

CONSTRUCTION QUARTERLY

CONSTRUCTION ACTIVITY AS REPORTED BY JURISDICTIONS TO THE BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENTS

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INTRODUCTION

Construction Quarterly is a publication of the Berkeley-Charleston-Dorchester Council of Governments. It is designed to provide a detailed analysis of construction trends in the region. While we make every effort to collect all available data, if we were unable to obtain information from a jurisdiction those fields will reflect zero permits. We offer three methods to evaluate change. The last five quarters are shown, allowing a comparison between last quarter and the same quarter last year. In most categories, the current quarter is also compared with the average of the previous four quarters. We hope you find this report useful and welcome your feedback.

ALL NEW CONSTRUCTION

The number of building permits issued for all new construction in the region in the fourth quarter of 2019 decreased by about 18.4% from the third quarter of 2019. The construction permit values also decreased by 27% from previous quarter.

Year-over-year values decreased by 45% and the number of permits issued decreased by 25%.

New permit values for the fourth quarter were 34.8% below the average of the previous four quarters while the number of permits issued were about 23.4% below the average.

A breakdown of these permits can be found in the chart below and a map of these permits can be found on page 16.

ALL NEW CONSTRUCTION BY JURISDICTION										
JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	248	\$285,592,408	343	\$182,396,987	311	\$96,387,281	260	\$103,142,094	189	\$114,445,052
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	46	\$24,247,877	58	\$23,769,791	44	\$19,174,276	79	\$72,430,299	47	\$36,272,066
GOOSE CREEK	84	\$35,513,263	95	\$14,284,113	91	\$15,205,166	101	\$23,205,033	42	\$6,518,785
HANAHAN	13	\$4,042,542	20	\$9,834,776	14	\$4,243,058	6	\$4,124,190	8	\$5,704,475
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	51	\$25,033,845	57	\$18,152,362	58	\$20,779,555	22	\$7,504,789	44	\$11,671,107
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	\$163,615	0	\$0	1	\$350,000	0	\$0	0	\$0
SUMMERSVILLE	1	\$8,015,310	4	\$9,186,581	14	\$5,531,400	4	\$10,103,000	11	\$13,187,342
TOTAL BERKELEY COUNTY	444	\$362,608,860	577	\$257,624,610	533	\$161,670,736	472	\$220,509,405	341	\$187,798,827
UNINCORPORATED CHARLESTON COUNTY	102	\$100,453,528	97	\$42,070,828	136	\$63,425,304	36	\$13,073,920	44	\$29,358,710
AWENDAW	4	\$1,599,865	2	\$853,964	4	\$2,585,484	9	\$6,339,696	6	\$2,542,938
CITY OF CHARLESTON	228	\$190,089,063	247	\$83,482,392	211	\$176,208,191	238	\$169,991,650	210	\$103,183,855
FOLLY BEACH	5	\$2,279,656	9	\$4,336,340	10	\$5,423,111	2	\$490,000	4	\$2,691,854
HOLLYWOOD	15	\$5,386,878	9	\$4,250,187	12	\$3,190,892	11	\$3,586,215	5	\$1,270,417
ISLE OF PALMS	12	\$13,972,856	5	\$17,834,734	8	\$65,476,980	7	\$6,924,375	3	\$3,200,000
JAMES ISLAND	4	\$825,597	6	\$2,281,057	8	\$2,094,490	4	\$6,927,336	5	\$2,032,912
KIAWAH ISLAND	13	\$31,714,566	17	\$65,341,130	13	\$22,950,866	13	\$20,329,053	11	\$14,638,453
LINCOLNVILLE	6	\$1,486,192	6	\$1,839,039	6	\$1,860,147	7	\$1,832,110	0	\$0
MCCLELLANVILLE	4	\$1,405,395	3	\$1,192,700	0	\$0	2	\$762,372	2	\$937,104
MEGGETT	8	\$2,194,487	3	\$1,851,286	6	\$2,617,719	6	\$2,041,595	1	\$335,220
MOUNT PLEASANT	274	\$113,912,966	219	\$86,771,314	164	\$74,045,583	158	\$57,265,302	145	\$51,842,696
NORTH CHARLESTON	71	\$47,474,124	63	\$144,574,529	67	\$90,220,002	98	\$150,245,269	95	\$66,230,377
RAVENEL	3	\$700,669	6	\$2,092,667	3	\$969,114	6	\$3,018,296	3	\$1,180,537
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	8	\$11,733,990	4	\$2,603,073	4	\$3,054,614	1	\$65,000	3	\$2,171,924
SULLIVANS ISLAND	1	\$1,100,000	4	\$4,575,002	5	\$7,490,001	3	\$6,460,183	4	\$4,701,345
SUMMERSVILLE	20	\$4,668,670	21	\$4,642,069	20	\$4,562,605	2	\$526,000	6	\$1,448,060
TOTAL CHARLESTON COUNTY	778	\$530,998,502	721	\$470,592,311	677	\$526,175,103	603	\$450,378,372	259	\$287,766,402
UNINCORPORATED DORCHESTER COUNTY	105	\$34,586,254	86	\$37,344,108	140	\$39,277,330	130	\$39,309,500	154	\$54,555,455
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	1	\$237,000	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	111	\$15,263,663	100	\$72,346,232	36	\$6,042,486	75	\$11,472,092	70	\$8,613,483
REEVESVILLE	1	\$97,000	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	1	\$121,936	0	\$0	0	\$0	1	\$107,600
SUMMERSVILLE	42	\$23,092,010	32	\$13,242,690	36	\$18,601,246	74	\$23,713,325	17	\$4,903,788
TOTAL DORCHESTER COUNTY	259	\$73,038,927	219	\$123,054,966	212	\$63,921,062	280	\$74,731,917	507	\$68,180,326
REGION TOTALS	1,481	\$986,646,289	1,517	\$851,271,887	1,422	\$751,766,901	1,355	\$745,619,694	1,107	\$543,745,555

The Quarter At A Glance

NUMBER OF PERMITS	CHANGE FROM PREVIOUS QUARTER	CHANGE FROM SAME QUARTER PREVIOUS YEAR	CHANGE FROM AVERAGE OF PREVIOUS 4 QUARTERS
Commercial	-23.5% ▼	-22.0% ▼	-15.1% ▼
Single Family	-16.2% ▼	-21.1% ▼	-23.0% ▼
Single Family: Attached	-0.7% ▼	-15.8% ▼	-8.0% ▼
Multi-Family	-68.0% ▼	-88.6% ▼	-79.0% ▼

VALUE OF PERMITS	CHANGE FROM PREVIOUS QUARTER	CHANGE FROM SAME QUARTER PREVIOUS YEAR	CHANGE FROM AVERAGE OF PREVIOUS 4 QUARTERS
Commercial	-31.8% ▼	-38.3% ▼	-38.3% ▼
Single Family	-10.1% ▼	-28.0% ▼	-28.0% ▼
Single Family: Attached	21.9% ▼	-21.2% ▼	-21.2% ▼
Multi-Family	-86% ▼	-95.3% ▼	-95.3% ▼



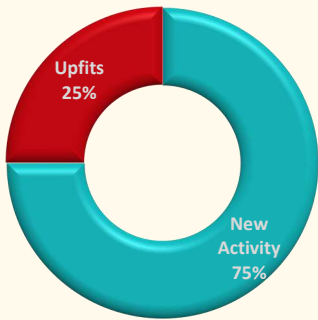
ALL COMMERCIAL CONSTRUCTION

Commercial permits account for construction of non-residential structures, such as hotels, office buildings, warehouses and other industrial use buildings. These values also include commercial “upfits” which are categorized as new construction for reporting purposes. Upfit permits are issued when a new tenant leases a space or the purpose of the space changes. Business remodels and renovations are not covered in this category.

In the fourth quarter of 2019, the number of commercial permits issued decreased by 23.5% and the value decreased by 31.8% or about \$102 million.

The number of permits decreased about 22% year-over-year while the value of the permits issued decreased by 38.3% in the same time period.

Commercial permit values for the fourth quarter were 34.8% below the average of the previous four quarters while the number of permits issued were about 23.4% below the average. A chart containing the region's highest value permits can be found on page 15.



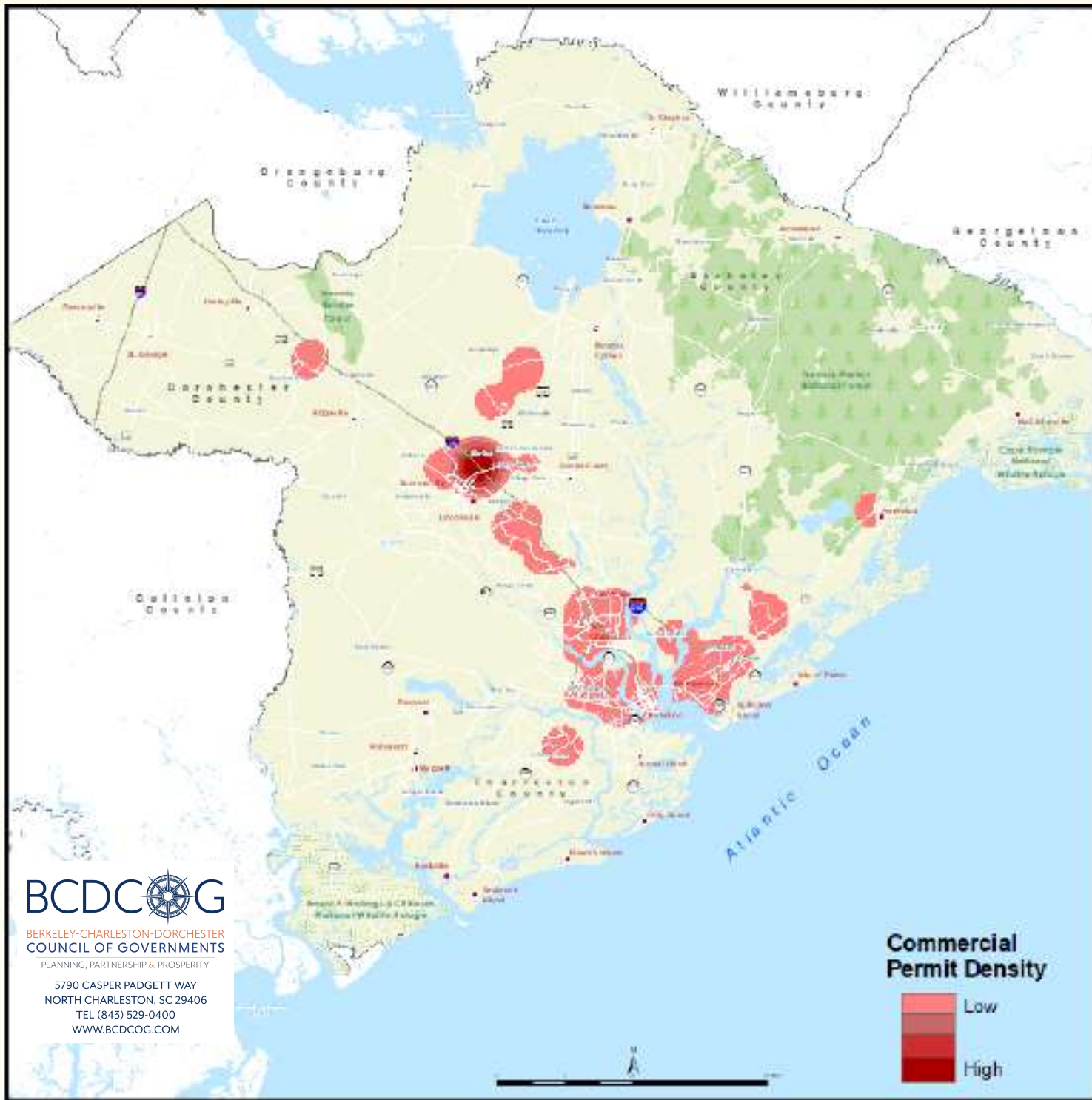
An analysis of the commercial permits this quarter revealed that about 75% of permits issued were for truly new commercial construction and about 25% of commercial permits were for upfits.

A summary of commercial permits by quarter and jurisdiction can be found below. A map depicting commercial permit clusters can be found on the next page.

ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	38	\$178,101,466	23	\$73,358,909	32	\$14,870,498	31	\$40,660,375	26	\$66,947,165
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	7	\$9,634,512	6	\$2,560,885	7	\$4,420,000	7	\$10,278,081	8	\$4,840,619
GOOSE CREEK	14	\$3,205,992	3	\$542,064	2	\$717,060	9	\$8,032,800	1	\$1,200,000
HANAHAN	0	\$0	2	\$44,600	1	\$50,000	1	\$3,171,304	3	\$2,580,756
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	4	\$9,511,821	2	\$649,615	0	\$0	1	\$766,985	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	1	\$163,615	0	\$0	1	\$350,000	0	\$0	0	\$0
SUMMERVILLE	1	\$8,015,310	4	\$9,186,581	3	\$1,208,400	2	\$9,458,000	9	\$12,548,352
TOTAL BERKELEY COUNTY	65	\$208,632,716	40	\$86,342,654	46	\$21,615,958	51	\$72,367,545	47	\$88,116,892
UNINCORPORATED CHARLESTON COUNTY	16	\$28,792,386	5	\$5,218,132	14	\$17,935,379	18	\$6,536,960	4	\$2,261,266
AWENDAW	2	\$892,442	0	\$0	0	\$0	1	\$2,800,000	1	\$140,000
CITY OF CHARLESTON	33	\$57,974,262	36	\$20,847,473	26	\$38,498,989	34	\$99,541,681	28	\$49,708,273
FOLLY BEACH	0	\$0	0	\$0	1	\$3,240,000	0	\$0	0	\$0
HOLLYWOOD	0	\$0	1	\$148,800	3	\$259,884	0	\$0	0	\$0
ISLE OF PALMS	1	\$500,000	1	\$14,120,000	1	\$54,901,681	0	\$0	0	\$0
JAMES ISLAND	1	\$2,000	1	\$35,000	1	\$122,000	1	\$5,775,000	1	\$350,000
KIAWAH ISLAND	0	\$0	2	\$32,649,536	1	\$500,000	0	\$0	0	\$0
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	0	\$0	1	\$1,200,000	1	\$425,000	0	\$0
MOUNT PLEASANT	45	\$18,138,402	45	\$19,087,208	37	\$16,044,997	51	\$13,469,282	34	\$7,929,553
NORTH CHARLESTON	32	\$23,882,715	20	\$137,581,922	32	\$84,548,623	41	\$107,625,608	30	\$56,968,237
RAVENEL	0	\$0	2	\$1,003,700	0	\$0	2	\$1,566,480	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	1	\$50,000	0	\$0	0	\$0	0	\$0	1	\$13,500
SULLIVAN'S ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	131	\$130,232,207	113	\$230,691,771	117	\$217,251,553	149	\$237,740,011	99	\$117,370,829
UNINCORPORATED DORCHESTER COUNTY	6	\$4,267,754	7	\$13,159,108	2	\$178,000	3	\$812,500	15	\$12,477,000
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	1	\$33,340	8	\$36,754,815	4	\$1,696,000	3	\$2,270,475	0	\$0
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$107,600
SUMMERVILLE	6	\$11,068,000	5	\$4,840,000	3	\$9,520,921	7	\$7,311,035	2	\$482,366
TOTAL DORCHESTER COUNTY	13	\$15,369,094	20	\$54,753,923	9	\$11,394,921	13	\$10,394,010	18	\$13,066,966
REGION TOTALS	209	\$354,234,017	173	\$371,788,348	172	\$250,262,432	213	\$320,501,566	164	\$218,554,687





BCDCOG

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ALL SINGLE FAMILY RESIDENTIAL PERMITS

Single Family (SF) Residential Construction can best be defined as a free-standing residential structure, designed to house one family unit. Single Family construction does not generally include townhouses, duplexes, condos or apartments. These types of permits are compiled separately.

The number of single family residential permits decreased approximately 16.9% in the fourth quarter of 2019. The permit values decreased approximately 10% from about \$316 million to \$284 million in the same time frame.

The number of single family permits issued year-over-year decreased by about 21.1%. The single family permit values also decreased by approximately 28% when compared to the same quarter last year.

The single family permit values for the fourth quarter were about 24% lower than the average of the previous four quarters; the number of permits issued were lower as well (23%).

In 2019, Berkeley County issued more single family permits than any other jurisdiction in the region. Consequently, the county had the highest permit values issued in this category as well.

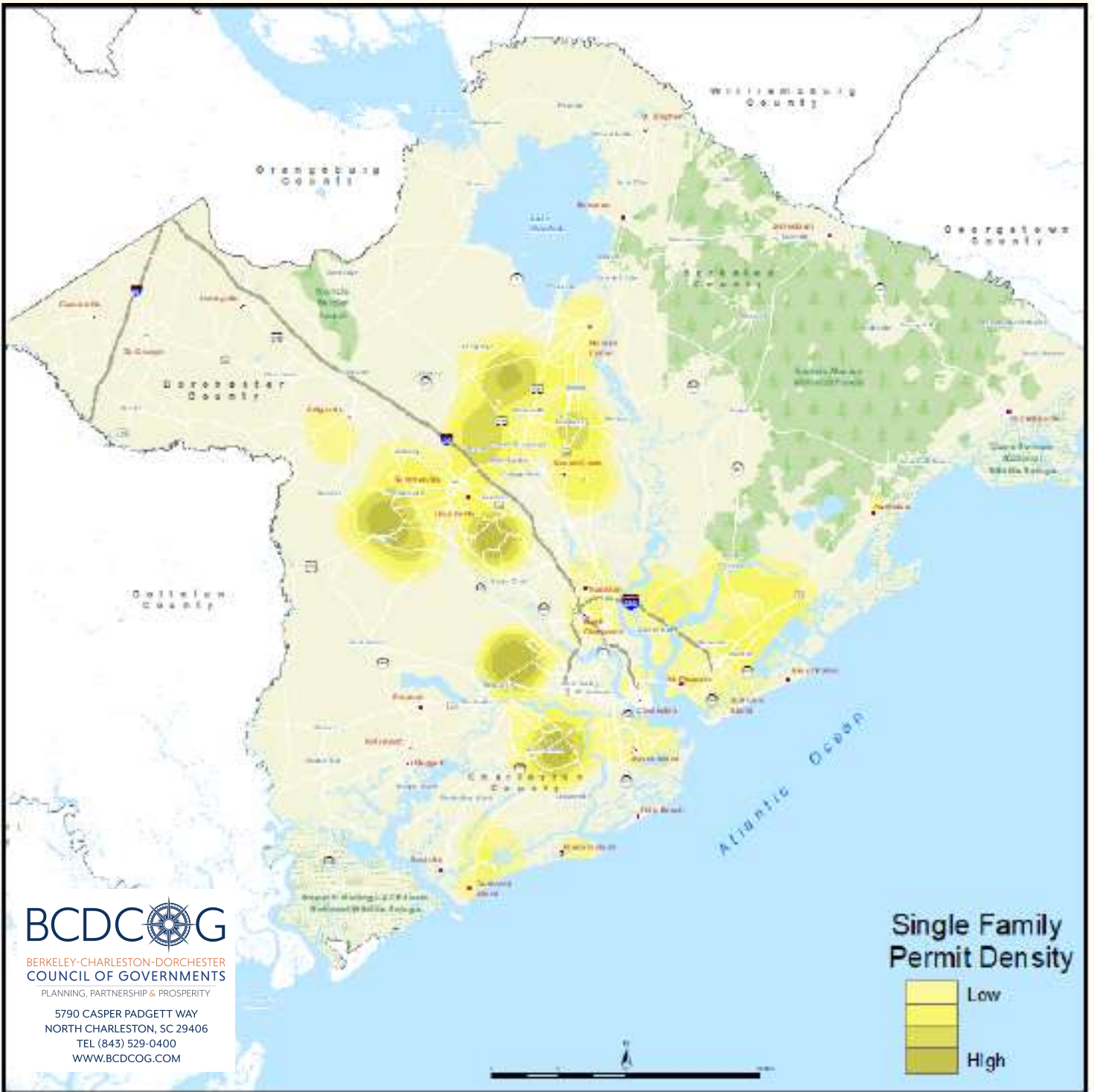
A summary of single family permits can be found by quarter and jurisdiction in the chart below and a map of housing clusters can be found on the next page.



ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	165	\$52,938,725	308	\$88,231,228	269	\$79,394,795	229	\$62,481,719	157	\$46,198,627
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	34	\$13,420,960	45	\$19,547,831	37	\$14,754,276	50	\$22,356,915	37	\$16,871,478
GOOSE CREEK	43	\$6,357,109	64	\$11,486,578	69	\$12,798,443	75	\$13,495,076	41	\$5,318,785
HANAHAN	13	\$4,042,542	13	\$4,315,648	13	\$4,193,058	5	\$952,886	5	\$3,123,719
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	47	\$15,522,024	54	\$17,254,697	58	\$20,779,555	21	\$6,737,804	25	\$7,915,136
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	11	\$4,323,000	2	\$645,000	2	\$638,990
TOTAL BERKELEY COUNTY	302	\$92,281,360	484	\$140,835,982	457	\$136,243,127	382	\$106,669,400	267	\$80,066,735
UNINCORPORATED CHARLESTON COUNTY	72	\$38,863,378	88	\$35,182,100	118	\$43,859,925	18	\$6,536,960	40	\$27,097,444
AWENDAW	2	\$707,423	2	\$853,964	4	\$2,585,484	8	\$3,539,696	5	\$2,402,938
CITY OF CHARLESTON	159	\$49,871,119	164	\$49,202,063	168	\$55,262,294	159	\$52,412,988	163	\$49,140,865
FOLLY BEACH	2	\$1,525,000	9	\$4,336,340	4	\$1,410,000	2	\$490,000	4	\$2,691,854
HOLLYWOOD	6	\$2,658,422	8	\$4,101,387	9	\$2,931,008	10	\$3,365,843	4	\$1,050,417
ISLE OF PALMS	11	\$13,472,856	4	\$3,714,734	7	\$10,575,299	7	\$6,924,375	3	\$3,200,000
JAMES ISLAND	3	\$823,597	5	\$2,246,057	7	\$1,972,490	3	\$1,152,336	4	\$1,682,912
KIAWAH ISLAND	13	\$31,714,566	15	\$32,691,594	12	\$22,450,866	13	\$20,329,053	11	\$14,638,453
LINCOLNVILLE	5	\$1,290,192	6	\$1,839,039	6	\$1,860,147	5	\$1,464,914	0	\$0
MCCELLANVILLE	4	\$1,405,395	3	\$1,192,700	0	\$0	2	\$762,372	2	\$937,104
MEGGETT	8	\$2,194,487	3	\$1,851,286	5	\$1,417,719	5	\$1,616,595	1	\$335,220
MOUNT PLEASANT	216	\$92,395,956	133	\$56,376,786	111	\$53,294,693	100	\$41,452,679	106	\$42,530,271
NORTH CHARLESTON	15	\$2,885,537	26	\$4,839,297	20	\$4,101,379	26	\$5,029,345	13	\$2,636,000
RAVENEL	3	\$700,669	4	\$1,088,967	3	\$969,114	4	\$1,451,816	3	\$1,180,537
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	7	\$11,683,990	2	\$1,833,073	2	\$2,204,614	1	\$565,000	2	\$2,158,424
SULLIVAN'S ISLAND	1	\$1,100,000	4	\$4,575,002	5	\$7,490,001	3	\$6,460,183	4	\$4,701,345
SUMMERVILLE	7	\$1,868,670	4	\$996,069	8	\$2,084,605	2	\$526,000	2	\$588,060
TOTAL CHARLESTON COUNTY	534	\$255,161,257	480	\$206,920,458	489	\$214,469,638	368	\$154,080,155	367	\$156,971,844
UNINCORPORATED DORCHESTER COUNTY	91	\$28,946,500	73	\$23,243,500	100	\$30,141,830	107	\$33,857,000	111	\$35,478,455
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	1	\$237,000	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	79	\$9,643,250	59	\$7,793,657	32	\$4,346,486	71	\$8,201,617	58	\$7,479,825
REEVESVILLE	1	\$97,000	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	1	\$121,936	0	\$0	0	\$0	0	\$0
SUMMERVILLE	30	\$9,074,010	27	\$8,402,690	33	\$9,080,325	47	\$13,302,290	15	\$4,421,422
TOTAL DORCHESTER COUNTY	201	\$47,760,760	160	\$39,561,783	165	\$43,568,641	226	\$55,597,907	184	\$47,379,702





ALL SINGLE FAMILY ATTACHED RESIDENTIAL CONSTRUCTION

Single Family Attached (SFA) construction permits are issued for the construction of a single family structure that shares a common wall with one or more other single family structures. These are generally considered to be townhomes, and do not normally include multi-family structures such as condos, duplexes or apartments. SFAs are sometimes included in a development as an “affordable housing” component, as they are frequently less expensive to build and buy than their detached counterparts. Permits issued reflect the number of individual units.

In the fourth quarter of 2019, the number of SFA permits issued increased by less than 1% and the value decreased 17.3%.

Year-over-year, the number of permits decreased by 15.76% and the value decreased by 21.2%.

The SFA permit values for the fourth quarter were 17.2% lower than the average of the previous four quarters, while the number of permits issued was lower by about 8%.

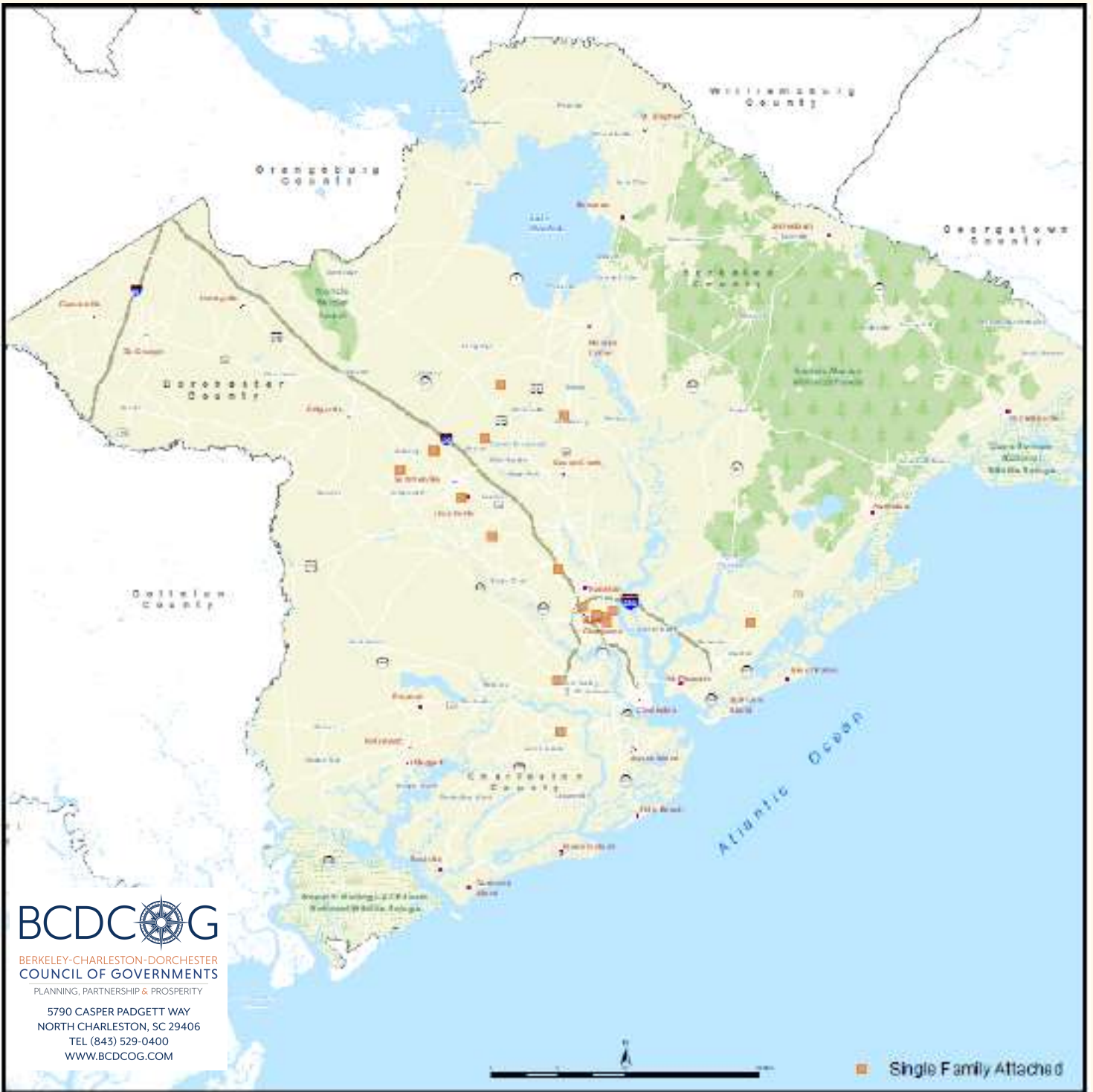
This quarter, the City of Charleston issued the most SFA permits in the region, with a total of 54 permits.



A breakdown of SFA permits by quarter and jurisdiction can be found in the chart below. A map depicting SFA residential permit clusters is available on the next page.

ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION										
JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	28	\$5,943,885	1	\$172,436	10	\$2,121,988	0	\$0	6	\$1,299,260
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	5	\$1,192,405	7	\$1,661,075	0	\$0	13	\$5,871,303	0	\$0
GOOSE CREEK	17	\$1,291,634	28	\$2,255,471	20	\$1,689,663	17	\$1,677,157	0	\$0
HANAHAN	0	\$0	3	\$831,310	0	\$0	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	0	\$0	0	\$0	0	\$0	19	\$3,755,971
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	50	\$8,427,924	39	\$4,920,292	30	\$3,811,651	30	\$7,548,460	25	\$5,055,231
UNINCORPORATED CHARLESTON COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	27	\$7,440,498	44	\$10,068,633	14	\$3,361,805	41	\$10,457,426	13	\$2,900,132
FOLLY BEACH	3	\$754,656	0	\$0	5	\$773,111	0	\$0	0	\$0
HOLLYWOOD	9	\$2,728,456	0	\$0	0	\$0	0	\$0	0	\$0
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMES ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	2	\$367,196	0	\$0
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	13	\$3,378,608	33	\$8,837,621	9	\$2,560,367	3	\$767,341	5	\$1,382,872
NORTH CHARLESTON	8	\$800,000	11	\$1,553,310	15	\$1,570,000	22	\$2,816,097	52	\$6,626,140
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	2	\$770,000	2	\$850,000	0	\$0	0	\$0
SULLIVANS ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	13	\$2,800,000	17	\$3,646,000	12	\$2,478,000	0	\$0	4	\$860,000
TOTAL CHARLESTON COUNTY	73	\$17,902,218	107	\$24,875,564	57	\$11,593,283	68	\$14,408,060	74	\$11,769,144
UNINCORPORATED DORCHESTER COUNTY	8	\$1,372,000	6	\$941,500	38	\$8,957,500	20	\$4,640,000	28	\$6,600,000
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	30	\$2,835,878	23	\$2,613,797	0	\$0	0	\$0	12	\$1,133,658
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	4	\$620,000	0	\$0	0	\$0	20	\$3,100,000	0	\$0
TOTAL DORCHESTER COUNTY	42	\$4,827,878	29	\$3,555,297	38	\$8,957,500	40	\$7,740,000	40	\$7,733,658
REGION TOTALS	165	\$31,158,020	175	\$33,351,153	125	\$24,362,434	138	\$29,696,520	139	\$24,558,033





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ALL MULTI-FAMILY RESIDENTIAL CONSTRUCTION

Multi-Family (MF) Residential construction permits are issued for a classification of housing where multiple separate housing units are contained within one building. This construction includes mainly apartments, but can also include condos and duplexes. Multi-Family permit issuance is expected to increase in the future to accommodate the growing population in the region. Permits are generally reported as the number of buildings, not the number of individual units.

In the fourth quarter of 2019, eight (8) MF permits were issued in the region for a value of about \$9.6 million, which account for five(5) buildings and include 18 units. All of the multi-family permits this quarter were issued by the City of Charleston.

Multi-family permits issued in the fourth quarter decreased in both number (68%) and value (86.4%) from the third quarter.

The number decreased when compared year-over-year, by about 88.6% and the value decreased by 95.3% in the same time period.

The MF permit values for the fourth quarter were 89.5% lower than the average of the previous four quarters, while the number of permits issued were 79% lower.

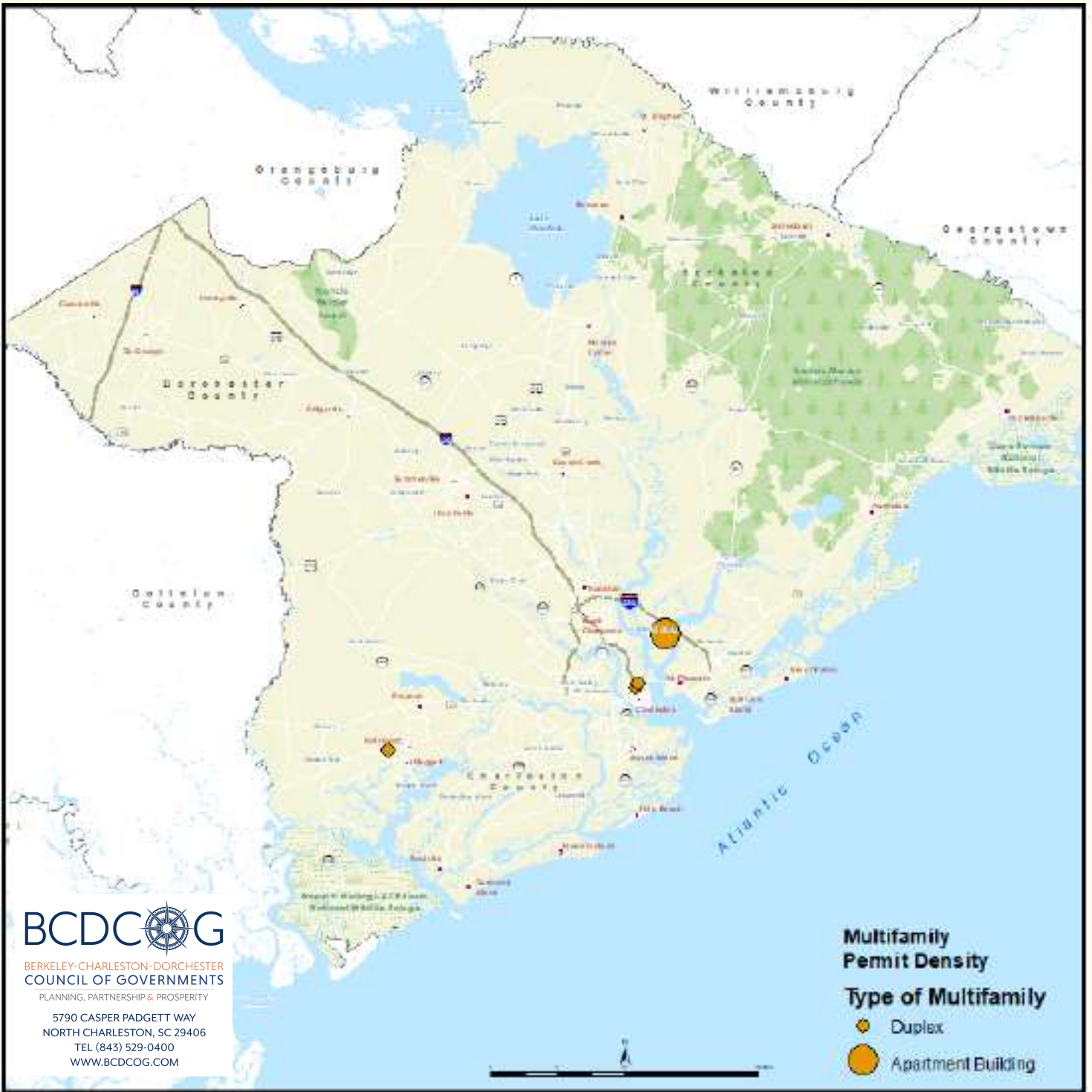
A breakdown of MF permits by quarter and municipality can be found in the chart below. A map of multi-family permit clusters is available on the next page.



ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	17	\$48,608,332	11	\$20,634,414	0	\$0	0	\$0	0	\$0
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	9	\$33,924,000	1	\$7,950,687
GOOSE CREEK	10	\$24,658,528	0	\$0	0	\$0	0	\$0	0	\$0
HANAHAN	0	\$0	2	\$4,643,218	0	\$0	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	1	\$248,050	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	27	\$73,266,860	14	\$25,525,682	0	\$0	9	\$33,924,000	1	\$7,950,687
UNINCORPORATED CHARLESTON COUNTY	14	\$32,797,764	4	\$1,670,596	4	\$1,630,000	0	\$0	0	\$0
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	9	\$74,803,184	3	\$3,364,223	1	\$26,218,466	2	\$234,391	6	\$1,434,585
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	0	\$0	0	\$0	0	\$0	1	\$220,372	1	\$220,000
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMES ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
LINCOLNVILLE	1	\$196,000	0	\$0	0	\$0	0	\$0	0	\$0
MCCOLLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	0	\$0	8	\$2,469,699	7	\$2,145,526	4	\$1,576,000	0	\$0
NORTH CHARLESTON	16	\$19,905,872	6	\$600,000	0	\$0	9	\$34,774,219	0	\$0
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SULLIVANS ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	40	\$127,702,820	21	\$8,104,518	12	\$29,993,992	16	\$36,804,982	7	\$1,654,585
UNINCORPORATED DORCHESTER COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	1	\$2,751,195	10	\$25,183,963	0	\$0	0	\$0	0	\$0
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	2	\$2,330,000	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	3	\$5,081,195	10	\$25,183,963	0	\$0	0	\$0	0	\$0
REGION TOTALS	70	\$206,050,875	45	\$58,814,163	12	\$29,993,992	25	\$70,728,982	8	\$9,605,272





ALL MIXED USE CONSTRUCTION

Mixed use (MU) permits are usually issued for developments that combine commercial (retail and office) space, community activities and high density residential units within a single structure. The idea behind this concept is that people can live, work and play all within their neighborhood, creating a bike and pedestrian friendly community. This type of building trend is growing in some areas, with an eye toward reducing traffic on the roadways and creating sustainable communities. Sometimes, however, non-residential multiuse developments will combine different types of commercial business such as retail and office space with manufacturing.

There was one permit for approximately \$6.6 million of mixed use construction in the fourth quarter of 2019. This permit was issued by the City of Charleston and represents one building that will include 3 stories of residential units over retail spaces.

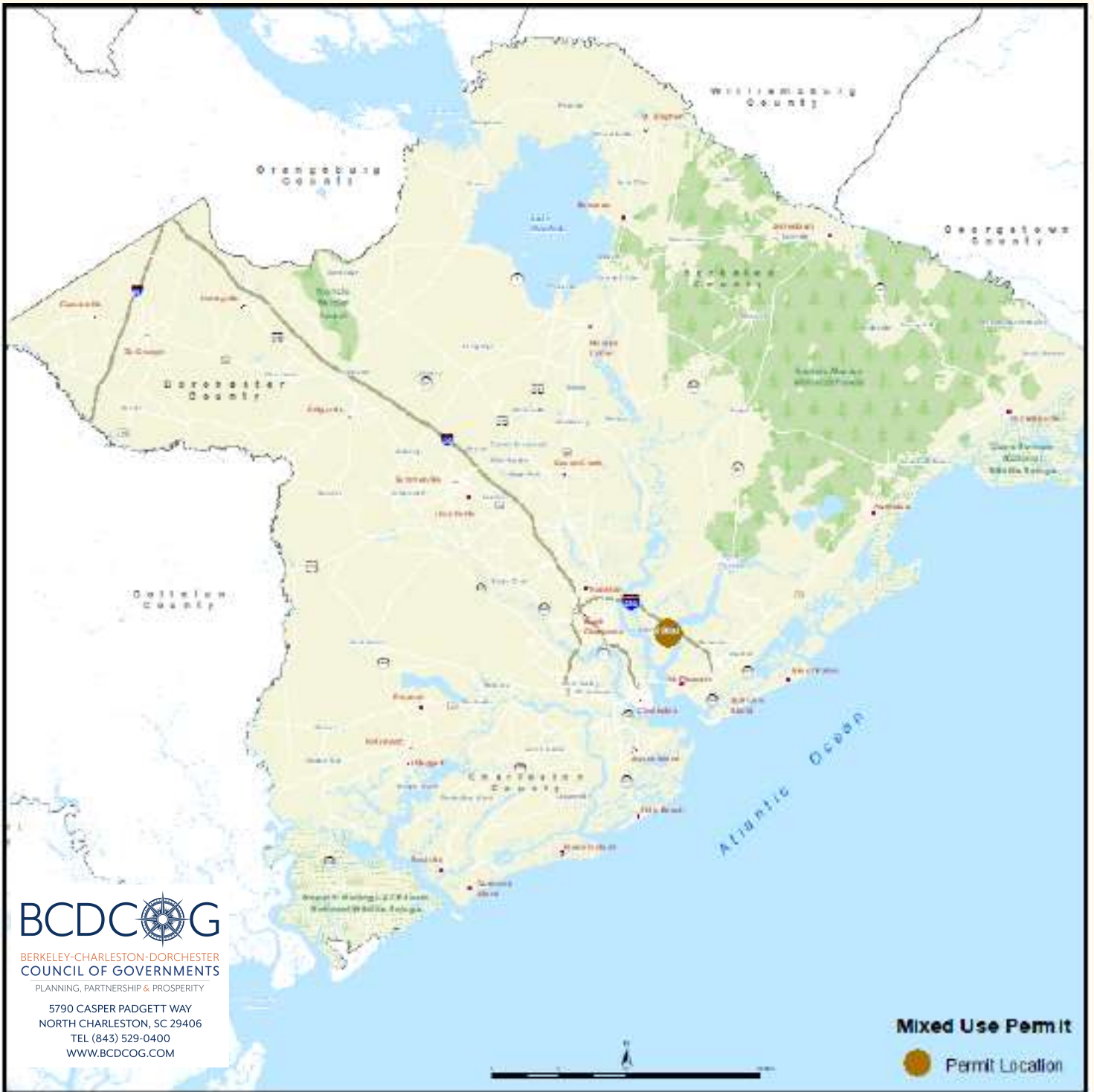
Mixed Use permits issued in the fourth quarter decreased in both number (66.7%) and value (20.8%) from the third quarter. (Note this does not reflect a large change in the actual number of permits issued).

The MU permit values for the fourth quarter were 56.8% lower than the average of the previous four quarters, while the average number of permits issued was the same.

A breakdown of mixed-use permits by quarter and municipality can be found in the chart below. A map of mixed-use permit locations is available on the next page.



ALL MIXED USE CONSTRUCTION BY JURISDICTION											
JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4		
	#	\$	#	\$	#	\$	#	\$	#	\$	
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	1	\$6,609,282	
GOOSE CREEK	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
HANAHAN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MONCK'S CORNER	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
ST. STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
TOTAL BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	1	\$6,609,282	
UNINCORPORATED CHARLESTON COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	0	\$0	0	\$0	2	\$52,866,637	2	\$7,345,164	0	\$0	
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
HOLLYWOOD	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
JAMES ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
KIAWAH ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MCCOLLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MOUNT PLEASANT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SEABROOK ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SULLIVAN'S ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
TOTAL CHARLESTON COUNTY	0	\$0	0	\$0	2	\$52,866,637	2	\$7,345,164	0	\$0	
UNINCORPORATED DORCHESTER COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	1	\$1,000,000	0	\$0	
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
TOTAL DORCHESTER COUNTY	0	\$0	0	\$0	0	\$0	1	\$1,000,000	0	\$0	
REGION TOTALS	0	\$0	0	\$0	2	\$52,866,637	3	\$8,345,164	1	\$6,609,282	



ALL REMODEL/RENOVATION CONSTRUCTION

Remodel/Renovation/Addition construction permits are issued when a homeowner or business owner seeks approval to update, enlarge or otherwise alter an existing structure. Alterations are made for several reasons, including the need for additional space and the desire to increase property values. Remodels and Renovations are an important indicator of reinvestment in a property. (Note that commercial “upfits” are not included in these numbers.)

In the fourth quarter of 2019, a total of 637 remodel/renovation permits were issued in the region for a value of about \$99 million. This represents no change in value and a 6.7% decrease in number from the previous quarter.

The number of permits increased by 5.6% year-over-year, and the permit values increased 67.1% in the same time period.

The remodel/renovation permit values for the fourth quarter were 8.1% lower than the average of the previous four quarters, while the number of permits issued were 4.2% lower.

By far, the largest number of remodel/renovation permits was issued by the City of Charleston, which issued 161 permits with a value in excess of \$43 million (Berkeley and Charleston counties combined).

A breakdown of remodel/renovation permits by quarter and municipality can be found in the chart below.



ALL REMODELS/RENOVATIONS BY JURISDICTION										
JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	49	\$3,041,352	55	\$7,752,249	53	\$3,359,103	50	\$4,733,533	38	\$504,957
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	10	\$1,545,556	11	\$802,517	9	\$1,318,724	22	\$1,995,565	6	\$350,000
GOOSE CREEK	0	\$0	10	\$227,270	8	\$123,865	8	\$437,018	3	\$17,140
HANAHAN	16	\$548,787	16	\$369,775	24	\$590,825	28	\$9,630,792	12	\$239,745
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	13	\$579,151	9	\$1,954,041	7	\$3,660,045	5	\$428,092	10	\$199,363
NORTH CHARLESTON	0	\$0	0	\$0	1	\$85,000	0	\$0	0	\$0
ST. STEPHEN	2	\$9,700	1	\$37,452	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	1	\$6,000	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	90	\$5,724,546	102	\$11,143,304	103	\$9,143,562	113	\$17,225,000	69	\$1,311,205
UNINCORPORATED CHARLESTON COUNTY	27	\$1,249,212	28	\$1,492,258	53	\$3,797,915	30	\$4,958,743	41	\$2,054,586
AWENDAW	0	\$0	1	\$10,000	1	\$20,000	2	\$26,602	0	\$0
CITY OF CHARLESTON	167	\$21,526,993	155	\$22,866,916	164	\$68,687,152	177	\$21,645,102	155	\$43,001,217
FOLLY BEACH	17	\$405,418	25	\$393,772	12	\$595,993	8	\$527,040	22	\$944,309
HOLLYWOOD	7	\$60,766	2	\$72,480	2	\$32,500	1	\$90,000	0	\$0
ISLE OF PALMS	3	\$599,941	11	\$3,457,430	4	\$1,670,000	1	\$120,000	6	\$898,000
JAMES ISLAND	12	\$956,735	14	\$886,558	23	\$1,317,031	18	\$1,091,817	9	\$412,000
KIAWAH ISLAND	39	\$3,452,323	54	\$9,579,364	17	\$2,252,104	37	\$4,244,289	45	\$4,843,561
LINCOLNVILLE	1	\$3,361	1	\$2,000	1	\$26,100	0	\$0	1	\$5,500
MCCOLLANVILLE	1	\$73,000	0	\$0	2	\$187,258	1	\$400	2	\$28,757
MEGGETT	0	\$0	2	\$367,308	1	\$50,000	1	\$128,672	2	\$33,200
MOUNT PLEASANT	90	\$10,115,250	119	\$15,694,567	100	\$10,489,602	100	\$15,272,986	103	\$9,329,085
NORTH CHARLESTON	54	\$7,501,706	79	\$34,910,734	62	\$30,014,807	68	\$23,414,229	69	\$5,374,314
RAVENEL	0	\$0	1	\$535,000	0	\$0	2	\$197,155	0	\$0
ROCKVILLE	2	\$166,000	1	\$90,500	1	\$48,000	0	\$0	2	\$299,724
SEABROOK ISLAND	25	\$2,920,556	22	\$1,714,439	21	\$1,014,849	27	\$4,417,528	26	\$2,952,666
SULLIVAN'S ISLAND	11	\$1,690,073	7	\$1,407,933	12	\$948,133	14	\$1,965,680	20	\$22,367,213
SUMMERVILLE	1	\$10,000	0	\$0	1	\$5,000	3	\$22,900	0	\$0
TOTAL CHARLESTON COUNTY	457	\$50,731,334	522	\$93,481,259	477	\$121,156,444	490	\$78,123,143	503	\$92,544,132
UNINCORPORATED DORCHESTER COUNTY	45	\$2,423,200	33	\$810,051	75	\$2,743,805	70	\$2,535,439	53	\$3,452,133
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	3	\$116,548	34	\$15,392,489	8	\$1,928,834	5	\$108,828	5	\$63,111
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	1	\$6,900	3	\$165,000	4	\$934,200	3	\$928,920	0	\$0
SUMMERVILLE	7	\$187,160	8	\$526,878	4	\$15,029,392	2	\$93,000	7	\$1,525,727
TOTAL DORCHESTER COUNTY	56	\$2,733,808	78	\$16,894,418	91	\$20,636,231	80	\$3,666,187	65	\$5,040,971
REGION TOTALS	603	\$59,189,688	702	\$121,518,981	671	\$150,936,237	683	\$99,014,330	637	\$98,896,308



ALL OTHER CONSTRUCTION

This category of construction permitting is compiled for those projects that do not fit under any other category. These projects include, but are not limited to: swimming pools, accessory structures (garages, sheds, etc.), solar panels and decks.

In the fourth quarter of 2019, there were 892 "other" permits issued for a value of more than \$28.1 million. That represents approximately a 7.8% decrease in number but a 5.6% increase in value from the previous quarter. Year-over-year, the number of issued permits decreased by more than 20%, and the value decreased by 16%. The City of Charleston issued the most permits (208 in both counties) however Mt. Pleasant had the highest value of permits (\$7.4 million). The most frequently permitted items in the "other" category this quarter were accessory structures (214), solar panels (167), swimming pools (114), and generators (92).

A breakdown of "other" construction permits by quarter and municipality can be found in the chart below.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	51	\$1,116,714	51	\$1,181,623	68	\$2,969,451	53	\$1,159,387	49	\$763,141
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	47	\$892,026	62	\$3,310,069	57	\$1,637,975	52	\$1,603,709	37	\$1,301,068
GOOSE CREEK	8	\$73,003	11	\$148,647	19	\$254,379	20	\$643,404	17	\$234,924
HANAHAN	38	\$914,036	31	\$817,032	24	\$618,875	27	\$445,870	42	\$1,151,506
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	5	\$150,578	14	\$381,134	20	\$2,417,152	9	\$144,663	10	\$226,409
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	1	\$1,000	2	\$33,345	4	\$36,400	1	\$21,875	1	\$1,000
SUMMERVILLE	1	\$7,360	2	\$781,000	0	\$0	0	\$0	1	\$5,320
TOTAL BERKELEY COUNTY	151	\$3,154,717	173	\$6,652,850	192	\$7,934,232	162	\$4,018,908	157	\$3,683,368
UNINCORPORATED CHARLESTON COUNTY	91	\$3,166,992	81	\$3,893,000	75	\$2,383,691	46	\$1,943,753	59	\$1,912,413
AWENDAW	1	\$10,000	4	\$120,160	2	\$67,500	3	\$131,040	6	\$696,793
CITY OF CHARLESTON	285	\$6,669,368	260	\$6,951,115	259	\$6,446,494	233	\$5,903,613	171	\$3,571,899
FOLLY BEACH	36	\$506,360	27	\$629,345	14	\$170,705	16	\$324,271	25	\$636,614
HOLLYWOOD	5	\$124,838	5	\$107,156	6	\$181,568	2	\$83,630	1	\$13,493
ISLE OF PALMS	6	\$424,255	18	\$1,151,677	13	\$993,074	10	\$639,154	6	\$363,141
JAMES ISLAND	4	\$211,065	15	\$267,563	16	\$399,476	15	\$164,821	13	\$558,437
KIAWAH ISLAND	26	\$935,132	29	\$1,393,790	17	\$838,367	11	\$535,950	13	\$1,312,001
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$13,000
MCCELLANVILLE	3	\$54,400	1	\$30,240	0	\$0	8	\$106,393	2	\$39,000
MEGETT	4	\$72,136	1	\$28,500	4	\$50,000	7	\$249,259	1	\$30,659
MOUNT PLEASANT	211	\$6,684,070	229	\$7,315,367	232	\$6,246,625	212	\$6,868,493	203	\$7,447,520
NORTH CHARLESTON	123	\$6,925,114	112	\$2,361,256	70	\$1,515,383	74	\$1,275,722	58	\$2,710,341
RAVENEL	3	\$29,453	5	\$76,280	10	\$158,945	4	\$165,820	4	\$52,500
ROCKVILLE	1	\$2,800	2	\$48,624	0	\$0	1	\$6,800	0	\$0
SEABROOK ISLAND	8	\$152,530	7	\$483,102	9	\$402,105	7	\$130,908	4	\$231,158
SULLIVAN'S ISLAND	8	\$625,966	15	\$997,133	13	\$848,761	14	\$712,378	6	\$436,109
SUMMERVILLE	0	\$0	0	\$0	1	\$4,200	2	\$18,000	0	\$0
TOTAL CHARLESTON COUNTY	815	\$26,594,479	811	\$25,854,308	741	\$20,706,894	665	\$19,260,005	573	\$20,025,078
UNINCORPORATED DORCHESTER COUNTY	108	\$2,894,215	105	\$3,716,597	122	\$2,955,416	102	\$2,659,297	121	\$3,288,079
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	36	\$641,980	69	\$1,184,346	58	\$767,451	28	\$519,511	37	\$1,088,927
REEVESVILLE	1	\$38,875	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	5	\$46,500	2	\$108,704	1	\$27,020	0	\$0	0	\$0
SUMMERVILLE	5	\$160,500	3	\$25,500	10	\$323,280	10	\$232,445	4	\$88,500
TOTAL DORCHESTER COUNTY	155	\$3,782,070	179	\$5,035,147	191	\$4,073,167	140	\$3,411,253	162	\$4,465,506
REGION TOTALS	1,121	\$33,531,266	1,163	\$37,542,305	1,124	\$32,714,293	967	\$26,690,166	892	\$28,173,952

ALL MOBILE HOME INSTALLATIONS

Mobile Home permits are issued for the installation of a detached residential dwelling unit complete and ready for occupancy. When placed in rural environments, they are frequently located on privately owned property, an indication that land is valued more than structures. When placed in an urban environment, mobile homes will usually be placed in parks that are zoned for this specific type of inexpensive housing. Because mobile homes are not constructed to building code standards, they are considered installations vs. construction.

In the fourth quarter of 2019, there were 109 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is a 28% decrease from last quarter.

TOP 20% OF COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION

BERKELEY COUNTY	DATE	VALUE	TYPE
	10/8/2019	\$5,970,000	Industrial building
	10/24/2019	\$6,500,000	Commerce Park
	11/7/2019	\$15,152,422	Industrial Park
	12/19/2019	\$32,930,907	Commerce Park
CITY OF CHARLESTON	DATE	VALUE	TYPE
	10/10/2019	\$8,960,968	Forensic Laboratory
	11/5/2019	\$6,609,282	Mixed Use Building
	11/5/2019	\$2,769,068	Retail Mixed Use Building
	11/18/2019	\$21,290,610	Office Building and Parking Structure
	11/21/2019	\$2,513,000	Car Dealership
	11/25/2019	\$2,233,070	Gas Station
	12/11/2019	\$7,950,687	Multifamily Building
CITY OF HANAHAN	DATE	VALUE	TYPE
	10/7/2019	\$2,519,167	Church
TOWN OF MT PLEASANT	DATE	VALUE	TYPE
	10/15/2019	\$3,390,165	Parking Deck
CITY OF NORTH CHARLESTON	DATE	VALUE	TYPE
	10/15/2019	\$3,390,165	Parking Deck
TOWN OF SUMMERVILLE	DATE	VALUE	TYPE
	10/9/2019	\$5,890,000	Hotel

AVERAGE HOUSING PERMIT VALUES BY JURISDICTION

N/A indicates that no data was available at the time of collection.

Average Permit Value	SFD Value	SFD/SqFt	SFA/Value	SFA/SqFt	Average Permit Value	SFD Value	SFD/SqFt	SFA/Value	SFA/SqFt
Berkeley Co	\$249,259	\$128	\$216,543	\$130	Lincolnton	N/A	N/A	N/A	N/A
Bonneau	N/A	N/A	N/A	N/A	McClellanville	\$468,552	\$107	N/A	N/A
City of Charleston (BC)	\$455,986	\$94	N/A	N/A	Meggett	\$335,220	\$71	N/A	N/A
Goose Creek	\$129,726	N/A	N/A	N/A	Mt Pleasant	\$401,229	\$142	\$276,574	\$122
Hanahan	\$624,744	\$150	N/A	N/A	North Charleston (CC)	\$202,769	\$97	\$127,426	\$83
Jamestown	N/A	N/A	N/A	N/A	Ravenel	\$393,512	\$99	N/A	N/A
Moncks Corner	\$316,605	\$151	\$197,683	\$138	Rockville	N/A	N/A	N/A	N/A
North Charleston (BC)	N/A	N/A	N/A	N/A	Seabrook Island	\$1,079,212	\$159	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A	Sullivan's Island	\$1,175,336	\$323	N/A	N/A
Summerville (BC)	\$319,495	\$108	N/A	N/A	Summerville (CC)	\$294,030	\$112	\$215,000	\$105
Charleston Co	\$677,436	\$151	N/A	N/A	Dorchester County	\$319,626	\$98	\$235,714	\$99
Awendaw	\$480,588	\$127	N/A	N/A	City of Charleston (DC)	N/A	N/A	N/A	N/A
City of Chas (CC)	\$301,478	\$100	N/A	N/A	Harleyville	N/A	N/A	N/A	N/A
Folly Beach	\$672,964	\$244	N/A	N/A	North Charleston (DC)	\$128,963	\$59	\$94,472	\$58
Hollywood	\$262,604	\$114	N/A	N/A	Reevesville	N/A	N/A	N/A	N/A
Isle of Palms	\$1,066,667	\$263	N/A	N/A	Ridgeville	N/A	N/A	N/A	N/A
James Island	\$420,728	\$98	N/A	N/A	St. George	N/A	N/A	N/A	N/A
Kiawah Island	\$1,330,768	\$371	N/A	N/A	Summerville (DC)	\$294,761	\$111	N/A	N/A

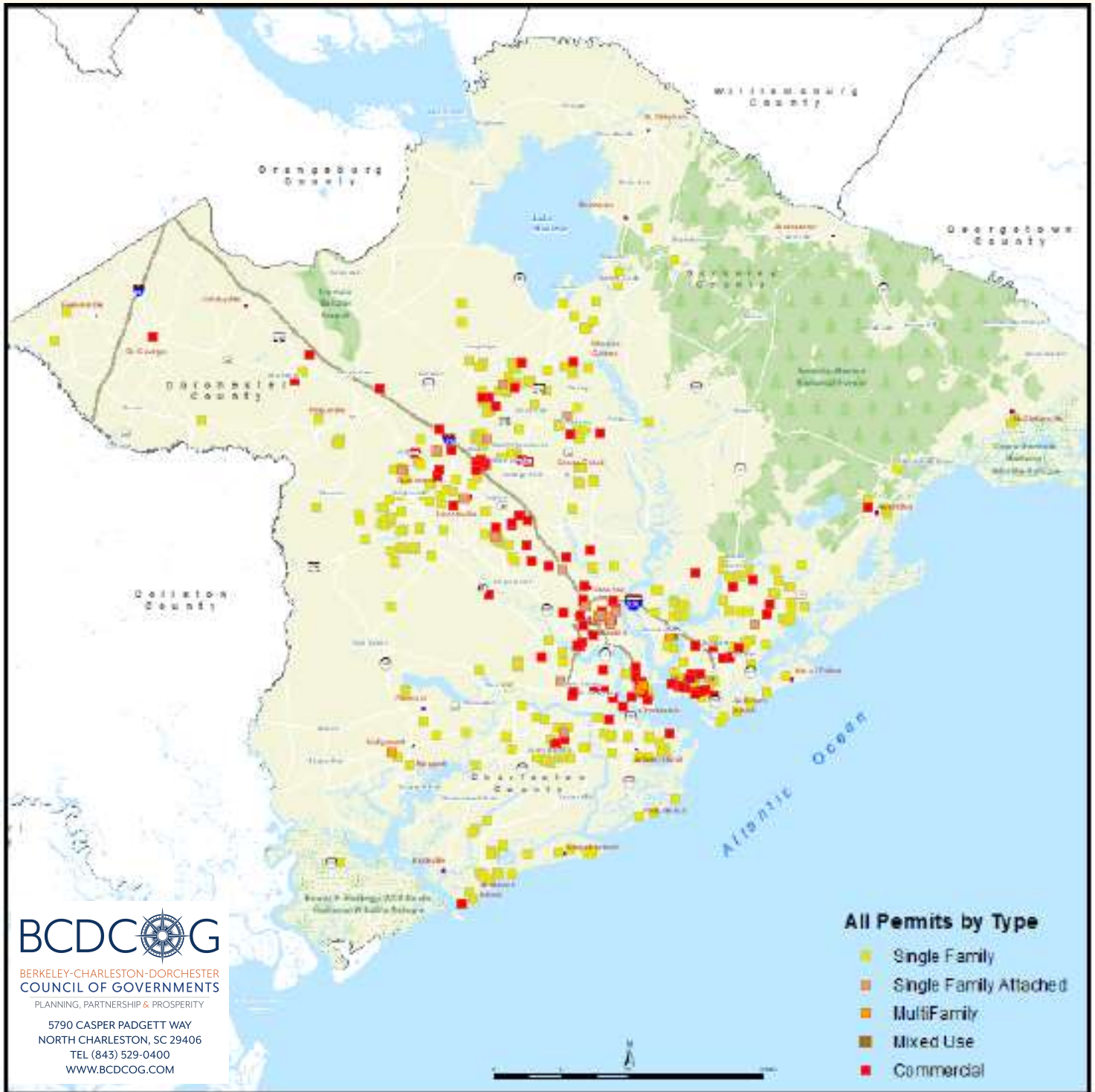
Berkeley County Average SFD: \$ 349,303 Charleston County Average SFD: \$ 597,693 Dorchester County Average SFD: \$247,783

*Analysis based on data provided from the jurisdiction.



SUMMARY

Overall, the value of construction permits issued has decreased for four consecutive quarters. It is unclear if this trend will continue, although it does seem to coincide with a slow down on the national level.



ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2018:Q4		2019:Q1		2019:Q2		2019:Q3		2019:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	348	\$289,750,474	449	\$191,330,859	432	\$102,715,835	363	\$109,035,014	276	\$115,713,150
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	103	\$26,685,459	131	\$27,882,377	110	\$22,130,975	153	\$76,029,573	90	\$37,923,134
GOOSE CREEK	92	\$35,586,266	116	\$14,660,030	118	\$15,583,410	129	\$24,285,455	62	\$6,770,849
HANAHAN	67	\$5,505,365	67	\$11,021,583	62	\$5,452,758	61	\$14,200,852	62	\$7,095,726
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	69	\$25,763,574	80	\$20,487,537	85	\$26,856,752	36	\$8,077,544	64	\$12,096,879
NORTH CHARLESTON	0	\$0	0	\$0	1	\$85,000	0	\$0	0	\$0
ST. STEPHEN	4	\$174,315	3	\$70,797	5	\$386,400	1	\$21,875	1	\$1,000
SUMMERVILLE	2	\$8,022,670	6	\$9,967,581	15	\$5,537,400	4	\$10,103,000	12	\$13,192,662
TOTAL BERKELEY COUNTY	685	\$391,488,123	852	\$275,420,764	828	\$178,748,530	747	\$241,753,313	567	\$192,793,400
UNINCORPORATED CHARLESTON COUNTY	220	\$104,869,732	206	\$47,456,086	264	\$69,606,910	112	\$19,976,416	144	\$33,325,709
AWENDAW	5	\$1,609,865	7	\$984,124	7	\$2,672,984	14	\$6,497,338	12	\$3,239,731
CITY OF CHARLESTON	680	\$218,285,424	662	\$113,300,423	634	\$251,341,837	648	\$197,540,365	536	\$149,756,971
FOLLY BEACH	58	\$3,191,434	61	\$5,359,457	36	\$6,189,809	26	\$1,341,311	51	\$4,272,777
HOLLYWOOD	27	\$5,572,482	16	\$4,429,823	20	\$3,404,960	14	\$3,759,845	6	\$1,283,910
ISLE OF PALMS	21	\$14,997,052	34	\$22,443,841	25	\$68,140,054	18	\$7,683,529	15	\$4,461,141
JAMES ISLAND	20	\$1,993,397	35	\$3,435,178	47	\$3,810,997	37	\$8,183,974	27	\$3,003,349
KIAWAH ISLAND	78	\$36,102,021	100	\$76,314,284	47	\$26,041,337	61	\$25,109,292	69	\$20,794,015
LINCOLNVILLE	7	\$1,489,553	7	\$1,841,039	7	\$1,886,247	7	\$1,832,110	2	\$18,500
MCCLELLANVILLE	8	\$1,532,795	4	\$1,222,940	2	\$187,258	11	\$869,165	6	\$1,004,861
MEGGETT	12	\$2,266,623	6	\$2,247,094	11	\$2,717,719	14	\$2,419,526	4	\$399,079
MOUNT PLEASANT	575	\$130,712,286	567	\$109,781,248	496	\$90,781,810	470	\$79,406,781	451	\$68,619,301
NORTH CHARLESTON	248	\$61,900,944	254	\$181,846,519	199	\$121,750,192	240	\$174,935,220	222	\$74,315,032
RAVENEL	6	\$730,122	12	\$2,703,947	13	\$1,128,059	12	\$3,381,271	7	\$1,233,037
ROCKVILLE	3	\$168,800	3	\$139,124	1	\$48,000	1	\$6,800	2	\$299,724
SEABROOK ISLAND	41	\$14,807,076	33	\$4,800,614	34	\$4,471,568	35	\$5,113,436	33	\$5,355,748
SULLIVAN'S ISLAND	20	\$3,416,039	26	\$6,980,068	30	\$9,286,895	31	\$9,138,241	30	\$27,504,667
SUMMERVILLE	21	\$4,678,670	21	\$4,642,069	22	\$4,571,805	7	\$566,900	6	\$1,448,060
TOTAL CHARLESTON COUNTY	2,050	\$608,324,315	2,054	\$589,927,878	1,895	\$668,038,441	1,758	\$547,761,520	1,623	\$400,335,612
UNINCORPORATED DORCHESTER COUNTY	258	\$39,903,669	224	\$41,870,756	337	\$44,976,551	302	\$44,504,236	328	\$61,295,667
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	1	\$237,000	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	150	\$16,022,191	203	\$88,923,067	102	\$8,738,771	108	\$12,100,431	112	\$9,765,521
REEVESVILLE	2	\$135,875	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	6	\$53,400	6	\$395,640	5	\$961,220	3	\$928,920	1	\$107,600
SUMMERVILLE	54	\$23,439,670	43	\$13,795,068	50	\$33,953,918	86	\$24,038,770	28	\$6,518,015
TOTAL DORCHESTER COUNTY	470	\$79,554,805	476	\$144,984,531	494	\$88,630,460	500	\$81,809,357	469	\$77,686,803
REGION TOTALS	3,205	\$1,079,367,243	3,382	\$1,010,333,173	3,217	\$935,417,431	3,005	\$871,324,190	2,659	\$670,815,815



BERKELEY-CHARLESTON-DORCHESTER
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