

Welcome to

# Greenville

South Carolina



 COLDWELL BANKER CAINE

2026 EDITION



## GREENVILLE OVERVIEW

Located in the heart of South Carolina's Upcountry, Greenville sits just an hour from our famous mountain lakes and only three hours from resort beach destinations.

Ask anyone—people love living in Greenville. Visitors love it so much they decide to stay and make it home.

With the revitalization of downtown, Greenville is a destination city, with people relocating from all over the United States.

Some seek an escape from bristling northern winters or the extreme heat of Texas and Florida. Others leave behind Atlanta's traffic but still want a city rich in culture. Many are drawn by Greenville's strong job market and high quality of life.

Ultimately, they choose Greenville because it offers exactly what they're looking for.

In Greenville, they find a place with all four seasons without the burden of snow or extreme heat. A place with all of the amenities of a big city, but not so big they don't know their neighbors. With great schools, good people, and a deep pride in its homegrown charm, Greenville is a place where people truly belong. Plus, the County Square redevelopment is further shaping the city's future, creating new spaces to live, work, and explore while enhancing its unique character.

A visit to Greenville isn't complete without experiencing the Reedy River at Falls Park. With its breathtaking waterfall, state-of-the-art suspension bridge, and lush parks, nature feels seamlessly woven into the fabric of our growing city. Just beyond downtown, Unity Park represents a newer chapter — a 60-acre riverfront green space with room to play and expanding access to the Swamp Rabbit Trail, complete with an elevated observation tower offering sweeping views of the river and skyline.

A typical Saturday in Greenville is filled with local charm. Stroll through the historic Main Street Farmers Market, where you'll find fresh produce, eggs, and honey. Stop by local art booths, spend the afternoon biking along the scenic Swamp Rabbit Trail, or soak up the sunshine on the golf course.

Greenville has consistently grown at a sustainable, steady pace and did not experience the volatility that other cities suffered during the Great Recession. While the overall US Housing Market price fell, Greenville enjoyed modest appreciation and continues to make the National Association of Home Builders Improving Markets Index every quarter. Not to mention, with more than 350 international companies operating in the area, the Upstate of South Carolina has the largest foreign investment per capita of any region in the United States.

As night falls, take in a game at Fluor Field, enjoy a Broadway production at the Peace Center, or savor a quiet evening watching the Falls illuminated against the night sky. Treat yourself to dinner at Soby's New South Cuisine or indulge in a sweet treat from Spill the Beans. One visit is all it takes for Greenville to feel just like home.

## MARKET OVERVIEW

No matter the stage of life, Greenville offers a home for every buyer. Whether you're drawn to urban living, a historic villa, a newly built home, or one with acreage, you can own your dream home within 5 to 20 minutes from Downtown Greenville.

Greenville has grown at a steady, sustainable pace, avoiding the volatility that impacted many other cities during the Great Recession.

While home prices declined in much of the U.S., Greenville experienced modest appreciation and continues to be recognized on the National Association of Home Builders' Improving Markets Index each quarter.

Additionally, with over 350 international companies operating in the area, the Upstate of South Carolina boasts the highest foreign investment per capita of any U.S. region.

The Greenville housing market continues to show strong year-over-year performance.

From January 1 to December 31, 2025:

- Average home prices rose by 6.0%\*
- The average days on market increased to 45 days.\*

While homes sell quickly, plenty of options remain available for relocating buyers.

With conventional loan interest rates slightly lower than last year, many buyers are still securing favorable contract terms in the current market.

Greenville remains an affordable place to call home:

The Median Sales Price of homes in greater Greenville equaled \$388,945\*\*.

At this price, a home owner can expect the following:

- Monthly Mortgage Payment with 20% down at 6.5% over 30 years: \$1,916\*\*\*
- Estimated Annual Taxes on Primary Residence (4%) \$1,867\*\*\*\*

The following pages provide detailed information on Greenville's neighborhoods, arranged by proximity—ranging from 5 to 20 minutes from downtown.



\*GGAR MLS 2025 Year End Data  
\*\*Excludes Tax and Insurance

\*\*GGAR MLS December 2025 12 Month Median  
\*\*\*\*Taxes are an Estimate

## TRANSPORTATION

Airports:

- [Greenville-Spartanburg International Airport \(GSP\)](#) – 14 miles northeast of downtown Greenville, this user-friendly airport includes two parking garages and an outdoor lot conveniently located near the terminal (the long-term parking lot is a short walk away). Shuttle services as well as taxis (on demand only) are available at the airport.
- [Greenville Downtown Airport](#) – Fly in, charter a flight, take flying lessons, and grab a bite to eat.

Amtrak - Serves the area from its train station in downtown Greenville

[Greenlink](#) - The city's public transit service, offers 11 fixed bus routes

[Swamp Rabbit Trail](#) - 22-mile Rails-to-Trails, multi-use trail system in Greenville County

## HEALTHCARE

Hospitals:

- [Bon Secours St. Francis Hospital System](#) – Offers three main medical campuses in Greenville.
- [Prisma Health](#) – Provides seven medical campuses in the Upstate area.
- [Shriners Hospitals for Children](#) – A state-of-the-art hospital for more than 20 orthopedic specialists. Children up to age 18 are eligible for care, regardless of their family's income and insurance status.

## SENIOR LIVING

Greenville is an incredible city for retirees to the upstate. There are many retirement and assisted living communities that range in style and affordability to give top notch care and service to their residents.

- [The Cascades at Verdae](#) - Cascades Verdae is Greenville's Premier Retirement Community. Members who live at Cascades Verdae enjoy an affordable lifestyle with amenities that promote healthy aging and active living.
- [The Woodlands at Furman](#) - The Woodlands at Furman is the Upstate's only Life Care retirement community offering independent living, assisted living, memory care and skilled nursing – plus a nationally recognized health and wellness program, and access to Furman University just steps away.
- [The Blake at Hollingsworth Park](#) - Located within the beautiful Verdae area of Greenville, South Carolina, The Blake at Hollingsworth Park combines the quaint neighborhood of yesteryear with a thriving business district, all happening near downtown Greenville. The Blake is a community for seniors unlike any other. Retirement and hospitality are blended to create an assisted living and memory care community where you will feel right at home.

## SHOPPING

Window shoppers, rejoice! If retail therapy is more your speed, Greenville is the place for you. With an array of local shops around every corner, you'll discover unique gifts, fabulous apparel, handcrafted jewelry and fine art, all within a few blocks of each other. From national chains to local gems, outlets to antique shops, general stores to moonshine distilleries – we've got something for everyone.

# SCHOOLS

## Greenville County Schools

Recognized for excellence, our public schools in Greenville County have earned district-wide National Accreditation from the Advanced Accreditation Commission, affirming their status as a high-quality district that consistently ranks among the best.

Greenville County leads the state in school choice, offering schools of various sizes in urban, suburban, and rural settings. Our magnet academies provide specialized studies in communication arts, languages, visual and performing arts, and STEM disciplines. The Governor's School for the Arts & Humanities offers a year-round program for talented junior and senior students specializing in visual and performing arts.

## Gifted & Talented Programs

These programs allow students to tailor their education to their unique talents and abilities. Beta Club and National Honor Society remain active across schools, with parental involvement encouraged at all grade levels.

- International Baccalaureate
- [Fine Arts Center](#)
- [Roper Mountain Science Center](#)
- Baldrige quality schools
- Charter Schools
- [Magnet Schools](#) – Greenville County schools magnet academics provide specialized educational pathways tailored to students' unique needs.

With a large international population, our student population is extremely diverse. Greenville County Schools welcome students from over 16 countries, with 23 different languages spoken at home. English as a Second Language (ESL) is available in all public schools to support students until they are ready to transition into general classrooms.

## Private Schools

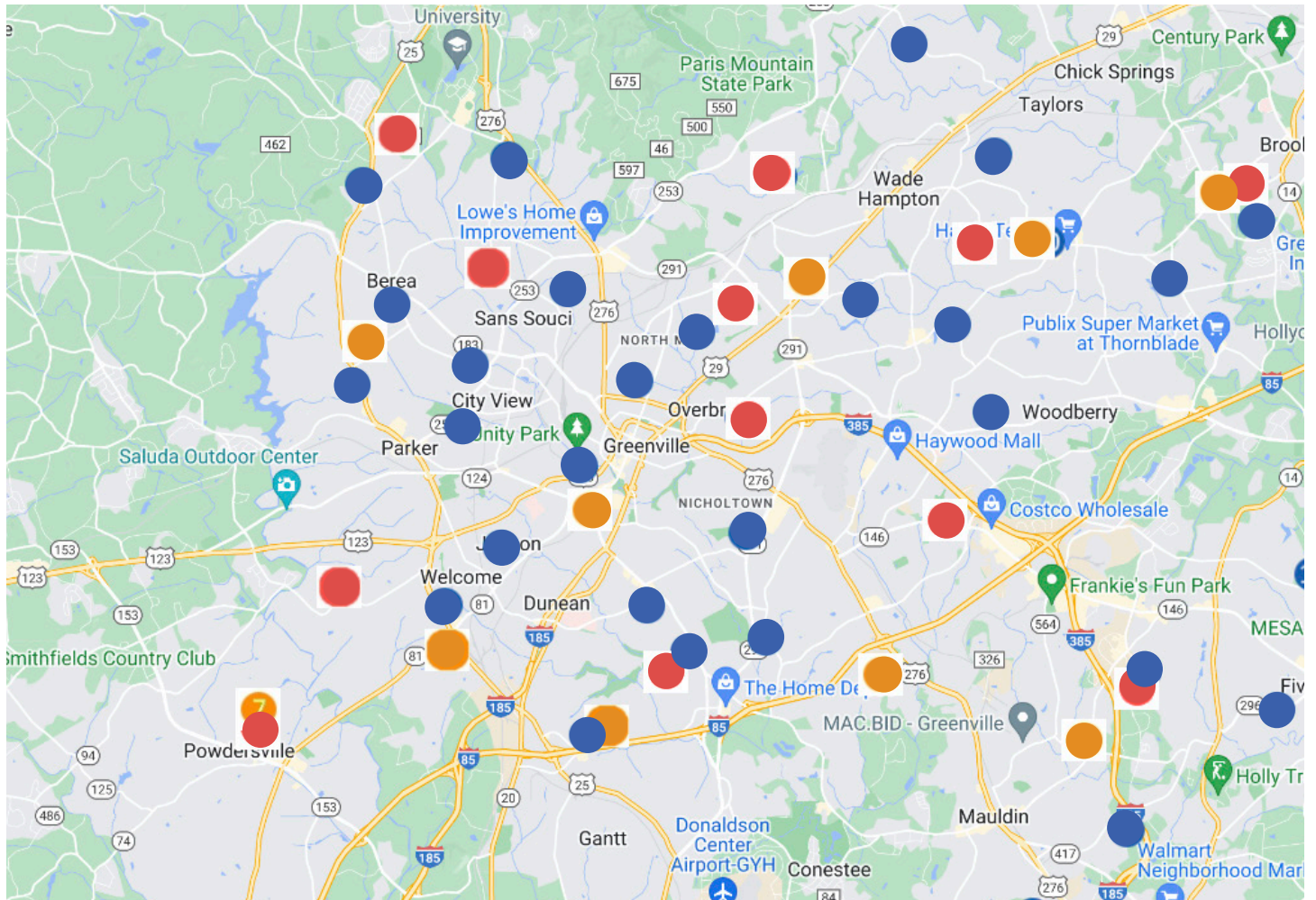
In addition to outstanding public schools, Greenville County offers many excellent private education options. Schools such as [Christ Church Episcopal](#), [St. Mary's Catholic School](#), [St. Joseph's High School](#), [First Presbyterian Academy at Shannon Forest](#), and [Southside Christian School](#) are among those that consistently offer high-quality education in smaller learning environments.

## Special International Schools

- [Japanese Saturday Schools](#) help students maintain and develop essential language and academic skills, ensuring a smooth transition back to Japan for continued education or university studies. The curriculum includes Japanese language, mathematics, art, history, calligraphy, and literature.
- [International School of Greenville](#) (ISG) is a private, non-profit international school serving grades Pre-K through 12. Committed to the highest academic standards, ISG offers full language immersion programs and welcomes families seeking bilingual or trilingual education. Parents can choose from French, English, and Spanish language tracks.

For more information on area schools [click here](#).

# SCHOOLS



**● ELEMENTARY SCHOOLS**    **● MIDDLE SCHOOLS**    **● HIGH SCHOOLS**

## Education Accolades

- 9 Greenville County Public High Schools plus the Governor’s School for Arts and Humanities in Top 6% Nationally – Forbes
- 333 Greenville County teachers are National Board Certified Teachers. South Carolina ranks fourth in the nation, with 9,515 National Board Certified Teachers. - Greenville County Schools, January, 2025
- Clemson University Ranked #43 in 2023 Top Public Schools - US & World Reports

Scan for more public school information:



Scan for more private school information:



Scan for an interactive school map:





# NEIGHBORHOOD OVERVIEW

# DOWNTOWN



## Energetic, Scenic, and Walkable

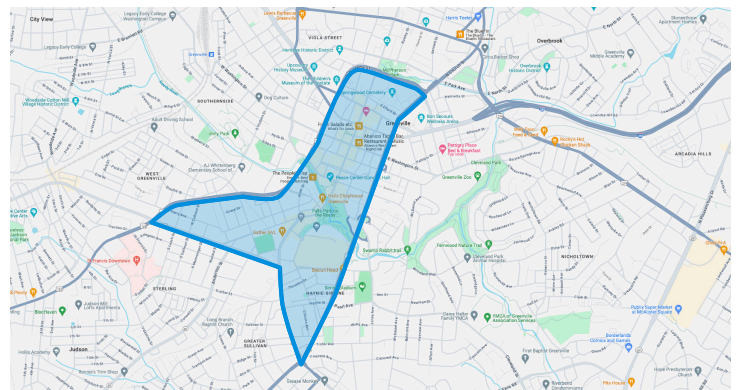
**Neighborhood:** The revitalization of downtown Greenville has transformed the business district into one of the most livable, vibrant communities in the city—and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences, leaving those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking, and biking trails.

**Housing:** Mixed-use developments with condos and townhomes abound, with more under construction or planned. Downtown offers a distinctly urban style of living, from historic apartments above Main Street businesses to contemporary condos overlooking the Reedy River and Falls Park.

**Lifestyle:** The area offers countless festivals and celebrations, including a weekly Farmers' Market, the annual food and wine fest Fall for Greenville, and seasonal weekly music celebrations like Downtown Alive, Main Street Jazz, and Shakespeare in the Park. Downtown is also home to many of Greenville's best music, theater, and comedy venues, as well as our famous and beloved Greenville Drive baseball team.

## Downtown Accolades

- #7, "World's Best Awards" - Travel and Leisure
- "52 Places to Go in 2023" - New York Times
- "Cities with Strongest Job Markets" - Bloomberg
- #43, "Best Places to Live in the U.S." - U.S. News & World Report
- #13, "Best City for Young Professionals" - Forbes
- "Top 50 Best Places to Live in the U.S." - Money.com
- "30 Most Charming Small-Town Downtowns in America" - HGTV
- "One of the South's Best Cities on the Rise" - Southern Living
- "21 Best Places to Travel in September" - Travel and Leisure
- "50 Best Family Vacation Ideas on a Budget for 2025" - Good Housekeeping
- "13 Southern Scavenger Hunts for Interactive Sightseeing" - Southern Living
- #6, "Best City Food Festival 2025, Fall for Greenville" - USA Today 10Best
- "The South's Best Cities 2025" - Southern Living
- "12 Perfectly Cozy Girls Trips in the United States" - Travel and Leisure



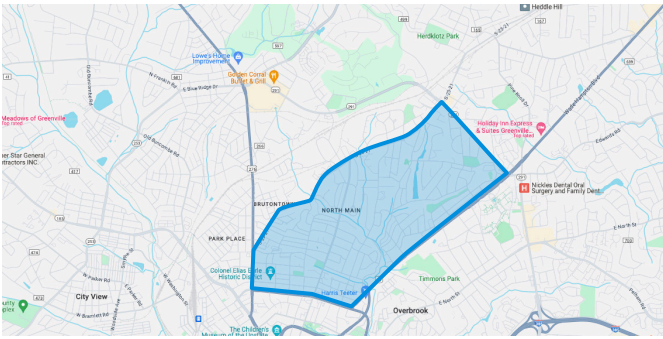
# DOWNTOWN

	<b>Augusta Street City Homes</b>	<b>Bradshaw Commons</b>	<b>100 East Washington</b>	<b>Hue on Green</b>
Median Home Price	\$1,487,639	\$1,870,000	\$550,000	\$432,500
Home Price Range	\$1,364,200 - \$1,603,407	\$1,870,000-\$1,870,000	\$380,000-\$579,000	\$415,000-\$450,000
Square Footage Range	2732-2904	3223	760-1006	1723-2100
Price per Square Foot Range	\$499.34-\$596.72	\$580	\$500-\$576.00	\$214-\$241
Acreage Range	1/2 acre or less	0.1	0-.1	.10 acre
Median Days on Market	147	189	23	18
Years Built Range	2023	2024	2012	2023-2025
Elementary School	AJ Whittenberg	Augusta Circle	AJ Whittenberg	Hollis
Middle School	Sevier	Sevier	League	Sevier
High School	Greenville High	Greenville High	Greenville High	Greenville High

	<b>Bohemian Cottages</b>	<b>The Sinclair</b>	<b>Nicholtown</b>	<b>Overbrook</b>
Median Home Price	\$584,404.00	\$522,000	\$370,000.00	\$497,500
Home Price Range	\$525,500-\$710,364	\$465,000-\$675,000	\$190,000-\$625,000	\$240,000 - \$595000
Square Footage Range	1560-1874	1620-2150	871-2500	779-2906
Price per Square Foot Range	\$335-\$379	\$287-\$324	\$155-\$399	\$189-\$374
Acreage Range	NA	NA	.05 - .33	.17 - .96
Median Days on Market	113	40	21	15
Years Built Range	2024-2025	2023-2025	1964 - 2025	1914 - 2016
Elementary School	Hollis	Hollis	Varies	East North Street
Middle School	Sevier	Sevier	Varies	Greenville
High School	Greenville High	Greenville High	Wade Hampton/ J. L. Mann	Wade Hampton/ Greenville High

\*Information is provided by Greater Greenville Association of REALTORS® MLS for January 1, 2025-December 31, 2025. There were no sales in Augusta Street City Homes for 2025. Sales data for Augusta Street City Homes provided by the Greater Greenville Association of REALTORS® MLS for January 1, 2024-December 31, 2024.

# NORTH MAIN



0.9 miles/4 minute drive time to Downtown



Scenic and Walkable, Family Friendly

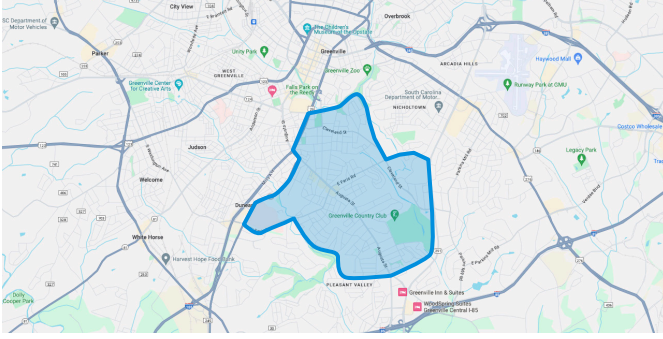
**Neighborhood:** Located just north of Greenville’s vibrant downtown, North Main offers all the charm of an established neighborhood just blocks away from the city’s best restaurants, theater, and nightlife. The abundant sidewalks and beautifully landscaped streets encourage walkers, joggers, and cyclists, adding to the community’s family-friendly atmosphere. North Main provides easy access to outdoor recreation at Paris Mountain State Park to the north and to the Swamp Rabbit Trail, Falls Park, and Unity Park to the south.

**Housing:** North Main contains a wide variety of home sizes and styles, reflective of the diverse residents who call it home. From spacious mansions to cozy cottages, historic homes to modern townhomes, there is something to please every taste.

**Lifestyle:** The community balances modern eclecticism with a respect for history, making this one of Greenville’s most unique and desirable neighborhoods.

	Croftstone	Dellwood	North Main
Median Home Price	\$422,533	\$469,000	\$700,000
Home Price Range	\$267,400-\$618,000	\$400,000-\$536,000	\$265,000-\$2,150,000
Square Footage Range	1032-2352	1332-2725	900-4176
Price per Square Foot Range	\$234-384	\$175-\$332	\$161-\$515
Acreage Range	.19-.42	.27-.40	.14 - 1.27
Median Days on Market	3	13	19
Years Built Range	1962-2001	1950-1963	1939-2025
Elementary School	Summit Drive	Summit Drive	Stone/Summit Drive
Middle School	League	League	League
High School	Greenville High	Greenville High/ Wade Hampton	Greenville High/ Wade Hampton
Amenities	Playground, Access to Stone Lake Pool	Playground, Tennis Court	Trolley to Downtown, Neighborhood Parks

# AUGUSTA ROAD



5.5 miles/10 minute drive to Downtown



Well Established, Desirable, Friendly

**Neighborhood:** Traditionally one of Greenville’s most affluent communities, this historic area is full of winding residential streets lined with beautiful mature trees and fronted by large yards.

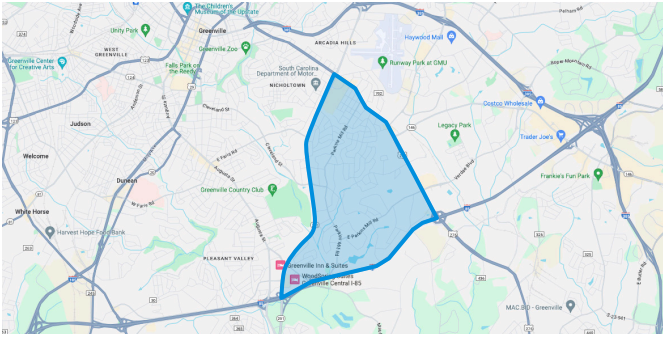
Some of Greenville’s oldest and most successful independent businesses are found in Augusta Road’s business district, which offers everything from coffee shops and diners to wedding boutiques and athletic stores.

**Housing:** Single-family homes are still largely the rule here, although toward the northern end of the community, closest to downtown, one can find lovely new condominiums in a quiet, park-like setting. As with most older neighborhoods, homes here come in a variety of styles, sizes, and price points.

**Lifestyle:** Neighborhood parks include Cleveland Park, one of Greenville’s largest, and Reedy River Falls Park. Greenville Country Club and Chanticleer co-host the PGA Golf tournament each year. The Greenville Zoo, the Children’s Museum of Greenville, and the Upcountry History Museum are also close by, and the area offers easy access to both I-85 and I-385.

	<b>Augusta Road</b>	<b>Alta Vista</b>	<b>Chanticleer</b>
Median Home Price	\$795,000	\$1,462,500	\$1,725,302
Home Price Range	\$325,000-\$2,875,000	\$615,000-\$4,250,000	\$950,000-\$3,000,000
Square Footage Range	917-5735	1200-7560	2927-7123
Price per Square Foot Range	\$122-\$620	\$299-\$760	\$262-\$421
Acreage Range	.14-.91	.17-.66	.42-1.23
Median Days on Market	13	7	3
Years Built Range	1916-2025	1905-2020	1968-2002
Elementary School	Blythe/Augusta Circle	Sara Collins/Augusta Circle	Augusta Circle
Middle School	Hughes/Sevier	Greenville Middle/Hughes/League	Hughes
High School	Greenville High/Wade Hampton	Eastside/Greenville High/JL Mann	Greenville High
Amenities	Rockwood Park	Cleveland Park, Swamp Rabbit Trail Walking Trails	Chanticleer Golf Course

# PARKINS MILL



5.5 miles/10 minute drive to Downtown



Vibrant with Activity, Quiet, Small-town feel

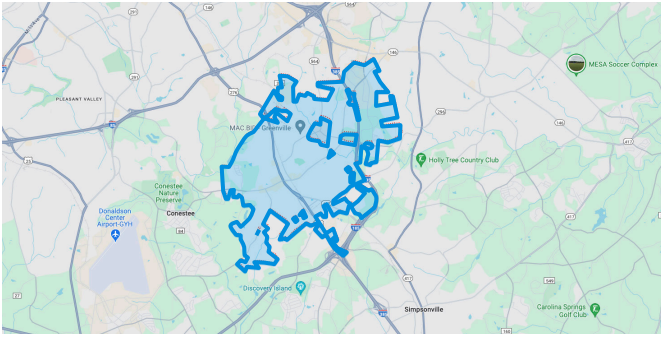
**Neighborhood:** True to its rural roots, Parkins Mill remains a quiet community with spacious lots and larger homes. The large Gower Estates Park is popular with many families drawn to the area's good schools. This mostly residential area sits close to the historic Augusta Road neighborhood and downtown, as well as the commercial district of Laurens Road.

**Housing:** Homes in Parkins Mill feature a mix of established residences along formerly rural routes and newer, planned developments filled with stately Georgians and Neocolonials. Abundant space remains available at relatively low cost, and five-bedroom homes are not uncommon.

**Lifestyle:** Parkins Mill residents enjoy easy access to tranquil walking routes throughout Augusta Road's beautiful neighborhoods, as well as the area's thriving business district. The Greenville Country Club, Cleveland Park, and downtown are also nearby, offering plenty of recreation and entertainment opportunities.

	<b>Gower Estates</b>	<b>Hollingsworth Park</b>	<b>Parkins Mill/ Parkins Mill Area</b>
Median Home Price	\$728,750	\$870,000	\$800,000
Home Price Range	\$400,000-\$1,260,000	\$429,000-\$4,500,000	\$382,000-\$1,750,000
Square Footage Range	1375-3440	1540-9400	1365-5184
Price per Square Foot Range	\$145-\$426	\$253-\$678	\$183-\$447
Acreage Range	.22 - 1.14	0.04 - 1.04	.14-1.63
Median Days on Market	4	13	13
Years Built Range	1960-1986	2013-2025	1944-2005
Elementary School	Sara Collins	Pelham Road	Sara Collins
Middle School	Beck Academy	Beck Academy	Beck/Hughes
High School	JL Mann	JL Mann	JL Mann
Amenities	Community Pool	Verdae	

# MAULDIN



7.9 miles/14 minute drive time to Downtown



Diverse, Continually Growing

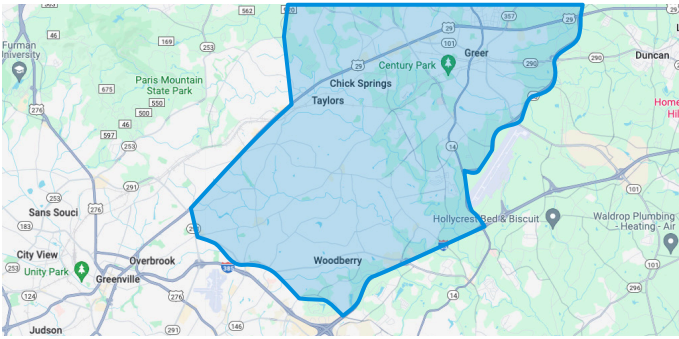
**Neighborhood:** Part of the Golden Strip, a thriving business corridor that several Fortune 1000 companies call home, Mauldin is a small but diverse community with a robust business community and Chamber of Commerce. The town is also known for having the second-lowest property taxes in Greenville County.

**Housing:** Mauldin offers great value for the price point, with a network of established neighborhoods full of unique home styles surrounded by mature trees. Well-maintained apartment complexes are also plentiful.

**Lifestyle:** The town's 35 acres of parks include sporting facilities, walking trails, sports fields, and the only wheelchair softball field in the Southeast. Dedicated bike lanes make it easy to leave the car at home, and its strong recreation programs will keep the kids busy year-round. BridgeWay Station, a new mixed-use development, adds even more options for dining, shopping, and entertainment.

	<b>Planters Row</b>	<b>Bells Grant</b>	<b>Tanner Estates</b>
Median Home Price	\$369,250	\$717,500	\$735,000
Home Price Range	\$332,000-\$445,000	\$675,000-\$785,000	\$640,000-\$830,000
Square Footage Range	2118-4017	2957-3867	4524-4660
Price per Square Foot Range	\$111-\$171	\$203-\$241	\$137-\$183
Acreage Range	.25-.86	.18-.23	.26-.29
Median Days on Market	15	14	8
Years Built Range	2003-2009	2004-2015	2008-2011
Elementary School	Greenbrier	Mauldin	Bethel
Middle School	Hillcrest/Mauldin	Mauldin	Mauldin
High School	Hillcrest/Mauldin	Mauldin	Mauldin
Amenities	Playground, Tennis Courts, Community Pool	Playground	Playground, Tennis Courts, Community Pool, Walking Trails

# EASTSIDE & GREER



6 to 12 miles/12 to 20 minute drive time to Downtown



A Mix of Country and Urban Living

**Neighborhood:** Eastside and Greer have become more popular as their small downtown has undergone a highly successful revitalization, spurring new residential and business development. Potential homebuyers will find great value for the price point in attractive, well-kept neighborhoods.

**Housing:** Many types of housing, from townhomes and apartments to newly constructed single-family homes, are available in settings that range from distinctly suburban to rural. These areas offer plenty of established neighborhoods with well-maintained bungalows, ranch homes, and cottages, many within walking distance of Greer's Main Street restaurants and shops.

**Lifestyle:** As it has undergone its renaissance, the community has welcomed many who want better value at better prices, without sacrificing amenities like a thriving downtown and green space. These values, held in common by the town's leadership, have attracted a diverse population and encourage an engaged citizenry.

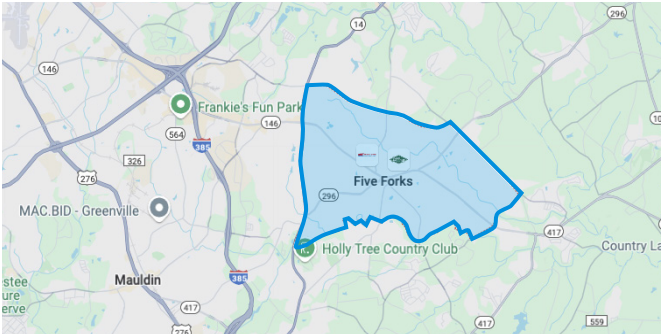
Representative neighborhoods for the area include Canebrake, Greystone Cottages, Botany Woods, Sugar Creek, Barrington Park, Thornblade, Pebble Creek and LeJardin. (Information regarding these neighborhoods is provided on the following page.)

# EASTSIDE & GREER

	<b>Canebrake</b>	<b>Greystone Cottages</b>	<b>Botany Woods</b>	<b>Sugar Creek</b>
Median Home Price	\$345,000	\$392,000	\$695,000	\$699,000
Home Price Range	\$305,000-\$365,000	\$350,000-\$450,000	\$360,000-\$990,000	\$485,000-\$815,000
Square Footage Range	1567-1724	1370-2270	2024-3910	2380-4140
Price per Square Foot Range	\$183-\$220	\$198-\$266	\$108-\$316	\$161-\$283
Acreage Range	.27-.36	0.06	.41-.81	.29-.99
Median Days on Market	7	7	4	15
Years Built Range	1983	2012-2016	1965-1970	1976-1997
Elementary School	Buena Vista	Woodland	Lake Forest	Buena Vista
Middle School	Riverside	Riverside	League	Northwood
High School	Riverside	Riverside	Wade Hampton	Riverside
Amenities	Club House, Playground, Pool, Tennis Courts	Walking Trails, Gazebo and Water Feature	Playground, Community Pool	Club House, Community Pool, Tennis Courts

	<b>Barrington Park</b>	<b>Pebble Creek</b>	<b>Thornblade</b>	<b>LeJardin</b>
Median Home Price	\$911,750	\$478,566	\$1,287,500	2,147,500
Home Price Range	\$640,000-\$1,850,000	\$275,000-\$975,000	\$850,000-\$1,789,000	\$2,100,000-\$2,195,000
Square Footage Range	3485-8268	1505-5737	3391-9028	4079-4240
Price per Square Foot Range	\$135-\$247	\$108-\$249	\$166-\$398	\$514-\$518
Acreage Range	.18-1.1	.13-.80	.40-.84	.45-.48
Median Days on Market	11	31	32	60
Years Built Range	1989-2000	1966-2009	1990-1999	2020-2023
Elementary School	Buena Vista	Paris/Taylors	Buena Vista	Woodland
Middle School	Riverside	Sevier	Northwood	Riverside
High School	Riverside	Wade Hampton	Riverside	Riverside
Amenities	Club House, Community Pool, Tennis Courts	Golf, Pool	Thornblade Country Club	Gated Community

# FIVE FORKS



11.2 miles/15 minute drive time to Downtown



Well Established, Family Friendly

**Neighborhood:** Five Forks, named for the five roads that intersect at its center, features deeply rural pockets within a steadily developing community. It's not uncommon to see cows and horses grazing contentedly within a mile or two of a locally owned business on the outskirts, while the center of Five Forks has become a thriving commercial district with restaurants, pizza shops, and grocery stores.

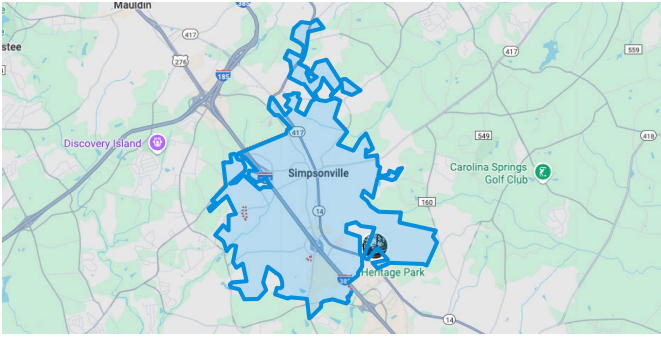
**Housing:** Established neighborhoods and newer planned developments coexist side by side, with the quiet residential communities arranged in loose circles around Five Forks' business center.

**Lifestyle:** The area continues to expand as Woodruff Road and its thriving business corridor stretch further east. Five Forks continues to welcome new residents, who relocate here to take advantage of the area's many conveniences and lower price points.

Representative neighborhoods for the area include Sparrows Point, River Walk, Five Forks Plantation, and Kingsbridge.

	Sparrows Point	River Walk	Five Forks Plantation	Kingsbridge
Median Home Price	\$342,450	\$763,385	\$680,000	\$1,089,000
Home Price Range	\$282,000-\$409,900	\$570,000-\$880,000	\$555,000-\$765,000	\$922,000-\$1,749,000
Square Footage Range	1307-3529	2284 - 3788	3100-4408	3980-5095
Price per Square Foot Range	\$111-\$219	\$183-\$256	\$169-\$179	\$200-\$343
Acreage Range	.20-.45	.26 - .44	.23-.45	.40-.90
Median Days on Market	12	3	13	19
Years Built Range	1996-2000	1987-1996	2013-2016	1999-2005
Elementary School	Monarch	Monarch	Monarch	Oakview
Middle School	Mauldin	Mauldin	Beck Academy	Beck
High School	Mauldin	Mauldin	JL Mann	JL Mann
Amenities	Club House, Community Pool, Tennis Courts	Club House, Community Pool, Tennis Courts, Exercise Facility	Club House, Community Pool, Tennis Courts	Gated Community, Club House, Community Pool, Tennis Courts

# SIMPSONVILLE



15.3 miles/21 minute drive time to Downtown



Quaint, Family Friendly

**Neighborhood:** Originally a mere waystation for travelers on horseback, Simpsonville is now part of the thriving business corridor known as the Golden Strip. Located just south of Greenville, it offers a small-town feel with the conveniences of the city within easy reach.

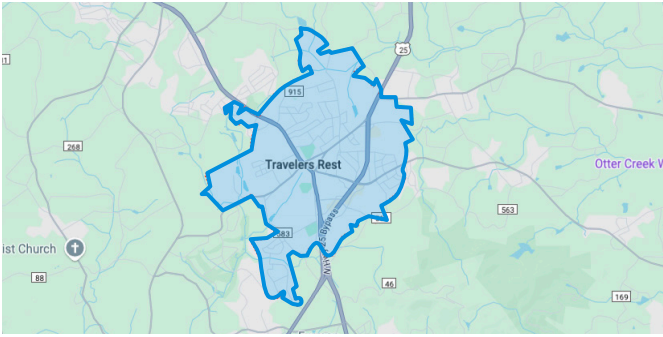
**Housing:** Custom homebuilders flocked to Simpsonville in droves in the 1990s and early 2000s, leading to an abundance of high-quality new homes. Many of these are in planned neighborhoods with amenities such as pools, parks, playgrounds, and tennis courts.

**Lifestyle:** Simpsonville has made significant efforts to help its business district grow and thrive, including several successful revitalization projects. The modest downtown has welcomed new businesses and now sees increased pedestrian activity due to the widening of sidewalks and addition of crosswalks.

Representative neighborhoods for the area include Poinsettia, Neely Farm, Stonehaven, and Weatherstone.

	Poinsettia	Neely Farm	Stonehaven	Weatherstone
Median Home Price	\$383,000	\$485,000	\$663,725	\$731,000
Home Price Range	\$279,500-\$645,000	\$325,000-\$606,000	\$625,000-\$792,000	\$570,000-\$1,291,275
Square Footage Range	1400-3432	1850-3526	2581-3560	2822-4523
Price per Square Foot Range	\$120-\$225	\$139-\$241	\$191-\$270	\$155-\$367
Acreage Range	.34-.74	.25 - .54	.26-.40	.34-.53
Median Days on Market	14	9	7	10
Years Built Range	1975-1996	1991-2002	1992-2003	2005-2025
Elementary School	Simpsonville	Plain	Monarch/Mauldin	Fork Shoals
Middle School	Bryson	Ralph Chandler	Mauldin	Woodmont
High School	Hillcrest	Woodmont	Mauldin	Woodmont
Amenities	Community Pool	Community Pool, Tennis Courts, Walking Trails	Community Pool, Tennis Courts, Club House	Jr Olympic Pool, Club House

# TRAVELERS REST



15.3 miles/21 minute drive time to Downtown



Gateway to the Outdoors

**Neighborhood:** At the foothills of the Blue Ridge Mountains, Travelers Rest is known for its trendy downtown along the Swamp Rabbit Trail. Pedestrians and bikers create a constant buzz, enjoying the area’s industrial-style restaurants and iconic spots like Tandem Creperie and Coffeehouse or the 70-year-old Whistle Stop, a beloved railroad-themed café.

**Housing:** Travelers Rest showcases an eclectic mix of modern homes, Craftsman-style houses, ranches, bungalows, and large custom builds. With its classic Americana architecture, the town attracts homeowners seeking timeless homes in a vibrant community.

**Lifestyle:** Incredibly bike-friendly with direct access to the 22-mile Swamp Rabbit Trail, residents often spend their Saturdays exploring both Travelers Rest and Greenville, enjoying a variety of shops, restaurants, and outdoor activities.

	Northcliff	Cherokee Valley	Riverstead	The Cliffs Valley
Median Home Price	\$489,900	\$687,500	\$1,410,000	\$1,522,000
Home Price Range	\$440,000-\$605,000	\$560,000-\$960,000	\$1,175,000-\$1,540,000	\$860,000-\$3,600,000
Square Footage Range	2034-3135	2536-3828	3000-3649	2643-10,500
Price per Square Foot Range	\$190-\$216	\$200-\$300	\$392-422	\$239-\$555
Acreage Range	.25-.47	.23-.48	1.36-2.88	.47-11
Median Days on Market	0	14	31	45
Years Built Range	1998-2000	2007-2025	2021-2023	2000-2022
Elementary School	Gateway	Tigerville	Dacusville	Slater Marietta/ Tigerville
Middle School	Northwest	Blue Ridge	Dacusville	Northwest/ BlueRidge
High School	Travelers Rest	Blue Ridge	Pickens	Travelers Rest/Blue Ridge
Amenities	Playground, Pool, Tennis Court	Golf, Pool, Exercise Facility	Gated, Pool, Water Access, Recreation facilities	Gated, Pool, Golf,Club House, Exercise Facility, Dog Park, Walking Trails, Athletic Facilities Field

\*Information is provided by Greater Greenville Association of REALTORS® MLS for January 1, 2025-December 31, 2025. This information is deemed reliable but not guaranteed.

# TRAVELERS REST

	<b>The Cliffs at Mountain Park</b>	<b>Gardens at Rose Reserve</b>
Median Home Price	\$1,517,716	\$500,750
Home Price Range	\$380,000-\$4,275,000	\$452,000-\$549,500
Square Footage Range	1250-5214	2074-2642
Price per Square Foot Range	\$259-\$875	\$208-\$218
Acreage Range	.86-3.44	.46-.51
Median Days on Market	155	17
Years Built Range	2007-2024	2009-2011
Elementary School	Slater Marietta	Gateway
Middle School	Northwest	Northwest
High School	Travelers Rest	Travelers Rest
Amenities	Gated, Exercise Facility, Golf, Recreational Path, Neighborhood Lake	Walking Trails

# RENTAL HOME AND APARTMENT OPPORTUNITIES

Quality homes are available for lease throughout the Greenville market, including downtown Greenville, Greer, Simpsonville, Mauldin, and Easley. Monthly rental rates vary based on a home's condition, neighborhood desirability, and the time of year it becomes available.

For single-family homes with three or four bedrooms, typical rental rates are:

- Three-bedroom home: \$1,550 to \$2,000 per month.
- Four-bedroom home: \$2,200+ per month
- Luxury and corporate homes are also available, with monthly lease payments ranging from \$2,500 to \$4,000 per month.

**Lease Terms:** These homes typically require a minimum 12-month lease, with an option to extend. Longer-term leases may be particularly appealing for tenants relocating to the U.S. for business.

**Fees:** Many neighborhoods offer shared amenities such as swimming pools, tennis courts, clubhouse facilities, and athletic fields. These are maintained by the Homeowners Association at no additional cost to tenants. However, tenants are typically responsible for lawn maintenance and utilities, including electricity, gas, water, cable/internet, and trash collection outside city limits.

Privately owned condominiums and townhomes are also available for lease, with typical rental rates as follows:

- Two bedroom units: \$1,300 to \$1,500 per month.
- Three bedroom units: \$1,600 to \$1,880 per month.

Downtown luxury condominiums command higher rental rates due to limited availability and proximity to Main Street:

- One-bedroom unit: \$1,625 to \$2,100 per month.
- Two-bedroom units: \$2,200 to \$4,300 per month.
- Three-bedroom units, though rare, typically range from \$2,500 to \$5,300 per month

**Lease Terms:** The same lease requirements for single-family homes apply to privately owned condominiums and townhomes.

**Fees:** Lawn maintenance, water, and trash are often included at no extra cost. However, tenants are responsible for cable/internet, electricity, and gas. If neighborhood amenities are available, tenant access is generally included at no additional charge. Downtown residents may purchase additional parking through the City of Greenville for \$70 to \$100 per month. Apartment communities provide residents with a steady supply of available units, a variety of amenities, and flexible short-term lease options. Any lease commitment under 12 months is classified as short-term.

Apartment communities offer residents a consistent supply of available units, variety of amenities, and are agreeable to short term lease options. Any lease commitment fewer than 12 months is considered short term.

- One-bedroom/studio apartment: \$747 to \$2,352 per month.
- Two-bedroom apartment: \$800 to \$3,364 per month.
- Three-bedroom apartment: \$1,023 to \$5,000 per month.

On-site storage units may be purchased for \$50 to \$150 per month. A number of new apartment communities have just opened or are under construction located on or just off of Main Street. Most apartments include swimming pools, outdoor grilling space, parking, workout facilities and more.

Scan to view our current rental listings:



\*Rental prices current as of Apr 17, 2025. Information deemed reliable, but not guaranteed. Sources: Zillow.com, rental managers, and market-trend Greenville, SC



Information deemed accurate but not guaranteed.

