Greenville County — #4 of 4: Housing Vacancy Rate

Greenville County Has the Lowest Vacancy Rate in the Upstate

Based on 2024 U.S. Census data

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THE DATA

7.4%

Housing Vacancy Rate (2024)

Greenville County ranks #4 of 4 counties in the Greenville-Anderson-Greer metro and #36 of 39 South Carolina counties with 20,000+ residents.

This low vacancy rate indicates strong demand for housing in Greenville County, reflecting a tight market where homes are quickly absorbed.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-upstate-sc-standing-vacancy-share-county

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Vacancy Rates Reflect Market Health

A vacancy rate below 8% signals a balanced, resilient housing market rather than a stagnant one. In the Upstate, where population growth and job expansion are underway, this low vacancy rate is not a sign of oversupply but of healthy absorption. It suggests that supply is meeting demand without excess, which supports long-term price stability and investment confidence.

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The Quiet Advantage of Low Vacancy

Unlike markets with high vacancy rates that may signal distress, Greenville's low rate is a competitive edge. It indicates that new construction and redevelopment are aligned with actual demand. This alignment reduces the risk of inventory glut, supports strong rental yields, and attracts investors seeking predictable returns in a region with sustained economic momentum.

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