

Corinne Nickell | 120 W. Stone Street, Greenville, SC 29609



Corinne

Corinne Nickell
Managing Broker
corinne.nickell@nestrealty.com
864.915.8110
{{Website}}

HOW'S THE MARKET?

It's no secret that at Nest Realty, we dig data. So much that we've pored through market and real estate numbers for the year thus far to pull out and share bite-sized data points with you.

In this 2021 Mid-Year Report, we present a snapshot of current conditions. We focus on local insights that pertain to you, so that if you decide to buy or sell, you can make confident, informed decisions.

Curious about how your home stacks up in the current marketplace? I'd love to chat about how I can help you achieve your real estate goals.

Corinne



Corinne Nickell
Managing Broker
corinne.nickell@nestrealty.com
864.915.8110
{{Website}}



nestrealty.com



2021

GREENVILLE

MID-YEAR REPORT

An overview of how the Greenville real estate market has performed in 2021 on a regional and local level.

Presented by Corinne Nickell



GREENVILLE MSA MARKET ANALYSIS



\$254,181

MEDIAN SALES PRICE

The median sales price in the first half of 2021 was \$254,181 compared to \$224,900 in 2020.



10,481

TOTAL SALES

There were 10,481 total sales in the first half of 2021 compared to 7,161 in 2020. This translates to a 46.36% year-over-year increase.

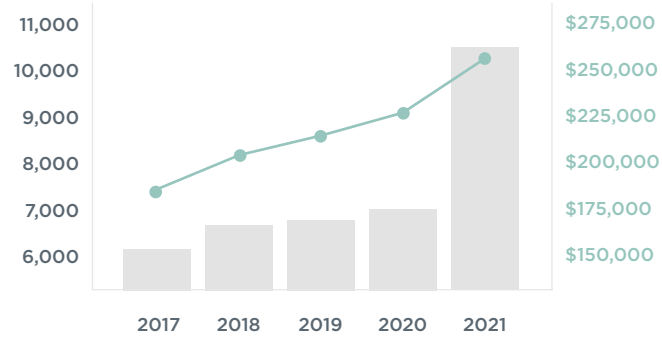


12,932

NEW LISTINGS

At the end of the past quarter there were 12,932 new listings compared to 10,200 at the end of Q2 2020.

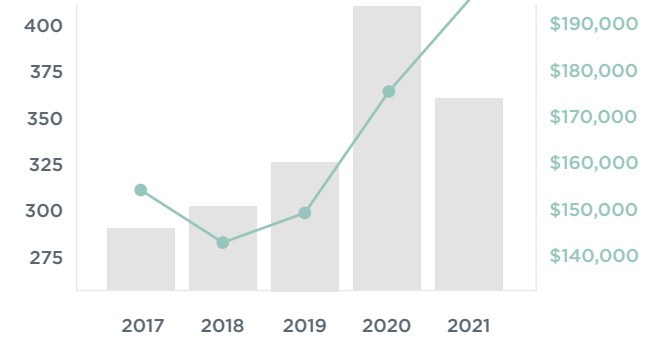
TOTAL SALES VS. MEDIAN PRICE



MSA	2020	%	2021	TREND
Total Sales	7,161	46.36	10,481	▲
Median Price	\$224,900	13.02	\$254,181	▲
Price per Sq. Ft.	\$113	12.84	\$128	▲
Days on Market	58	-18.97	47	▼
Avg. List Price	\$269,274	10.61	\$297,838	▲
Avg. Sales Price	\$263,684	12.79	\$297,399	▲
Total Volume	\$1,887,063,783	65.18	\$3,117,038,919	▲

GREATER SPARTANBURG AREA

TOTAL SALES VS. MEDIAN PRICE



MSA	2020	%	2021	TREND
Total Sales	779	-53.53	362	▼
Median Price	\$175,000	11.42	\$194,990	▲
Price per Sq. Ft.	\$115	-1.30	\$114	▼
Days on Market	41	-2.68	30	▼
Avg. List Price	\$206,866	57.20	\$325,179	▲
Avg. Sales Price	\$202,998	16.88	\$237,260	▲
Total Volume	\$158,135,442	-46.00	\$85,888,120	▲

FOUNTAIN INN

	2020	2021	TREND
Total Sales	161	214	▲
Median Sales Price	\$200,000	\$238,791	▲
Price per Sq. Ft.	\$115	\$126	▲
Days on Market	49	20	▼
Avg. List Price	\$214,794	\$258,260	▲
Avg. Sales Price	\$211,270	\$259,077	▲
Total Volume	\$34,014,470	\$55,442,478	▲

SIMPSONVILLE

	2020	2021	TREND
Total Sales	382	486	▲
Median Sales Price	\$233,750	\$273,745	▲
Price per Sq. Ft.	\$115	\$128	▲
Days on Market	51	23	▼
Avg. List Price	\$259,859	\$293,199	▲
Avg. Sales Price	\$255,835	\$296,672	▲
Total Volume	\$97,728,970	\$144,182,592	▲

FIVE FORKS

	2020	2021	TREND
Total Sales	695	823	▲
Median Sales Price	\$270,000	\$301,700	▲
Price per Sq. Ft.	\$101	\$126	▲
Days on Market	56	25	▼
Avg. List Price	\$311,402	\$519,986	▲
Avg. Sales Price	\$305,901	\$345,975	▲
Total Volume	\$212,601,195	\$284,737,425	▲

GREER

	2020	2021	TREND
Total Sales	1,259	1,823	▲
Median Sales Price	\$234,000	\$263,000	▲
Price per Sq. Ft.	\$120	\$135	▲
Days on Market	56	33	▼
Avg. List Price	\$264,190	\$397,951	▲
Avg. Sales Price	\$259,787	\$302,546	▲
Total Volume	\$327,071,833	\$551,530,420	▲

EASTSIDE

	2020	2021	TREND
Total Sales	126	419	▲
Median Sales Price	\$211,950	\$249,000	▲
Price per Sq. Ft.	\$118	\$138	▲
Days on Market	44	21	▼
Avg. List Price	\$236,602	\$345,282	▲
Avg. Sales Price	\$232,509	\$277,243	▲
Total Volume	\$29,296,134	\$116,164,817	▲

DOWNTOWN GREENVILLE

	2020	2021	TREND
Total Sales	126	186	▲
Median Sales Price	\$465,450	\$422,750	▼
Price per Sq. Ft.	\$281	\$288	▲
Days on Market	115	131	▲
Avg. List Price	\$496,756	\$1,011,403	▲
Avg. Sales Price	\$485,396	\$548,848	▲
Total Volume	\$61,159,896	\$102,085,728	▲

GREATER ANDERSON

	2020	2021	TREND
Total Sales	263	380	▲
Median Sales Price	\$186,200	\$229,000	▲
Price per Sq. Ft.	\$105	\$122	▲
Days on Market	76	36	▼
Avg. List Price	\$212,679	\$394,909	▲
Avg. Sales Price	\$208,034	\$252,624	▲
Total Volume	\$54,712,942	\$95,997,120	▲

TRAVELERS REST

	2020	2021	TREND
Total Sales	164	255	▲
Median Sales Price	\$270,500	\$300,000	▲
Price per Sq. Ft.	\$137	\$159	▲
Days on Market	51	37	▼
Avg. List Price	\$317,000	\$781,770	▲
Avg. Sales Price	\$309,809	\$434,239	▲
Total Volume	\$50,808,676	\$110,730,945	▲

DUNCAN/MOORE

	2020	2021	TREND
Total Sales	384	522	▲
Median Sales Price	\$212,000	\$235,164	▲
Price per Sq. Ft.	\$108	\$122	▲
Days on Market	70	28	▼
Avg. List Price	\$233,820	\$369,522	▲
Avg. Sales Price	\$230,768	\$249,230	▲
Total Volume	\$89,076,448	\$130,098,060	▲

Nest Realty Greenville

MARKET PERFORMANCE AT A GLANCE

We have made it to the halfway point of 2021. The start of this year has been a roller coaster of emotions: mask mandates being lifted, families and friends beginning to visit again, and social events happening. We cannot forget the very active real estate market throughout the Greenville and Spartanburg areas.

People are moving, both locally and from a distance. The housing shortage of the past has moved us forward to the market we have today. Homes are visible for less and less time on the internet, resulting in a creative buying atmosphere. More and more homes go into multiple offers and bidding wars are the result. You need the right strategy to secure the right house at the right price.

Are you or someone you know interested in buying or selling? We welcome the opportunity to hear from you! Thank you for trusting us with your real estate needs.

Happy nesting!



\$128
PRICE PER SQ. FT.



47
DAYS ON MARKET



\$297,399
AVG. SALES PRICE



The Greenville MSA includes the City of Greenville and Greenville County. Data as of 7/6/21.

For more information and market analysis, visit nestrealty.com/greenville/reports