

# CONSTRUCTION QUARTERLY

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

VOLUME: 5  
ISSUE: 2  
QUARTER 2  
2020  
APR-JUN

## 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 decreased about 20% from the first quarter of 2019. However, the construction permit values increased by about 58% from the previous quarter. This is at least partly due to a large commercial permit in Berkeley County for \$373 million.

Year-over-year values increased by about 75% and the number of permits issued remained static.

New permit values for the second quarter of 2020 were 83% above the average of the previous four quarters while the number of permits issued were about the same.

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:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	311	\$96,387,281	260	\$103,142,094	189	\$114,445,052	411	\$216,504,464	351	\$516,892,012
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	44	\$19,174,276	79	\$72,430,299	47	\$36,272,066	45	\$27,279,885	43	\$57,977,140
GOOSE CREEK	91	\$15,205,166	101	\$23,205,033	42	\$6,518,785	122	\$15,939,399	47	\$7,171,122
HANAHAN	14	\$4,243,058	6	\$4,124,190	8	\$5,704,475	27	\$8,932,723	44	\$15,093,229
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	58	\$20,779,555	22	\$7,504,789	44	\$11,671,107	20	\$7,214,424	25	\$7,957,469
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	\$350,000	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	14	\$5,531,400	4	\$10,103,000	11	\$13,187,342	6	\$7,345,980	15	\$11,088,040
<b>TOTAL BERKELEY COUNTY</b>	<b>533</b>	<b>\$161,670,736</b>	<b>472</b>	<b>\$220,509,405</b>	<b>341</b>	<b>\$187,798,827</b>	<b>631</b>	<b>\$283,216,875</b>	<b>525</b>	<b>\$616,179,012</b>
UNINCORPORATED CHARLESTON COUNTY	136	\$63,425,304	36	\$13,073,920	44	\$29,358,710	64	\$35,934,176	72	\$49,110,916
AWENDAW	4	\$2,585,484	9	\$6,339,696	6	\$2,542,938	4	\$1,691,948	7	\$2,684,251
CITY OF CHARLESTON	211	\$176,208,191	238	\$169,991,650	210	\$103,183,855	251	\$166,502,253	236	\$320,304,879
FOLLY BEACH	10	\$5,423,111	2	\$490,000	4	\$2,691,854	4	\$1,705,000	4	\$4,233,916
HOLLYWOOD	12	\$3,190,892	11	\$3,586,215	5	\$1,270,417	15	\$6,096,332	22	\$6,465,562
ISLE OF PALMS	8	\$65,476,980	7	\$6,924,375	3	\$3,200,000	8	\$5,113,392	7	\$6,924,735
JAMES ISLAND	8	\$2,094,490	4	\$6,927,336	5	\$2,032,912	1	\$519,074	4	\$2,837,485
KIAWAH ISLAND	13	\$22,950,866	13	\$20,329,053	11	\$14,638,453	10	\$17,516,031	16	\$26,250,332
LINCOLNVILLE	6	\$1,860,147	7	\$1,832,110	0	\$0	1	\$140,469	3	\$987,408
MCCLELLANVILLE	0	\$0	2	\$762,372	2	\$937,104	2	\$1,332,819	0	\$0
MEGETT	6	\$2,617,719	6	\$2,041,595	1	\$335,220	3	\$1,635,568	2	\$409,898
MOUNT PLEASANT	164	\$74,045,583	158	\$57,265,302	145	\$51,842,696	175	\$85,422,534	198	\$153,011,459
NORTH CHARLESTON	67	\$90,220,002	98	\$150,245,269	95	\$66,230,377	156	\$104,452,240	109	\$37,446,775
RAVENEL	3	\$969,114	6	\$3,018,296	3	\$1,180,537	6	\$1,660,799	2	\$630,182
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	4	\$3,054,614	1	\$565,000	3	\$2,171,924	4	\$3,914,171	6	\$6,708,699
SULLIVAN'S ISLAND	5	\$7,490,001	3	\$6,460,183	4	\$4,701,345	5	\$6,315,209	1	\$1,250,000
SUMMERVILLE	20	\$4,562,605	2	\$526,000	6	\$1,448,060	22	\$5,171,625	9	\$2,020,395
<b>TOTAL CHARLESTON COUNTY</b>	<b>677</b>	<b>\$526,175,103</b>	<b>603</b>	<b>\$450,378,372</b>	<b>259</b>	<b>\$287,766,402</b>	<b>375</b>	<b>\$445,433,349</b>	<b>330</b>	<b>\$621,276,892</b>
UNINCORPORATED DORCHESTER COUNTY	140	\$39,277,330	130	\$39,309,500	154	\$54,555,455	265	\$87,397,252	196	\$67,244,314
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	36	\$6,042,486	75	\$11,472,092	70	\$8,613,483	88	\$13,403,133	4	\$3,380,375
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	1	\$107,600	0	\$0	2	\$4,180,218
SUMMERVILLE	36	\$18,601,246	74	\$23,713,325	17	\$4,903,788	18	\$6,050,028	18	\$6,012,520
<b>TOTAL DORCHESTER COUNTY</b>	<b>212</b>	<b>\$63,921,062</b>	<b>279</b>	<b>\$74,494,917</b>	<b>507</b>	<b>\$68,180,326</b>	<b>768</b>	<b>\$106,850,413</b>	<b>559</b>	<b>\$80,817,427</b>
<b>REGION TOTALS</b>	<b>1,422</b>	<b>\$751,766,901</b>	<b>1,354</b>	<b>\$745,382,694</b>	<b>1,107</b>	<b>\$543,745,555</b>	<b>1,774</b>	<b>\$835,500,637</b>	<b>1,414</b>	<b>\$1,318,273,331</b>

# 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% ▲



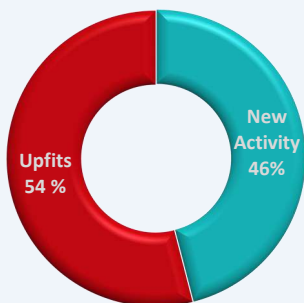
## ALL COMMERCIAL CONSTRUCTION

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 second quarter of 2020, the number of commercial permits issued decreased by 16% but the value almost doubled. This was due to a \$373 million permit issued by Berkeley County.

The number of permits decreased about 11% year-over-year while the value of the permits issued decreased by 96% in the same time period.

Commercial permit values for the second quarter of 2020 were 89% above the average of the previous four quarters while the number of permits issued were about 16% below the average. A chart containing the region's highest value permits can be found on page 15.



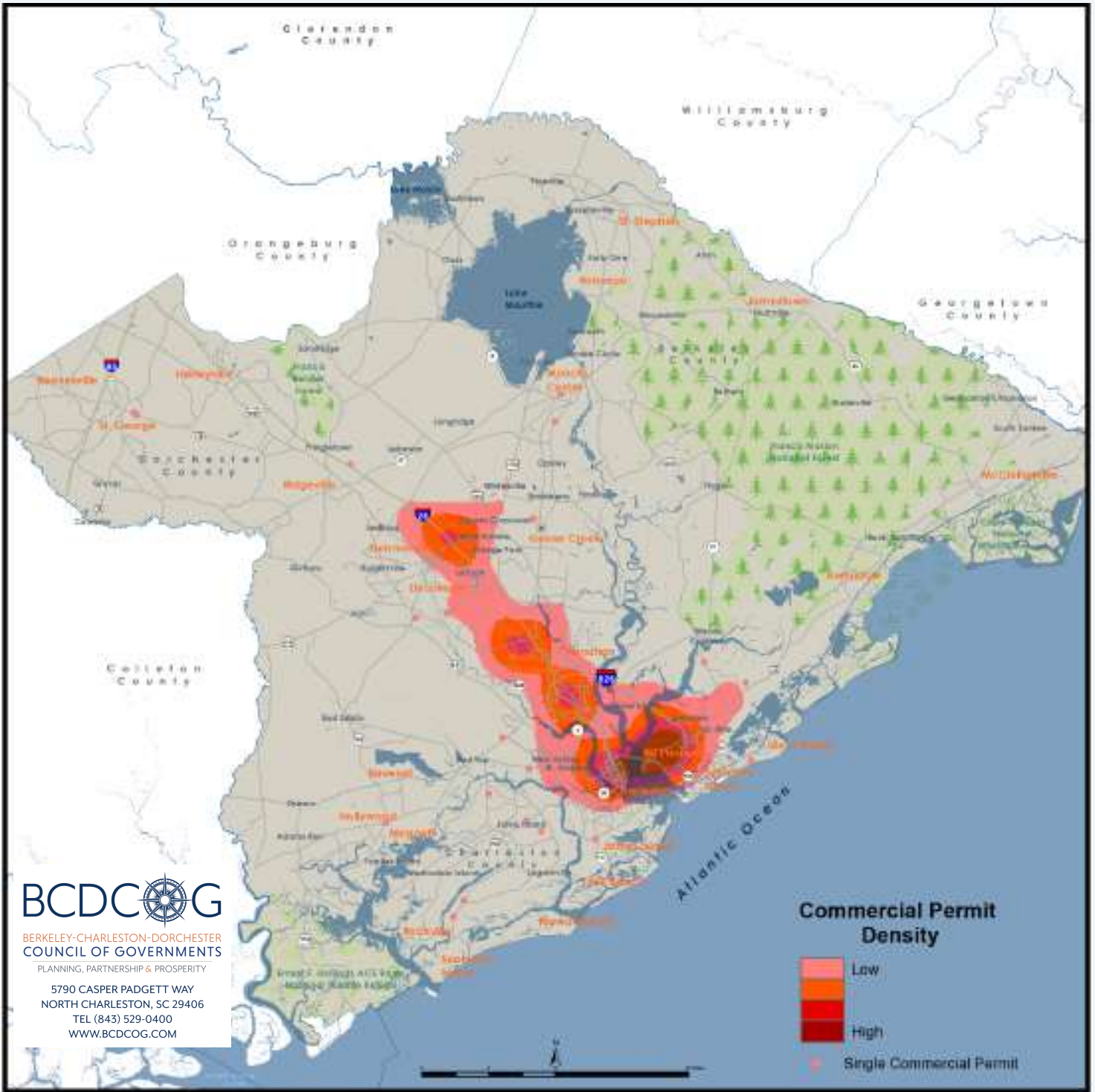
An analysis of the commercial permits this quarter revealed that about 46% of permits issued were for truly new commercial construction and about 54% of commercial permits were for upfits.

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:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	32	\$14,870,498	31	\$40,660,375	26	\$66,947,165	21	\$31,411,858	19	\$403,560,004
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	7	\$4,420,000	7	\$10,278,081	8	\$4,840,619	10	\$2,030,706	5	\$6,955,000
GOOSE CREEK	2	\$717,060	9	\$8,032,800	1	\$1,200,000	0	\$0	0	\$0
HANAHAN	1	\$50,000	1	\$3,171,304	3	\$2,580,756	3	\$50,574	1	\$525,000
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	1	\$766,985	0	\$0	2	\$1,621,000	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	\$350,000	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	3	\$1,208,400	2	\$9,458,000	9	\$12,548,352	4	\$6,750,000	11	\$9,894,170
<b>TOTAL BERKELEY COUNTY</b>	<b>46</b>	<b>\$21,615,958</b>	<b>51</b>	<b>\$72,367,545</b>	<b>47</b>	<b>\$88,116,892</b>	<b>40</b>	<b>\$41,864,138</b>	<b>36</b>	<b>\$420,934,174</b>
UNINCORPORATED CHARLESTON COUNTY	14	\$17,935,379	18	\$6,536,960	4	\$2,261,266	16	\$14,204,714	9	\$4,557,268
AWENDAW	0	\$0	1	\$2,800,000	1	\$140,000	0	\$0	0	\$0
CITY OF CHARLESTON	26	\$38,498,989	34	\$99,541,681	28	\$49,708,273	36	\$92,141,593	27	\$15,813,493
FOLLY BEACH	1	\$3,240,000	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	3	\$259,884	0	\$0	0	\$0	0	\$0	2	\$18,657
ISLE OF PALMS	1	\$54,901,681	0	\$0	0	\$0	2	\$189,527	1	\$144,604
JAMES ISLAND	1	\$122,000	1	\$5,775,000	1	\$350,000	0	\$0	0	\$0
KIAWAH ISLAND	1	\$500,000	0	\$0	0	\$0	2	\$6,530,000	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	1	\$1,200,000	1	\$425,000	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	37	\$16,044,997	51	\$13,469,282	34	\$7,929,553	35	\$24,092,174	29	\$17,141,292
NORTH CHARLESTON	32	\$84,548,623	41	\$107,625,608	30	\$56,968,237	37	\$55,006,052	36	\$16,814,227
RAVENEL	0	\$0	2	\$1,566,480	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	0	\$0	1	\$13,500	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
<b>TOTAL CHARLESTON COUNTY</b>	<b>117</b>	<b>\$217,251,553</b>	<b>149</b>	<b>\$237,740,011</b>	<b>99</b>	<b>\$117,370,829</b>	<b>128</b>	<b>\$192,164,060</b>	<b>104</b>	<b>\$54,489,541</b>
UNINCORPORATED DORCHESTER COUNTY	2	\$178,000	3	\$812,500	15	\$12,477,000	7	\$7,291,064	4	\$6,244,956
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	4	\$1,696,000	3	\$2,270,475	0	\$0	4	\$554,601	2	\$240,375
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	1	\$107,600	0	\$0	2	\$4,180,218
SUMMERVILLE	3	\$9,520,921	7	\$7,311,035	2	\$482,366	4	\$2,946,452	5	\$3,115,476
<b>TOTAL DORCHESTER COUNTY</b>	<b>9</b>	<b>\$11,394,921</b>	<b>13</b>	<b>\$10,394,010</b>	<b>18</b>	<b>\$13,066,966</b>	<b>15</b>	<b>\$10,792,117</b>	<b>13</b>	<b>\$13,781,025</b>
<b>REGION TOTALS</b>	<b>172</b>	<b>\$250,262,432</b>	<b>213</b>	<b>\$320,501,566</b>	<b>164</b>	<b>\$218,554,687</b>	<b>183</b>	<b>\$244,820,315</b>	<b>153</b>	<b>\$489,204,740</b>





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BERKELEY-CHARLESTON-DORCHESTER  
COUNCIL OF GOVERNMENTS  
PLANNING, PARTNERSHIP & PROSPERITY

5790 CASPER PADGETT WAY  
NORTH CHARLESTON, SC 29406  
TEL (843) 529-0400  
WWW.BCDCOG.COM



## 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 8.5% in the second quarter of 2020. The permit values increased approximately 1.5% in the same time frame.

The number of single family permits issued year-over-year increased by about 6.2%. The single family permit values also increased by approximately 9.8% when compared to the same quarter last year.

The single family permit values for the second quarter of 2020 were about 21.9% above the average of the previous four quarters; the number of permits issued were higher than the average by 12.5%.

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.

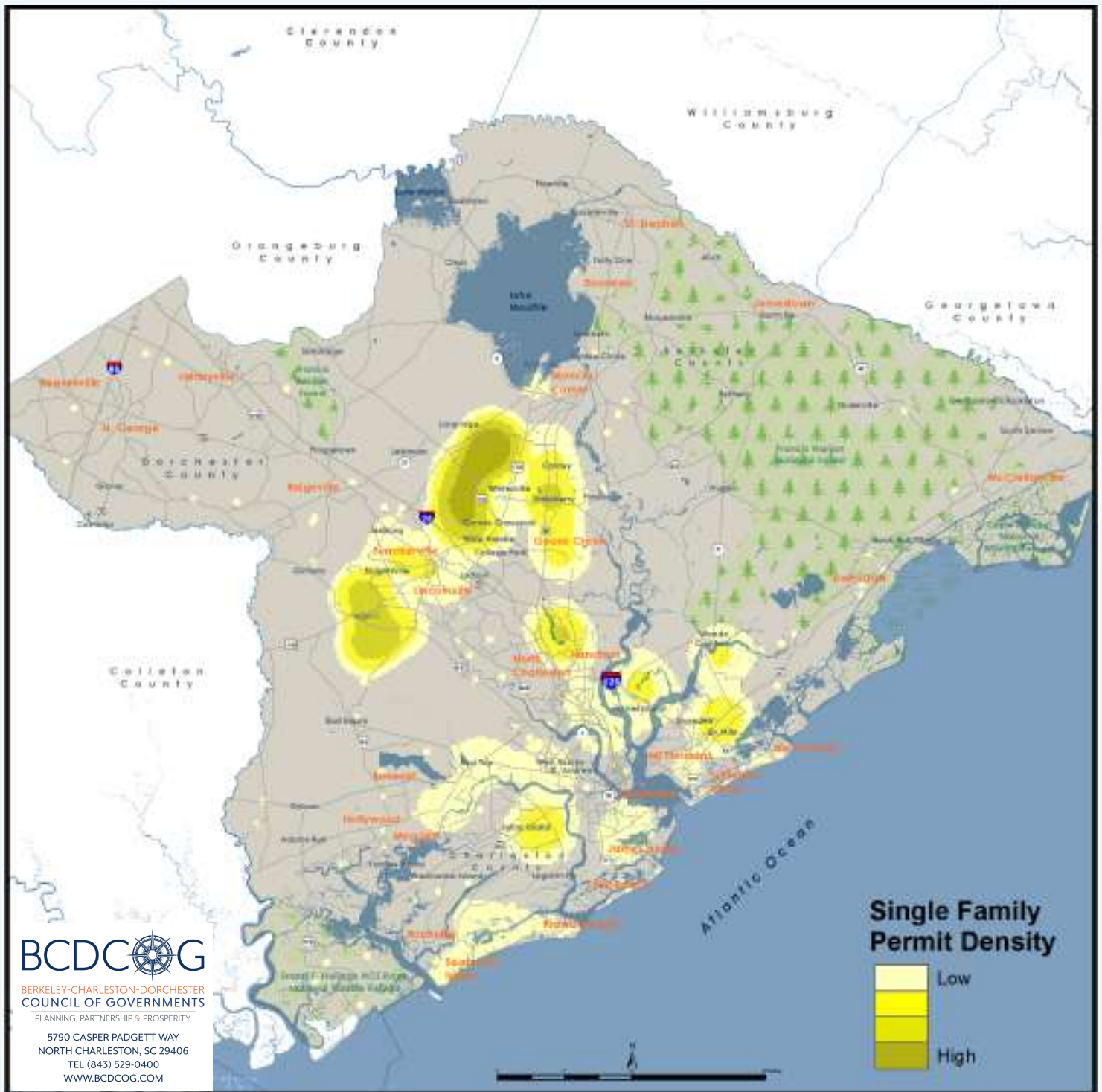
A summary of single family permits can be found by quarter and jurisdiction in the chart below and a map of housing clusters can be found on the next page.



ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	269	\$79,394,795	229	\$62,481,719	157	\$46,198,627	346	\$110,212,258	312	\$95,650,118
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	37	\$14,754,276	50	\$22,356,915	37	\$16,871,478	32	\$13,141,696	37	\$16,022,140
GOOSE CREEK	69	\$12,798,443	75	\$13,495,076	41	\$5,318,785	93	\$13,082,602	47	\$7,171,122
HANAHAH	13	\$4,193,058	5	\$952,886	5	\$3,123,719	24	\$8,882,149	43	\$14,568,229
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	58	\$20,779,555	21	\$6,737,804	25	\$7,915,136	18	\$5,593,424	25	\$7,957,469
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	11	\$4,323,000	2	\$645,000	2	\$638,990	2	\$595,980	4	\$1,193,870
<b>TOTAL BERKELEY COUNTY</b>	<b>457</b>	<b>\$136,243,127</b>	<b>382</b>	<b>\$106,669,400</b>	<b>267</b>	<b>\$80,066,735</b>	<b>515</b>	<b>\$151,508,109</b>	<b>468</b>	<b>\$142,562,948</b>
UNINCORPORATED CHARLESTON COUNTY	118	\$43,859,925	18	\$6,536,960	40	\$27,097,444	47	\$21,122,204	63	\$44,553,648
AWENDAW	4	\$2,585,484	8	\$3,539,696	5	\$2,402,938	4	\$1,691,948	7	\$2,684,251
CITY OF CHARLESTON	168	\$55,262,294	159	\$52,412,988	163	\$49,140,865	202	\$63,666,619	201	\$63,443,620
FOLLY BEACH	4	\$1,410,000	2	\$490,000	4	\$2,691,854	4	\$1,705,000	4	\$4,233,916
HOLLYWOOD	9	\$2,931,008	10	\$3,365,843	4	\$1,050,417	15	\$6,096,332	20	\$6,446,905
ISLE OF PALMS	7	\$10,575,299	7	\$6,924,375	3	\$3,200,000	6	\$4,923,865	6	\$6,780,131
JAMES ISLAND	7	\$1,972,490	3	\$1,152,336	4	\$1,682,912	1	\$519,074	4	\$2,837,485
KIAWAH ISLAND	12	\$22,450,866	13	\$20,329,053	11	\$14,638,453	8	\$10,986,031	16	\$26,250,332
LINCOLNVILLE	6	\$1,860,147	5	\$1,464,914	0	\$0	1	\$140,469	3	\$987,408
MCCELLANVILLE	0	\$0	2	\$762,372	2	\$937,104	2	\$1,332,819	0	\$0
MEGGETT	5	\$1,417,719	5	\$1,616,595	1	\$335,220	3	\$1,635,568	2	\$409,898
MOUNT PLEASANT	111	\$53,294,693	100	\$41,452,679	106	\$42,530,271	115	\$49,494,436	121	\$47,371,190
NORTH CHARLESTON	20	\$4,101,379	26	\$5,029,345	13	\$2,636,000	36	\$7,479,995	40	\$6,782,548
RAVENEL	3	\$969,114	4	\$1,451,816	3	\$1,180,537	6	\$1,660,799	2	\$630,182
ROCKVILLE	0	\$0	0	\$0	0	\$0	1	\$309,709	0	\$0
SEABROOK ISLAND	2	\$2,204,614	1	\$565,000	2	\$2,158,424	4	\$3,914,171	6	\$6,708,699
SULLIVANS ISLAND	5	\$7,490,001	3	\$6,460,183	4	\$4,701,345	5	\$6,315,209	1	\$1,250,000
SUMMERVILLE	8	\$2,084,605	2	\$526,000	2	\$588,060	16	\$3,779,625	9	\$2,020,395
<b>TOTAL CHARLESTON COUNTY</b>	<b>489</b>	<b>\$214,469,638</b>	<b>368</b>	<b>\$154,080,155</b>	<b>367</b>	<b>\$156,971,844</b>	<b>476</b>	<b>\$186,773,873</b>	<b>505</b>	<b>\$223,390,608</b>
UNINCORPORATED DORCHESTER COUNTY	100	\$30,141,830	107	\$33,857,000	111	\$35,478,455	258	\$80,106,188	192	\$60,999,358
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	32	\$4,346,486	71	\$8,201,617	58	\$7,479,825	27	\$4,921,995	2	\$3,140,000
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	33	\$9,080,325	47	\$13,302,290	15	\$4,421,422	14	\$3,103,576	13	\$2,897,044
<b>TOTAL DORCHESTER COUNTY</b>	<b>165</b>	<b>\$43,568,641</b>	<b>225</b>	<b>\$55,360,907</b>	<b>184</b>	<b>\$47,379,702</b>	<b>299</b>	<b>\$88,131,759</b>	<b>207</b>	<b>\$67,036,402</b>
<b>REGION TOTALS</b>	<b>1,111</b>	<b>\$394,281,406</b>	<b>975</b>	<b>\$316,110,462</b>	<b>818</b>	<b>\$284,418,281</b>	<b>1,290</b>	<b>\$426,413,741</b>	<b>1,180</b>	<b>\$432,989,958</b>





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5790 CASPER PADGETT WAY  
NORTH CHARLESTON, SC 29406  
TEL (843) 529-0400  
WWW.BCDCOG.COM

**2020 2nd QUARTER MOST ACTIVE SUBDIVISIONS**

Berkeley County	#	Charleston County	#	Dorchester County	#
Nexton	134	Carolina Park	44	Summers Corner	71
Cane Bay	118	Oakfield	43	The Ponds	43
Daniel Island	35	Grand Oaks	30	Legend Oaks Plantation	16
Tanner Plantation	26	Park at Rivers Edge	22	The Summit	14
Wildcat	22	The Gardens at Whitney Lake	20	Timber Trace	12

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



## 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 second quarter of 2020, the number of SFA permits issued decreased by 72% and the value decreased 36%.

Year-over-year, the number of permits decreased by 50% and the value increased by 4.5%.

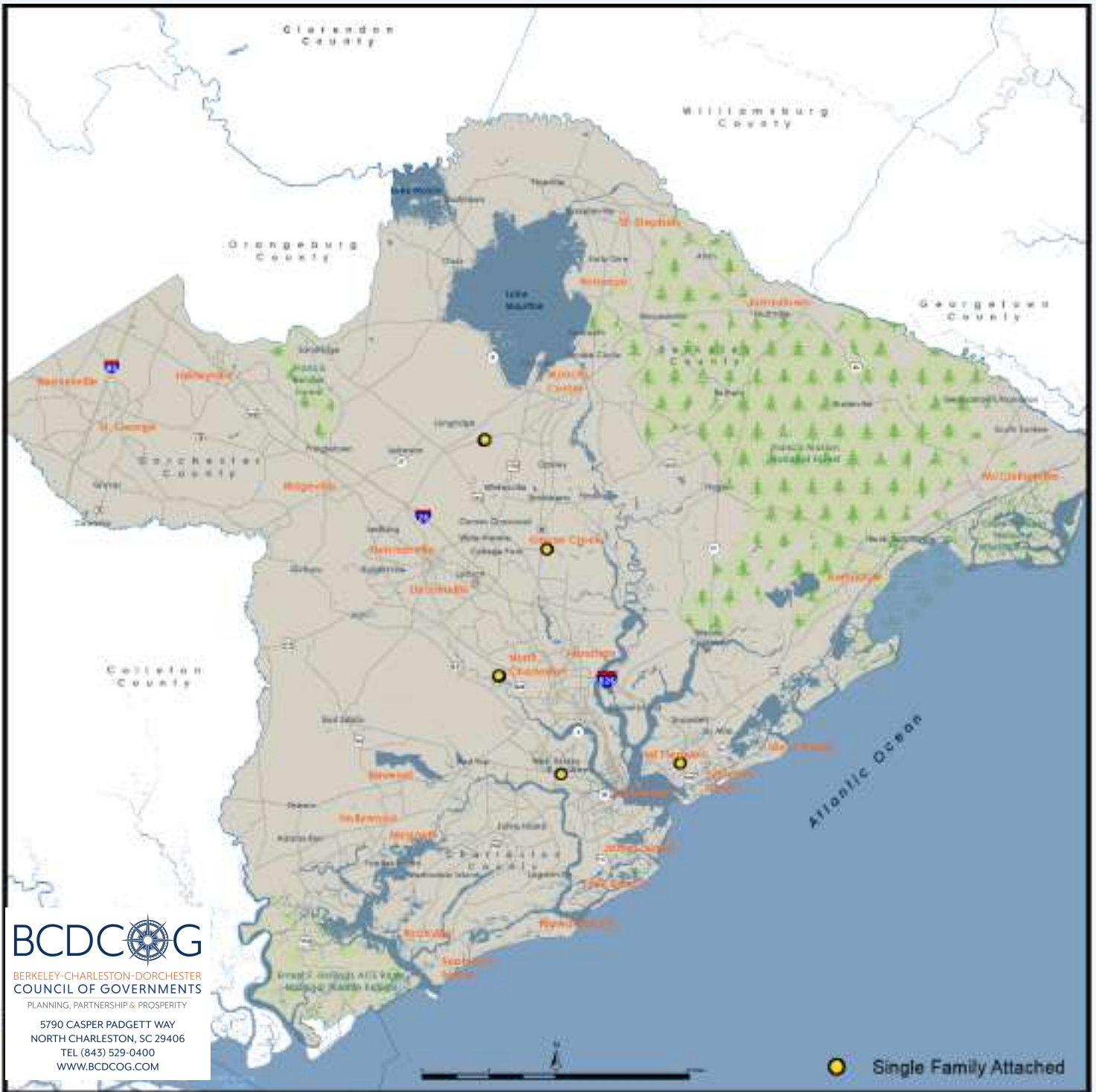
The SFA permit values for the second quarter of 2020 were 60% lower than the average of the previous four quarters, while the number of permits issued was about 14% lower.

This quarter, the Town of Mt. Pleasant issued the most SFA permits in the region, with a total of 22 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:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	10	\$2,121,988	0	\$0	6	\$1,299,260	27	\$5,749,966	16	\$3,420,390
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	13	\$5,871,303	0	\$0	2	\$662,836	0	\$0
GOOSE CREEK	20	\$1,689,663	17	\$1,677,157	0	\$0	29	\$2,856,797	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	19	\$3,755,971	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
<b>TOTAL BERKELEY COUNTY</b>	<b>30</b>	<b>\$3,811,651</b>	<b>30</b>	<b>\$7,548,460</b>	<b>25</b>	<b>\$5,055,231</b>	<b>58</b>	<b>\$9,269,599</b>	<b>16</b>	<b>\$3,420,390</b>
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	14	\$3,361,805	41	\$10,457,426	13	\$2,900,132	6	\$1,689,335	3	\$532,245
FOLLY BEACH	5	\$773,111	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	2	\$367,196	0	\$0	0	\$0	0	\$0
MCCOLLVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	9	\$2,560,367	3	\$767,341	5	\$1,382,872	15	\$9,159,924	22	\$19,398,848
NORTH CHARLESTON	15	\$1,570,000	22	\$2,816,097	52	\$6,626,140	82	\$10,350,457	21	\$2,100,000
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	\$850,000	0	\$0	0	\$0	0	\$0	0	\$0
SULLIVAN'S ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	12	\$2,478,000	0	\$0	4	\$860,000	6	\$1,392,000	0	\$0
<b>TOTAL CHARLESTON COUNTY</b>	<b>57</b>	<b>\$11,593,283</b>	<b>68</b>	<b>\$14,408,060</b>	<b>74</b>	<b>\$11,769,144</b>	<b>109</b>	<b>\$22,591,716</b>	<b>46</b>	<b>\$22,031,093</b>
UNINCORPORATED DORCHESTER COUNTY	38	\$8,957,500	20	\$4,640,000	28	\$6,600,000	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	12	\$1,133,658	57	\$7,926,537	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	20	\$3,100,000	0	\$0	0	\$0	0	\$0
<b>TOTAL DORCHESTER COUNTY</b>	<b>38</b>	<b>\$8,957,500</b>	<b>40</b>	<b>\$7,740,000</b>	<b>40</b>	<b>\$7,733,658</b>	<b>57</b>	<b>\$7,926,537</b>	<b>0</b>	<b>\$0</b>
<b>REGION TOTALS</b>	<b>125</b>	<b>\$24,362,434</b>	<b>138</b>	<b>\$29,696,520</b>	<b>139</b>	<b>\$24,558,033</b>	<b>224</b>	<b>\$39,787,852</b>	<b>62</b>	<b>\$25,451,483</b>





## 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 second quarter of 2020, 46 MF permits were issued in the region for a value of about \$190.5 million, which account for 56 buildings and include 1,502 units. Mt. Pleasant issued the largest number of MF permits (26).

Multi-family permits issued in the second quarter increased in both number (28%) and value (64%) from the fourth quarter.

When compared year-over-year, there was >100% increase in both number and value for multi-family permits.

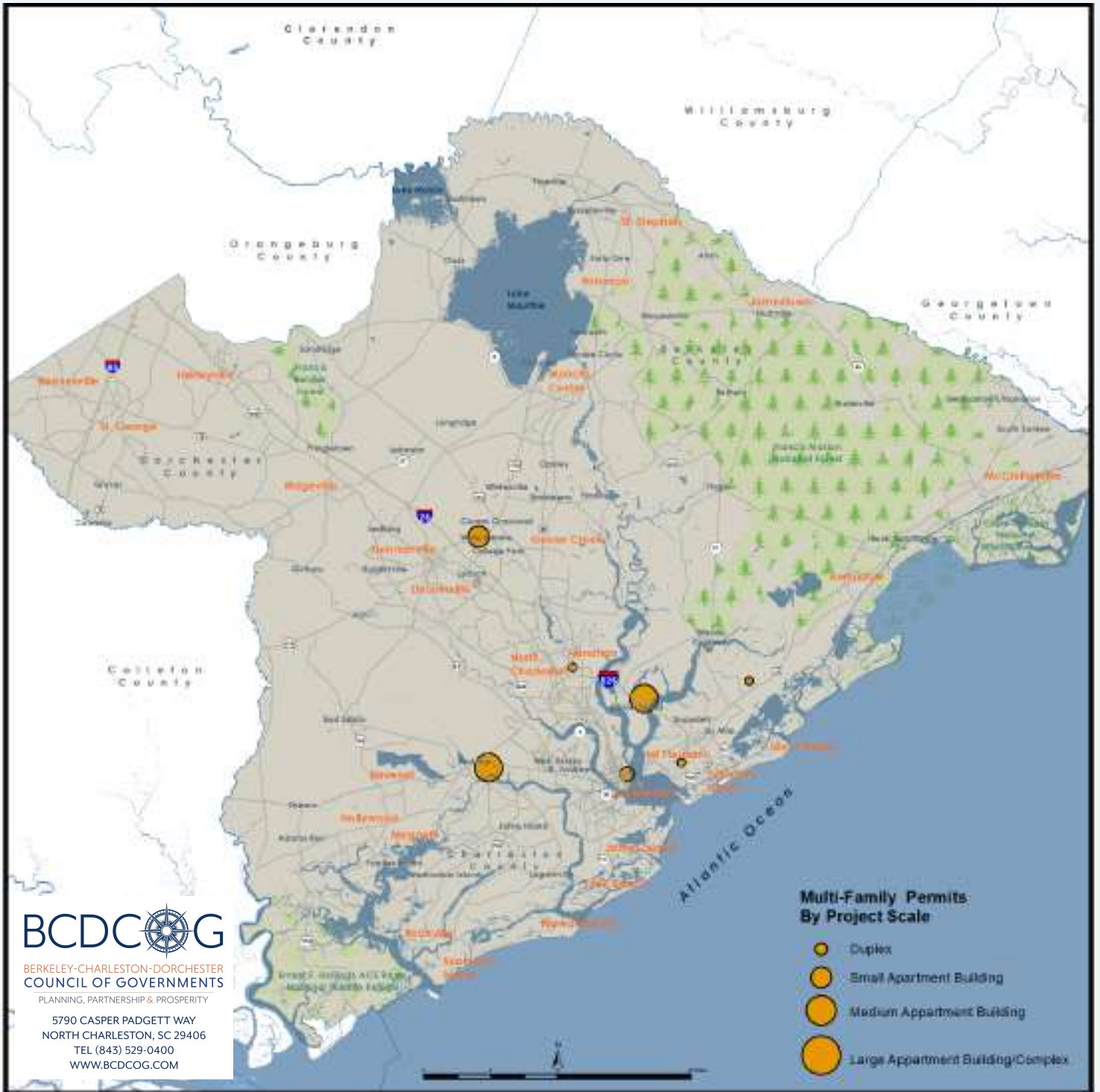
Both the number and value of multi-family permits for the second quarter were >100% higher than the average of the previous four quarters.

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:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2		
	#	\$	#	\$	#	\$	#	\$	#	\$	
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	17	\$69,130,382	4	\$14,261,500	
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	0	\$0	9	\$33,924,000	1	\$7,950,687	1	\$11,444,647	1	\$35,000,000	
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	
<b>TOTAL BERKELEY COUNTY</b>	<b>0</b>	<b>\$0</b>	<b>9</b>	<b>\$33,924,000</b>	<b>1</b>	<b>\$7,950,687</b>	<b>18</b>	<b>\$80,575,029</b>	<b>5</b>	<b>\$49,261,500</b>	
UNINCORPORATED CHARLESTON COUNTY	4	\$1,630,000	0	\$0	0	\$0	1	\$607,258	0	\$0	
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	1	\$26,218,466	2	\$234,391	6	\$1,434,585	6	\$1,004,706	3	\$60,480,000	
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
HOLLYWOOD	0	\$0	1	\$220,372	1	\$220,000	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	7	\$2,145,526	4	\$1,576,000	0	\$0	10	\$2,676,000	26	\$69,100,129	
NORTH CHARLESTON	0	\$0	9	\$34,774,219	0	\$0	1	\$31,615,736	12	\$11,750,000	
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	
<b>TOTAL CHARLESTON COUNTY</b>	<b>12</b>	<b>\$29,993,992</b>	<b>16</b>	<b>\$36,804,982</b>	<b>7</b>	<b>\$1,654,585</b>	<b>18</b>	<b>\$35,903,700</b>	<b>41</b>	<b>\$141,330,129</b>	
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	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	
<b>TOTAL DORCHESTER COUNTY</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	
<b>REGION TOTALS</b>	<b>12</b>	<b>\$29,993,992</b>	<b>25</b>	<b>\$70,728,982</b>	<b>8</b>	<b>\$9,605,272</b>	<b>36</b>	<b>\$116,478,729</b>	<b>46</b>	<b>\$190,591,629</b>	





## 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 were 2 mixed use construction permits for \$180 million in the second quarter of 2020. These permits were issued by the City of Charleston and represent three buildings that will include 700 residential units over retail space and parking.

Mixed use permits issued in the second quarter of 2020 increased in both number and value (100%) from the first quarter. Year-over-year, the number was static and the value increased by >100%.

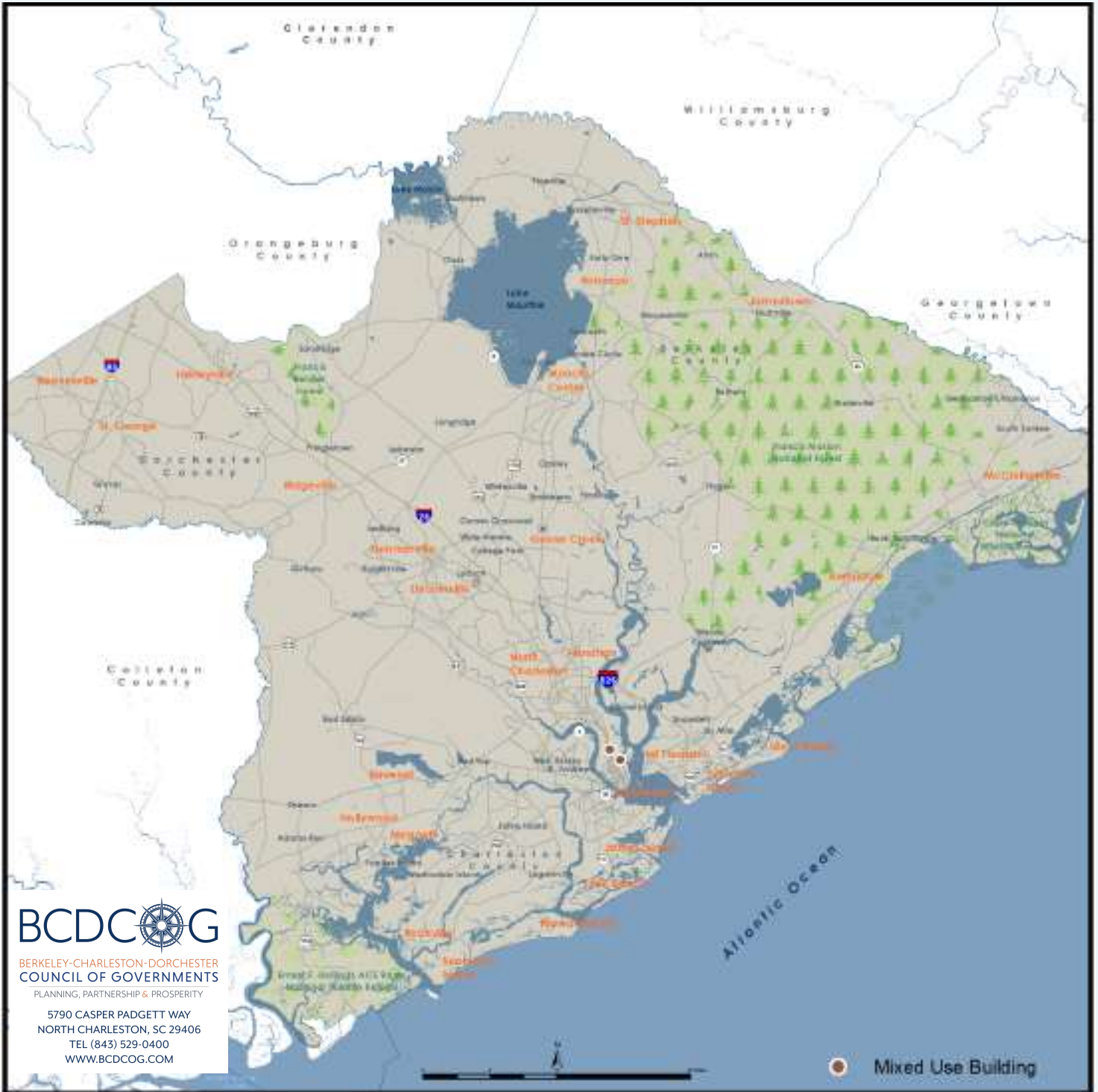
The MU permit values for the second quarter were >100% higher than the average of the previous four quarters, and the number of permits issued was the same as the average.

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:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2		
	#	\$	#	\$	#	\$	#	\$	#	\$	
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	1	\$6,609,282	0	\$0	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	
<b>TOTAL BERKELEY COUNTY</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$6,609,282</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	
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	2	\$52,866,637	2	\$7,345,164	0	\$0	1	\$8,000,000	2	\$180,035,521	
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	
MCCOLLVILLE	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	
SULLIVANS ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
<b>TOTAL CHARLESTON COUNTY</b>	<b>2</b>	<b>\$52,866,637</b>	<b>2</b>	<b>\$7,345,164</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$8,000,000</b>	<b>2</b>	<b>\$180,035,521</b>	
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	1	\$1,000,000	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	
<b>TOTAL DORCHESTER COUNTY</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$1,000,000</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	
<b>REGION TOTALS</b>	<b>2</b>	<b>\$52,866,637</b>	<b>3</b>	<b>\$8,345,164</b>	<b>1</b>	<b>\$6,609,282</b>	<b>1</b>	<b>\$8,000,000</b>	<b>2</b>	<b>\$180,035,521</b>	





## 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 second quarter of 2020, a total of 519 remodel/renovation permits were issued in the region for a value of about \$84 million. This represents an 11% decrease in value and a 20% increase in number from the previous quarter.

The number of permits decreased by 22% year-over-year, and the permit values decreased 44% in the same time period.

The remodel/renovation permit values for the first quarter were 24% lower than the average of the previous four quarters, while the number of permits issued were 21% lower.

The largest number of remodel/renovation permits was issued by the City of Charleston, which issued 135 permits with a value of almost \$22.2 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:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	53	\$3,359,103	50	\$4,733,533	38	\$504,957	62	\$9,963,287	57	\$9,696,157
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	9	\$1,318,724	22	\$1,995,565	6	\$350,000	8	\$520,206	6	\$597,715
GOOSE CREEK	8	\$123,865	8	\$437,018	3	\$17,140	5	\$154,990	3	\$30,450
HANAHAN	24	\$590,825	28	\$9,630,792	12	\$239,745	9	\$327,560	9	\$160,272
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	7	\$3,660,045	5	\$428,092	10	\$199,363	9	\$755,327	4	\$1,284,969
NORTH CHARLESTON	1	\$85,000	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	1	\$6,000	0	\$0	0	\$0	1	\$77,600	2	\$627,122
<b>TOTAL BERKELEY COUNTY</b>	<b>103</b>	<b>\$9,143,562</b>	<b>113</b>	<b>\$17,225,000</b>	<b>69</b>	<b>\$1,311,205</b>	<b>94</b>	<b>\$11,798,970</b>	<b>81</b>	<b>\$12,396,685</b>
UNINCORPORATED CHARLESTON COUNTY	53	\$3,797,915	30	\$4,958,743	41	\$2,054,586	35	\$2,415,668	34	\$3,398,213
AWENDAW	1	\$20,000	2	\$26,602	0	\$0	1	\$36,095	0	\$0
CITY OF CHARLESTON	164	\$68,687,152	177	\$21,645,102	155	\$43,001,217	121	\$23,473,137	129	\$21,563,496
FOLLY BEACH	12	\$595,993	8	\$527,040	22	\$944,309	29	\$2,509,126	12	\$886,969
HOLLYWOOD	2	\$32,500	1	\$90,000	0	\$0	7	\$341,321	2	\$6,100
ISLE OF PALMS	4	\$1,670,000	1	\$120,000	6	\$898,000	7	\$6,419,687	8	\$1,759,234
JAMES ISLAND	23	\$1,317,031	18	\$1,091,817	9	\$412,000	15	\$905,771	14	\$1,188,906
KIAWAH ISLAND	17	\$2,252,104	37	\$4,244,289	45	\$4,843,561	52	\$11,329,265	25	\$3,019,739
LINCOLNVILLE	1	\$26,100	0	\$0	1	\$5,500	0	\$0	1	\$241,927
MCCELLANVILLE	2	\$187,258	1	\$400	2	\$28,757	1	\$228,800	0	\$0
MEGGETT	1	\$50,000	1	\$128,672	2	\$33,200	0	\$0	1	\$153,385
MOUNT PLEASANT	100	\$10,489,602	100	\$15,272,986	103	\$9,329,085	115	\$18,859,548	91	\$9,656,650
NORTH CHARLESTON	62	\$30,014,807	68	\$23,414,229	69	\$5,374,314	58	\$8,324,215	40	\$20,167,530
RAVENEL	0	\$0	2	\$197,155	0	\$0	2	\$100,150	1	\$45,985
ROCKVILLE	1	\$48,000	0	\$0	2	\$299,724	0	\$0	0	\$0
SEABROOK ISLAND	21	\$1,014,849	27	\$4,417,528	26	\$2,952,666	28	\$3,735,115	14	\$1,779,744
SULLIVAN'S ISLAND	12	\$948,133	14	\$1,965,680	20	\$22,367,213	16	\$1,867,789	14	\$4,275,359
SUMMERVILLE	1	\$5,000	3	\$22,900	0	\$0	0	\$0	0	\$0
<b>TOTAL CHARLESTON COUNTY</b>	<b>477</b>	<b>\$121,156,444</b>	<b>490</b>	<b>\$78,123,143</b>	<b>503</b>	<b>\$92,544,132</b>	<b>487</b>	<b>\$80,545,687</b>	<b>386</b>	<b>\$68,143,237</b>
UNINCORPORATED DORCHESTER COUNTY	75	\$2,743,805	70	\$2,535,439	53	\$3,452,133	52	\$2,171,325	37	\$2,971,025
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	8	\$1,928,834	5	\$108,828	5	\$63,111	7	\$99,016	7	\$156,689
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	4	\$934,200	3	\$928,920	0	\$0	1	\$27,600	2	\$16,000
SUMMERVILLE	4	\$15,029,392	2	\$93,000	7	\$1,525,727	7	\$502,418	6	\$691,034
<b>TOTAL DORCHESTER COUNTY</b>	<b>91</b>	<b>\$20,636,231</b>	<b>80</b>	<b>\$3,666,187</b>	<b>65</b>	<b>\$5,040,971</b>	<b>67</b>	<b>\$2,800,359</b>	<b>52</b>	<b>\$3,834,748</b>
<b>REGION TOTALS</b>	<b>671</b>	<b>\$150,936,237</b>	<b>683</b>	<b>\$99,014,330</b>	<b>637</b>	<b>\$98,896,308</b>	<b>648</b>	<b>\$95,145,016</b>	<b>519</b>	<b>\$84,374,670</b>



## 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 second quarter of 2020, there were 1,168 "other" permits issued for a value of more than \$36.2 million. That represents approximately a 12% increase in number and a 4% decrease in value from the previous quarter. Year-over-year, the number of issued permits increased by more than 4% and the value increased about 11%. The City of Charleston issued the most permits (300 in both counties) and the highest value of permits (\$8.1 million). The top five most frequently permitted items in the "other" category this quarter were accessory structures (286), swimming pools (194), generators (174), solar panels (149), and fireplaces (119). A breakdown of "other" construction permits by quarter and municipality can be found in the chart below.

ALL OTHER CONSTRUCTION BY JURISDICTION										
JURISDICTION	2019:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	68	\$2,969,451	53	\$1,159,387	49	\$763,141	72	\$1,532,423	59	\$1,098,200
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	57	\$1,637,975	52	\$1,603,709	37	\$1,301,068	38	\$1,811,984	57	\$2,001,097
GOOSE CREEK	19	\$254,379	20	\$643,404	17	\$234,924	10	\$327,378	20	\$429,983
HANAHAN	24	\$618,875	27	\$445,870	42	\$1,151,506	21	\$365,729	32	\$714,814
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	20	\$2,417,152	9	\$144,663	10	\$226,409	10	\$285,138	25	\$1,455,325
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	4	\$36,400	1	\$21,875	1	\$1,000	0	\$0	1	\$28,455
SUMMERVILLE	0	\$0	0	\$0	1	\$5,320	0	\$0	1	\$37,000
<b>TOTAL BERKELEY COUNTY</b>	<b>192</b>	<b>\$7,934,232</b>	<b>162</b>	<b>\$4,018,908</b>	<b>157</b>	<b>\$3,683,368</b>	<b>151</b>	<b>\$4,322,652</b>	<b>195</b>	<b>\$5,764,874</b>
UNINCORPORATED CHARLESTON COUNTY	75	\$2,383,691	46	\$1,943,753	59	\$1,912,413	77	\$2,484,427	85	\$2,555,706
AWENDAW	2	\$67,500	3	\$131,040	6	\$696,793	6	\$553,172	4	\$228,840
CITY OF CHARLESTON	259	\$6,446,494	233	\$5,903,613	171	\$3,571,899	218	\$9,614,740	243	\$6,122,096
FOLLY BEACH	14	\$170,705	16	\$324,271	25	\$636,614	35	\$396,466	15	\$273,482
HOLLYWOOD	6	\$181,568	2	\$83,630	1	\$13,493	5	\$173,497	6	\$141,715
ISLE OF PALMS	13	\$993,074	10	\$639,154	6	\$363,141	18	\$1,578,397	17	\$1,107,445
JAMES ISLAND	16	\$399,476	15	\$164,821	13	\$558,437	13	\$242,621	4	\$19,008
KIAWAH ISLAND	17	\$838,367	11	\$535,950	13	\$1,312,001	13	\$873,406	8	\$503,529
LINCOLNVILLE	0	\$0	0	\$0	1	\$13,000	1	\$58,500	0	\$0
MCCLELLANVILLE	0	\$0	8	\$106,393	2	\$39,000	0	\$0	0	\$0
MEGETT	4	\$50,000	7	\$249,259	1	\$30,659	5	\$372,908	2	\$21,730
MOUNT PLEASANT	232	\$6,246,625	212	\$6,868,493	203	\$7,447,520	236	\$9,976,689	207	\$8,605,745
NORTH CHARLESTON	70	\$1,515,383	74	\$1,275,722	58	\$2,710,341	81	\$1,543,418	75	\$2,419,265
RAVENEL	10	\$158,945	4	\$165,820	4	\$52,500	4	\$444,046	2	\$30,279
ROCKVILLE	0	\$0	1	\$6,800	0	\$0	0	\$0	1	\$295,000
SEABROOK ISLAND	9	\$402,105	7	\$130,908	4	\$231,158	7	\$116,750	11	\$132,816
SULLIVANS ISLAND	13	\$848,761	14	\$712,378	6	\$436,109	12	\$754,395	16	\$1,436,185
SUMMERVILLE	1	\$4,200	2	\$18,000	0	\$0	2	\$22,175	3	\$45,040
<b>TOTAL CHARLESTON COUNTY</b>	<b>741</b>	<b>\$20,706,894</b>	<b>665</b>	<b>\$19,260,005</b>	<b>573</b>	<b>\$20,025,078</b>	<b>733</b>	<b>\$29,205,607</b>	<b>699</b>	<b>\$23,937,881</b>
UNINCORPORATED DORCHESTER COUNTY	122	\$2,955,416	102	\$2,659,297	121	\$3,288,079	123	\$3,637,039	208	\$4,808,747
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	58	\$767,451	28	\$519,511	37	\$1,088,927	21	\$357,097	48	\$1,349,043
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	\$27,020	0	\$0	0	\$0	3	\$138,500	4	\$37,307
SUMMERVILLE	10	\$323,280	10	\$232,445	4	\$88,500	10	\$147,782	14	\$258,140
<b>TOTAL DORCHESTER COUNTY</b>	<b>191</b>	<b>\$4,073,167</b>	<b>140</b>	<b>\$3,411,253</b>	<b>162</b>	<b>\$4,465,506</b>	<b>157</b>	<b>\$4,280,418</b>	<b>274</b>	<b>\$6,453,237</b>
<b>REGION TOTALS</b>	<b>1,124</b>	<b>\$32,714,293</b>	<b>967</b>	<b>\$26,690,166</b>	<b>892</b>	<b>\$28,173,952</b>	<b>1,041</b>	<b>\$37,808,677</b>	<b>1,168</b>	<b>\$36,155,992</b>

## 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 second quarter of 2020, there were 130 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is a 2.4% increase from last quarter.

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

JURISDICTION			
<b>CITY OF CHARLESTON</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	4/1/2020	\$7,500,000	Hellenic Center
	6/4/2020	\$35,000,000	Multi-Family Residential Building
	6/8/2020	\$3,750,000	Office Building
<b>TOWN OF MT PLEASANT</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	4/22/2020	\$21,863,900	Multi-Family Residential Complex
	4/30/2020	\$4,000,000	Shopping Center
	4/30/2020	\$35,092,729	Multi-Family Residential Complex
	5/12/2020	\$5,730,011	Fire Station
	6/2/2020	\$8,050,000	Multi-Family Residential Complex
<b>COUNTY OF DORCHESTER</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	5/7/2020	\$2,879,999	Grocery Store
<b>TOWN OF ST GEORGE</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	06/17/2020	\$4,180,218	Sports Complex
<b>TOWN OF SUMMERVILLE</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	05/15/2020	\$2,005,667	Bank
	04/24/2020	\$2,200,000	Convenience Store

**AVERAGE HOUSING PERMIT VALUES BY JURISDICTION**

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

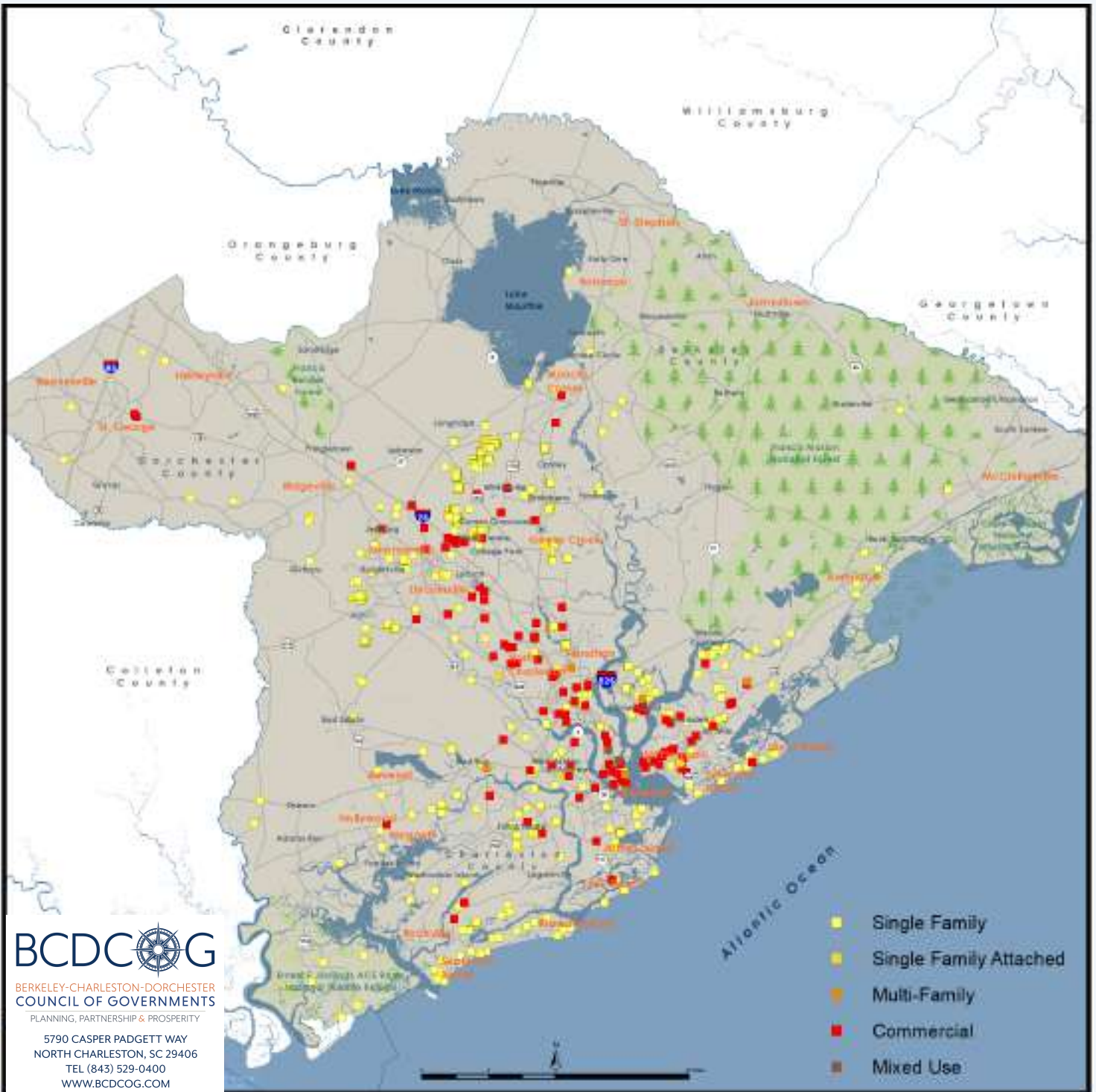
2020 2ND Quarter Averages									
Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt	Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Berkeley Co	\$306,571	\$130	\$213,774	\$127	Lincolnton	\$329,136	\$110	N/A	N/A
Bonneau	N/A	N/A	N/A	N/A	McClellanville	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$348,744	\$126	N/A	N/A	Meggett	\$204,949	\$97	N/A	N/A
Goose Creek	N/A	N/A	N/A	N/A	Mt Pleasant	\$391,497	\$137	\$303,107	\$126
Hanahan	\$338,796	\$105	N/A	N/A	North Charleston (CC)	\$169,564	\$105	\$100,000	\$65
Jamestown	N/A	N/A	N/A	N/A	Ravenel	\$315,091	\$98	N/A	N/A
Moncks Corner	\$318,299	\$148	N/A	N/A	Rockville	N/A	N/A	N/A	N/A
North Charleston (BC)	N/A	N/A	N/A	N/A	Seabrook Island	\$1,118,117	\$181	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A	Sullivan's Island	\$1,250,000	\$343	N/A	N/A
Summerville (BC)	\$298,468	\$112	N/A	N/A	Summerville (CC)	\$224,488	\$133	N/A	N/A
Charleston Co	\$707,201	\$160	N/A	N/A	Dorchester County	\$317,705	\$100	N/A	N/A
Awendaw	\$383,464	\$101	N/A	N/A	Harleyville	N/A	N/A	N/A	N/A
City of Chas (CC)	\$315,640	\$113	\$177,415	\$125	North Charleston (DC)	\$1,570,000	\$447	N/A	N/A
Folly Beach	\$1,058,479	\$351	N/A	N/A	Reevesville	N/A	N/A	N/A	N/A
Hollywood	\$322,345	\$108	N/A	N/A	Ridgeville	N/A	N/A	N/A	N/A
Isle of Palms	\$1,130,030	\$317	N/A	N/A	St. George	N/A	N/A	N/A	N/A
James Island	\$709,371	\$158	N/A	N/A	Summerville (DC)	\$228,850	\$96	N/A	N/A
Kiawah Island	\$1,640,646	\$436	N/A	N/A					
Berkeley County AvrSFD:\$ Charleston County Avr SFD: \$641,876 Dorchester County SFD Avr: \$705,518									

\*Analysis based on data provided from the jurisdiction.



## SUMMARY

The second quarter showed mainly continued growth from the last quarter both overall and in almost every category of new permits. Interestingly, the number of new permits decreased in most cases while the value increased. This indicates fewer and more expensive jobs rather than larger, less expensive ones. Remodels and other non-new construction dropped off slightly.





ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q2		2019:Q3		2019:Q4		2020:Q1		2020:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	432	\$102,715,835	363	\$109,035,014	276	\$115,713,150	545	\$228,000,174	467	\$527,686,369
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	110	\$22,130,975	153	\$76,029,573	90	\$37,923,134	91	\$29,612,075	106	\$60,575,952
GOOSE CREEK	118	\$15,583,410	129	\$24,285,455	62	\$6,770,849	137	\$16,421,767	70	\$7,631,555
HANAHAN	62	\$5,452,758	61	\$14,200,852	62	\$7,095,726	57	\$9,626,012	85	\$15,968,315
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	85	\$26,856,752	36	\$8,077,544	64	\$12,096,879	39	\$8,254,889	54	\$10,697,763
NORTH CHARLESTON	1	\$85,000	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	5	\$386,400	1	\$21,875	1	\$1,000	0	\$0	1	\$28,455
SUMMERVILLE	15	\$5,537,400	4	\$10,103,000	12	\$13,192,662	7	\$7,423,580	18	\$11,752,162
<b>TOTAL BERKELEY COUNTY</b>	<b>828</b>	<b>\$178,748,530</b>	<b>747</b>	<b>\$241,753,313</b>	<b>567</b>	<b>\$192,793,400</b>	<b>876</b>	<b>\$299,338,497</b>	<b>801</b>	<b>\$634,340,571</b>
UNINCORPORATED CHARLESTON COUNTY	264	\$69,606,910	112	\$19,976,416	144	\$33,325,709	176	\$40,834,271	191	\$55,064,835
AWENDAW	7	\$2,672,984	14	\$6,497,338	12	\$3,239,731	11	\$2,281,215	11	\$2,913,091
CITY OF CHARLESTON	634	\$251,341,837	648	\$197,540,365	536	\$149,756,971	590	\$199,590,130	608	\$347,990,471
FOLLY BEACH	36	\$6,189,809	26	\$1,341,311	51	\$4,272,777	68	\$4,610,592	31	\$5,394,367
HOLLYWOOD	20	\$3,404,960	14	\$3,759,845	6	\$1,283,910	27	\$6,611,150	30	\$6,613,377
ISLE OF PALMS	25	\$68,140,054	18	\$7,683,529	15	\$4,461,141	33	\$13,111,476	32	\$9,791,414
JAMES ISLAND	47	\$3,810,997	37	\$8,183,974	27	\$3,003,349	29	\$1,667,466	22	\$4,045,399
KIAWAH ISLAND	47	\$26,041,337	61	\$25,109,292	69	\$20,794,015	75	\$29,718,702	49	\$29,773,600
LINCOLNVILLE	7	\$1,886,247	7	\$1,832,110	2	\$18,500	2	\$198,969	4	\$1,229,335
MCCLELLANVILLE	2	\$187,258	11	\$869,165	6	\$1,004,861	3	\$1,561,619	0	\$0
MEGGETT	11	\$2,717,719	14	\$2,419,526	4	\$399,079	8	\$2,008,476	5	\$585,013
MOUNT PLEASANT	496	\$90,781,810	470	\$79,406,781	451	\$68,619,301	526	\$114,258,771	496	\$171,273,854
NORTH CHARLESTON	199	\$121,750,192	240	\$174,935,220	222	\$74,315,032	295	\$114,319,873	224	\$60,033,570
RAVENEL	13	\$1,128,059	12	\$3,381,271	7	\$1,233,037	12	\$2,204,995	5	\$706,446
ROCKVILLE	1	\$48,000	1	\$6,800	2	\$299,724	1	\$309,709	1	\$295,000
SEABROOK ISLAND	34	\$4,471,568	35	\$5,113,436	33	\$5,355,748	39	\$7,766,036	31	\$8,621,259
SULLIVAN'S ISLAND	30	\$9,286,895	31	\$9,138,241	30	\$27,504,667	33	\$8,937,393	31	\$6,961,544
SUMMERVILLE	22	\$4,571,805	7	\$566,900	6	\$1,448,060	24	\$5,193,800	12	\$2,065,435
<b>TOTAL CHARLESTON COUNTY</b>	<b>1,895</b>	<b>\$668,038,441</b>	<b>1,758</b>	<b>\$547,761,520</b>	<b>1,623</b>	<b>\$400,335,612</b>	<b>1,952</b>	<b>\$555,184,643</b>	<b>1,783</b>	<b>\$713,358,010</b>
UNINCORPORATED DORCHESTER COUNTY	337	\$44,976,551	302	\$44,504,236	328	\$61,295,667	440	\$93,205,616	441	\$75,024,086
HARLEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	102	\$8,738,771	108	\$12,100,431	112	\$9,765,521	116	\$13,859,246	59	\$4,886,107
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	5	\$961,220	3	\$928,920	1	\$107,600	4	\$166,100	8	\$4,233,525
SUMMERVILLE	50	\$33,953,918	86	\$24,038,770	28	\$6,518,015	35	\$6,700,228	38	\$6,961,694
<b>TOTAL DORCHESTER COUNTY</b>	<b>494</b>	<b>\$88,630,460</b>	<b>499</b>	<b>\$81,572,357</b>	<b>469</b>	<b>\$77,686,803</b>	<b>595</b>	<b>\$113,931,190</b>	<b>546</b>	<b>\$91,105,412</b>
<b>REGION TOTALS</b>	<b>3,217</b>	<b>\$935,417,431</b>	<b>3,004</b>	<b>\$871,087,190</b>	<b>2,659</b>	<b>\$670,815,815</b>	<b>3,423</b>	<b>\$968,454,330</b>	<b>3,130</b>	<b>\$1,438,803,993</b>



BERKELEY-CHARLESTON-DORCHESTER  
COUNCIL OF GOVERNMENTS

PLANNING, PARTNERSHIP & PROSPERITY

5790 CASPER PADGETT WAY  
NORTH CHARLESTON, SC 29406

TEL (843) 529-0400  
WWW.BCDCOG.COM

Questions or Comments: Please contact [MadelyneA@bcdco.com](mailto:MadelyneA@bcdco.com)