Moving to Greenville, SC

What to know before relocating, from someone who's been there.

Planning a move to Greenville from out of state? Whether you're a year out or already packing boxes, this guide is for you. What you'll find inside: the reasons people love Greenville, a map to get your bearings, a guide to neighborhoods in the area, the ins and outs of buying from a distance, the property tax and school details newcomers often miss, and a wish list to start dreaming. My family made this move in 2025, so I'm sharing what I'd want anyone making the same move to know.

(And keep an eye out: nine little mice are hiding in these pages!)

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About Me



On a road trip, my wife and I stopped in Greenville for dinner and fell in love with the city. Within a year, we'd moved our family here. Now we're welcoming people who want to do the same.

Born in Beaufort, SC, and raised near Chattanooga, I went overseas at 20 and found my calling serving God. That led to 10 years of missions in more than 30 countries, then serving the local church in South Florida, until God called me to real estate.

These days, I'm married to my best friend, Paige, and we're proud new parents to our baby girl. We love trying Greenville's restaurants and breweries. I'm happiest on a hike, on a run, or around a campfire. At home, I'm baking sourdough, tending my plants, or diving into a good movie or new series. I go all in on the things I love, and I bring that same energy to every client.

10/10

"There's no one I trust more. I'd definitely buy a house from him."

— My wife

★★★★★

"I've believed in him since day one. I can't recommend Michael enough."

— My mom

👍👍

"I could hang out with him all day."

— My daughter, probably

For me, real estate is less about houses and more about the people moving into them. I've been the buyer and the seller, and I know how stressful it can be. The truth is, buying a home should be full of joy and excitement, as you begin to picture your life in a new place. My goal as an agent is to be someone you can trust, who's in your corner from the first showing to the day you get the keys, and long after. — Michael

Why People Are Moving to Greenville

Cost of Living

4% below the national average overall, with housing costs about 14% lower.

4% Tax Ratio

Primary homes are taxed on just 4% of their value, among the lowest in the U.S.

Location

Mountains under an hour away, Charlotte and Atlanta within 2 hours, and the coast about 3.5.

$320K

Median home sale price across Greater Greenville in 2026.

A downtown you'll actually use

Downtown Greenville is beautiful, with a tree-lined, walkable Main Street and Falls Park's waterfall right in the middle of it, yet it still has a small-city feel. Plan your first visit for a Saturday morning: browse the **TD Saturday Market** (May–October), walk Main Street end to end, and cross the **Liberty Bridge** over the falls. Right beside it, the **Grand Bohemian Lodge** has an art gallery, a restaurant overlooking the falls, and a terrace bar with fireplaces. Stay for dinner on Main and an evening walk as the lights come on along the river; that's when you'll start picturing yourself here.

The Swamp Rabbit Trail

It's nearly 30 miles of paved walking and biking trail. It runs from Travelers Rest through downtown and Falls Park, then along the Reedy River to Conestee Nature Preserve near Mauldin, and it's still growing. Rent a bike for an afternoon; it's the fastest way to feel the city.

Mountains close by

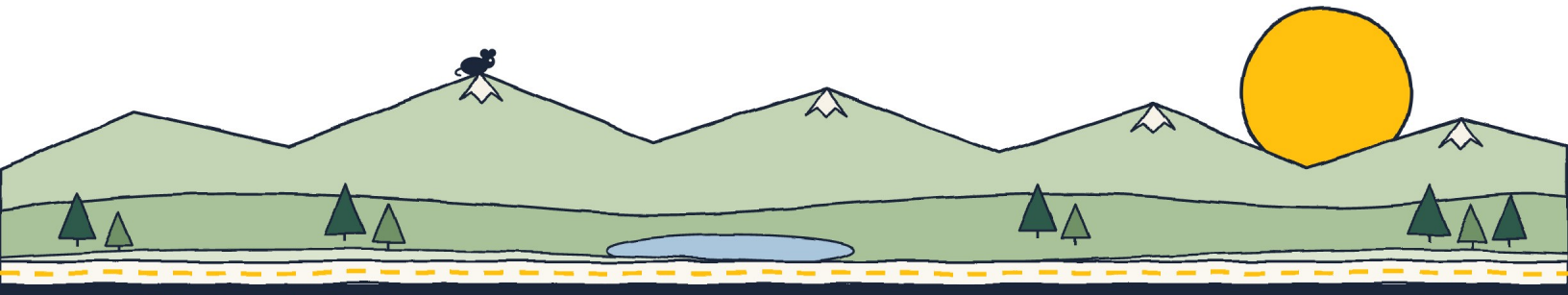
Paris Mountain State Park is just minutes from downtown, with hiking trails and boat rentals on Lake Placid. Head north into the Blue Ridge foothills for **Jones Gap** (about 45 minutes; hike to Rainbow Falls), **Caesars Head** (home to Raven Cliff Falls, the tallest waterfall in South Carolina), and **Table Rock State Park**.

INDUSTRY

A growing job market built on healthcare, advanced manufacturing, and automotive, with major employers like Prisma Health, Bon Secours St. Francis, Michelin, and BMW.

CLIMATE

Real seasons, mild winters: summer highs around 90°F, winter highs in the low 50s, and only about 4 inches of snow a year.



Why I Love Greenville

(as someone who relocated here)

Favorite #364
Passerelle Bistro
Crème brûlée with a view of Falls Park.

Favorite #7
Leo's Pizza at The Commons
The best pizza in Greenville. Trust me, I have a pizza tattoo.

Favorite #318
The Greenville Zoo
So fun, and a great way to get a quick mile walk in.

Favorite #9
Breweries
Southernside (get the elote corn dip!), Liability, Fireforge, Yee-Haw, and New Realm. Plus Asheville, the brewery capital, is just 75 minutes away.

Favorite #52
Augusta Street Market
Get the chicken Caesar wrap. So good.

Favorite #57
Did someone say festivals?
Fall for Greenville, Euphoria, and more!

Favorite #819
Hangar 28
Grab a drink and watch the planes take off and land. There's a little park for the kiddos, too.

Favorite #146
Paris Mountain
Hiking with some of the best views around.

Favorite #642
Swamp Rabbit Café & Grocery
Their top priority is sourcing from local farmers and food makers.

Favorite #1,248
The Swamp Rabbit Trail
Walking, running, cycling... really anything that gets you on the trail.

Favorite #2,031
Lewis Barbecue
Brisket. No other words needed.

Favorite #1,101
Main Street
Need I say more?

Favorite #23
Methodical Coffee
Coming from a coffee snob: we buy all of our beans here.

Favorite #88
The tap water
Voted the best-tasting water in America!

Favorite #1
Calling Greenville home

Greenville at a Glance



Not to scale. Drive times are approximate, from downtown.

What Each Area Is Known For

Downtown
the heart of it all

$500K+ MEDIAN · **Central** LOCATION

Historic homes on walkable, tree-lined streets, plus townhomes.

Dunean
historic mill village

$310K MEDIAN · **5 min** DRIVE

Renovated 1910s mill cottages and new infill homes.

Wade Hampton
established and central

$300K MEDIAN · **10 min** DRIVE

1950s–70s brick ranches on mature, tree-filled lots.

Berea
budget-friendly

$295K MEDIAN · **15 min** DRIVE

Established neighborhoods at some of the lowest prices nearby.

Taylors
near the mountains

$340K MEDIAN · **15 min** DRIVE

Ranch homes on bigger, wooded lots near Paris Mountain.

Mauldin
easy commute

$314K MEDIAN · **15 min** DRIVE

Subdivisions and townhomes with sidewalks, right off I-385.

Five Forks
upscale suburbs

$550K MEDIAN · **20 min** DRIVE

Planned neighborhoods with pools, tennis, and larger homes.

Powdersville
room to grow

$320K MEDIAN · **20 min** DRIVE

Newer subdivisions, many on larger lots.

Travelers Rest
trail town

$360K MEDIAN · **20 min** DRIVE

Walkable in-town homes, plus acreage toward the mountains.

Piedmont
river town

$305K MEDIAN · **20 min** DRIVE

Older mill homes and more land along the Saluda River.

Easley
more for your money

$295K MEDIAN · **25 min** DRIVE

Bigger yards, older in-town homes, and rural acreage.

Greer
between two cities

$345K MEDIAN · **25 min** DRIVE

New-construction neighborhoods and a historic downtown.

Simpsonville
planned neighborhoods

$365K MEDIAN · **25 min** DRIVE

Sidewalk-lined subdivisions, pools, and new construction.

Fountain Inn
small-town charm

$330K MEDIAN · **30 min** DRIVE

Affordable new construction and a walkable downtown.

Not sure where you fit?

Drive times are to downtown, without traffic. Medians are approximate 2026 sale prices and shift month to month. Ask me for current numbers on any area.

Buying From Out of State

Can I buy without seeing it in person?	Yes. I'll walk you through homes on live video, show you the street and the neighbors' yards, and your inspection covers what a camera can't. If you can, plan one scouting weekend and narrow down your favorite areas to explore.
Do I have to be here for closing?	Not always. South Carolina uses attorneys to close, and out-of-state buyers can often sign ahead of time by mail. Ask your closing attorney early what's possible for your loan.
How long does it take?	Once your offer is accepted, most financed purchases close in about 30 to 45 days. The search itself goes at your pace.
When should I talk to a lender?	Before you start looking. Pre-approval sets your real budget, and your lender can help you decide whether to sell first or buy first.
Do you know good lenders and inspectors?	Yes. I'll connect you with people I trust, from lenders and inspectors to insurance agents and movers. Just ask for my list.

A Day in Greenville

wish you were here!

GREENVILLE SC



Morning

- Breakfast at Sunflower. Get the breakfast bowl. Trust me!
- Coffee at Methodical on Main.
- Saturdays, May–October: browse the TD Saturday Market.
- Wander Falls Park.

Afternoon

- Lunch at Swamp Rabbit Café & Grocery, right on the trail. Get the Herb Your Enthusiasm sandwich.
- Bike the trail to the Greenville Zoo.
- Check out the Cleveland Park playground.

Evening

- Dinner at Soby's on Main. The fried green tomatoes are a must!
- Stroll the Liberty Bridge, lit up at night.
- Nightcap at Spirit & Bower. The coziest way to end the day.

Got a question that's not on here? Just ask!

Your Property Taxes *don't skip this one!*

Apply for the 4% ratio	South Carolina taxes your primary home at 4% of its value, but only if you apply. Skip it, and you're taxed at 6%, so the same house costs 50% more in taxes.
When and where	Apply with Greenville County Real Property Services right after you move in. The county cites January 15 as its deadline.
Not the same as homestead	In South Carolina, the homestead exemption is a separate break for homeowners who are 65 or older, disabled, or blind. If that's you, apply for both.

Local's tip: First time at Swamp Rabbit Café & Grocery? Mention it for a free stecca!



Schools

Zoning follows the address	Not the town name. Your mailing address and your town aren't always the same, so check the actual address.
Verify before you sign	Skip the guesswork on listing sites. Type any address into Greenville County Schools' **Find Your School** tool (fys.greenville.k12.sc.us) to see its assigned schools, then look up each school's state rating at **SCReportCards.com**. Boundaries can change, so confirm before you sign.
Visit in person	If schools matter to your move, call the schools and ask for a tour during your scouting weekend.

a local favorite!



Go mouse hunting on Main Street

Nine little bronze mice hide along Main Street between the Hyatt Regency and the Westin Poinsett, inspired by *Goodnight Moon*. Grab the rhyming clue sheet at VisitGreenvilleSC.com and see how many your family can find. **Psst: 9 more are hiding in this guide.** Find them all for a prize (see the last page).

My Home Wish List

Dream big. A screened-in porch, a basement, room for the in-laws: write it all down, and I'll help you find the home that checks the most boxes.

Bedrooms _____ **Bathrooms** _____ **Budget** _____

Move by _____ **Areas I like** _____

Must-haves

can't live without

Would be nice

bonus points, not a must

Things to avoid

thanks, but no thanks

Send it my way!

Snap a photo of this page and DM it to **@yourgreenvilleneighbor**. I'll put together a short list of homes and areas that fit.

WHAT'S NEXT

Your Next Step

Moving here in the next year? Send me a message and tell me where you're moving from and what you're excited about. I'll help you find the areas that fit your life, even if you're not ready to tour homes yet.

Call, text, email, or DM me. Let's talk about your "someday."

(423) 635-1275

michaelleutwyler.re@gmail.com

@yourgreenvilleneighbor



In your corner to turn "someday" into "welcome home."



Did you find all 9 mice?

Nine little mice are hiding in this guide **(the big ones don't count!)**. Found all 9? Let's hop on a quick 15-minute call! Tell me about your move and where you spotted each one, and I'll send you a Methodical Coffee gift card for a drink or pastry on me.

This guide is general information, not legal, tax, or lending advice. Verify tax deadlines with Greenville County.

