



COMMUNITY RESEARCH CENTER
Strategic Spartanburg



the State of
HOUSING
Preliminary Findings

SECTION OVERVIEW

INTRODUCTION

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HOUSING MARKET CONDITIONS

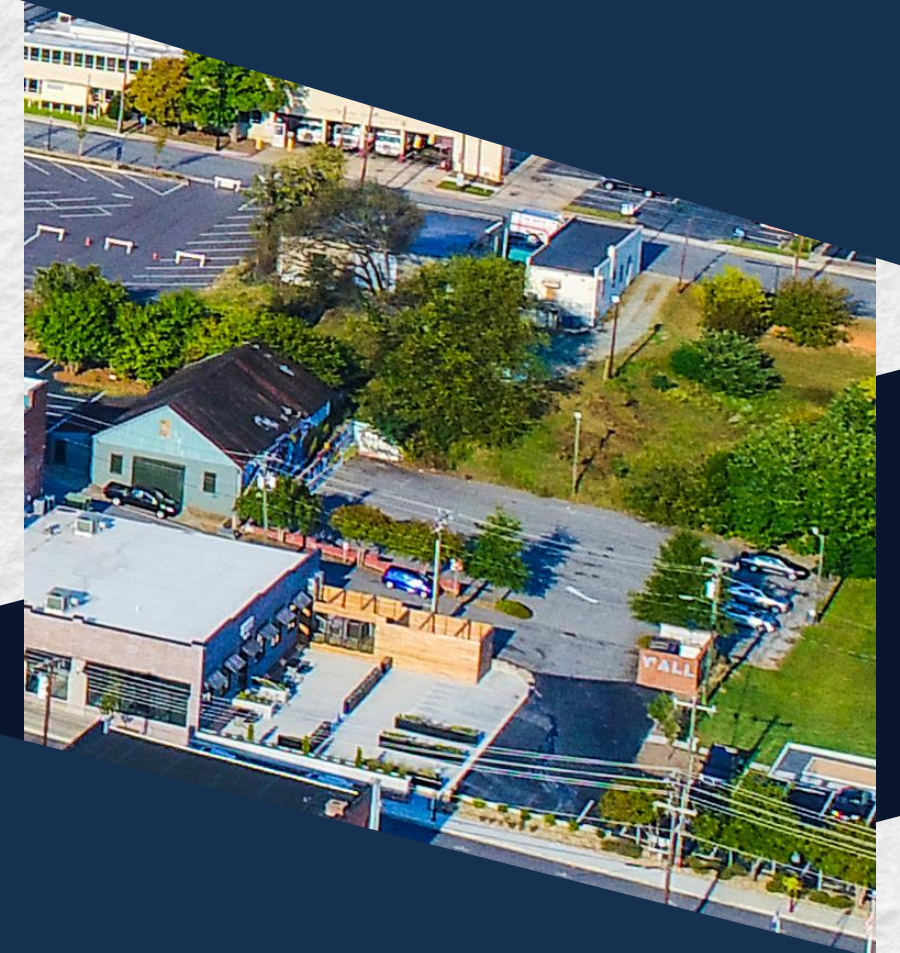
HOUSING SUPPLY AND DEMAND

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INTRODUCTION

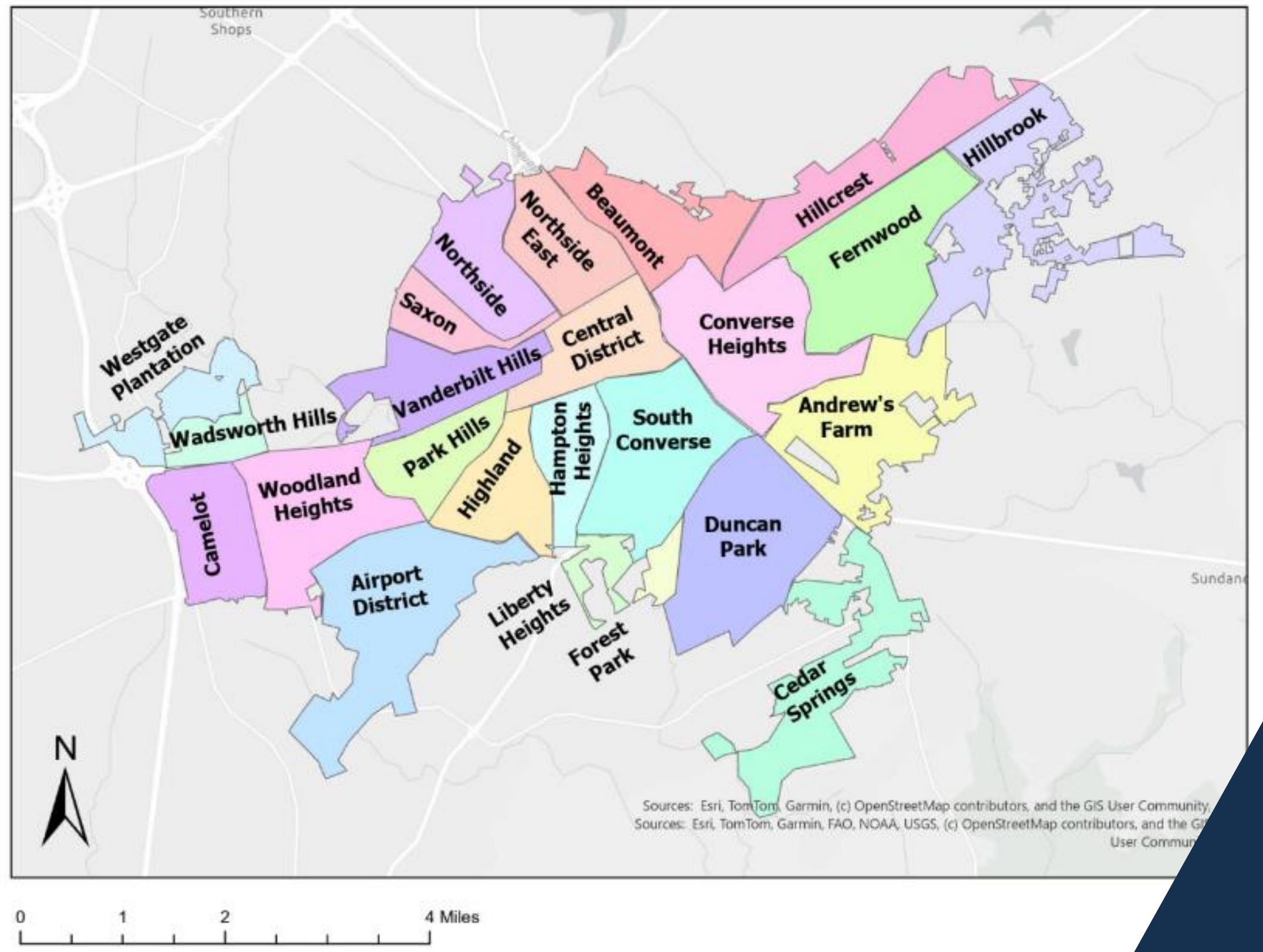
POPULATION

Total Population: 39,606
Number of Households: 15,924
25 Census Tracts
24 Neighborhoods

DATA SOURCES

US Census Bureau
Multiple Listing Service (MLS)
City of Spartanburg
Spartanburg Housing

Neighborhood Boundaries in the City of Spartanburg

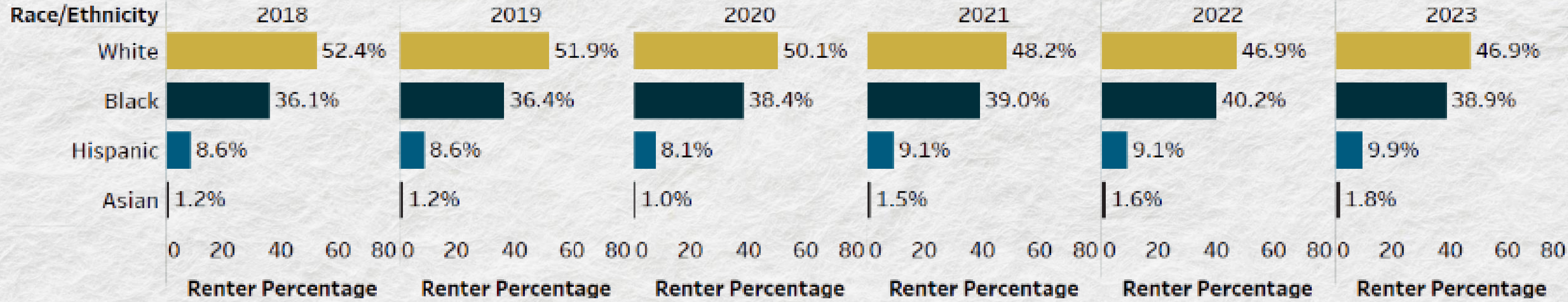
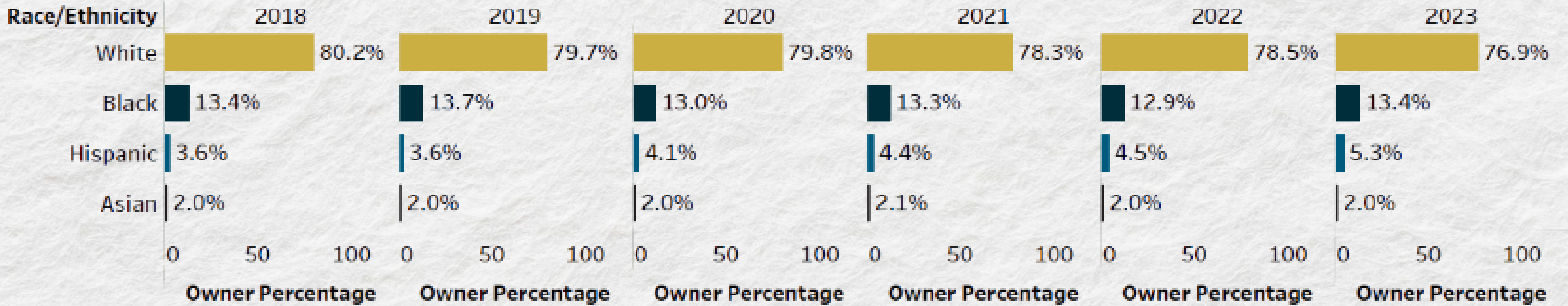


ECONOMIC DEVELOPMENT

KEY FINDINGS

- Housing needs should consider the needs of varying generations.
- Households earning lower wages seek affordable housing.
- Married couples and non-family households comprise a majority of the total population.
- Neighborhoods with the **highest median income** include Downtown, Converse Heights, Andrew's Farm, Hillbrook, and Fernwood.
- Neighborhoods with the **lowest median income** include Highland, South Converse, and Duncan Park.
- **79.6%** of homeownership in the city is comprised of white households, while only **13.4%** represents black households.
- **49.6%** of renters in the city are white tenants, while **38.9%** are black tenants and **9.9%** are Hispanic tenants.

ECONOMIC DEVELOPMENT



HOUSING MARKET CONDITIONS

KEY FINDINGS

Median Interest Rate: 6.22%

Median Sale Price: \$264,500

Avg Monthly Homeowner Costs: \$1,556

Active For-Sale Listings: 1,088 listings

Active Rental Listings: 845 listings

Median Time on Market: 56 days

Affordability is limited beyond the lower end of the market:

- Lower-tier rents are within reach of typical renters
- Median rents already exceed what renters can afford
- Higher-tier rents create substantial affordability gaps

RENTAL AFFORDABILITY TABLE

Rent Percentile	Gross Monthly Rent (ACS)	Required Annual Income (30% Rule)	Median Renter Income	Affordability Gap
25th Percentile	\$764	\$30,560	\$34,235	\$3,675
50th Percentile (Median)	\$1,043	\$41,720	\$34,235	-\$7,485

HOUSING SUPPLY & DEMAND

KEY FINDINGS

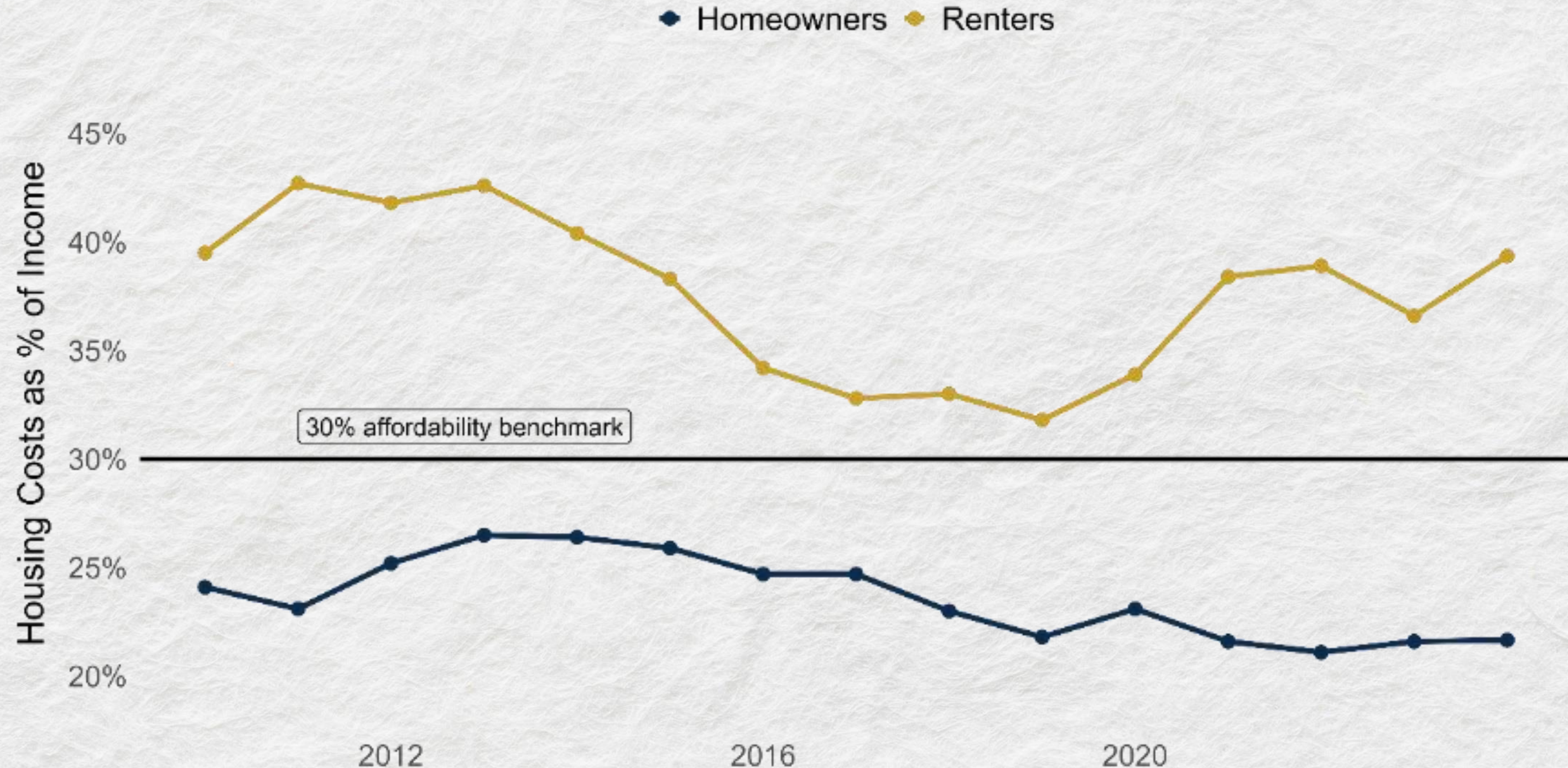
- Vacant and undeveloped land is limited and mostly located on the outskirts, not in central neighborhoods where demand is highest.
- Housing vacancy rates have declined sharply across neighborhoods since 2010. By 2023, **17 out of 24 neighborhoods** had **zero vacancy** for both renters and homeowners.
- The housing stock is overwhelmingly single-family (about **10,879 single-family units vs. 1,068 multi-family**).
- A large share of housing units were built before 1980, with many dating back to the early 1900s.
- Only **30.7% of multifamily units** are considered affordable, far below demand.
- There is an affordable housing shortage at every income level, but it is most severe for low-income households.
- Large portions of the city are zoned for single-family housing only, restricting density.

HOUSING AFFORDABILITY BY AMI LEVEL

Percentage of Area Median Income (AMI) (Up to)	Number of Households	Household Income (up to)	Affordable Monthly Housing Costs
30%	2,758	\$15,589	\$390
50%	4,074	\$25,982	\$650
80%	6,546	\$41,571	\$1,039
100%	7,923	\$51,964	\$1,299
120%	9,118	\$62,357	\$1,560
Percentage of Area Median Income (AMI) (Level Bands)	Number of Households	Household Income (up to)	Affordable Monthly Housing Costs
Up to 30%	2,758	\$15,589	\$390
31% - 50%	1,316	\$15,590 - \$25,982	\$391 - \$650
51% - 80%	2,472	\$25,983 - \$41,571	\$651 - \$1,039
81% - 100%	1,377	\$41,572 - \$51,964	\$1,040 - \$1,299

AFFORDABILITY & COST BURDEN

Housing Cost Share at the Median, City of Spartanburg, 2010–2024

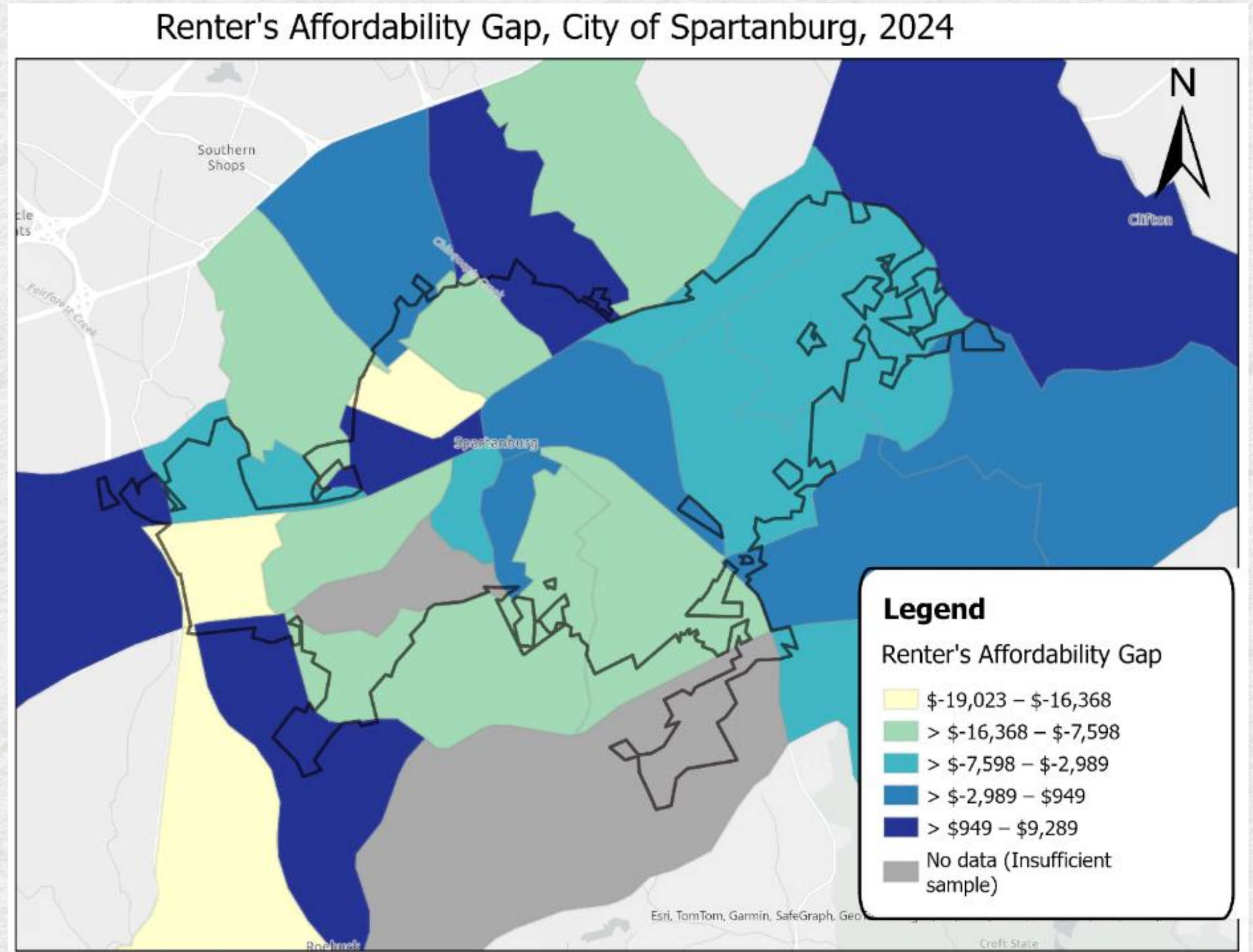


Source: American Community Survey (ACS) 5-year estimates. Values calculated using HUD affordability standard.

AFFORDABILITY & COST BURDEN

KEY FINDINGS

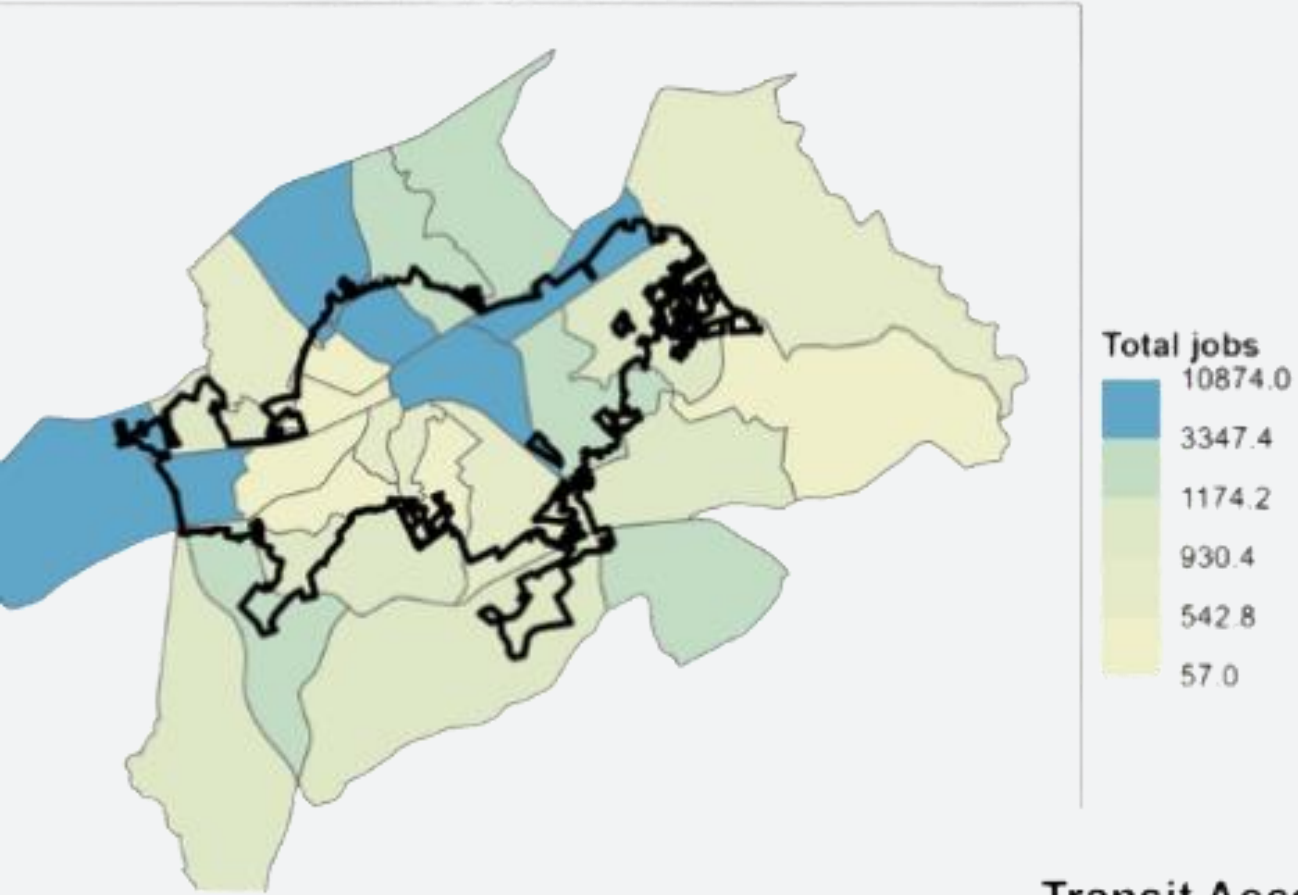
- Existing homeowners are increasingly insulated from housing cost pressures.
- Median rental costs increased 82.9% between 2010 and 2024.
- Median renter households spend 39.3% of their income on housing.
- The annual affordability shortfall for renters in 2024 was \$10,440.
- Housing costs are rising faster than incomes.



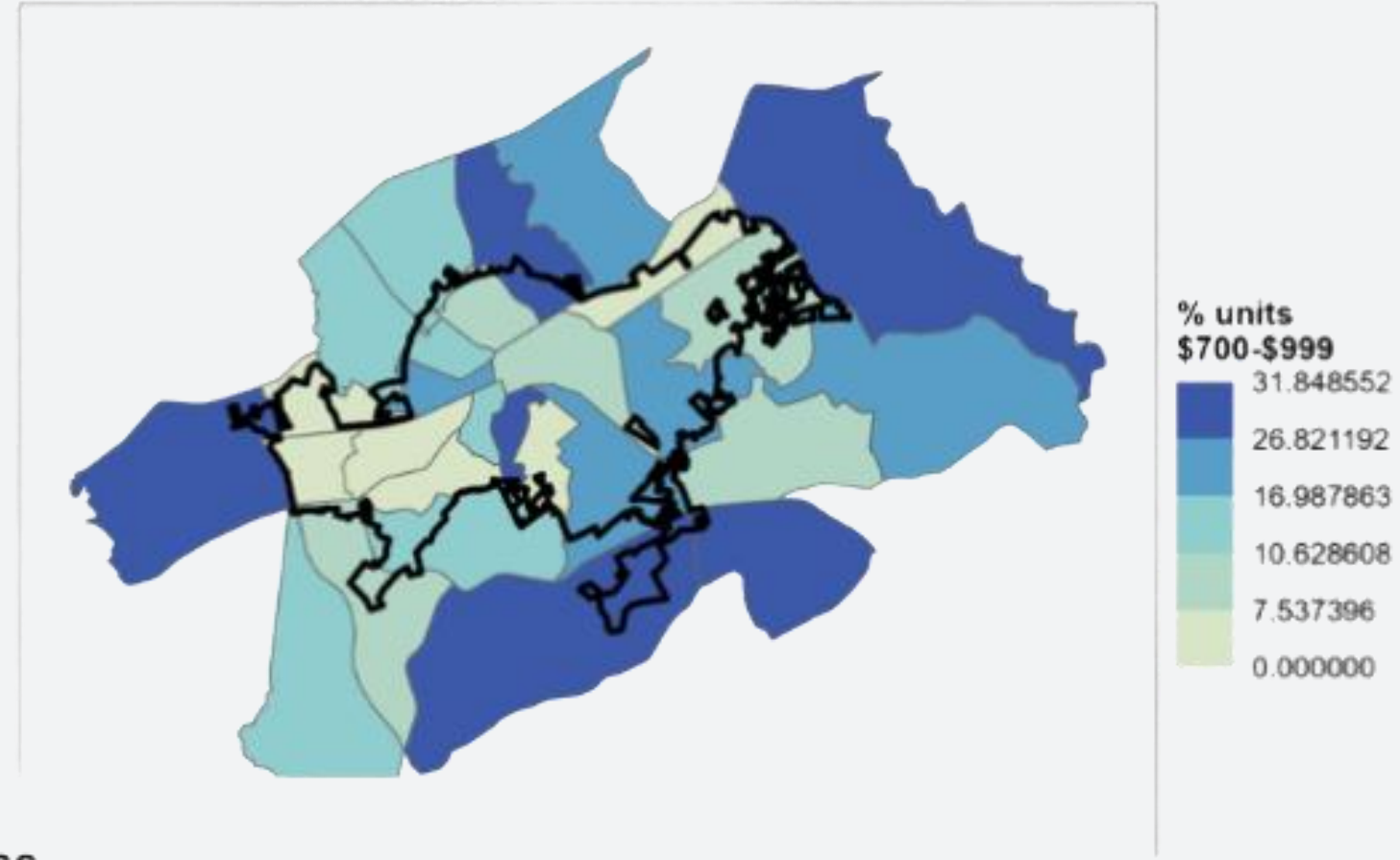
Employment, Affordable Rental Supply, and Transit Access

AFFORDABILITY

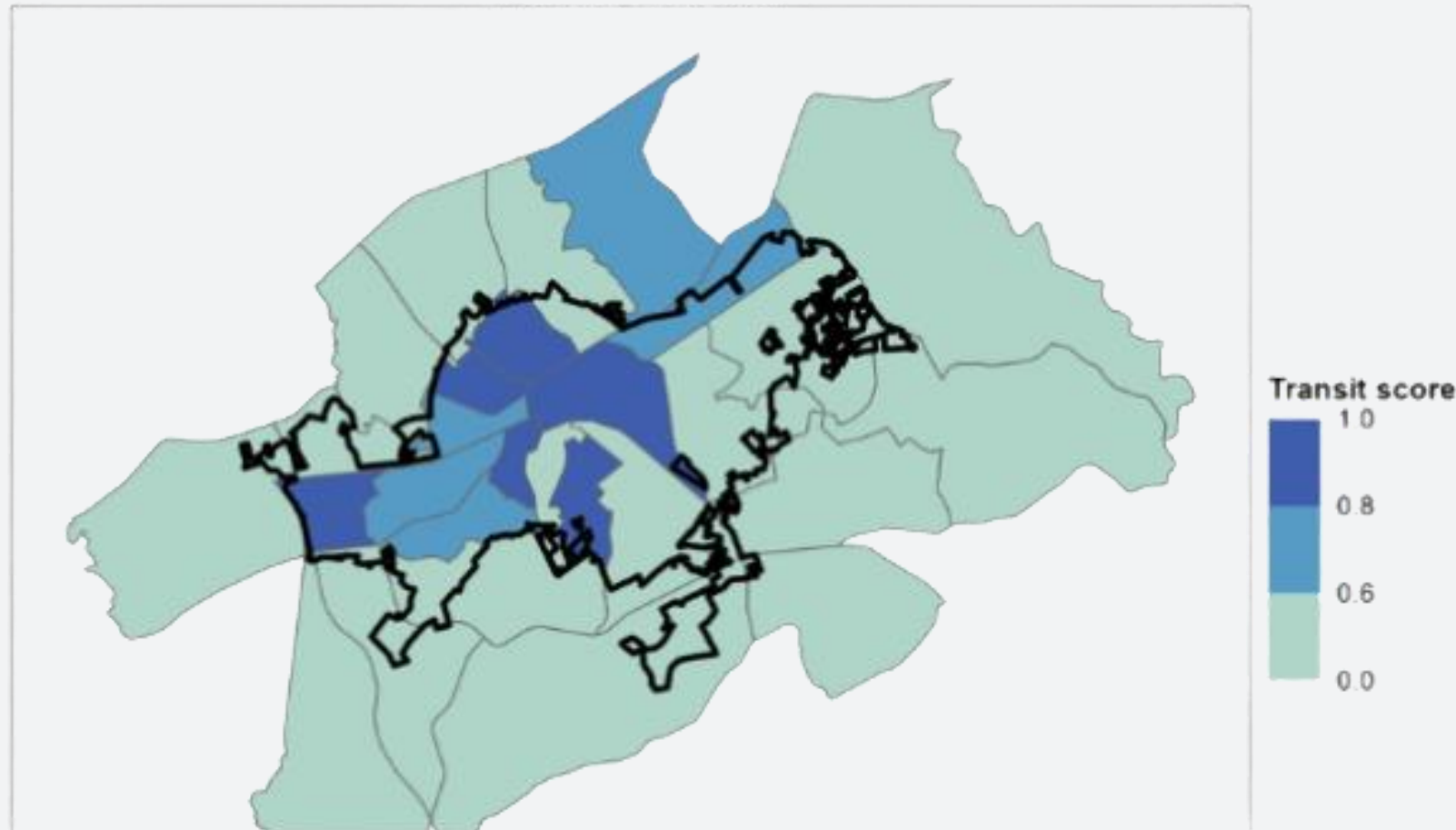
Job Counts



Affordable Rental Share



Transit Access



High-access areas for jobs and transit often lack moderately priced rental housing

Key finding: High jobs + high transit \neq enough \$700-\$999 units

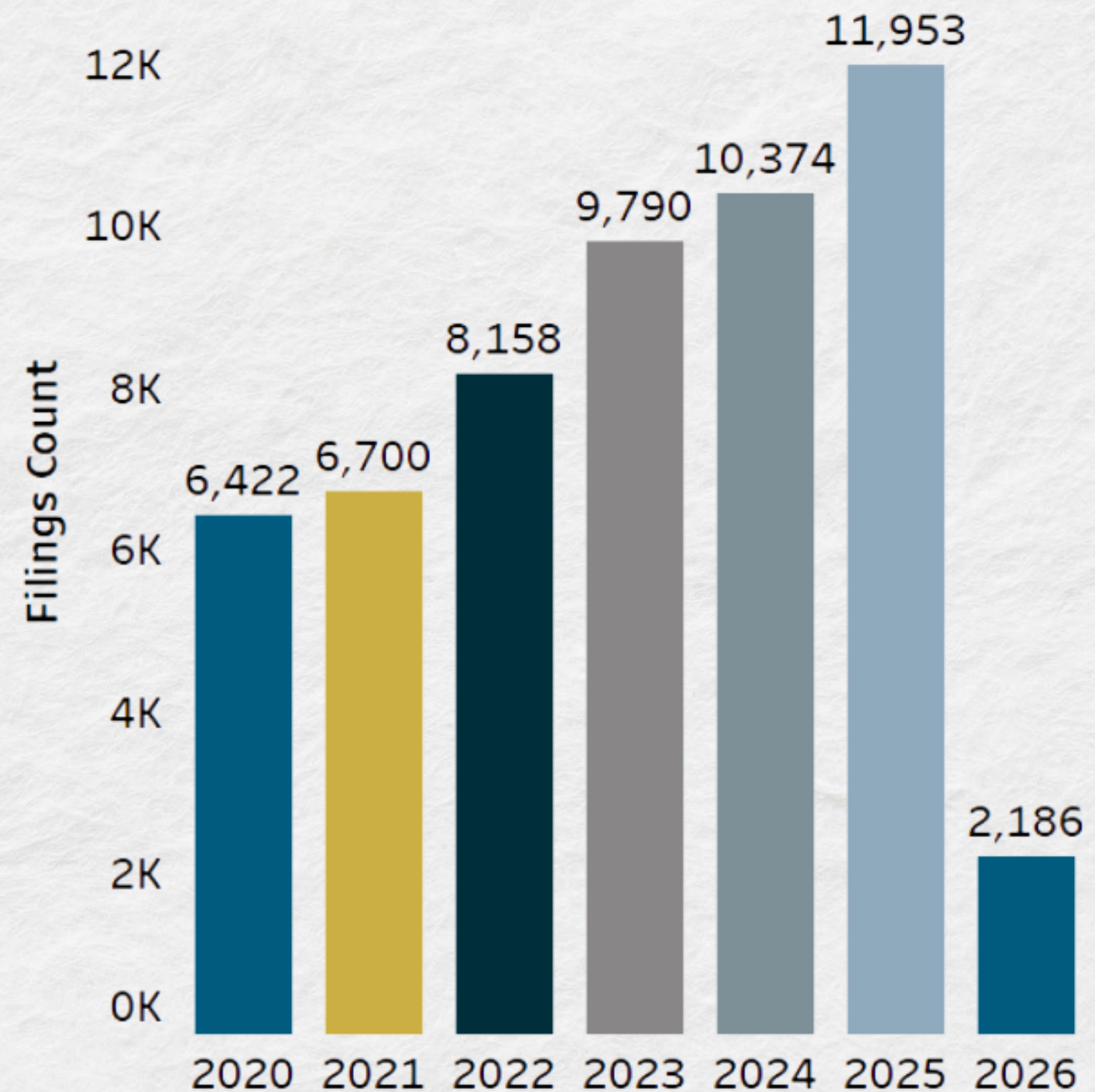
Implication: These areas are the most strategic locations for new affordable rental development

Target range: \$700-\$999 rents \approx \$30K-\$42K incomes (30% rule)

STABILITY & DISPLACEMENT RISK

KEY FINDINGS

- Eviction filings reached a high in 2025 with 11,953 filed evictions.
- Areas most at risk for eviction include Saxon, the Northside, Beaumont, Highland, and the Southside neighborhoods.
- **2024 PIT Count:** 236 individuals
- **2025 PIT Count:** 288 individuals
- Neighborhoods with rapidly changing variables related to income, education, and median gross rent include the Northside, Beaumont, and Southside neighborhoods.



PUBLIC & SUBSIDIZED HOUSING

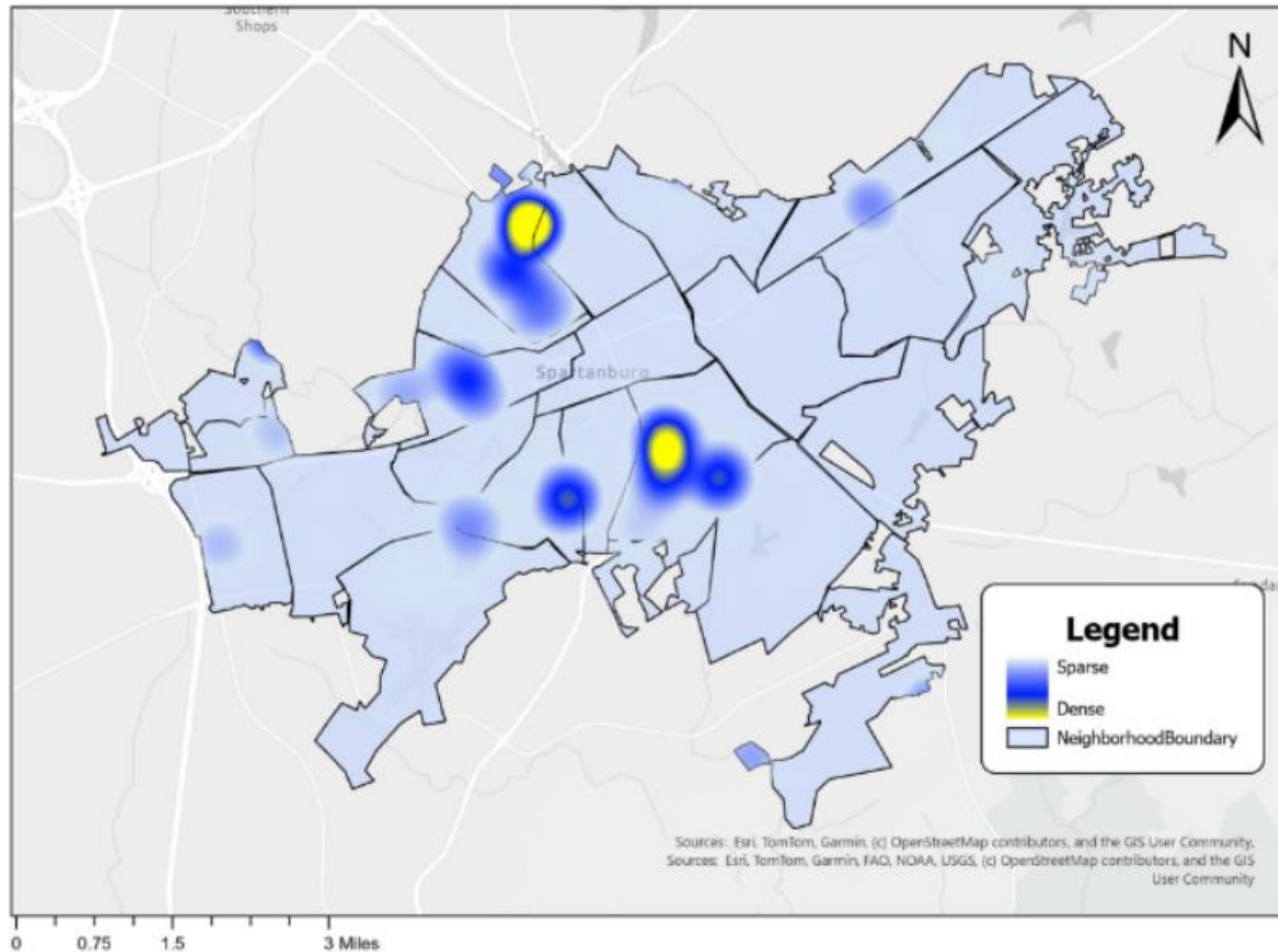
KEY FINDINGS

- **70.81%** of subsidized housing units are supported through mechanisms like HCVs, RAD, PBVs, VASH, and LIHTC.
- Besides public housing units (**29.15%**), HCVs comprise the majority of subsidies across the city (**28.51%**).
- Public and subsidized housing units are **concentrated within the Northside and Southside neighborhoods**. Some neighborhoods, like Converse Heights and Fernwood, have no public housing options at all.

Public and Subsidized Housing
Public Housing (PH)
Housing Choice Voucher (HCV)
Rental Assistance Demonstration (RAD)
Section 8 Project Based Voucher (PBV)
Voucher Assisted Senior Housing (VASH)
Senior Housing (SH)
Low Income Housing Tax Credit (LIHTC)
Affordable Market Units (AMU)
Total # of Units

PUBLIC & SUBSIDIZED HOUSING

Heat Map of All Public and Subsidized Housing Units in the City of Spartanburg



KEY FINDINGS

- Public and subsidized housing stock is oriented towards large site multi-family developments, not single-site scattered single family housing.
- Apartments account for over half of the public and subsidized housing stock, followed closely by townhomes.

POLICY STRATEGIES & TOOLS

Economic Development	Policy must focus on unlocking develop housing types, and aligning production
Housing Market Conditions	Policy should focus on relieving market p ownership, and shaping development ou solely on overall market
Affordability and Cost Burden	Policy must prioritize renter stability preservation of lower-cost housing, whil pressures among moderate-inc
Stability and Displacement Risk	Policy must operate across a continuum, intervention, and protection against mark a stronger emphasis on place
Public and Subsidized Housing	Policy should focus on expanding the sco targeting and utilization, and aligning sub: opportunity goa



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THANK YOU

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