

#1 of 10: Share of the Market's Large Apartment Stock in Its Top Three Cities

**71.8% of Upstate's large
apartments in 3 cities**

Source: ALEX Intelligence · Published October 20, 2026

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THE DATA

71.8%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

This concentration reflects a structural shift in where new housing is being built across the Upstate.

The data reveals that over seven in ten large apartment units in the Upstate are located in just three cities: Greenville, Spartanburg, and Wade Hampton. This level of concentration is not a temporary spike but a long-term trend in development prioritization. It signals that infrastructure, employment, and urban planning are increasingly aligned around these three hubs, creating feedback loops of demand and investment.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-20-upstate-sc-concentration-apartment-units-place>



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01

Density drives value

The clustering of large apartment stock in Greenville, Spartanburg, and Wade Hampton isn't just about supply — it's about strategic urbanization. These cities are becoming self-reinforcing nodes of economic activity, with new residential units fueling retail, services, and public amenities. The high concentration suggests that developers are betting on agglomeration effects: more people in one place mean more foot traffic, higher rental yields, and stronger property appreciation over time. This creates a virtuous cycle that benefits early investors and local governments alike.

02

The rest of the Upstate is left behind

While Greenville, Spartanburg, and Wade Hampton absorb the vast majority of new large-scale housing, the remaining cities — including Anderson, Mauldin, and Simpsonville — are seeing only incremental growth. This imbalance risks creating a two-tier real estate market: core cities with rising rents and tight supply, while peripheral towns face underinvestment, stagnant property values, and declining infrastructure. Without deliberate policy interventions or private investment in secondary corridors, this concentration may deepen economic disparities across the region.



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