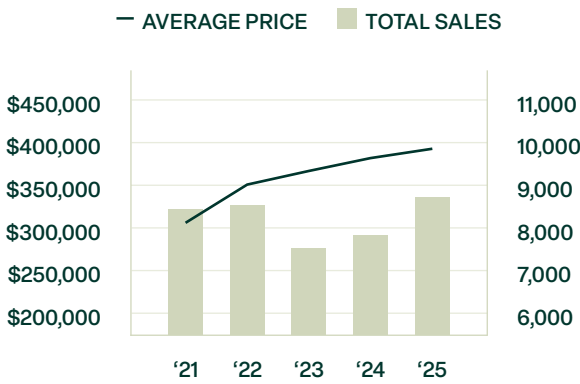


GREENVILLE MSA OVERVIEW

| | 2025 | 2024 | % CHG |
|-------------------|-----------------|-----------------|--------|
| Total Sales | 8,735 | 7,979 | 9.5% |
| Price per Sq. Ft. | \$185 | \$225 | -17.8% |
| Days on Market | 52 | 49 | 6.1% |
| Avg. Sales Price | \$394,765 | \$379,377 | 4.1% |
| Total Volume | \$3,448,280,936 | \$3,027,054,186 | 13.9% |



GREENVILLE

| | 2025 | 2024 | % CHG |
|-------------------|---------------|---------------|-------|
| Total Sales | 1,359 | 1,345 | 1.0% |
| Price per Sq. Ft. | \$237 | \$228 | 3.9% |
| Days on Market | 48 | 41 | 17.1% |
| Avg. Sales Price | \$502,646 | \$469,800 | 7.0% |
| Total Volume | \$683,096,216 | \$631,882,270 | 8.1% |

DOWNTOWN GREENVILLE

| | 2025 | 2024 | % CHG |
|-------------------|--------------|--------------|--------|
| Total Sales | 88 | 98 | -10.2% |
| Price per Sq. Ft. | \$442 | \$397 | 11.3% |
| Days on Market* | 131 | 43 | 204.7% |
| Avg. Sales Price | \$862,144 | \$722,064 | 19.4% |
| Total Volume | \$75,868,726 | \$70,762,345 | 7.2% |

*Days on Market elevated due to delayed closings from long-listed condo projects.

SIMPSONVILLE

| | 2025 | 2024 | % CHG |
|-------------------|---------------|---------------|-------|
| Total Sales | 831 | 849 | -2.1% |
| Price per Sq. Ft. | \$178 | \$177 | 0.6% |
| Days on Market | 47 | 47 | 0% |
| Avg. Sales Price | \$433,629 | \$409,309 | 5.9% |
| Total Volume | \$360,346,005 | \$347,503,821 | 3.7% |

FIVE FORKS

| | 2025 | 2024 | % CHG |
|-------------------|---------------|---------------|--------|
| Total Sales | 460 | 485 | -5.2% |
| Price per Sq. Ft. | \$184 | \$181 | 1.7% |
| Days on Market | 39 | 45 | -13.3% |
| Avg. Sales Price | \$471,388 | \$447,867 | 5.3% |
| Total Volume | \$216,838,704 | \$212,215,751 | 2.2% |

FOUNTAIN INN

| | 2025 | 2024 | % CHG |
|-------------------|--------------|--------------|--------|
| Total Sales | 248 | 274 | -9.5% |
| Price per Sq. Ft. | \$168 | \$169 | -0.6% |
| Days on Market | 52 | 55 | -5.5% |
| Avg. Sales Price | \$358,903 | \$362,521 | -1.0% |
| Total Volume | \$89,008,041 | \$99,330,863 | -10.4% |

GREER

| | 2025 | 2024 | % CHG |
|-------------------|---------------|---------------|-------|
| Total Sales | 714 | 621 | 15.0% |
| Price per Sq. Ft. | \$185 | \$182 | 1.6% |
| Days on Market | 48 | 49 | -2.0% |
| Avg. Sales Price | \$426,348 | \$411,868 | 3.5% |
| Total Volume | \$304,412,886 | \$255,770,410 | 19.0% |

EASTSIDE

| | 2025 | 2024 | % CHG |
|-------------------|---------------|---------------|-------|
| Total Sales | 513 | 503 | 2.0% |
| Price per Sq. Ft. | \$191 | \$193 | -1.0% |
| Days on Market | 38 | 38 | 0% |
| Avg. Sales Price | \$418,250 | \$417,646 | 0.1% |
| Total Volume | \$214,562,684 | \$210,075,974 | 2.1% |

ANDERSON

| | 2025 | 2024 | % CHG |
|-------------------|---------------|---------------|-------|
| Total Sales | 540 | 591 | -8.6% |
| Price per Sq. Ft. | \$166 | \$157 | 5.7% |
| Days on Market | 67 | 53 | 26.4% |
| Avg. Sales Price | \$326,774 | \$300,647 | 8.7% |
| Total Volume | \$176,457,960 | \$177,682,372 | -0.7% |

TRAVELERS REST

| | 2025 | 2024 | % CHG |
|-------------------|---------------|--------------|-------|
| Total Sales | 193 | 142 | 35.9% |
| Price per Sq. Ft. | \$220 | \$219 | 0.5% |
| Days on Market | 44 | 35 | 25.7% |
| Avg. Sales Price | \$534,413 | \$477,980 | 11.8% |
| Total Volume | \$103,141,722 | \$67,873,257 | 52.0% |

GREATER SPARTANBURG

| | 2025 | 2024 | % CHG |
|-------------------|-----------------|---------------|-------|
| Total Sales | 3,492 | 3,016 | 15.8% |
| Price per Sq. Ft. | \$162 | \$171 | -5.3% |
| Days on Market | 43 | 38 | 13.2% |
| Avg. Sales Price | \$314,549 | \$317,137 | -0.8% |
| Total Volume | \$1,098,407,890 | \$956,485,619 | 14.8% |

GREENVILLE, SC

Market Performance at a Glance

The first half of 2025 brought signs of market normalization across our region. After years of tight inventory and rapid price growth, we're seeing more balance between buyers and sellers. New listings are up, and inventory has grown to a 4.6-month supply—giving buyers more options than they've had in years.

Even with this shift, homes are still moving. Median days on market remain steady, and prices continue to climb modestly. Higher interest rates have made buyers more selective, but also more strategic. This creates opportunities—for those who are prepared. Sellers need to make their listings stand out, especially against new construction. Clean presentation, strategic pricing, and savvy marketing matter more than ever.

At Nest Realty, our agents are equipped to help you navigate this evolving market with clarity and confidence. Whether you're buying or selling, our team is focused on your success—not just closing the deal. We'll make sure you're informed on every market trend that matters and help you position yourself for the best possible outcome.

TOTAL SALES

8,735

+ 9.5% Year Over Year

DAYS ON MARKET

52

+6.1% Year Over Year

AVERAGE SALES PRICE

\$394,765

+4.1% Year Over Year

NEW LISTINGS

14,101

+13.9% Year Over Year