Greenville County, South Carolina — #1 of 6: Residential Builders

Greenville leads SC in residential builders

Source: ALEX Intelligence · Published November 03, 2026

Swipe for insights →

Photo: Chris Pruitt · CC BY-SA 3.0 · Wikimedia Commons

THE DATA

350

Residential Builders (2022)

Greenville County has the highest number of residential building construction firms in South Carolina.

This figure, derived from the U.S. Census Bureau's County Business Patterns 2022, reflects sustained construction momentum in the Upstate's economic engine. The data underscores a long-term trend of concentrated development activity in Greenville, driven by population growth, infrastructure investment, and private-sector confidence in the region's future.



Photo: Chris Pruitt · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2361 (Residential building construction) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-upstate-sc-ind-2361-county

01

Builder dominance signals market maturity

Greenville County’s 350 residential builders—more than double Spartanburg’s 121—suggest a market no longer in early-stage expansion but in institutionalized growth. This density of active firms indicates a mature ecosystem of subcontractors, suppliers, and local expertise, reducing project risk and accelerating delivery timelines. It also implies strong demand-side fundamentals, with homebuyers and investors confident enough to support sustained supply.

Photo: Farragutful · CC BY-SA 4.0 · Wikimedia Commons



Photo: Chris Pruitt · CC BY-SA 3.0 · Wikimedia Commons

02

Regional imbalance in construction capacity

The stark gap between Greenville (350) and the next-highest county (Spartanburg, 121) reveals a significant spatial concentration of construction activity. This imbalance raises questions about equitable development across the Upstate and may signal underlying disparities in infrastructure readiness, permitting efficiency, or access to skilled labor. Without coordinated regional planning, this concentration could exacerbate housing affordability pressures in Greenville while other counties remain underdeveloped.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies
Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.
Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy