

MSA MARKET ANALYSIS • greenville, sc



\$315,000

MEDIAN SALES PRICE

The median sales price in the first half of 2022 was \$315,000 compared to \$266,925 in the first half of 2021.



4,375

TOTAL SALES

There were 4,375 total sales in the first half of 2022 compared to 5,320 in the first half of 2021.

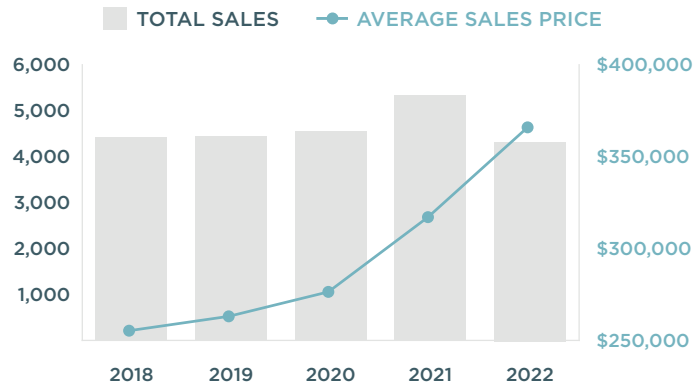


4,137

NEW LISTINGS

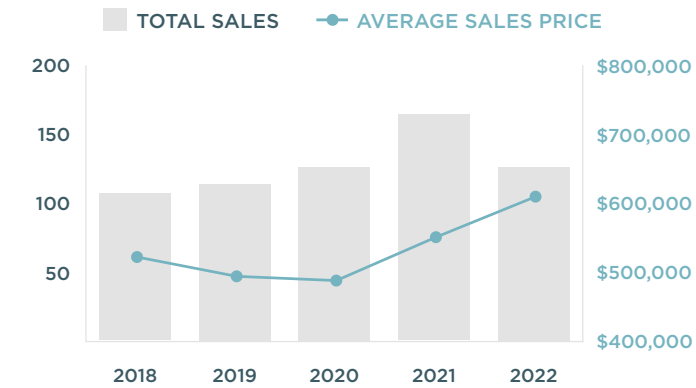
At the end of the first half of 2022, there were 4,137 new listings as compared to 5,673 in the first half of 2021.

	2021	%	2022	TREND
Total Sales	5,320	-21.6	4,375	▼
Price per Sq. Ft.	\$152	20.4	\$183	▲
Days on Market	36	-25.0	27	▼
Avg. Sales Price	\$316,755	15.4	\$365,385	▲
Total Volume	\$1,685,137,083	-5.1	\$1,598,559,899	▼



GREENVILLE

	2021	%	2022	TREND
Total Sales	163	-23.3	125	▼
Price per Sq. Ft.	\$320	11.9	\$358	▲
Days on Market	67	-32.8	45	▼
Avg. Sales Price	\$550,700	10.6	\$609,213	▲
Total Volume	\$89,764,180	-15.2	\$76,151,611	▼



*The Greenville MSA includes the City of Greenville and Greenville County. Data as of 7/5/22.

DOWNTOWN GREENVILLE

	2021	2022	TREND
Total Sales	752	681	▼
Price per Sq. Ft.	\$195	\$224	▲
Days on Market	41	24	▼
Avg. Sales Price	\$369,867	\$391,712	▲
Total Volume	\$278,140,070	\$266,755,578	▼

SIMPSONVILLE

	2021	2022	TREND
Total Sales	425	351	▼
Price per Sq. Ft.	\$137	\$166	▲
Days on Market	25	29	▲
Avg. Sales Price	\$299,610	\$364,480	▲
Total Volume	\$127,334,446	\$127,932,344	▲

FIVE FORKS

	2021	2022	TREND
Total Sales	721	522	▼
Price per Sq. Ft.	\$138	\$169	▲
Days on Market	27	22	▼
Avg. Sales Price	\$348,360	\$410,406	▲
Total Volume	\$251,167,868	\$214,232,113	▼

FOUNTAIN INN

	2021	2022	TREND
Total Sales	173	203	▲
Price per Sq. Ft.	\$135	\$171	▲
Days on Market	24	29	▲
Avg. Sales Price	\$266,649	\$336,626	▲
Total Volume	\$46,130,335	\$68,335,031	▲

GREER

	2021	2022	TREND
Total Sales	1,381	1,005	▼
Price per Sq. Ft.	\$145	\$180	▲
Days on Market	37	24	▼
Avg. Sales Price	\$308,123	\$363,327	▲
Total Volume	\$425,518,195	\$365,143,195	▼

EASTSIDE

	2021	2022	TREND
Total Sales	282	239	▼
Price per Sq. Ft.	\$147	\$178	▲
Days on Market	25	14	▼
Avg. Sales Price	\$266,341	\$315,712	▲
Total Volume	\$75,108,268	\$75,455,280	▲

ANDERSON

	2021	2022	TREND
Total Sales	279	219	▼
Price per Sq. Ft.	\$130	\$155	▲
Days on Market	36	33	▼
Avg. Sales Price	\$248,516	\$283,481	▲
Total Volume	\$69,335,844	\$62,082,273	▼

TRAVELERS REST

	2021	2022	TREND
Total Sales	119	111	▼
Price per Sq. Ft.	\$162	\$197	▲
Days on Market	27	24	▼
Avg. Sales Price	\$345,028	\$392,008	▲
Total Volume	\$41,058,333	\$43,512,886	▲

GREATER SPARTANBURG

	2021	2022	TREND
Total Sales	428	436	▲
Price per Sq. Ft.	\$124	\$150	▲
Days on Market	30	26	▼
Avg. Sales Price	\$246,998	\$269,609	▲
Total Volume	\$105,715,256	\$117,549,363	▲

MARKET PERFORMANCE AT A GLANCE

GREENVILLE, SC

Wow! This year has started off with a bang and we are already halfway through 2022. The real estate market has been a hot topic at the local coffee shop, over meals while dining out, amongst visitors, in our friend groups, and with our families.

The Greenville, Spartanburg, and Anderson county areas have experienced a growth in home prices and population that has not been seen before. This has lead to buyer frustration and some overwhelmed sellers. We have all heard the stories of homes going into multiple offers and selling for way over asking price.

To be successful, you will need to arm yourself with what we call the Three Rights: the right agent, the right strategy, and the right mindset.

If you or someone you know is interested in buying or selling, we welcome the opportunity to talk to you. Thank you for trusting us with your real estate needs!

Happy nesting!



\$183
PRICE PER
SQ. FT.



\$365,385
AVG. SALES
PRICE



27
DAYS ON
MARKET

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