

Welcome to
Greenville
South Carolina





GREENVILLE OVERVIEW

Located in the heart of South Carolina's Upcountry, you'll find Greenville situated 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 that many decide to stay.

With the revitalization of downtown, Greenville has quickly become a destination city. People choose to relocate to Greenville from all over the United States. Many of our new citizens wanted to get away from the cold weather in the North or the extreme heat of Texas and Florida. Others wanted to get away from the terrible traffic in Atlanta but wanted a city with culture. Many found the perfect, high-quality job in Greenville. All decided on Greenville because they found what they were looking for. In Greenville, people find a place with all four seasons but no 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 neighbor, a place with good schools and good people, and a community that loves their home.

As you will experience on your first trip to Greenville, the Reedy River Falls immediately captures the heart of every visitor to our city. The Falls, the gorgeous suspension bridge and the surrounding parks make it easy to appreciate nature in the heart of our growing city.

Come, experience a typical Saturday in Greenville. Walk down historic Main Street's Farmer's Market and find locally grown produce, eggs and honey. On the way back to the car, stop to look at the local art booths or take a rest on a park bench and watch children play in the fountains next to the Falls. Rent a bike and ride the Swamp Rabbit Trail for the afternoon or choose to enjoy the beautiful weather and play a round of golf.

When night comes, join us to cheer on our local baseball team at Fluor Field or attend a Broadway play at the Peace Center. For a more peaceful evening, stroll along the bridge and watch the Falls at night. Dine at Soby's New South Cuisine or stop to get Marble Slab ice cream and a cupcake.

MARKET OVERVIEW

No matter your stage in life, Greenville has the perfect option for every home buyer. If you desire urban living, a historic villa, a newly constructed home or one with acreage, you can own your dream home within 5 to 20 minutes of Downtown Greenville.

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.

The Greenville Housing Market has continued to perform extremely well year over year, for Jan 1 - Dec 31, 2023:

- Average home prices increased 4.2%*
- The average Days on Market increased to 46 days.

Though homes sell quickly, many homes are still available for our relocating clients. Additionally, with an increase in conventional loan interest rates compared with first and second quarter of 2022, many buyers are finding they are able to negotiate a great contract.

Greenville is an affordable place to live:

- The Median Sales Price of homes in greater Greenville equalled \$310,900**. At this price, a home owner can expect the following:
 - Monthly Mortgage Payment with 20% down at 6.75% over 30 years: **\$1,613*****
 - Estimated Annual Taxes on Primary Residence (4%) **\$2,817******

Enclosed in this document is detailed information about Greenville area neighborhoods. Driving distances range from 5 to 20 minutes of downtown and the neighborhoods are arranged from closest to furthest in proximity.

*GGAR MLS 2023 Year End Data
***Excludes Tax and Insurance

**GGAR MLS December 2023 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 at the Runway Café

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

HEALTH CARE

Hospitals:

[Bon Secours St. Francis Hospital System](#) – offers three main medical campuses in Greenville.

- Prisma Health – provides seven medical campuses in the Upstate area. prismahealth.org
- 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. www.shrinerschildrens.org/en/locations/greenville

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 as a school system of excellence, our public schools in Greenville County have been awarded district wide National Accreditation from the Advanced Accreditation Commission. This establishes our school system as a high quality school district consistently ranking as some of the finest schools.

Greenville County is the state leader in school choice, offering schools of various sizes in urban, suburban and rural settings. Our magnet academies offer superior specialized studies in areas to include communications arts, languages, visual and performing arts and science and mathematics. [The Governor's School for the Arts & Humanities](#) offers year round education to talented students in their junior and senior years specializing in the visual and performing arts.

Gifted & Talented Programs

These programs offer each student the ability to embrace and specialize their education based on their own talents and abilities. Beta Club and National Honor Society are active organizations in our schools. Parental involvement is outstanding and welcomed 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 offer unique educational choices to meet students individual needed. greenville.k12.sc.us/parents/main.asp?titleid=magnet
- Next High School – Next High School began in the 2015-16 school year. NHS brings a proven yet innovative model of individualized education using project-based learning coupled with online delivered instruction. To learn more visit <http://www.nexthighschool.org>

Due to the expansive international population, our student population is extremely diverse – public schools welcome students daily from over 16 countries across the world with 23 different languages spoken in the home. English as a second language is offered in all public schools until the child is ready to mainstream into the normal school classroom.

Private Schools

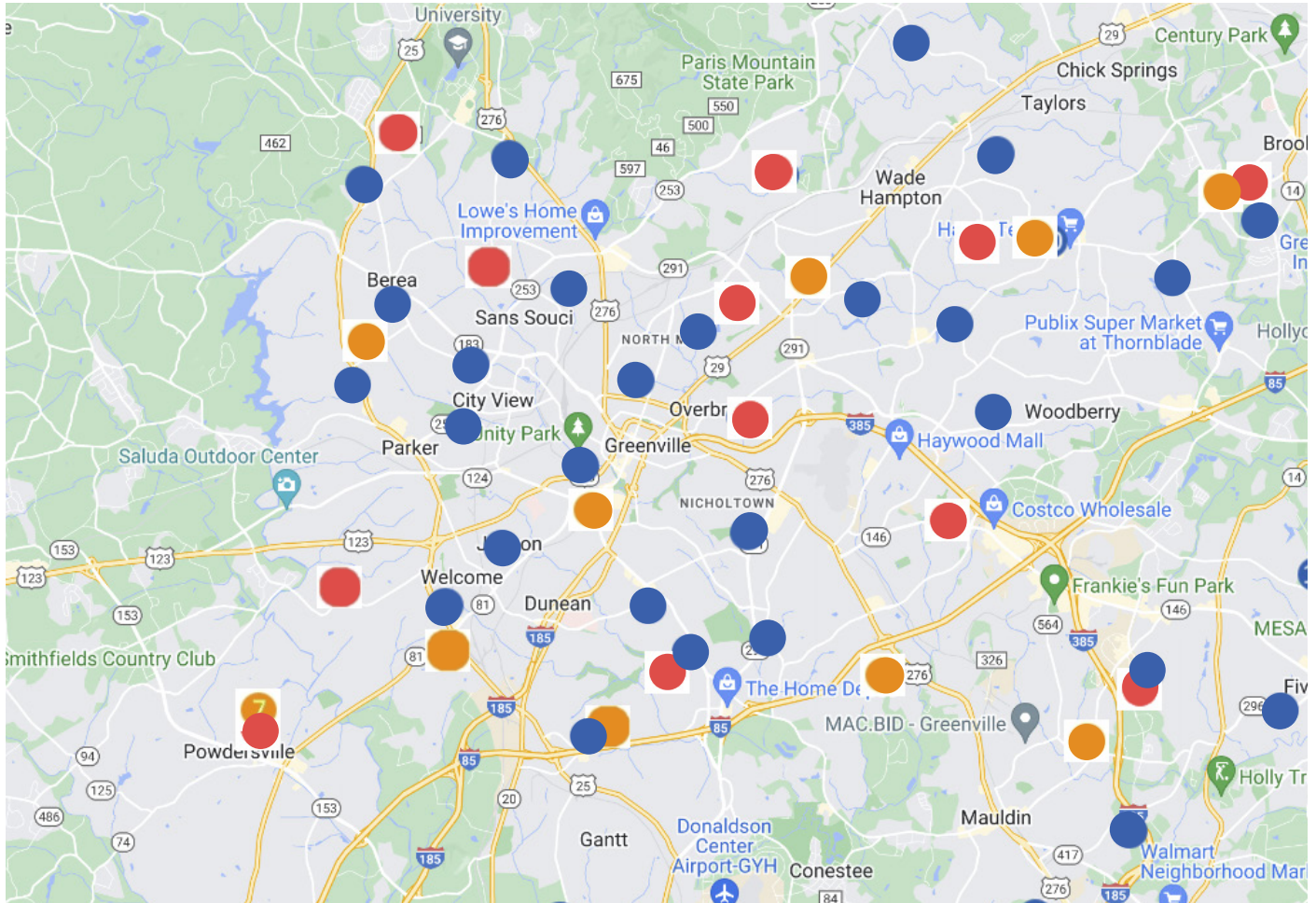
In addition to outstanding public schools, Greenville County offers many excellent private opportunities for those who desire private education. [Christ Church Episcopal](#), [St Mary's Catholic School](#), [St. Joseph's High School](#), [First Presbyterian Academy at Shannon Forest](#), [Southside Christian School](#) are among those that consistently achieve excellence offering a smaller school setting.

Special International Schools

- [Japanese Saturday Schools](#) provide the essential service of helping students maintain and advance critical language and other skills to insure a smooth transition back to Japan to complete their education or attend university. The curriculum includes Japanese language classes, mathematics, art, history, calligraphy, and Japanese literature.
- [International School of Greenville](#): ISG is a private, non-profit, international school for grades Pre K-12, dedicated to the highest academic standards and featuring full language immersion. The International School of Greenville (ISG) today welcomes families seeking bilingual and trilingual education. Parents may select between three language tracks including French, English and Spanish

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*
- 314 Greenville County teachers are National Board Certified Teachers. South Carolina ranks fourth in the nation, with 9,424 National Board Certified Teachers. - [*Greenville County Schools, January, 2024*](#)
- Clemson University Ranked #43 in 2023 Top Public Schools - *US*

For more public school information check out: <http://www.greenville.k12.sc.us>

For private school information: <http://bit.ly/1lkV7dz>

For an online interactive map check out: <http://bit.ly/lqJedHK>



Neighborhood Overview

DOWNTOWN



ENERGETIC, SCENIC AND WALKABLE

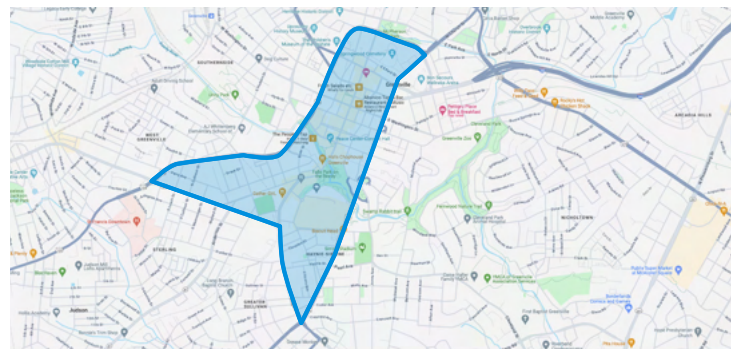
Neighborhood: The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave 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 still slated to be built. 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 and our famous Greenville Drive baseball team.

DOWNTOWN ACCOLADES

- Most Magical Place to Meet Santa - AAA Club Alliance
- Most Magical Christmas Town in the USA - House Beautiful
- Greenville a "Must-See City" - Good Housekeeping
- 20 Best Small Towns to Retire - HGTV
- 10 Fall Events in the South to Add to Your Calendar (Fall for Greenville) - Southern Living
- #1 Best Waterfalls in the U.S. - TimeOut Magazine
- 20 Best Summer Outdoor Movie Events in the U.S. (Moonlight Movies) - TravelMag
- 2023 Innovation in Park Design National Award (Unity Park) - National Recreation and Park Association
- The 34 Best Couples Vacation - U.S News and World Report Travel
- The Coolest Small Cities in the U.S. - Thrillist Travel
- The 30 Most Charming Small-Town Downtowns - HGTV
- The South's Best Cities in 2023 - Southern Living
- Neighborhood to Watch (Overbrook) - Forbes
- 11 Best Places to Travel in September - Travel + Leisure
- #7 on 10 Perfect U.S. Destinations for Summer Travel in 2023 - Globe Trotter Travels

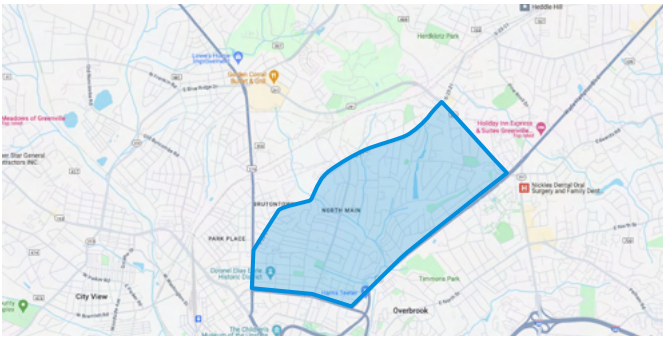


- Best Small Towns in America: Best for Good Eats - Men's Journal
- It's the Food and Beverage Scene in Greenville, South Carolina, That's Star-Worthy - Global Traveler
- #6 on 10 US Spots for a Perfect Fall Getaway - USA Today 10Best
- Best Places to Retire in the South - Southern Living
- Unity Park - One of the Nicest Places in America 2023 - Reader's Digest

DOWNTOWN

Representative Developments	Augusta Street City Homes	Bradshaw Commons	100 East Washington	Hue on Green
Median Home Price	\$1,487,639	\$904,900	\$348,475	\$460,000
Home Price Range	\$1,364,200 - \$1,603,407	\$879,819-\$980,468	\$302,500-\$475,000	\$460,000
Square Footage Range	2732-2904	2375-1610	0-1199	1800
Price per Square Foot Range	\$499.34-\$596.72	\$346.70-\$412.83	\$452.38-535.71	\$255.56
Acreage Range	1/2 acre or less			.10 acre
Median Days on Market	147	406	12	78
Years Built Range	2023	2023		2023
Elementary School	AJ Whittenberg	Augusta Circle	AJ Whittenberg	Hollis
Middle School	Sevier	Sevier	League	Sevier
High School	Greenville	Greenville	Greenville	Greenville

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, with all the convenience of being within blocks of the city’s best restaurants, theater, and nightlife. The abundant sidewalks and beautifully landscaped streets encourage walkers, joggers, and cyclists, and add to the community’s family-friendly atmosphere. North Main offers easy access to outdoor recreation at Paris Mountain State Park to the north, and to the Swamp Rabbit Trail and Falls Park to the south.

Housing: North Main contains a wide variety of home sizes and styles, reflective of the diverse population 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.

Representative Neighborhoods	Croftstone	Dellwood	North Main
Median Home Price	\$291,000	\$360,500	\$609,500
Home Price Range	\$250,000-\$400,000	\$290,000-\$606,000	\$290,000-\$2,177,200
Square Footage Range	1200-1799	1000-2599	839-4623
Price per Square Foot Range	\$154.32-\$247.22	\$178.20-\$247.86	\$170.59-\$485.01
Acreage Range	.20-.38	.27-.56	.13 - 87.
Median Days on Market	17	2	8
Years Built Range	1952-1996	1951-1963	1927-2020
Elementary School	Summit Drive	Summit Drive	Stone/Summit Drive
Middle School	League	League	League
High School	Greenville	Wade Hampton	Greenville/Wade Hampton
Amenities	Playground, Access to Stone Lake Pool	Playground, Tennis Court	Trolley to Downtown, Neighborhood Parks

*Information is provided by Greater Greenville Association of REALTORS® MLS for January 1, 2023-December 31, 2023. This information is deemed reliable but not guaranteed.

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 populate 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 towards 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 style, size, and price point.

Lifestyle: Neighborhood parks include Cleveland Park, one of Greenville's largest, and Reedy River Falls Park. Greenville Country Club and Chanticleer are co-hosts of 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.

Representative Neighborhoods	Augusta Road	Alta Vista	Chanticleer
Median Home Price	\$715,500	\$1,435,000	\$1,442,750
Home Price Range	1,950,000 - \$325,000	\$469,250 - \$3,175,000	\$995,000 - \$2,450,000
Square Footage Range	1008-5663	1296-8110	3749-5809
Price per Square Foot Range	\$236.34 - \$591.21	\$255.81 - \$570.63	\$258.39 - \$438.99
Acreage Range	.14 - .58	.11 - .74	.45 - .71
Median Days on Market	9	3	27
Years Built Range	1930-2020	1929-2022	1967-2011
Elementary School	Augusta Circle, Blythe	Augusta Circle, Sarah Collins	Augusta Circle
Middle School	Hughes or Sevier	Greenville Middle/Hughes/League	Hughes
High School	Greenville/Wade Hampton	Greenville/Eastside/JL Mann	Greenville
Amenities	Rockwood Park	Cleveland Park, Swamp Rabbit Trail Walking Trails	Chanticleer Golf Course

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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 offers spacious lots and larger homes in a quiet environment. The large Gower Estates Park is popular with many families attracted by the area's good schools. This mostly residential area is located close to the historic Augusta Road neighborhood and downtown, as well as the commercial district of Laurens Road.

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

Lifestyle: Parkins Mill residents are within a short drive of many 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 easily accessible and provide plenty of recreation and entertainment opportunities.

Representative Neighborhoods	Gower Estates	Hollingsworth Park	Parkins Mill/ Parkins Mill Area
Median Home Price	\$619,000	\$742,500	\$1,115,000
Home Price Range	\$799,000 - \$420,000	\$650,000-\$2,750,000	\$335,000 - \$3,200,000
Square Footage Range	1464-3150	2200-5312	1200-6000
Price per Square Foot Range	\$160.32 - \$374.93	\$183.66 - \$556.19	\$213.16 - \$533.33
Acreage Range	.26 - 1.09	.09 - .68	.30 - 1.25
Median Days on Market	3	3	3
Years Built Range	1962-1972	2013-2020	1974-2016
Elementary School	Sarah Collins	Pelham	Sara Collins
Middle School	Beck Academy	Beck Academy	Beck Academy
High School	J.L. Mann	J.L. Mann	J.L. Mann/Greenville
Amenities	Community Pool	Verdae	

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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.

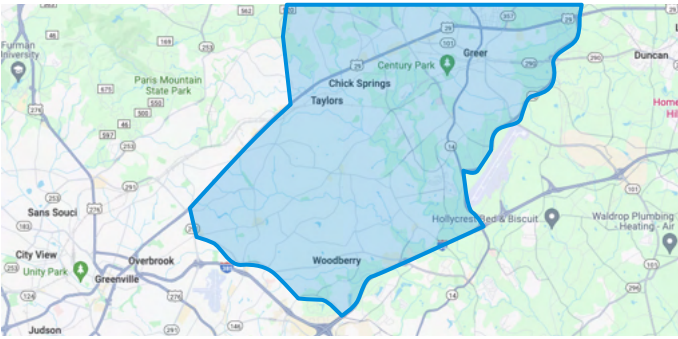
Housing: Mauldin offers great value for the price point, with a network of established neighborhoods full of unique home styles surrounded by mature trees. Well-maintained apartment complexes are also plentiful.

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.

Representative Neighborhoods	Planters Row	Bells Grant	Tanner Estates
Median Home Price	\$334,000	\$675,000	\$540,000
Home Price Range	\$300,000-\$399,900	\$675,000	\$510,000-\$570,000
Square Footage Range	1801-2900	3090	4,424-4587
Price per Square Foot Range	\$136.68 - \$184.62	\$218.45	\$115.28-\$124.26
Acreage Range	.26 - .49	0.35	.19 - .21
Median Days on Market	19	0	59
Years Built Range	1994-2007	2005	2011
Elementary School	Greenbriar	Mauldin	Bethel
Middle School	Hillcrest	Mauldin	Mauldin
High School	Hillcrest/Mauldin	Mauldin	Mauldin
Amenities	Playground, Tennis Courts, Community Pool	Playground	Playground, Tennis Courts, Community Pool, Walking Trails

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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 its 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.

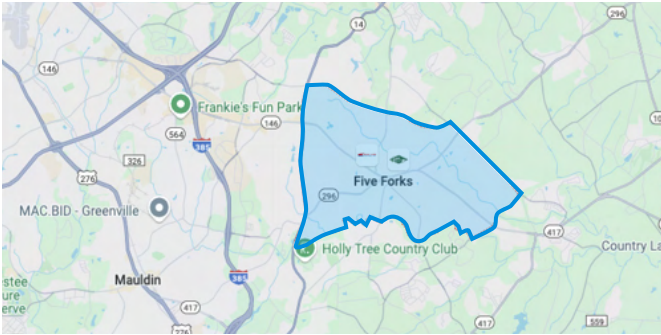
Representative neighborhoods for the area include Canebrake, Greystone Cottages, Botany Woods, Sugar Creek, Barrington Park, Thornblade, and LeJardin. (Information regarding these neighborhoods is provided on the following page.)

EASTSIDE & GREER

Representative Neighborhoods	Canebrake	Greystone Cottages	Botany Woods	Sugar Creek
Median Home Price	\$325,000	\$458,500	\$592,000	\$535,000
Home Price Range	\$271,000-\$360,000	\$359,900-\$500,000	\$471,000-\$723,500	\$436,000-\$779,000
Square Footage Range	1584-2478	1373-2497	2062-4740	2261-3715
Price per Square Foot Range	\$129.14 - \$211.06	\$184.22-262.13	\$140.42-\$242.27	\$117.36-\$259.52
Acreage Range	.25 - .36	0.06	.47 - 1.20	.30 - .73
Median Days on Market	9	7	6	3
Years Built Range	1978-1994	2014-2017	1963-1970	1974-1999
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

Representative Neighborhoods	Barrington Park	Thornblade	LeJardin
Median Home Price	\$800,000	\$2,050,000	1,648,030
Home Price Range	\$750,000-\$1,075,000	\$2,050,000	\$1,648,030
Square Footage Range	3653-5142	7728	3700
Price per Square Foot Range	\$156.28 - \$241.81	\$265.27	445.41
Acreage Range	.36 - .67	0.66	0.4
Median Days on Market	4	1	418
Years Built Range	1990-1995	2004	2023
Elementary School	Buena Vista	Buena Vista	Woodland
Middle School	Riverside	Norwood	Riverside
High School	Riverside	Riverside	Riverside
Amenities	Club House, Community Pool, Tennis Courts	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. One may 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's business center.

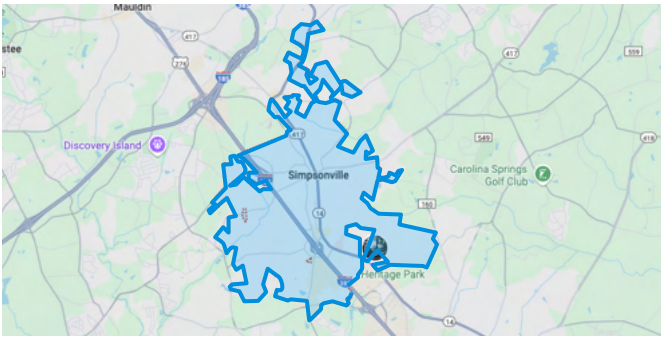
Lifestyle: The area continues to expand and grow as Woodruff Road and its thriving business corridor stretches further east. Five Forks continues to welcome new residents, who relocate here to take advantage of the area's many conveniences and lower price points.

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

Representative Neighborhoods	Sparrows Point	River Walk	Five Forks Plantation	Kingsbridge
Median Home Price	\$300,000	\$684,000	\$610,000	\$1,029,950
Home Price Range	\$263,000-\$360,000	\$590,000-\$810,000	\$540,000-\$695,000	\$755,000-\$1,450,000
Square Footage Range	1242-2253	2992 - 4241	2818 - 4506	3795-6179
Price per Square Foot Range	\$139.81 - \$211.76	168.59 - \$226.09	\$154.24 - \$212.73	\$173.64 - \$263.48
Acreage Range	.17 - .44	.30 - .49	.25 - .30	.40 - .56
Median Days on Market	6	5	2	56
Years Built Range	1996 - 2000	1988 - 2001	2006 - 2015	2001 - 2007
Elementary School	Monarch	Monarch	Monarch	Oakview
Middle School	Mauldin	Mauldin	Beck Academy	Beck Academy
High School	Mauldin	Mauldin	J.L. Mann	J.L. 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

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SIMPSONVILLE



15.3 miles/21 minute drive time to Downtown



Quaint, Family Friendly

Neighborhood: Originally a mere waystation for travelers on horseback, Simpsonville has joined Mauldin as part of the thriving business corridor called the Golden Strip. Located just south of Greenville, Simpsonville 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, resulting in an abundance of quality new and never-lived-in residences. Many of these homes are in planned neighborhoods with amenities including pools, parks, playgrounds, and tennis courts.

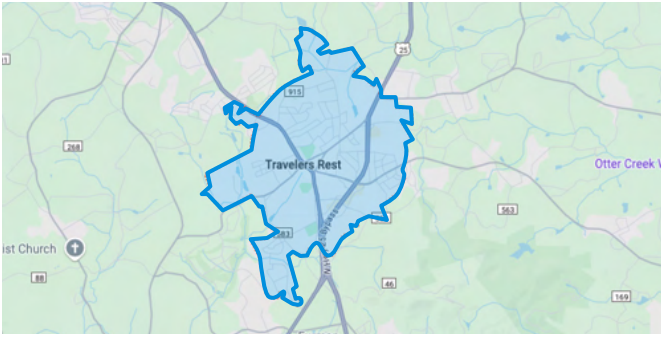
Lifestyle: Simpsonville has done a lot of work to help its business district grow and thrive, including several successful revitalization projects. The modest downtown has welcomed new businesses, and enjoys heavier walking traffic due to the widening of sidewalks and addition of crosswalks.

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

Representative Neighborhoods	Poinsettia	Neely Farm	Stonehaven	Weatherstone
Median Home Price	\$343,750	\$445,900	\$655,000	\$640,000
Home Price Range	\$300,000-\$550,000	\$373,000 - \$530,000	495,000 - 737,500	\$527,500 - \$688,000
Square Footage Range	1820-2450	1679-3182	2296-4215	2580-5135
Price per Square Foot Range	\$137.11 - 241.86	\$149.82 - \$222.16	\$165.86 - \$219.26	\$133.98 - 217.54
Acreage Range	0.45 - 0.82	0.33 - 0.36	0.22 - 0.69	0.34-0.55
Median Days on Market	3	13	3	23
Years Built Range	1975-2010	1993-2001	1992-2003	2005-2022
Elementary School	Simpsonville	Plain	Monarch	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

*Information is provided by Greater Greenville Association of REALTORS® MLS for January 1, 2022-December 31, 2022. This information is deemed reliable but not guaranteed.

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 loved for its trendy downtown off The Swamp Rabbit Trail. Full of metal and brick industrial-like restaurants, there's always a buzz of pedestrians and bikers enjoying iconic spots like Tandem Creperie and Coffee House and the 70-year-old Whistle Stop—a popular railroad themed cafe.

Housing: Travelers Rest showcases an eclectic mix of modern homes, Craftsman-style, ranch, and bungalows as well as some large custom builds. With Classic Americana architecture, Travelers Rest draws homeowners who enjoy a timeless home within an active community.

Lifestyle: Incredibly bike-friendly because of access to the 22-mile greenway of Swamp Rabbit Trail, residents can spend their Saturdays between Travelers Rest and Greenville with plenty to see and do.

Representative Neighborhoods	Poinsettia	Neely Farm	Stonehaven	Weatherstone
Median Home Price	\$343,750	\$445,900	\$655,000	\$640,000
Home Price Range	\$300,000-\$550,000	\$373,000 - \$530,000	495,000 - 737,500	\$527,500 - \$688,000
Square Footage Range	1820-2450	1679-3182	2296-4215	2580-5135
Price per Square Foot Range	\$137.11 - 241.86	\$149.82 - \$222.16	\$165.86 - \$219.26	\$133.98 - 217.54
Acreage Range	0.45 - 0.82	0.33 - 0.36	0.22 - 0.69	0.34-0.55
Median Days on Market	3	13	3	23
Years Built Range	1975-2010	1993-2001	1992-2003	2005-2022
Elementary School	Simpsontonville	Plain	Monarch	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

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RENTAL HOME AND APARTMENT OPPORTUNITIES

Quality homes are available for lease in all areas of the Greenville market. Homes for lease can be found in downtown Greenville, Greer, Simpsonville, Mauldin, and Easley. Monthly rental rates depend on the condition of a home, desirability of its neighborhood, and time of year it becomes available.

For single family homes with three or four bedrooms, these are the rates you can expect:

- Three bedroom home: \$1,650 to \$2,100 per month.
- Four bedroom home: \$2,500+
- Luxury and corporate homes are also available with monthly lease payments of ranging from \$2,500 to \$4,000 per month.

Lease Terms: Customarily, these homes require a minimum lease commit of 12 months and do offer the option to extend for a longer term. Some homeowners desire a 36-month commitment. For tenants relocating to the US for business, longer term leases can be especially desirable.

Fees: A number of neighborhoods have shared amenities, including swimming pools, tennis courts, clubhouse facilities, athletic fields, and more. These are maintained by the Homeowner's Association at no additional cost to tenants. Often, the tenant is responsible for lawn maintenance and all utilities, including electric, gas, water, cable/ internet, and trash if outside city limits.

Privately owned condominiums and townhomes are also available for lease and these are the typical rental rates:

- Two bedroom units: \$1,200 to \$2,000 per month.
- Three bedroom units: \$1,600 to \$2,200 per month.

Within the downtown area luxury condominium units demand higher rates given a shorter supply and their proximity to Main Street:

- One bedroom unit: \$1625 to \$2,100 per month.
- Two bedroom units: \$2,200 and \$5,300 per month.
- Three bedrooms units, while uncommonly available, range between \$2,500 and \$4,300 per month.

Lease Terms: The same terms 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, cable/ internet, electricity, and gas are not and the tenant is responsible for those utilities. If there are neighborhood amenities available tenant access is typically at no additional cost. If downtown, additional parking may be purchased through the City of Greenville for \$70 to \$100 per month.

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
- Two bedroom apartment: \$800 to \$3,364
- Three bedroom apartment: \$1,023 to \$5,000

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.

To view our current available home for rent, please [click here](#)

*Rental prices current as of Apr 17, 2023. Information deemed reliable, but not guaranteed.
Sources: Zillow.com, rental managers, and market-trend Greenville, SC