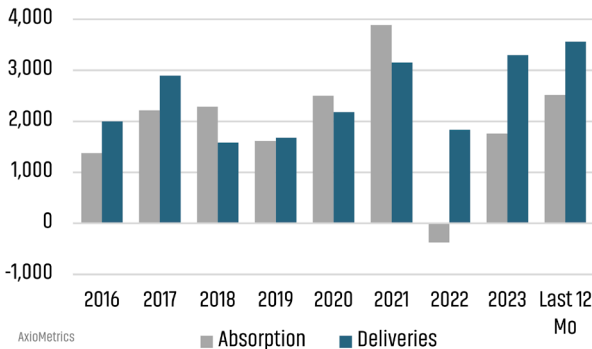
Greenville-Spartanburg Single & Multi-Family Permits



Greenville County Permits vs Closings



Greenville Multifamily Absorption & Deliveries



GREENVILLE COUNTY ANNUAL SF PERMITS



Sep 2023
2,019
Sep 2024
2,540 ▲ 25.8%

GREENVILLE COUNTY ANNUAL NEW SF CLOSINGS

Sep 2023
2,374
Sep 2024
3,668 ▲ 54.5%

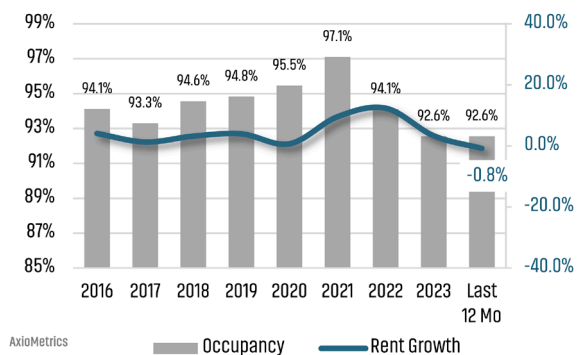


GREENVILLE COUNTY MEDIAN NEW SF PRICE



Sep 2023
\$344,385
Sep 2024
\$326,122 ▼ -5.3%

Greenville Multifamily Occupancy & Rent Growth



GREENVILLE MLS RESALE STATISTICS²

ANNUALIZED CLOSED SALES

Sep 2023
1,328 ▼ -2.4% Sep 2024
1,297

SF DAYS ON MARKET

Sep 2023
40 Days ▲ 9 Days Sep 2024
49 Days

SF MEDIAN SALE PRICE

Sep 2023
\$319,900 ▼ -3.4% Sep 2024
\$309,000

MONTHS OF INVENTORY

Sep 2023
2.8 Mo ▲ 1.1 Mo Sep 2024
3.9 Mo

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

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

GREENVILLE-SPARTANBURG

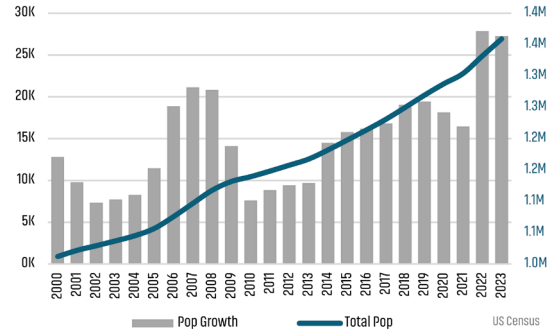
Sep 2023	Sep 2024
2.5%	4.2%
▲ 1.7%	

SOUTH CAROLINA

Sep 2023	Sep 2024
3.0%	4.5%
▲ 1.5%	



Greenville-Spartanburg Population Growth & Total



TOTAL NONFARM EMPLOYMENT (in thousands)

GREENVILLE-SPARTANBURG

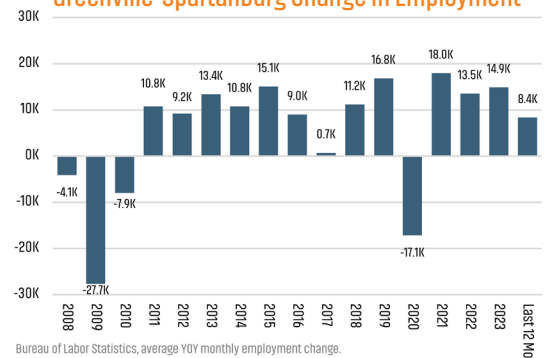
Sep 2023	Sep 2024
607.0	607.5
▲ 0.1%	

SOUTH CAROLINA

Sep 2023	Sep 2024
2,394	2,413
▲ 0.8%	



Greenville-Spartanburg Change in Employment



EMPLOYMENT CHANGE

GREENVILLE-SPARTANBURG

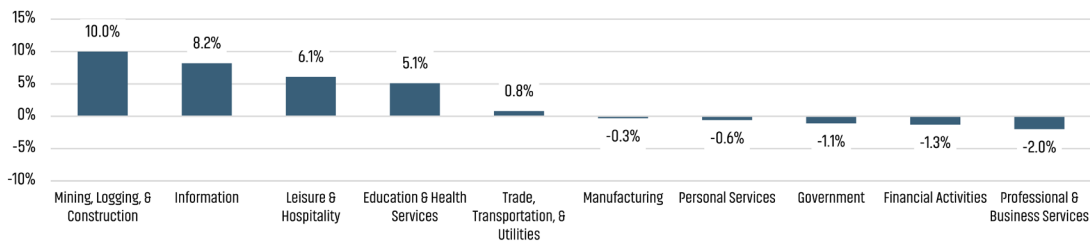
Annualized Employment Change
1.2%

SOUTH CAROLINA

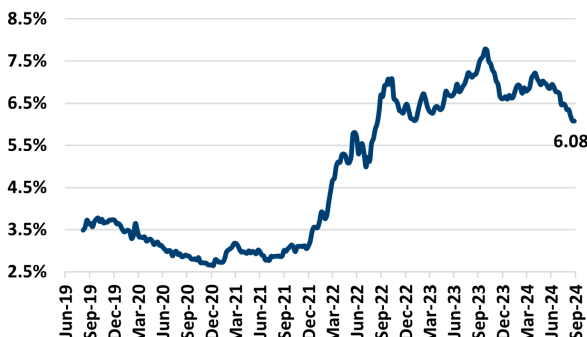
Annualized Employment Change
1.7%



Greenville Change in Employment by Sector

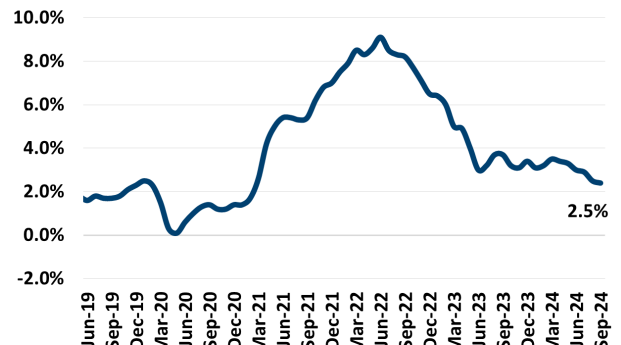


30 Year Fixed Mortgage Rate



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

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

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