

Comprehensive Planning Summit

March 24, 2021

With John Hunt, Chief Analyst and Principal of MarketNsght

Brought to you by:

Charleston Trident Association of REALTORS®

Charleston Homebuilders Association

The Urban Land Institute

MarketNsght

CURRENTLY SERVING OVER 35 CITIES
THROUGHOUT THE SOUTHEAST WITH
MORE TO COME!

Georgia

Atlanta
Augusta
Brunswick/Golden Isles
Columbus
Macon
Savannah

Alabama

Auburn
Birmingham
Huntsville
Montgomery
Orange Beach (New)
Tuscaloosa

South Carolina

Beaufort
Charleston
Columbia
Greenville
Myrtle Beach
Sumter (New)

North Carolina

Asheville (New)
Charlotte
Greensboro
Raleigh
Wilmington

Virginia

Richmond (New)

Tennessee

Chattanooga
Nashville

Florida

Emerald Coast (New)
Gold Coast
Jacksonville
Orlando
Panama City (New)
Space Coast
Tampa



What if there was no pandemic??

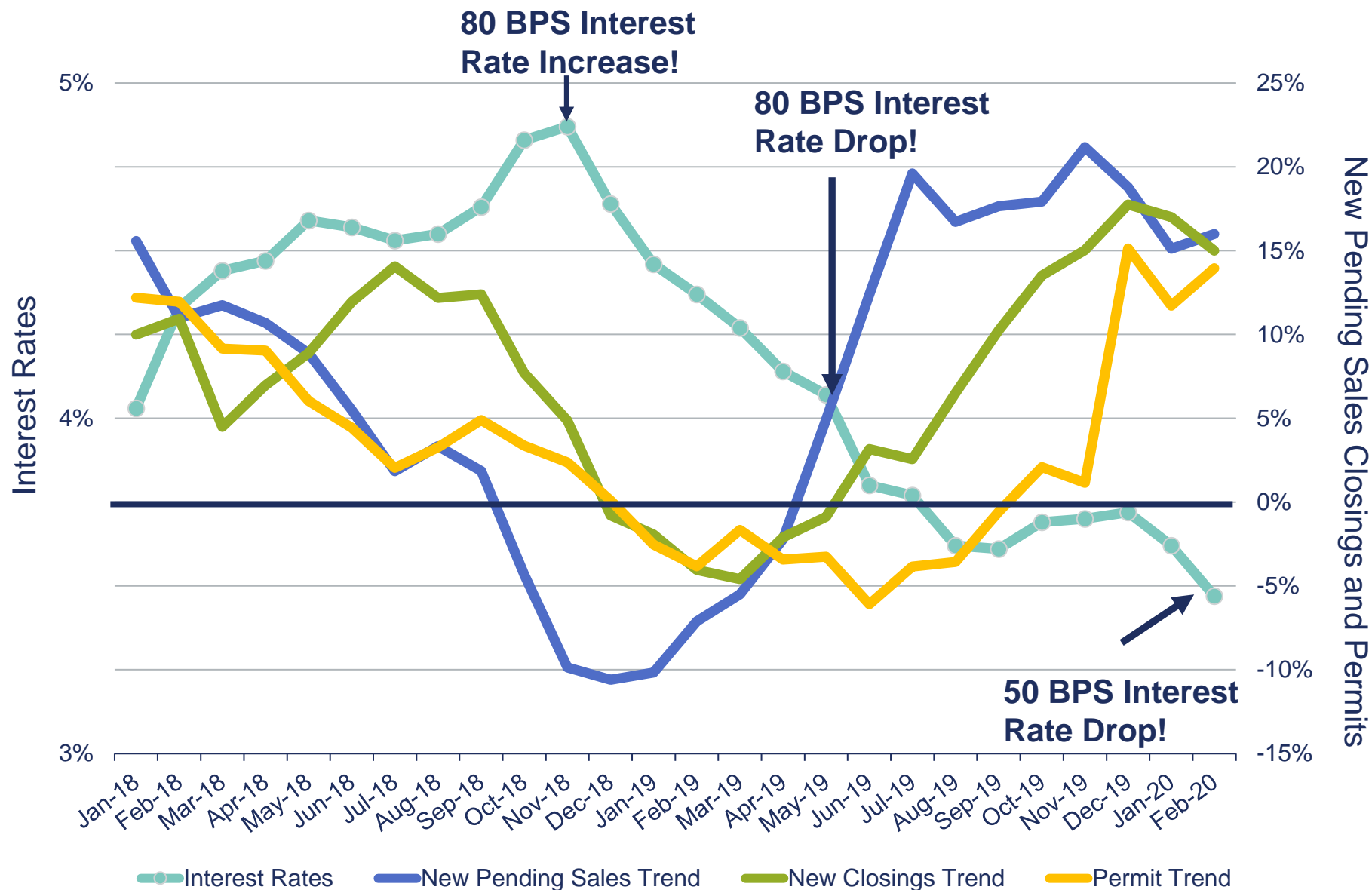
**Were We Heading For a
Recession Anyway??**



Expansions Don't Die of Old
Age.....

They Are Murdered!!!

Interest Rates Plus New Pending Sales, Closings and Permits - 3 Month Moving Average Atlanta





We will be fine.....

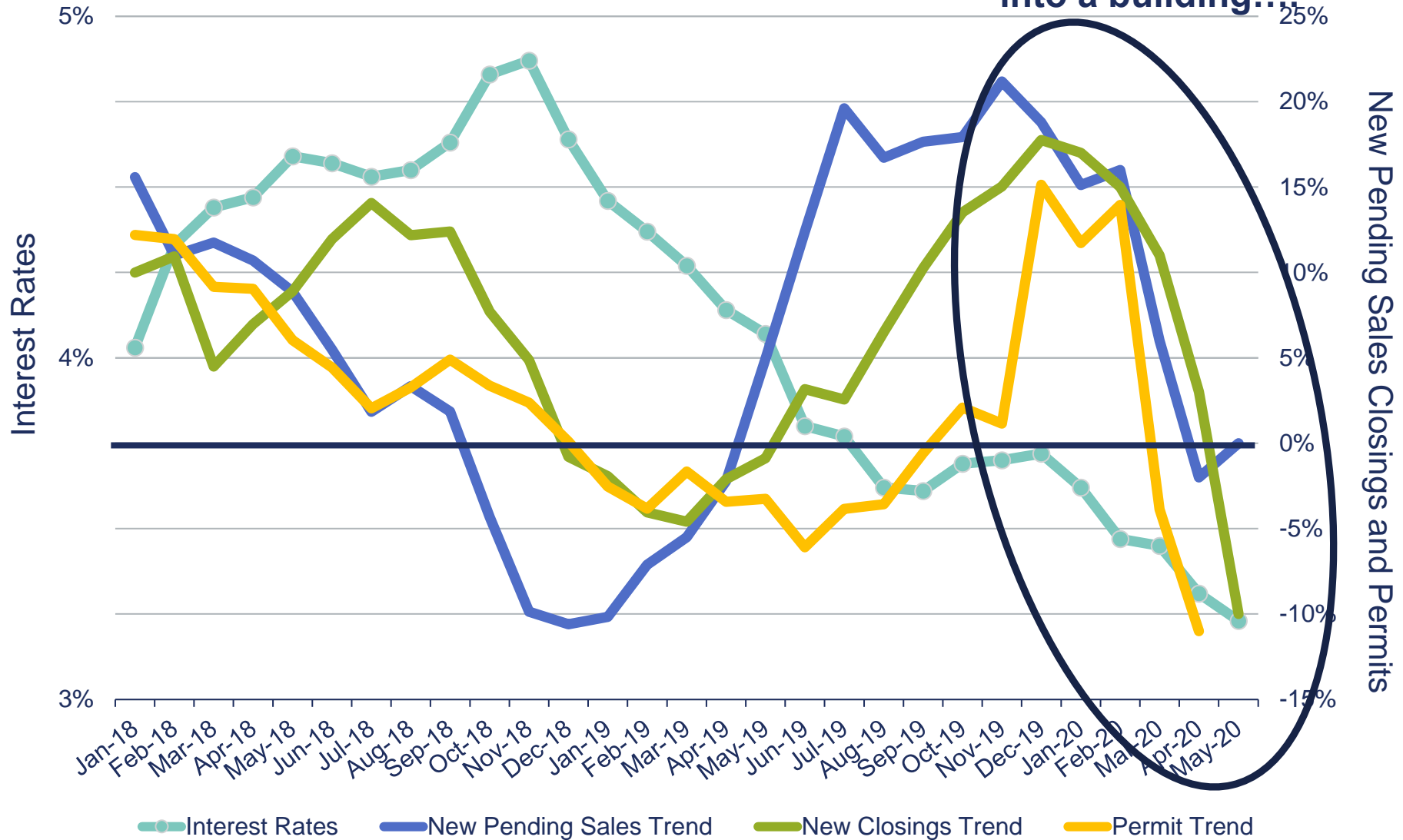
Unless a Plane flies
into a building



But....there was a pandemic

Interest Rates Plus New Pending Sales, Closings and Permits - 3 Month Moving Average Atlanta

A Plane flew
into a building...





MarketNsight Switched To Weekly Reporting in March 2020

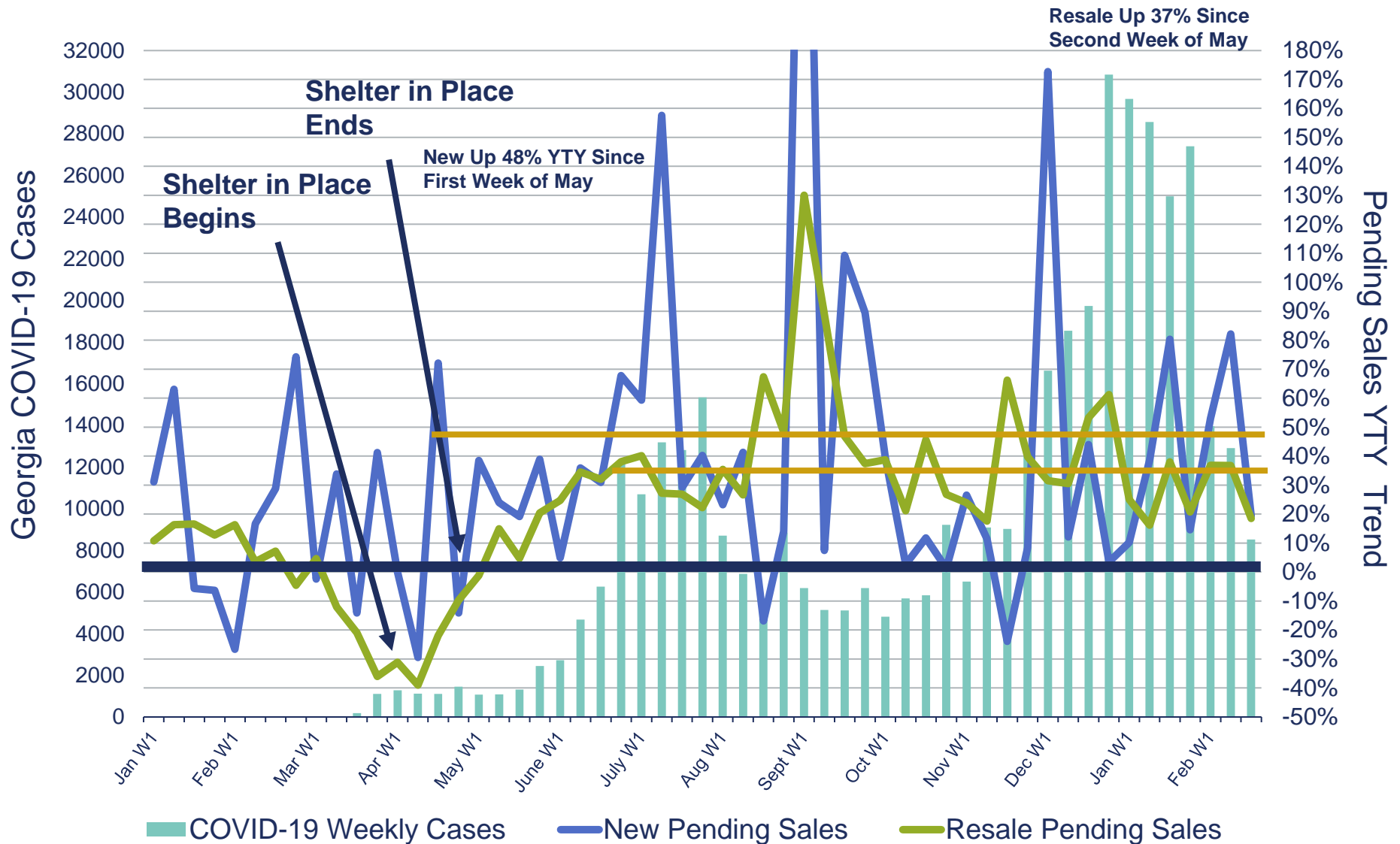
Weekly COVID-19 Cases and Pending Sales YTY % Change Atlanta

April 2020 pending sales will be down 50% to 55% from April 2019 – April 14 Newsletter

Pending sales appear to have found a bottom in the first week of April – April 21 Newsletter



Weekly COVID-19 Cases and Pending Sales YTY % Change Charleston





In The News.....

December 2020 Poll of 900 Builders/Developers

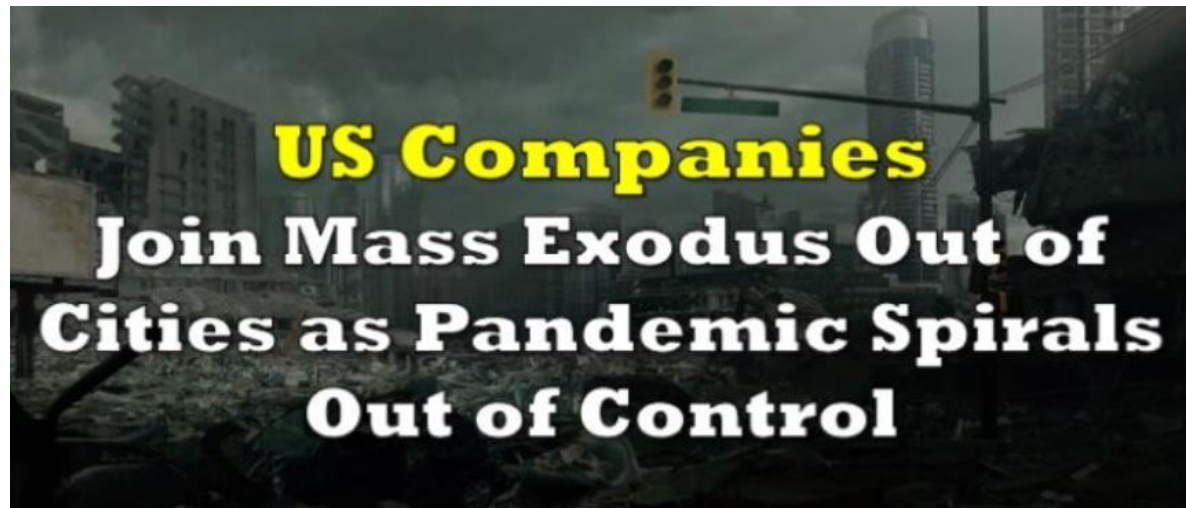
**Is the pandemic causing people to flee the
inner cities en masse and move to the
suburbs?**

Yes 60% No 40%

Mass Exodus: Can America's Cities Be Saved?

FLIGHT FROM THE CITIES: SINGLE FAMILY HOME CONSTRUCTION JUMPS 5.6% IN OCTOBER

Millennials and Gen Z are fleeing cities and buying up homes in the suburbs amid the coronavirus pandemic



Housing Market Grows As People Leave Cities For Suburbs

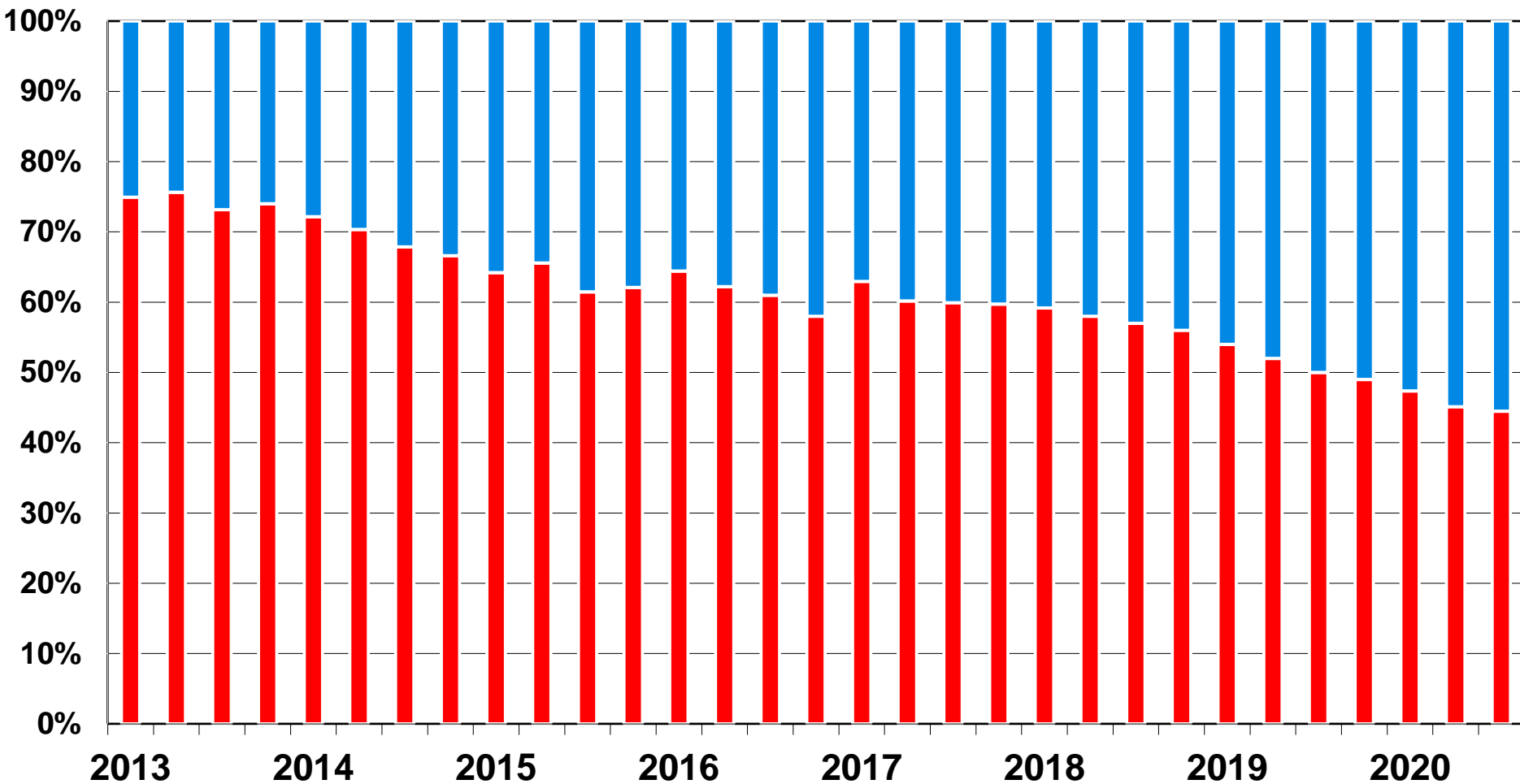
New stats reveal massive NYC exodus amid coronavirus, crime

The “Suburban Shift” Started Long Before The Pandemic

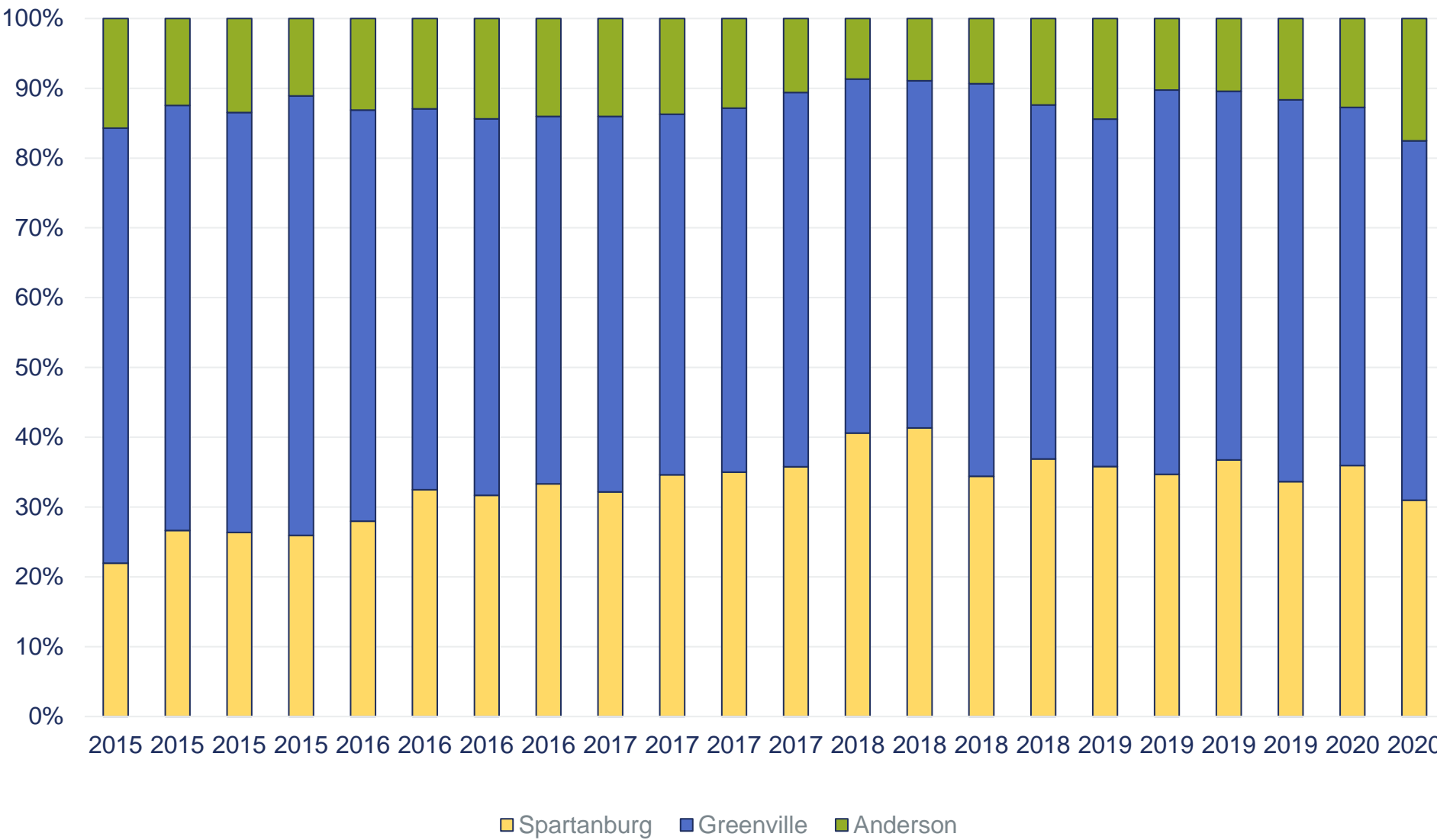
Buyers and Builders Moved Farther Out Because of Price

Atlanta Core VS All Others 2013-2020

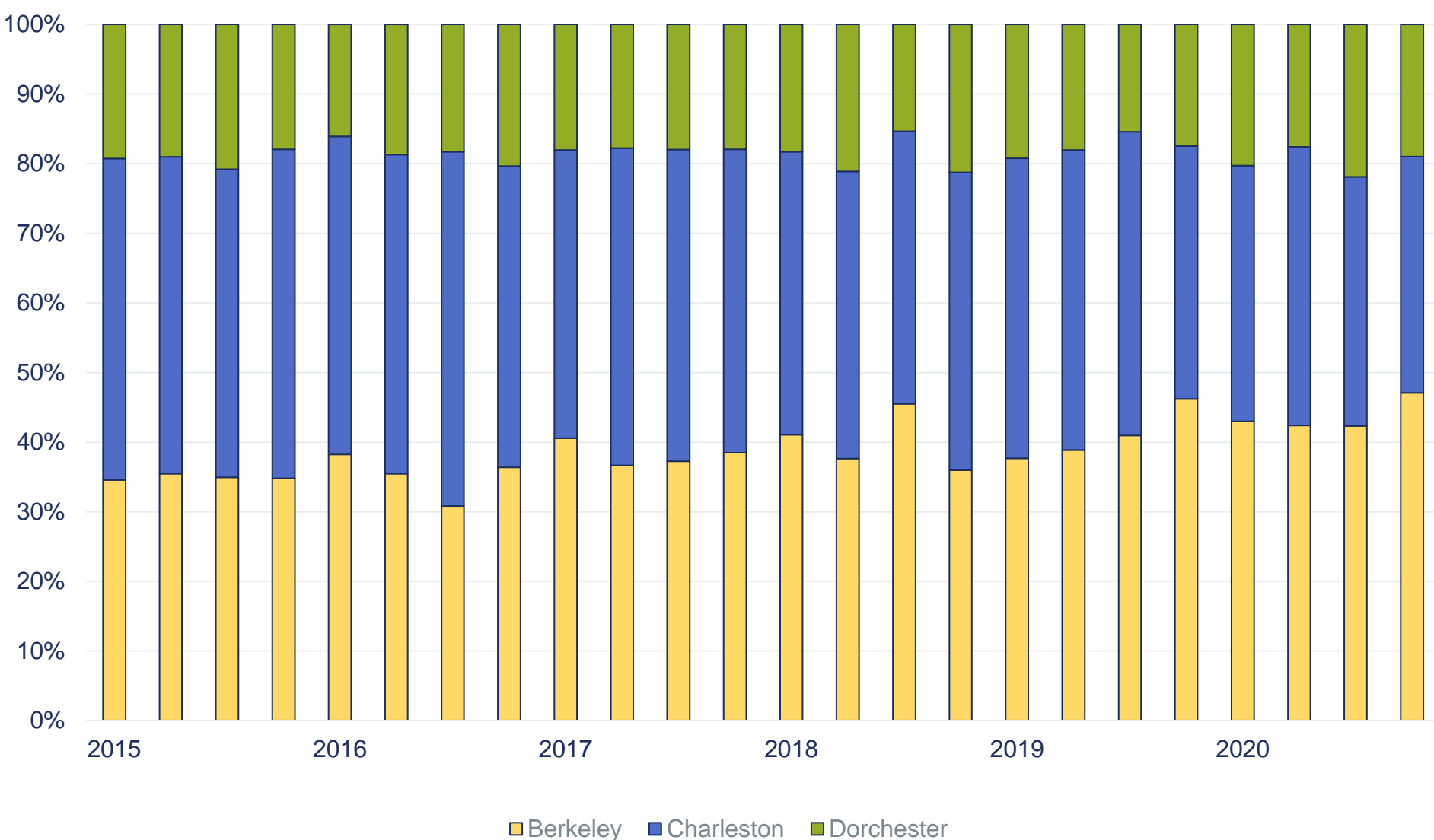
■ Total Top 6 ■ All Other



Greenville/Spartanburg New Sales Distribution



Charleston Counties New Sales Distribution



All These Stories About People Fleeing Cities Are Total Nonsense

32

The narrative persists, but supporting evidence is weak at best.

By **Jeff Andrews** | Jul 13, 2020, 4:50pm EDT



Getty Images

AD

Retirement 2030 Fund

We delivered **22% larger balances** to help investors reach their goals.

[Explore Today](#)

T.RowePrice®



MOST READ



A New Housing Market Report Disputes Trendy Pandemic Narratives



Dima Williams Contributor ©
Real Estate

I write about luxury real estate and trends in the wider industry.

“Since the onset of the coronavirus pandemic, numerous headlines have drummed up the rise of the suburbs as the new hot destination for virus-leery city-dwellers, looking for larger houses to accommodate their new schedules of working and schooling at home.

“Although often supported by compelling anecdotes, **this narrative does not seem to have a solid basis in data**, according to the 2020 urban-suburban market report by real estate listing platform Zillow.



America's cities and their suburbs have experienced comparable market dynamics when it comes to the ...
[+] GETTY

“Published this Wednesday, the report states that the online traffic suburban, urban and rural home listings typically attract on Zillow has **changed very little compared to last year.**

Suburban residences make up for a third of all the traffic to the website but that share has remained steady, in fact, declining 0.4% this June compared to a year ago. Urban listings, meanwhile, commanded 16.4% of all page views in June, 0.2% more than in 2019.”

<https://www.forbes.com/sites/dimawilliams/2020/08/14/a-new-housing-market-report-disputes-trendy-pandemic-narratives/#6fb4acab6ab2>



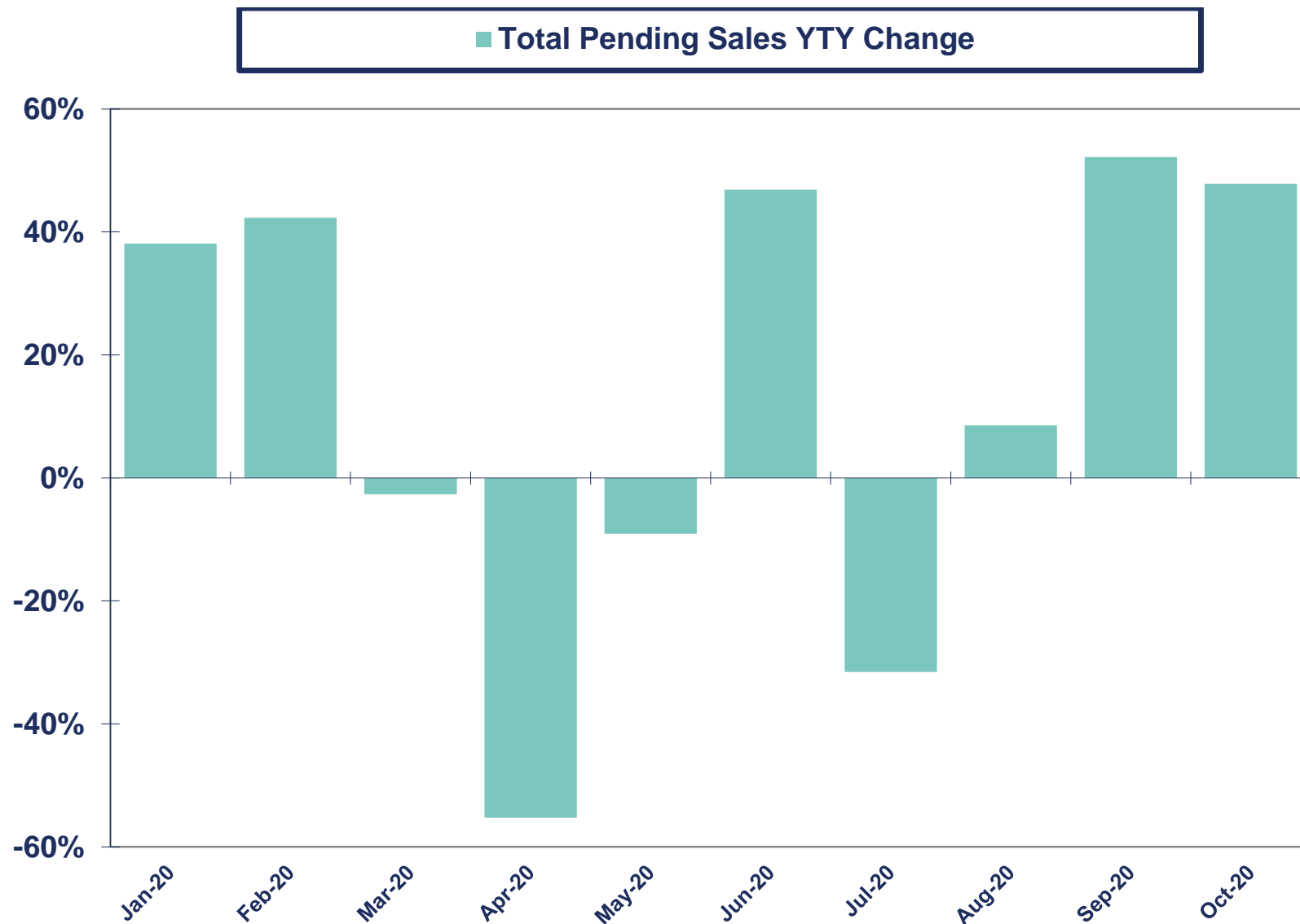
Zillow 2020 Urban-Suburban Market Report

By Zillow Research on Aug. 12, 2020

Executive Summary

Are people fleeing the cities for greener suburban pastures? Some faint signals may have emerged in certain places, but by and large, the data show that **suburban housing markets have not strengthened at a disproportionately rapid pace compared to urban markets**. Both region types appear to be hot sellers' markets right now – while many suburban areas have seen strong improvement in housing activity in recent months, so, too, have many urban areas.

Zip Code 30306 Virginia Highlands



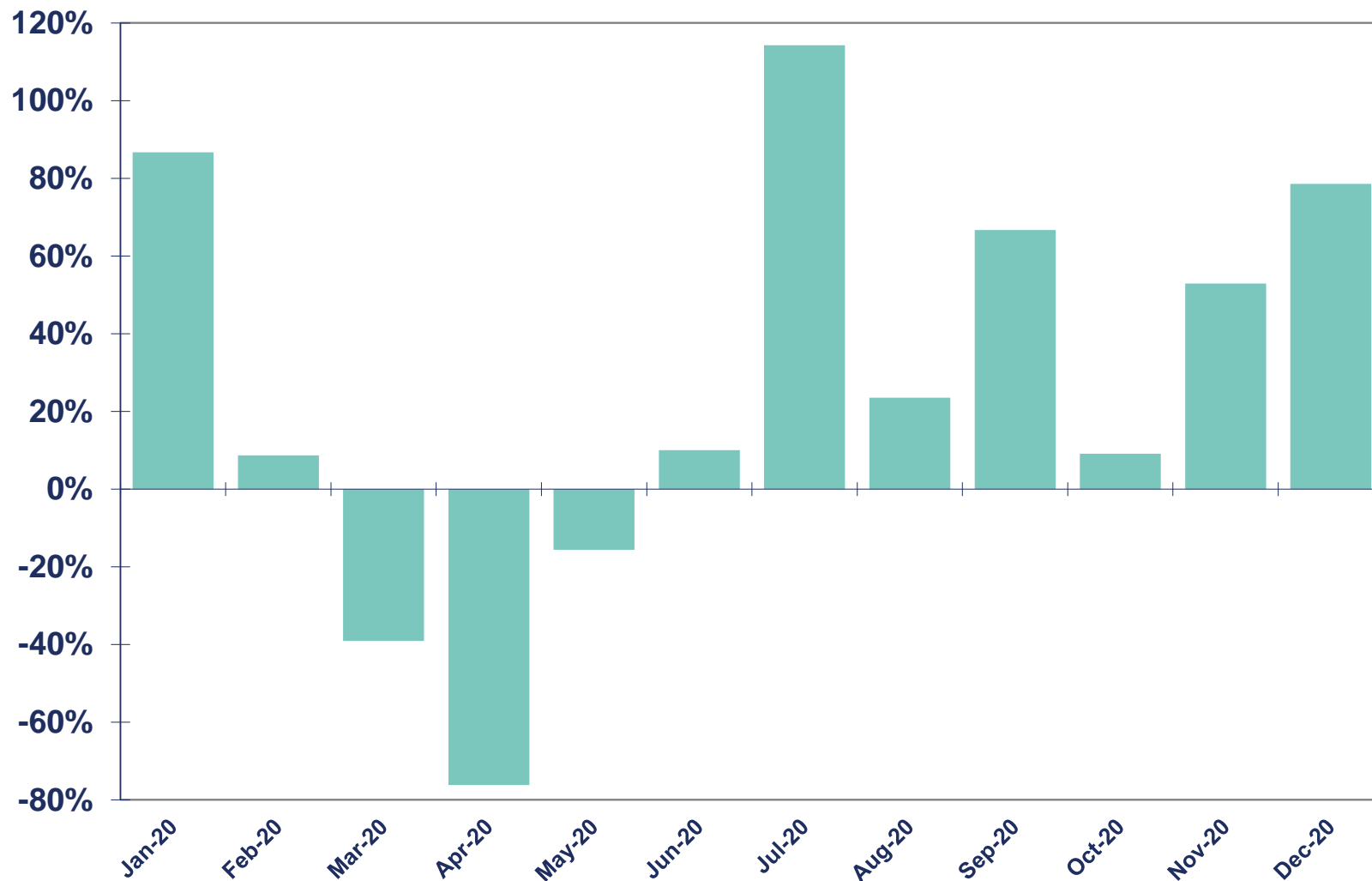
Zip Code 30317 Kirkwood

■ Total Pending Sales YTY Change



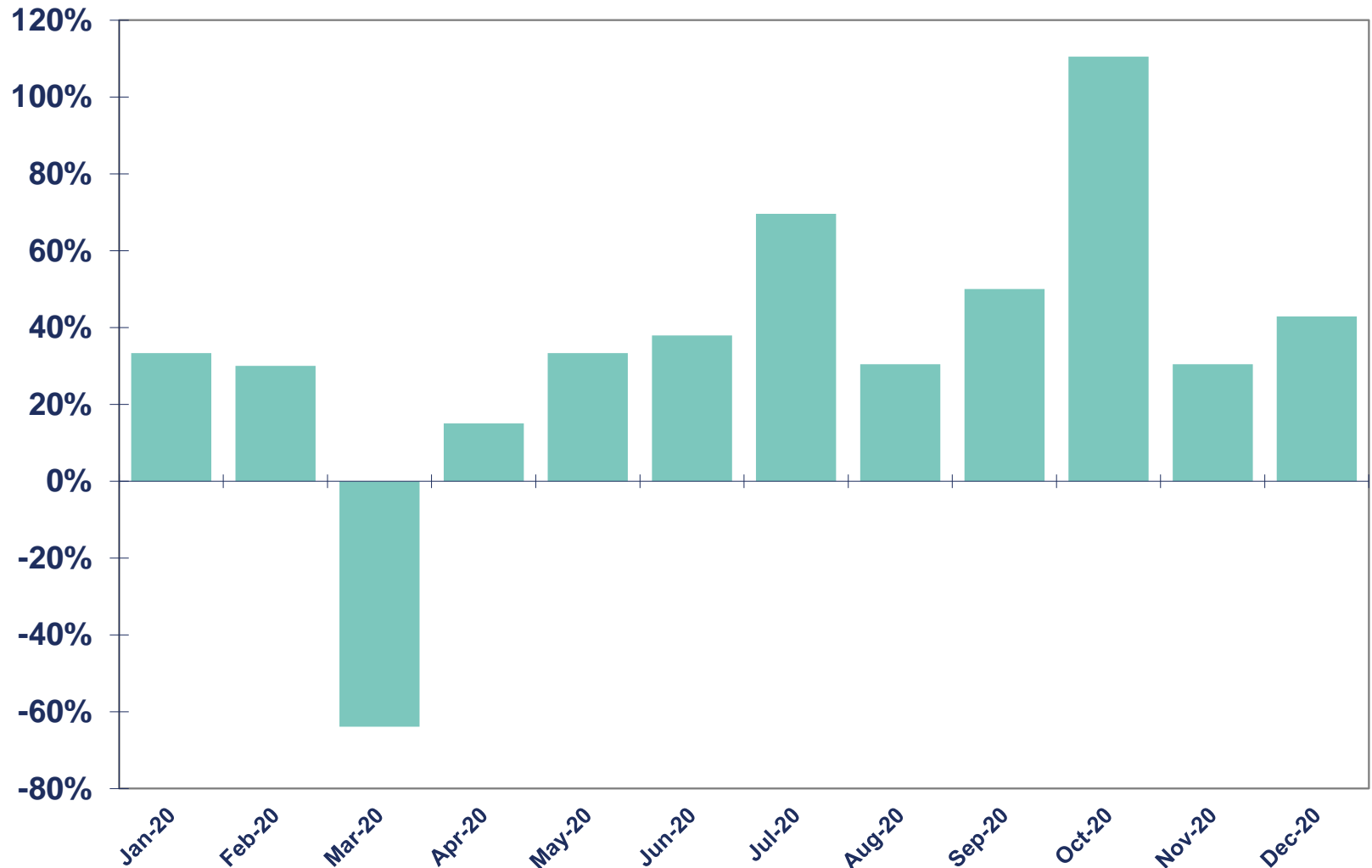
Zip Code 29401 Charleston

■ Total Pending Sales YTY Change



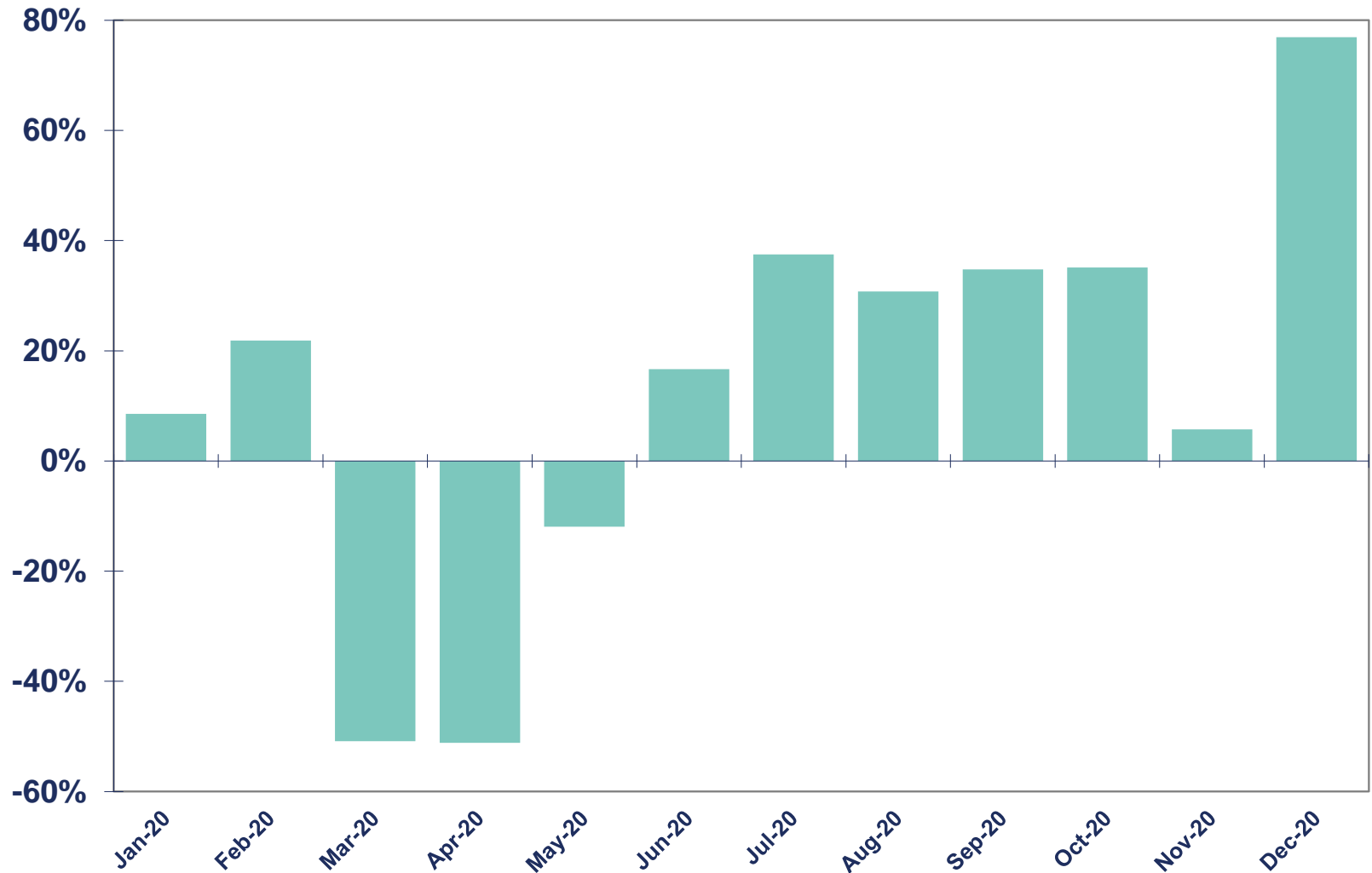
Zip Code 29403 Charleston

■ Total Pending Sales YTY Change



Zip Code 29405 Charleston

■ Total Pending Sales YTY Change



Charleston





Charleston New Construction By Price Point

Robert Dietz – NAHB Chief Economist

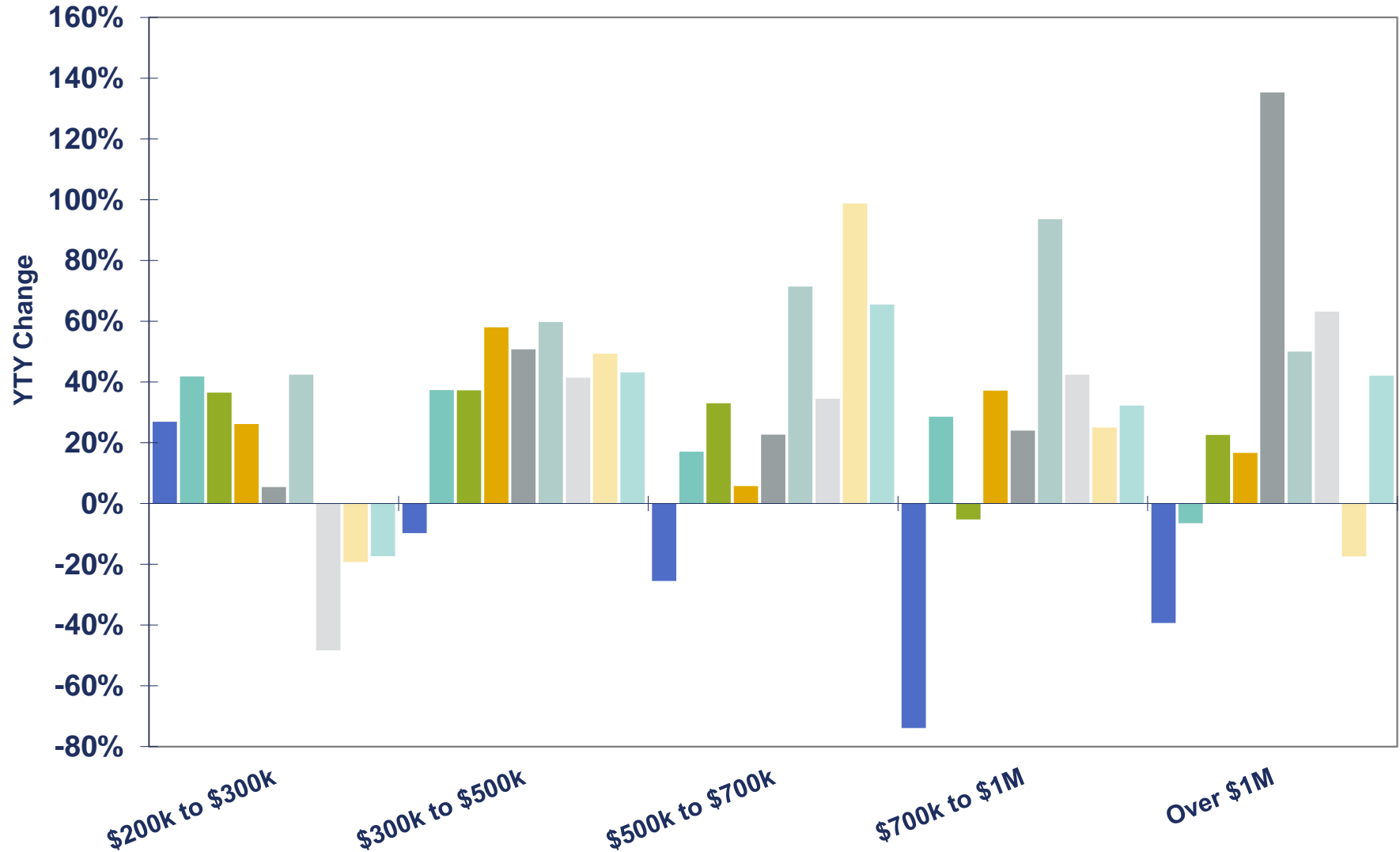
November 2017

Entry-level buyers are driving much of the activity. Sales of homes in the \$200,000 to \$300,000 range increased more than 35% in October from a year earlier. Demand for starter homes is expected to fuel continued sales growth if builders can ramp up construction quickly enough. Builders face a number of challenges, such as high land costs, labor shortages and rising material prices.

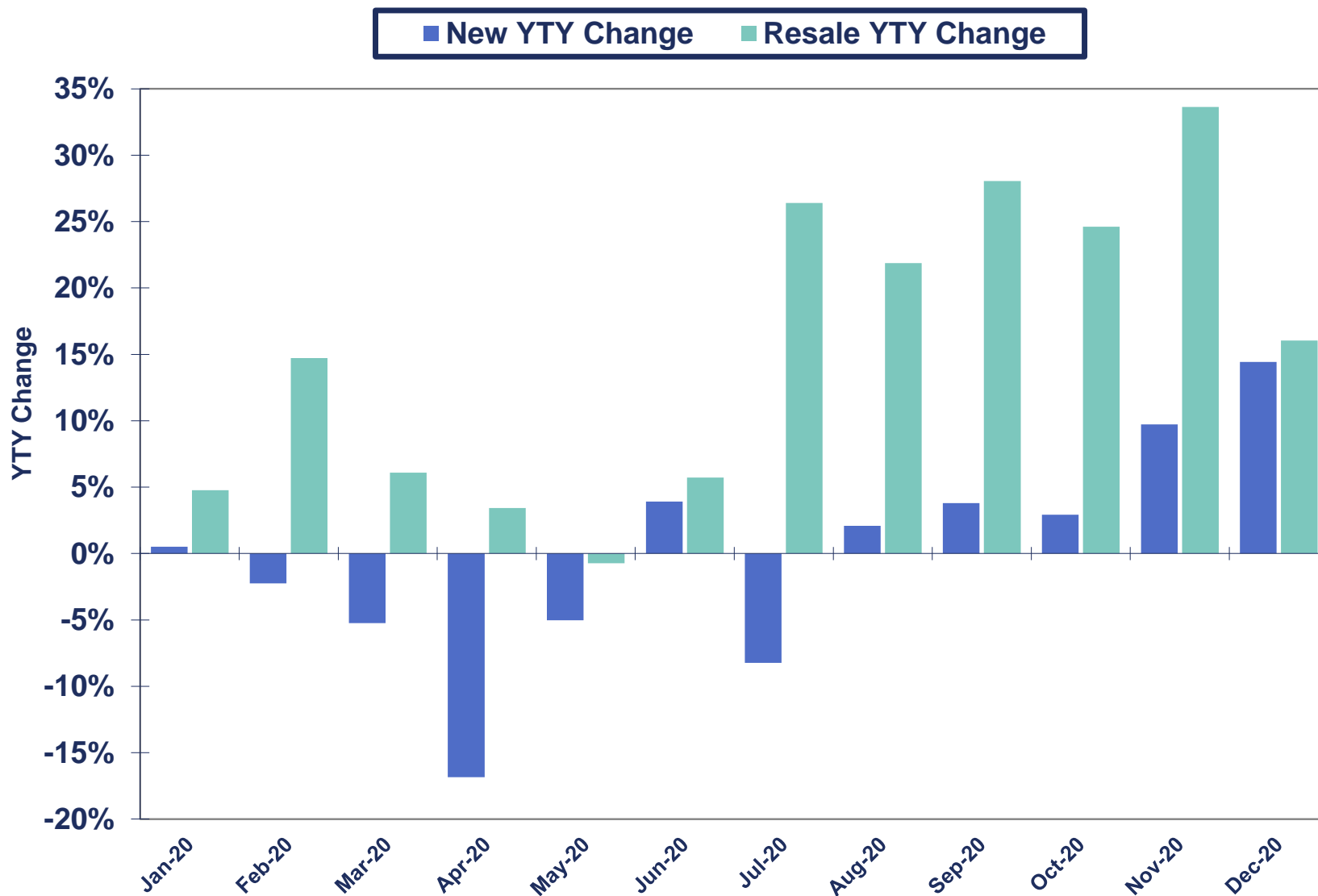
"The markets that are going to grow are ones where builders can add that entry level product."

April-December 2020 New Pending Sales YTY Change by Price

■ April ■ May ■ June ■ July ■ August ■ September ■ October ■ November ■ December



Charleston YTY Change in Closed Price



What are Charleston's Hottest Markets??

"The markets that are going to grow are ones where builders can add that entry level product."

<u>High School</u>	<u>Units Sold</u>	<u>Min Price</u>	<u>Max Price</u>	<u>Avg Price</u>
Cane Bay High School	958	\$199,100	\$599,770	\$345,595
Wando	433	\$313,500	\$4,800,000	\$689,274
St. Johns	430	\$240,900	\$2,325,000	\$447,479
Summerville	368	\$165,000	\$598,684	\$321,084
Berkeley	320	\$193,015	\$481,952	\$285,374
Ashley Ridge	233	\$215,000	\$520,000	\$315,149
West Ashley	226	\$201,637	\$3,650,000	\$340,548
Goose Creek	208	\$149,923	\$357,230	\$233,298
Philip Simmons	147	\$279,000	\$3,900,000	\$688,630
Ft. Dorchester	133	\$182,490	\$699,000	\$267,010
North Charleston	129	\$175,000	\$463,555	\$296,326
Hanahan	112	\$199,900	\$1,316,000	\$396,662
Stall	102	\$174,900	\$547,000	\$231,999
Stratford	62	\$235,493	\$497,454	\$324,704
James Island Charter	61	\$319,900	\$873,000	\$508,138

Robert Dietz – NAHB Chief Economist

February 2017

“The challenge is really adding inventory at the entry-level space,” said Robert Dietz, chief economist of the National Association of Home Builders. “Can builders do that at a cost that meets buyers’ expectations, given rising land development costs, rising wages and rising land costs?”

Orton, Kathy. “For millennials ready to buy a home, the pickings are slim.” *The Washington Post*, February 23, 2017.

https://www.washingtonpost.com/realestate/for-millennials-ready-to-buy-a-home-the-pickings-are-slim/2017/02/23/29a2259c-e3e2-11e6-a453-19ec4b3d09ba_story.html?utm_term=.f5d11fbb0fc9

Robert Dietz – NAHB Chief Economist

2017 Realtors Conference & Expo in Chicago

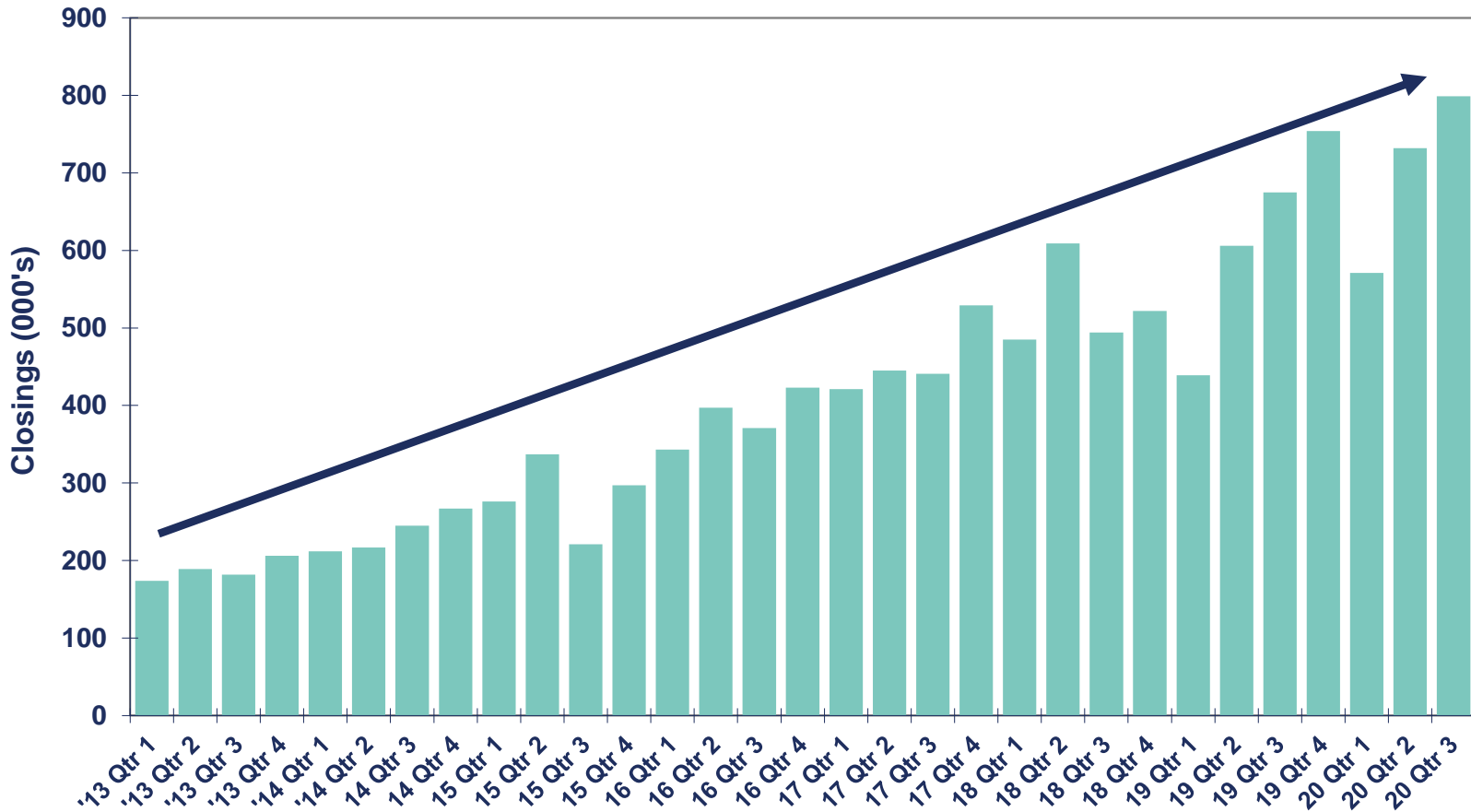
“There’s also been the start of a shift to building smaller homes and townhomes. I’m bullish on townhouses over the next few years. They are the perfect bridge from renting to homeownership for first-time buyers.”

Is Density Dead Because of The Pandemic??

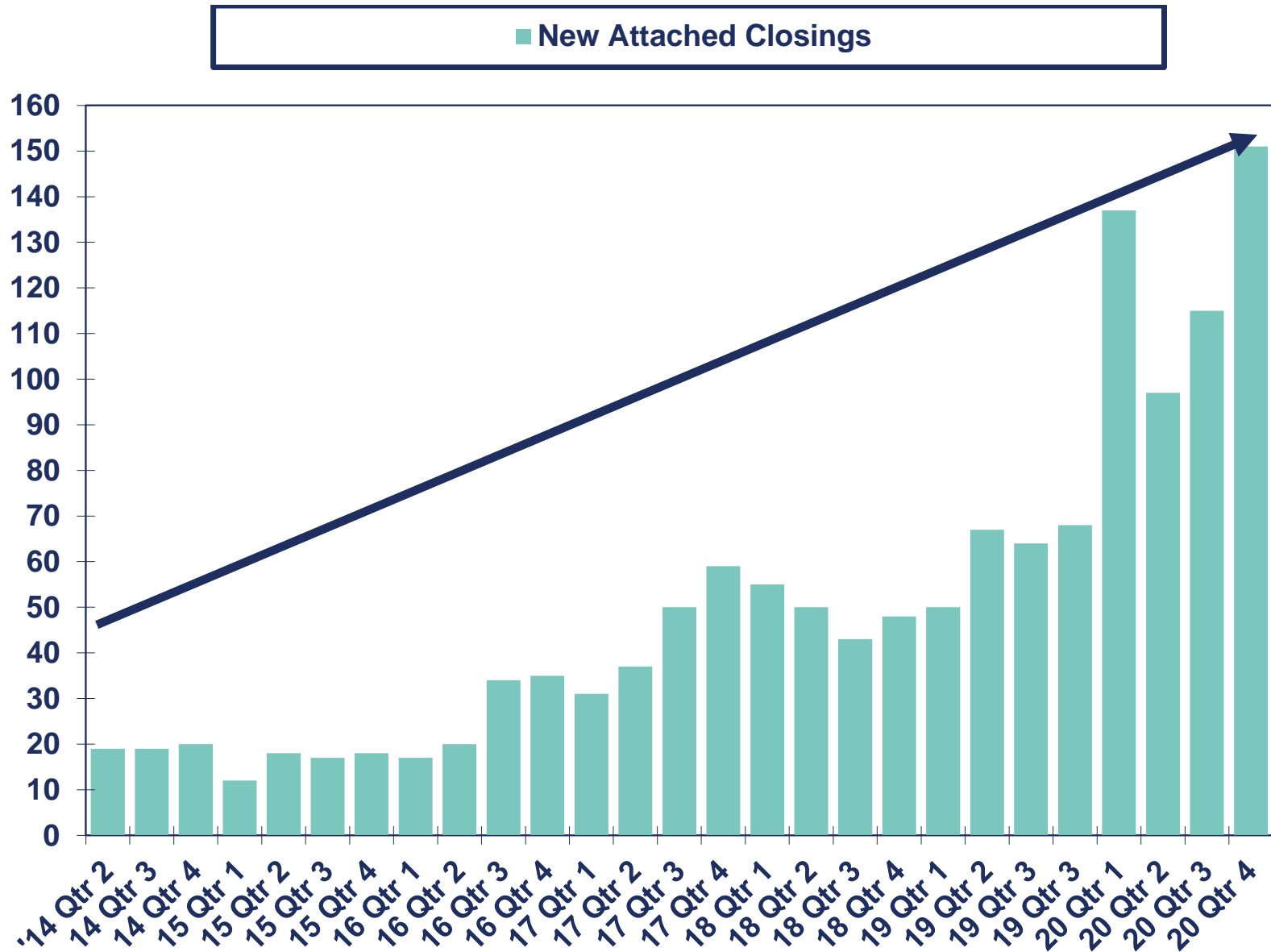
**Primary, Secondary and Tertiary Markets Have All
Seen Density Increase Even In The Pandemic**

Atlanta New Townhome Sales 2013-2020

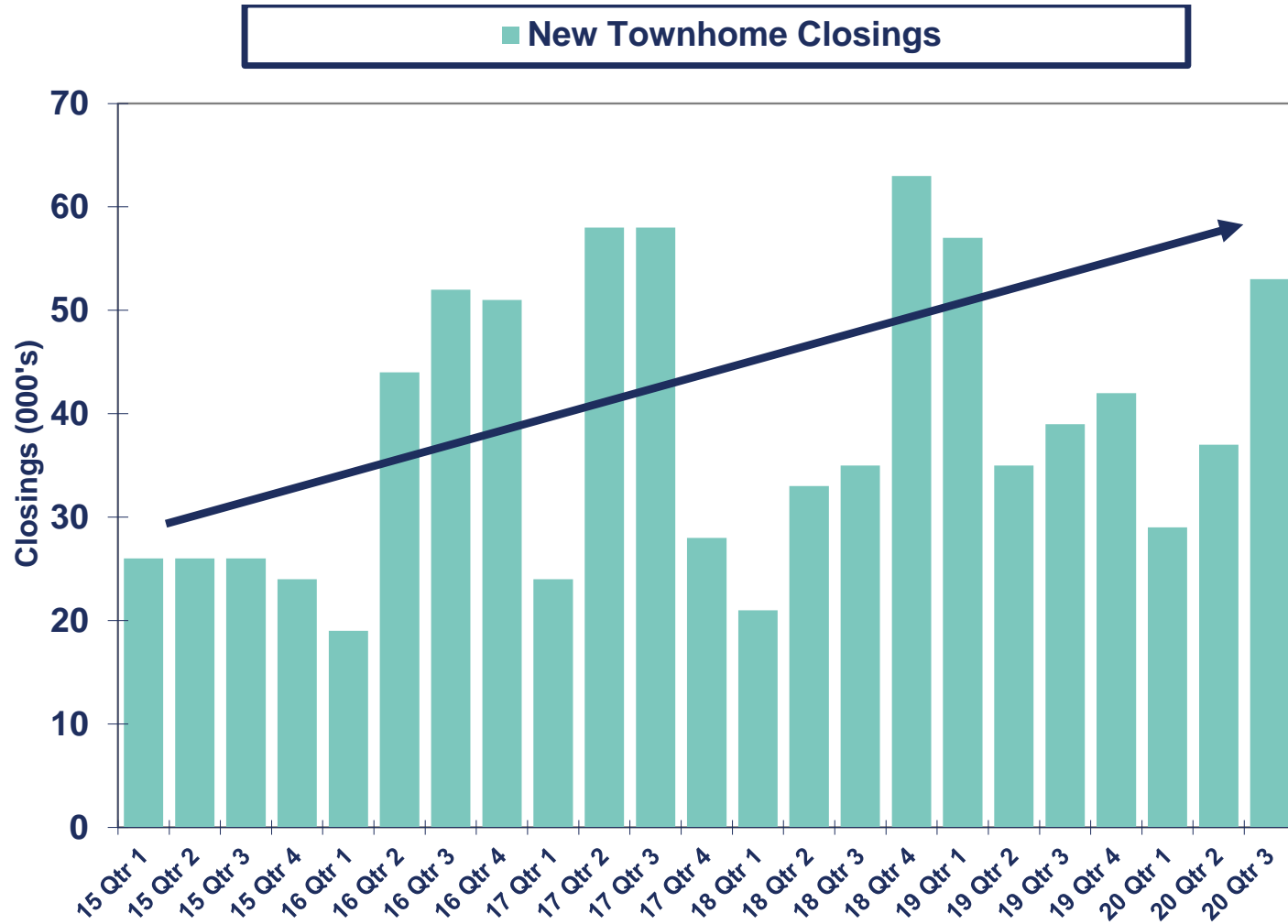
■ New Townhome Closings



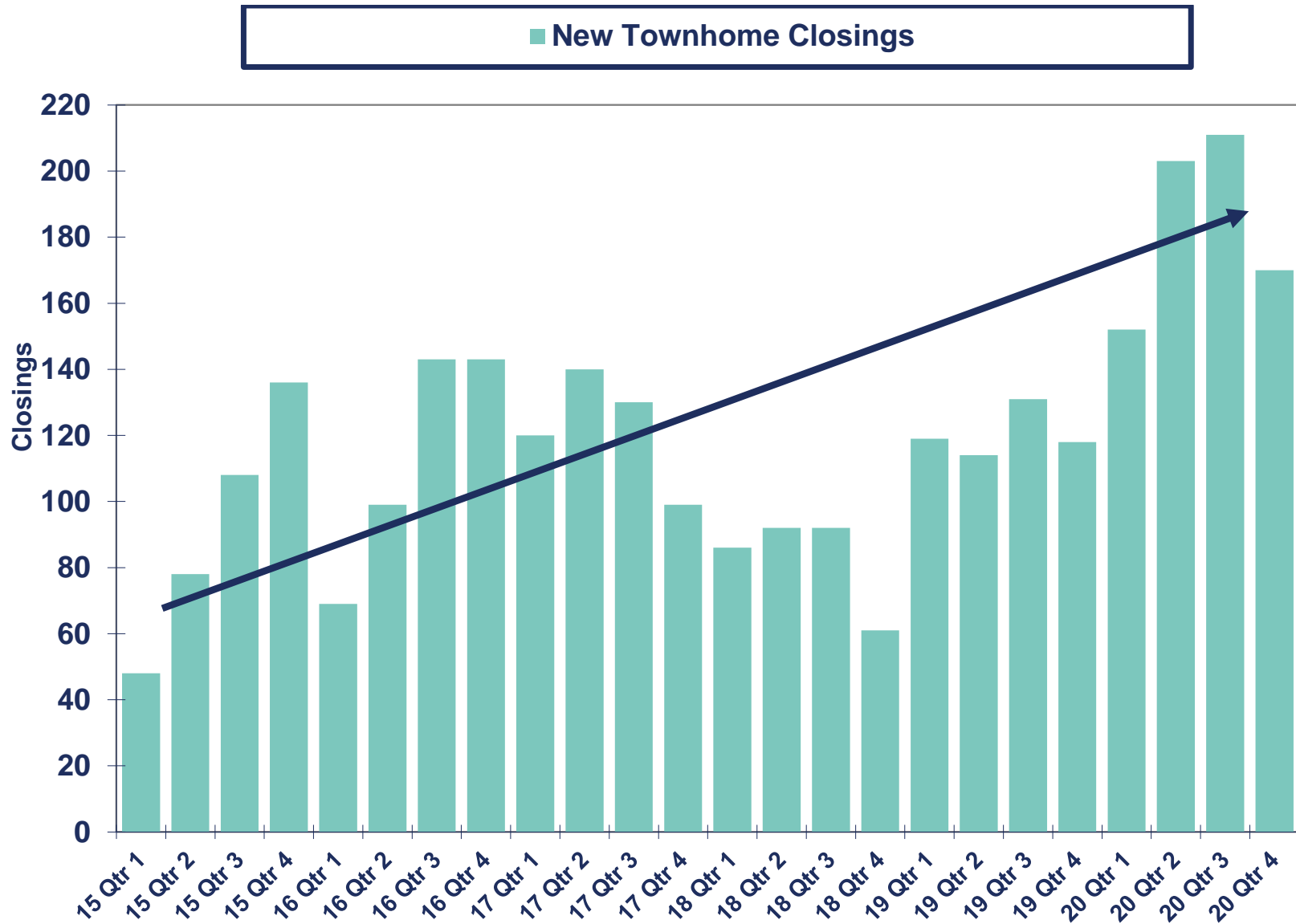
Greenville New Attached 2014-2020



Chattanooga, TN New Townhome Sales 2015-2020



Charleston New Townhome Sales 2015-2020



HOUSING DEMAND

BIG
SHIFTS
AHEAD ➡



FIRST-TIME BUYERS



MOVE-UP BUYERS



RETIREE BUYERS

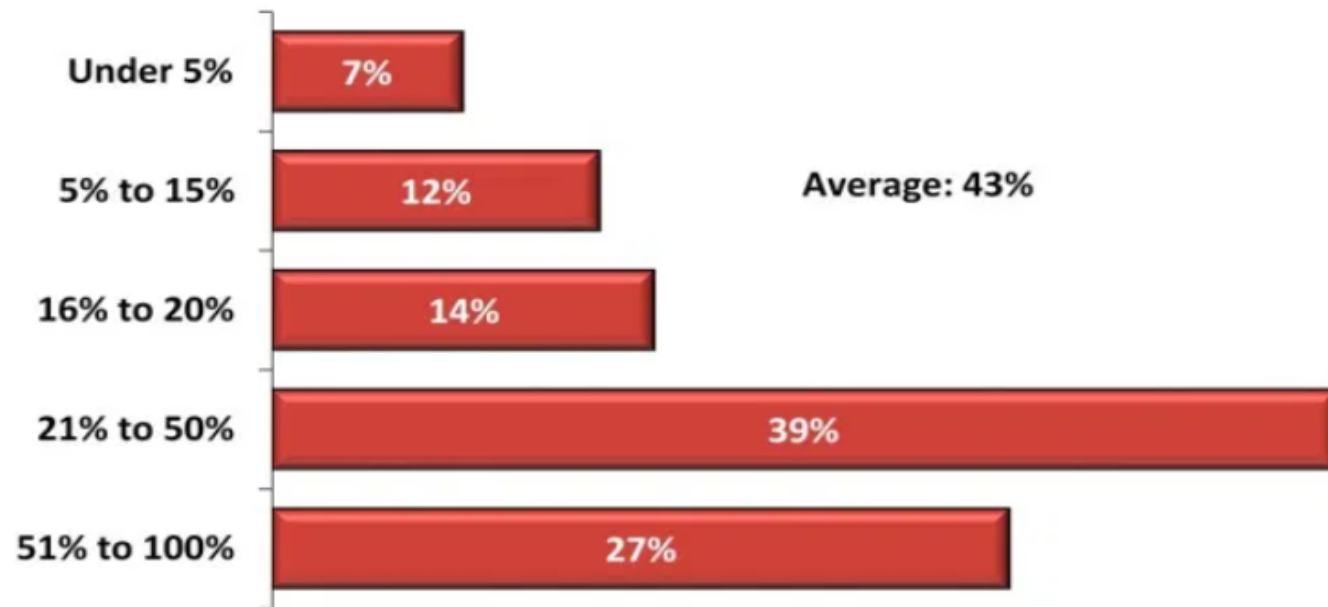
First-time Buyers Comprise 43 Percent of New Home Market

BY [PAUL EMRATH](#) on MARCH 10, 2021 • [\(0\)](#)



According to the February survey for the NAHB/Wells Fargo Housing Market Index (HMI), first-time home buyers account for 43 percent of the new home market. Weighted by builder size (single-family homes started in 2020), about two-thirds of the builders reported that more than 20 percent of their homes were sold to first-time buyers. Twenty-seven percent even said more than half their sales were to first-timers. As noted above, the overall average was 43 percent.

**Share of New Single-family Homes Sold to First-time Buyers in the Past 12 Months
(Percent of Builders Weighted By 2020 Single-Family Starts)**



February 2021 survey for the NAHB/Wells Fargo Housing Market Index.
NAHB Economics and Housing Policy Group.



- Disposable Income
- No Kids!!!
- Entertainment Oriented

The Location is
the Amenity!!



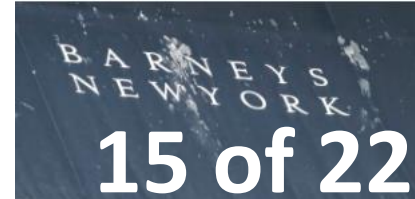
**Can we go smaller than
Towns??**

**Yes, but we will have to
innovate!!**

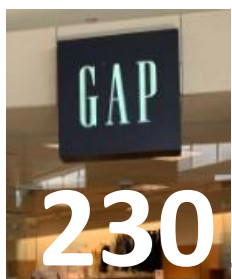
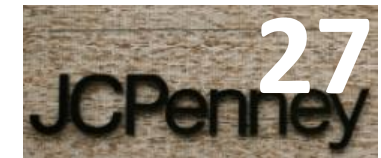
**If You Don't
Innovate.....You Die.....**

**We Are Witnessing A
Complete Reset In The
Retail and Restaurant
Industries.**

These stores are closing locations in 2019



Charming Charlie – All Stores



“More than 8,600 stores will close their doors in 2017, according to Credit Suisse analysts—a number that exceeds store closures during 2008.”

Wall Street Journal, Oct. 25, 2017

“Adding its voice to those of many other investment firms and economic advisors, Credit Suisse now predicts that 25% of US shopping malls will close within the next five years. To us, this suggests some significant opportunities for traditional downtowns and neighborhood commercial districts to grab back some retail market share.”

Community Land Use + Economics Group

What’s more, the fastest growing retailers, like Ulta Beauty, T.J. Maxx and The Home Depot are primarily away from malls, meaning the developers will have to find **other avenues of growth** than retail.

Square Feet of Shopping Centers for 100 People

USA	2353 sq ft
Canada	1636 sq ft
Britain	458 sq ft

“There’s 1,200 malls in America, and class B and C malls are about a third of the inventory,” Glenn Brill, managing director at FTI Consulting.

“A mall is roughly 110 acres. It has power, water, a ring road, a huge parking lot. All that infrastructure has been built and permitted, and in place, so you have two scenarios. You can attempt to reuse the existing structures, or you can scrap them.”

[MARKETS](#) | [HEARD ON THE STREET](#)

The Mall Meltdown Continues

Mall-based retailers reported dismal earnings last week, reminding investors of the sector's fundamental problems

By Elizabeth Winkler

June 3, 2019 7:00 a.m. ET

Retailers' earnings season has gone from bad to worse. The bleeding intensified last week, with shares of Abercrombie & Fitch plummeting 26% on Wednesday, the biggest percentage decline since the company went public. PVH Corp., owner of brands including Van Heusen, Tommy Hilfilger, and Calvin Klein, dropped 10% that day, too. On Thursday, women's wear chain J.Jill was down a jaw-dropping 53% and on Friday, Gap Inc. slid 9%.

It is hard to miss what all of these retailers have in common: They are mall-based.

The plan to revitalize West Ashley's Citadel Mall

👁 7,549 🔥



An illustration of the city's vision for the future of the Citadel Mall + its surrounding area | Image: City of Charleston

Epic Center

(Old West Ashley's Citadel Mall)

- **MUSC Health will transform Penney's store into its new West Campus. Everything from labs services to ambulatory surgery center**
- **Charleston Performing Arts Center – taking over 6,600 sq ft suite for performances and workshops**
- **HBO – using old Sears area for filming**

Epic Center

(Old West Ashley's Citadel Mall)

EPIC Center was re-zoned for Planned Unit Development in December 2019.

...EPIC Center will also include 1225 housing units and 500 hotel rooms.



Epic Center Primary Care



MUSC Health Primary Care - Epic Center in West Ashley

Beginning Monday May 18, Epic Center Primary Care inside of the Citadel Mall is open for in person office visits, as determined by your provider.



**The Apartment Industry Has
Shown Us The Way**

If We Are Paying Attention!!

They Get it. We Don't.....

Can Rental Rates Go Any Higher?

Houston

- The Residences at Kirby
- Market Square Tower
- Marq 31

990 sq ft \$2,980- \$3,340

814 sq ft \$2,342- \$2,632

569 sq ft \$1,428

Dallas

- SkyHouse Dallas
- Ascent Victory Park
- M-Line Tower

620 sq ft \$1,370 - \$2,110

648 sq ft \$1,924 - \$2,024

561 sq ft \$1,605

Can Rental Rates Go Any Higher?

Atlanta

• Reserve at the Ballpark	620 sq ft	\$1,305
• Skyhouse Buckhead	585 sq ft	\$1,265 - \$1,730
• 464 Bishop	598 sq ft	\$1,485

Phoenix

• Camden North End	587 sq ft	\$1,349 - \$1,419
• CityScape Residences	764 sq ft	\$2,000 - \$4,766
• Alta Central	691 sq ft	\$1,221 - \$1,464

Can Rental Rates Go Any Higher?

Greenville, SC

• Trailside at Reedy Point	571 sq ft	\$1,300
• Ellison on Broad	592 sq ft	\$1,300
• District West	490 sq ft	\$1,500

Savannah, GA

• Drayton Tower	406 sq ft	\$1,650
• The Bowery	637 sq ft	\$1,628
• Mariner Grove	676 sq ft	\$1,372

Can Rental Rates Go Any Higher?

Charleston, SC

- 35 Folly
- The Boulevard
- The Standard

528 sq ft	\$1,478
495 sq ft	\$1,323
658 sq ft	\$1,282

Columbia, SC

- Sola Station
- CanalSide Lofts
- 700 Woodrow

621 sq ft	\$1,230
540 sq ft	\$1,014
665 sq ft	\$1,435

The average millennial will spend over \$200,000 on rent before buying a house — but Gen Z will spend even more



**Amount Spent on Rent
Before Owning:**

**Baby Boomers - \$148,900
Millennials - \$202,000
Gen Z- \$226,000**

**Median Monthly Rent for Gen Z:
\$1,710 month for 11 years**

**That's the equivalent of a 30 year
mortgage payment with 10% down, for a
\$420,000 House.....or Townhome.....or
Condo....or Tiny Home!!**

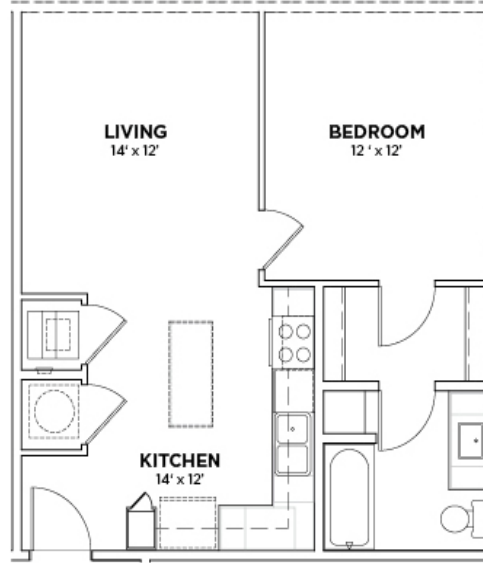
Can We Sell This To Them??
Instead Of Renting It To Them??
Yes.....
And We Already Are

Twelve60 Martin at The Finery - Nashville

Ellis - 650 SF
Under \$200K

308 PPSF!!!

\$820/month Mortgage



Broadstone Gulch Apartments

637 SF

\$1,736/month Rent



Aria – Sandy Springs

970 SF

Mid \$300's

361 PPSF!!!

\$1,435/month
Mortgage

Novel Perimeter Apartments

1047 SF

\$2,005/month Rent



Founders Station

235 Square Feet -
\$80,000

\$340 PPSF!!

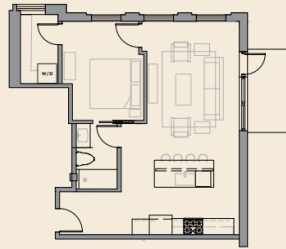
2015 1ST AVE - UNIT 2A

UNIT OVERVIEW

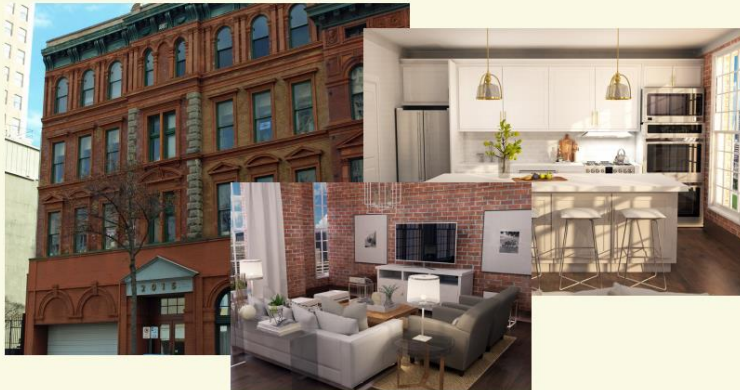
Unit 2A is a beautiful one bedroom, one bathroom corner unit with a private balcony for enjoying the energy of the busy plaza below or views of downtown. Finish packages include hardwood floors, gas appliances, exposed-brick walls and large windows.

FEATURES

PRIVATE BALCONY OVERLOOKING PLAZA
ROOFSIDE DECK ACCESS
WALK-IN MASTER CLOSET
HARDWOOD FLOORS
EXPOSED-BRICK WALLS
GAS APPLIANCES



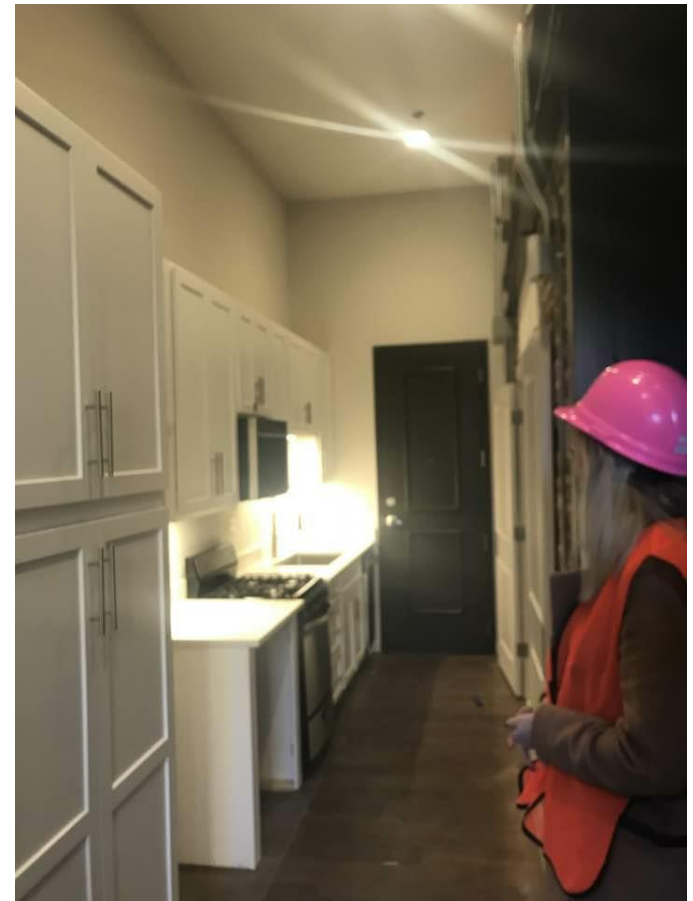
IMAGES ABOVE ARE ARTIST'S AND/OR ARCHITECT'S RENDERINGS AND DRAWINGS FOR THE PURPOSES OF DEMONSTRATION ONLY AND NEED NOT BE BUILT AS SHOWN.



In the Heart of Downtown Birmingham

Built upon the Heaviest Corner—in a place where our Founders stood and dreamed and invited magic into this little city—now stands new opportunity for connection and community in our city center.

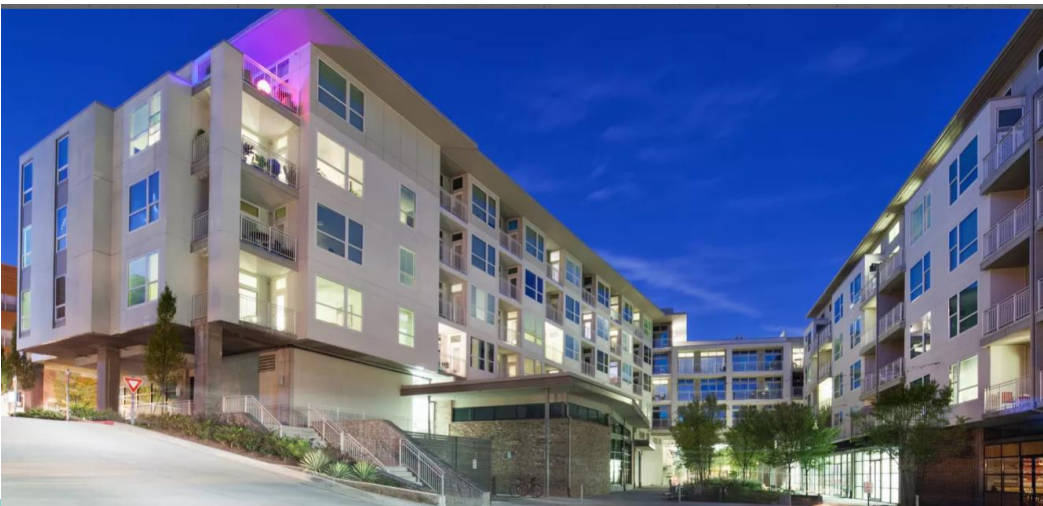
Insight



645 SF 2 BR
\$188k
291 PPSF!!!
\$771/month
Mortgage



ADU's – Inman Park Atlanta ADU Co.



Inman Quarter Apartments

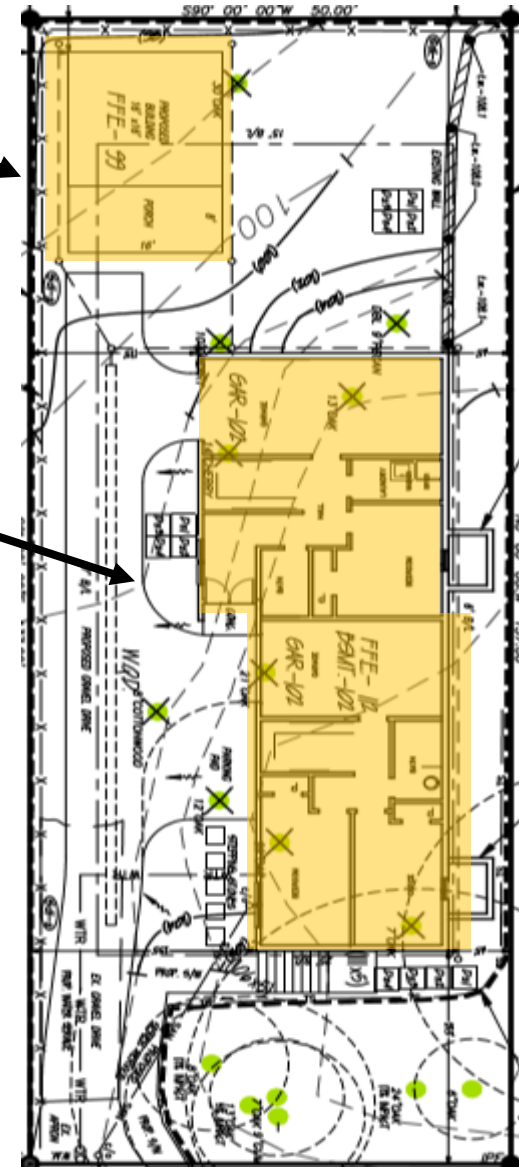
654 SF 1 BR
\$1,758/month Rent

Lot Size 50x138



ADU 750 SF

**Duplex 2200
SF Each**



Backyard bungalows are becoming big business for homeowners and builders

PUBLISHED MON, OCT 21 2019•11:59 AM EDT | UPDATED TUE, OCT 22 2019•1:54 PM EDT



Diana Olick
@IN/DIANAOLICK
@DIANAOLICKNBC
@DIANAOLICK

SHARE     



- Second homes, formally called accessory dwelling units (ADUs), are cropping up in back and side yards across America, acting as either rental units or additional space for aging parents and still-nested adult children.
- Growth in the sector has been fueled by changes to local and state zoning rules. Some municipalities are struggling with a lack of affordable housing and see these additional units as one remedy.
- “Our focus is basically to expand the market and really drive the number of ADU installations across the Bay Area and California up dramatically,” said Steve Vallejos, CEO of Prefab ADU.

It's Not Just Tiny Homes

**It's anything less than 2000
Square Feet**

**We need more 1750, 1500, 1250,
and 950 SF Product**

The Market Wants it.....

**Our Zoning is based
on the demographic
make-up of the world
15-20 years ago.**

HOUSING DEMAND

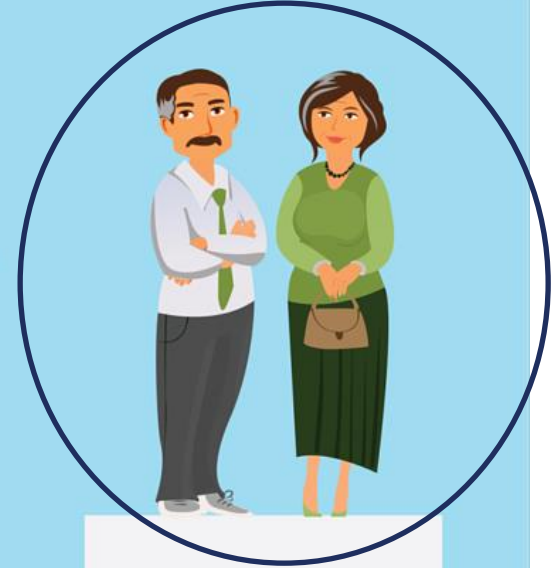
BIG
SHIFTS
AHEAD ➡



FIRST-TIME BUYERS



MOVE-UP BUYERS



RETIREE BUYERS

**We have the two biggest consumer groups
in the country converging in the middle
in terms of square footage.**

Unfortunately, the middle.....

Is missing

Missing Middle Housing

Greenville Housing Forum November 2018

Keynote Speaker:
Karen Parolek of Opticos
The Leading Expert in
Missing Middle Housing

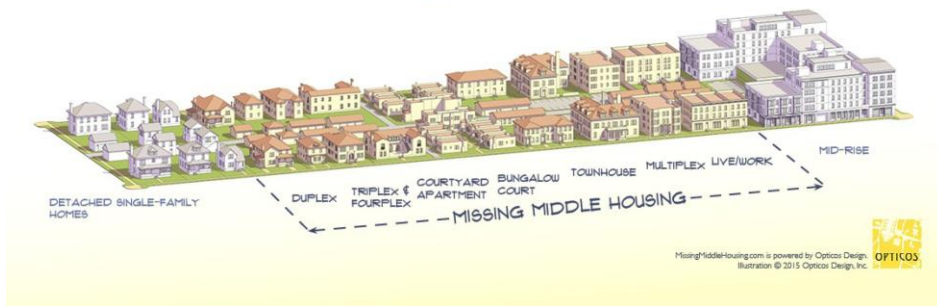
Co Speaker:
Me

Attendees Included:

- The Mayor
- City Council Members
- County Commissioners
- Stake Holders
- Builders
- Realtors

GREENVILLE COUNTY HOUSING FORUM:

The Missing Middle



The Missing Middle???

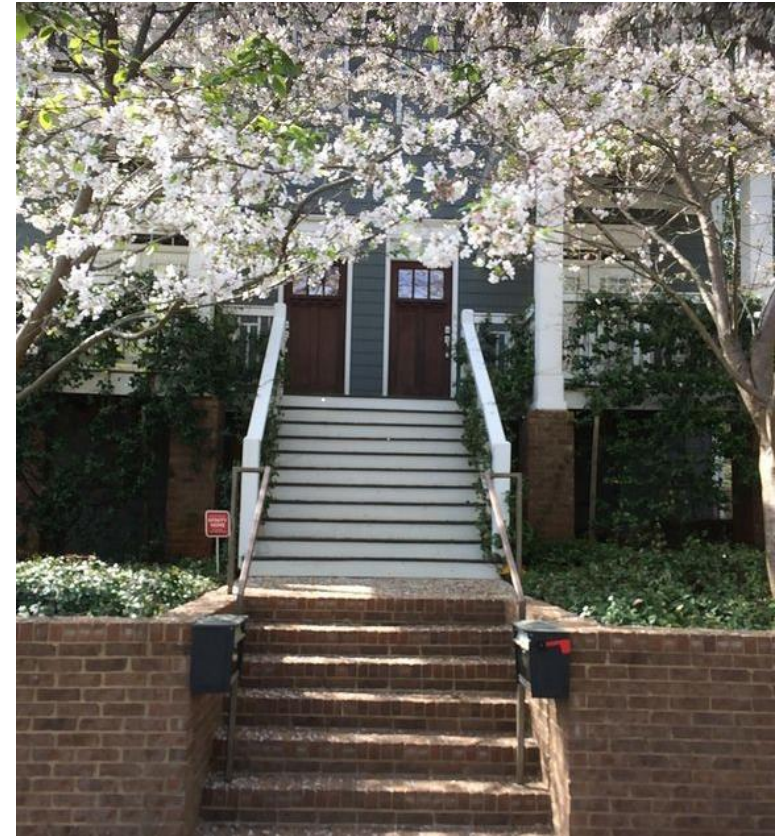
Multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments that are not bigger than a large house, that are integrated throughout most walkable pre-1940s neighborhoods, often integrated into blocks with primarily single-family homes, and that provide diverse housing choices and generate enough density to support transit and locally-serving commercial amenities.



Missing Middle is.....



A Single Family Home



With a Duplex Next Door

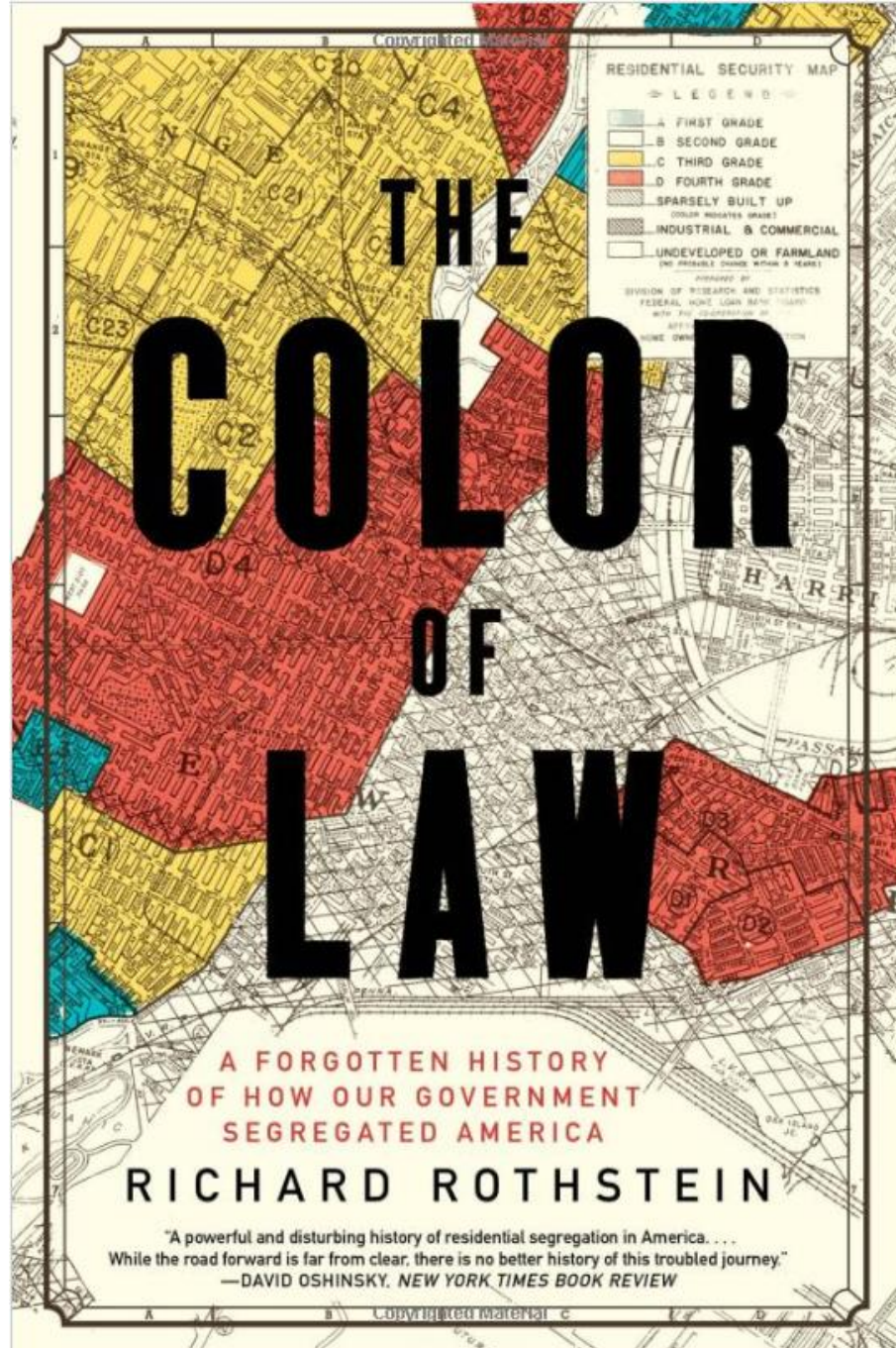
Illegal In Most Cities Today!!!

Why Don't We Zone This Way Anymore??

In the 1920s, the White House convened a task force to push cities to adopt zoning codes. Official documents did not mention race, but the members of the task force were outspoken segregationists, and zoning was seen as a method to keep certain neighborhoods white by keeping the price of homes high.

<https://www.jdsupra.com/legalnews/how-the-missing-middle-may-help-create-89060/>

Government Sanctioned Socioeconomic Bigotry!!!!



Block Diagram: Neighborhood Block A



Distributed throughout a block with single-family homes:

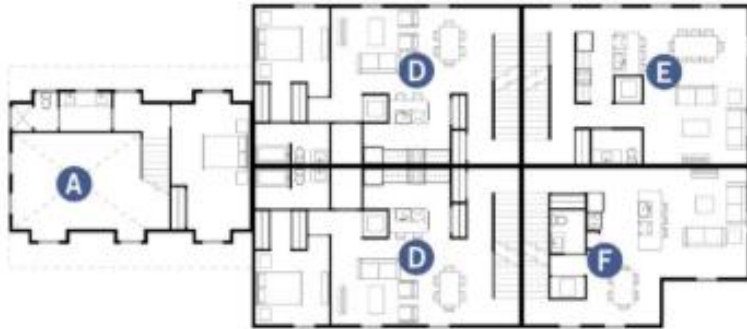
Missing Middle housing types are spread throughout the block and stand side-by-side with single-family detached homes. This blended pattern of single-family homes and Missing Middle types, with densities up to 40 dwelling units per acre, is only possible because the forms of these types are never larger than a large house.



Prairie Queen, Nebraska

Mansion Apartment

8 units
116' x 48'



Forecourt Apartment

8 units
108' x 48'



Fourplex

4 units
64' x 48'



Overheard in a City Council Meeting Near You.....

NIMBY (Not In My Back Yard)

No Vinyl Siding

2,000 Square Foot Minimum

Must have a Garage

Must have Side Entry Garage

Must Have 2 Car Garage

From a Savannah/Richmond Hill Commissioner.....

“Richmond Hill is like a Private Club. If you want to live here, you’re going have to pay.”

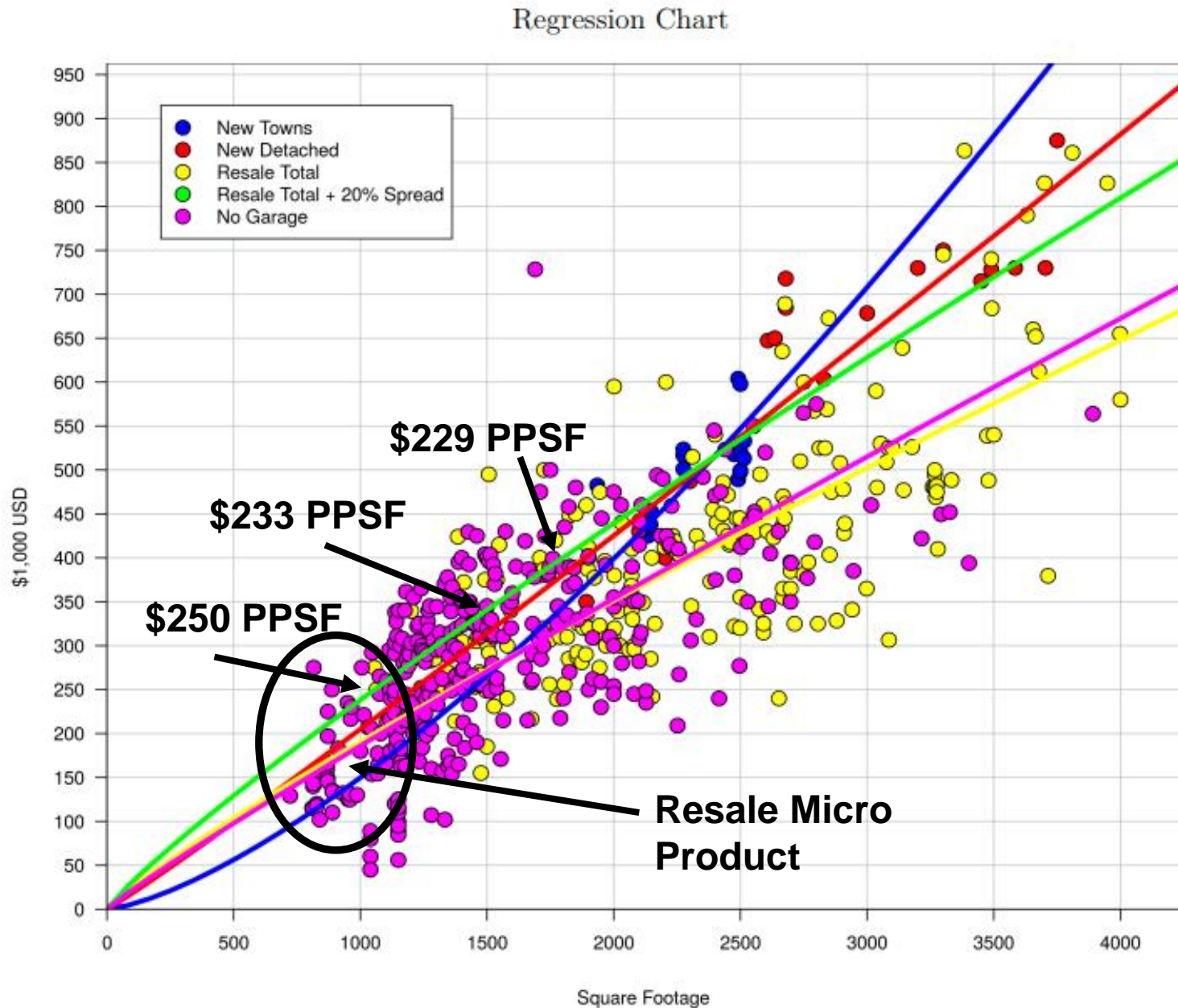
Smaller Homes Will Bring Our Home Values Down

We Have to Rethink our 40-Year-Old Ideas About New Construction

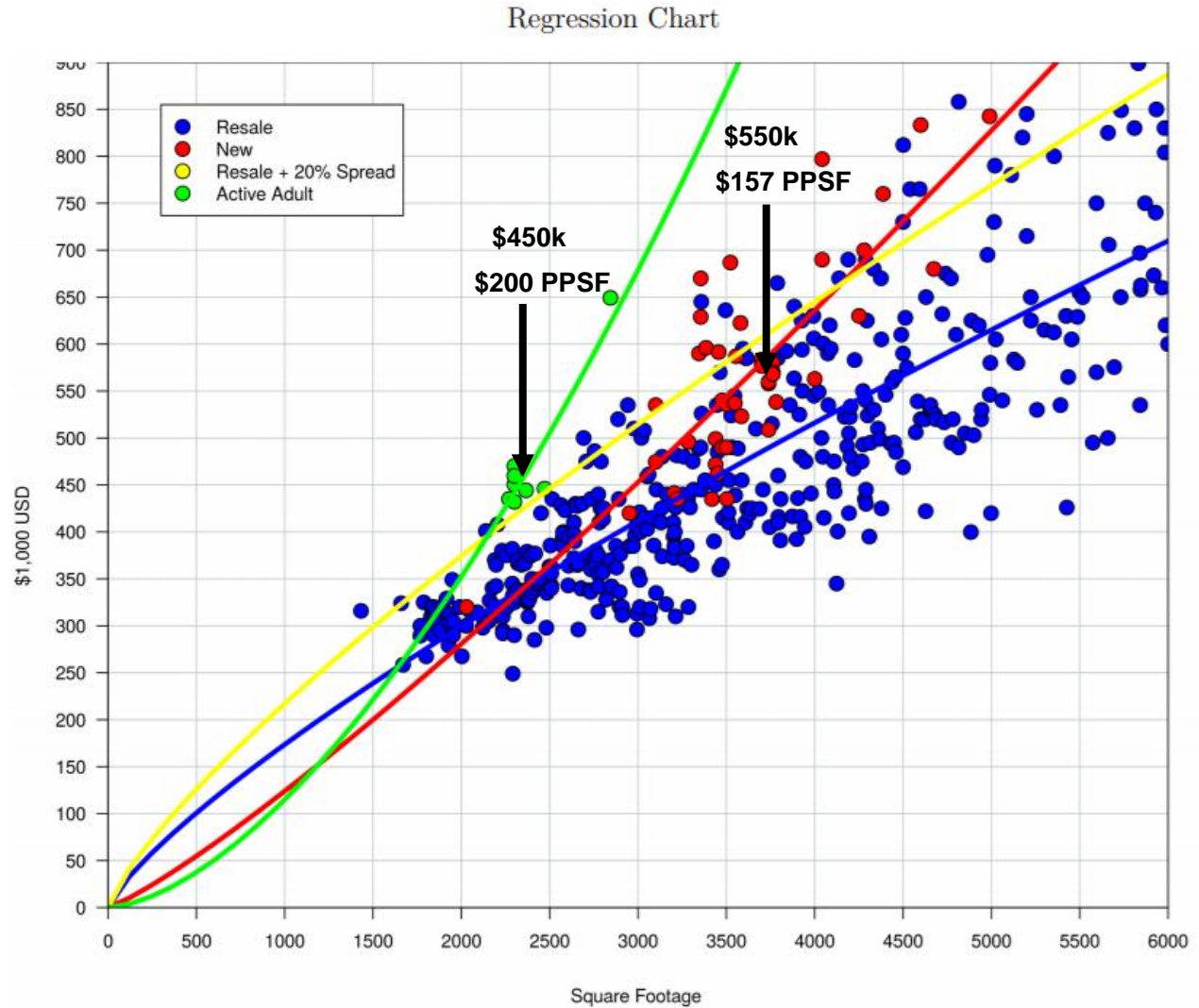
Time To Innovate

How Are We Doing??

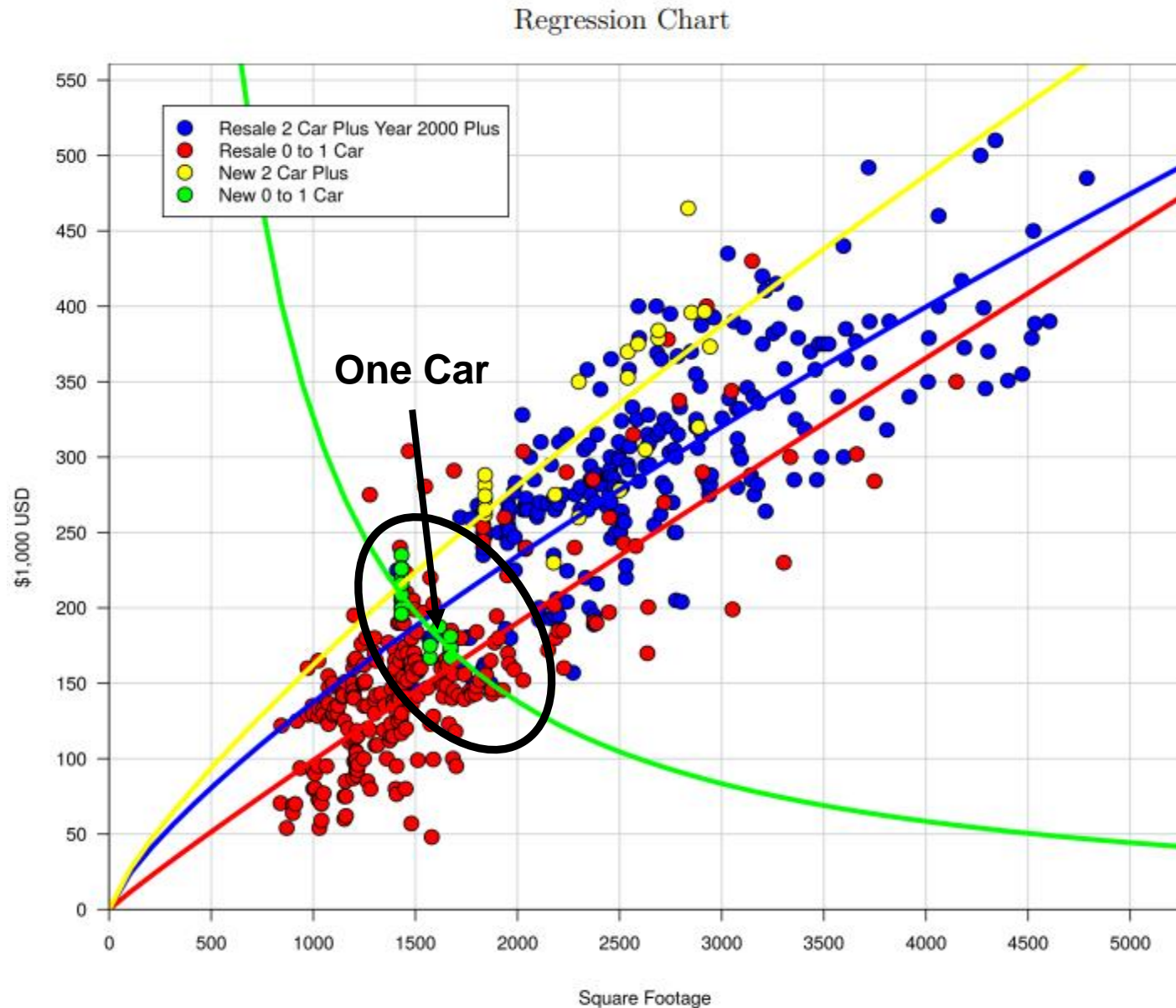
Can We Build What They Want, Where They Want It?



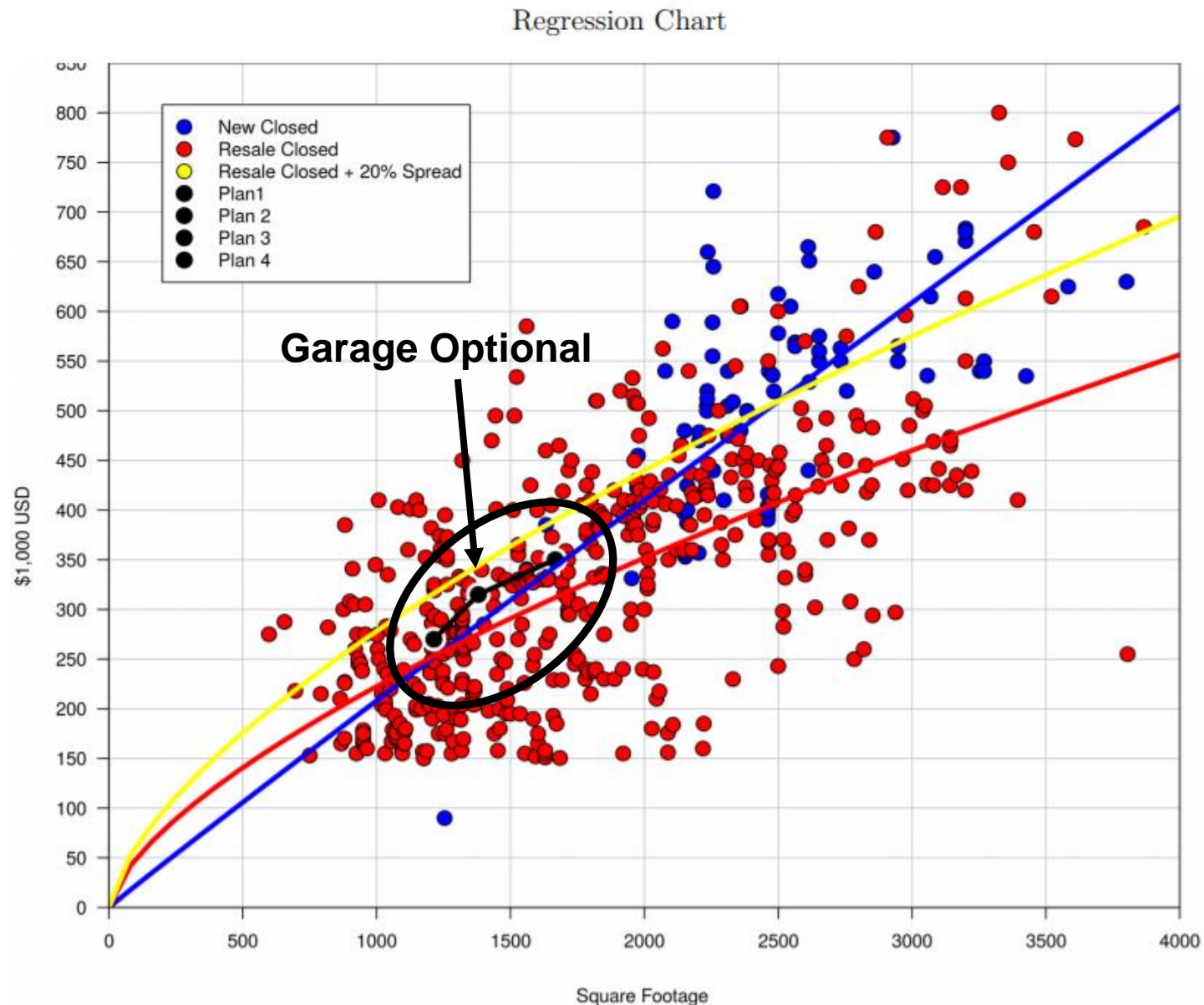
Building smaller homes will bring our home values down??



Some of you are listening!!! Pebblebrook HSD



You are starting to get it!!!! West Highlands



The Missing Middle Is the Perfect Bridge To The Missing Millennial



When it comes to zoning for Missing Middle Housing

- ☐ Municipalities have no idea what Missing Middle Housing is
- ☐ Municipalities are eager to get on board
- ☐ The biggest consumer group, Millennials, will eventually force municipalities to allow zoning for Missing Middle Housing
- ☐ No need to discuss because it's just the latest fad

Vote

**Go Place Your Vote Now At
MarketNsight.com/poll**

When it comes to zoning for Missing Middle Housing

Municipalities have no idea what Missing Middle Housing is

38%



Municipalities are eager to get on board

5%



The biggest consumer group, Millennials, will eventually force municipalities to allow zoning for Missing Middle Housing

55%



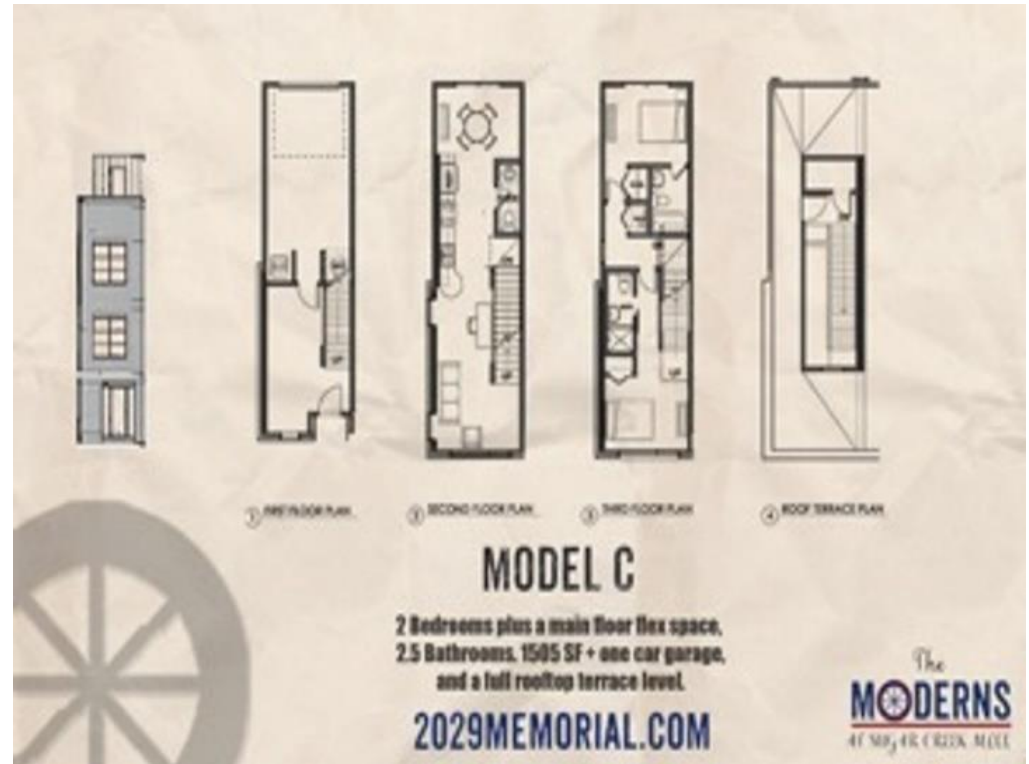
No need to discuss because it's just the latest fad

1%

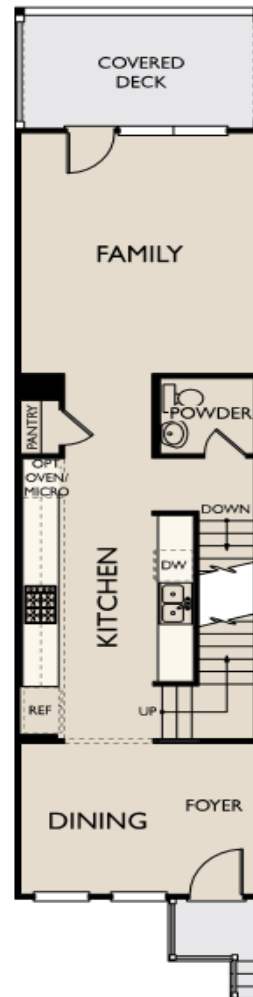


Attainable Innovation!!

Cool Innovation!! 12 Ft Wide Towns



Cool Innovation!! 14 Ft Wide Towns





**14 Ft Wide
Townhomes
1800 sq ft
\$High \$300k's**



16 Ft Wide Towns
1700 SF
Low \$400's

Near Atlanta's Goat Farm, 180 condos, townhomes to launch soon

MARCH 04, 2021, 11:58PM JOSH GREEN

Huff Road's transition from a scruffy postindustrial district to a denser residential corridor continues.

Officials with Empire Communities tell Urbanize Atlanta they're moving forward with a project that would bring 179 condos and townhomes across five acres in Blandtown, near the Goat Farm Arts Center, with prices starting from the high \$200,000s.

Empire closed on the site in December and expects to break ground in the second quarter of this year.

The breakdown would be 152 condos and 27 townhomes, ranging from 600-square-foot one-bedrooms to more standard three-bedroom plans of about 1,800 square feet.

Prices will top out in the low \$500,000s, the company says.

In addition to increased walkability in recent years, Empire reps point to proximity to the Westside Provisions District, Topgolf Atlanta, the BeltLine, the Goat Farm, and forthcoming **Westside Park** as perks of living in Blandtown.

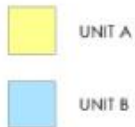
<https://urbanize.city/atlanta/post/west-midtown-condo-townhome-for-sale-blandtown-development>



The parcel in question, west of Atlanta's waterworks. Empire's plans also include the wooded parcels to the left, where a communal greenspace is planned.

Innovative Townhome Plan – 24 Ft Wide???

PLAN LEGEND:



AREA CALCULATIONS:

UNIT A (3 BEDROOM):

FIRST FLOOR	631 SF
SECOND FLOOR	749 SF
THIRD FLOOR	631 SF
TOTAL	2,011 SF

UNIT B (2 BEDROOM):

FIRST FLOOR	214 SF
SECOND FLOOR	671 SF
THIRD FLOOR	789 SF
TOTAL	1,674 SF



Innovative Townhome Plan – 24 Ft Wide???





Courtyard Homes

240' x 150' Lot!

1750 SF

Starting at \$419k

\$239 PPSF!!!!

4 Homes Have No Garage

‘Missing middle’ neighborhood opens

Prairie Queen is a re-imagining of a suburban apartment complex in the form of a walkable neighborhood.

[ROBERT STEUTEVILLE](#) AUG. 21, 2019

Perhaps the nation’s first exclusively “missing middle” housing neighborhood, the 50-acre Prairie Queen in Papillion, Nebraska—near Omaha—completed its first phase in June. Prairie Queen is a re-imagining of a suburban apartment complex in the form of a walkable neighborhood.



The first phase of the neighborhood has 39 living spaces including townhouses, carriage houses, fourplexes, a duplex, a five-plex, a six-plex, and live-work units, ranging from 680 to 2,400 square feet.

<https://www.cnu.org/publicsquare/2019/08/21/%E2%80%98missing-middle%E2%80%99-neighborhood-opens>

Prairie Queen, Nebraska



Prices:

740 sf \$1,095
972 sf \$1,395
1340 sf \$1,695
1633 sf \$1,995

<https://www.apartmentguide.com/apartments/Nebraska/Papillon/Bungalows-on-the-Lake-at-Prairie-Queen/100039104/>

Mustard Seed Tiny Homes

Alabama, Florida, Georgia and the Carolinas

📄 THE HARVEST PARK MODEL OR MODULAR TINY HOUSE – MUSTARD SEED TINY HOMES



NEW FOR SUMMER 2020! THE HARVEST - PARK MODEL OR MODULAR TINY HOUSE

2020 is in full swing and so is the Harvest! Mustard Seed Tiny Homes is pleased to announce the reveal of our new “bigger”
Modular or Park Model version of the Harvest tiny house..

Missing Middle – Deep South – Greenville, SC

Affordable housing incentives, possibilities for 'missing-middle housing' part of proposal for Unity Park area.

Greenville Journal, Jan 16, 2019



Want to add a mother-in-law suite? It may soon be legal in Travelers Rest

Angelia L. Davis The Greenville News

Published 8:00 a.m. ET Sep. 9, 2019 | Updated 11:29 a.m. ET Oct. 18, 2019

[View Comments](#)



11 Photos

[VIEW FULL GALLERY](#)

Travelers Rest SC: Photos of downtown along South Main Street, Swamp Rabbit Trail
Breweries, outdoor patios, runners and cyclists on the Swamp Rabbit Trail: these are scenes from downtown Travelers Rest near South Main Street and South Poinsett Highway.

Update: On October 17, the Travelers Rest City Council unanimously approved a zoning code amendment to allow secondary houses.

If you want to build a smaller housing unit in your backyard for that college student who's returning home or an aging parent, you aren't allowed to do that in Travelers Rest.

https://www.postandcourier.com/opinion/commentary/opinion-allow-tinier-homes-in-entire-charleston-area-to-help-provide-housing-for-all/article_970e7aaa-991f-11e9-944b-17899ca99769.html

<https://www.greenvilleonline.com/story/news/local/2019/09/09/tr-travelers-rest-sc-adding-mother-law-suite-may-soon-become-legal/2149658001/>

Opinion: Allow tinier homes in entire Charleston area to help provide housing for all

BY APRIL MAGILL
JUN 28, 2019 UPDATED AUG 2, 2019



Housing Trend: Interest in Accessory Dwelling Units Growing

Mount Pleasant sometimes allows access
PAUL ZOELLER/STAFF

by Matt Shouse | Aug 4, 2019 | Blog | 0 comments



Single-family detached homes are the most desired type of dwelling among homebuyers, but alternatives like townhomes are growing in demand.

10 things to know about the tiny house trend in the US and SC

Angelia L. Davis The Greenville News

Published 7:58 a.m. ET Sep. 18, 2019 | Updated 5:41 p.m. ET Oct. 16, 2019

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Tiny home living in Greer

Take a look inside some of the tiny homes at Lake Walk Community in Greer. *LAUREN PETRACCA/Staff*

A Greer nonprofit — Daily Bread Ministries — is seeking an alternative way to temporarily [house the city's homeless](#) — tiny houses. Here's what we know about the structures which are growing in popularity:

- Officially, a **tiny house is a residential structure that is 400 square feet or less**, according to the 2018 International Residential Building Code. The median size of a completed single-family traditional house in 2018 was 2,386 square feet, the U.S. Census said.



Opportunity Village at the Dream Center in Easley has 23 tiny houses for the homeless population. The village opened in 2016. *Katie McLean/File*



A house in Mt. Hood Tiny Village *File*



Creek Walk

One mile from downtown
Travelers Rest and close to
downtown Greenville.

Homes are prices from the \$80s

Comprehensive Planning Summit

March 24, 2021

With John Hunt, Chief Analyst and Principal of MarketNsght

Brought to you by:

Charleston Trident Association of REALTORS®

Charleston Homebuilders Association

The Urban Land Institute

MarketNsght