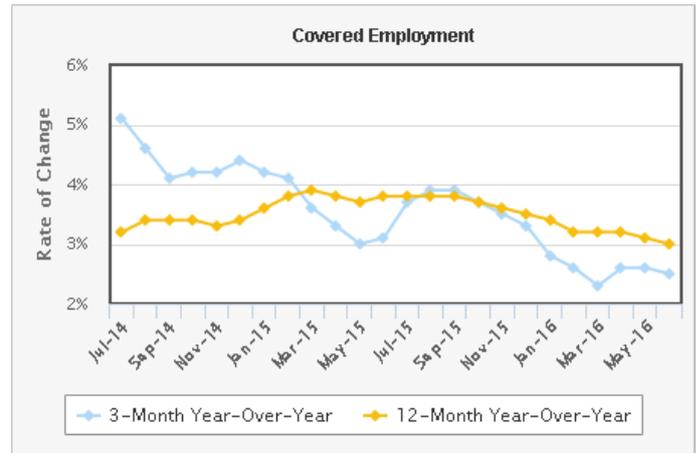
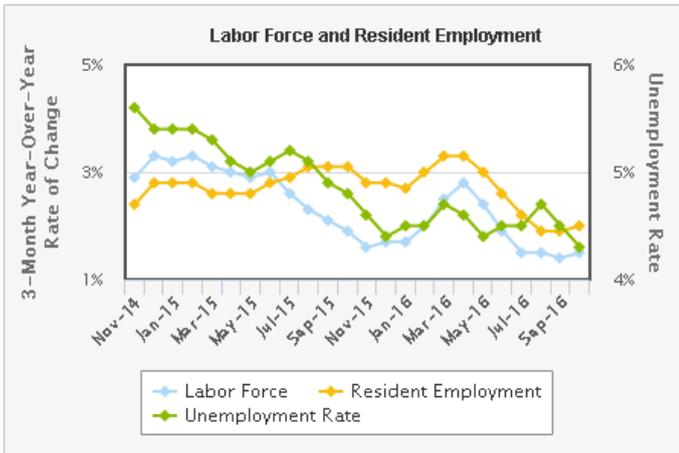


Greenville County, South Carolina

Prepared by: PD&R / Economic & Market Analysis Division (EMAD)
Southeast/Caribbean Regional Office

Created on: January 11, 2017

ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics

Data Source: U.S. Bureau of Labor Statistics

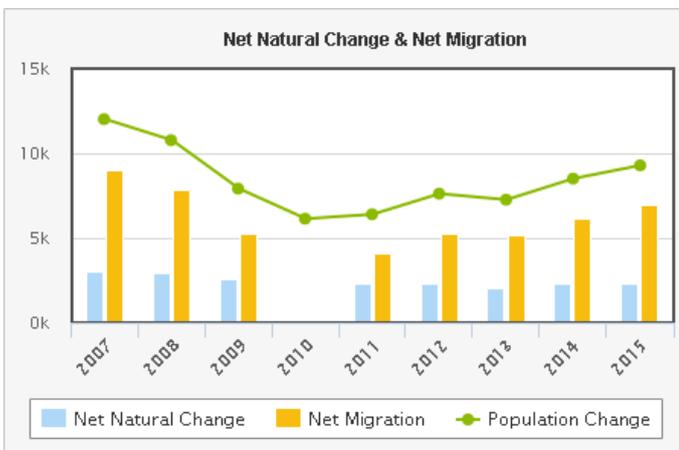
	3-Month Average			3-Month Year-Over-Year Change			
	October 2014	October 2015	October 2016	October 2014 to October 2015		October 2015 to October 2016	
	Number	Percent	Number	Number	Percent	Number	Percent
Labor Force	236,974	241,528	245,134	4,554	1.9	3,606	1.5
Resident Employment	223,101	230,001	234,585	6,900	3.1	4,584	2
Unemployment Rate (%)	5.9	4.8	4.3	n/a	n/a	n/a	n/a
	June 2014	June 2015	June 2016	June 2014 to June 2015		June 2015 to June 2016	
	Number	Percent	Number	Number	Percent	Number	Percent
Covered Employment	249,026	256,816	263,153	7,790	3.1	6,337	2.5

Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April 2000	April 2010	Average Annual Change 2000 to 2010		July 2013	July 2014	July 2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
Population	379,616	451,225	7,161	1.7	474,070	482,577	491,863	8,507	1.8	9,286	1.9
Households	149,556	176,531	2,698	1.7	176,116	181,092	186,036	4,976	2.8	4,944	2.7

Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates
2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

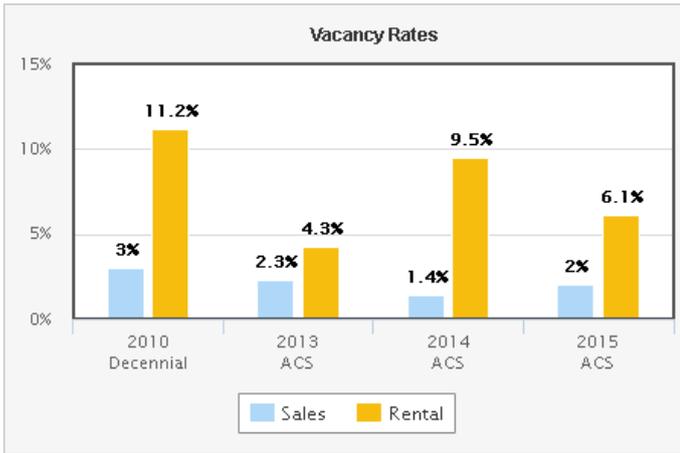


Data Source: U.S. Census Bureau Population Estimates

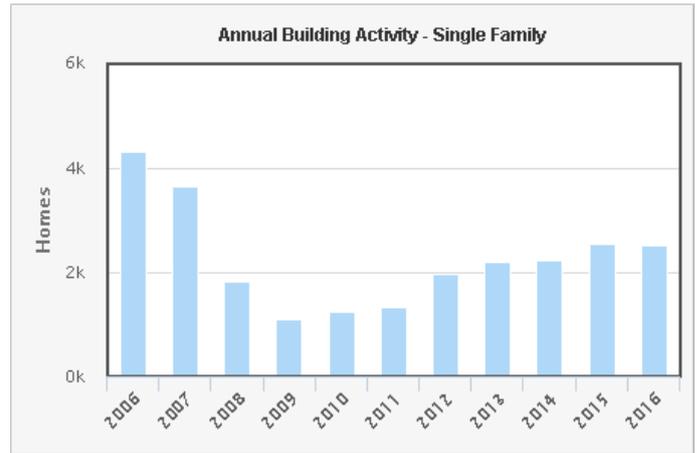
Economic Trends and Population and Household Trends

Economic conditions in Greenville County, SC, which is part of the Greenville-Anderson-Mauldin, SC metropolitan statistical area (MSA) strengthened during the past year. During the 12 months ending (12ME) October 2016, nonfarm payrolls in the MSA increased by 8,500 jobs, or 2.1%, to 407,800 jobs. The average during the 3 months ending (3ME) October 2016 increased by 5,400 jobs, or 1.3%, from the 3ME October 2015. Nonfarm payrolls declined by an average of 13,100 jobs, or 4.0%, from 2007 through 2009 before increasing by 8,000 jobs, or 2.1%, from 2010 through 2015. The education and health services and wholesale and retail trade sectors added the most jobs during the past 3 months, both increasing by 1,600 jobs, or 3.3 and 2.6%, respectively, from the previous year. The information sector lost 200 jobs, or 2.3% during the 3ME October 2016. The unemployment rate in the county decreased from 4.8% during the 3ME October 2015, to an average of 4.3% during the 3ME October 2016. As of October 1, 2016, the population in the county was estimated at 503,500, an average annual increase of 8,050, or 1.7%, since 2010. Net in-migration accounted for 71% of population growth during the period. An estimated 190,200 households were in the county, an average annual increase of 2,100 households, or 1.2%, from April 1, 2010.

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

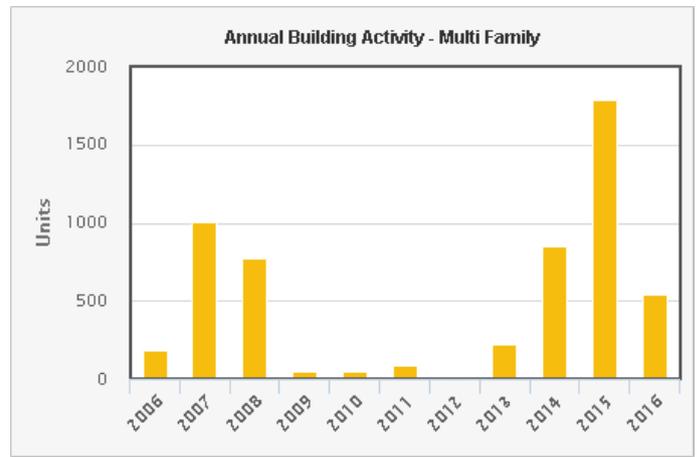


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through October 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	195,462	198,254	200,854	203,431
Occupied	176,531	176,116	181,092	186,036
Owners	119,039	114,795	118,460	121,526
% Owners	67.4	65.2	65.4	65.3
Renters	57,492	61,321	62,632	64,510
% Renters	32.6	34.8	34.6	34.7
Total Vacant	18,931	22,138	19,762	17,395
Available for Sale	3,666	2,655	1,729	2,463
Available for Rent	7,262	2,745	6,593	4,221
Other Vacant	8,003	16,738	11,440	10,711

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through October 2016

Housing Market Conditions Summary

As of October 1, 2016, housing market conditions in Greenville County were balanced in the sales market and soft in the rental market. The sales and rental vacancy rates were estimated at 2.0% and 9.2%, respectively, down from 3.0% and 11.2% in 2010. Nearly 8,600 new and existing homes (including single-family, townhomes, and condominiums) sold in Greenville County during the 12ME October 2016, a decrease of 2,325 homes, or 21%, from the previous 12 months (CoreLogic, Inc., with adjustments by the analyst). The average sales price was \$199,500 during the 12ME October 2016, an increase of 6% from the previous year. During the 3ME November 2016, approximately 1,000 total building permits were issued, up 10% from the number of units permitted during the 3ME November 2015 (preliminary data). Total permitting was highest from 2000 through 2007 when an average of 3,850 permits were issued annually, and declined to an average of 2,300 permits annually from 2008 through 2015. Approximately 700 single-family permits were issued during the 3ME November 2016, up 22% from the 3ME November 2015. Nearly 300 multifamily permits were issued during the 3ME November 2016, down 9% from the 3ME November 2015. Approximately 1,550 single-family homes are under construction and 840 multifamily units are under construction.

Rental Housing Supply	
Under Construction	1,640
In Planning	2,950

Data Source: Estimates by analyst

Note: Units in Planning have not been permitted, but are expected to be completed within 3 years

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 404-331-5001