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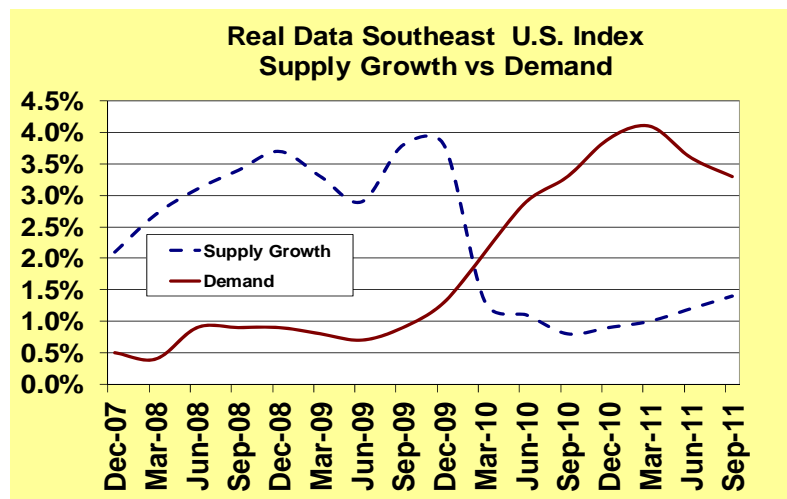
Apartment Market Research

GREENVILLE-SPARTANBURG-ANDERSON APARTMENT MARKET UPDATE DECEMBER 2011

The vacancy rate for the Greenville-Spartanburg-Anderson area increased by one percentage point over the past six months. Due to weak demand, absorption was negative for the first time in over two years.

Development is continuing at a modest pace for the Upstate. All of the units completed over the past six months are located in the Anderson submarket within two communities. There are nearly 1,100 units proposed and are largely located in the Greenville-Northwest and Greenville-South submarkets.

Demand for apartments in the Greenville area is expected to rebound in 2012. Rents and occupancy are likely to advance at a modest pace in the next year.



Real Data publishes Apartment Reports for numerous markets in the Carolinas, Tennessee, Virginia, and Florida. These comprehensive reports solicit information from every conventional apartment community with at least 50 units.

These reports can be helpful in assisting you with preparing budgets, researching competition, creating presentations for owners and tracking the development pipeline in your area.

For more information about the apartment reports, or other market studies provided by **Real Data**, please call Andrea Pevey at (704) 369-2345 x102.

Real Data
407 East Blvd.
Charlotte, NC 28203

Phone: 704-369-2345
Fax: 704-369-2160
www.apindex.com

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