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

**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

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**

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile Home</td>
<td>9%</td>
</tr>
<tr>
<td>Detached Single Family</td>
<td>67%</td>
</tr>
<tr>
<td>10+ Units</td>
<td>11%</td>
</tr>
<tr>
<td>5-9 Units</td>
<td>5%</td>
</tr>
<tr>
<td>3-4 Units</td>
<td>2%</td>
</tr>
<tr>
<td>Duplex</td>
<td>2%</td>
</tr>
<tr>
<td>Attached Single Family</td>
<td>4%</td>
</tr>
</tbody>
</table>

**HOUSING OCCUPANCY**

<table>
<thead>
<tr>
<th>Year</th>
<th>Owner</th>
<th>Rent</th>
<th>Vacant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>69.9%</td>
<td>29.4%</td>
<td>0.7%</td>
</tr>
<tr>
<td>2018</td>
<td>58.3%</td>
<td>33.1%</td>
<td>8.6%</td>
</tr>
<tr>
<td>2010</td>
<td>58.3%</td>
<td>33.1%</td>
<td>8.6%</td>
</tr>
<tr>
<td>2018</td>
<td>58.3%</td>
<td>33.1%</td>
<td>8.6%</td>
</tr>
</tbody>
</table>

**GROWTH**

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

**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

**2018 Median Housing Values**

- **MEDIAN HOME VALUE (2018)**: $165,900
- **MEDIAN RENT**: $798
- **MEDIAN RENT**: $28,748
- **TOTAL NUMBER OF COST-BURDENED HOUSEHOLDS (2016)**: 21,974

**MEDIAN HOME VALUE (2016)**

- **Detached Single Family**: $165,900
- **Attached Single Family**: $123,800
- **Duplex**: $115,300
- **3-4 Units**: $102,400
- **5-9 Units**: $79,600
- **10+ Units**: $60,600

**MEDIAN RENT (2016)**

- **Detached Single Family**: $987
- **Attached Single Family**: $624
- **Duplex**: $605
- **3-4 Units**: $532
- **5-9 Units**: $452
- **10+ Units**: $383

**2018 Median Home Sales**

- **MEDIAN SALE PRICE (2018)**: $227,000
- **MEDIAN SALE PRICE (2017)**: $208,000
- **MEDIAN SALE PRICE (2016)**: $196,000

**2018 Median Condo/Townhouse Sales**

- **MEDIAN SALE PRICE (2018)**: $165,900
- **MEDIAN SALE PRICE (2017)**: $192,525
- **MEDIAN SALE PRICE (2016)**: $183,000

**TOTAL NUMBER OF COST-BURDENED HOUSEHOLDS (2016)**

- **Households with an annual income < $20,000**: 60.9%
- **Households with an annual income < $20,000**: 29.4%
- **Households with an annual income < $20,000**: 9.7%

**Source**

U.S. Census Bureau, U.S. Census Bureau, Greater Greenville Association of REALTORS, “Greenville County, South Carolina Affordable Housing Study,” Greenville County Redevelopment Authority, “Market Data Report,” Greater Greenville Association of REALTORS.