

BERKADIA[®]

GREENVILLE, SC

MULTIFAMILY MARKET REPORT | MID-YEAR

2025



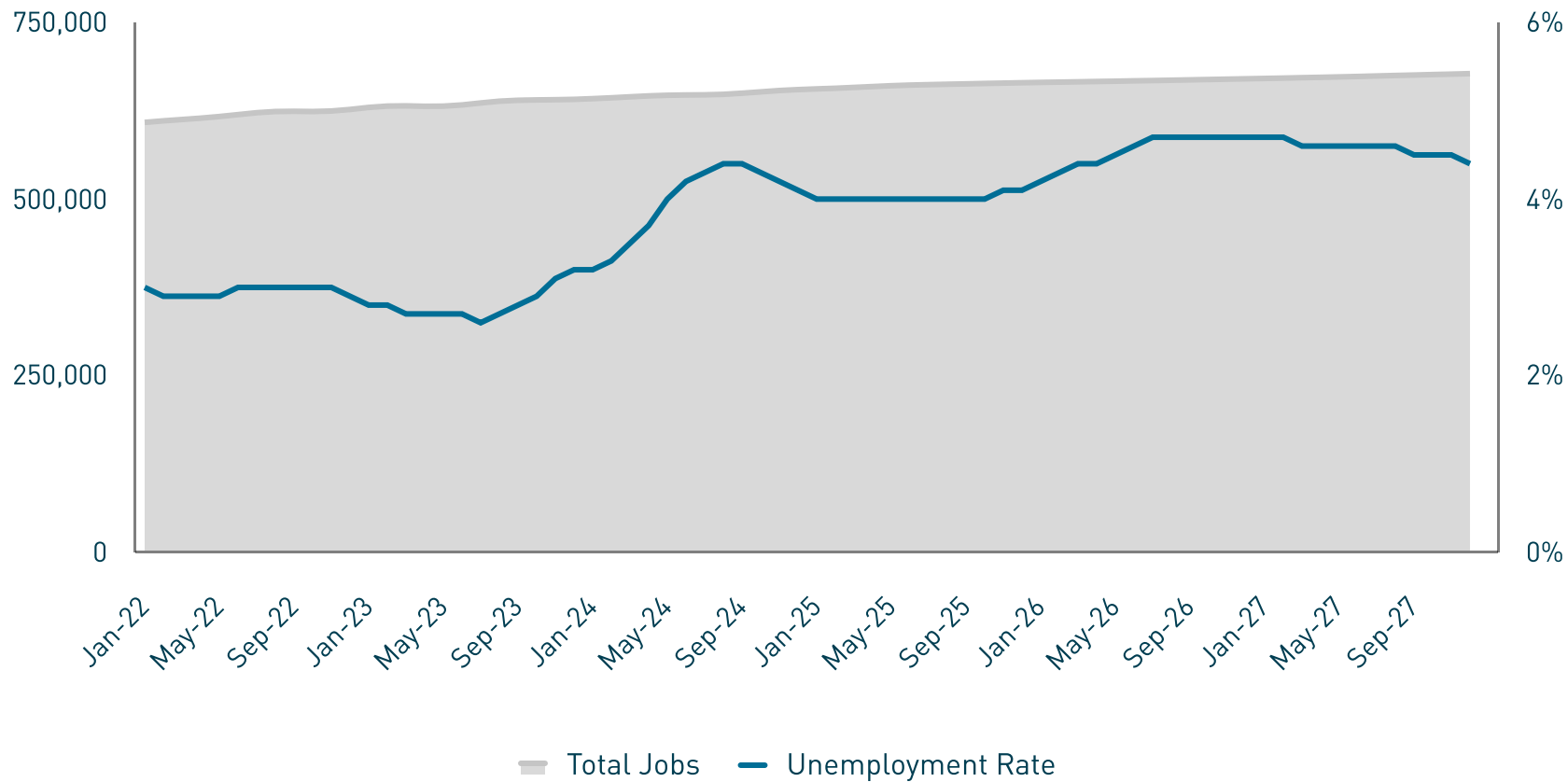
SELECT MARKET



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Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS
14,000



2.2% YOY

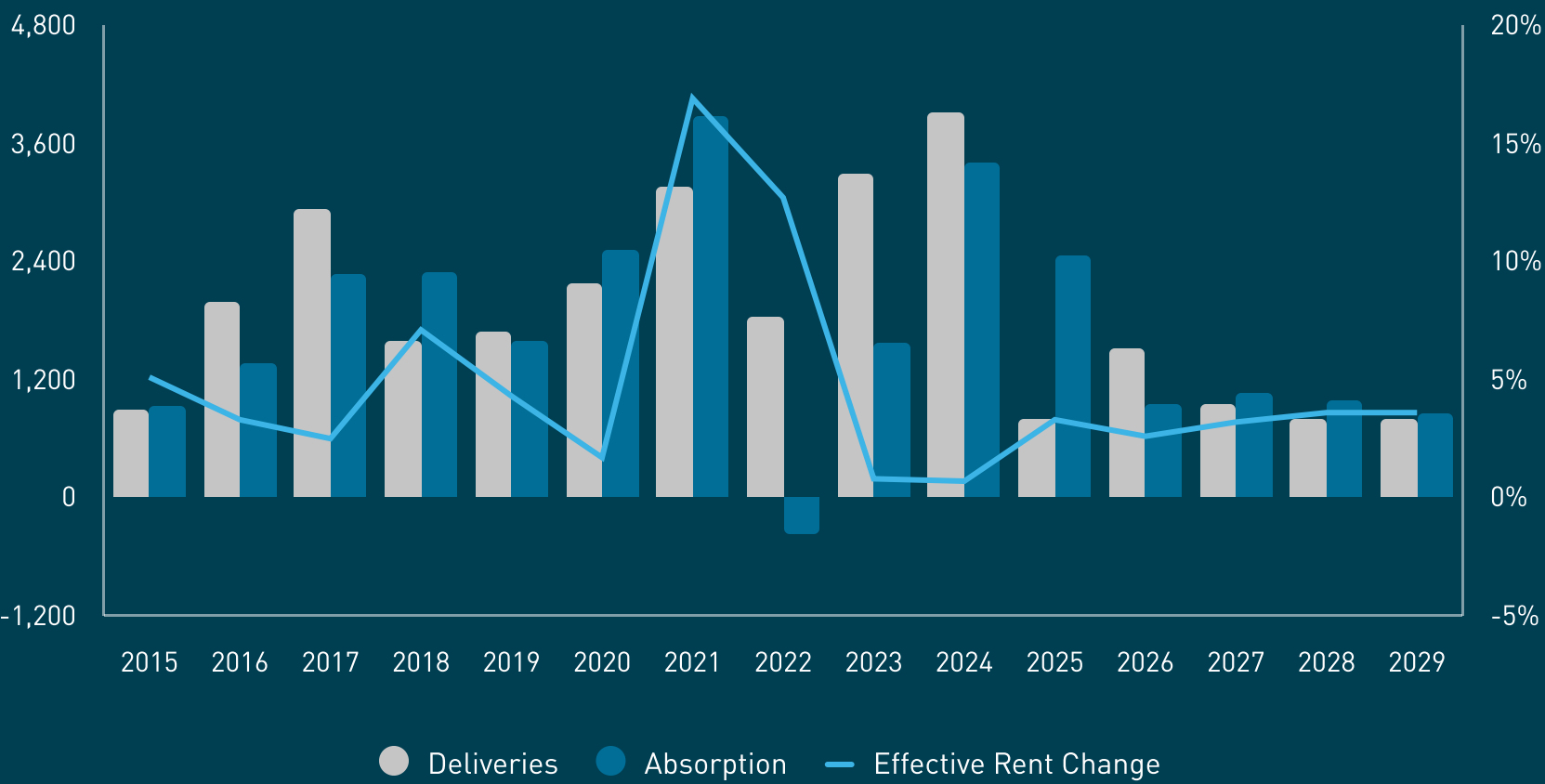
Unemployment

JUNE 2025
4.0%



10 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage

2025 Year to Date

DELIVERIES
501 UNITS

ABSORPTION
2,099 UNITS

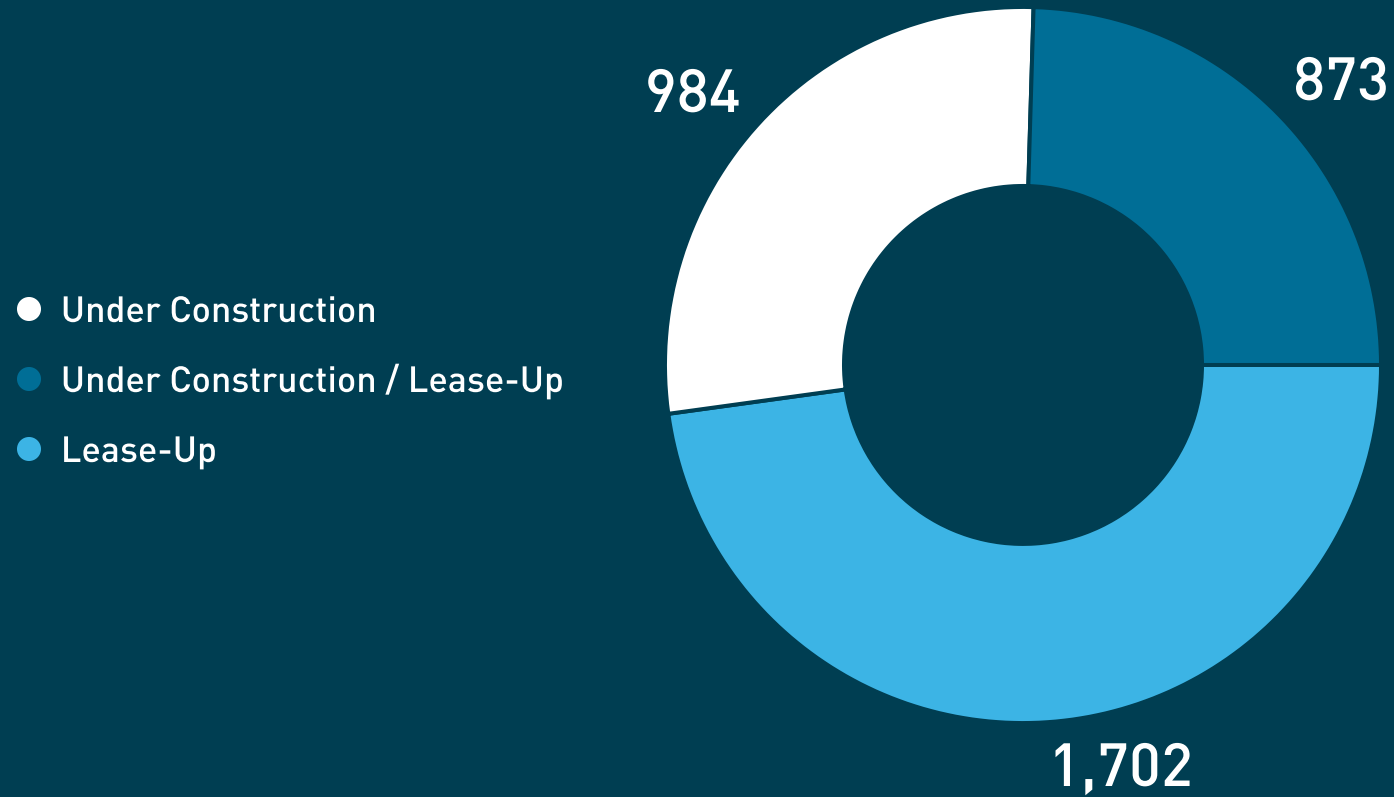
2025 Total*

DELIVERIES
798 UNITS

ABSORPTION
2,460 UNITS

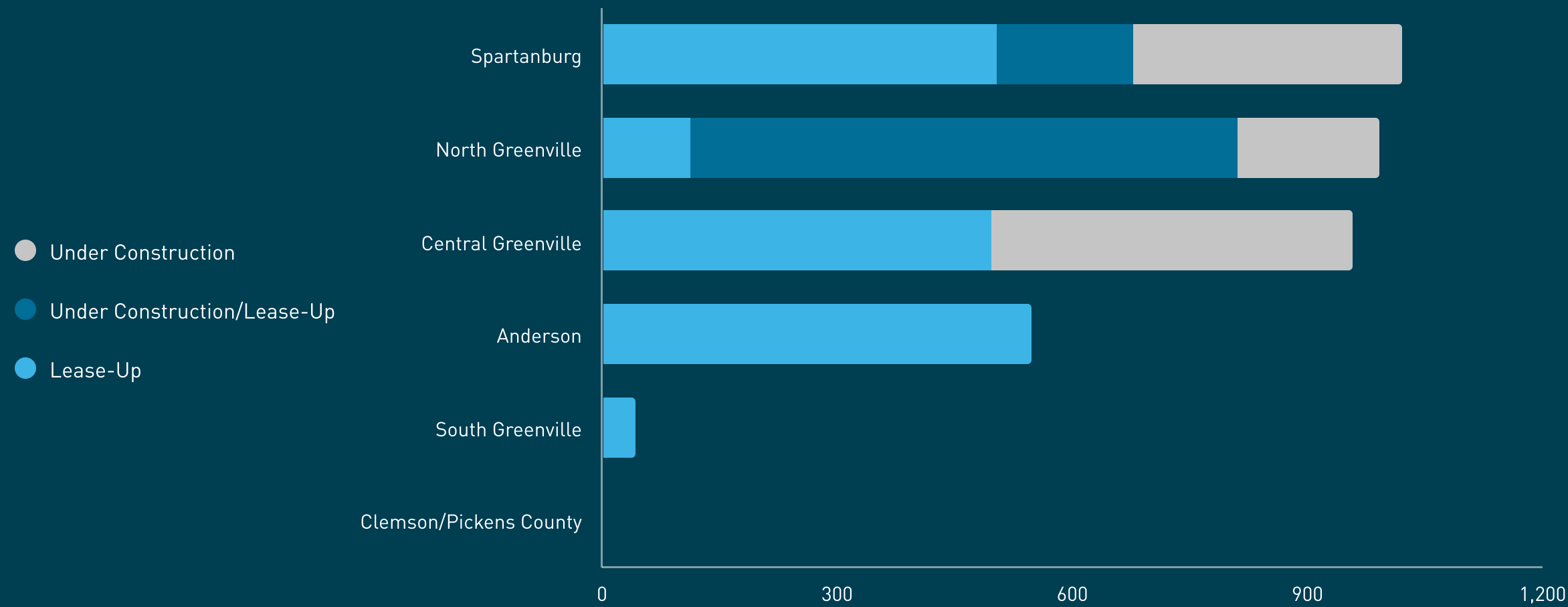
*Projected

Greenville, SC, Pipeline



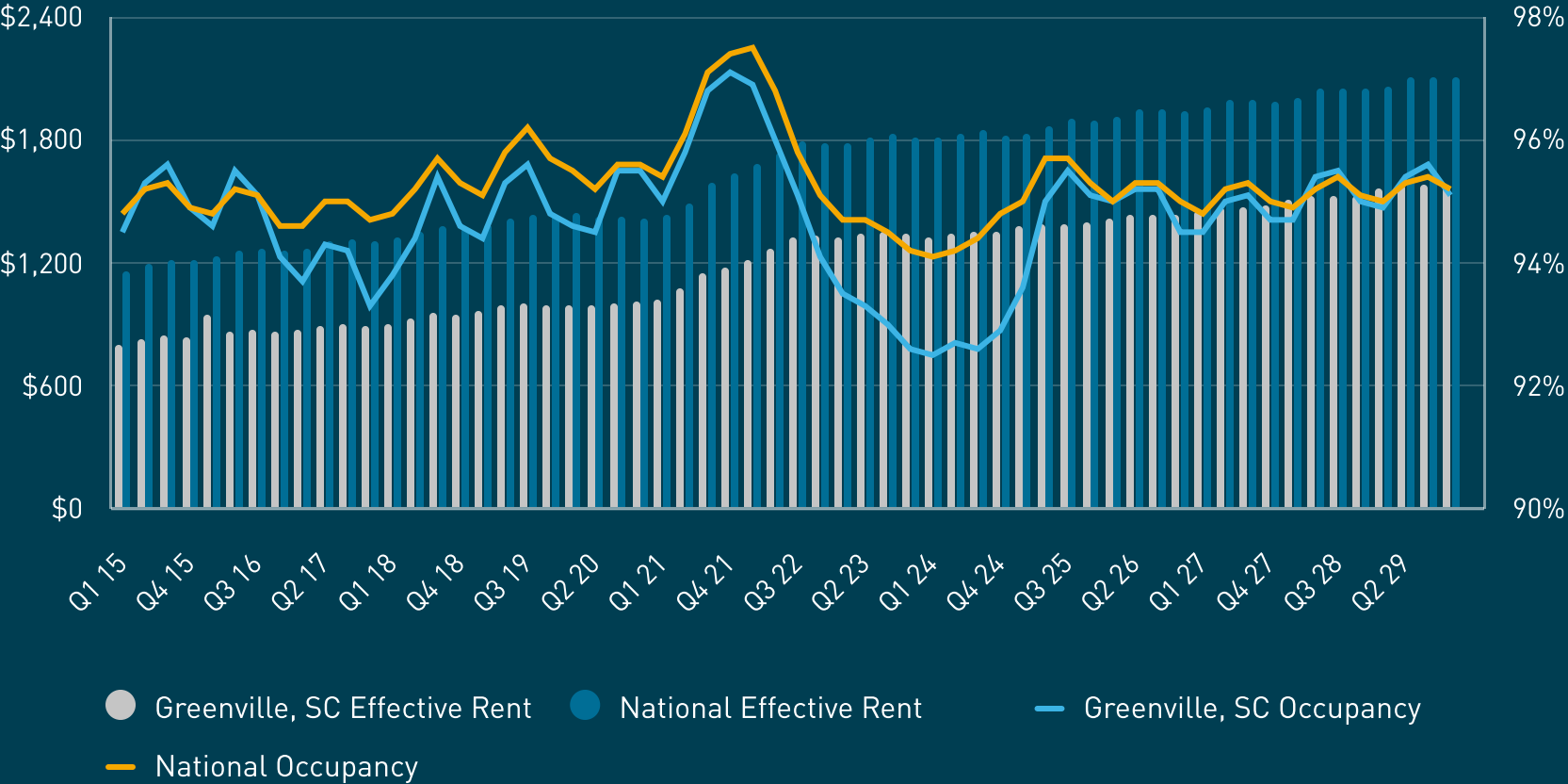
Source: RealPage

Submarket Pipelines



Source: RealPage

Greenville, SC, vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$1,393



3.9% YOY

Occupancy

Q2 2025
95.0%



230 BPS YOY

Source: RealPage

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Anderson	95.6%	-20	\$1,211	-1.5%
Central Greenville	96.0%	300	\$1,575	3.8%
Clemson/Pickens County	98.3%	290	\$1,315	4.0%
North Greenville	94.1%	150	\$1,362	4.0%
South Greenville	94.9%	230	\$1,426	3.9%
Spartanburg	94.5%	330	\$1,255	4.9%

Source: RealPage



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