

Greenville County, SC

County · SC · South Carolina

BALANCED MARKET

\$366K

MEDIAN SALE PRICE

+3.8%

1-YR CHANGE

8,308

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



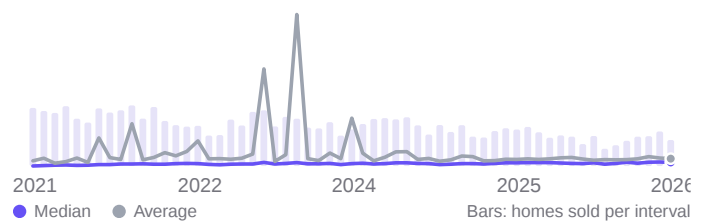
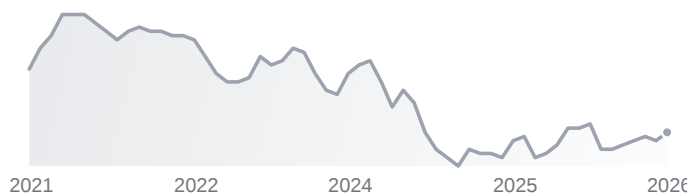
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$360K · Average \$462K

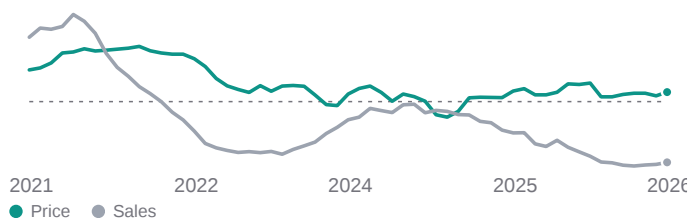


Growth (year over year)

Price +3.8% · Sales -24.5%

Price per square foot

\$198/ft²

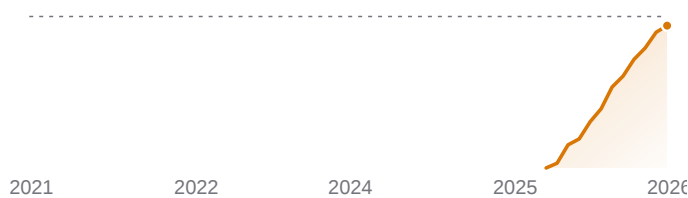


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

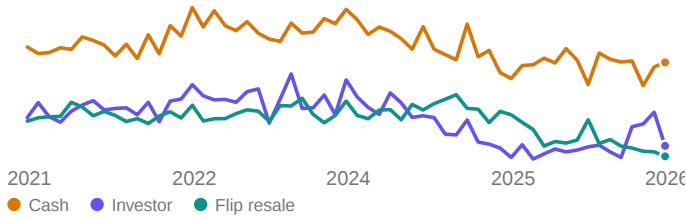
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 7.9% · Flip resale 4.9%



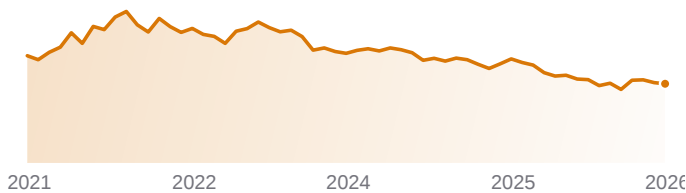
Sellers who sold at a gain

89%

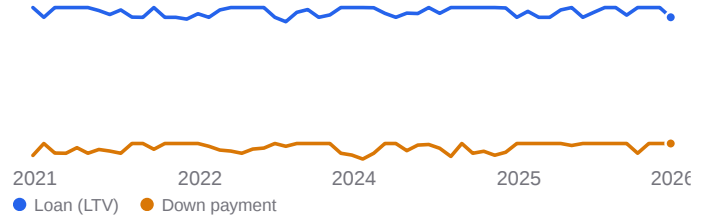


Median annualized return at resale

+5.8%

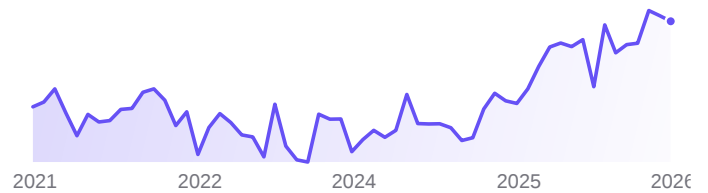


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



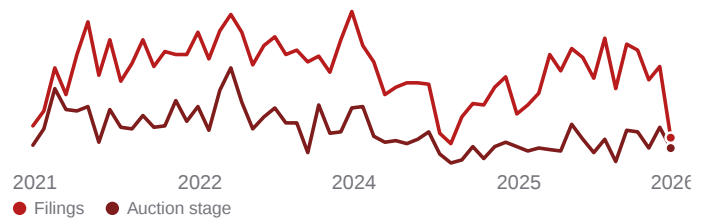
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 21 · Auction stage 14



HOUSING STOCK

Homes	188,914
Median value (AVM)	\$347K
Median size	1,825 ft²
Median bedrooms	3
Median year built	1995
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	82%
Company owned	15%
Median loan-to-value	43%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	575,182
Density	732 / mi²
Median household income	\$73K
Average household income	\$101K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	93
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	9.4%
Unemployment	1.2%
Average temp	60°F
Annual precip	54 in
Sunshine	61%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.