

Construction activity as reported by
jurisdictions to the
Berkeley-Charleston-Dorchester
Council of Governments

CONSTRUCTION QUARTERLY

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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.



BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

PLANNING, PARTNERSHIP & PROSPERITY



ALL NEW CONSTRUCTION BY JURISDICTION

ALL NEW CONSTRUCTION

This section refers to all new construction, which includes Commercial, Single Family, Single Family Attached, Mixed Use and Multi-Family permits. The table for all new and existing permits is at the end of this document.

The number of building permits issued for all new construction in the region in the third quarter of 2020 increased about 23.9% from the second quarter of 2020. However, the construction permit values decreased by about 31% from the previous quarter. This is probably due to a large commercial permit in Berkeley County in the second quarter that caused an overall increase in value in that quarter.

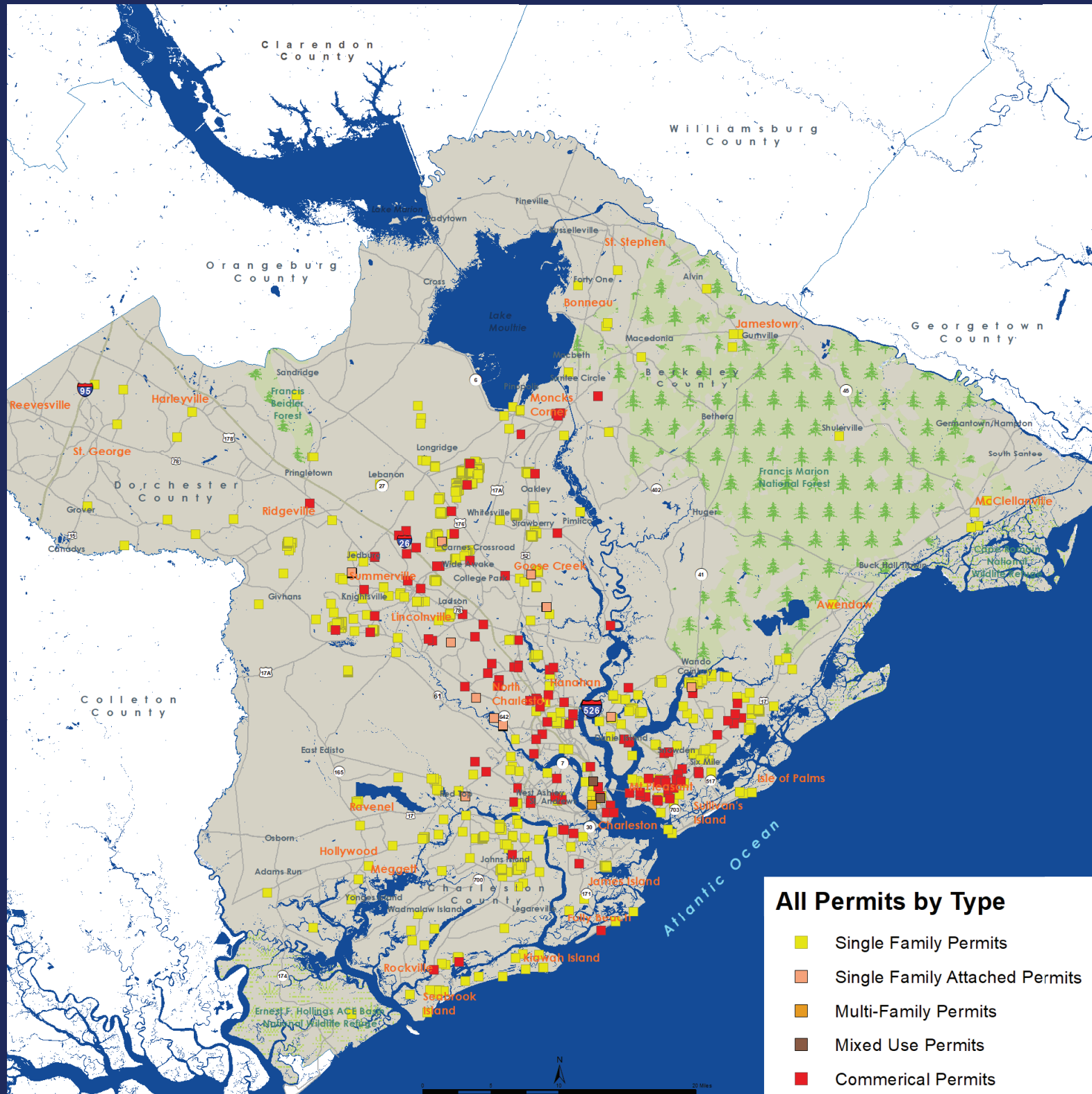
Year-over-year values increased by about 22% and the number of permits issued increased by 29.4%.

New permit values for the third quarter of 2020 were 5.6% above the average of the previous four quarters while the number of permits issued increased by 24.4%.

A breakdown of these permits can be found in the chart to the right and a map of these permits can be found to the right.

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	260	\$103,142,094	189	\$114,445,052	411	\$216,504,464	351	\$516,892,012	596	\$185,682,586
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	79	\$72,430,299	47	\$36,272,066	45	\$27,279,885	43	\$57,977,140	72	\$26,445,063
GOOSE CREEK	101	\$23,205,033	42	\$6,518,785	122	\$15,939,399	47	\$7,171,122	55	\$9,964,529
HANAHAH	6	\$4,124,190	8	\$5,704,475	27	\$8,932,723	44	\$15,093,229	39	\$10,375,470
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	22	\$7,504,789	44	\$11,671,107	20	\$7,214,424	25	\$7,957,469	98	\$35,091,024
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	4	\$10,103,000	11	\$13,187,342	6	\$7,345,980	15	\$11,088,040	15	\$6,050,080
TOTAL BERKELEY COUNTY	472	\$220,509,405	341	\$187,798,827	631	\$283,216,875	525	\$616,179,012	875	\$273,608,752
UNINCORPORATED CHARLESTON COUNTY	36	\$13,073,920	44	\$29,358,710	64	\$35,934,176	72	\$49,110,916	68	\$42,492,725
AWENDAW	9	\$6,339,696	6	\$2,542,938	4	\$1,691,948	7	\$2,684,251	7	\$2,786,698
CITY OF CHARLESTON	238	\$169,991,650	210	\$103,183,855	251	\$166,502,253	236	\$320,304,879	189	\$345,635,253
FOLLY BEACH	2	\$490,000	4	\$2,691,854	4	\$1,705,000	4	\$4,233,916	3	\$2,078,200
HOLLYWOOD	11	\$3,586,215	5	\$1,270,417	15	\$6,096,332	22	\$6,465,562	22	\$8,966,511
ISLE OF PALMS	7	\$6,924,375	3	\$3,200,000	8	\$5,113,392	7	\$6,924,735	8	\$4,623,421
JAMES ISLAND	4	\$6,927,336	5	\$2,032,912	1	\$519,074	4	\$2,837,485	4	\$3,291,295
KIAWAH ISLAND	13	\$20,329,053	11	\$14,638,453	10	\$17,516,031	16	\$26,250,332	10	\$19,744,403
LINCOLNVILLE	7	\$1,832,110	0	\$-	1	\$140,469	3	\$987,408	1	\$271,532
MCCLELLANVILLE	2	\$762,372	2	\$937,104	2	\$1,332,819	0	\$-	3	\$1,051,919
MEGETT	6	\$2,041,595	1	\$335,220	3	\$1,635,568	2	\$409,898	4	\$1,251,411
MOUNT PLEASANT	158	\$57,265,302	145	\$51,842,696	175	\$85,422,534	198	\$153,011,459	157	\$68,732,339
NORTH CHARLESTON	98	\$150,245,269	95	\$66,230,377	156	\$104,452,240	109	\$37,446,775	119	\$41,278,983
RAVENEL	6	\$3,018,296	3	\$1,180,537	6	\$1,660,799	2	\$630,182	4	\$1,670,279
ROCKVILLE	0	\$-	0	\$-	1	\$309,709	0	\$-	0	\$-
SEABROOK ISLAND	1	\$565,000	3	\$2,171,924	4	\$3,914,171	6	\$6,708,699	3	\$3,156,000
SULLIVANS ISLAND	3	\$6,460,183	4	\$4,701,345	5	\$6,315,209	1	\$1,250,000	2	\$3,017,388
SUMMERVILLE	2	\$526,000	6	\$1,448,060	22	\$5,171,625	9	\$2,020,395	11	\$2,522,542
TOTAL CHARLESTON COUNTY	603	\$450,378,372	547	\$287,766,402	732	\$445,433,349	330	\$621,276,892	304	\$552,570,899
UNINCORPORATED DORCHESTER COUNTY	130	\$39,309,500	154	\$54,555,455	265	\$87,397,252	196	\$67,244,314	180	\$62,127,110
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	75	\$11,472,092	70	\$8,613,483	88	\$13,403,133	4	\$3,380,375	3	\$794,586
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	1	\$107,600	0	\$-	2	\$4,180,218	0	\$-
SUMMERVILLE	74	\$23,713,325	17	\$4,903,788	18	\$6,050,028	18	\$6,012,520	75	\$19,439,094
TOTAL DORCHESTER COUNTY	279	\$74,494,917	242	\$68,180,326	371	\$106,850,413	559	\$80,817,427	573	\$82,360,790
REGION TOTALS	1,354	\$745,382,694	1,130	\$543,745,555	1,734	\$835,500,637	1,414	\$1,318,273,331	1,752	\$908,540,441

MAP OF
ALL PERMITS BY TYPE





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 listed separately in this report.

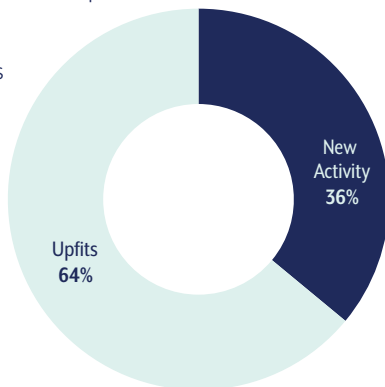
In the third quarter of 2020, the number of commercial permits issued remained static but the value decreased by 55.2%.

The number of permits decreased about 28.6% year-over-year while the value of the permits issued decreased by 31.6% in the same time period.

Commercial permit values for the second quarter of 2020 were 31.1% below the average of the previous four quarters while the number of permits issued were about 14.6% below the average. Again, these changes were largely because Berkeley County had an uncommonly high value of commercial permit in the second quarter. A chart containing the region’s highest value permits can be found on page 5.

An analysis of the commercial permits this quarter revealed that about 36% of permits issued were for truly new commercial construction and about 64% of commercial permits were for upfits.

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



ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	31	\$40,660,375	26	\$66,947,165	21	\$31,411,858	19	\$403,560,004	21	\$7,146,486
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	7	\$10,278,081	8	\$4,840,619	10	\$2,030,706	5	\$6,955,000	9	\$2,205,000
GOOSE CREEK	9	\$8,032,800	1	\$1,200,000	0	\$-	0	\$-	0	\$-
HANAHAH	1	\$3,171,304	3	\$2,580,756	3	\$50,574	1	\$525,000	4	\$479,832
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	1	\$766,985	0	\$-	2	\$1,621,000	0	\$-	2	\$1,123,675
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	2	\$9,458,000	9	\$12,548,352	4	\$6,750,000	11	\$9,894,170	3	\$2,038,200
TOTAL BERKELEY COUNTY	51	\$72,367,545	47	\$88,116,892	40	\$41,864,138	36	\$420,934,174	39	\$12,993,193
UNINCORPORATED CHARLESTON COUNTY	18	\$6,536,960	4	\$2,261,266	16	\$14,204,714	9	\$4,557,268	8	\$8,899,200
AWENDAW	1	\$2,800,000	1	\$140,000	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	34	\$99,541,681	28	\$49,708,273	36	\$92,141,593	27	\$15,813,493	20	\$127,971,322
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	1	\$59,500
HOLLYWOOD	0	\$-	0	\$-	0	\$-	2	\$18,657	0	\$-
ISLE OF PALMS	0	\$-	0	\$-	2	\$189,527	1	\$144,604	0	\$-
JAMES ISLAND	1	\$5,775,000	1	\$350,000	0	\$-	0	\$-	1	\$2,000,000
KIAWAH ISLAND	0	\$-	0	\$-	2	\$6,530,000	0	\$-	0	\$-
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGGETT	1	\$425,000	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	51	\$13,469,282	34	\$7,929,553	35	\$24,092,174	29	\$17,141,292	33	\$17,750,828
NORTH CHARLESTON	41	\$107,625,608	30	\$56,968,237	37	\$55,006,052	36	\$16,814,227	27	\$29,613,847
RAVENEL	2	\$1,566,480	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	1	\$13,500	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	149	\$237,740,011	99	\$117,370,829	128	\$192,164,060	104	\$54,489,541	90	\$186,294,697
UNINCORPORATED DORCHESTER COUNTY	3	\$812,500	15	\$12,477,000	7	\$7,291,064	4	\$6,244,956	12	\$12,083,110
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	3	\$2,270,475	0	\$-	4	\$554,601	2	\$240,375	2	\$706,978
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	1	\$107,600	0	\$-	2	\$4,180,218	0	\$-
SUMMERVILLE	7	\$7,311,035	2	\$482,366	4	\$2,946,452	5	\$3,115,476	9	\$7,098,073
TOTAL DORCHESTER COUNTY	13	\$10,394,010	18	\$13,066,966	15	\$10,792,117	13	\$13,781,025	23	\$19,888,161
REGION TOTALS	213	\$320,501,566	164	\$218,554,687	183	\$244,820,315	153	\$489,204,740	152	\$219,176,051



ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

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 and covered later in this document.

The number of single family residential permits increased approximately 25.7% in the third quarter of 2020. The permit values increased approximately 18.1% in the same time frame.

The number of single family permits issued year-over-year increased by 52.1%. The single family permit values also increased by approximately 61.8% when compared to the same quarter last year.

The single family permit values for the third quarter of 2020 were about 40.1% above the average of the previous four quarters; the number of permits issued were higher than the average by 39.1%.

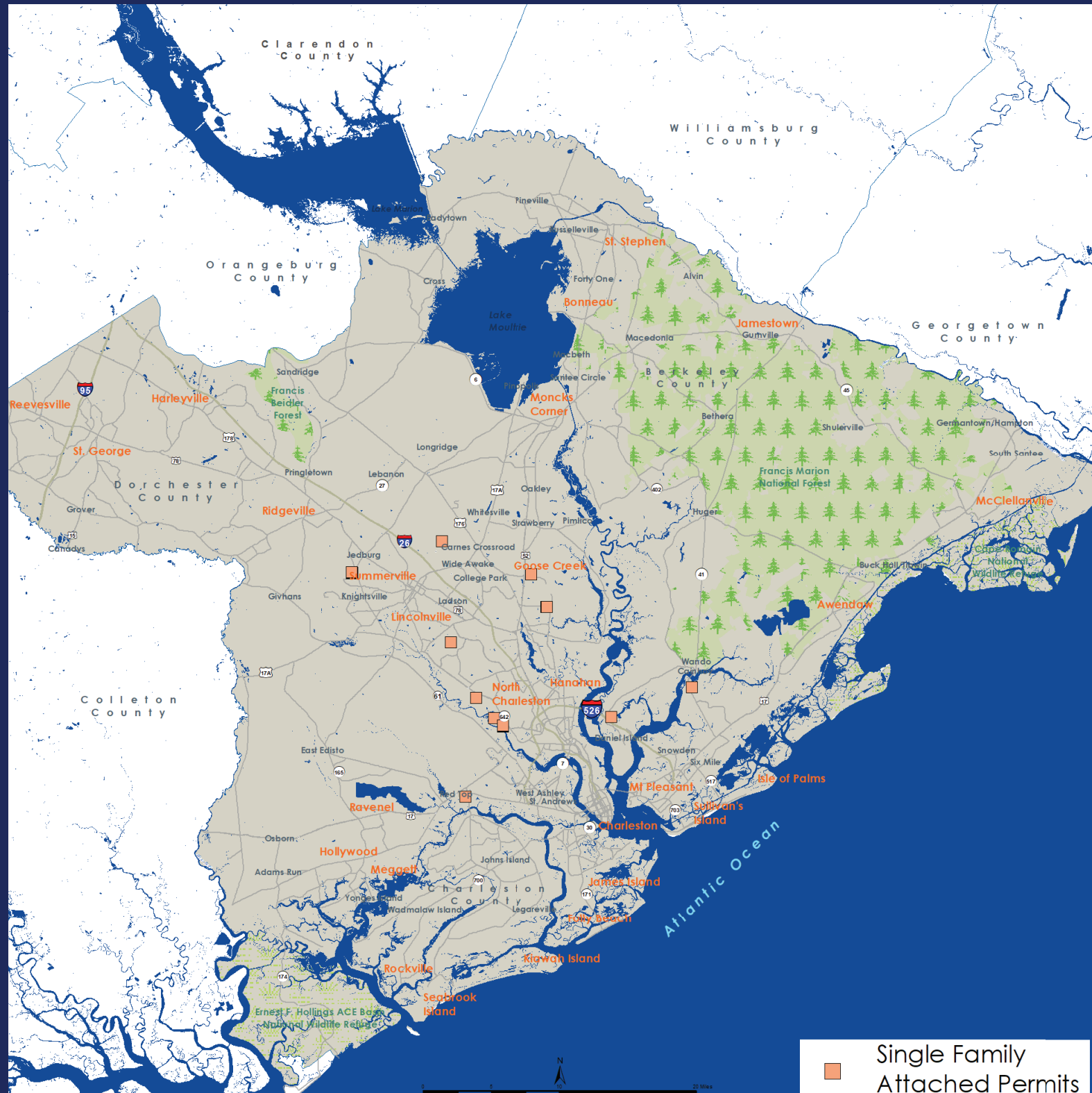
After four consecutive quarters of decreasing single family permits (in number and value) in 2019, permits have been steadily increasing each of the last three quarters of 2020.

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. Other jurisdictions that consistently issue a high quantity of single family permits include Dorchester County, the City of Charleston and the Town of Mt. Pleasant.

A summary of all single family permits can be found by quarter and jurisdiction in the table to the right and a map of housing clusters can be found on the next page.

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	229	\$62,481,719	157	\$46,198,627	346	\$110,212,258	312	\$95,650,118	574	\$178,319,257
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	50	\$22,356,915	37	\$16,871,478	32	\$13,141,696	37	\$16,022,140	58	\$22,937,745
GOOSE CREEK	75	\$13,495,076	41	\$5,318,785	93	\$13,082,602	47	\$7,171,122	45	\$9,284,529
HANAHAH	5	\$952,886	5	\$3,123,719	24	\$8,882,149	43	\$14,568,229	35	\$9,895,638
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	21	\$6,737,804	25	\$7,915,136	18	\$5,593,424	25	\$7,957,469	96	\$33,967,349
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	2	\$645,000	2	\$638,990	2	\$595,980	4	\$1,193,870	12	\$4,011,880
TOTAL BERKELEY COUNTY	382	\$106,669,400	267	\$80,066,735	515	\$151,508,109	468	\$142,562,948	820	\$258,416,398
UNINCORPORATED CHARLESTON COUNTY	18	\$6,536,960	40	\$27,097,444	47	\$21,122,204	63	\$44,553,648	60	\$33,593,525
AWENDAW	8	\$3,539,696	5	\$2,402,938	4	\$1,691,948	7	\$2,684,251	7	\$2,786,698
CITY OF CHARLESTON	159	\$52,412,988	163	\$49,140,865	202	\$63,666,619	201	\$63,443,620	161	\$53,613,410
FOLLY BEACH	2	\$490,000	4	\$2,691,854	4	\$1,705,000	4	\$4,233,916	2	\$2,018,700
HOLLYWOOD	10	\$3,365,843	4	\$1,050,417	15	\$6,096,332	20	\$6,446,905	22	\$8,966,511
ISLE OF PALMS	7	\$6,924,375	3	\$3,200,000	6	\$4,923,865	6	\$6,780,131	8	\$4,623,421
JAMES ISLAND	3	\$1,152,336	4	\$1,682,912	1	\$519,074	4	\$2,837,485	3	\$1,291,295
KIAWAH ISLAND	13	\$20,329,053	11	\$14,638,453	8	\$10,986,031	16	\$26,250,332	10	\$19,744,403
LINCOLNVILLE	5	\$1,464,914	0	\$-	1	\$140,469	3	\$987,408	1	\$271,532
MCCELLANVILLE	2	\$762,372	2	\$937,104	2	\$1,332,819	0	\$-	3	\$1,051,919
MEGGETT	5	\$1,616,595	1	\$335,220	3	\$1,635,568	2	\$409,898	4	\$1,251,411
MOUNT PLEASANT	100	\$41,452,679	106	\$42,530,271	115	\$49,494,436	121	\$47,371,190	120	\$49,970,181
NORTH CHARLESTON	26	\$5,029,345	13	\$2,636,000	36	\$7,479,995	40	\$6,782,548	34	\$5,498,112
RAVENEL	4	\$1,451,816	3	\$1,180,537	6	\$1,660,799	2	\$630,182	4	\$1,670,279
ROCKVILLE	0	\$-	0	\$-	1	\$309,709	0	\$-	0	\$-
SEABROOK ISLAND	1	\$565,000	2	\$2,158,424	4	\$3,914,171	6	\$6,708,699	3	\$3,156,000
SULLIVANS ISLAND	3	\$6,460,183	4	\$4,701,345	5	\$6,315,209	1	\$1,250,000	2	\$3,017,388
SUMMERVILLE	2	\$526,000	2	\$588,060	16	\$3,779,625	9	\$2,020,395	11	\$2,522,542
TOTAL CHARLESTON COUNTY	368	\$154,080,155	367	\$156,971,844	476	\$186,773,873	505	\$223,390,608	455	\$195,047,327
UNINCORPORATED DORCHESTER COUNTY	107	\$33,857,000	111	\$35,478,455	258	\$80,106,188	192	\$60,999,358	142	\$45,508,000
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	71	\$8,201,617	58	\$7,479,825	27	\$4,921,995	2	\$3,140,000	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	47	\$13,302,290	15	\$4,421,422	14	\$3,103,576	13	\$2,897,044	66	\$12,341,021
TOTAL DORCHESTER COUNTY	225	\$55,360,907	184	\$47,379,702	299	\$88,131,759	207	\$67,036,402	208	\$57,849,021
REGION TOTALS	975	\$316,110,462	818	\$284,418,281	1,290	\$426,413,741	1,180	\$432,989,958	1,483	\$511,312,746

MAP OF
SINGLE FAMILY
HOUSING CLUSTER



Single Family
Attached Permits



ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

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. Units have separate utilities, plumbing and heating/air. 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 to purchase than their detached counterparts. Permits issued reflect the number of individual units.

In the third quarter of 2020, the number of SFA permits issued increased by 77% while the value decreased 40%.

Year-over-year, the number of permits decreased by 20.3% and the value decreased by 48.6%.

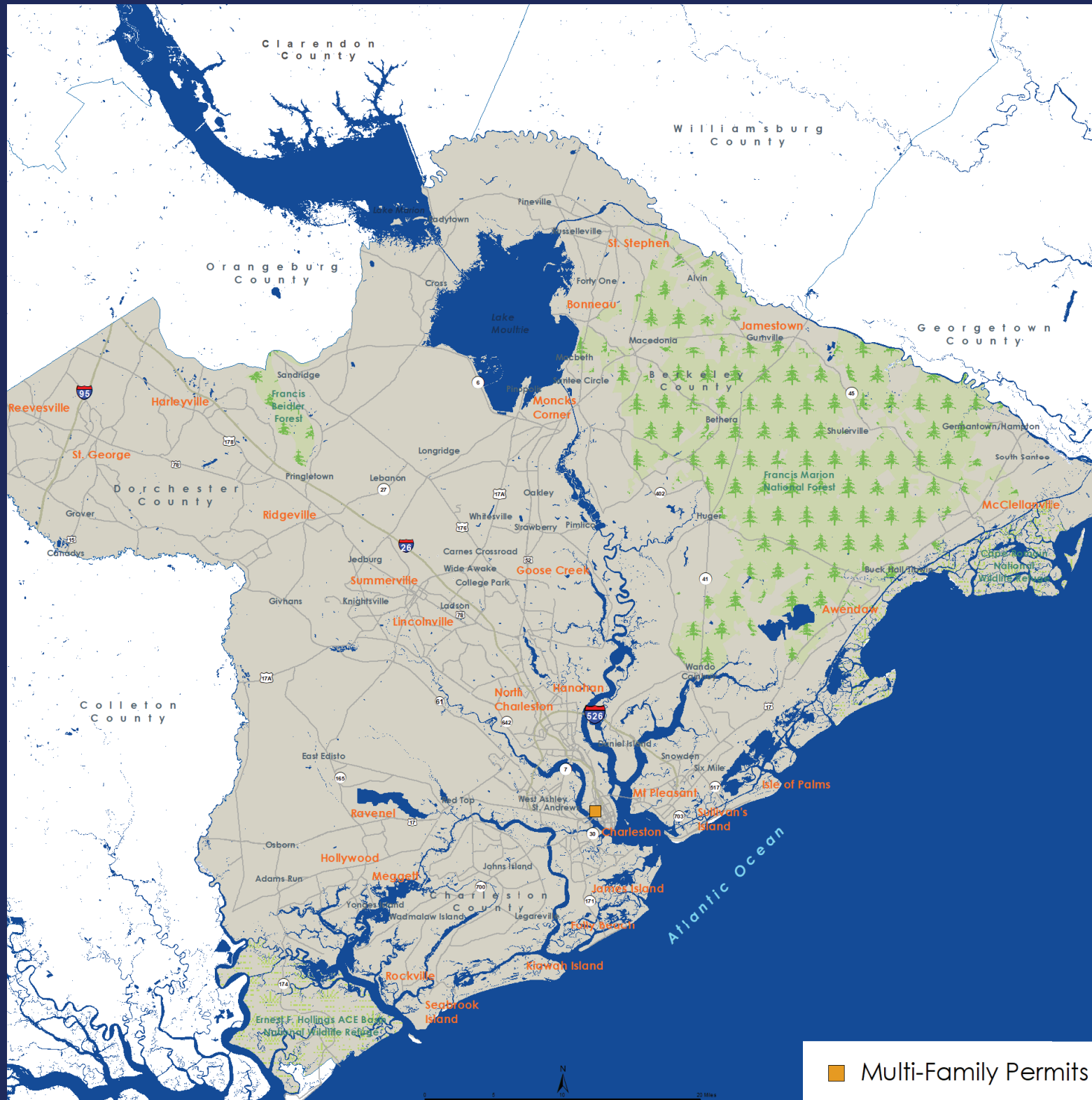
The SFA permit values for the third quarter of 2020 were 48.9% lower than the average of the previous four quarters, while the number of permits issued was about 22% lower.

This quarter, the City of North Charleston issued the most SFA permits in the region, with a total of 58 permits.

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

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$-	6	\$1,299,260	27	\$5,749,966	16	\$3,420,390	1	\$216,843
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	13	\$5,871,303	0	\$-	2	\$662,836	0	\$-	5	\$1,302,318
GOOSE CREEK	17	\$1,677,157	0	\$-	29	\$2,856,797	0	\$-	10	\$680,000
HANAHAN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	19	\$3,755,971	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	30	\$7,548,460	25	\$5,055,231	58	\$9,269,599	16	\$3,420,390	16	\$2,199,161
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	41	\$10,457,426	13	\$2,900,132	6	\$1,689,335	3	\$532,245	5	\$1,275,060
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
ISLE OF PALMS	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
JAMES ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
KIAWAH ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
LINCOLNVILLE	2	\$367,196	0	\$-	0	\$-	0	\$-	\$-	\$-
MCCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
MOUNT PLEASANT	3	\$767,341	5	\$1,382,872	15	\$9,159,924	22	\$19,398,848	4	\$1,011,330
NORTH CHARLESTON	22	\$2,816,097	52	\$6,626,140	82	\$10,350,457	21	\$2,100,000	58	\$6,167,024
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	4	\$860,000	6	\$1,392,000	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	68	\$14,408,060	74	\$11,769,144	109	\$22,591,716	46	\$22,031,093	67	\$8,453,414
UNINCORPORATED DORCHESTER COUNTY	20	\$4,640,000	28	\$6,600,000	0	\$-	0	\$-	26	\$4,536,000
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	12	\$1,133,658	57	\$7,926,537	0	\$-	1	\$87,608
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	20	\$3,100,000	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL DORCHESTER COUNTY	40	\$7,740,000	40	\$7,733,658	57	\$7,926,537	0	\$-	27	\$4,623,608
REGION TOTALS	138	\$29,696,520	139	\$24,558,033	224	\$39,787,852	62	\$25,451,483	110	\$15,276,183

MAP OF
SINGLE FAMILY ATTACHED
RESIDENTIAL PERMIT
CLUSTERS



Multi-Family Permits



ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

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 or complexes, not the number of individual units. The number of units can be found in the text below.

In the third quarter of 2020, one multi-family permit was issued in the region for a value of about \$27.3 million. The permit was issued by the City of Charleston and accounts for one building with 92 units for senior living.

Multi-family permits issued in the third quarter decreased in both number (97.8%) and value (85.6%) from the second quarter.

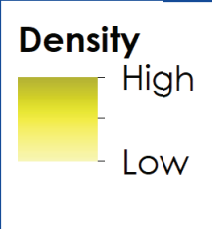
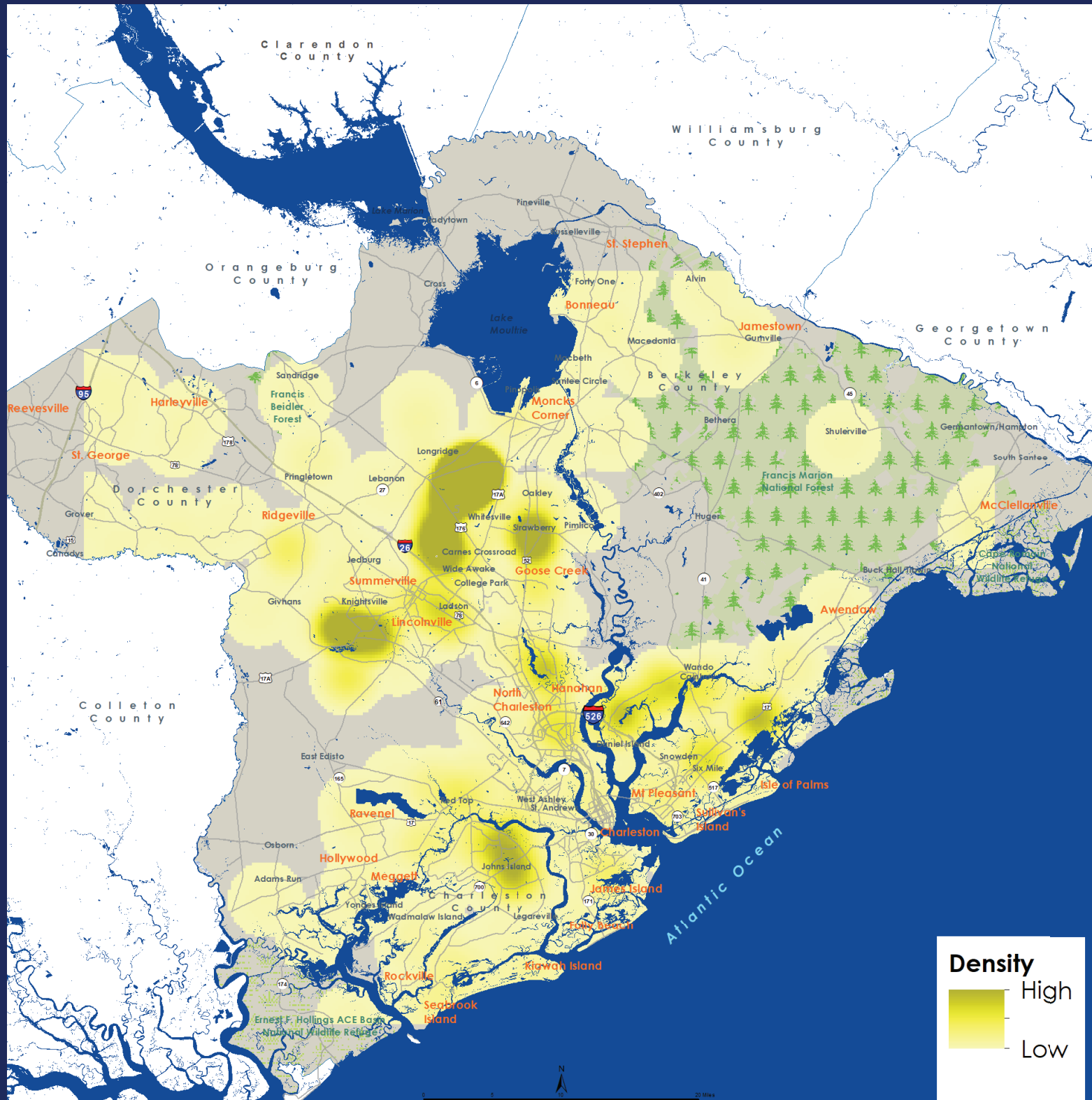
When compared year-over-year, there was 96% decrease in number and a 61.2% decrease in value for multi-family permits.

The value of the multi-family permits in the third quarter was 71.7% lower than the average of the previous four quarters. The number of permits issued were also lower, by 96.6%, than the four quarter average.

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

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$-	0	\$-	17	\$69,130,382	4	\$14,261,500	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
CITY OF CHARLESTON	9	\$33,924,000	1	\$7,950,687	1	\$11,444,647	1	\$35,000,000	\$-	\$-
GOOSE CREEK	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
HANAHAH	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	\$-	\$-
TOTAL BERKELEY COUNTY	9	\$33,924,000	1	\$7,950,687	18	\$80,575,029	5	\$49,261,500	0	\$-
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	1	\$607,258	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	2	\$234,391	6	\$1,434,585	6	\$1,004,706	3	\$60,480,000	1	\$27,431,123
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HOLLYWOOD	1	\$220,372	1	\$220,000	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMES ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
KIAWAH ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	4	\$1,576,000	0	\$-	10	\$2,676,000	26	\$69,100,129	0	\$-
NORTH CHARLESTON	9	\$34,774,219	0	\$-	1	\$31,615,736	12	\$11,750,000	0	\$-
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	16	\$36,804,982	7	\$1,654,585	18	\$35,903,700	41	\$141,330,129	1	\$27,431,123
UNINCORPORATED DORCHESTER COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL DORCHESTER COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
REGION TOTALS	25	\$70,728,982	8	\$9,605,272	36	\$116,478,729	46	\$190,591,629	1	\$27,431,123

MAP OF
MULTI-FAMILY
PERMIT CLUSTERS





ALL MIXED USE CONSTRUCTION BY JURISDICTION

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 or complex. 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 more 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 \$135.3 million in the third quarter of 2020. These permits were both issued by the City of Charleston and represent two buildings that will include 578 residential units over retail space and parking.

Mixed use permits issued in the third quarter of 2020 decreased in value by 24.8% from the second quarter while the number of permits remained static.

Year-over-year, the number decreased by 33% while the value increased by >100%.

The mixed use 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.

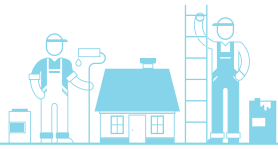
A breakdown of mixed use permits by quarter and municipality can be found in the chart below. A map of mixed use permit locations is available on the next page.

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	0	\$-	1	\$6,609,282	0	\$-	0	\$-	0	\$-
GOOSE CREEK	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HANAHAN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	0	\$-	1	\$6,609,282	0	\$-	0	\$-	0	\$-
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	2	\$7,345,164	0	\$-	1	\$8,000,000	2	\$180,035,521	2	\$135,344,338
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMES ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
KIAWAH ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	2	\$7,345,164	0	\$-	1	\$8,000,000	2	\$180,035,521	2	\$135,344,338
UNINCORPORATED DORCHESTER COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	1	\$1,000,000	0	\$-	0	\$-	0	\$-	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL DORCHESTER COUNTY	1	\$1,000,000	0	\$-	0	\$-	0	\$-	0	\$-
REGION TOTALS	3	\$8,345,164	1	\$6,609,282	1	\$8,000,000	2	\$180,035,521	2	\$135,344,338



MAP OF
MIXED USE PERMIT
LOCATIONS

■ Mixed Use Permits



ALL REMODELS/RENOVATIONS BY JURISDICTION

ALL REMODEL/RENOVATION CONSTRUCTION

Remodel, Renovation, or Addition (RA) 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, but business remodels, renovations or additions are included.)

In the third quarter of 2020, a total of 766 remodel, renovation, or addition permits were issued in the region for a value of about \$99.7 million. This represents an 18.2% increase in value and a 47.6% increase in number from the previous quarter.

The number of permits increased by 12.2% year-over-year, and the permit values remained static in the same time period.

The remodel, renovation, or addition permit values for the third quarter were 5.7% higher than the average of the previous four quarters, while the number of permits issued were 23.2% higher.

The largest number of remodel, renovation or addition permits was issued by the City of Charleston, which issued 204 permits with a value of almost \$33.2 million (Berkeley and Charleston counties combined). Berkeley County and the Town of Mt. Pleasant both also issued a significant amount of RA permits in the third quarter.

A breakdown of remodel/renovation permits by quarter and municipality can be found in the table to the right.

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	50	\$4,733,533	38	\$504,957	62	\$9,963,287	57	\$9,696,157	100	\$8,845,811
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	22	\$1,995,565	6	\$350,000	8	\$520,206	6	\$597,715	30	\$2,322,451
GOOSE CREEK	8	\$437,018	3	\$17,140	5	\$154,990	3	\$30,450	2	\$67,600
HANAHAN	28	\$9,630,792	12	\$239,745	9	\$327,560	9	\$160,272	17	\$1,068,272
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	5	\$428,092	10	\$199,363	9	\$755,327	4	\$1,284,969	9	\$650,257
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	4	\$26,500
SUMMERVILLE	0	\$-	0	\$-	1	\$77,600	2	\$627,122	2	\$99,643
TOTAL BERKELEY COUNTY	113	\$17,225,000	69	\$1,311,205	94	\$11,798,970	81	\$12,396,685	164	\$13,080,534
UNINCORPORATED CHARLESTON COUNTY	30	\$4,958,743	41	\$2,054,586	35	\$2,415,668	34	\$3,398,213	51	\$3,466,419
AWENDAW	2	\$26,602	0	\$-	1	\$36,095	0	\$-	1	\$9,870
CITY OF CHARLESTON	177	\$21,645,102	155	\$43,001,217	121	\$23,473,137	129	\$21,563,496	174	\$30,862,687
FOLLY BEACH	8	\$527,040	22	\$944,309	29	\$2,509,126	12	\$886,969	13	\$2,161,302
HOLLYWOOD	1	\$90,000	0	\$-	7	\$341,321	2	\$6,100	3	\$93,400
ISLE OF PALMS	1	\$120,000	6	\$898,000	7	\$6,419,687	8	\$1,759,234	10	\$2,169,262
JAMES ISLAND	18	\$1,091,817	9	\$412,000	15	\$905,771	14	\$1,188,906	19	\$1,104,966
KIAWAH ISLAND	37	\$4,244,289	45	\$4,843,561	52	\$11,329,265	25	\$3,019,739	50	\$5,542,235
LINCOLNVILLE	0	\$-	1	\$5,500	0	\$-	1	\$241,927	0	\$-
MCCELLANVILLE	1	\$400	2	\$28,757	1	\$228,800	0	\$-	2	\$29,300
MEGETT	1	\$128,672	2	\$33,200	0	\$-	1	\$153,385	1	\$168,225
MOUNT PLEASANT	100	\$15,272,986	103	\$9,329,085	115	\$18,859,548	91	\$9,656,650	106	\$16,654,042
NORTH CHARLESTON	68	\$23,414,229	69	\$5,374,314	58	\$8,324,215	40	\$20,167,530	61	\$16,654,042
RAVENEL	2	\$197,155	0	\$-	2	\$100,150	1	\$45,985	5	\$198,720
ROCKVILLE	0	\$-	2	\$299,724	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	27	\$4,417,528	26	\$2,952,666	28	\$3,735,115	14	\$1,779,744	25	\$1,090,174
SULLIVANS ISLAND	14	\$1,965,680	20	\$22,367,213	16	\$1,867,789	14	\$4,275,359	12	\$3,694,757
SUMMERVILLE	3	\$22,900	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	490	\$78,123,143	503	\$92,544,132	487	\$80,545,687	386	\$68,143,237	533	\$83,899,401
UNINCORPORATED DORCHESTER COUNTY	70	\$2,535,439	53	\$3,452,133	52	\$2,171,325	37	\$2,971,025	61	\$2,463,646
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	5	\$108,828	5	\$63,111	7	\$99,016	7	\$156,689	4	\$125,182
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	3	\$928,920	0	\$-	1	\$27,600	2	\$16,000	1	\$13,927
SUMMERVILLE	2	\$93,000	7	\$1,525,727	7	\$502,418	6	\$691,034	3	\$102,609
TOTAL DORCHESTER COUNTY	80	\$3,666,187	65	\$5,040,971	67	\$2,800,359	52	\$3,834,748	69	\$2,705,364
REGION TOTALS	683	\$99,014,330	637	\$98,896,308	648	\$95,145,016	519	\$84,374,670	766	\$99,685,299



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 third quarter of 2020, there were 1,579 “other” permits issued for a value of more than \$48 million.

That represents approximately a 35.2% increase in number and a 31.7% increase in value from the previous quarter.

Year-over-year, the number of issued permits increased by 63.3% and the value increased about 78.4%.

The City of Charleston issued the most permits (547 in both counties) and the highest value of permits (\$14.8 million).

The top five most frequently permitted items in the “other” category this quarter were accessory structures (323), generators (292), swimming pools (256), solar panels (162), and fireplaces (119).

A breakdown of “other” construction permits by quarter and municipality can be found in the table to the right.

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 third quarter of 2020, there were 125 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is a 3.9% decrease from last quarter.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	53	\$1,159,387	49	\$763,141	72	\$1,532,423	59	\$1,098,200	89	\$1,501,713
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	52	\$1,603,709	37	\$1,301,068	38	\$1,811,984	57	\$2,001,097	90	\$4,752,623
GOOSE CREEK	20	\$643,404	17	\$234,924	10	\$327,378	20	\$429,983	19	\$411,578
HANAHAN	27	\$445,870	42	\$1,151,506	21	\$365,729	32	\$714,814	55	\$876,082
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	9	\$144,663	10	\$226,409	10	\$285,138	25	\$1,455,325	11	\$328,775
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	1	\$21,875	1	\$1,000	0	\$-	1	\$28,455	0	\$-
SUMMERVILLE	0	\$-	1	\$5,320	0	\$-	1	\$37,000	2	\$99,643
TOTAL BERKELEY COUNTY	162	\$4,018,908	157	\$3,683,368	151	\$4,322,652	195	\$5,764,874	266	\$7,970,414
UNINCORPORATED CHARLESTON COUNTY	46	\$1,943,753	59	\$1,912,413	77	\$2,484,427	85	\$2,555,706	70	\$2,219,038
AWENDAW	3	\$131,040	6	\$696,793	6	\$553,172	4	\$228,840	5	\$283,240
CITY OF CHARLESTON	233	\$5,903,613	171	\$3,571,899	218	\$9,614,740	243	\$6,122,096	457	\$10,032,639
FOLLY BEACH	16	\$324,271	25	\$636,614	35	\$396,466	15	\$273,482	28	\$601,523
HOLLYWOOD	2	\$83,630	1	\$13,493	5	\$173,497	6	\$141,715	2	\$19,000
ISLE OF PALMS	10	\$639,154	6	\$363,141	18	\$1,578,397	17	\$1,107,445	19	\$2,161,514
JAMES ISLAND	15	\$164,821	13	\$558,437	13	\$242,621	4	\$19,008	12	\$457,779
KIAWAH ISLAND	11	\$535,950	13	\$1,312,001	13	\$873,406	8	\$503,529	8	\$1,014,500
LINCOLNVILLE	0	\$-	1	\$13,000	1	\$58,500	0	\$-	0	\$-
MCCELLANVILLE	8	\$106,393	2	\$39,000	0	\$-	0	\$-	0	\$-
MEGETT	7	\$249,259	1	\$30,659	5	\$372,908	2	\$21,730	4	\$55,865
MOUNT PLEASANT	212	\$6,868,493	203	\$7,447,520	236	\$9,976,689	207	\$8,605,745	257	\$12,522,590
NORTH CHARLESTON	74	\$1,275,722	58	\$2,710,341	81	\$1,543,418	75	\$2,419,265	92	\$2,751,937
RAVENEL	4	\$165,820	4	\$52,500	4	\$444,046	2	\$30,279	0	\$-
ROCKVILLE	1	\$6,800	0	\$-	0	\$-	1	\$295,000	0	\$-
SEABROOK ISLAND	7	\$130,908	4	\$231,158	7	\$116,750	11	\$132,816	11	\$131,775
SULLIVANS ISLAND	14	\$712,378	6	\$436,109	12	\$754,395	16	\$1,436,185	17	\$985,672
SUMMERVILLE	2	\$18,000	0	\$-	2	\$22,175	3	\$45,040	3	\$21,886
TOTAL CHARLESTON COUNTY	665	\$19,260,005	573	\$20,025,078	733	\$29,205,607	699	\$23,937,881	985	\$33,258,958
UNINCORPORATED DORCHESTER COUNTY	102	\$2,659,297	121	\$3,288,079	123	\$3,637,039	208	\$4,808,747	252	\$5,450,530
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	28	\$519,511	37	\$1,088,927	21	\$357,097	48	\$1,349,043	66	\$1,189,125
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	0	\$-	0	\$-	3	\$138,500	4	\$37,307	3	\$96,292
SUMMERVILLE	10	\$232,445	4	\$88,500	10	\$147,782	14	\$258,140	7	\$104,237
TOTAL DORCHESTER COUNTY	140	\$3,411,253	162	\$4,465,506	157	\$4,280,418	274	\$6,453,237	328	\$6,840,184
REGION TOTALS	967	\$26,690,166	892	\$28,173,952	1,041	\$37,808,677	1,168	\$36,155,992	1,579	\$48,069,556



ALL CONSTRUCTION BY JURISDICTION

SUMMARY

Region-wide, the third quarter showed continued growth from the second quarter both overall and in some categories of permits. There was a significant increase in single family permits in both number and value as well as RA and other permits. Single Family Attached permits increased in number but were of much lesser value. Multi-family permits decreased in both number and value while commercial and mixed-use values decreased and numbers of permits remained static.

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	<1%		-28.6%		-14.6%	
Single Family	25.7%		52.1%		39.1%	
Single Family Attached	77.4%		-20.3%		-22.0%	
Multi-Family	-97.8%		-96.0%		-96.6%	

Value of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters	
Commercial	-55.2%		-31.6%		-31.1%	
Single Family	18.1%		61.8%		40.1%	
Single Family Attached	-40.0%		-48.6%		-48.9%	
Multi-Family	-86%		-61.2%		-71.7%	

JURISDICTION	2019:Q3		2019:Q4		2020:Q1		2020:Q2		2020:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	363	\$109,035,014	276	\$115,713,150	545	\$228,000,174	467	\$527,686,369	785	\$196,030,110
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	153	\$76,029,573	90	\$37,923,134	91	\$29,612,075	106	\$60,575,952	192	\$33,520,137
GOOSE CREEK	129	\$24,285,455	62	\$6,770,849	137	\$16,421,767	70	\$7,631,555	76	\$10,443,707
HANAHAN	61	\$14,200,852	62	\$7,095,726	57	\$9,626,012	85	\$15,968,315	111	\$12,319,824
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	36	\$8,077,544	64	\$12,096,879	39	\$8,254,889	54	\$10,697,763	118	\$36,070,056
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$21,875	1	\$1,000	0	\$-	1	\$28,455	4	\$26,500
SUMMERVILLE	4	\$10,103,000	12	\$13,192,662	7	\$7,423,580	18	\$11,752,162	19	\$6,249,366
TOTAL BERKELEY COUNTY	747	\$241,753,313	567	\$192,793,400	876	\$299,338,497	801	\$634,340,571	1,305	\$294,659,700
UNINCORPORATED CHARLESTON COUNTY	112	\$19,976,416	144	\$33,325,709	176	\$40,834,271	191	\$55,064,835	189	\$48,178,182
AWENDAW	14	\$6,497,338	12	\$3,239,731	11	\$2,281,215	11	\$2,913,091	13	\$3,079,808
CITY OF CHARLESTON	648	\$197,540,365	536	\$149,756,971	590	\$199,590,130	608	\$347,990,471	820	\$386,530,579
FOLLY BEACH	26	\$1,341,311	51	\$4,272,777	68	\$4,610,592	31	\$5,394,367	44	\$4,841,025
HOLLYWOOD	14	\$3,759,845	6	\$1,283,910	27	\$6,611,150	30	\$6,613,377	27	\$9,078,911
ISLE OF PALMS	18	\$7,683,529	15	\$4,461,141	33	\$13,111,476	32	\$9,791,414	37	\$8,954,197
JAMES ISLAND	37	\$8,183,974	27	\$3,003,349	29	\$1,667,466	22	\$4,045,399	35	\$4,854,040
KIAWAH ISLAND	61	\$25,109,292	69	\$20,794,015	75	\$29,718,702	49	\$29,773,600	68	\$26,301,138
LINCOLNVILLE	7	\$1,832,110	2	\$18,500	2	\$198,969	4	\$1,229,335	1	\$271,532
MCCLELLANVILLE	11	\$869,165	6	\$1,004,861	3	\$1,561,619	0	\$-	5	\$1,081,219
MEGETT	14	\$2,419,526	4	\$399,079	8	\$2,008,476	5	\$585,013	9	\$1,475,501
MOUNT PLEASANT	470	\$79,406,781	451	\$68,619,301	526	\$114,258,771	496	\$171,273,854	520	\$97,908,971
NORTH CHARLESTON	240	\$174,935,220	222	\$74,315,032	295	\$114,319,873	224	\$60,033,570	272	\$60,684,962
RAVENEL	12	\$3,381,271	7	\$1,233,037	12	\$2,204,995	5	\$706,446	9	\$1,868,999
ROCKVILLE	1	\$6,800	2	\$299,724	1	\$309,709	1	\$295,000	0	\$-
SEABROOK ISLAND	35	\$5,113,436	33	\$5,355,748	39	\$7,766,036	31	\$8,621,259	39	\$4,377,949
SULLIVANS ISLAND	31	\$9,138,241	30	\$27,504,667	33	\$8,937,393	31	\$6,961,544	31	\$7,697,817
SUMMERVILLE	7	\$566,900	6	\$1,448,060	24	\$5,193,800	12	\$2,065,435	14	\$2,544,428
TOTAL CHARLESTON COUNTY	1,758	\$547,761,520	1,623	\$400,335,612	1,952	\$555,184,643	1,783	\$713,358,010	2,133	\$669,729,258
UNINCORPORATED DORCHESTER COUNTY	302	\$44,504,236	328	\$61,295,667	440	\$93,205,616	441	\$75,024,086	493	\$70,041,286
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	108	\$12,100,431	112	\$9,765,521	116	\$13,859,246	59	\$4,886,107	73	\$2,108,893
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	3	\$928,920	1	\$107,600	4	\$166,100	8	\$4,233,525	4	\$110,219
SUMMERVILLE	86	\$24,038,770	28	\$6,518,015	35	\$6,700,228	38	\$6,961,694	85	\$19,645,940
TOTAL DORCHESTER COUNTY	499	\$81,572,357	469	\$77,686,803	595	\$113,931,190	546	\$91,105,412	655	\$91,906,338
REGION TOTALS	3,004	\$871,087,190	2,659	\$670,815,815	3,423	\$968,454,330	3,130	\$1,438,803,993	4,093	\$1,056,295,296

2020 3RD QUARTER AVERAGES

Jurisdiction	SFD Value	SFD /SqFt	SFA /Value	SFA/SqFt
Berkeley Co	\$310,661	\$125	\$216,843	\$129
Bonneau	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$395,478	\$124	\$260,464	\$88
Goose Creek	\$206,323	N/A	\$68,000	N/A
Hanahan	\$282,733	\$106	N/A	N/A
Jamestown	N/A	N/A	N/A	N/A
Moncks Corner	\$353,827	\$150	N/A	N/A
North Charleston (BC)	N/A	N/A	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A
Summerville (BC)	\$334,323	\$103	N/A	N/A
Charleston Co	\$559,892	\$148	N/A	N/A
Awendaw	\$398,100	\$97	N/A	N/A
City of Chas (CC)	\$333,003	\$110	\$255,012	\$97
Folly Beach	\$1,009,350	\$292	N/A	N/A
Hollywood	\$407,569	\$109	N/A	N/A
Isle of Palms	\$761,703	\$196	N/A	N/A
James Island	\$430,432	\$100	N/A	N/A
Kiawah Island	\$1,974,440	\$391	N/A	N/A
Lincolnton	\$271,532	\$106	N/A	N/A
McClellanville	\$350,640	\$110	N/A	N/A
Meggett	\$312,853	\$105	N/A	N/A
Mt Pleasant	\$416,418	\$146	\$252,833	\$130
North Charleston (CC)	\$161,709	\$104	\$106,328	\$66
Ravenel	\$417,570	\$113	N/A	N/A
Rockville	N/A	N/A	N/A	N/A
Seabrook Island	\$1,052,000	\$152	N/A	N/A
Sullivan's Island	\$1,508,694	\$507	N/A	N/A
Summerville (CC)	\$229,322	\$138	N/A	N/A
Dorchester County	\$320,479	\$101	\$174,462	\$98
Harleyville	N/A	N/A	N/A	N/A
North Charleston (DC)	N/A	N/A	\$87,608	\$59
Reevesville	N/A	N/A	N/A	N/A
Ridgeville	N/A	N/A	N/A	N/A
St. George	N/A	N/A	N/A	N/A
Summerville (DC)	\$186,985	\$77	N/A	N/A
Summerville (DC)	\$294,761	\$111	N/A	N/A

Berkeley County Average SFD: \$313,891 | Charleston County Average SFD: \$640,045
 Dorchester County Average SFD: \$253,732

2020 3rd QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Cane Bay	197	Ashley River Commons	38	Summers Corner	54
Nexton	121	Oakfield	33	Limehouse/The Ponds (tie)	42
Wildcat	90	Bees Crossing	22	Cambridge Park	21
Foxbank Plantation	81	Dunes West/Mixson Ave (tie)	21	Butternut Townhomes	18
Cane Ridge	53	Carolina Park	20	Carolina Bay	15

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

TOP COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
CITY OF CHARLESTON	9/28/2020	\$5,000,000	Swim Club
CITY OF CHARLESTON	7/28/2020	\$27,431,123	Multi-Family Residential Building
	8/4/2020	\$101,753,499	Hotel
	8/7/2020	\$19,958,491	Office Building
	8/17/2020	\$65,358,817	Mixed-Use Building
	9/2/2020	\$69,985,521	Mixed-Use Building
TOWN OF JAMES ISLAND	8/18/2020	\$2,000,000	Family Life Center
TOWN OF MT PLEASANT	7/24/2020	\$11,477,101	Assisted Living/Memory Care Facility
CITY OF NORTH CHARLESTON	7/24/2020	\$14,282,380	Parking Garage
COUNTY OF DORCHESTER	7/22/2020	\$2,000,000	Convenience Store
	9/24/2020	\$4,526,000	Storage Facility
TOWN OF SUMMERVILLE	7/13/2020	\$2,400,000	Auto Body Shop