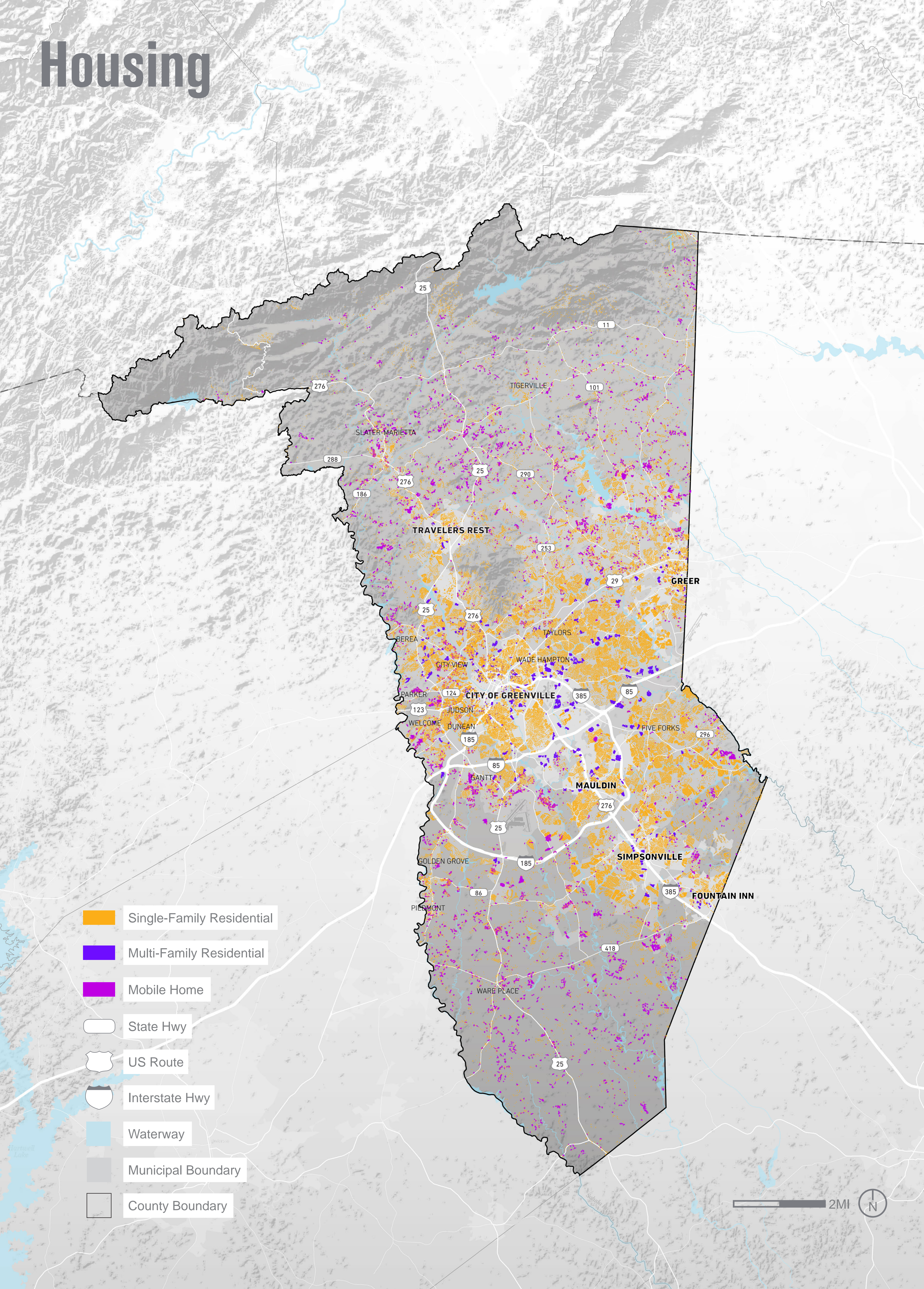


Live

Greenville County is an increasingly popular place to live.

- ***Is housing affordability an issue in Greenville County?***
- ***Are there housing types missing in Greenville County?***
- ***What issues and opportunities do you see for the future of housing in Greenville County?***

Housing



Housing

2018 Median Housing Values

AFFORDABILITY



\$165,900
MEDIAN HOME VALUE (2016)

»» \$53,633 - Estimated income needed to afford a house

Source: "Greenville County, South Carolina Affordable Housing Study," Greenville County Redevelopment Authority



\$798
MEDIAN MONTHLY RENT (2016)

»» \$28,748 - Estimated income needed to rent

Source: "Greenville County, South Carolina Affordable Housing Study," Greenville County Redevelopment Authority



21,974
TOTAL NUMBER OF COST-BURDENED HOUSEHOLDS (2016)

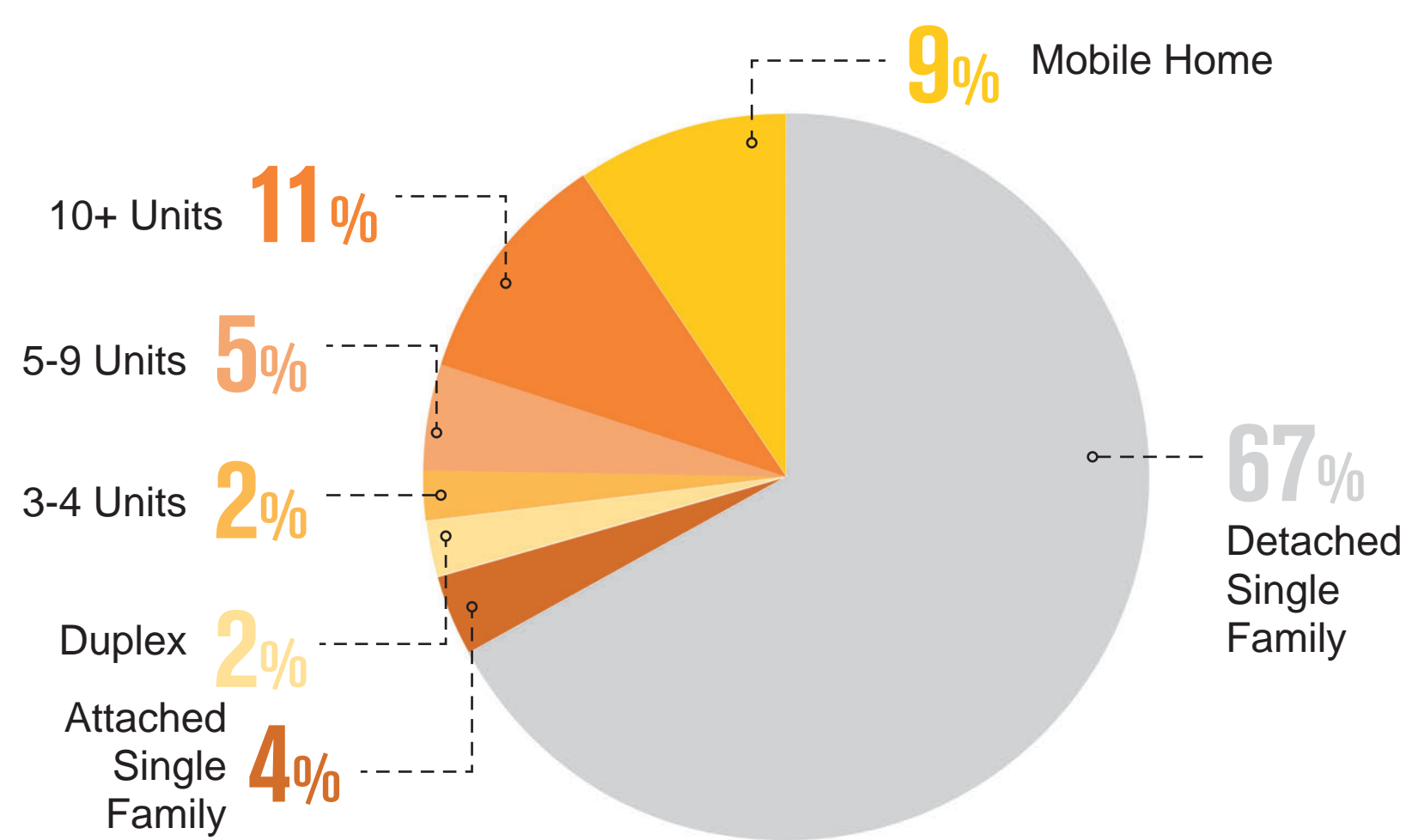
Households with an annual income <\$20,000

Source: "Greenville County, South Carolina Affordable Housing Study," Greenville County Redevelopment Authority

»» **34%** OF HOUSEHOLDS IN GREENVILLE COUNTY HAVE DIFFICULTY OBTAINING AFFORDABLE HOUSING

Source: "Greenville County, South Carolina Affordable Housing Study," Greenville County Redevelopment Authority

HOUSING TYPES

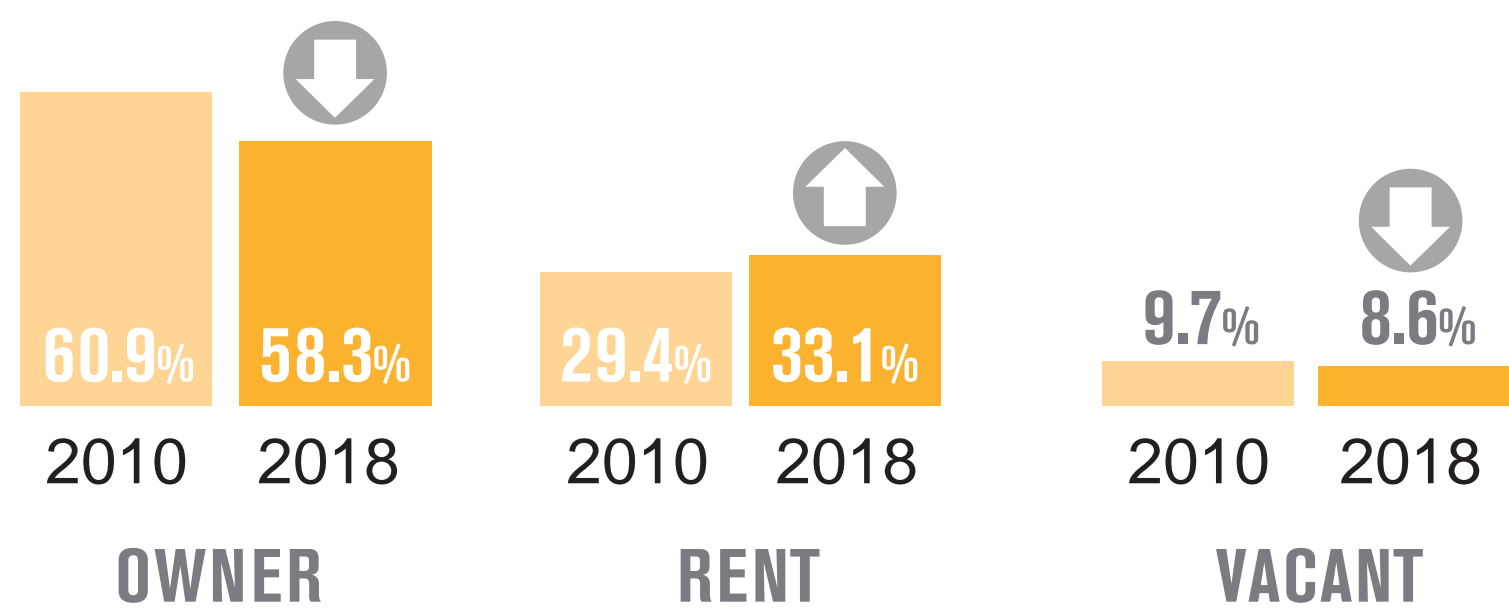


Source: ESRI

»» **20%** OF HOUSING IN GREENVILLE COUNTY IS MULTI-FAMILY

Source: ESRI

HOUSING OCCUPANCY



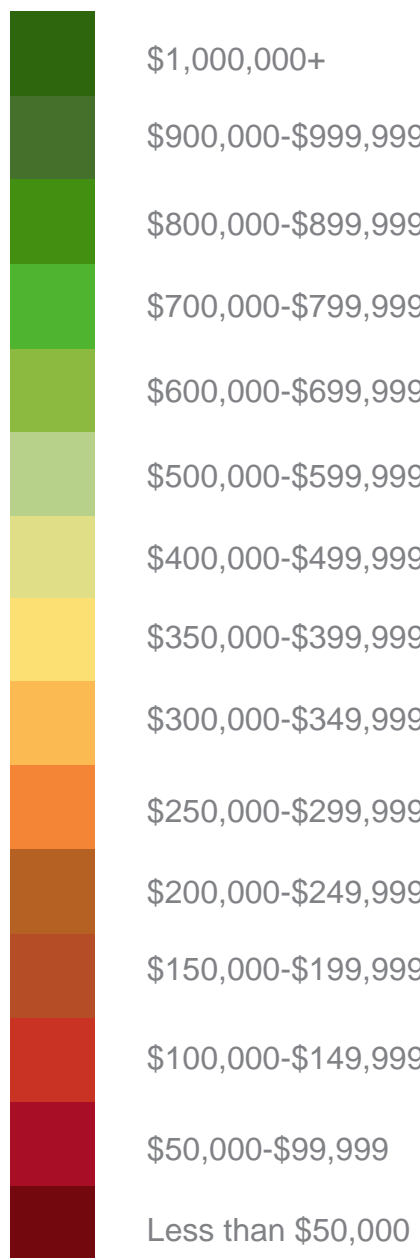
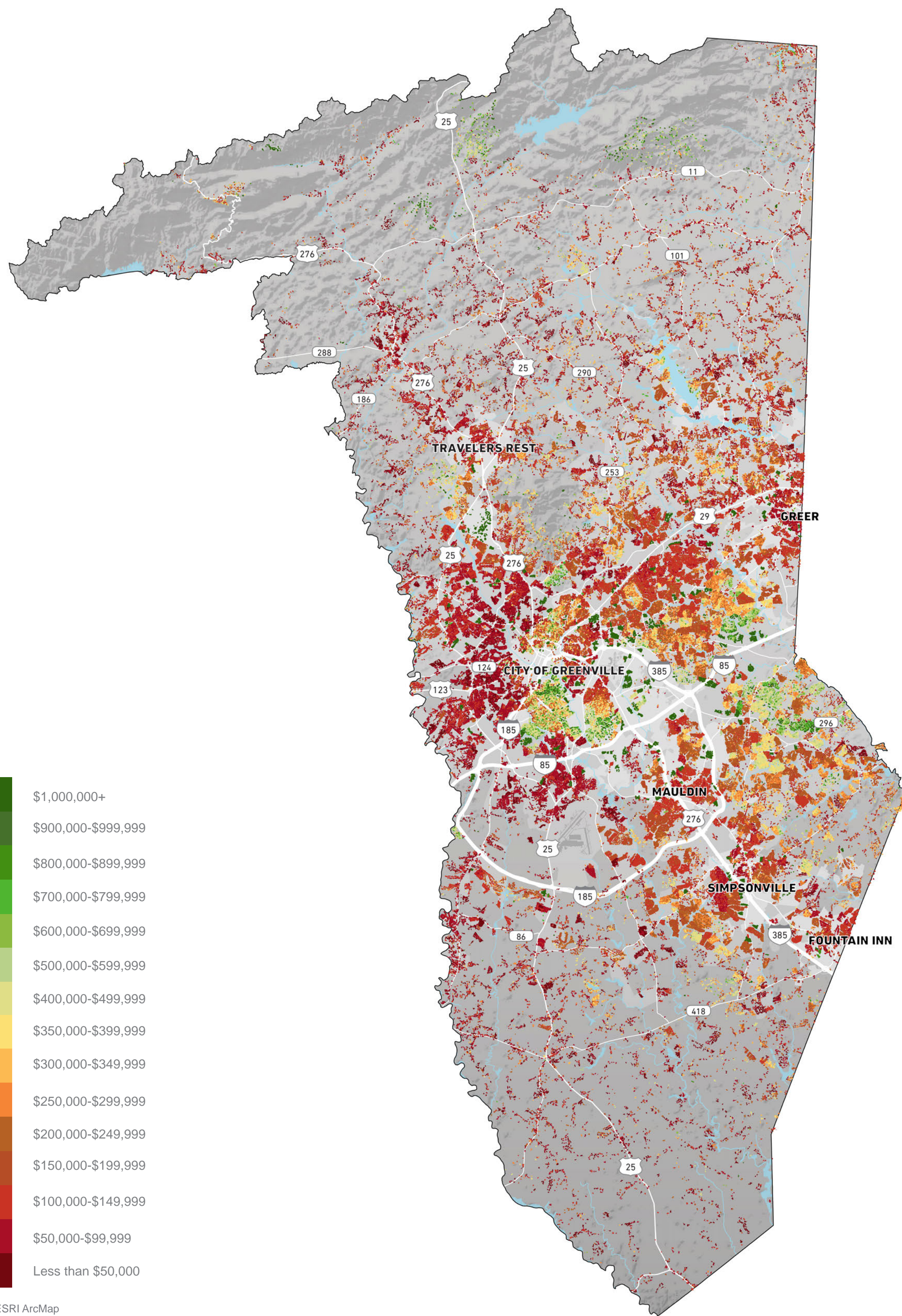
Source: ESRI

THE "MISSING MIDDLE"



"Missing Middle" housing is range of multi-unit or clustered housing types compatible and in scale with single-family homes that can help meet the growing demand for walkable urban living.

Source: missingmiddlehousing.com



Source: ESRI ArcMap

GROWTH

»» **+1.10%** ANNUAL GROWTH IN HOUSING UNITS IN GREENVILLE COUNTY (2010-2017)

Source: U.S. Census Bureau

Single Family Home Sales (2016-2018)

YEAR	MEDIAN SALE PRICE
2018	\$227,000
2017	\$208,000
2016	\$196,000

YEAR	SALE PRICE / SQ FT
2018	\$113
2017	\$106
2016	\$101

Source: "Market Data Report," Greater Greenville Association of REALTORS

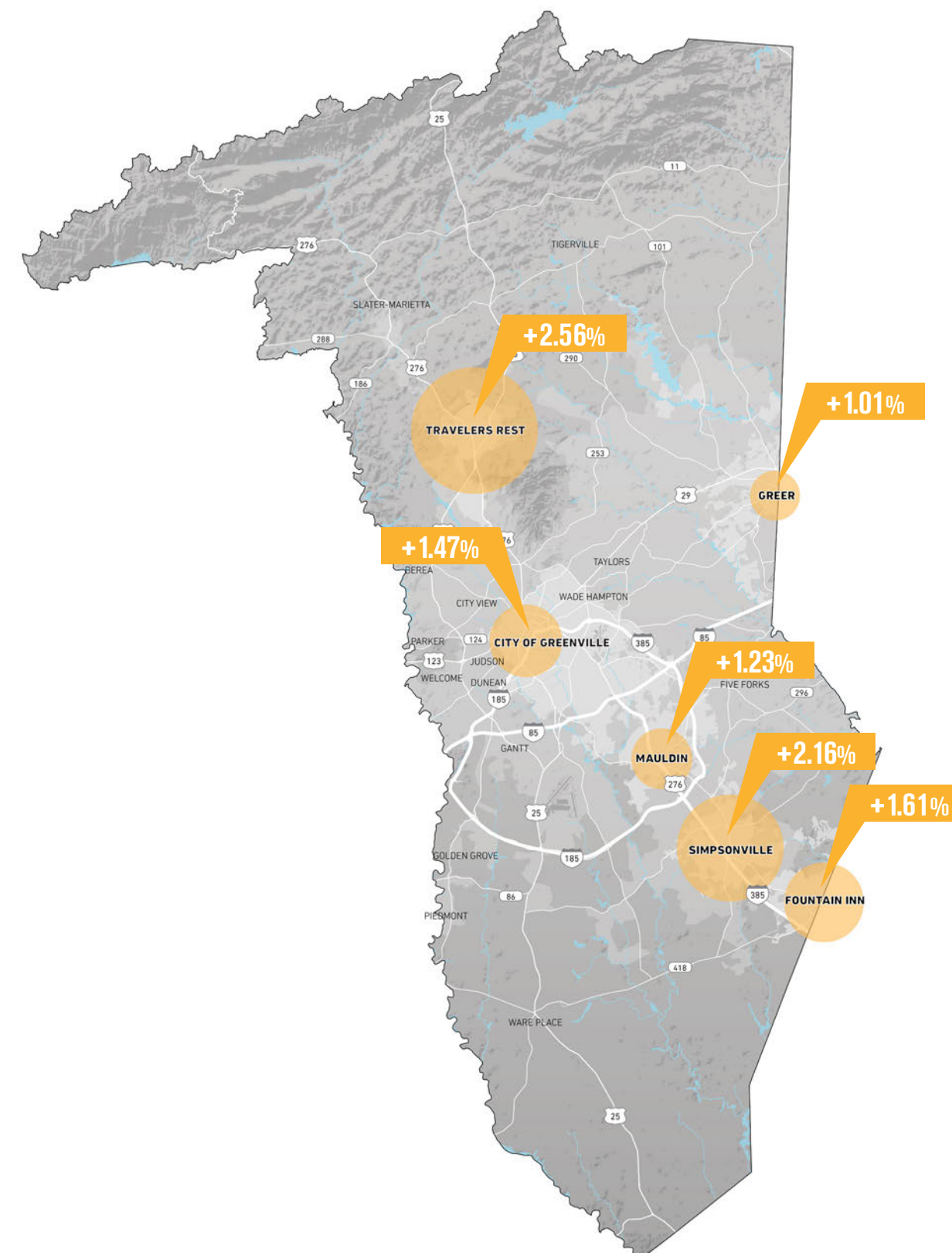
Condo/Townhouse Sales (2016-2018)

YEAR	MEDIAN SALE PRICE
2018	\$208,453
2017	\$192,525
2016	\$183,000

YEAR	# UNITS SOLD
2018	13,333
2017	12,598
2016	12,198

Source: Greater Greenville Association of REALTORS

Annual Housing Unit Growth Rate in Cities (2010-2017)



Source: U.S. Census Bureau