

GREENVILLE SC

Multifamily Report

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company

2021 MID-YEAR



GREENVILLE, SC EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

37,700
↑ 9.9%

NEXT 12 MONTHS*

21,000
↑ 5.0%

Unemployment

MID-YEAR 2021

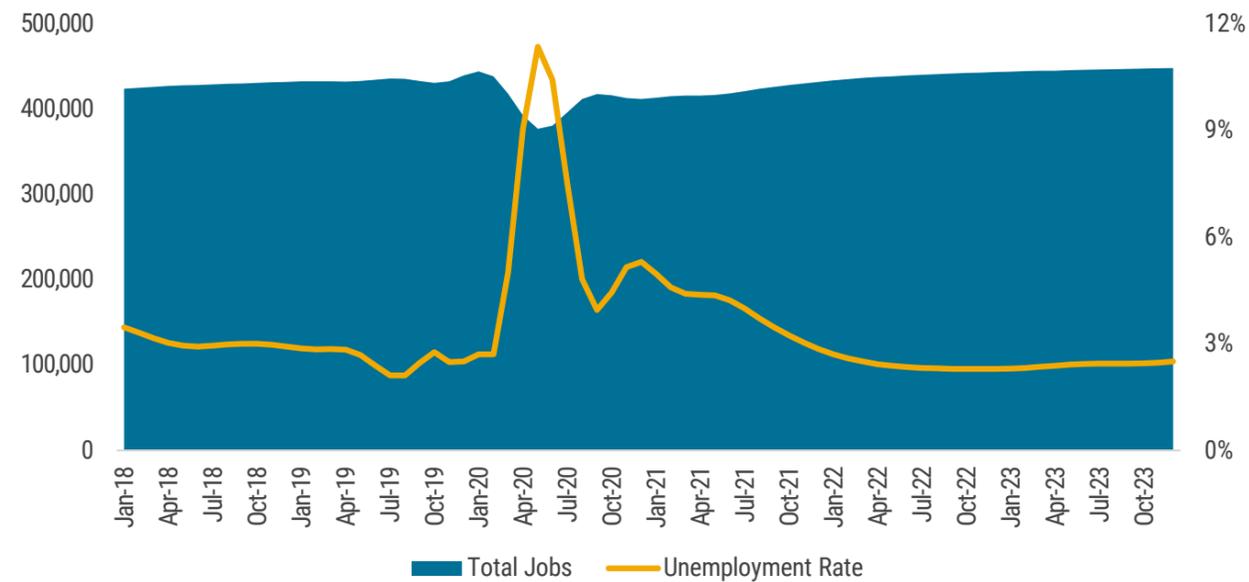
4.2%
↓ 620 BPS YOY

MID-YEAR 2022*

2.3%
↓ 190 BPS YOY

*Projected

Employment Trends



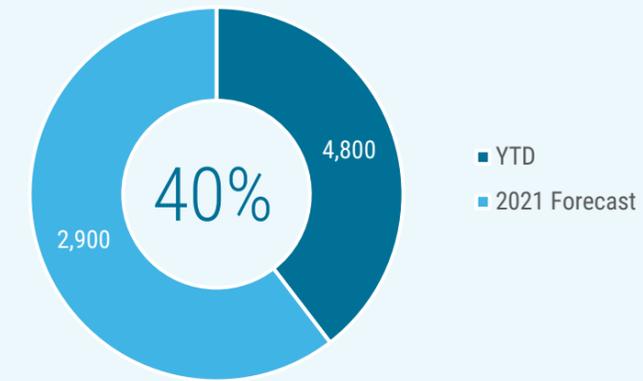
SOURCE: MOODY'S ANALYTICS

In The News

- STAR EV expanding operations in Greenville, create 50 jobs
- Epsilon Plans Greenville County expansion, to create 145 jobs
- MECART Inc.'s new \$2M factory to bring 50 jobs to Greenville
- Greenville County Schools hiring nearly 90 teachers

Who's Hiring?

LEISURE & HOSPITALITY INDUSTRY



10%
OF ALL JOBS IN THE METRO

\$22,200
AVERAGE ANNUAL SALARY

Top Education & Health Services Employers

HYATT®	300 JOBS
Table 301	200 JOBS
The Cheesecake Factory	200 JOBS



GREENVILLE, SC

DELIVERIES & ABSORPTION

2021 Units*

DELIVERED

2,184

ABSORBED

1,714

2022 Units*

DELIVERED

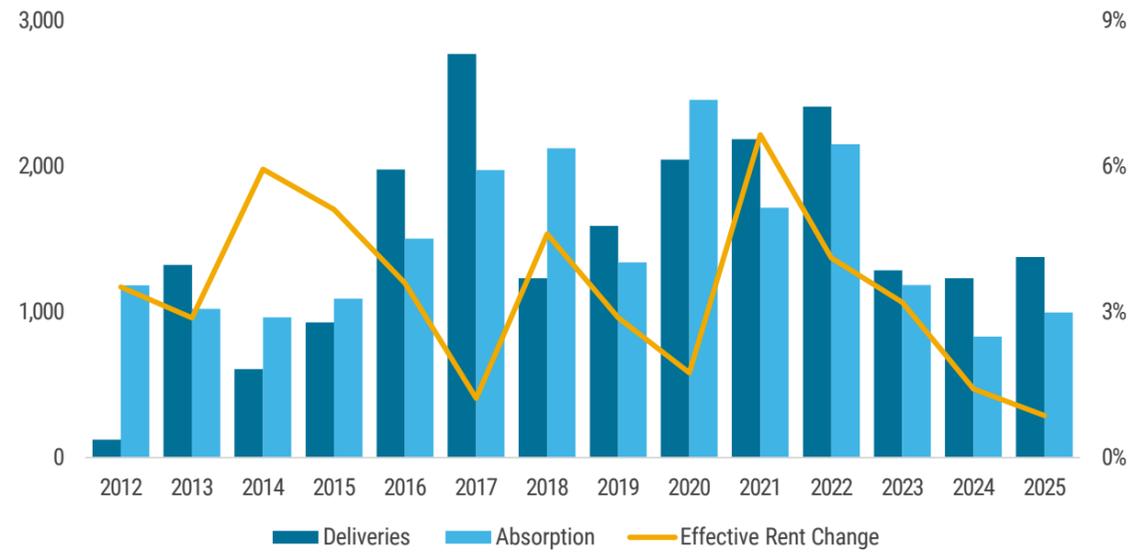
2,409

ABSORBED

2,149

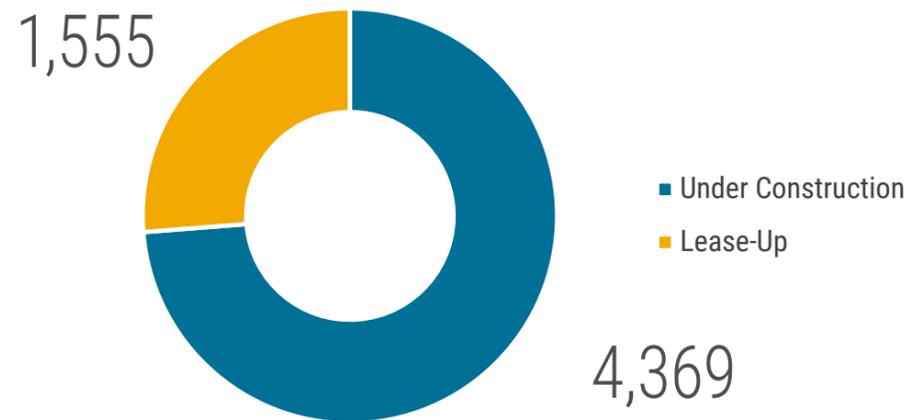
*Projected

Deliveries, Absorption, & Effective Rent Change

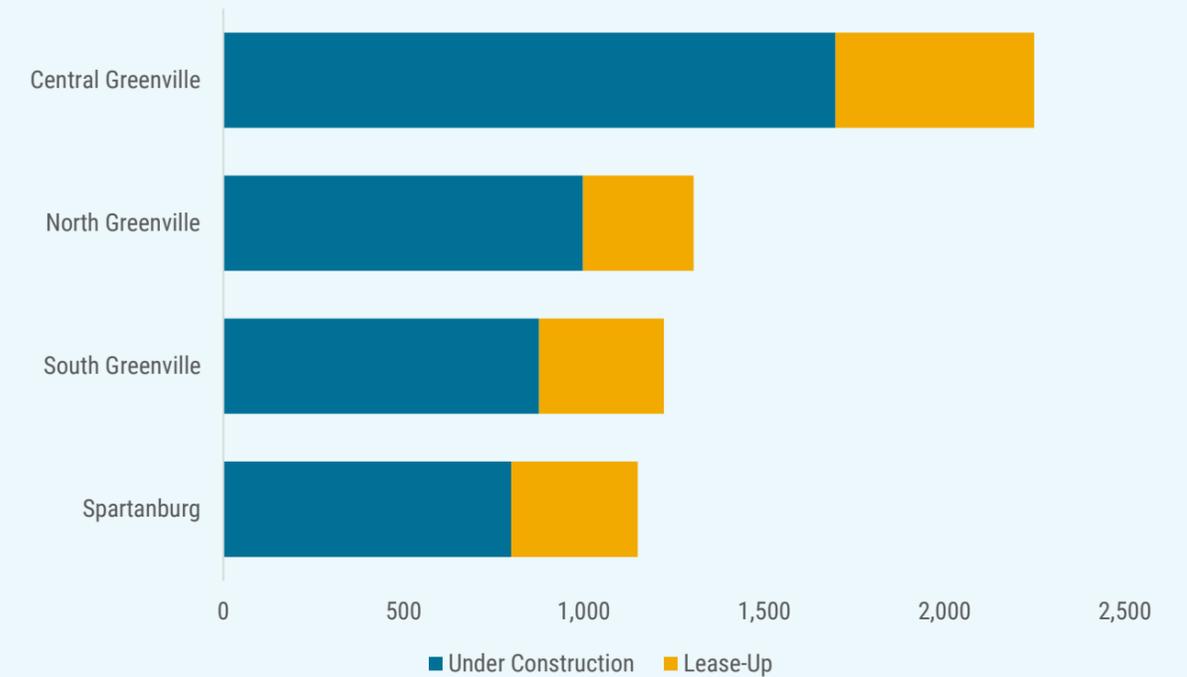


SOURCE: REALPAGE

Market Pipeline



Top Submarket Pipelines



For a complete list of properties in the pipeline, [CLICK HERE](#)



GREENVILLE, SC

RENT & OCCUPANCY

Effective Rent

2Q 2021

\$1,057

↑ 7.4% YOY

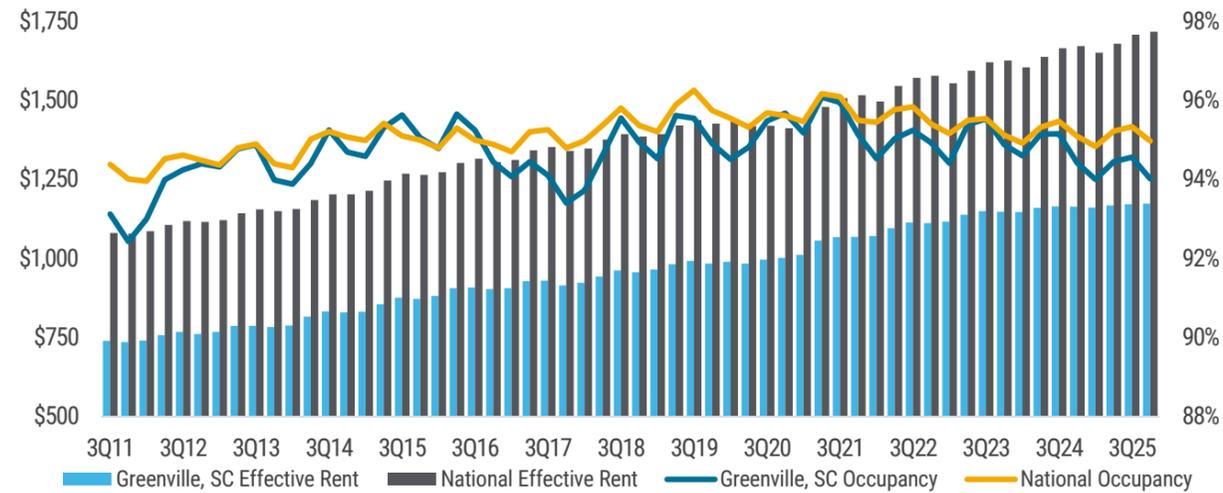
Occupancy

2Q 2021

96.1%

↑ 130 BPS YOY

Greenville vs. National Effective Rent & Occupancy



SOURCE: REALPAGE

Submarket Performance

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
Anderson	96.5%	100	\$955	14.5%
Central Greenville	95.7%	190	\$1,188	8.4%
Clemson/Pickens County	97.5%	-60	\$1,063	2.7%
North Greenville	95.9%	80	\$1,037	7.6%
South Greenville	96.0%	270	\$1,086	7.7%
Spartanburg	96.0%	150	\$966	5.4%

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Sources: RealPage; Moody's Analytics; Real Capital Analytics; Federal Reserve Bank of Greenville

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