



Greenville, South Carolina.

Current market data.

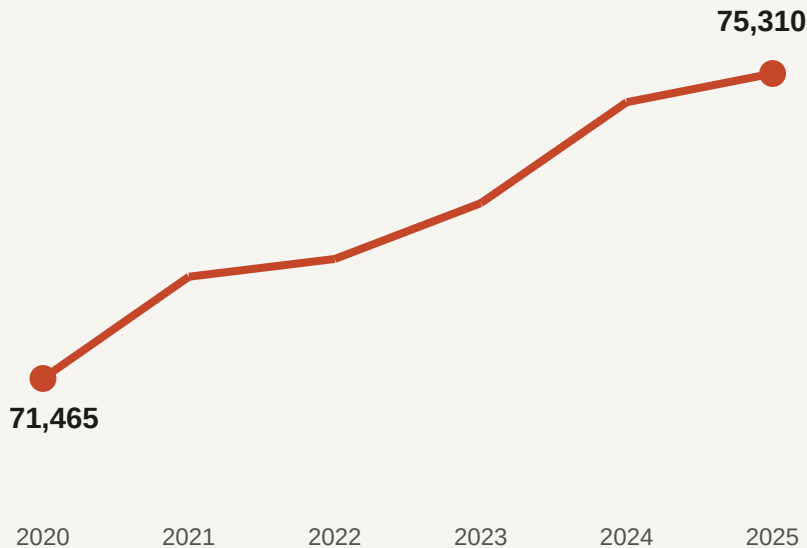
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

75,310

people, the 6th-largest of South Carolina's cities and towns.



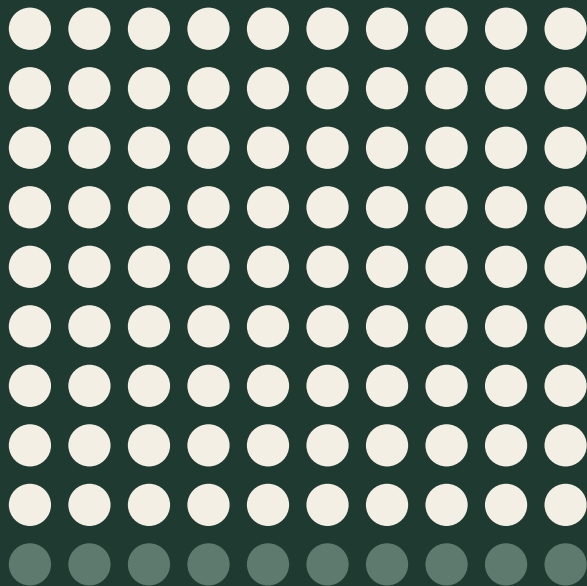
THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

89.8%

of 125,578 jobs located in Greenville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



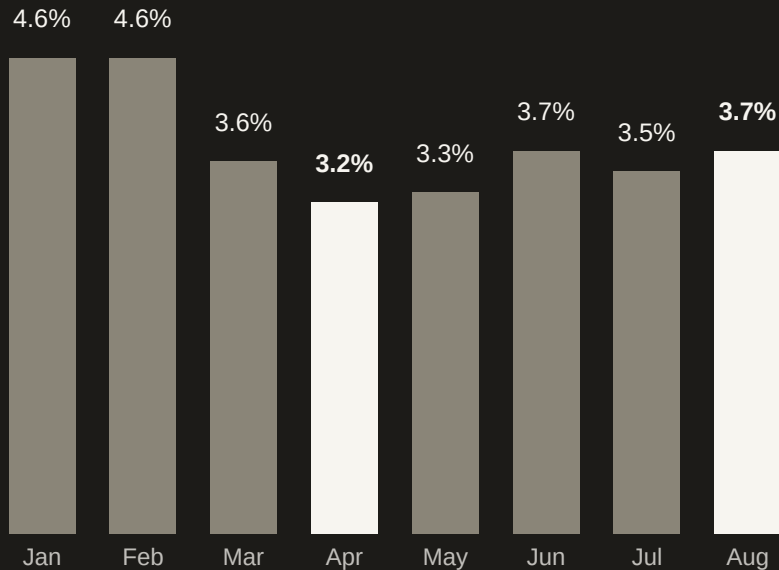
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

3.7%

in August 2026, the latest month released. A year earlier it was 4.2%.

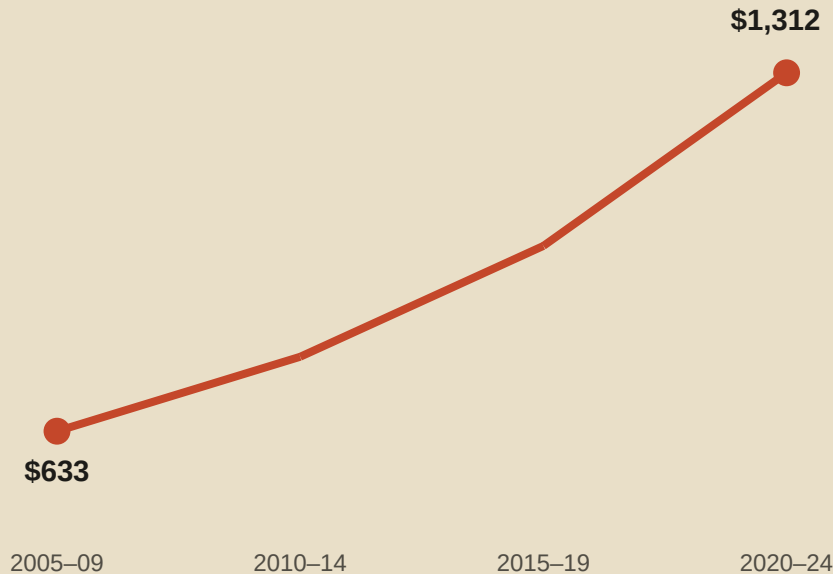


RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$1,312

a month. South Carolina's median is \$1,180.





THE SEAM

Cross one tract line and median rent doubles.

A \$2,676 gap between neighbors, the sharpest rent edge between adjacent tracts in Greenville County.

TRACT 39.06

\$825

TRACT 38.03

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,077–\$1,615



\$1,312 median

is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

6,841

homes permitted in ten years,
2016–2025

62%

of those were in multifamily
buildings

62%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–3.2% to the 39,373 homes here.

184–1,256

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 88%
more than South
Carolina's.

\$487,500

median home value in Greenville.

Greenville



\$487,500

South Carolina



\$259,000

U.S.



\$332,700

THAT WAS GREENVILLE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/sc/greenville/**](https://almanacdata.ai/e/sc/greenville/)

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