

Figure 15.
Greenville County Total Housing Units,
by Zip Code

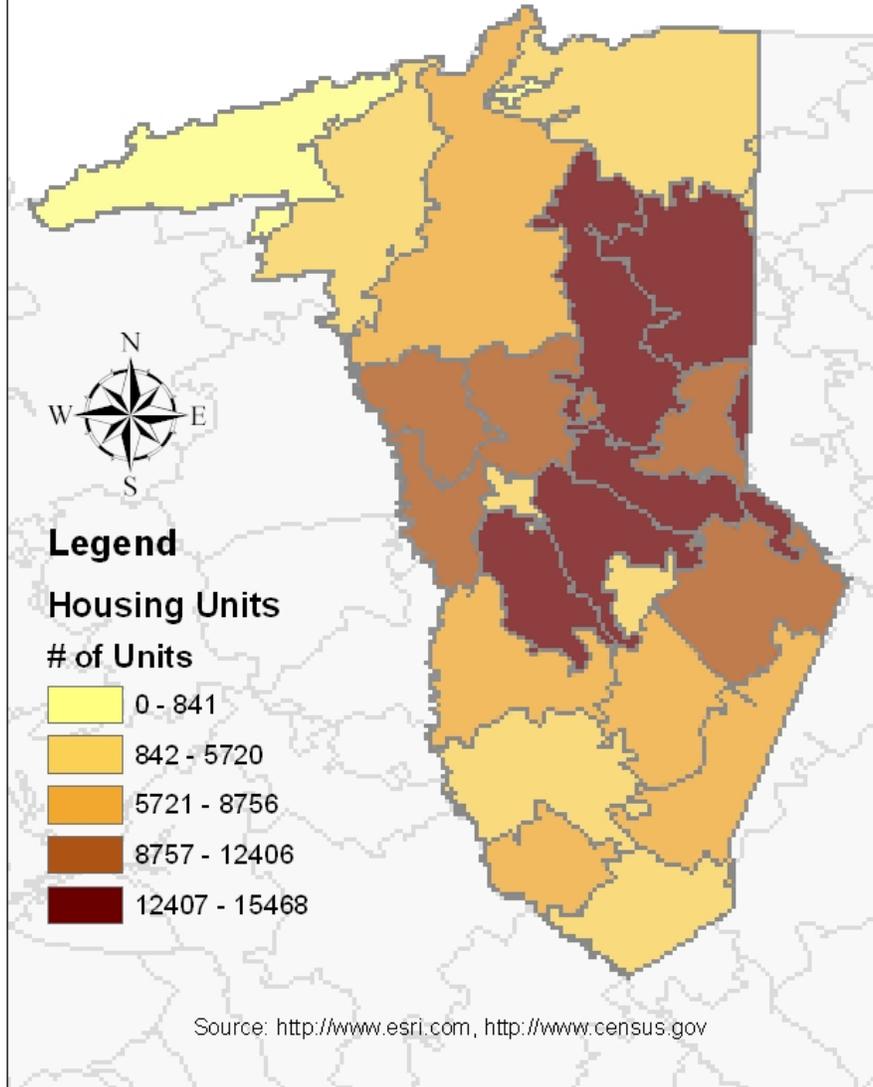


Figure 16.
Greenville County Number of Single-Family
Housing Units Owned

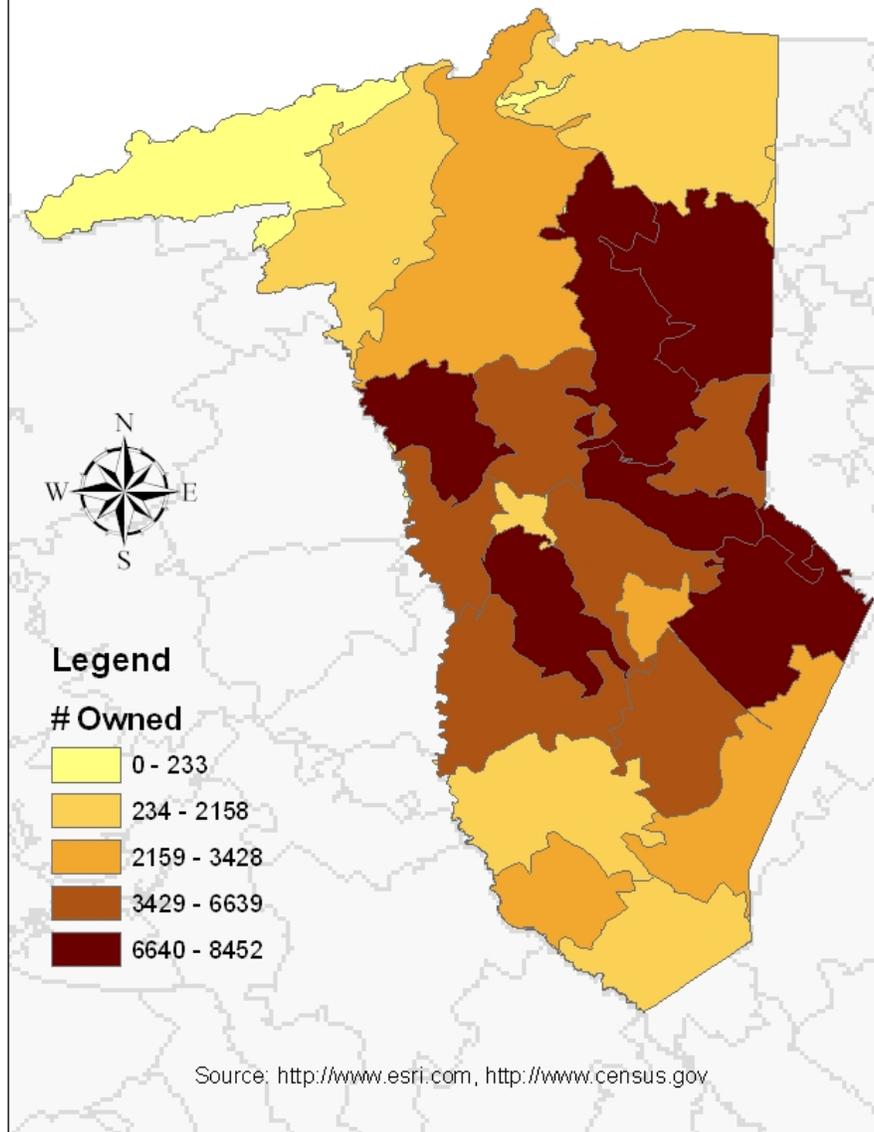
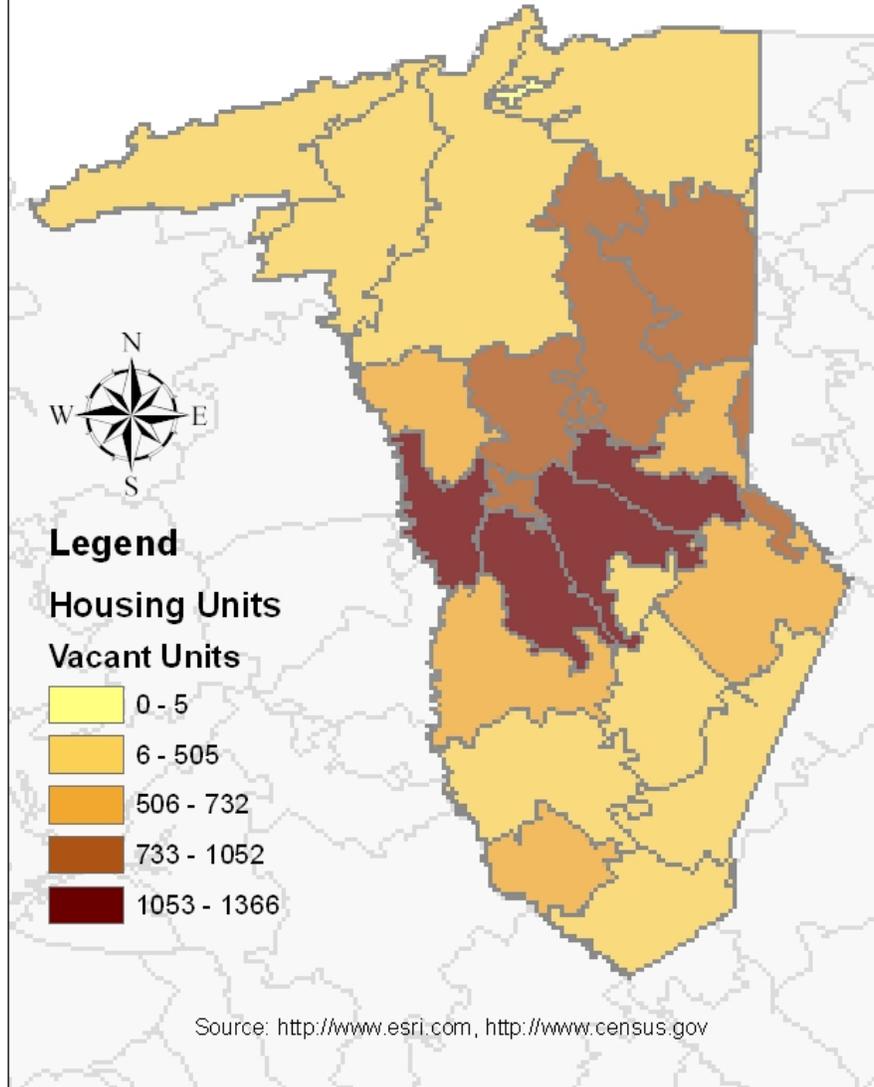


Figure 17.
Greenville County Vacant Housing Units,
by Zip Code



Building Time Periods

According to the Census 2000, the median year housing units were built in Greenville County was 1976. From 1960 and earlier, 62,308 housing units were built. From 1970 to 2000, there were 100,495 housing units built. Table 11 shows the age of housing structures in Greenville County compared to South Carolina and the United States.

Table 11: Year Structure Built

	Greenville County		South Carolina		United States	
	#	%	#	%	#	%
Total Housing Units	162,803	100.0	1,753,670	100.0	115,904,641	100.0
1999 to March 2000	5,956	3.7	63,539	3.6	2,755,075	2.4
1995 to 1998	19,152	11.8	206,016	11.7	8,478,975	7.3
1990 to 1994	16,307	10.0	184,176	10.5	8,467,008	7.3
1980 to 1989	29,037	17.8	362,092	20.6	18,326,847	15.8
1970 to 1979	30,043	18.5	349,513	19.9	21,438,863	18.5
1960 to 1969	22,532	13.8	227,757	13	15,911,903	13.7
1950 to 1959	19,204	11.8	166,116	9.5	14,710,149	12.7
1940 to 1949	10,148	6.2	87,322	5.0	8,435,768	7.3
1939 or Earlier	10,424	6.4	107,139	6.1	17,380,053	15.0

Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000
<http://www.sccommunityprofiles.org/hsyear.asp?COUNTYID=23>

The largest grouping of housing structures in Greenville County are new, with 25.5% of total housing units built from 1990-2000. This is the highest percent built for any decade. Likewise, South Carolina had 25.8% of new structures built from 1990-2000, also the highest for any decade. Comparatively, the United States only had 17.0% of new units built from 1990-2000. The greatest percentage of new housing for the United States (18.5%) was built from 1970-1979. South Carolina and Greenville County have a newer housing stock than the nation as a whole (Census 2000).

Value of Housing Structures

In South Carolina, the median value of homes increased from \$61,100 in 1990 to \$94,900 in 2000. For the United States as a whole, median home values

jumped from \$78,300 in 1990 to \$119,600 in 2000. Greenville County also showed an increase in median home value over the last decade, from \$65,700 in 1990 to \$111,800 in 2000 (<http://www.sccommunityprofiles.org/value.asp?COUNTYID=23>).

As shown in Table 12, only 7.9% of Greenville County’s housing structures are valued at \$50,000 or less, which affects the affordable housing market. The next greatest percentage of housing structures is valued between \$50,000 and \$99,999 (35.0%). This housing stock is slightly more expensive, but still affordable. However, the majority (57.2%) of houses are valued at or over \$100,000.

Table 12: Value of Housing Structures in 2000

		Greenville County	South Carolina
Total Specified Owner-Occupied Units	#	84,251	783,909
	%	100.0	100.0
Less than \$50,000	#	6,635	103,516
	%	7.9	13.2
\$50,000 to \$99,999	#	29,490	320,410
	%	35	40.9
\$100,000 to \$149,999	#	23,362	173,497
	%	27.7	22.1
\$150,000 to \$199,999	#	12,091	86,657
	%	14.4	11.1
\$200,000 to \$299,999	#	8,061	58,246
	%	9.6	7.4
\$300,000 to \$499,999	#	3,519	28,626
	%	4.2	3.7
\$500,000 to \$999,999	#	935	9,893
	%	1.1	1.3
\$1,000,000 or More	#	158	3,064
	%	0.2	0.4

Source: SC Community Profiles, 2000/U.S. Census Bureau, Census 2000 (<http://www.sccommunityprofiles.org/value.asp?COUNTYID=23>)

Figure 18.
Greenville County Median Household Values,
by Zip Code

