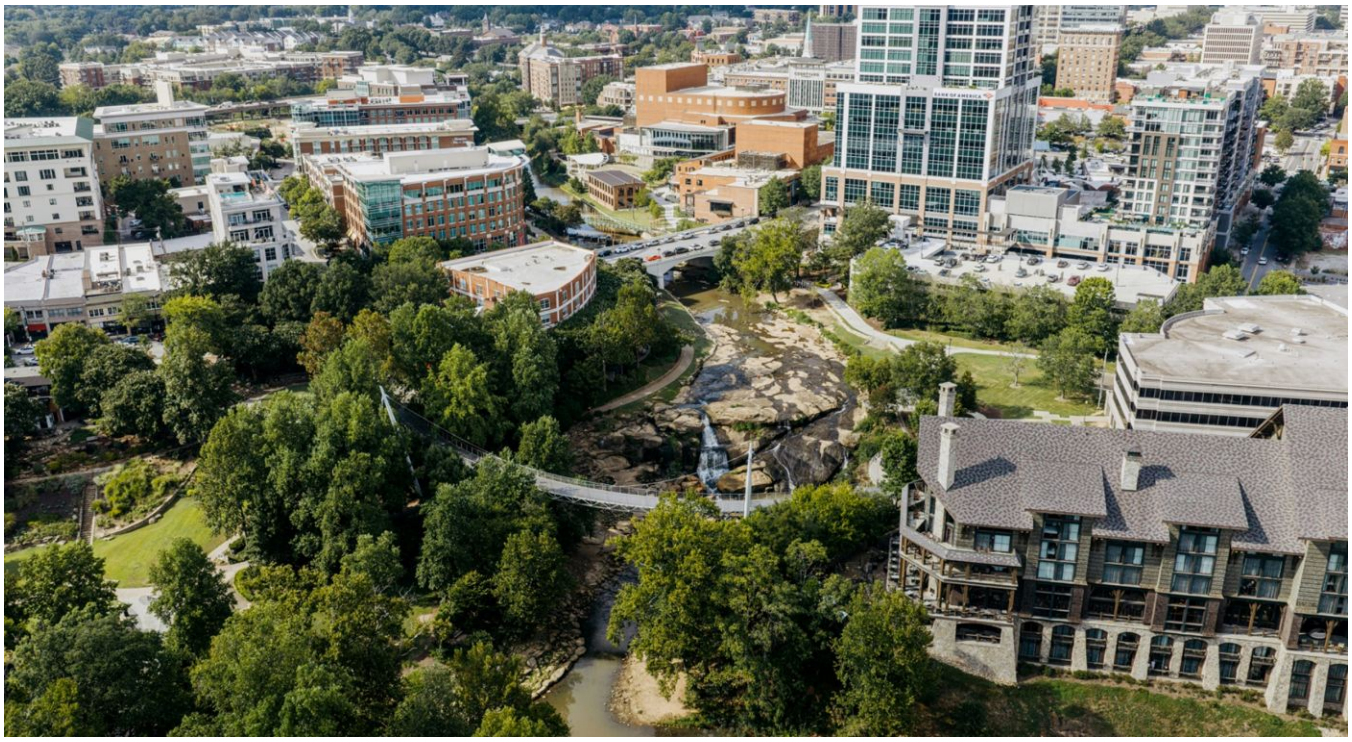
THE STEPHANIE WILSON TEAM



RELOCATING TO GREENVILLE & UPSTATE SOUTH CAROLINA

Your comprehensive guide to communities, housing, costs, careers, schools, lifestyle, and a confident move.

2026 EDITION | Practical planning guide with live official resources

Prepared by The Stephanie Wilson Team | eXp Realty • thestephaniewilsonteam.com • (864) 214-6493

Information is educational, not a guarantee of prices, school assignments, taxes, insurance coverage or future economic conditions. Confirm all time-sensitive details with the relevant authority.

Start here: how to use this guide

Whether you are moving for work, family, retirement, lifestyle or a corporate transfer, start with your priorities, compare communities in person, calculate your full monthly cost, and verify details at the property address level. The Upstate is a region, not a single housing market.

What is covered

1. Region and communities • 2. Cost of living and taxes • 3. Housing and due diligence • 4. Employment and economy • 5. Schools and higher education • 6. Healthcare • 7. Lifestyle and recreation • 8. Climate and resilience • 9. Transportation and infrastructure • 10. Corporate relocation • 11. Moving checklist • 12. Helpful resources.

The Upstate at a glance

Greenville is the best-known urban center, with a walkable downtown, Falls Park and a growing business district. Spartanburg offers its own downtown and major employment base. Anderson, Clemson, Easley, Greer, Simpsonville, Mauldin, Travelers Rest, Greenwood, Seneca and surrounding communities offer different balances of commute, housing stock, access to nature and price.



1 | Find your place in the Upstate

Community profiles to begin your search

• **Downtown Greenville / North Main / Augusta Road:** Urban amenities, established neighborhoods and cultural access; examine parking, historic restrictions, renovation costs and property-specific pricing.

• **Greer / Taylors:** Access to the Greenville-Spartanburg corridor, employers and the airport; compare commute routes and municipal services.

• **Simpsonville / Five Forks / Fountain Inn / Mauldin:** Suburban subdivisions, newer construction and retail conveniences; check school boundaries, growth-related congestion and HOA terms.

• **Travelers Rest / northern Greenville County:** Trail access, foothill setting and rural-suburban options; assess topography, broadband and travel times.

• **Spartanburg / Boiling Springs / Duncan:** Distinct employment and housing options near the I-85 corridor; evaluate specific neighborhoods and school districts.

• **Anderson / Clemson / Pendleton / Seneca:** University and lake-oriented lifestyles; consider event traffic, second-home demand and travel distance.

• **Easley / Pickens / Powdersville:** Access to Greenville and outdoor recreation, with differing service districts and commuting patterns.

• **Greenwood / Lake Greenwood:** Smaller-city living and waterfront/golf opportunities; compare lake access, shoreline rules, flood exposure and travel times.

Decision rule: Choose a neighborhood only after driving the commute at the actual time you would travel and verifying the address for school zoning, utilities, property tax jurisdiction and broadband.

2 | Cost of living: build a complete budget

Do not rely on a single “cheaper than” comparison. Housing costs vary by neighborhood, loan terms, insurance, property taxes, age of home and HOA. Salaries may also differ from your current market. Use a side-by-side budget rather than a regional average.

Monthly expense worksheet

Expense	Current location	Upstate estimate
Mortgage / rent + HOA	_____	_____
Property tax / renters insurance	_____	_____
Home / flood / wind insurance	_____	_____
Power, gas, water, trash, internet	_____	_____
Transportation + vehicle tax	_____	_____
Food, childcare, healthcare	_____	_____
Savings / maintenance reserve	_____	_____
Total	_____	_____

Taxes you should investigate

• **Income tax:** South Carolina enacted a revised individual income tax structure for tax year 2026. Check the current SCDOR rules and a tax professional, particularly if you have multi-state income, equity compensation or retirement distributions.

• **Property tax:** A qualifying owner-occupied legal residence is generally assessed at 4% versus 6% for other residential property. The assessment ratio is **not** the effective tax rate; millage, exemptions and credits matter. Apply for the legal-residence classification where eligible.

• **Vehicles:** County vehicle property taxes and registration costs can surprise new arrivals. Request an estimate before relocating multiple vehicles.

• **Sales and local taxes:** Confirm the combined rate at your shopping address, plus applicable accommodations or hospitality taxes.

Official tax references: South Carolina Department of Revenue, dor.sc.gov/iit; Greenville County Real Property, greenvillecounty.org/realproperty/.

3 | Housing: buy, build or rent wisely



Housing choices

Options range from downtown condos and historic homes to subdivisions, townhomes, acreage, golf communities, lakefront properties, age-oriented communities and new construction. Compare maintenance, land use, future development, HOA/club dues and insurance—not only asking price. Renting first may help when commuting or school needs are uncertain.

Buyer due-diligence essentials

• Secure lender preapproval; compare total cash to close, rate buydowns and loan scenarios.

• Review seller disclosures, independent home inspection, roof/HVAC age, drainage, crawlspace moisture, radon and pest/termite considerations.

• Check FEMA flood maps, creek proximity, past water intrusion and flood-insurance requirements; consider stormwater even outside mapped flood zones.

• Confirm zoning, permits, setbacks, easements, septic or sewer, well or public water, property boundaries and short-term-rental rules.

• For new builds, confirm builder warranties, completion timelines, change-order terms, independent inspections and included finishes.

• For lakes and golf developments, investigate dock rights, shoreline permits, memberships, assessments and whether amenities are private.

Real estate transaction planning

Discuss agency relationships, due diligence timelines, earnest money, appraisal contingencies, title insurance, surveys, closing costs and local contract practices with your agent and closing attorney. Do not assume practices from your former state apply in South Carolina.

4 | Jobs, business and the economic picture



The Upstate has a diversified base that includes advanced manufacturing, automotive suppliers, logistics, healthcare, education, engineering, professional services and small businesses. Greenville and Spartanburg also participate in global supply chains. That diversity does not eliminate cyclical risk: manufacturing demand, interest rates, trade policy, labor availability and infrastructure capacity can influence hiring and housing.

Employment questions before accepting an offer

• Compare base pay, bonuses, shift requirements, health insurance, retirement match and cost of commuting.

• Confirm employer location and on-site expectations; “Greenville area” jobs may involve lengthy drives.

• Ask about business-unit stability, relocation repayment clauses, probation periods and spouse/partner employment support.

• For entrepreneurs, review licensing, business property taxes, zoning, professional credentials, workforce availability and local economic-development programs.

Regional research: Greenville Area Development Corporation (greenvilleeconomicdevelopment.com), Upstate SC Alliance (upstatescalliance.com), SC Department of Employment and Workforce (dew.sc.gov), Bureau of Labor Statistics (bls.gov).

5 | Schools, childcare and higher education

Public school districts do not necessarily follow city names or postal addresses. Check the exact street address with the district before signing a lease or purchase contract. Attendance zones and programs can change.

• **K–12:** Compare assigned schools, transportation, programs, special education services, calendars, enrollment requirements and after-school options.

• **Alternatives:** Explore charter, magnet, private, faith-based and homeschool options; verify eligibility, tuition, capacity and transportation.

• **Early childhood:** Investigate childcare waitlists, hours, licensing and total cost well before the move.

• **Colleges and training:** Clemson University, Furman University, University of South Carolina Upstate, Bob Jones University, Greenville Technical College, Spartanburg Community College, Anderson University and other institutions support different educational paths.

School resources: ed.sc.gov; greenville.k12.sc.us; spartanburg districts via county school resources; SC School Report Cards at screportcards.com.

6 | Healthcare, wellness and retirement

Healthcare access depends on your exact location and insurance network. The region includes Prisma Health, Bon Secours St. Francis, Spartanburg Regional and other systems, plus specialty and urgent-care providers. Confirm your clinicians, prescriptions, hospital access and any required referrals before moving.

• Request records transfers, refill essential prescriptions and identify primary care and specialists.

• Compare insurance provider networks, Medicare Advantage service areas and employer plan changes.

• Consider emergency response, accessibility, home layout, proximity to family and ongoing care costs for retirement moves.

• For older adults, compare independent living, assisted living, memory care and in-home services using state licensing and inspection resources.

7 | Lifestyle, recreation and entertainment



Downtown Greenville combines restaurants, galleries, theater, public spaces and events. The Peace Center, local museums and performing-arts groups contribute to the cultural scene; smaller downtowns across the region offer festivals, farmers markets and distinct dining.

Outdoors and leisure

• **Falls Park / Swamp Rabbit Trail:** Urban green space and a popular multiuse trail linking parts of Greenville and Travelers Rest.

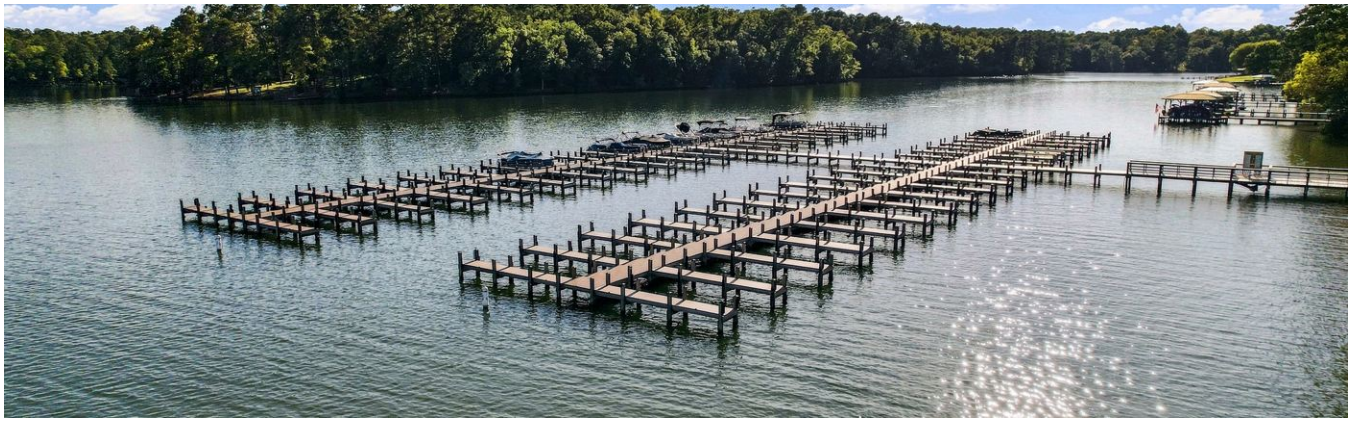
• **Mountains:** Table Rock, Paris Mountain, Caesars Head and nearby Blue Ridge destinations support hiking and scenic drives; check accessibility and weather.

• **Lakes:** Hartwell, Keowee, Jocassee and Greenwood support boating, fishing and waterfront lifestyles; public access and private dock rights differ.

• **Golf:** Public courses, private clubs and golf-centered communities offer varied experiences; check membership costs and availability.

• **Sports:** College athletics, minor-league baseball, youth sports and recreation leagues provide year-round options.





8 | Climate, weather and resilience

The Upstate has four distinct seasons: hot, humid summers; generally mild but variable winters; colorful spring and autumn periods. Expect thunderstorms, heavy downpours, occasional ice or snow and periods of severe weather. Tropical systems can bring inland rain and wind even far from the coast.

• Check flood risk, drainage, tree hazards, roof age and insurer deductibles at each property.

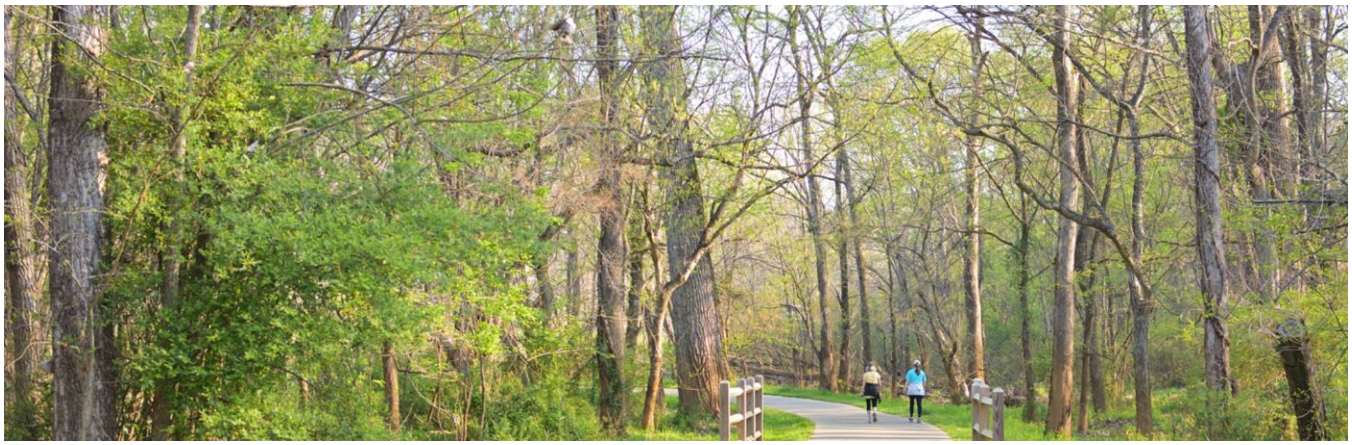
• Budget for summer air-conditioning and seasonal pollen/allergy management.

• Review emergency alerts, power-outage history and alternate heating/cooling plans.

• For rural and foothill homes, assess steep driveways, erosion, wildfire exposure and winter road access.

Sources for current alerts: weather.gov/gsp; ready.sc.gov; FEMA Flood Map Service Center, msc.fema.gov.

9 | Transportation, utilities and connectivity



Interstate 85 connects major employment centers, with I-385, I-26 and other routes serving regional travel. Greenville-Spartanburg International Airport (GSP) is a key travel gateway. Public transportation exists in some areas but many households depend on vehicles.

• Drive prospective commutes during weekday rush hours and check construction patterns.

• Verify address-specific broadband speeds, cellular coverage and backup options for remote work.

• Obtain quotes for electric, natural gas, water, sewer, trash and any private service providers; utility territories vary.

• Ask about septic maintenance, well-water testing and stormwater responsibilities for rural properties.

• Plan vehicle registration, driver licensing, voter registration and address updates after establishing residency.

Useful links: gspairport.com; ridegreenlink.com; scdmvonline.com; 511sc.org.

10 | Corporate and executive relocation



A well-run corporate move aligns the employer, transferee, household and relocation vendor before a contract is signed. It should address both the employee's productivity and the family's transition.

For the relocating employee

• Request the written relocation policy: lump-sum versus managed move, eligible expenses, spending caps, deadlines and documentation.

• Clarify temporary housing, house-hunting visits, storage, vehicle shipment, lease-break fees, closing expenses and home-sale assistance.

• Ask payroll how taxable benefits and gross-up arrangements are handled; consult a qualified tax advisor.

• Review repayment/clawback provisions if employment ends within a specified period.

• Arrange school, childcare, spouse/partner career support, healthcare and accessibility accommodations early.

For HR and mobility teams

• Set an accountable timeline for offer acceptance, orientation, housing, movers, arrival and follow-up.

• Provide consistent destination briefings, neighborhood tours, school research and realistic commute comparisons.

• Use vetted movers, protect personal information and establish claims and escalation procedures.

• For international transfers, coordinate immigration, work authorization, tax residency, banking, credential recognition and driving eligibility with specialists.

• Measure employee satisfaction, relocation completion, retention and total program costs.

Executive decision checklist

Consider confidentiality, temporary furnished housing, high-value property logistics, privacy/security, travel frequency, proximity to GSP and Greenville’s business corridors, and the needs of accompanying family members.

11 | Relocation timeline and checklists

90–120 days before

• Define lifestyle priorities, commute tolerance and budget; shortlist communities.

• Confirm job/relocation terms, financing, schools, medical networks and moving dates.

• Visit multiple areas on weekdays and weekends; compare rental versus purchase options.

30–60 days before

• Order inspections and insurance quotes; review HOA and closing documents.

• Book insured movers and document high-value possessions; arrange temporary housing if needed.

• Start school enrollment and medical record requests; schedule utility transfers.

Final two weeks

• Confirm closing/lease, movers, access codes, utilities and internet activation.

• Update mailing address, banks, insurers, subscriptions and employer records.

• Prepare a first-night box, medication supply and essential documents.

First 30–90 days after arrival

• Apply for applicable legal-residence property tax classification; handle DMV and vehicle tax obligations.

• Meet neighbors, explore trails and community events, and test real commute times.

• Review spending against your relocation budget; document maintenance and warranty issues.

12 | Helpful official resources

The links below are embedded for online viewing and downloading. If your website PDF viewer blocks links, provide a separate “Download PDF” button or an HTML resources page.

Greenville Chamber relocation resources

Greenville Area Development Corporation

Upstate SC Alliance

SC Department of Revenue

Greenville County property assessment

SC Department of Education

Greenville County Schools

SC School Report Cards

SC Department of Employment and Workforce

Bureau of Labor Statistics

South Carolina DMV

National Weather Service Greenville-Spartanburg

FEMA Flood Map Service Center

Greenville-Spartanburg International Airport

VisitGreenvilleSC

South Carolina Emergency Management

Your next step: make the move personal

No two households define a successful relocation in the same way. Share your ideal lifestyle, target budget, desired commute, school needs, preferred home type and timing with a local real estate professional who can help compare properties and communities.



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Greenville & Upstate South Carolina | (864) 214-6493 | thestephaniewilsonteam.com

This guide is a starting point, not legal, tax, lending, school-placement or insurance advice. All facts, availability, rates, boundaries and policies should be independently verified. Updated October 2026.