

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 first quarter of 2021 increased by 13.8% from the fourth quarter of 2020. The construction permit values increased by about 2.9% from the previous quarter.

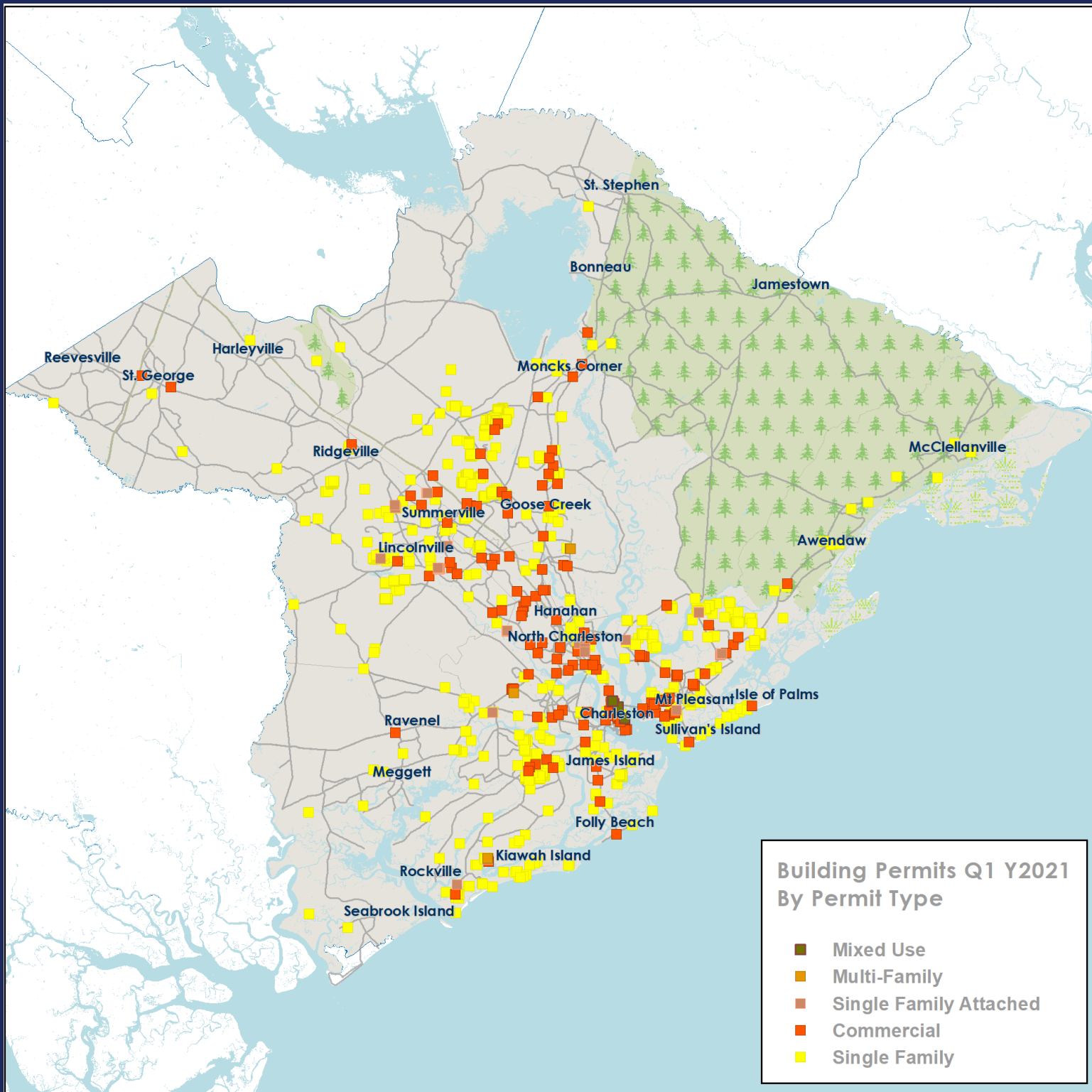
Year-over-year values increased by about 31.8% and the number of permits issued increased by 14.5%.

The number of permits issued for the first quarter of 2021 were 19.1% above the average of the previous four quarters while the value of permits issued were 3.9% above that average.

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

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	<b>411</b>	<b>\$216,504,464</b>	<b>351</b>	<b>\$516,892,012</b>	<b>596</b>	<b>\$185,682,586</b>	<b>502</b>	<b>\$97,878,950</b>	<b>543</b>	<b>\$383,711,493</b>
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	45	\$27,279,885	43	\$57,977,140	72	\$26,445,063	91	\$49,992,024	65	\$71,481,022
GOOSE CREEK	122	\$15,939,399	47	\$7,171,122	55	\$9,964,529	91	\$13,932,828	125	\$19,180,340
HANAHAH	27	\$8,932,723	44	\$15,093,229	39	\$10,375,470	23	\$8,210,974	12	\$3,185,778
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	20	\$7,214,424	25	\$7,957,469	98	\$35,091,024	27	\$50,675,784	24	\$10,997,761
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	1	\$215,000	0	\$-
SUMMERVILLE	6	\$7,345,980	15	\$11,088,040	15	\$6,050,080	6	\$8,338,136	12	\$4,186,778
<b>TOTAL BERKELEY COUNTY</b>	<b>631</b>	<b>\$283,216,875</b>	<b>525</b>	<b>\$616,179,012</b>	<b>875</b>	<b>\$273,608,752</b>	<b>741</b>	<b>\$229,243,696</b>	<b>781</b>	<b>\$492,743,172</b>
<b>UNINCORPORATED CHARLESTON COUNTY</b>	<b>64</b>	<b>\$35,934,176</b>	<b>72</b>	<b>\$49,110,916</b>	<b>68</b>	<b>\$42,492,725</b>	<b>81</b>	<b>\$36,277,828</b>	<b>90</b>	<b>\$39,657,464</b>
AWENDAW	4	\$1,691,948	7	\$2,684,251	7	\$2,786,698	2	\$559,252	10	\$4,653,080
CITY OF CHARLESTON	251	\$166,502,253	236	\$320,304,879	189	\$345,635,253	216	\$90,995,949	242	\$234,586,766
FOLLY BEACH	4	\$1,705,000	4	\$4,233,916	3	\$2,078,200	3	\$24,030,232	3	\$1,131,431
HOLLYWOOD	15	\$6,096,332	22	\$6,465,562	22	\$8,966,511	19	\$7,247,144	21	\$7,368,044
ISLE OF PALMS	8	\$5,113,392	7	\$6,924,735	8	\$4,623,421	7	\$9,258,000	10	\$8,561,299
JAMES ISLAND	1	\$519,074	4	\$2,837,485	4	\$3,291,295	7	\$6,923,645	6	\$2,638,884
KIAWAH ISLAND	10	\$17,516,031	16	\$26,250,332	10	\$19,744,403	8	\$18,929,811	17	\$34,016,936
LINCOLNVILLE	1	\$140,469	3	\$987,408	1	\$271,532	7	\$3,534,597	0	\$-
MCCLELLANVILLE	2	\$1,332,819	0	\$-	3	\$1,051,919	1	\$195,000	0	\$-
MEGGETT	3	\$1,635,568	2	\$409,898	4	\$1,251,411	1	\$250,930	1	\$533,809
MOUNT PLEASANT	175	\$85,422,534	198	\$153,011,459	157	\$68,732,339	166	\$73,579,306	242	\$92,341,726
NORTH CHARLESTON	156	\$104,452,240	109	\$37,446,775	119	\$41,278,983	91	\$126,207,296	97	\$30,150,975
RAVENEL	6	\$1,660,799	2	\$630,182	4	\$1,670,279	3	\$1,533,849	1	\$60,000
ROCKVILLE	1	\$309,709	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	4	\$3,914,171	6	\$6,708,699	3	\$3,156,000	11	\$5,709,618	9	\$7,635,875
SULLIVANS ISLAND	5	\$6,315,209	1	\$1,250,000	2	\$3,017,388	1	\$1,710,000	6	\$7,019,937
SUMMERVILLE	22	\$5,171,625	9	\$2,020,395	11	\$2,522,542	4	\$713,003	4	\$725,713
<b>TOTAL CHARLESTON COUNTY</b>	<b>732</b>	<b>\$445,433,349</b>	<b>330</b>	<b>\$621,276,892</b>	<b>304</b>	<b>\$552,570,899</b>	<b>628</b>	<b>\$407,655,460</b>	<b>759</b>	<b>\$471,081,939</b>
<b>UNINCORPORATED DORCHESTER COUNTY</b>	<b>265</b>	<b>\$87,397,252</b>	<b>196</b>	<b>\$67,244,314</b>	<b>180</b>	<b>\$62,127,110</b>	<b>316</b>	<b>\$364,724,165</b>	<b>339</b>	<b>\$118,498,817</b>
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	88	\$13,403,133	4	\$3,380,375	3	\$794,586	4	\$1,122,858	4	\$2,059,178
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	2	\$4,180,218	0	\$-	1	\$350,550	2	\$23,263
SUMMERVILLE	18	\$6,050,028	18	\$6,012,520	75	\$19,439,094	55	\$66,645,631	101	\$16,955,102
<b>TOTAL DORCHESTER COUNTY</b>	<b>371</b>	<b>\$106,850,413</b>	<b>559</b>	<b>\$80,817,427</b>	<b>573</b>	<b>\$82,360,790</b>	<b>376</b>	<b>\$432,843,204</b>	<b>446</b>	<b>\$137,536,360</b>
<b>REGION TOTALS</b>	<b>1,734</b>	<b>\$835,500,637</b>	<b>1,414</b>	<b>\$1,318,273,331</b>	<b>1,752</b>	<b>\$908,540,441</b>	<b>1,745</b>	<b>\$1,069,742,360</b>	<b>1,986</b>	<b>\$1,101,361,471</b>

MAP OF  
ALL PERMITS BY TYPE





## ALL COMMERCIAL CONSTRUCTION

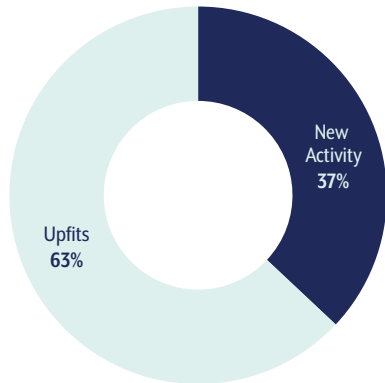
Commercial permits account for construction of non-residential structures such as hotels, office buildings, warehouses and other industrial use buildings. These values also include commercial “upfits” which are categorized as new construction for reporting purposes. Upfit permits are issued when a new tenant leases a space or the purpose of the space changes. Business remodels and renovations are listed separately in this report.

In the first quarter of 2021, the number of commercial permits issued decreased by 25.8% and the value also decreased by 38.3%. The number of permits decreased about 14.8% year-over-year while the value of the permits issued increased by 39.6% in the same time period.

The number of commercial permits for the first quarter of 2021 were 2% above the average of the previous four quarters and the value issued were about 9.3% below the average. A chart containing the region’s highest value permits can be found on the final page of this document.

An analysis of the commercial permits this quarter revealed that about 37% of permits issued were for truly new commercial construction and about 63% of commercial permits were for upfits.

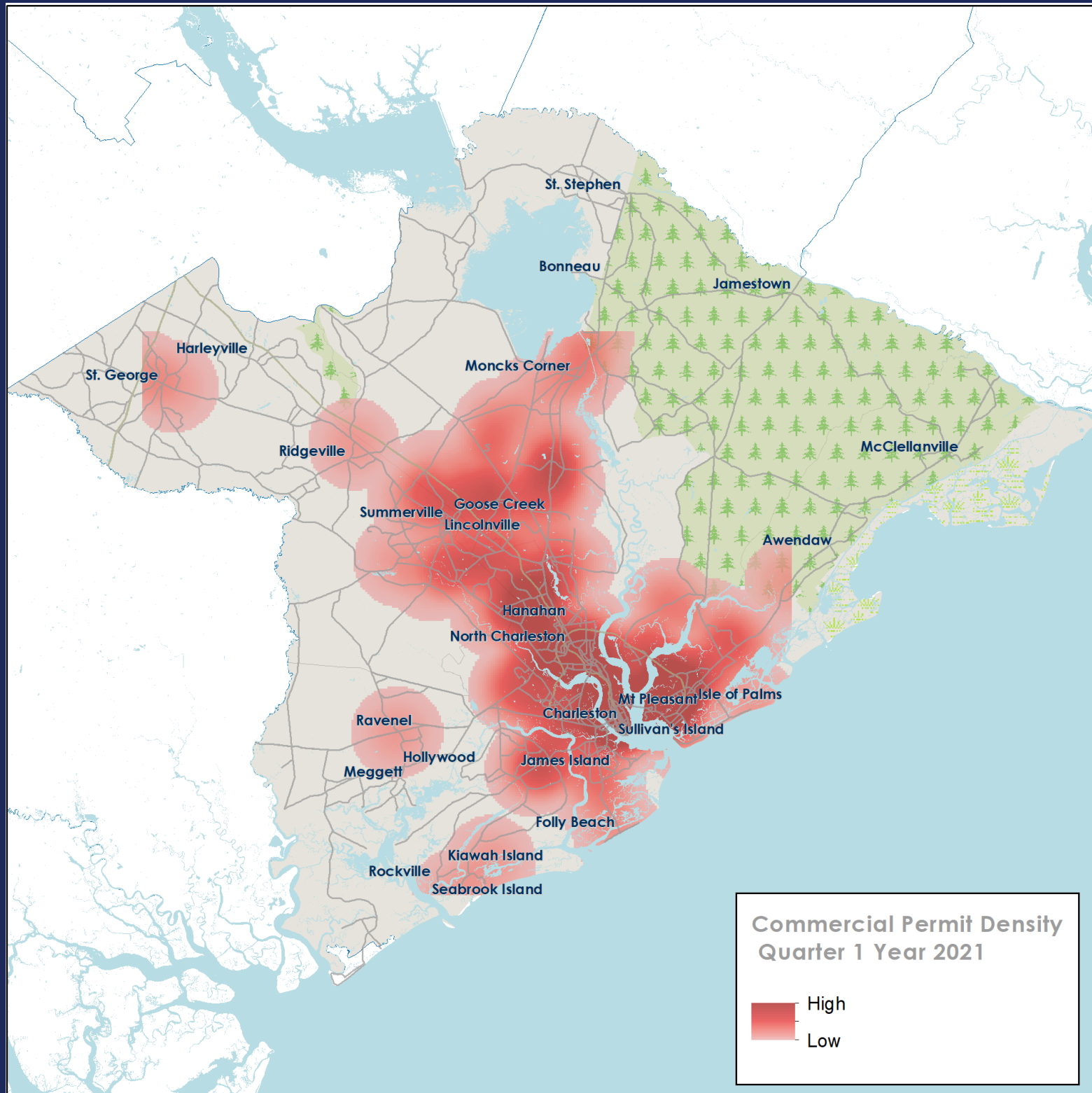
A summary of commercial permits by quarter and jurisdiction can be found in the table to the right. A map depicting commercial permit clusters can be found on the next page.



## ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	21	\$31,411,858	19	\$403,560,004	21	\$7,146,486	19	\$48,341,823	20	\$224,808,042
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	10	\$2,030,706	5	\$6,955,000	9	\$2,205,000	2	\$15,886,936	6	\$44,869,816
GOOSE CREEK	0	\$-	0	\$-	0	\$-	0	\$-	4	\$607,000
HANAHAH	3	\$50,574	1	\$525,000	4	\$479,832	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	2	\$1,621,000	0	\$-	2	\$1,123,675	3	\$42,232,990	4	\$3,869,000
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	4	\$6,750,000	11	\$9,894,170	3	\$2,038,200	3	\$4,227,256	1	\$300,000
<b>TOTAL BERKELEY COUNTY</b>	<b>40</b>	<b>\$41,864,138</b>	<b>36</b>	<b>\$420,934,174</b>	<b>39</b>	<b>\$12,993,193</b>	<b>27</b>	<b>\$110,689,005</b>	<b>35</b>	<b>\$274,453,858</b>
<b>UNINCORPORATED CHARLESTON COUNTY</b>	<b>16</b>	<b>\$14,204,714</b>	<b>9</b>	<b>\$4,557,268</b>	<b>8</b>	<b>\$8,899,200</b>	<b>4</b>	<b>\$5,244,948</b>	<b>10</b>	<b>\$2,102,896</b>
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	1	\$925,000
CITY OF CHARLESTON	36	\$92,141,593	27	\$15,813,493	20	\$127,971,322	28	\$22,817,251	30	\$19,538,461
FOLLY BEACH	0	\$-	0	\$-	1	\$59,500	1	\$98,500	1	\$66,500
HOLLYWOOD	0	\$-	2	\$18,657	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	2	\$189,527	1	\$144,604	0	\$-	1	\$130,000	1	\$635,517
JAMES ISLAND	0	\$-	0	\$-	1	\$2,000,000	1	\$128,000	1	\$4,500
KIAWAH ISLAND	2	\$6,530,000	0	\$-	0	\$-	0	\$-	0	\$-
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	1	\$1,795,396	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	35	\$24,092,174	29	\$17,141,292	33	\$17,750,828	18	\$16,213,195	29	\$10,359,770
NORTH CHARLESTON	37	\$55,006,052	36	\$16,814,227	27	\$29,613,847	25	\$82,244,961	31	\$19,739,723
RAVENEL	0	\$-	0	\$-	0	\$-	2	\$1,246,546	1	\$60,000
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	1	\$24,500
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	1	\$427,184
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
<b>TOTAL CHARLESTON COUNTY</b>	<b>128</b>	<b>\$192,164,060</b>	<b>104</b>	<b>\$54,489,541</b>	<b>90</b>	<b>\$186,294,697</b>	<b>81</b>	<b>\$129,918,797</b>	<b>107</b>	<b>\$53,884,051</b>
<b>UNINCORPORATED DORCHESTER COUNTY</b>	<b>7</b>	<b>\$7,291,064</b>	<b>4</b>	<b>\$6,244,956</b>	<b>12</b>	<b>\$12,083,110</b>	<b>6</b>	<b>\$277,510,228</b>	<b>6</b>	<b>\$10,815,458</b>
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	4	\$554,601	2	\$240,375	2	\$706,978	2	\$602,858	2	\$1,557,728
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	2	\$4,180,218	0	\$-	1	\$350,550	2	\$23,263
SUMMERVILLE	4	\$2,946,452	5	\$3,115,476	9	\$7,098,073	7	\$34,601,470	4	\$1,101,362
<b>TOTAL DORCHESTER COUNTY</b>	<b>15</b>	<b>\$10,792,117</b>	<b>13</b>	<b>\$13,781,025</b>	<b>23</b>	<b>\$19,888,161</b>	<b>16</b>	<b>\$313,065,106</b>	<b>14</b>	<b>\$13,497,811</b>
<b>REGION TOTALS</b>	<b>183</b>	<b>\$244,820,315</b>	<b>153</b>	<b>\$489,204,740</b>	<b>152</b>	<b>\$219,176,051</b>	<b>124</b>	<b>\$553,672,908</b>	<b>156</b>	<b>\$341,835,720</b>
<b>REGION TOTALS</b>	<b>209</b>	<b>\$354,234,017</b>	<b>173</b>	<b>\$371,788,348</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>

MAP OF  
COMMERCIAL  
PERMIT CLUSTERS





## 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 11.6% in the first quarter of 2021. The permit values increased approximately 35.2% in the same time frame.

The number of single family permits issued year-over-year increased by 21.3%. The single family permit values also increased by approximately 28.3% when compared to the same quarter last year.

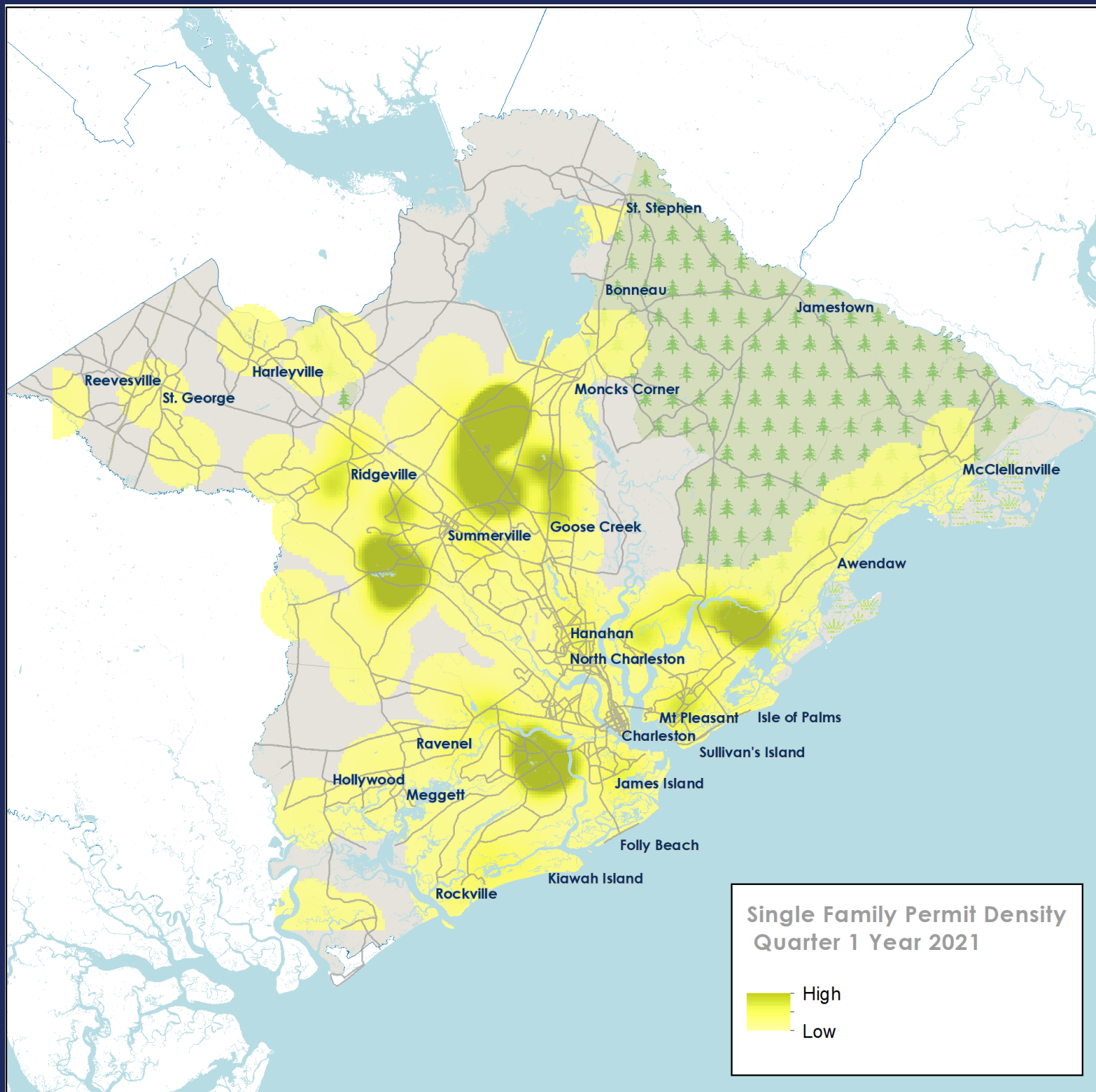
The number of single family permit for the first quarter of 2021 were about 16.9% above the average of the previous four quarters; the permits values were higher than the average by 23.3%.

So far in 2021, 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	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	<b>346</b>	<b>\$110,212,258</b>	<b>312</b>	<b>\$95,650,118</b>	<b>574</b>	<b>\$178,319,257</b>	<b>477</b>	<b>\$48,341,823</b>	<b>520</b>	<b>\$158,381,630</b>
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	32	\$13,141,696	37	\$16,022,140	58	\$22,937,745	55	\$25,183,103	45	\$22,945,795
GOOSE CREEK	93	\$13,082,602	47	\$7,171,122	45	\$9,284,529	79	\$12,636,320	121	\$18,573,340
HANAHAN	24	\$8,882,149	43	\$14,568,229	35	\$9,895,638	23	\$8,210,974	12	\$3,185,778
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	18	\$5,593,424	25	\$7,957,469	96	\$33,967,349	24	\$8,442,794	20	\$7,128,761
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	1	\$215,000	0	\$-
SUMMERVILLE	2	\$595,980	4	\$1,193,870	12	\$4,011,880	3	\$4,110,880	11	\$3,886,778
<b>TOTAL BERKELEY COUNTY</b>	<b>515</b>	<b>\$151,508,109</b>	<b>468</b>	<b>\$142,562,948</b>	<b>820</b>	<b>\$258,416,398</b>	<b>662</b>	<b>\$107,140,894</b>	<b>729</b>	<b>\$214,102,082</b>
<b>UNINCORPORATED CHARLESTON COUNTY</b>	<b>47</b>	<b>\$21,122,204</b>	<b>63</b>	<b>\$44,553,648</b>	<b>60</b>	<b>\$33,593,525</b>	<b>75</b>	<b>\$30,240,576</b>	<b>72</b>	<b>\$34,425,657</b>
AWENDAW	4	\$1,691,948	7	\$2,684,251	7	\$2,786,698	2	\$559,252	9	\$3,728,080
CITY OF CHARLESTON	202	\$63,666,619	201	\$63,443,620	161	\$53,613,410	175	\$55,694,870	204	\$66,794,289
FOLLY BEACH	4	\$1,705,000	4	\$4,233,916	2	\$2,018,700	2	\$23,931,732	2	\$1,064,931
HOLLYWOOD	15	\$6,096,332	20	\$6,446,905	22	\$8,966,511	19	\$7,247,144	21	\$7,368,044
ISLE OF PALMS	6	\$4,923,865	6	\$6,780,131	8	\$4,623,421	6	\$9,128,000	9	\$7,925,782
JAMES ISLAND	1	\$519,074	4	\$2,837,485	3	\$1,291,295	6	\$6,795,645	5	\$2,634,384
KIAWAH ISLAND	8	\$10,986,031	16	\$26,250,332	10	\$19,744,403	8	\$18,929,811	17	\$34,016,936
LINCOLNVILLE	1	\$140,469	3	\$987,408	1	\$271,532	6	\$1,739,201	0	\$-
MCCCELLANVILLE	2	\$1,332,819	0	\$-	3	\$1,051,919	1	\$195,000	0	\$-
MEGGETT	3	\$1,635,568	2	\$409,898	4	\$1,251,411	1	\$250,930	1	\$533,809
MOUNT PLEASANT	115	\$49,494,436	121	\$47,371,190	120	\$49,970,181	130	\$53,853,147	154	\$70,464,791
NORTH CHARLESTON	36	\$7,479,995	40	\$6,782,548	34	\$5,498,112	33	\$5,546,739	25	\$4,225,568
RAVENEL	6	\$1,660,799	2	\$630,182	4	\$1,670,279	1	\$287,303	0	\$-
ROCKVILLE	1	\$309,709	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	4	\$3,914,171	6	\$6,708,699	3	\$3,156,000	5	\$3,843,618	7	\$7,101,375
SULLIVANS ISLAND	5	\$6,315,209	1	\$1,250,000	2	\$3,017,388	1	\$1,710,000	5	\$6,592,753
SUMMERVILLE	16	\$3,779,625	9	\$2,020,395	11	\$2,522,542	4	\$713,003	4	\$725,713
<b>TOTAL CHARLESTON COUNTY</b>	<b>476</b>	<b>\$186,773,873</b>	<b>505</b>	<b>\$223,390,608</b>	<b>455</b>	<b>\$195,047,327</b>	<b>475</b>	<b>\$220,665,971</b>	<b>535</b>	<b>\$247,602,112</b>
<b>UNINCORPORATED DORCHESTER COUNTY</b>	<b>258</b>	<b>\$80,106,188</b>	<b>192</b>	<b>\$60,999,358</b>	<b>142</b>	<b>\$45,508,000</b>	<b>224</b>	<b>\$68,561,147</b>	<b>262</b>	<b>\$75,961,777</b>
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	27	\$4,921,995	2	\$3,140,000	0	\$-	2	\$520,000	2	\$501,450
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	14	\$3,103,576	13	\$2,897,044	66	\$12,341,021	39	\$7,927,081	37	\$9,017,377
<b>TOTAL DORCHESTER COUNTY</b>	<b>299</b>	<b>\$88,131,759</b>	<b>207</b>	<b>\$67,036,402</b>	<b>208</b>	<b>\$57,849,021</b>	<b>265</b>	<b>\$77,008,228</b>	<b>301</b>	<b>\$85,480,604</b>
<b>REGION TOTALS</b>	<b>1,290</b>	<b>\$426,413,741</b>	<b>1,180</b>	<b>\$432,989,958</b>	<b>1,483</b>	<b>\$511,312,746</b>	<b>1,402</b>	<b>\$404,815,093</b>	<b>1,565</b>	<b>\$547,184,798</b>

MAP OF  
SINGLE FAMILY  
HOUSING CLUSTER





## 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.

In the first quarter of 2021, the number of SFA permits issued increased by 25.1% while the value increased by 8.6% from the last quarter of 2020.

Year-over-year, the number of permits increased by 6.7% and the value increased by 11.9%.

The number of SFA permit for the first quarter of 2021 were 62.6% higher than the average of the previous four quarters, while the value of those permits was about 46.5% higher.

This quarter, the Town of Summerville issued the most SFA permits in the region, with a total of 60 permits.

A breakdown of SFA permits by quarter and jurisdiction can be found in the table to the right. Permits issued reflect the number of individual units. A map depicting SFA residential permit is available on the next page.

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	27	\$5,749,966	16	\$3,420,390	1	\$216,843	6	\$1,195,304	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	2	\$662,836	0	\$-	5	\$1,302,318	34	\$8,921,985	14	\$3,665,411
GOOSE CREEK	29	\$2,856,797	0	\$-	10	\$680,000	12	\$1,296,508	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	\$-
<b>TOTAL BERKELEY COUNTY</b>	<b>58</b>	<b>\$9,269,599</b>	<b>16</b>	<b>\$3,420,390</b>	<b>16</b>	<b>\$2,199,161</b>	<b>52</b>	<b>\$11,413,797</b>	<b>14</b>	<b>\$3,665,411</b>
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	0	\$-	2	\$792,304	4	\$1,475,253
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	6	\$1,689,335	3	\$532,245	5	\$1,275,060	12	\$2,783,828	2	\$505,301
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	0	\$-	0	\$-	\$-	\$-	0	\$-	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	\$-	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	\$-	\$-	0	\$-	0	\$-
MOUNT PLEASANT	15	\$9,159,924	22	\$19,398,848	4	\$1,011,330	18	\$3,512,964	59	\$11,517,165
NORTH CHARLESTON	82	\$10,350,457	21	\$2,100,000	58	\$6,167,024	15	\$1,965,354	41	\$6,185,684
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	6	\$1,866,000	1	\$510,000
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	6	\$1,392,000	0	\$-	0	\$-	0	\$-	0	\$-
<b>TOTAL CHARLESTON COUNTY</b>	<b>109</b>	<b>\$22,591,716</b>	<b>46</b>	<b>\$22,031,093</b>	<b>67</b>	<b>\$8,453,414</b>	<b>53</b>	<b>\$10,920,450</b>	<b>107</b>	<b>\$20,193,403</b>
UNINCORPORATED DORCHESTER COUNTY	0	\$-	0	\$-	26	\$4,536,000	86	\$18,652,790	58	\$13,814,880
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	57	\$7,926,537	0	\$-	1	\$87,608	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	\$-	60	\$6,836,363
<b>TOTAL DORCHESTER COUNTY</b>	<b>57</b>	<b>\$7,926,537</b>	<b>0</b>	<b>\$-</b>	<b>27</b>	<b>\$4,623,608</b>	<b>86</b>	<b>\$18,652,790</b>	<b>118</b>	<b>\$20,651,243</b>
<b>REGION TOTALS</b>	<b>224</b>	<b>\$39,787,852</b>	<b>62</b>	<b>\$25,451,483</b>	<b>110</b>	<b>\$15,276,183</b>	<b>191</b>	<b>\$40,987,037</b>	<b>239</b>	<b>\$44,510,057</b>



MAP OF  
SINGLE FAMILY ATTACHED  
RESIDENTIAL PERMIT  
CLUSTERS





## 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 first quarter of 2021, 23 multi-family building permits were issued in the region for a value of about \$44.6 million. These permits, issued by all three counties and the City of Charleston, represent 27 buildings and 337 multi-family units.

Multi-family permits issued in the first quarter of 2021 decreased in both number and value from the fourth quarter of 2020, by 17.9% and 36.5% respectively.

When compared year-over-year, the number of permits decreased by 36.1% and the value decreased 61.7%.

The number of the multi-family permits in the first quarter was 17.9% lower than the average of the previous four quarters. The value of permits issued were 55.9% lower 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 permits is available on the next page.

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	17	\$69,130,382	4	\$14,261,500	0	\$-	0	\$-	3	\$521,821
BONNEAU	0	\$-	0	\$-	\$-	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	1	\$11,444,647	1	\$35,000,000	\$-	\$-	0	\$-	0	\$-
GOOSE CREEK	0	\$-	0	\$-	\$-	\$-	0	\$-	0	\$-
HANAHAN	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	\$-
<b>TOTAL BERKELEY COUNTY</b>	18	\$80,575,029	5	\$49,261,500	0	\$-	0	\$-	3	\$521,821
<b>UNINCORPORATED CHARLESTON COUNTY</b>	1	\$607,258	0	\$-	0	\$-	0	\$-	4	\$1,653,658
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	6	\$1,004,706	3	\$60,480,000	1	\$27,431,123	1	\$9,700,000	3	\$24,549,971
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	10	\$2,676,000	26	\$69,100,129	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	1	\$31,615,736	12	\$11,750,000	0	\$-	18	\$36,450,242	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	\$-
<b>TOTAL CHARLESTON COUNTY</b>	18	\$35,903,700	41	\$141,330,129	1	\$27,431,123	19	\$46,150,242	7	\$26,203,629
<b>UNINCORPORATED DORCHESTER COUNTY</b>	0	\$-	0	\$-	0	\$-	0	\$-	13	\$17,906,702
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	\$-	9	\$24,117,080	0	\$-
<b>TOTAL DORCHESTER COUNTY</b>	0	\$-	0	\$-	0	\$-	9	\$24,117,080	13	\$17,906,702
<b>REGION TOTALS</b>	36	\$116,478,729	46	\$190,591,629	1	\$27,431,123	28	\$70,267,322	23	\$44,632,152

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 building trend is growing, 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 3 mixed use construction permits for \$123.2 million in the first quarter of 2021. These permits were all issued by the City of Charleston and represent 4 buildings that will include residential units over retail space, office space and parking.

Mixed use permits issued in the first quarter of 2021 increased in value and number by >100% from the fourth quarter of 2020.

Year-over-year, the number and the value increased by >100%.

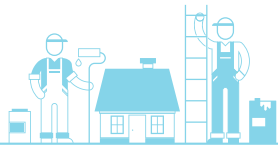
The number of mixed use permits for the second quarter were >100% higher than the average of the previous four quarters, and the value of the permits was 14.3% higher than the average.

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.

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	0	\$-	0	\$-	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	\$-
<b>TOTAL BERKELEY COUNTY</b>	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
<b>UNINCORPORATED CHARLESTON COUNTY</b>	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	1	\$8,000,000	2	\$180,035,521	2	\$135,344,338	0	\$-	3	\$123,198,744
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	\$-
<b>TOTAL CHARLESTON COUNTY</b>	1	\$8,000,000	2	\$180,035,521	2	\$135,344,338	0	\$-	3	\$123,198,744
<b>UNINCORPORATED DORCHESTER COUNTY</b>	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	\$-
<b>TOTAL DORCHESTER COUNTY</b>	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
<b>REGION TOTALS</b>	1	\$8,000,000	2	\$180,035,521	2	\$135,344,338	0	\$-	3	\$123,198,744

MAP OF  
MIXED USE PERMIT  
LOCATIONS





## 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 first quarter of 2021, a total of 952 remodel, renovation, or addition permits were issued in the region for a value of about \$156.4 million. This represents an 59.2% increase in value and a 44.7% increase in number from the previous quarter.

The number of permits increased by 46.9% year-over-year, and the permit values increased 64.4% in the same time period.

The number of remodel, renovation, or addition permit for the first quarter were 46.9% higher than the average of the previous four quarters, while the value of the permits issued were 65.8% higher.

The largest number of remodel, renovation or addition permits was issued by the City of Charleston, which issued 211 permits with a value of about \$29.7 million (Berkeley and Charleston counties combined). The Town of Mt. Pleasant also issued a significant amount of RA permits in the first quarter.

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

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	62	\$9,963,287	57	\$9,696,157	100	\$8,845,811	75	\$1,206,096	67	\$47,491,586
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	8	\$520,206	6	\$597,715	30	\$2,322,451	21	\$2,280,049	17	\$2,244,652
GOOSE CREEK	5	\$154,990	3	\$30,450	2	\$67,600	2	\$15,373	6	\$1,832,605
HANAHAH	9	\$327,560	9	\$160,272	17	\$1,068,272	13	\$1,386,338	31	\$750,025
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	9	\$755,327	4	\$1,284,969	9	\$650,257	4	\$152,822	7	\$297,600
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	4	\$26,500	2	\$30,877	1	\$16,960
SUMMERVILLE	1	\$77,600	2	\$627,122	2	\$99,643	3	\$118,906	2	\$270,402
<b>TOTAL BERKELEY COUNTY</b>	<b>94</b>	<b>\$11,798,970</b>	<b>81</b>	<b>\$12,396,685</b>	<b>164</b>	<b>\$13,080,534</b>	<b>120</b>	<b>\$5,190,461</b>	<b>131</b>	<b>\$52,903,830</b>
<b>UNINCORPORATED CHARLESTON COUNTY</b>	<b>35</b>	<b>\$2,415,668</b>	<b>34</b>	<b>\$3,398,213</b>	<b>51</b>	<b>\$3,466,419</b>	<b>37</b>	<b>\$3,227,498</b>	<b>82</b>	<b>\$8,542,633</b>
AWENDAW	1	\$36,095	0	\$-	1	\$9,870	1	\$400,000	2	\$213,515
CITY OF CHARLESTON	121	\$23,473,137	129	\$21,563,496	174	\$30,862,687	177	\$55,884,480	194	\$27,427,433
FOLLY BEACH	29	\$2,509,126	12	\$886,969	13	\$2,161,302	16	\$798,595	26	\$1,415,577
HOLLYWOOD	7	\$341,321	2	\$6,100	3	\$93,400	3	\$250,161	3	\$145,382
ISLE OF PALMS	7	\$6,419,687	8	\$1,759,234	10	\$2,169,262	17	\$4,802,430	11	\$2,208,491
JAMES ISLAND	15	\$905,771	14	\$1,188,906	19	\$1,104,966	13	\$742,969	20	\$1,440,332
KIAWAH ISLAND	52	\$11,329,265	25	\$3,019,739	50	\$5,542,235	57	\$6,291,671	103	\$13,996,298
LINCOLNVILLE	0	\$-	1	\$241,927	0	\$-	0	\$-	1	\$3,700
MCCELLANVILLE	1	\$228,800	0	\$-	2	\$29,300	0	\$-	2	\$215,000
MEGGETT	0	\$-	1	\$153,385	1	\$168,225	1	\$476,346	2	\$40,000
MOUNT PLEASANT	115	\$18,859,548	91	\$9,656,650	106	\$16,654,042	110	\$10,054,594	166	\$17,696,602
NORTH CHARLESTON	58	\$8,324,215	40	\$20,167,530	61	\$16,654,042	0	\$-	63	\$18,786,806
RAVENEL	2	\$100,150	1	\$45,985	5	\$198,720	3	\$267,480	2	\$120,000
ROCKVILLE	0	\$-	0	\$-	0	\$-	1	\$106,889	1	\$90,000
SEABROOK ISLAND	28	\$3,735,115	14	\$1,779,744	25	\$1,090,174	30	\$2,162,558	43	\$3,383,919
SULLIVANS ISLAND	16	\$1,867,789	14	\$4,275,359	12	\$3,694,757	10	\$2,851,949	19	\$4,286,578
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
<b>TOTAL CHARLESTON COUNTY</b>	<b>487</b>	<b>\$80,545,687</b>	<b>386</b>	<b>\$68,143,237</b>	<b>533</b>	<b>\$83,899,401</b>	<b>476</b>	<b>\$88,317,620</b>	<b>740</b>	<b>\$100,012,266</b>
<b>UNINCORPORATED DORCHESTER COUNTY</b>	<b>52</b>	<b>\$2,171,325</b>	<b>37</b>	<b>\$2,971,025</b>	<b>61</b>	<b>\$2,463,646</b>	<b>47</b>	<b>\$3,590,320</b>	<b>53</b>	<b>\$1,911,997</b>
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	7	\$99,016	7	\$156,689	4	\$125,182	5	\$230,056	15	\$769,399
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	1	\$27,600	2	\$16,000	1	\$13,927	1	\$105,000	5	\$39,470
SUMMERVILLE	7	\$502,418	6	\$691,034	3	\$102,609	9	\$793,493	8	\$778,258
<b>TOTAL DORCHESTER COUNTY</b>	<b>67</b>	<b>\$2,800,359</b>	<b>52</b>	<b>\$3,834,748</b>	<b>69</b>	<b>\$2,705,364</b>	<b>62</b>	<b>\$4,718,869</b>	<b>81</b>	<b>\$3,499,124</b>
<b>REGION TOTALS</b>	<b>648</b>	<b>\$95,145,016</b>	<b>519</b>	<b>\$84,374,670</b>	<b>766</b>	<b>\$99,685,299</b>	<b>658</b>	<b>\$98,226,950</b>	<b>952</b>	<b>\$156,415,220</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 first quarter of 2021, there were 1,373 “other” permits issued for a value of more than \$53.5 million.

That represents approximately a 6.9% increase in number and a 29.8% increase in value from the previous quarter. Year-over-year, the number of issued permits increased by 31.9% and the value increased about 41.6%.

The top five most frequently permitted items in the “other” category this quarter were accessory structures (364), swimming pools (321), solar panels (227), fireplaces (154) and generators (143).

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. 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 2021, there were 123 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is a 1.7% increase from last quarter.

## ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	72	\$1,532,423	59	\$1,098,200	89	\$1,501,713	82	\$1,642,994	65	\$1,157,972
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	38	\$1,811,984	57	\$2,001,097	90	\$4,752,623	72	\$2,987,209	65	\$2,536,497
GOOSE CREEK	10	\$327,378	20	\$429,983	19	\$411,578	42	\$1,426,371	28	\$1,359,779
HANAHAH	21	\$365,729	32	\$714,814	55	\$876,082	51	\$1,243,591	42	\$1,265,021
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	10	\$285,138	25	\$1,455,325	11	\$328,775	9	\$306,010	9	\$294,910
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	1	\$28,455	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	1	\$37,000	2	\$99,643	0	\$-	3	\$41,584
<b>TOTAL BERKELEY COUNTY</b>	<b>151</b>	<b>\$4,322,652</b>	<b>195</b>	<b>\$5,764,874</b>	<b>266</b>	<b>\$7,970,414</b>	<b>256</b>	<b>\$7,606,175</b>	<b>212</b>	<b>\$6,655,763</b>
UNINCORPORATED CHARLESTON COUNTY	77	\$2,484,427	85	\$2,555,706	70	\$2,219,038	72	\$2,593,308	61	\$3,113,126
AWENDAW	6	\$553,172	4	\$228,840	5	\$283,240	2	\$177,000	3	\$123,660
CITY OF CHARLESTON	218	\$9,614,740	243	\$6,122,096	457	\$10,032,639	330	\$7,109,483	358	\$7,417,632
FOLLY BEACH	35	\$396,466	15	\$273,482	28	\$601,523	22	\$465,816	19	\$501,896
HOLLYWOOD	5	\$173,497	6	\$141,715	2	\$19,000	6	\$409,489	0	\$-
ISLE OF PALMS	18	\$1,578,397	17	\$1,107,445	19	\$2,161,514	20	\$1,573,237	20	\$1,305,334
JAMES ISLAND	13	\$242,621	4	\$19,008	12	\$457,779	14	\$598,507	14	\$695,408
KIAWAH ISLAND	13	\$873,406	8	\$503,529	8	\$1,014,500	13	\$644,804	24	\$2,134,746
LINCOLNVILLE	1	\$58,500	0	\$-	0	\$-	0	\$-	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	2	\$5,934
MEGGETT	5	\$372,908	2	\$21,730	4	\$55,865	0	\$-	6	\$729,331
MOUNT PLEASANT	236	\$9,976,689	207	\$8,605,745	257	\$12,522,590	232	\$9,926,898	298	\$15,170,232
NORTH CHARLESTON	81	\$1,543,418	75	\$2,419,265	92	\$2,751,937	82	\$2,506,593	64	\$5,923,623
RAVENEL	4	\$444,046	2	\$30,279	0	\$-	2	\$27,600	6	\$146,940
ROCKVILLE	0	\$-	1	\$295,000	0	\$-	0	\$-	1	\$5,350
SEABROOK ISLAND	7	\$116,750	11	\$132,816	11	\$131,775	10	\$114,801	6	\$105,316
SULLIVANS ISLAND	12	\$754,395	16	\$1,436,185	17	\$985,672	9	\$906,862	12	\$632,867
SUMMERVILLE	2	\$22,175	3	\$45,040	3	\$21,886	3	\$61,988	0	\$-
<b>TOTAL CHARLESTON COUNTY</b>	<b>733</b>	<b>\$29,205,607</b>	<b>699</b>	<b>\$23,937,881</b>	<b>985</b>	<b>\$33,258,958</b>	<b>817</b>	<b>\$27,116,386</b>	<b>894</b>	<b>\$38,011,395</b>
UNINCORPORATED DORCHESTER COUNTY	123	\$3,637,039	208	\$4,808,747	252	\$5,450,530	157	\$4,316,715	215	\$7,096,576
HARLEYVILLE	0	\$-	0	\$-			0	\$-	0	\$-
NORTH CHARLESTON	21	\$357,097	48	\$1,349,043	66	\$1,189,125	52	\$1,196,974	44	\$1,456,256
REEVESVILLE	0	\$-	0	\$-			0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-			0	\$-	0	\$-
ST. GEORGE	3	\$138,500	4	\$37,307	3	\$96,292	3	\$139,257	4	\$60,037
SUMMERVILLE	10	\$147,782	14	\$258,140	7	\$104,237	8	\$857,427	4	\$258,635
<b>TOTAL DORCHESTER COUNTY</b>	<b>157</b>	<b>\$4,280,418</b>	<b>274</b>	<b>\$6,453,237</b>	<b>328</b>	<b>\$6,840,184</b>	<b>220</b>	<b>\$6,510,373</b>	<b>267</b>	<b>\$8,871,504</b>
<b>REGION TOTALS</b>	<b>1,041</b>	<b>\$37,808,677</b>	<b>1,168</b>	<b>\$36,155,992</b>	<b>1,579</b>	<b>\$48,069,556</b>	<b>1,293</b>	<b>\$41,232,934</b>	<b>1,373</b>	<b>\$53,538,662</b>



## SUMMARY

Region-wide, the first quarter showed continued growth both overall and in some categories of permits. There were increases in the number of commercial, single family and single family attached permits issued. Both commercial and multi-family permit values decreased from last quarter by over 30%. Remodel, renovation and addition permits increased significantly in number and value.

## 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	25.8%	▲	-14.8%	▼	2.0%	▲
Single Family	11.6%	▲	21.3%	▲	16.9%	▲
Single Family Attached	25.1%	▲	21.3%	▲	62.6%	▲
Multi-Family	-17.9%	▼	-36.1%	▼	-17.9%	▼

Value of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters	
	%	▲/▼	%	▲/▼	%	▲/▼
Commercial	-38.3%	▼	39.6%	▲	-9.3%	▼
Single Family	35.2%	▲	28.3%	▲	23.3%	▲
Single Family Attached	8.6%	▲	11.9%	▲	45.5%	▲
Multi-Family	-36.5%	▼	-61.7%	▼	-55.9%	▼

## ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q1		2020:Q2		2020:Q3		2020:Q4		2021:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY COUNTY</b>	545	\$228,000,174	467	\$527,686,369	785	\$196,030,110	659	\$100,728,040	675	\$432,361,051
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	91	\$29,612,075	106	\$60,575,952	192	\$33,520,137	184	\$55,259,282	147	\$76,262,171
GOOSE CREEK	137	\$16,421,767	70	\$7,631,555	76	\$10,443,707	135	\$15,374,572	159	\$22,372,724
HANAHAN	57	\$9,626,012	85	\$15,968,315	111	\$12,319,824	87	\$10,840,903	85	\$5,200,824
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	39	\$8,254,889	54	\$10,697,763	118	\$36,070,056	40	\$51,134,616	40	\$11,590,271
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	1	\$28,455	4	\$26,500	3	\$245,877	1	\$16,960
SUMMERVILLE	7	\$7,423,580	18	\$11,752,162	19	\$6,249,366	9	\$8,457,042	17	\$4,498,764
<b>TOTAL BERKELEY COUNTY</b>	<b>876</b>	<b>\$299,338,497</b>	<b>801</b>	<b>\$634,340,571</b>	<b>1,305</b>	<b>\$294,659,700</b>	<b>1,117</b>	<b>\$242,040,332</b>	<b>1,124</b>	<b>\$552,302,765</b>
<b>UNINCORPORATED CHARLESTON COUNTY</b>	176	\$40,834,271	191	\$55,064,835	189	\$48,178,182	190	\$42,098,634	233	\$51,313,223
AWENDAW	11	\$2,281,215	11	\$2,913,091	13	\$3,079,808	5	\$1,136,252	15	\$4,990,255
CITY OF CHARLESTON	590	\$199,590,130	608	\$347,990,471	820	\$386,530,579	723	\$153,989,912	794	\$269,431,831
FOLLY BEACH	68	\$4,610,592	31	\$5,394,367	44	\$4,841,025	41	\$25,294,643	48	\$3,048,904
HOLLYWOOD	27	\$6,611,150	30	\$6,613,377	27	\$9,078,911	28	\$7,906,794	24	\$7,513,426
ISLE OF PALMS	33	\$13,111,476	32	\$9,791,414	37	\$8,954,197	44	\$15,633,667	41	\$12,075,124
JAMES ISLAND	29	\$1,667,466	22	\$4,045,399	35	\$4,854,040	34	\$8,265,121	40	\$4,774,624
KIAWAH ISLAND	75	\$29,718,702	49	\$29,773,600	68	\$26,301,138	78	\$25,866,286	144	\$50,147,980
LINCOLNVILLE	2	\$198,969	4	\$1,229,335	1	\$271,532	7	\$3,534,597	1	\$3,700
MCCELLENVILLE	3	\$1,561,619	0	\$-	5	\$1,081,219	1	\$195,000	4	\$220,934
MEGGETT	8	\$2,008,476	5	\$585,013	9	\$1,475,501	2	\$727,276	9	\$1,303,140
MOUNT PLEASANT	526	\$114,258,771	496	\$171,273,854	520	\$97,908,971	508	\$93,560,798	706	\$125,208,560
NORTH CHARLESTON	295	\$114,319,873	224	\$60,033,570	272	\$60,684,962	173	\$128,713,889	224	\$54,861,404
RAVENEL	12	\$2,204,995	5	\$706,446	9	\$1,868,999	8	\$1,828,929	9	\$326,940
ROCKVILLE	1	\$309,709	1	\$295,000	0	\$-	1	\$106,889	2	\$95,350
SEABROOK ISLAND	39	\$7,766,036	31	\$8,621,259	39	\$4,377,949	51	\$7,986,977	58	\$11,125,110
SULLIVANS ISLAND	33	\$8,937,393	31	\$6,961,544	31	\$7,697,817	20	\$5,468,811	37	\$11,939,382
SUMMERVILLE	24	\$5,193,800	12	\$2,065,435	14	\$2,544,428	7	\$774,991	4	\$725,713
<b>TOTAL CHARLESTON COUNTY</b>	<b>1,952</b>	<b>\$555,184,643</b>	<b>1,783</b>	<b>\$713,358,010</b>	<b>2,133</b>	<b>\$669,729,258</b>	<b>1,921</b>	<b>\$523,089,466</b>	<b>2,393</b>	<b>\$609,105,600</b>
<b>UNINCORPORATED DORCHESTER COUNTY</b>	440	\$93,205,616	441	\$75,024,086	493	\$70,041,286	520	\$372,631,200	607	\$127,507,390
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	116	\$13,859,246	59	\$4,886,107	73	\$2,108,893	61	\$2,549,888	63	\$4,284,833
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	4	\$166,100	8	\$4,233,525	4	\$110,219	5	\$594,807	11	\$122,770
SUMMERVILLE	35	\$6,700,228	38	\$6,961,694	85	\$19,645,940	72	\$68,296,551	113	\$17,991,995
<b>TOTAL DORCHESTER COUNTY</b>	<b>595</b>	<b>\$113,931,190</b>	<b>546</b>	<b>\$91,105,412</b>	<b>655</b>	<b>\$91,906,338</b>	<b>658</b>	<b>\$444,072,446</b>	<b>794</b>	<b>\$149,906,988</b>
<b>REGION TOTALS</b>	<b>3,425</b>	<b>\$968,454,330</b>	<b>3,130</b>	<b>\$1,438,803,993</b>	<b>4,093</b>	<b>\$1,056,295,296</b>	<b>3,696</b>	<b>\$1,209,202,244</b>	<b>4,311</b>	<b>\$1,311,315,353</b>



2021 1ST QUARTER AVERAGES

JURISDICTION	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
<b>Unincorporated Berkeley Co</b>	<b>\$304,580</b>	<b>\$130</b>	<b>N/A</b>	<b>N/A</b>
Bonneau	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$509,907	\$105	\$261,815	\$145
Goose Creek	\$153,499	N/A	N/A	N/A
Hanahan	\$265,482	\$92	N/A	N/A
Jamestown	N/A	N/A	N/A	N/A
Moncks Corner	\$356,438	\$149	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)	\$353,343	\$117	N/A	N/A
<b>Unincorporated Charleston Co</b>	<b>\$478,134</b>	<b>\$131</b>	<b>\$368,813</b>	<b>\$97</b>
Awendaw	\$414,231	\$122	N/A	N/A
City of Chas (CC)	\$327,423	\$116	\$252,651	\$99
Folly Beach	\$532,466	\$263	N/A	N/A
Hollywood	\$350,859	\$111	N/A	N/A
Isle of Palms	\$950,000	\$234	N/A	N/A
James Island	\$526,887	\$109	N/A	N/A
Kiawah Island	\$2,000,996	\$489	N/A	N/A
Lincolnton	N/A	N/A	N/A	N/A
McClellanville	N/A	N/A	N/A	N/A
Meggett	\$593,809	\$83	N/A	N/A
Mt Pleasant	\$457,564	\$155	\$195,206	\$122
North Charleston (CC)	\$169,023	\$70	\$150,870	\$82
Ravenel	N/A	N/A	N/A	N/A
Rockville	N/A	N/A	N/A	N/A
Seabrook Island	\$1,041,482	\$175	\$510,000	\$112
Sullivan's Island	\$1,318,551	\$349	N/A	N/A
Summerville (CC)	\$181,428	\$100	N/A	N/A
<b>Unincorporated Dorchester County</b>	<b>\$289,930</b>	<b>\$90</b>	<b>\$238,188</b>	<b>\$117</b>
Harleyville	N/A	N/A	N/A	N/A
North Charleston (DC)	\$250,725	\$80	N/A	N/A
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)	\$243,713	\$105	\$113,939	\$67
Summerville (DC)	\$294,761	\$111	N/A	N/A

Total Berkeley County Average SFD: \$323875    Total Charleston County Average SFD: \$667,347  
 Total Dorchester County Average SFD: \$261,456

2021 1st QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Cane Bay	212	Stonoview	43	Community Road Townhouses	60
Nexton	118	Carolina Park	42	Summers Corner	55
Wildcat	89	Gregorie Ferry	36	The Ponds	54
Shell Pointe	53	Oakfield	33	Shady Oaks	32
Daniel Island	29	Dunes West	26	Mallard Crossing/Timber Trace Tie	27

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

TOP COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
BERKELEY COUNTY	1/8/2021	\$6,931,206	Industrial Building
	3/18/2021	\$6,058,596	Fitness Club
MONCK'S CORNER	3/26/2021	\$2,000,000	Gas Station
CITY OF CHARLESTON	1/12/2021	\$29,250,000	Mixed Use Commercial Building
	2/1/2021	\$52,000,000	Mixed Use Building
	2/8/2021	\$41,948,744	Mixed Use Commercial Building
	3/3/2021	\$24,000,000	Multi-Family Building
	3/4/2021	\$2,400,000	Gas Station
	3/24/2021	\$2,000,000	Community Park Building
	3/31/2021	\$7,800,000	Office Building
TOWN OF MT PLEASANT	1/22/2021	\$2,851,682	Parking Garage
CITY OF NORTH CHARLESTON	2/9/2021	\$7,472,741	Industrial Building
	3/31/2021	\$3,154,150	Warehouse
DORCHESTER COUNTY	2/1/2021	\$17,906,702	Multi-Family Building
	2/16/2021	\$8,549,000	County Building