RELOCATION GUIDE · OCT 15, 2026 · ZAC HUDSON

Moving to Upstate SC

Everything I'd want to know before moving to Greenville, Spartanburg or Anderson, in the order you'll need it.

GREENVILLE	SPARTANBURG	ANDERSON
$324,900	**$298,585**	**$310,000**
Median sale price, Sep 2026	Median sale price, Sep 2026	Median sale price, Sep 2026

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ZAC HUDSON · REALTOR · UPSTATE SC

864-209-2168 · zacsellsupstate@gmail.com

Hey, I'm Zac 01



I'm Zac Hudson, a real estate agent with eXp Realty in the Upstate of South Carolina. I'm based in Anderson but I work across the Upstate. If you found this guide, you've probably watched a video or two of mine, and you're trying to figure out if Upstate SC is a desired area for relocation.

The purpose of this guide is to help you make informed decisions regarding a relocation. This information is no different than what we'd discuss if we sat down for a coffee. You'll learn what it's like to live in the Upstate, the costs involved, and how to navigate a strategy for relocation.

HOW TO USE IT

1

Read sections 2 and 3 first. They'll tell you pretty quickly if the Upstate is a fit and which city to look at.

2

Use the area snapshots in section 4 to build a short list of places to see in person.

3

Come back to sections 9 through 11 when you're ready to plan a visit and a move.

If you'd rather just talk it through

Give me a call or grab a time on my calendar. There's no pressure or obligation. Most of the people I talk to are six months to a year out, but that's the best time to start asking questions.

CALL OR TEXT
864-209-2168

BOOK A CALL
Pick a time on my calendar →

YOUTUBE
@Anderson-SC-Home-Tours

INSTAGRAM
zac_hudson_realtor

Is the Upstate right for you? 02

The Upstate is a great fit for a lot of people, but it would be unrealistic to say it's for everyone. So here's the honest version, so you can make an informed decision before you ever spend money on a visit.

What people love

Your money goes further than in most big metros.

The median sale price in September 2026 was $324,900 in the Greater Greenville market and $310,000 in the Western Upstate market around Anderson. The national median in August was $431,400.

Location.

We sit on I-85 between Charlotte and Atlanta. Greenville is about 100 miles from Charlotte and about 145 from Atlanta.

Mountains and lakes are close.

The Blue Ridge foothills start under an hour north of Anderson/Greenville. Lake Hartwell, Lake Keowee and Lake Jocassee are all within about an hour.

Four real seasons with mild winters.

You'll get fall color and a few cold snaps. Snow is rare and usually gone in a day or two.

A real job base.

BMW, Michelin, Prisma Health, Clemson University and hundreds of suppliers and manufacturers are here.

Downtowns worth walking.

Greenville's Main Street gets most of the attention, and Spartanburg and Anderson have both put real work into theirs.

Buyers have room to negotiate right now.

Inventory is up across all three markets and homes are taking longer to sell than they did a year ago.

What catches people off guard

Traffic is real.

I-85, I-385 and Woodruff Road in Greenville back up at rush hour. The area has grown faster than the roads.

You'll need a car.

Outside of downtown Greenville, almost nothing is walkable, and public transit is limited.

Summers are hot and humid.

June through September can run in the 90s with humidity to match. Your AC will work hard.

Pollen.

For a few weeks every spring, everything turns yellow. If you have allergies, plan on it.

You pay property tax on your cars every year.

This surprises almost everyone who moves here. More on that in section 6.

South Carolina has a state income tax.

If you're coming from Florida, Tennessee or Texas, that's new.

It's not as cheap as it used to be.

Prices are well above where they were before 2020. It's still a good value next to the Northeast, the West Coast or South Florida. It may not feel like one if you're coming from a small Midwest town.

The airport is small.

GSP is easy to get in and out of, but a lot of trips mean a connection through Charlotte or Atlanta.

Internet varies once you get rural.

In town you'll have fiber or cable. On acreage or at the lake, check the specific address before you make an offer.

Greenville vs. Spartanburg vs. Anderson 03

All three cities sit along I-85, about 30 miles apart, with Greenville in the middle. Plenty of people live in one county and work in another, it's kind of like one region with three different personalities.

Greenville

$324,900
Median sale price, Sep 2026

59
Average days on market

4.4
Months of inventory

Spartanburg

$298,585
Median sale price, Sep 2026

61
Average days on market

4.6
Months of inventory

Anderson

$310,000
Median sale price, Sep 2026

84
Average days on market

5.8
Months of inventory

	GREENVILLE	SPARTANBURG	ANDERSON
Size	Largest of the three	Middle	Smallest
Downtown	Main Street, Falls Park, the Reedy River, the most restaurants and events	Morgan Square, two colleges close by, a minor league ballpark	Carolina Wren Park, local restaurants, Anderson University nearby
Biggest draw	The most to do and the most job options	BMW and the I-85 and I-26 crossroads	Lake Hartwell and a slower pace. Plenty of manufacturing jobs.
Drive to GSP airport	About 20 minutes	About 25 minutes	About 45 minutes
Drive to Charlotte	About 1 hour 40 minutes	About 1 hour 15 minutes	About 2 hours 10 minutes
Drive to Atlanta	About 2 hours 20 minutes	About 2 hours 50 minutes	About 2 hours

Prices come from each area's Realtor association, and those areas are bigger than the cities themselves. Greenville is the Greater Greenville MLS. Anderson is the Western Upstate MLS, which also covers Oconee and Pickens counties, so lake homes pull the numbers up. Drive times are without traffic. Figures are from September 2026.

You'll probably like Greenville if you want the most restaurants, events and things to do, you want to be able to walk or bike to some of it, and you're okay paying more and sitting in a bit more traffic to get it (depends on which part of Greenville you choose).

You'll probably like Spartanburg if you want more house for the money, you work at BMW or one of its suppliers, or you want the shortest drive to Charlotte.

You'll probably like Anderson if you want to be near Lake Hartwell or Clemson, you like a smaller town where things move a little slower, and you don't mind a 30 to 40 minute drive when you want what Greenville has.

A lot of people end up in between. Greer sits between Greenville and Spartanburg. Powdersville and Easley sit between Greenville and Anderson. Those are in the next section.

Area snapshots 04

Most people who move here don't end up inside the city limits of Greenville, Spartanburg or Anderson. They land in one of the towns around them. Here's a quick look at each so you can build a short list.

I left prices out of these on purpose. They change every month and they vary a lot street to street. Tell me which areas you like and I'll send over what's actually selling there right now.

Around Greenville

Downtown Greenville

Center of Greenville County

HOUSING YOU'LL MOSTLY SEE

Condos, townhomes, and older homes in the neighborhoods around it. Highest prices in the Upstate.

KNOWN FOR

Main Street, Falls Park, Unity Park, the Swamp Rabbit Trail

Travelers Rest

20 minutes north of downtown towards the mountains

HOUSING YOU'LL MOSTLY SEE

Older homes, new neighborhoods, and land as you head toward the mountains

KNOWN FOR

The north end of the Swamp Rabbit Trail and a small walkable downtown

Taylors and the Eastside

Between Greenville and Greer

HOUSING YOU'LL MOSTLY SEE

Established neighborhoods, mostly built from the 1960s through the 1990s

KNOWN FOR

Central location, Paris Mountain State Park close by

Greer

Halfway to Spartanburg, in both counties

HOUSING YOU'LL MOSTLY SEE

A lot of new construction plus older homes near downtown

KNOWN FOR

Close to BMW and the airport, a rebuilt downtown

Mauldin

Just southeast of Greenville

HOUSING YOU'LL MOSTLY SEE

Established subdivisions with some newer townhomes

KNOWN FOR

Quick access to I-85 and I-385

Simpsonville and Five Forks

South on I-385

HOUSING YOU'LL MOSTLY SEE

Subdivisions from the 1990s to brand new, many with HOAs and amenities

KNOWN FOR

Lots of shopping. Woodruff Road traffic comes with it.

Fountain Inn

Past Simpsonville on I-385

HOUSING YOU'LL MOSTLY SEE

New construction and older homes around a small downtown

KNOWN FOR

More house for the money, with a longer drive

Easley

20 minutes west, in Pickens County

HOUSING YOU'LL MOSTLY SEE

Resale and new construction, some acreage

KNOWN FOR

Sits between Greenville and Clemson. More house for the money as well.

Around Spartanburg

Downtown Spartanburg

Center of Spartanburg County

HOUSING YOU'LL MOSTLY SEE

Historic homes in the neighborhoods around downtown, some condos and townhomes

KNOWN FOR

Morgan Square, Wofford and Converse, the rail trail

Boiling Springs

15 minutes north on Highway 9

HOUSING YOU'LL MOSTLY SEE

Heavy new construction and subdivisions from the 2000s on

KNOWN FOR

Fast growth, quick to I-85 and I-26

Duncan, Lyman and Wellford

West side, along I-85

HOUSING YOU'LL MOSTLY SEE

Old mill-town homes next to new subdivisions

KNOWN FOR

The shortest drive to BMW

Inman and Lake Bowen

20 minutes northwest

HOUSING YOU'LL MOSTLY SEE

Lake homes, small-town homes, and land

KNOWN FOR

Lake Bowen and a quick trip to the mountains

Moore, Roebuck and Reidville

South and west of the city

HOUSING YOU'LL MOSTLY SEE

Subdivisions and some larger lots

KNOWN FOR

Easy access to I-26

Landrum and Campobello

Up near the North Carolina line

HOUSING YOU'LL MOSTLY SEE

Acreage, farms, and homes with mountain views

KNOWN FOR

Horse country and foothills scenery (check out the movie theater in Tryon, you'll thank me later!)

Around Anderson

Downtown Anderson

Center of Anderson County

HOUSING YOU'LL MOSTLY SEE

Older homes on established streets, some historic

KNOWN FOR

Carolina Wren Park, Linley Park and Anderson University

North Anderson

Along Clemson Boulevard toward I-85

HOUSING YOU'LL MOSTLY SEE

Subdivisions from several decades, plus new construction

KNOWN FOR

Most of the shopping, close to the interstate

Powdersville

On I-85, 15 minutes from Greenville

HOUSING YOU'LL MOSTLY SEE

Mostly newer subdivisions and rural areas once you get off the main strip.

KNOWN FOR

Anderson County address with a short Greenville commute

Pendleton

Between Anderson and Clemson

HOUSING YOU'LL MOSTLY SEE

Historic homes near the village green, newer neighborhoods outside it

KNOWN FOR

The old town square, 10 minutes to Clemson

Lake Hartwell

West and south of Anderson

HOUSING YOU'LL MOSTLY SEE

Lakefront and lake-access homes, from cabins to large custom builds

KNOWN FOR

Boating and fishing. Dock rules are set by the Army Corps of Engineers.

Belton, Honea Path and Williamston

East side of the county

HOUSING YOU'LL MOSTLY SEE

Small-town homes and land, usually at lower prices

KNOWN FOR

Quiet towns with their own small downtowns

Clemson, Seneca and Lake Keowee

Just past the county line in Pickens and Oconee

HOUSING YOU'LL MOSTLY SEE

College-town homes and condos, and higher-end lake homes on Keowee

KNOWN FOR

Clemson University and clear mountain lakes

A closer look at Anderson

Anderson is my home base and where I film the most, so here's more than a one-line summary.

Why people pick it

- **Lake Hartwell.** About 56,000 acres of water and more than 900 miles of shoreline, and it wraps around the west and south sides of town.
- **More to choose from.** The Western Upstate market had 5.8 months of inventory in September 2026, the most of the three. That means more time to decide and more room to negotiate.
- **Price.** The median sale price inside the city of Anderson was about $283,500 for July through September 2026. Across all of Anderson County it was about $305,500, because lake homes and Powdersville pull it up.
- **It's in the middle of things.** Clemson is about 25 minutes away, Greenville about 40, and Atlanta about two hours.
- **Jobs.** Anderson County has a deep manufacturing base. Michelin, First Quality, Bosch, Arthrex, Electrolux, Techtronic Industries (TTI), Glen Raven and Timken all have plants here, and AnMed is the largest healthcare employer in the county.

Getting around

Downtown Anderson sits a few miles south of I-85. Three exits get you into town: Exit 19 (Clemson Boulevard), Exit 21 (Highway 178) and Exit 27 (Highway 81). If you'll commute to Greenville, the north and east sides of town save you 10 to 15 minutes each way over the lake side.

Sides of town

AREA	WHAT YOU'LL FIND
North side, along Clemson Boulevard and Highway 81 North	Most of the shopping and restaurants, established subdivisions, new construction, and the quickest trip to I-85
Downtown and the streets around it	Older homes with character, some fully renovated and some waiting on it, close to Anderson University
West side, out Highway 24 toward the lake	Lake-access neighborhoods, lakefront homes, and more space between houses
South and east of town	More land, lower prices, and a longer drive to the interstate

School districts in Anderson County

The county has five districts, and the lines matter when you search.

DISTRICT	COVERS
Anderson One	Powdersville, Williamston, Piedmont and Pelzer
Anderson Two	Belton and Honea Path
Anderson Three	Iva and Starr
Anderson Four	Pendleton and Townville
Anderson Five	The city of Anderson and the area around it

Buying on Lake Hartwell

Lake property works differently, and this is where out-of-state buyers get surprised.

READ THIS FIRST: THE LAKE IS GOING TO STAY LOWER FOR YEARS.

In August 2026 the Army Corps of Engineers lowered Lake Hartwell's normal full level from 660 feet to 656 feet, year-round. They found seepage at a dike near Clemson and are keeping the water down to take pressure off it until a permanent repair is built. The Corps estimates its study could take up to two years, and design, funding and construction could take five years or more after that. That's an estimate of the process, not a guaranteed completion date.

On top of that, the lake has been in a drought. In late September 2026, the lake was around 649 feet, about 11 feet below the old full level. Rain will bring it back up, but only to 656, not 660. Lake levels change every day, so check the Corps' current lake-level data for the latest reading.

Four feet doesn't sound like much. On a shallow cove it's the difference between a floating dock and a dock sitting on dry ground. Some parts of the lake will have plenty of water at 656 and some won't, so you need to be sure about the exact spot you're buying.

Before you make an offer on any lake property, here's what I'll help you check:

- How much water is at the dock right now, and how much there would be at 656 feet
- Whether the cove is deep water or a shallow finger that dries out
- What the dock looked like over the past year, from the seller, the neighbors and dated photos
- Whether the nearest boat ramp is still usable
- Whether the price reflects all of this

Source: U.S. Army Corps of Engineers, Hartwell Lake Level Restrictions. For today's level, see the Corps' Hartwell Dam and Lake page. This is changing, so check with the Corps for the latest.

THE OTHER LAKE RULES TO KNOW

- **Not every lakefront lot can have a dock.** The Army Corps of Engineers controls the shoreline and decides where docks are allowed. Ask before you fall in love with a house.
- **Dock permits belong to the Corps, not the house.** Existing shoreline permits don't automatically transfer when the home sells and may become void when ownership changes. As the new owner, you may need to apply for a new permit, so we'll verify with the Army Corps whether the existing dock and other facilities can be permitted to you.
- **Water depth at the dock matters.** Even apart from the new limit, the lake level goes up and down through the year. A dock that floats in May can sit on mud in a dry fall.
- **Check where your property line ends.** Hartwell's shoreline is subject to Army Corps ownership and shoreline management rules, which limit clearing and building near the water. Shoreline rights and boundaries vary, so we'll verify them for the exact property you're considering. See the Corps' Hartwell Shoreline Management Plan.
- **Second homes are taxed at the 6% rate.** See section 6.

If you want the lake without the lakefront price, look at lake-access neighborhoods, or plan on using public ramps like Green Pond Landing and the one at Sadlers Creek State Park.

School zones don't always follow town names, and they matter to a lot of buyers. I'll confirm the assigned schools for any address you're serious about. You can look up any school on the state's report card site in section 7.

What your money buys 05

The median home in the Upstate sells for about $300,000 to $325,000, depending on the market. Here's where each market stood in September 2026.

	GREATER GREENVILLE	SPARTANBURG	WESTERN UPSTATE (ANDERSON, OCONEE, PICKENS)
Median sale price	$324,900	$298,585	$310,000
Average sale price	$413,880	$331,343	$471,773
Change in median from a year ago	Up 1.5%	Up 3.0%	Down 3.1%
Average days on market	59	61	84
Homes for sale	6,639	2,609	2,997
Months of inventory	4.4	4.6	5.8
Share of list price sellers got	98.0%	97.9%	97.1%

Source: South Carolina REALTORS monthly reports for the Greater Greenville, Spartanburg and Western Upstate associations, September 2026.

WHAT THAT MEANS FOR YOU

Prices have been flat for about a year. There are more homes to choose from than there were a year ago, and they're taking longer to sell. Sellers are still getting close to asking price on average, but you have time to think, and there's room to ask for repairs or help with closing costs. That wasn't true a few years ago.

A ROUGH GUIDE BY BUDGET

This is a general picture, not a promise. The same money buys different things in different areas.

Under $250,000	Smaller or older homes, townhomes and condos, and homes that need some work. More choices in Spartanburg and Anderson counties than in Greenville.
$250,000 to $350,000	The middle of the market. A three-bedroom, two-bath resale in an established neighborhood, or entry-level new construction in the suburbs.
$350,000 to $500,000	Four bedrooms, newer or updated, often in a neighborhood with amenities. Move closer to Greenville and the same budget gets you less square footage.

$500,000 to $750,000	Larger homes, bigger lots, custom features, lake access, or a home close to downtown Greenville.
$750,000 and up	Lakefront, acreage, custom builds, and the most in-demand neighborhoods near downtown Greenville.

NEW CONSTRUCTION OR RESALE?

You'll see a lot of new construction here, especially in Greer, Simpsonville, Fountain Inn, Boiling Springs and across the Anderson area. A few things to know:

Builders often offer incentives like closing cost help or a lower rate through their lender. Compare the full deal, not just the price.

The agent in the model home works for the builder. You can bring your own agent, and you should tell them on your first visit.

New doesn't mean perfect. Get an inspection anyway.

Resale homes usually sit on bigger lots with mature trees and are often closer in.

HOAS

Most newer neighborhoods have a homeowners association. Fees and rules vary a lot. Before you make an offer, I'll get you the fee, what it covers, and the rules on things like fences, boats, RVs and rentals.

The real cost of living here 06

The house payment is only part of it. South Carolina taxes work differently than most states, and a few of these surprise people. I'm not a tax advisor, so use this to know what questions to ask and check the details for your own situation.

PROPERTY TAX ON YOUR HOME

South Carolina taxes the home you live in at a much lower rate than a second home or rental.

Home you live in

Assessment ratio
4% of market value

School operating tax
Exempt

Assessed value on a $350,000 home
$14,000

Second home or rental

Assessment ratio
6% of market value

School operating tax
You pay it

Assessed value on a $350,000 home
$21,000

Your tax bill is the assessed value multiplied by the local millage rate, which depends on the county, city and school district. A second home or rental can have a substantially higher tax bill than the same property used as a legal residence because of the higher assessment ratio and differences in school-related taxes.

Two things to know:

- **The 4% rate isn't automatic.** You have to apply for legal residence with the county assessor after you close. The deadline is generally January 15, the first penalty date for that tax year. I remind every buyer about this at closing.
- **Don't trust the current owner's tax bill.** If the seller is an investor or has owned the home a long time, your bill will be different. Each county has an online estimator, and I'll run the numbers on any home you're considering.

Property tax on your cars

You pay property tax on every vehicle you own, every year, to the county. The amount depends on the vehicle's value and where you live, so a newer car costs more than an older one. Boats, motorcycles and campers are taxed too.

When you first bring a vehicle from another state, you'll also pay $305 at the DMV. That covers a one-time $250 infrastructure maintenance fee, a $15 title fee and a $40 registration fee. That's per vehicle.

State income tax

South Carolina changed its income tax for 2026. There are now two rates:

- 1.99% on taxable income under $30,000
- 5.21% on taxable income of $30,000 and above, minus $966

There's also a new state deduction that replaces the federal standard deduction: $15,000 for single filers and married filing separately, $22,500 for head of household, and $30,000 for married couples filing jointly and surviving spouses. These amounts are subject to income-based reductions where applicable. Social Security benefits aren't taxed by the state.

If you're retiring here or have income from another state, talk to a CPA before you move. It's worth the hour.

Sales tax

The state rate is 6%. Local taxes can be added on top, so the total varies by location.

Utilities

- **Electric:** Duke Energy serves most of the Upstate. Some areas are on an electric co-op or a city utility instead.
- **Gas:** Natural gas is common in town. Farther out, homes are all-electric or on propane.
- **Water and sewer:** In town you'll be on public water and sewer. Outside city limits, septic systems are common and some homes have wells. That's normal here. It just means a septic inspection before you buy.
- **Internet:** Fiber and cable in most neighborhoods. Check the address if you're looking at land or lake property.
- **Trash:** Some cities pick it up. In unincorporated areas you hire a private hauler or use a county convenience center.

Homeowners insurance

Insurance costs vary by location, the age and condition of the roof and home, your claims history, the coverage you choose and your deductible. Get a quote during your due diligence period, before you're locked in.

Other costs people forget

Termite protection. Most homeowners here keep a termite bond, which is an annual contract with a pest control company.

HVAC maintenance. Your system runs most of the year.

Lawn care, if you don't want to mow in July.

HOA dues, if the neighborhood has them.

Jobs, schools and healthcare 07

Jobs

The Upstate's economy runs on manufacturing, healthcare and education. If you're moving without a job lined up, these are the biggest employers to look at.

BMW Manufacturing
Builds BMW SUVs
Greer, in Spartanburg County

Michelin North America
Tires, North American headquarters
Greenville, with plants in Anderson and Spartanburg counties

Prisma Health
Hospital system
Greenville and across the Upstate

Spartanburg Regional Healthcare System
Hospital system
Spartanburg

Clemson University
Public research university
Clemson

Greenville County Schools
K-12 public schools
Greenville County

AnMed
Hospital system
Anderson

Bon Secours St. Francis
Hospital system
Greenville

GE Vernova
Gas turbines for power plants
Greenville

Milliken & Company
Textiles, flooring and chemicals
Spartanburg

ZF
Transmissions
Spartanburg and Laurens counties

Bosch, Arthrex, Electrolux, TTI
Auto parts, medical devices, appliances, power tools
Anderson County

Source: Upstate SC Alliance major employers list, compiled February 2026.

If you work remotely, you'll find coworking spaces in downtown Greenville and Spartanburg. The main thing to check is internet service at the specific address.

Schools

How the districts are set up is different in each county:

- **Greenville County** has one district, Greenville County Schools. It's the largest in the state and has magnet programs and school choice options.
- **Spartanburg County** has seven districts. Which one you're in depends on where in the county you live.
- **Anderson County** has five districts, numbered One through Five.

Because district and attendance lines don't follow town names, always check the specific address. You'll also find charter schools, private schools and an active homeschool community across the Upstate.

I can't tell you which schools are "good." That's your call to make, and fair housing rules mean I shouldn't steer you. Here's where to look it up yourself:

- SC School Report Cards for test scores, graduation rates and ratings for every public school
- Each district's website for attendance zone maps and choice deadlines

Colleges

Clemson University, Furman University, Wofford College, Converse University, USC Upstate, Anderson University, Bob Jones University and North Greenville University are all here. Greenville Technical College, Spartanburg Community College and Tri-County Technical College cover two-year degrees and job training.

Healthcare

You're never far from a hospital in the Upstate.

- **Prisma Health** is the largest system in the state. Greenville Memorial is its main hospital here, with community hospitals in Greer, Simpsonville, Travelers Rest, Easley and Seneca.
- **Bon Secours St. Francis** has two hospitals in Greenville.
- **Spartanburg Regional** runs Spartanburg Medical Center and Pelham Medical Center in Greer.
- **AnMed** is the main system in Anderson.

New patient appointments with a primary care doctor can take a while to get. Call and get on a schedule before you move, not after.

What life looks like here 08

Most of what people do for fun in the Upstate is outside. Here's what your weekends could look like.

Trails and parks

Swamp Rabbit Trail.
A paved trail that runs about 28 miles from Greenville up to Travelers Rest. Walk it, bike it, or stop for lunch along the way.

Falls Park and Unity Park.
Right in downtown Greenville, on the Reedy River.

Paris Mountain State Park.
Hiking, mountain biking and a swimming lake, 15 minutes from downtown Greenville.

The Dan.
Spartanburg's growing network of urban trails, including the Mary Black Rail Trail.

Croft State Park.
More than 7,000 acres just south of Spartanburg, with trails for hiking, biking and horses.

Mountains

Table Rock, Caesars Head and Jones Gap state parks are all 45 minutes to an hour from Greenville. Good hiking, waterfalls, and overlooks you can drive to.

Lakes

Lake Hartwell.
The big one, on the Georgia line next to Anderson and Clemson. Boating, fishing, and a lot of shoreline.

Lake Keowee.
Clear water and mountain views, northwest of Clemson.

Lake Jocassee.
Up in the mountains, mostly undeveloped, with waterfalls you can only reach by boat.

Lake Bowen.
Smaller, north of Spartanburg near Inman.

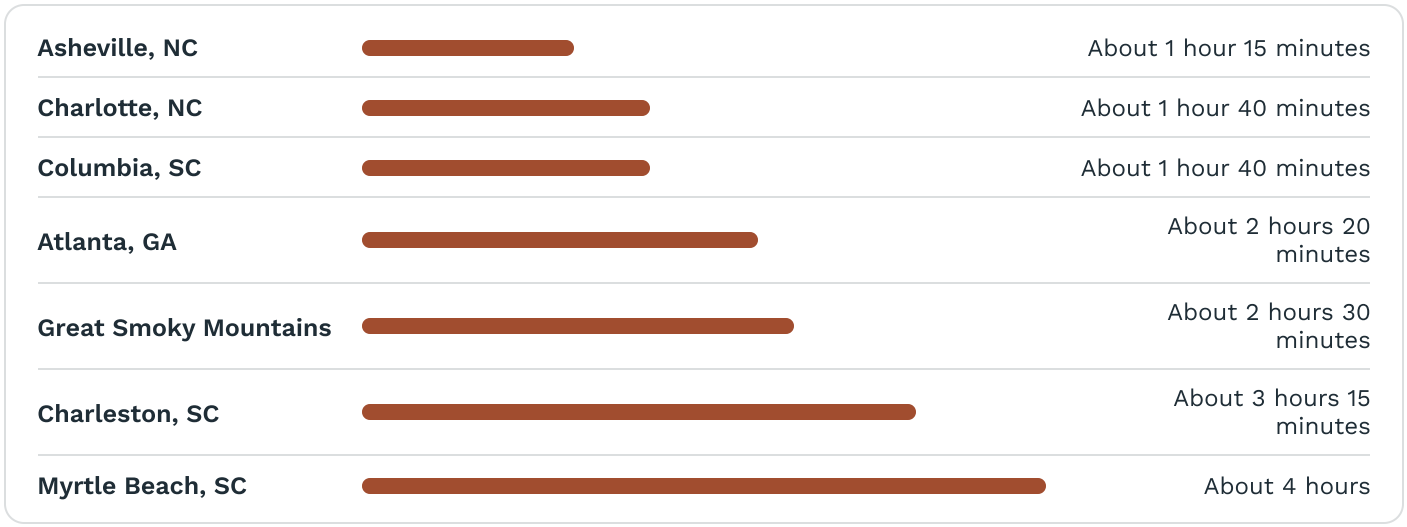
DOWNTOWNS, FOOD AND EVENTS

Greenville's Main Street has the most going on, with restaurants, the Peace Center for concerts and Broadway shows, and festivals like Artisphere in the spring and Fall for Greenville. Spartanburg and Anderson are smaller, with local restaurants, breweries and their own events through the year.

SPORTS

- Clemson football. Saturdays in the fall are a big deal here, whether or not you went to Clemson.
- Minor league baseball in Greenville and Spartanburg, both in downtown ballparks.
- Minor league hockey and pro soccer in Greenville.

DAY TRIPS



WEATHER BY SEASON

March to May:
Warm and green. Pollen peaks in late March and April.

June to September:
Hot and humid, with afternoon thunderstorms. Lake season.

October and November:
The best weather of the year. Leaves change in the mountains first, then here.

December to February:
Mild, with cold snaps. Maybe one snow or ice event a year, and everything closes when it happens.

Plan your scouting trip 09

Videos help, but you need to see it in person before you pick an area. Three days is enough to cover all three cities if you plan it.

BEFORE YOU COME

Tell me you're coming.

Give me a couple of weeks' notice and I'll put together a route and line up a few homes in your budget so you can see what the money buys.

Come on weekdays if you can.

You want to drive your likely commute at 8 a.m. and 5 p.m. Saturday traffic tells you nothing.

Pick your season on purpose.

October is beautiful and makes everything look great. July shows you what summer feels like. If heat worries you, come in July.

Stay in the middle.

A hotel in Greenville or Greer puts you about 30 minutes from both Spartanburg and Anderson.

Fly into GSP if the fare is close.

It's small and fast. Charlotte is the backup, about an hour and a half away.

A THREE-DAY PLAN

Day 1: Greenville

MORNING

Drive the suburbs south and east: Mauldin, Simpsonville, Five Forks. Stop at a grocery store and a park.

AFTERNOON

Taylors and Travelers Rest. Walk a stretch of the Swamp Rabbit Trail.

EVENING

Dinner on Main Street and a walk through Falls Park.

Day 2: Greer and Spartanburg

MORNING

Greer first. Walk downtown and drive past BMW and the airport so you know the distances.

AFTERNOON

Downtown Spartanburg, then north to Boiling Springs or west to Duncan and Lyman.

EVENING

Dinner at Morgan Square. Drive back on I-85 at rush hour on purpose.

Day 3: Anderson and the lakes

MORNING

Powdersville and Easley on the way out, then downtown Anderson.

AFTERNOON

Lake Hartwell, then Pendleton and Clemson.

EVENING

Tour two or three homes with me, then sit down and talk through what you saw.

WHAT TO PAY ATTENTION TO

- How long it takes to get to the things you'd do every week: work, groceries, the gym, church, the airport.
- What the neighborhood looks like at night, not just at noon.
- Road noise. A lot of new neighborhoods back up to busy roads.
- Cell signal, especially on acreage or near the lake.
- How you feel. Most people know within a day which area is theirs.

AFTER THE TRIP

Give me a call when you get home and tell me what you liked and what you didn't. That conversation usually cuts the list from ten areas to two.

How buying from out of state works 10

You can buy a home here without living here yet. From an accepted offer to closing usually takes 30 to 45 days with a loan. Here's how it goes, start to finish.

1. **We talk.**
   A phone or video call about what you want, your budget and your timing. No cost and no commitment.

2. **You get pre-approved.**
   Use a lender who's licensed in South Carolina. I can send over a few local ones to compare. Sellers here take a local pre-approval seriously.

3. **We sign a buyer agency agreement.**
   Before we tour homes together, we'll sign a written buyer agreement. It explains what I'll do for you and how my compensation works. I'll walk you through it before you sign anything.

4. **I set up your search.**
   You get new listings that match what you're looking for as they hit the market. When one looks good, I go walk it on video for you and show you everything, including the stuff the listing photos leave out.

5. **You visit, if you can.**
   Most buyers make one trip to pick an area and another to pick a house. Some buy off video alone. Either works.

6. **We make an offer.**
   I'll pull recent sales so you know what the house is worth before you decide what to offer. You'll put down earnest money, which goes toward your purchase at closing.

7. **Due diligence.**
   Most contracts here give you a set number of days to inspect the home and decide whether to move forward. I'll explain exactly how your deadline and your options work in the contract we use.

8. **Inspections.**
   A home inspection, plus a termite and moisture report (commonly called a CL-100). Some lenders require it, and it's a common part of South Carolina transactions. Depending on the house, we may add septic, well, radon or a sewer line camera. I attend all of them if you can't.

9. **Appraisal and loan approval.**
   Your lender handles these. I keep track of the deadlines.

10. **Closing.**
    South Carolina requires attorney involvement in real-estate closings, so a South Carolina real-estate attorney handles or supervises the legal and closing work. Title companies may also be involved under attorney supervision. If you can't be here in person, most attorneys can arrange for you to sign remotely or by mail. Ask early so there's time to set it up.

IF YOU HAVE A HOUSE TO SELL FIRST

This is the part that stresses people out the most. You have a few ways to handle it:

Sell first, then buy.

The safest on money. You'll need somewhere to land in between, like a short-term rental here.

Buy with a home sale contingency.

Your purchase depends on your current home selling. Sellers are more open to this now than they were a few years ago, since homes are taking longer to sell.

Buy first with bridge financing.

Some lenders let you tap the equity in your current home before it sells. It costs more but lets you move once.

Rent here first.

Six months in a rental lets you learn the area before you commit.

Which one fits depends on your equity, your loan and how fast homes sell where you are now. Give me a call and we'll figure out which makes sense. If you need an agent back home to list your house, I can connect you with one.

WIRE FRAUD WARNING

Never wire money based on instructions in an email, even if it looks like it came from me or the attorney. Call the attorney's office at a number you looked up yourself and confirm before you send anything.

Your move checklist 11

Print this page. The South Carolina deadlines at the end are the ones people miss.

90 days before you move

- [ ] Get quotes from three moving companies, or price out a truck or containers
- [ ] Start clearing out what you don't want to move
- [ ] Request school records if you have kids, and check enrollment requirements for your new district
- [ ] Call a primary care office here and get on the new patient list
- [ ] Talk to a CPA if you have retirement income or income in more than one state

60 days before

- [ ] Book your mover or truck
- [ ] Get homeowners insurance quotes for the new house
- [ ] Tell your auto insurance company you're moving. Your insurer has to be licensed in South Carolina.
- [ ] Ask your doctors, dentist and vet for copies of your records
- [ ] Refill prescriptions and find a pharmacy here

30 days before

- [ ] Set up electric, water, gas, internet and trash at the new address
- [ ] File a change of address with the post office
- [ ] Update your address with your bank, employer and subscriptions
- [ ] Confirm closing details with the attorney's office, including how you'll send funds
- [ ] Schedule utility shutoff at your old address for the day after you leave

Your first week here

- [ ] Change the locks or rekey the house
- [ ] Find your water shutoff, breaker panel and HVAC filter size
- [ ] Call the county auditor's office with your VIN and current registration to get your vehicle property tax bill
- [ ] Set up a termite bond and pest control

Within 45 days: register your vehicles

South Carolina makes you do this in a certain order.

- [ ] Pay the vehicle property tax bill at the county treasurer's office and keep the original receipt
- [ ] Take the paid receipt, your out-of-state title or registration, proof of insurance, ID and a completed Form 400 to the DMV
- [ ] Pay $305 per vehicle: the $250 infrastructure maintenance fee, $15 title fee and $40 registration fee

Also within 45 days: get your South Carolina driver's license

- [ ] Bring your current license, proof of identity, your Social Security number and proof of your South Carolina address to the DMV. You'll take a vision test and pay $25 for an eight-year license. Some older guides say you have 90 days. The DMV's current rule is 45.
- [ ] Register to vote while you're there, or online at scvotes.gov

By January 15 after you close

- [ ] File your legal residence application with the county assessor to get the 4% property tax rate. You'll need your new license and vehicle registrations first, so don't put those off.

Deadlines and fees come from the SCDMV and county assessors and can change. Check the DMV's document checklist before you go so you only make one trip.

[Add a link to a printable PDF of this checklist here.]

Next step 12

If you've read this far, you're serious about the Upstate. The next step is simply a conversation.

Give me a call or grab a time on my calendar. Tell me where you're coming from, what you're looking for and when you're thinking about moving. I'll tell you which areas I'd look at first and what to expect on price. If you're a year out, that's fine. If the Upstate turns out not to be right for you, I'll tell you that too.

CALL OR TEXT
864-209-2168

BOOK A CALL
Pick a time on my calendar →

EMAIL
zacsellsupstate@gmail.com

YOUTUBE
@Anderson-SC-Home-Tours

INSTAGRAM
zac_hudson_realtor

Thanks for reading,
Zac

Zac Hudson, REALTOR | eXp Realty | SC License #147195

Equal Housing Opportunity. Market figures are from September 2026 and change monthly. Tax rules, fees and deadlines are current as of October 2026 and can change. This guide is general information, not legal, tax or financial advice. Check with the county, the SCDMV, a CPA or an attorney for your own situation.

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