

CONSTRUCTION QUARTERLY

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

VOLUME: 5
ISSUE: 1
QUARTER 1
2020
JAN-MAR

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 first quarter of 2020 increased by about 60.3% from the fourth quarter of 2019. The construction permit values also increased by about 53.7% from previous the quarter.

Year-over-year values decreased by about 1.9% and the number of permits issued increased by 16.9%.

New permit values for the first quarter of 2020 were 15.6% above the average of the previous four quarters while the number of permits issued were about 31.4% above 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	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	343	\$182,396,987	311	\$96,387,281	260	\$103,142,094	189	\$114,445,052	411	\$216,504,464
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	58	\$23,769,791	44	\$19,174,276	79	\$72,430,299	47	\$36,272,066	45	\$27,279,885
GOOSE CREEK	95	\$14,284,113	91	\$15,205,166	101	\$23,205,033	42	\$6,518,785	122	\$15,939,399
HANAHAN	20	\$9,834,776	14	\$4,243,058	6	\$4,124,190	8	\$5,704,475	27	\$8,932,723
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	57	\$18,152,362	58	\$20,779,555	22	\$7,504,789	44	\$11,671,107	20	\$7,214,424
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	0	\$0	1	\$350,000	0	\$0	0	\$0	0	\$0
SUMMERVILLE	4	\$9,186,581	14	\$5,531,400	4	\$10,103,000	11	\$13,187,342	6	\$7,345,980
TOTAL BERKELEY COUNTY	577	\$257,624,610	533	\$161,670,736	472	\$220,509,405	341	\$187,798,827	631	\$283,216,875
UNINCORPORATED CHARLESTON COUNTY	97	\$42,070,828	136	\$63,425,304	36	\$13,073,920	44	\$29,358,710	64	\$35,934,176
AWENDAW	2	\$853,964	4	\$2,585,484	9	\$6,339,696	6	\$2,542,938	4	\$1,691,948
CITY OF CHARLESTON	247	\$83,482,392	211	\$176,208,191	238	\$169,991,650	210	\$103,183,855	251	\$166,502,253
FOLLY BEACH	9	\$4,336,340	10	\$5,423,111	2	\$490,000	4	\$2,691,854	4	\$1,705,000
HOLLYWOOD	9	\$4,250,187	12	\$3,190,892	11	\$3,586,215	5	\$1,270,417	15	\$6,096,332
ISLE OF PALMS	5	\$17,834,734	8	\$65,476,980	7	\$6,924,375	3	\$3,200,000	8	\$5,113,392
JAMES ISLAND	6	\$2,281,057	8	\$2,094,490	4	\$6,927,336	5	\$2,032,912	1	\$519,074
KIAWAH ISLAND	17	\$65,341,130	13	\$22,950,866	13	\$20,329,053	11	\$14,638,453	10	\$17,516,031
LINCOLNVILLE	6	\$1,839,039	6	\$1,860,147	7	\$1,832,110	0	\$0	1	\$140,469
MCCLELLANVILLE	3	\$1,192,700	0	\$0	2	\$762,372	2	\$937,104	2	\$1,332,819
MEGGITT	3	\$1,851,286	6	\$2,617,719	3	\$2,041,595	1	\$335,220	3	\$1,635,568
MOUNT PLEASANT	219	\$86,771,314	164	\$74,045,583	158	\$57,265,302	145	\$51,842,696	175	\$85,422,534
NORTH CHARLESTON	63	\$144,574,529	67	\$90,220,002	98	\$150,245,269	95	\$66,230,377	156	\$104,452,240
RAVENEL	6	\$2,092,667	3	\$969,114	6	\$3,018,296	3	\$1,180,537	6	\$1,660,799
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$309,709
SEABROOK ISLAND	4	\$2,603,073	4	\$3,054,614	1	\$565,000	3	\$2,171,924	4	\$3,914,171
SULLIVANS ISLAND	4	\$4,575,002	5	\$7,490,001	3	\$6,460,183	4	\$4,701,345	5	\$6,315,209
SUMMERVILLE	21	\$4,642,069	20	\$4,562,605	2	\$526,000	6	\$1,448,060	22	\$5,171,625
TOTAL CHARLESTON COUNTY	721	\$470,592,311	677	\$526,175,103	603	\$450,378,372	259	\$287,766,402	375	\$445,433,349
UNINCORPORATED DORCHESTER COUNTY	86	\$37,344,108	140	\$39,277,330	130	\$39,309,500	154	\$54,555,455	265	\$87,397,252
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	100	\$72,346,232	36	\$6,042,486	75	\$11,472,092	70	\$8,613,483	88	\$13,403,133
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	\$121,936	0	\$0	0	\$0	1	\$107,600	0	\$0
SUMMERVILLE	32	\$13,242,690	36	\$18,601,246	74	\$23,713,325	17	\$4,903,788	18	\$6,050,028
TOTAL DORCHESTER COUNTY	219	\$123,054,966	212	\$63,921,062	279	\$74,494,917	507	\$68,180,326	768	\$106,850,413
REGION TOTALS	1,517	\$851,271,887	1,422	\$751,766,901	1,354	\$745,382,694	1,107	\$543,745,555	1,774	\$835,500,637

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	11.6% ▲	5.8% ▲	1.1% ▲
Single Family	57.7% ▲	14.8% ▲	28.1% ▲
Single Family: Attached	61.2% ▲	28.0% ▲	55.6% ▲
Multi-Family	>100.00% ▲	20.0% ▲	56.5% ▲

VALUE OF PERMITS	CHANGE FROM PREVIOUS QUARTER	CHANGE FROM SAME QUARTER PREVIOUS YEAR	CHANGE FROM AVERAGE OF PREVIOUS 4 QUARTERS
Commercial	12.0% ▲	34.2% ▲	-15.7% ▼
Single Family	49.9% ▲	10.1% ▲	23.4% ▲
Single Family: Attached	62.0% ▲	19.3% ▲	42.1% ▲
Multi-Family	>100.00% ▲	98.1% ▲	>100.00% ▲



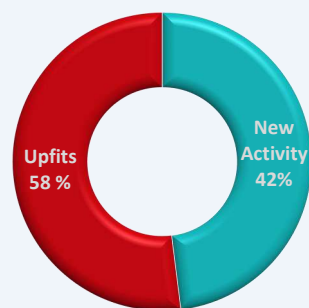
ALL COMMERCIAL CONSTRUCTION

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 first quarter of 2020, the number of commercial permits issued increased by 11.6% and the value increased by 12% or about \$26 million.

The number of permits increased about 5.8% year-over-year while the value of the permits issued decreased by 34.2% in the same time period.

Commercial permit values for the first quarter of 2020 were 15.7% below the average of the previous four quarters while the number of permits issued were about the same as the average. A chart containing the region's highest value permits can be found on page 15.



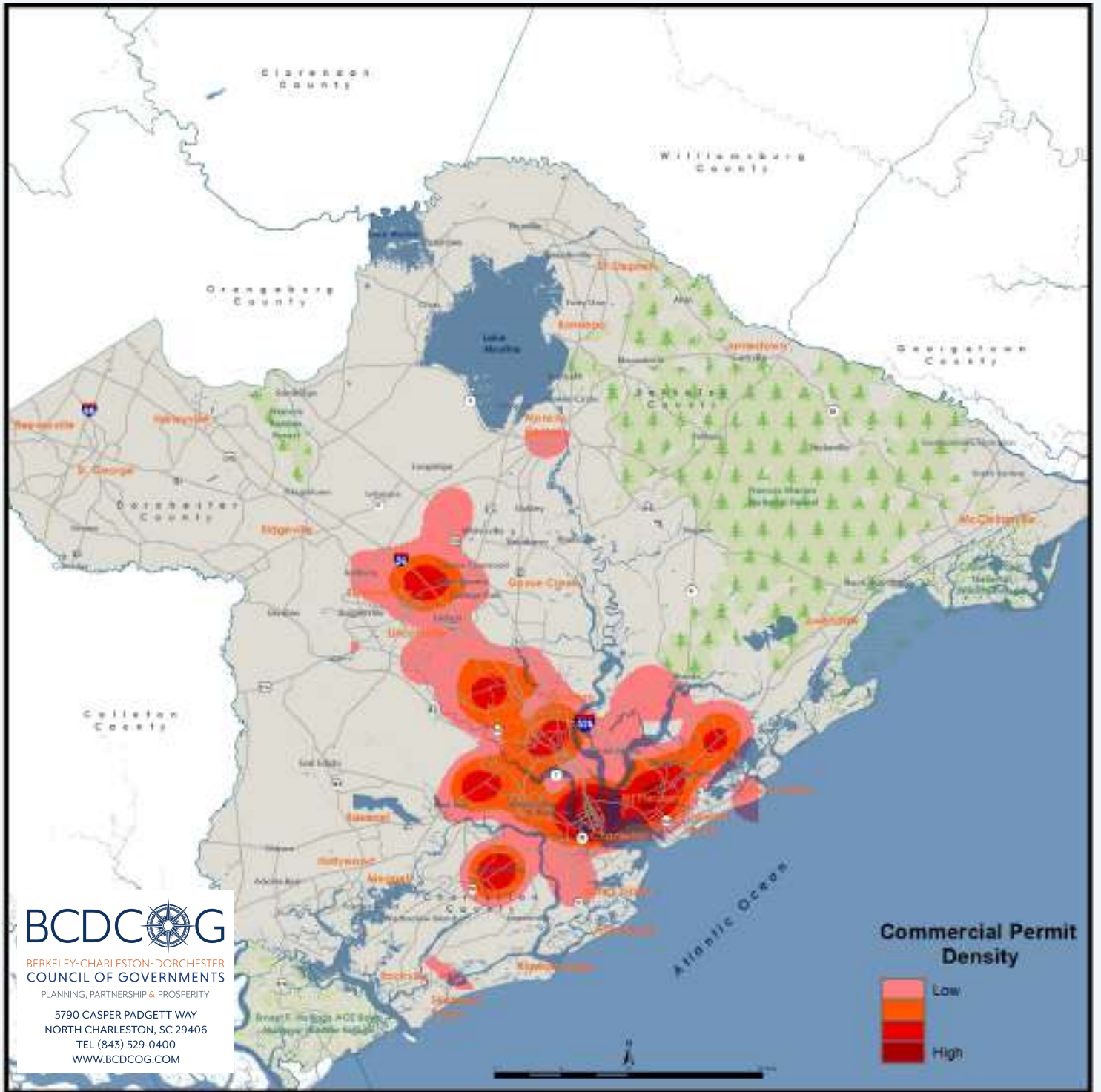
An analysis of the commercial permits this quarter revealed that about 58% of permits issued were for truly new commercial construction and about 42% of commercial permits were for upfits.

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	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	23	\$73,358,909	32	\$14,870,498	31	\$40,660,375	26	\$66,947,165	21	\$31,411,858
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	6	\$2,560,885	7	\$4,420,000	7	\$10,278,081	8	\$4,840,619	10	\$2,030,706
GOOSE CREEK	3	\$542,064	2	\$717,060	9	\$8,032,800	1	\$1,200,000	0	\$0
HANAHAN	2	\$44,600	1	\$50,000	1	\$3,171,304	3	\$2,580,756	3	\$50,574
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	2	\$649,615	0	\$0	1	\$766,985	0	\$0	2	\$1,621,000
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	1	\$350,000	0	\$0	0	\$0	0	\$0
SUMMERVILLE	4	\$9,186,581	3	\$1,208,400	2	\$9,458,000	9	\$12,548,352	4	\$6,750,000
TOTAL BERKELEY COUNTY	40	\$86,342,654	46	\$21,615,958	51	\$72,367,545	47	\$88,116,892	40	\$41,864,138
UNINCORPORATED CHARLESTON COUNTY	5	\$5,218,132	14	\$17,935,379	18	\$6,536,960	4	\$2,261,266	16	\$14,204,714
AWENDAW	0	\$0	0	\$0	1	\$2,800,000	1	\$140,000	0	\$0
CITY OF CHARLESTON	36	\$20,847,473	26	\$38,498,989	34	\$99,541,681	28	\$49,708,273	36	\$92,141,593
FOLLY BEACH	0	\$0	1	\$3,240,000	0	\$0	0	\$0	0	\$0
HOLLYWOOD	1	\$148,800	3	\$259,884	0	\$0	0	\$0	0	\$0
ISLE OF PALMS	1	\$14,120,000	1	\$54,901,681	0	\$0	0	\$0	2	\$189,527
JAMES ISLAND	1	\$35,000	1	\$122,000	1	\$5,775,000	1	\$350,000	0	\$0
KIAWAH ISLAND	2	\$32,649,536	1	\$500,000	0	\$0	0	\$0	2	\$6,530,000
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	1	\$1,200,000	1	\$425,000	0	\$0	0	\$0
MOUNT PLEASANT	45	\$19,087,208	37	\$16,044,997	51	\$13,469,282	34	\$7,929,553	35	\$24,092,174
NORTH CHARLESTON	20	\$137,581,922	32	\$84,548,623	41	\$107,625,608	30	\$56,968,237	37	\$55,006,052
RAVENEL	2	\$1,003,700	0	\$0	2	\$1,566,480	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	0	\$0	0	\$0	1	\$13,500	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	113	\$230,691,771	117	\$217,251,553	149	\$237,740,011	99	\$117,370,829	128	\$192,164,060
UNINCORPORATED DORCHESTER COUNTY	7	\$13,159,108	2	\$178,000	3	\$812,500	15	\$12,477,000	7	\$7,291,064
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	8	\$36,754,815	4	\$1,696,000	3	\$2,270,475	0	\$0	4	\$554,601
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	1	\$107,600	0	\$0
SUMMERVILLE	5	\$4,840,000	3	\$9,520,921	7	\$7,311,035	2	\$482,366	4	\$2,946,452
TOTAL DORCHESTER COUNTY	20	\$54,753,923	9	\$11,394,921	13	\$10,394,010	18	\$13,066,966	15	\$10,792,117
REGION TOTALS	173	\$371,788,348	172	\$250,262,432	213	\$320,501,566	164	\$218,554,687	183	\$244,820,315





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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 increased approximately 57.7% in the first quarter of 2020. The permit values increased approximately 50% from in the same time frame.

The number of single family permits issued year-over-year increased by about 14.8%. The single family permit values also increased by approximately 10.1% when compared to the same quarter last year.

The single family permit values for the first quarter of 2020 were about 23.4% lower than the average of the previous four quarters; the number of permits issued were lower by 28.1%.

So far in 2020, 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.

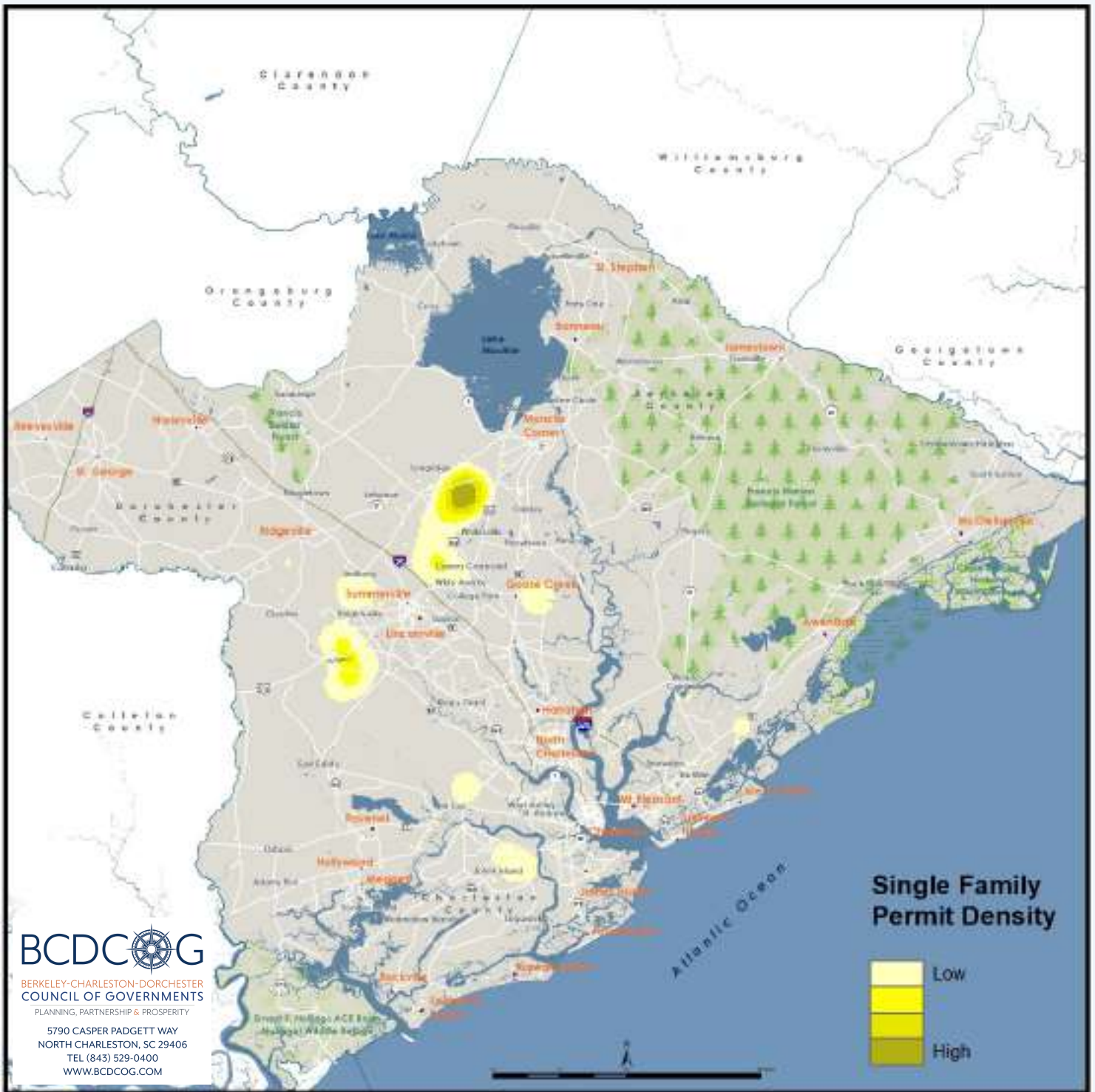


ALL SINGLE FAMILY ATTACHED RESIDENTIAL CONSTRUCTION

ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	308	\$88,231,228	269	\$79,394,795	229	\$62,481,719	157	\$46,198,627	346	\$110,212,258
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	45	\$19,547,831	37	\$14,754,276	50	\$22,356,915	37	\$16,871,478	32	\$13,141,696
GOOSE CREEK	64	\$11,486,578	69	\$12,798,443	75	\$13,495,076	41	\$5,318,785	93	\$13,082,602
HANAHAN	13	\$4,315,648	13	\$4,193,058	5	\$952,886	5	\$3,123,719	24	\$8,882,149
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	54	\$17,254,697	58	\$20,779,555	21	\$6,737,804	25	\$7,915,136	18	\$5,593,424
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	11	\$4,323,000	2	\$645,000	2	\$638,990	2	\$595,980
TOTAL BERKELEY COUNTY	484	\$140,835,982	457	\$136,243,127	382	\$106,669,400	267	\$80,066,735	515	\$151,508,109
UNINCORPORATED CHARLESTON COUNTY	88	\$35,182,100	118	\$43,859,925	18	\$6,536,960	40	\$27,097,444	47	\$21,122,204
AWENDAW	2	\$853,964	4	\$2,585,484	8	\$3,539,696	5	\$2,402,938	4	\$1,691,948
CITY OF CHARLESTON	164	\$49,202,063	168	\$55,262,294	159	\$52,412,988	163	\$49,140,865	202	\$63,666,619
FOLLY BEACH	9	\$4,336,340	4	\$1,410,000	2	\$490,000	4	\$2,691,854	4	\$1,705,000
HOLLYWOOD	8	\$4,101,387	9	\$2,931,008	10	\$3,365,843	4	\$1,050,417	15	\$6,096,332
ISLE OF PALMS	4	\$3,714,734	7	\$10,575,299	7	\$6,924,375	3	\$3,200,000	6	\$4,923,865
JAMES ISLAND	5	\$2,246,057	7	\$1,972,490	3	\$1,152,336	4	\$1,682,912	1	\$519,074
KIAWAH ISLAND	15	\$32,691,594	12	\$22,450,866	13	\$20,329,053	11	\$14,638,453	8	\$10,986,031
LINCOLNVILLE	6	\$1,839,039	6	\$1,860,147	5	\$1,464,914	0	\$0	1	\$140,469
MCCOLLVILLE	3	\$1,192,700	0	\$0	2	\$762,372	2	\$937,104	2	\$1,332,819
MEGETT	3	\$1,851,286	5	\$1,417,719	5	\$1,616,595	1	\$335,220	3	\$1,635,568
MOUNT PLEASANT	133	\$56,376,786	111	\$53,294,693	100	\$41,452,679	106	\$42,530,271	115	\$49,494,436
NORTH CHARLESTON	26	\$4,839,297	20	\$4,101,379	26	\$5,029,345	13	\$2,636,000	36	\$7,479,995
RAVENEL	4	\$1,088,967	3	\$969,114	4	\$1,451,816	3	\$1,180,537	6	\$1,660,799
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$309,709
SEABROOK ISLAND	2	\$1,833,073	2	\$2,204,614	1	\$565,000	2	\$2,158,424	4	\$3,914,171
SULLIVAN'S ISLAND	4	\$4,575,002	5	\$7,490,001	3	\$6,460,183	4	\$4,701,345	5	\$6,315,209
SUMMERVILLE	4	\$996,069	8	\$2,084,605	2	\$526,000	2	\$588,060	16	\$3,779,625
TOTAL CHARLESTON COUNTY	480	\$206,920,458	489	\$214,469,638	368	\$154,080,155	367	\$156,971,844	476	\$186,773,873
UNINCORPORATED DORCHESTER COUNTY	73	\$23,243,500	100	\$30,141,830	107	\$33,857,000	111	\$35,478,455	258	\$80,106,188
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	59	\$7,793,657	32	\$4,346,486	71	\$8,201,617	58	\$7,479,825	27	\$4,921,995
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	\$121,936	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	27	\$8,402,690	33	\$9,080,325	47	\$13,302,290	15	\$4,421,422	14	\$3,103,576
TOTAL DORCHESTER COUNTY	160	\$39,561,783	165	\$43,568,641	225	\$55,360,907	184	\$47,379,702	299	\$88,131,759
REGION TOTALS	1,124	\$387,318,223	1,111	\$394,281,406	975	\$316,110,462	818	\$284,418,281	1,290	\$426,413,741





**BERKELEY-CHARLESTON-DORCHESTER
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2020 1st QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Cane Bay	181	Stonoview	46	Wescott	83
Nexton	113	Grand Oaks	42	Summers Corner	69
Liberty Village	33	Riverview Estates	32	The Ponds	53
Carnes Crossroads	27	McKewn	30	Mallard Crossing	36
SteepleChase	22	Westcott	28	McKewn	30

Number of permits issued, according to data provided by the jurisdictions



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 first quarter of 2020, the number of SFA permits issued increased by 61.2% and the value increased 62%.

Year-over-year, the number of permits increased by 28% and the value increased by 19.3%.

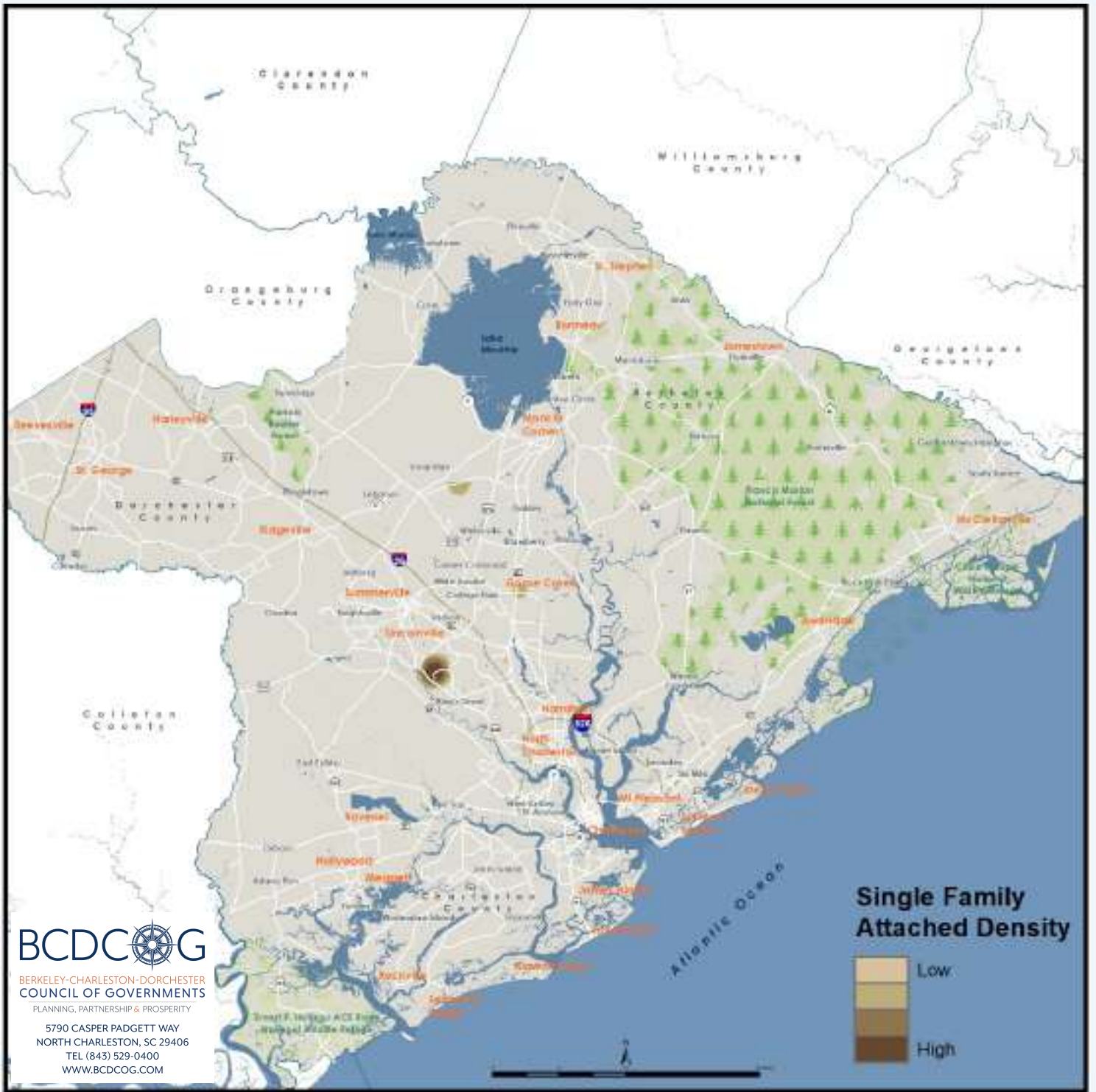
The SFA permit values for the first quarter of 2020 were 42.1% higher than the average of the previous four quarters, while the number of permits issued was about 55.6% higher. However last quarter was dramatically lower than previous quarters.

This quarter, the City of North Charleston issued the most SFA permits in the region, with a total of 82 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	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	1	\$172,436	10	\$2,121,988	0	\$0	6	\$1,299,260	27	\$5,749,966
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	7	\$1,661,075	0	\$0	13	\$5,871,303	0	\$0	2	\$662,836
GOOSE CREEK	28	\$2,255,471	20	\$1,689,663	17	\$1,677,157	0	\$0	29	\$2,856,797
HANAHAN	3	\$831,310	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	19	\$3,755,971	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	39	\$4,920,292	30	\$3,811,651	30	\$7,548,460	25	\$5,055,231	58	\$9,269,599
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	44	\$10,068,633	14	\$3,361,805	41	\$10,457,426	13	\$2,900,132	6	\$1,689,335
FOLLY BEACH	0	\$0	5	\$773,111	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	2	\$367,196	0	\$0	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	33	\$8,837,621	9	\$2,560,367	3	\$767,341	5	\$1,382,872	15	\$9,159,924
NORTH CHARLESTON	11	\$1,553,310	15	\$1,570,000	22	\$2,816,097	52	\$6,626,140	82	\$10,350,457
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	2	\$770,000	2	\$850,000	0	\$0	0	\$0	0	\$0
SULLIVAN'S ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	17	\$3,646,000	12	\$2,478,000	0	\$0	4	\$860,000	6	\$1,392,000
TOTAL CHARLESTON COUNTY	107	\$24,875,564	57	\$11,593,283	68	\$14,408,060	74	\$11,769,144	109	\$22,591,716
UNINCORPORATED DORCHESTER COUNTY	6	\$941,500	38	\$8,957,500	20	\$4,640,000	28	\$6,600,000	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	23	\$2,613,797	0	\$0	0	\$0	12	\$1,133,658	57	\$7,926,537
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	20	\$3,100,000	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	29	\$3,555,297	38	\$8,957,500	40	\$7,740,000	40	\$7,733,658	57	\$7,926,537
REGION TOTALS	175	\$33,351,153	125	\$24,362,434	138	\$29,696,520	139	\$24,558,033	224	\$39,787,852



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 first quarter of 2020, 36 MF permits were issued in the region for a value of about \$116.5 million, which account for 37 buildings and include 987 units. Berkeley County issued the largest number of MF permits (17).

Multi-family permits issued in the first quarter increased in both number (>100%) and value (>100%) from the fourth quarter.

The number decreased when compared year-over-year, by about 20%, however the value increased by 98.1% in the same time period.

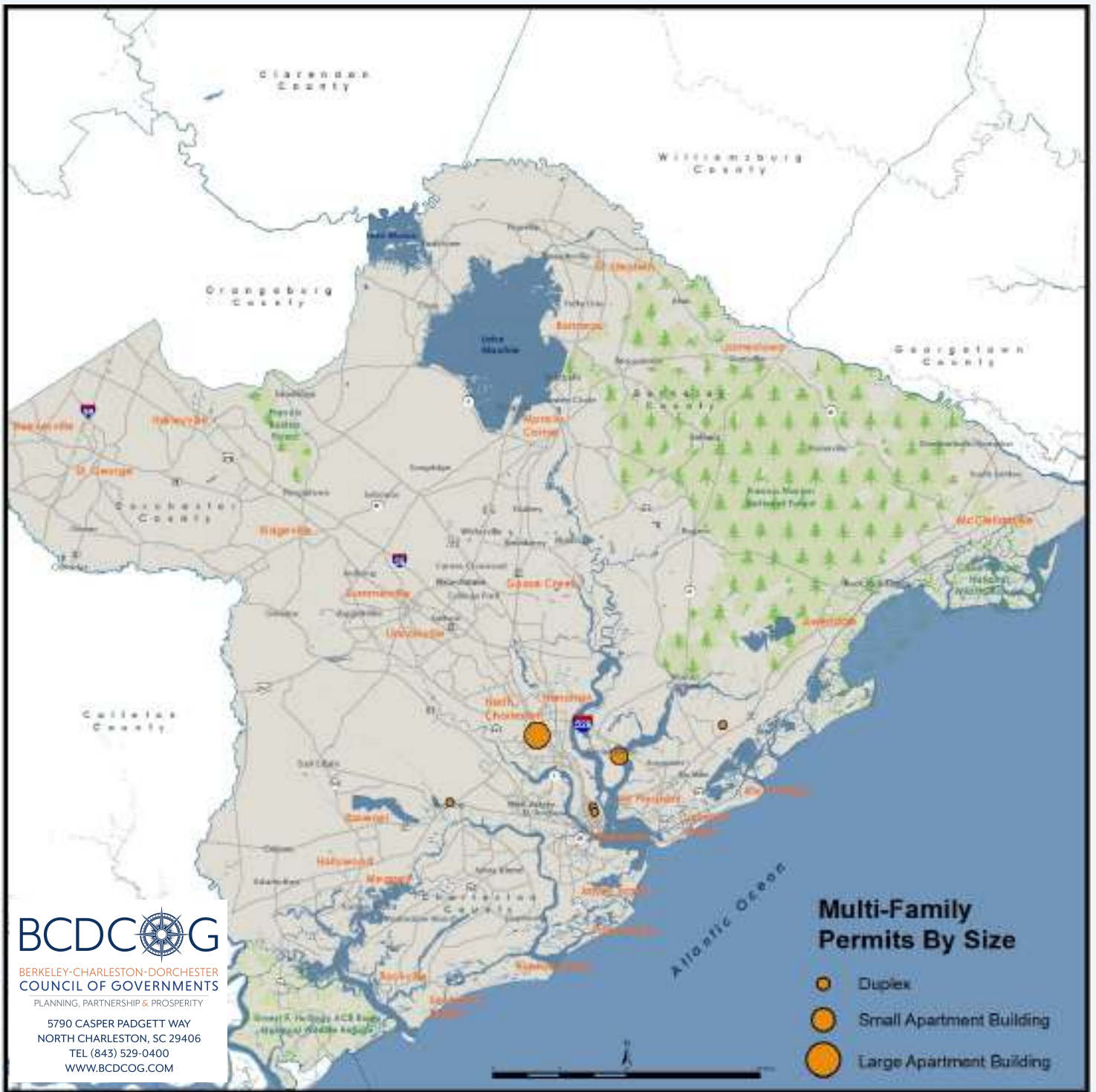
The MF permit values for the first quarter were <100% higher than the average of the previous four quarters, while the number of permits issued were 56.5% higher.

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	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	11	\$20,634,414	0	\$0	0	\$0	0	\$0	17	\$69,130,382
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	9	\$33,924,000	1	\$7,950,687	1	\$11,444,647
GOOSE CREEK	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HANAHAN	2	\$4,643,218	0	\$0	0	\$0	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	1	\$248,050	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	14	\$25,525,682	0	\$0	9	\$33,924,000	1	\$7,950,687	18	\$80,575,029
UNINCORPORATED CHARLESTON COUNTY	4	\$1,670,596	4	\$1,630,000	0	\$0	0	\$0	1	\$607,258
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	3	\$3,364,223	1	\$26,218,466	2	\$234,391	6	\$1,434,585	6	\$1,004,706
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	0	\$0	0	\$0	1	\$220,372	1	\$220,000	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	8	\$2,469,699	7	\$2,145,526	4	\$1,576,000	0	\$0	10	\$2,676,000
NORTH CHARLESTON	6	\$600,000	0	\$0	9	\$34,774,219	0	\$0	1	\$31,615,736
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	21	\$8,104,518	12	\$29,993,992	16	\$36,804,982	7	\$1,654,585	18	\$35,903,700
UNINCORPORATED DORCHESTER COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	10	\$25,183,963	0	\$0	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	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	10	\$25,183,963	0	\$0	0	\$0	0	\$0	0	\$0
REGION TOTALS	45	\$58,814,163	12	\$29,993,992	25	\$70,728,982	8	\$9,605,272	36	\$116,478,729





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 multi-use developments will combine different types of commercial business such as retail and office space with manufacturing.

There was one mixed use construction permit for \$8 million in the first quarter of 2020. This permit was issued by the City of Charleston and represents one building that will include 35 residential units over retail space and a parking garage.

Mixed Use permits issued in the first quarter increased in value (21%) from the fourth quarter of 2019. The number of permits remained static. There were no permits for the same quarter last year to compare.

The MU permit values for the first quarter were 52.8% lower than the average of the previous four quarters, and the average number of permits issued was 50% lower than the average.

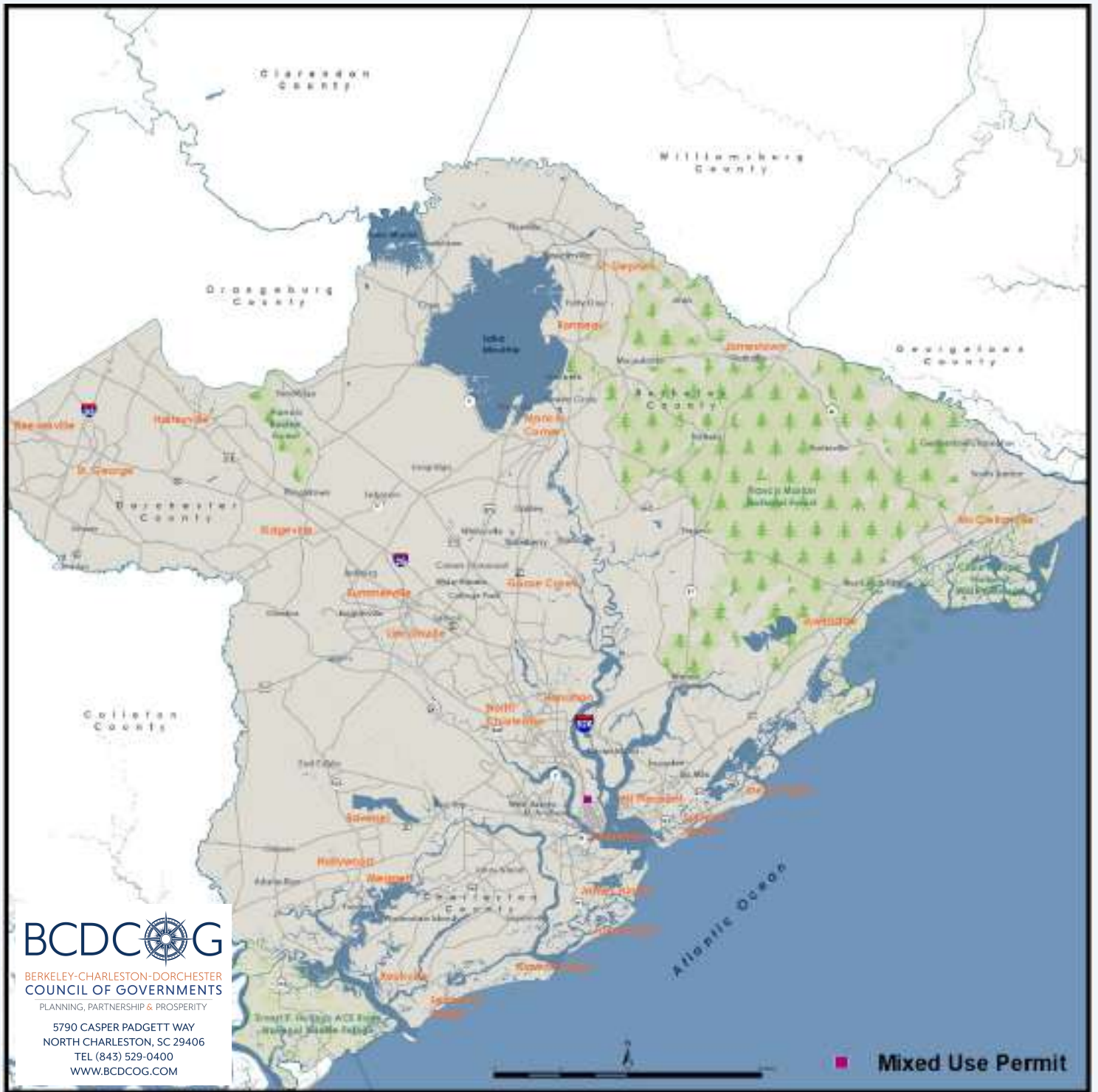
A breakdown of mixed-use permits by quarter and municipality can be found in the chart below. A map of mixed-use permit locations is available on the next page.



ALL MIXED USE CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
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	1	\$6,609,282	0	\$0
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	1	\$6,609,282	0	\$0
UNINCORPORATED DORCHESTER 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	2	\$52,866,637	2	\$7,345,164	0	\$0	1	\$8,000,000
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
MCCELLANVILLE	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	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
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	0	\$0	2	\$52,866,637	2	\$7,345,164	0	\$0	1	\$8,000,000
UNINCORPORATED DORCHESTER COUNTY	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	1	\$1,000,000	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	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	0	\$0	0	\$0	1	\$1,000,000	0	\$0	0	\$0
REGION TOTALS	0	\$0	2	\$52,866,637	3	\$8,345,164	1	\$6,609,282	1	\$8,000,000





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 first quarter of 2020, a total of 648 remodel/renovation permits were issued in the region for a value of about \$95 million. This represents a 3.8% decrease in value and a 1.7% increase in number from the previous quarter.

The number of permits decreased by 7.7% year-over-year, and the permit values decreased 3.8% in the same time period.

The remodel/renovation permit values for the first quarter were 19.1% lower than the average of the previous four quarters, while the number of permits issued were 3.7% lower.

The largest number of remodel/renovation permits was issued by the City of Charleston, which issued 129 permits with a value of almost \$24 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	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	55	\$7,752,249	53	\$3,359,103	50	\$4,733,533	38	\$504,957	62	\$9,963,287
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	11	\$802,517	9	\$1,318,724	22	\$1,995,565	6	\$350,000	8	\$520,206
GOOSE CREEK	10	\$227,270	8	\$123,865	8	\$437,018	3	\$17,140	5	\$154,990
HANAHAN	16	\$369,775	24	\$590,825	28	\$9,630,792	12	\$239,745	9	\$327,560
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	9	\$1,954,041	7	\$3,660,045	5	\$428,092	10	\$199,363	9	\$755,327
NORTH CHARLESTON	0	\$0	1	\$85,000	0	\$0	0	\$0	0	\$0
ST STEPHEN	1	\$37,452	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	1	\$6,000	0	\$0	0	\$0	1	\$77,600
TOTAL BERKELEY COUNTY	102	\$11,143,304	103	\$9,143,562	113	\$17,225,000	69	\$1,311,205	94	\$11,798,970
UNINCORPORATED CHARLESTON COUNTY	28	\$1,492,258	53	\$3,797,915	30	\$4,958,743	41	\$2,054,586	35	\$2,415,668
AWENDAW	1	\$10,000	1	\$20,000	2	\$26,602	0	\$0	1	\$36,095
CITY OF CHARLESTON	155	\$22,866,916	164	\$68,687,152	177	\$21,645,102	155	\$43,001,217	121	\$23,473,137
FOLLY BEACH	25	\$393,772	12	\$595,993	8	\$527,040	22	\$944,309	29	\$2,509,126
HOLLYWOOD	2	\$72,480	2	\$32,500	1	\$90,000	0	\$0	7	\$341,321
ISLE OF PALMS	11	\$3,457,430	4	\$1,670,000	1	\$120,000	6	\$898,000	7	\$6,419,687
JAMES ISLAND	14	\$886,558	23	\$1,317,031	18	\$1,091,817	9	\$412,000	15	\$905,771
KIAWAH ISLAND	54	\$9,579,364	17	\$2,252,104	37	\$4,244,289	45	\$4,843,561	52	\$11,329,265
LINCOLNVILLE	1	\$2,000	1	\$26,100	0	\$0	1	\$5,500	0	\$0
MCCELLANVILLE	0	\$0	2	\$187,258	1	\$400	2	\$28,757	1	\$228,800
MEGGETT	2	\$367,308	1	\$50,000	1	\$128,672	2	\$33,200	0	\$0
MOUNT PLEASANT	119	\$15,694,567	100	\$10,489,602	100	\$15,272,986	103	\$9,329,085	115	\$18,859,548
NORTH CHARLESTON	79	\$34,910,734	62	\$30,014,807	68	\$23,414,229	69	\$5,374,314	58	\$8,324,215
RAVENEL	1	\$535,000	0	\$0	2	\$197,155	0	\$0	2	\$100,150
ROCKVILLE	1	\$90,500	1	\$48,000	0	\$0	2	\$299,724	0	\$0
SEABROOK ISLAND	22	\$1,714,439	21	\$1,014,849	27	\$4,417,528	26	\$2,952,666	28	\$3,735,115
SULLIVAN'S ISLAND	7	\$1,407,933	12	\$948,133	14	\$1,965,680	20	\$22,367,213	16	\$1,867,789
SUMMERVILLE	0	\$0	1	\$5,000	3	\$22,900	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	522	\$93,481,259	477	\$121,156,444	490	\$78,123,143	503	\$92,544,132	487	\$80,545,687
UNINCORPORATED DORCHESTER COUNTY	33	\$810,051	75	\$2,743,805	70	\$2,535,439	53	\$3,452,133	52	\$2,171,325
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	34	\$15,392,489	8	\$1,928,834	5	\$108,828	5	\$63,111	7	\$99,016
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	3	\$165,000	4	\$934,200	3	\$928,920	0	\$0	1	\$27,600
SUMMERVILLE	8	\$526,878	4	\$15,029,392	2	\$93,000	7	\$1,525,727	7	\$502,418
TOTAL DORCHESTER COUNTY	78	\$16,894,418	91	\$20,636,231	80	\$3,666,187	65	\$5,040,971	67	\$2,800,359
REGION TOTALS	702	\$121,518,981	671	\$150,936,237	683	\$99,014,330	637	\$98,896,308	648	\$95,145,016



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 first quarter of 2020, there were 1,041 "other" permits issued for a value of more than \$37.8 million. That represents approximately a 16.7% increase in number and a 34.2% increase in value from the previous quarter. Year-over-year, the number of issued permits decreased by more than 10% and the value remained about the same. The City of Charleston issued the most permits (256 in both counties) and the highest value of permits (\$11.4 million). The top five most frequently permitted items in the "other" category this quarter were accessory structures (257), fireplaces (118), swimming pools (114), solar panels (112), and generators (81).

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

ALL OTHER CONSTRUCTION BY JURISDICTION										
JURISDICTION	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	51	\$1,181,623	68	\$2,969,451	53	\$1,159,387	49	\$763,141	72	\$1,532,423
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	62	\$3,310,069	57	\$1,637,975	52	\$1,603,709	37	\$1,301,068	38	\$1,811,984
GOOSE CREEK	11	\$148,647	19	\$254,379	20	\$643,404	17	\$234,924	10	\$327,378
HANAHAN	31	\$817,032	24	\$618,875	27	\$445,870	42	\$1,151,506	21	\$365,729
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	14	\$381,134	20	\$2,417,152	9	\$144,663	10	\$226,409	10	\$285,138
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	2	\$33,345	4	\$36,400	1	\$21,875	1	\$1,000	0	\$0
SUMMERVILLE	2	\$781,000	0	\$0	0	\$0	1	\$5,320	0	\$0
TOTAL BERKELEY COUNTY	173	\$6,652,850	192	\$7,934,232	162	\$4,018,908	157	\$3,683,368	151	\$4,322,652
UNINCORPORATED CHARLESTON COUNTY	81	\$3,893,000	75	\$2,383,691	46	\$1,943,753	59	\$1,912,413	77	\$2,484,427
AWENDAW	4	\$120,160	2	\$67,500	3	\$131,040	6	\$696,793	6	\$553,172
CITY OF CHARLESTON	260	\$6,951,115	259	\$6,446,494	233	\$5,903,613	171	\$3,571,899	218	\$9,614,740
FOLLY BEACH	27	\$629,345	14	\$170,705	16	\$324,271	25	\$636,614	35	\$396,466
HOLLYWOOD	5	\$107,156	6	\$181,568	2	\$83,630	1	\$13,493	5	\$173,497
ISLE OF PALMS	18	\$1,151,677	13	\$993,074	10	\$639,154	6	\$363,141	18	\$1,578,397
JAMES ISLAND	15	\$267,563	16	\$399,476	15	\$164,821	13	\$558,437	13	\$242,621
KIAWAH ISLAND	29	\$1,393,790	17	\$838,367	11	\$535,950	13	\$1,312,001	13	\$873,406
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	1	\$13,000	1	\$58,500
MCCOLLANVILLE	1	\$30,240	0	\$0	8	\$106,393	2	\$39,000	0	\$0
MEGGETT	1	\$28,500	4	\$50,000	7	\$249,259	1	\$30,659	5	\$372,908
MOUNT PLEASANT	229	\$7,315,367	232	\$6,246,625	212	\$6,868,493	203	\$7,447,520	236	\$9,976,689
NORTH CHARLESTON	112	\$2,361,256	70	\$1,515,383	74	\$1,275,722	58	\$2,710,341	81	\$1,543,418
RAVENEL	5	\$76,280	10	\$158,945	4	\$165,820	4	\$52,500	4	\$444,046
ROCKVILLE	2	\$48,624	0	\$0	1	\$6,800	0	\$0	0	\$0
SEABROOK ISLAND	7	\$483,102	9	\$402,105	7	\$130,908	4	\$231,158	7	\$116,750
SULLIVANS ISLAND	15	\$997,133	13	\$848,761	14	\$712,378	6	\$436,109	12	\$754,395
SUMMERVILLE	0	\$0	1	\$4,200	2	\$18,000	0	\$0	2	\$22,175
TOTAL CHARLESTON COUNTY	811	\$25,854,308	741	\$20,706,894	665	\$19,260,005	573	\$20,025,078	733	\$29,205,607
UNINCORPORATED DORCHESTER COUNTY	105	\$3,716,597	122	\$2,955,416	102	\$2,659,297	121	\$3,288,079	123	\$3,637,039
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	69	\$1,184,346	58	\$767,451	28	\$519,511	37	\$1,088,927	21	\$357,097
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	2	\$108,704	1	\$27,020	0	\$0	0	\$0	3	\$138,500
SUMMERVILLE	3	\$25,500	10	\$323,280	10	\$232,445	4	\$88,500	10	\$147,782
TOTAL DORCHESTER COUNTY	179	\$5,035,147	191	\$4,073,167	140	\$3,411,253	162	\$4,465,506	157	\$4,280,418
REGION TOTALS	1,143	\$37,542,305	1,124	\$32,714,293	967	\$26,690,166	892	\$28,173,952	1,041	\$37,808,677

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 first quarter of 2020, there were 127 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is a 16.5% increase from last quarter.

TOP 25% OF COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION			
BERKELEY COUNTY			
	DATE	VALUE	TYPE
	1/6/2020	\$11,444,647	Multi-Family
	1/7/2020	\$6,073,722	Industrial Building
	1/24/2020	\$11,115,718	Multi-Family
	1/24/2020	\$14,986,370	Multi-Family
	1/24/2020	\$7,145,819	Multi-Family
	3/30/2020	\$34,890,000	Multi-Family
CITY OF CHARLESTON			
	DATE	VALUE	TYPE
	01/03/2020	\$5,804,000	Hotel
	1/24/2020	\$14,000,000	Office Building
	2/12/2020	\$58,860,358	Health Center
	3/12/2020	\$5,302,000	Storage Facility
	1/6/2020	\$8,000,000	Mixed Use
TOWN OF KIAWAH ISLAND			
	DATE	VALUE	TYPE
	03/03/2020	\$6,445,306	Fire Station
TOWN OF MT PLEASANT			
	DATE	VALUE	TYPE
	2/21/2020	\$5,463,396	Church
CITY OF NORTH CHARLESTON			
	DATE	VALUE	TYPE
	3/4/2020	\$10,859,568	School Building
	2/18/2020	\$31,615,736	Multi-Family

AVERAGE HOUSING PERMIT VALUES BY JURISDICTION

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

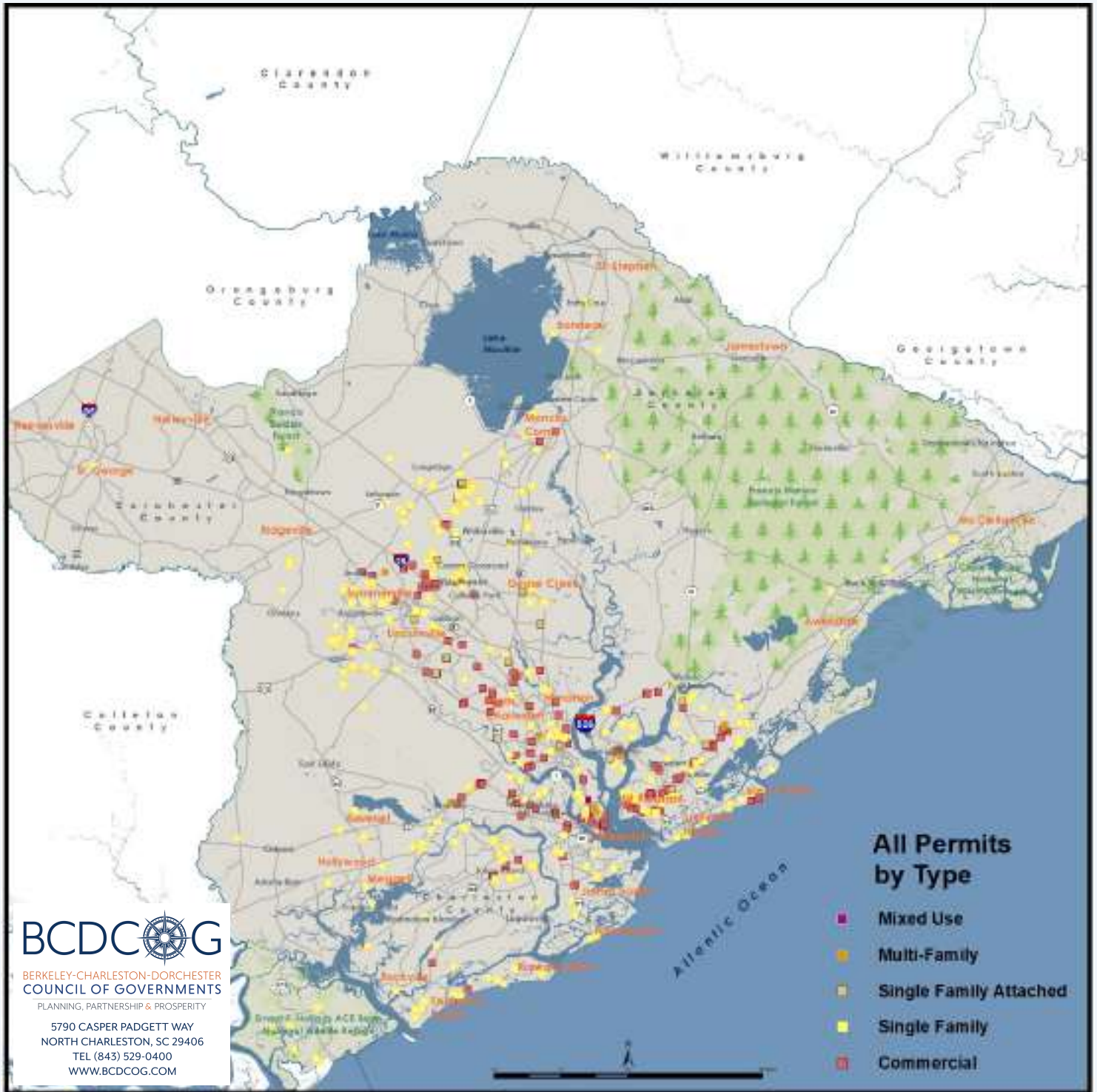
2020 1st Quarter Averages									
Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt	Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Berkeley Co	\$318,533	\$129	\$212,962	\$127	Lincolnton	\$140,469	\$117	N/A	N/A
Bonneau	N/A	N/A	N/A	N/A	McClellanville	\$666,410	\$128	N/A	N/A
City of Charleston (BC)	\$410,678	\$95	\$331,418	\$131	Meggett	\$545,189	\$139	N/A	N/A
Goose Creek	\$140,673	N/A	\$98,510	N/A	Mt Pleasant	\$430,386	\$156	\$306,531	\$128
Hanahan	\$379,090	\$104	N/A	N/A	North Charleston (CC)	\$207,778	\$119	\$126,225	\$76
Jamestown	N/A	N/A	N/A	N/A	Ravenel	\$276,800	\$106	N/A	N/A
Moncks Corner	\$310,190	\$154	N/A	N/A	Rockville	\$309,709	\$63	N/A	N/A
North Charleston (BC)	N/A	N/A	N/A	N/A	Seabrook Island	\$978,543	\$167	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A	Sullivan's Island	\$2,087,267	\$503	N/A	N/A
Summerville (BC)	\$297,990	\$128	N/A	N/A	Summerville (CC)	\$236,227	\$129		
Charleston Co	\$449,409	\$122	N/A	N/A	Dorchester County	\$310,489	\$101	N/A	N/A
Awendaw	\$442,987	\$101	N/A	N/A	Harleyville	N/A	N/A	N/A	N/A
City of Chas (CC)	\$315,240	\$106	\$281,556	\$106	North Charleston (DC)	\$182,296	\$121	\$139,062	\$85
Folly Beach	\$426,250	\$158	N/A	N/A	Reevesville	N/A	N/A	N/A	N/A
Hollywood	\$406,422	\$108	N/A	N/A	Ridgeville	N/A	N/A	N/A	N/A
Isle of Palms	\$820,644	\$210	N/A	N/A	St. George	N/A	N/A	N/A	N/A
James Island	\$519,074	\$124	N/A	N/A	Summerville (DC)	\$224,286	\$99	\$185,000	\$134
Kiawah Island	\$1,373,254	\$291	N/A	N/A					

Berkeley County Average SFD: \$309,526 Charleston County Average SFD: \$ 590,670 Dorchester County Average SFD: \$239,024

*Analysis based on data provided from the jurisdiction.

SUMMARY

The first quarter showed a strong rebound from the last quarter both overall and in almost every category of permit. Most notably, all residential types had significant increases in both the number of permits issued and the value of those permits.



ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q1		2019:Q2		2019:Q3		2019:Q4		2020:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	449	\$191,330,859	432	\$102,715,835	363	\$109,035,014	276	\$115,713,150	545	\$228,000,174
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	131	\$27,882,377	110	\$22,130,975	153	\$76,029,573	90	\$37,923,134	91	\$29,612,075
GOOSE CREEK	116	\$14,660,030	118	\$15,583,410	129	\$24,285,455	62	\$6,770,849	137	\$16,421,767
HANAHAN	67	\$11,021,583	62	\$5,452,758	61	\$14,200,852	62	\$7,095,726	57	\$9,626,012
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONICKS CORNER	80	\$20,487,537	85	\$26,856,752	36	\$8,077,544	64	\$12,096,879	39	\$8,254,889
NORTH CHARLESTON	0	\$0	1	\$85,000	0	\$0	0	\$0	0	\$0
ST. STEPHEN	3	\$70,797	5	\$386,400	1	\$21,875	1	\$1,000	0	\$0
SUMMERVILLE	6	\$9,967,581	15	\$5,537,400	4	\$10,103,000	12	\$13,192,662	7	\$7,423,580
TOTAL BERKELEY COUNTY	852	\$275,420,764	828	\$178,748,530	747	\$241,753,313	567	\$192,793,400	876	\$299,338,497
UNINCORPORATED CHARLESTON COUNTY	206	\$47,456,086	264	\$69,606,910	112	\$19,976,416	144	\$33,325,709	176	\$40,834,271
AWENDAW	7	\$984,124	7	\$2,672,984	14	\$6,497,338	12	\$3,239,731	11	\$2,281,215
CITY OF CHARLESTON	662	\$113,300,423	634	\$251,341,837	648	\$197,540,365	536	\$149,756,971	590	\$199,590,130
FOLLY BEACH	61	\$5,359,457	36	\$6,189,809	26	\$1,341,311	51	\$4,272,777	68	\$4,610,592
HOLLYWOOD	16	\$4,429,823	20	\$3,404,960	14	\$3,759,845	6	\$1,283,910	27	\$6,611,150
ISLE OF PALMS	34	\$22,443,841	25	\$68,140,054	18	\$7,683,529	15	\$4,461,141	33	\$13,111,476
JAMES ISLAND	35	\$3,435,178	47	\$3,810,997	37	\$8,183,974	27	\$3,003,349	29	\$1,667,466
KIAWAH ISLAND	100	\$76,314,284	47	\$26,041,337	61	\$25,109,292	69	\$20,794,015	75	\$29,718,702
LINCOLNVILLE	7	\$1,841,039	7	\$1,886,247	7	\$1,832,110	2	\$18,500	2	\$198,969
MCCLELLANVILLE	4	\$1,222,940	2	\$187,258	11	\$869,165	6	\$1,004,861	3	\$1,561,619
MEGGETT	6	\$2,247,094	11	\$2,717,719	14	\$2,419,526	4	\$399,079	8	\$2,008,476
MOUNT PLEASANT	567	\$109,781,248	496	\$90,781,810	470	\$79,406,781	451	\$68,619,301	526	\$114,258,771
NORTH CHARLESTON	254	\$181,846,519	199	\$121,750,192	240	\$174,935,220	222	\$74,315,032	295	\$114,319,873
RAVENEL	12	\$2,703,947	13	\$1,128,059	12	\$3,381,271	7	\$1,233,037	12	\$2,204,995
ROCKVILLE	3	\$139,124	1	\$48,000	1	\$6,800	2	\$299,724	1	\$309,709
SEABROOK ISLAND	33	\$4,800,614	34	\$4,471,568	35	\$5,113,436	33	\$5,355,748	39	\$7,766,036
SULLIVANS ISLAND	26	\$6,980,068	30	\$9,286,895	31	\$9,138,241	30	\$27,504,667	33	\$8,937,393
SUMMERVILLE	21	\$4,642,069	22	\$4,571,805	7	\$566,900	6	\$1,448,060	24	\$5,193,800
TOTAL CHARLESTON COUNTY	2,054	\$589,927,878	1,895	\$668,038,441	1,758	\$547,761,520	1,623	\$400,335,612	1,952	\$555,184,643
UNINCORPORATED DORCHESTER COUNTY	224	\$41,870,756	337	\$44,976,551	302	\$44,504,236	328	\$61,295,667	440	\$93,205,616
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	203	\$88,923,067	102	\$8,738,771	108	\$12,100,431	112	\$9,765,521	116	\$13,859,246
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	6	\$395,640	5	\$961,220	3	\$928,920	1	\$107,600	4	\$166,100
SUMMERVILLE	43	\$13,795,068	50	\$33,953,918	86	\$24,038,770	28	\$6,518,015	35	\$6,700,228
TOTAL DORCHESTER COUNTY	476	\$144,984,531	494	\$88,630,460	499	\$81,572,357	469	\$77,686,803	595	\$113,931,190
REGION TOTALS	3,382	\$1,010,333,173	3,217	\$935,417,431	3,004	\$871,087,190	2,659	\$670,815,815	3,423	\$968,454,330



BERKELEY-CHARLESTON-DORCHESTER
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