

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.



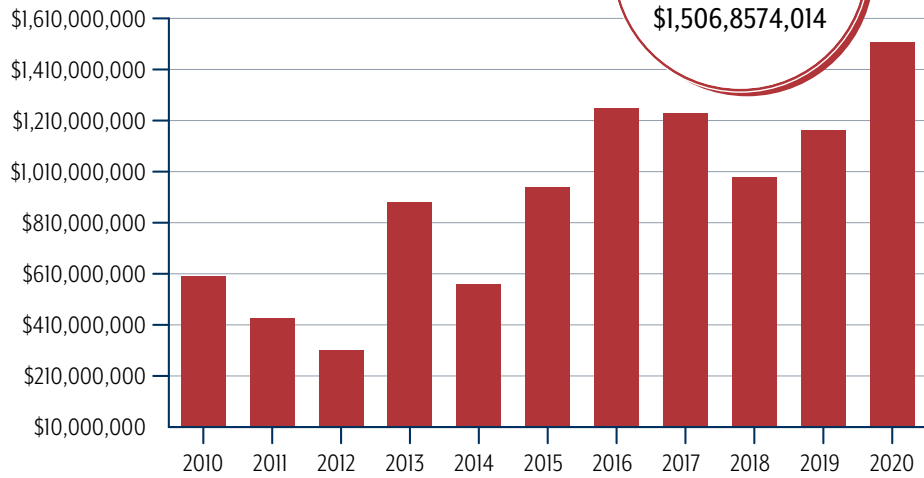
BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

PLANNING, PARTNERSHIP & PROSPERITY

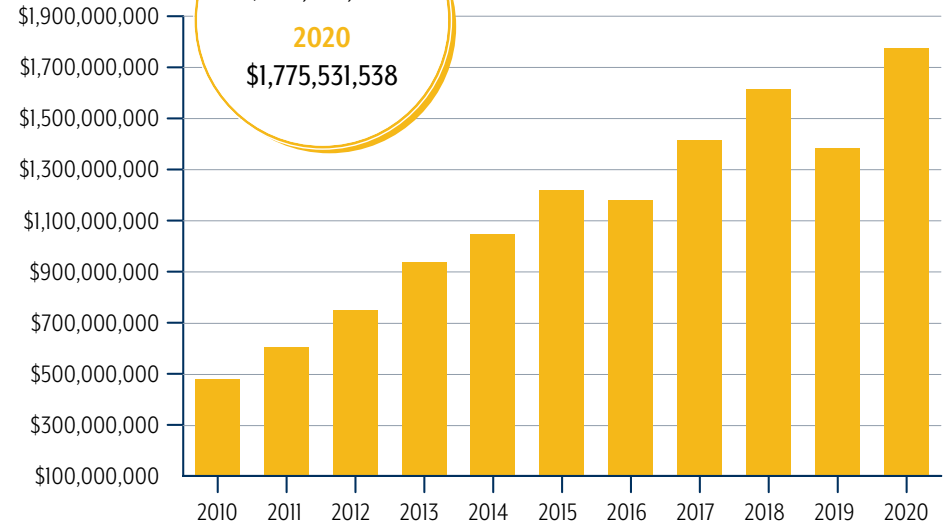


DECADE WRAP UP BY PERMIT TYPE (2010-2020)

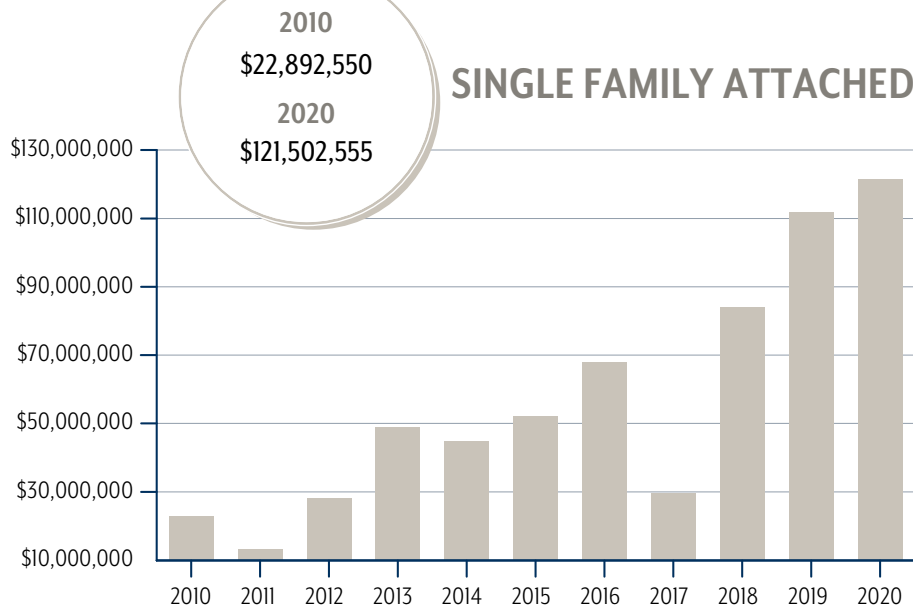
COMMERCIAL CONSTRUCTION



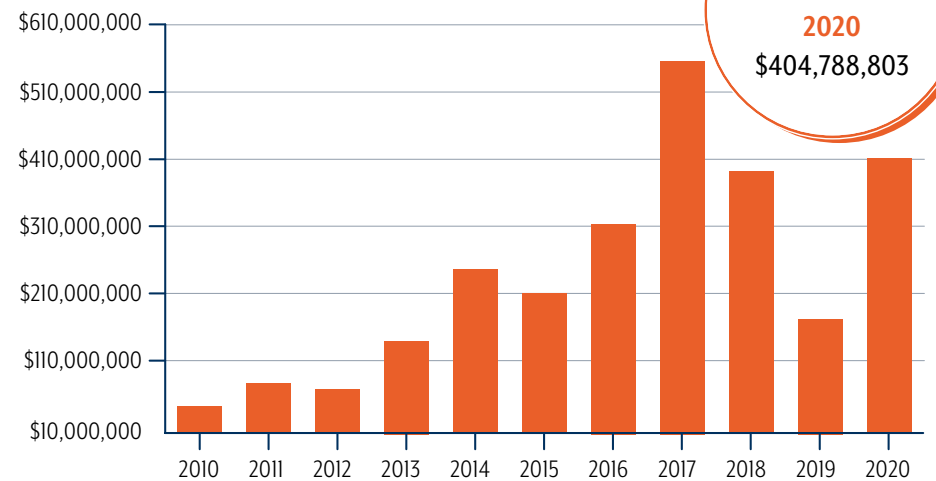
SINGLE FAMILY RESIDENTIAL



SINGLE FAMILY ATTACHED



MULTIFAMILY RESIDENTIAL





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.

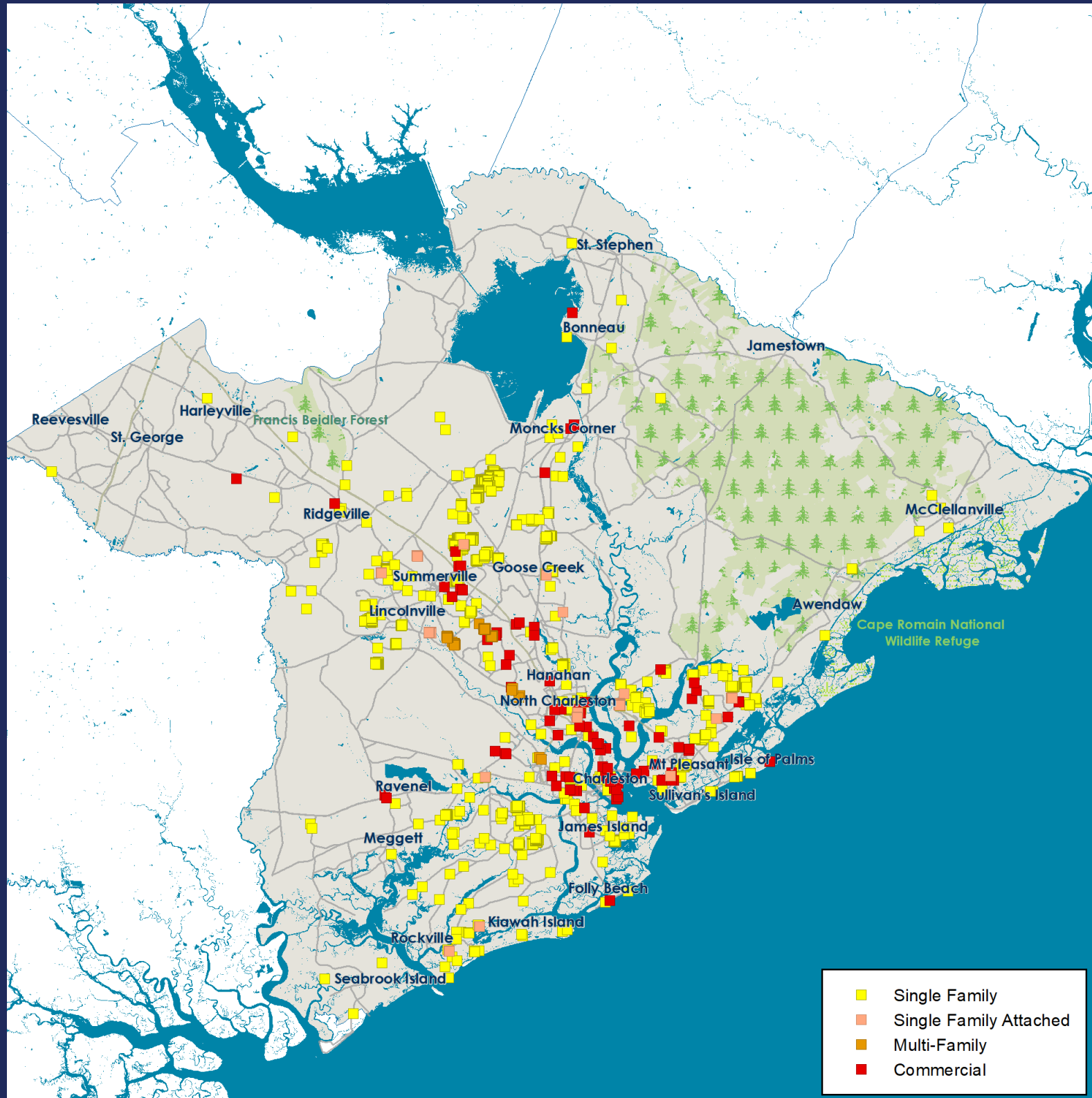
The number of building permits issued for all new construction in the region in the fourth quarter of 2020 increased by less than 1% from the third quarter of 2020. However, the construction permit values increased by about 17.8% from the previous quarter.

Year-over-year values increased by about 97% and the number of permits issued increased by 55.5%.

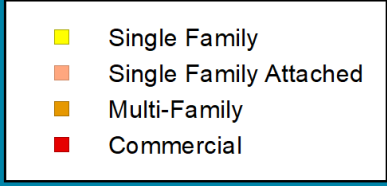
New permit values for the third quarter of 2020 were 18.7% above the average of the previous four quarters while the number of permits issued were 15.8% above that average.

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

JURISDICTION	2019:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	189	\$114,445,052	411	\$216,504,464	351	\$516,892,012	596	\$185,682,586	502	\$97,878,950
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	47	\$36,272,066	45	\$27,279,885	43	\$57,977,140	72	\$26,445,063	91	\$49,992,024
GOOSE CREEK	42	\$6,518,785	122	\$15,939,399	47	\$7,171,122	55	\$9,964,529	91	\$13,932,828
HANAHAN	8	\$5,704,475	27	\$8,932,723	44	\$15,093,229	39	\$10,375,470	23	\$8,210,974
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	44	\$11,671,107	20	\$7,214,424	25	\$7,957,469	98	\$35,091,024	27	\$50,675,784
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	1	\$215,000
SUMMERVILLE	11	\$13,187,342	6	\$7,345,980	15	\$11,088,040	15	\$6,050,080	6	\$8,338,136
TOTAL BERKELEY COUNTY	341	\$187,798,827	631	\$283,216,875	525	\$616,179,012	875	\$273,608,752	741	\$229,243,696
UNINCORPORATED CHARLESTON COUNTY	44	\$29,358,710	64	\$35,934,176	72	\$49,110,916	68	\$42,492,725	81	\$36,277,828
AWENDAW	6	\$2,542,938	4	\$1,691,948	7	\$2,684,251	7	\$2,786,698	2	\$559,252
CITY OF CHARLESTON	210	\$103,183,855	251	\$166,502,253	236	\$320,304,879	189	\$345,635,253	216	\$90,995,949
FOLLY BEACH	4	\$2,691,854	4	\$1,705,000	4	\$4,233,916	3	\$2,078,200	3	\$24,030,232
HOLLYWOOD	5	\$1,270,417	15	\$6,096,332	22	\$6,465,562	22	\$8,966,511	19	\$7,247,144
ISLE OF PALMS	3	\$3,200,000	8	\$5,113,392	7	\$6,924,735	8	\$4,623,421	7	\$9,258,000
JAMES ISLAND	5	\$2,032,912	1	\$519,074	4	\$2,837,485	4	\$3,291,295	7	\$6,923,645
KIAWAH ISLAND	11	\$14,638,453	10	\$17,516,031	16	\$26,250,332	10	\$19,744,403	8	\$18,929,811
LINCOLNVILLE	0	\$-	1	\$140,469	3	\$987,408	1	\$271,532	7	\$3,534,597
MCCLELLANVILLE	2	\$937,104	2	\$1,332,819	0	\$-	3	\$1,051,919	1	\$195,000
MEGETT	1	\$335,220	3	\$1,635,568	2	\$409,898	4	\$1,251,411	1	\$250,930
MOUNT PLEASANT	145	\$51,842,696	175	\$85,422,534	198	\$153,011,459	157	\$68,732,339	166	\$73,579,306
NORTH CHARLESTON	95	\$66,230,377	156	\$104,452,240	109	\$37,446,775	119	\$41,278,983	91	\$126,207,296
RAVENEL	3	\$1,180,537	6	\$1,660,799	2	\$630,182	4	\$1,670,279	3	\$1,533,849
ROCKVILLE	0	\$-	1	\$309,709	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	3	\$2,171,924	4	\$3,914,171	6	\$6,708,699	3	\$3,156,000	11	\$5,709,618
SULLIVANS ISLAND	4	\$4,701,345	5	\$6,315,209	1	\$1,250,000	2	\$3,017,388	1	\$1,710,000
SUMMERVILLE	6	\$1,448,060	22	\$5,171,625	9	\$2,020,395	11	\$2,522,542	4	\$713,003
TOTAL CHARLESTON COUNTY	547	\$287,766,402	732	\$445,433,349	330	\$621,276,892	304	\$552,570,899	628	\$407,655,460
UNINCORPORATED DORCHESTER COUNTY	154	\$54,555,455	265	\$87,397,252	196	\$67,244,314	180	\$62,127,110	316	\$364,724,165
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	70	\$8,613,483	88	\$13,403,133	4	\$3,380,375	3	\$794,586	4	\$1,122,858
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	1	\$107,600	0	\$-	2	\$4,180,218	0	\$-	1	\$350,550
SUMMERVILLE	17	\$4,903,788	18	\$6,050,028	18	\$6,012,520	75	\$19,439,094	55	\$66,645,631
TOTAL DORCHESTER COUNTY	242	\$68,180,326	371	\$106,850,413	559	\$80,817,427	573	\$82,360,790	376	\$432,843,204
REGION TOTALS	1,130	\$543,745,555	1,734	\$835,500,637	1,414	\$1,318,273,331	1,752	\$908,540,441	1,745	\$1,069,742,360



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.

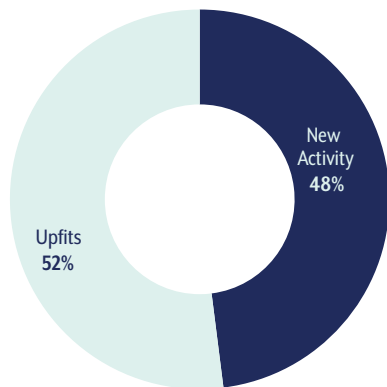
In the fourth quarter of 2020, the number of commercial permits issued decreased by 18.4% but the value more than doubled the value from the third quarter. This is at least partially due to a large value permit (\$276.6 million) issued by Dorchester County for a new distribution center, but there were several high value commercial permits issued in the region in the fourth quarter.

The number of permits decreased about 24.4% year-over-year while the value of the permits issued increased by over 100% in the same time period.

Commercial permit values for the fourth quarter of 2020 were 15.8% above the average of the previous four quarters and the number of permits issued were about 18.7% above the average. 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 48% of permits issued were for truly new commercial construction and about 52% of commercial permits were for upfits.

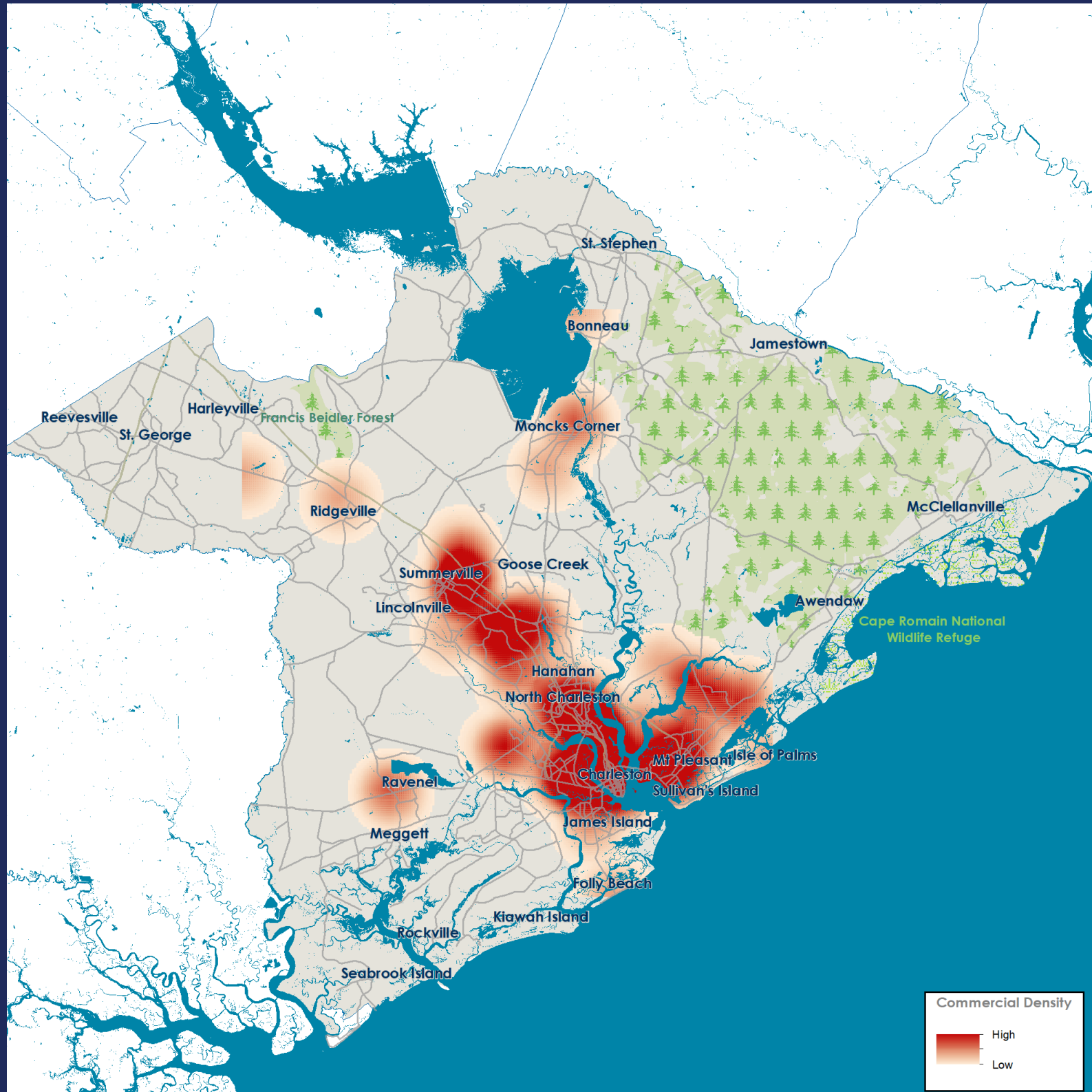
A summary of commercial permits by quarter and jurisdiction can be found in the table to the right. A map depicting commercial permit clusters can be found on the next page.



ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	26	\$66,947,165	21	\$31,411,858	19	\$403,560,004	21	\$7,146,486	19	\$48,341,823
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	8	\$4,840,619	10	\$2,030,706	5	\$6,955,000	9	\$2,205,000	2	\$15,886,936
GOOSE CREEK	1	\$1,200,000	0	\$-	0	\$-	0	\$-	0	\$-
HANAHAN	3	\$2,580,756	3	\$50,574	1	\$525,000	4	\$479,832	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	2	\$1,621,000	0	\$-	2	\$1,123,675	3	\$42,232,990
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	9	\$12,548,352	4	\$6,750,000	11	\$9,894,170	3	\$2,038,200	3	\$4,227,256
TOTAL BERKELEY COUNTY	47	\$88,116,892	40	\$41,864,138	36	\$420,934,174	39	\$12,993,193	27	\$110,689,005
UNINCORPORATED CHARLESTON COUNTY	4	\$2,261,266	16	\$14,204,714	9	\$4,557,268	8	\$8,899,200	4	\$5,244,948
AWENDAW	1	\$140,000	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	28	\$49,708,273	36	\$92,141,593	27	\$15,813,493	20	\$127,971,322	28	\$22,817,251
FOLLY BEACH	0	\$-	0	\$-	0	\$-	1	\$59,500	1	\$98,500
HOLLYWOOD	0	\$-	0	\$-	2	\$18,657	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	2	\$189,527	1	\$144,604	0	\$-	1	\$130,000
JAMES ISLAND	1	\$350,000	0	\$-	0	\$-	1	\$2,000,000	1	\$128,000
KIAWAH ISLAND	0	\$-	2	\$6,530,000	0	\$-	0	\$-	0	\$-
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-	1	\$1,795,396
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	34	\$7,929,553	35	\$24,092,174	29	\$17,141,292	33	\$17,750,828	18	\$16,213,195
NORTH CHARLESTON	30	\$56,968,237	37	\$55,006,052	36	\$16,814,227	27	\$29,613,847	25	\$82,244,961
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	2	\$1,246,546
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	1	\$13,500	0	\$-	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	99	\$117,370,829	128	\$192,164,060	104	\$54,489,541	90	\$186,294,697	81	\$129,918,797
UNINCORPORATED DORCHESTER COUNTY	15	\$12,477,000	7	\$7,291,064	4	\$6,244,956	12	\$12,083,110	6	\$277,510,228
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	4	\$554,601	2	\$240,375	2	\$706,978	2	\$602,858
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	1	\$107,600	0	\$-	2	\$4,180,218	0	\$-	1	\$350,550
SUMMERVILLE	2	\$482,366	4	\$2,946,452	5	\$3,115,476	9	\$7,098,073	7	\$34,601,470
TOTAL DORCHESTER COUNTY	18	\$13,066,966	15	\$10,792,117	13	\$13,781,025	23	\$19,888,161	16	\$313,065,106
REGION TOTALS	164	\$218,554,687	183	\$244,820,315	155	\$489,204,740	152	\$219,176,051	124	\$553,672,908

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 decreased approximately 5.5% in the fourth quarter of 2020. The permit values decreased approximately 20.8% in the same time frame.

The number of single family permits issued year-over-year increased by 71.4%. The single family permit values also increased by approximately 42.3% when compared to the same quarter last year.

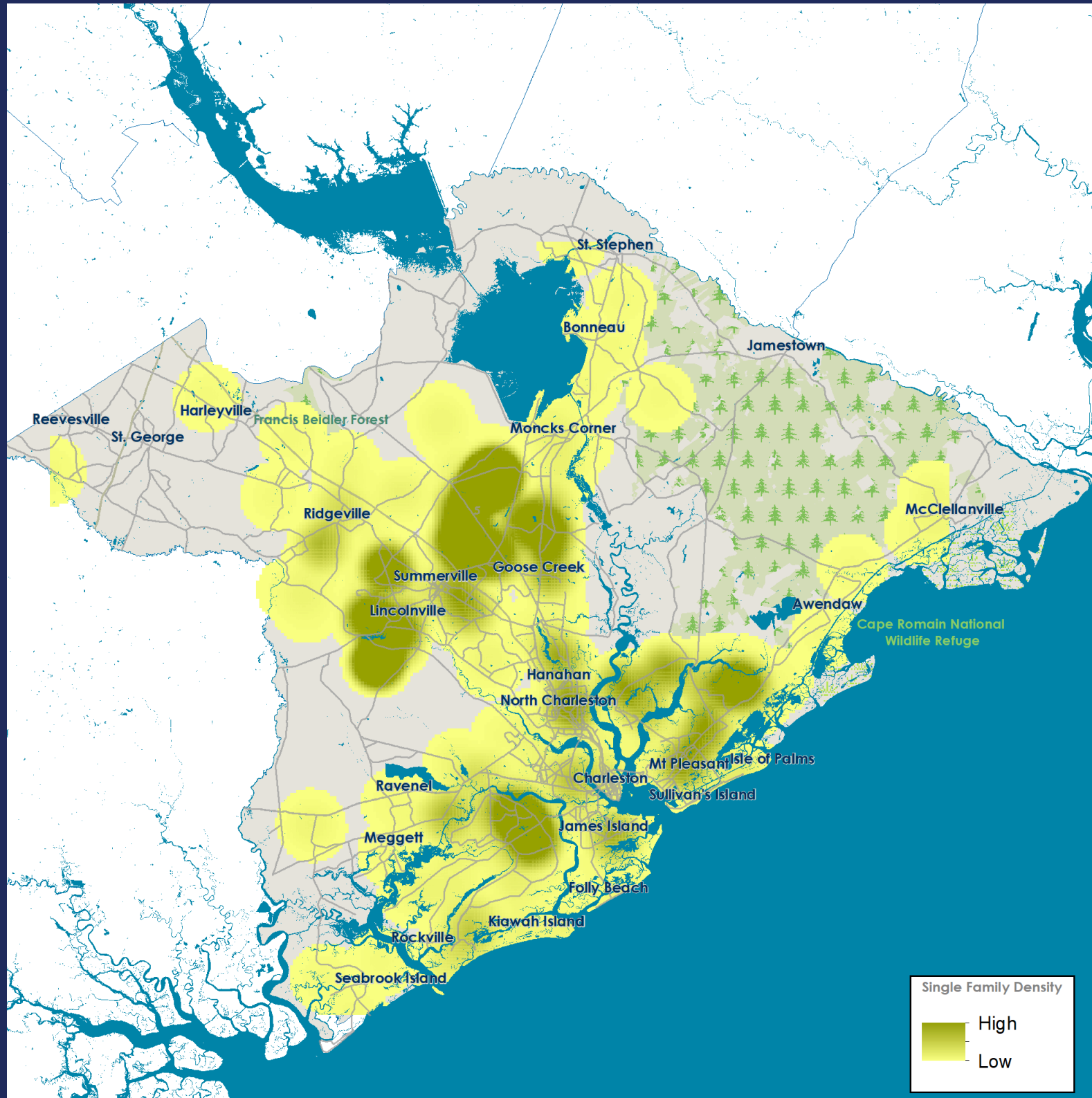
The single family permit values for the fourth quarter of 2020 were about 2.2% above the below of the previous four quarters; the number of permits issued were higher than the average by 17.5%.

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 for 2020 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:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	157	\$46,198,627	346	\$110,212,258	312	\$95,650,118	574	\$178,319,257	477	\$48,341,823
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	37	\$16,871,478	32	\$13,141,696	37	\$16,022,140	58	\$22,937,745	55	\$25,183,103
GOOSE CREEK	41	\$5,318,785	93	\$13,082,602	47	\$7,171,122	45	\$9,284,529	79	\$12,636,320
HANAHAN	5	\$3,123,719	24	\$8,882,149	43	\$14,568,229	35	\$9,895,638	23	\$8,210,974
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	25	\$7,915,136	18	\$5,593,424	25	\$7,957,469	96	\$33,967,349	24	\$8,442,794
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	1	\$215,000
SUMMERVILLE	2	\$638,990	2	\$595,980	4	\$1,193,870	12	\$4,011,880	3	\$4,110,880
TOTAL BERKELEY COUNTY	267	\$80,066,735	515	\$151,508,109	468	\$142,562,948	820	\$258,416,398	662	\$107,140,894
UNINCORPORATED CHARLESTON COUNTY	40	\$27,097,444	47	\$21,122,204	63	\$44,553,648	60	\$33,593,525	75	\$30,240,576
AWENDAW	5	\$2,402,938	4	\$1,691,948	7	\$2,684,251	7	\$2,786,698	2	\$559,252
CITY OF CHARLESTON	163	\$49,140,865	202	\$63,666,619	201	\$63,443,620	161	\$53,613,410	175	\$55,694,870
FOLLY BEACH	4	\$2,691,854	4	\$1,705,000	4	\$4,233,916	2	\$2,018,700	2	\$23,931,732
HOLLYWOOD	4	\$1,050,417	15	\$6,096,332	20	\$6,446,905	22	\$8,966,511	19	\$7,247,144
ISLE OF PALMS	3	\$3,200,000	6	\$4,923,865	6	\$6,780,131	8	\$4,623,421	6	\$9,128,000
JAMES ISLAND	4	\$1,682,912	1	\$519,074	4	\$2,837,485	3	\$1,291,295	6	\$6,795,645
KIAWAH ISLAND	11	\$14,638,453	8	\$10,986,031	16	\$26,250,332	10	\$19,744,403	8	\$18,929,811
LINCOLNVILLE	0	\$-	1	\$140,469	3	\$987,408	1	\$271,532	6	\$1,739,201
MCCLELLANVILLE	2	\$937,104	2	\$1,332,819	0	\$-	3	\$1,051,919	1	\$195,000
MEGETT	1	\$335,220	3	\$1,635,568	2	\$409,898	4	\$1,251,411	1	\$250,930
MOUNT PLEASANT	106	\$42,530,271	115	\$49,494,436	121	\$47,371,190	120	\$49,970,181	130	\$53,853,147
NORTH CHARLESTON	13	\$2,636,000	36	\$7,479,995	40	\$6,782,548	34	\$5,498,112	33	\$5,546,739
RAVENEL	3	\$1,180,537	6	\$1,660,799	2	\$630,182	4	\$1,670,279	1	\$287,303
ROCKVILLE	0	\$-	1	\$309,709	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	2	\$2,158,424	4	\$3,914,171	6	\$6,708,699	3	\$3,156,000	5	\$3,843,618
SULLIVANS ISLAND	4	\$4,701,345	5	\$6,315,209	1	\$1,250,000	2	\$3,017,388	1	\$1,710,000
SUMMERVILLE	2	\$588,060	16	\$3,779,625	9	\$2,020,395	11	\$2,522,542	4	\$713,003
TOTAL CHARLESTON COUNTY	367	\$156,971,844	476	\$186,773,873	505	\$223,390,608	455	\$195,047,327	475	\$220,665,971
UNINCORPORATED DORCHESTER COUNTY	111	\$35,478,455	258	\$80,106,188	192	\$60,999,358	142	\$45,508,000	224	\$68,561,147
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	58	\$7,479,825	27	\$4,921,995	2	\$3,140,000	0	\$-	2	\$520,000
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	15	\$4,421,422	14	\$3,103,576	13	\$2,897,044	66	\$12,341,021	39	\$7,927,081
TOTAL DORCHESTER COUNTY	184	\$47,379,702	299	\$88,131,759	207	\$67,036,402	208	\$57,849,021	265	\$77,008,228
REGION TOTALS	818	\$284,418,281	1,290	\$426,413,741	1,180	\$432,989,958	1,483	\$511,312,746	1,402	\$404,815,093

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. Permits issued reflect the number of individual units.

In the fourth quarter of 2020, the number of SFA permits issued increased by 74% while the value more than doubled.

Year-over-year, the number of permits increased by 37.4% and the value increased by 6.9%.

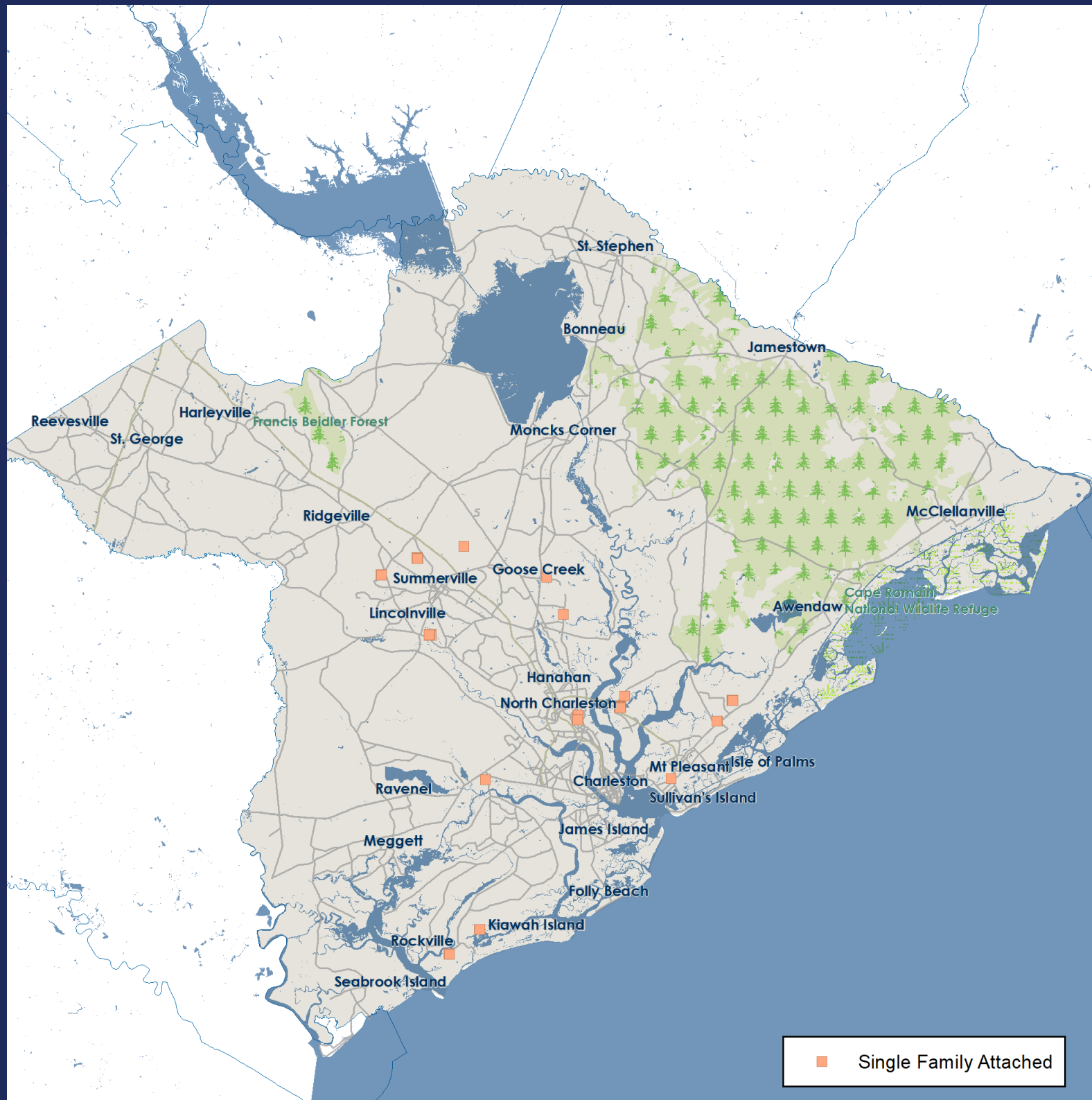
The SFA permit values for the third quarter of 2020 were 55.4% higher than the average of the previous four quarters, while the number of permits issued was about more than 100% higher.

This quarter, Dorchester County issued the most SFA permits in the region, with a total of 86 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 is available on the next page.

JURISDICTION	2019:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	6	\$1,299,260	27	\$5,749,966	16	\$3,420,390	1	\$216,843	6	\$1,195,304
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	0	\$-	2	\$662,836	0	\$-	5	\$1,302,318	34	\$8,921,985
GOOSE CREEK	0	\$-	29	\$2,856,797	0	\$-	10	\$680,000	12	\$1,296,508
HANAHAH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	19	\$3,755,971	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	25	\$5,055,231	58	\$9,269,599	16	\$3,420,390	16	\$2,199,161	52	\$11,413,797
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	2	\$792,304
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	13	\$2,900,132	6	\$1,689,335	3	\$532,245	5	\$1,275,060	12	\$2,783,828
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	\$-
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	\$-	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	\$-	\$-	0	\$-
MOUNT PLEASANT	5	\$1,382,872	15	\$9,159,924	22	\$19,398,848	4	\$1,011,330	18	\$3,512,964
NORTH CHARLESTON	52	\$6,626,140	82	\$10,350,457	21	\$2,100,000	58	\$6,167,024	15	\$1,965,354
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	6	\$1,866,000
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	4	\$860,000	6	\$1,392,000	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	74	\$11,769,144	109	\$22,591,716	46	\$22,031,093	67	\$8,453,414	53	\$10,920,450
UNINCORPORATED DORCHESTER COUNTY	28	\$6,600,000	0	\$-	0	\$-	26	\$4,536,000	86	\$18,652,790
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	12	\$1,133,658	57	\$7,926,537	0	\$-	1	\$87,608	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	40	\$7,733,658	57	\$7,926,537	0	\$-	27	\$4,623,608	86	\$18,652,790
REGION TOTALS	139	\$24,558,033	224	\$39,787,852	62	\$25,451,483	110	\$15,276,183	191	\$40,987,037

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 fourth quarter of 2020, 28 multi-family building permits were issued in the region for a value of about \$70.3 million. These permits, issued by the cities of Charleston and North Charleston and the Town of Summerville, represent 38 buildings and 705 multi-family units.

Multi-family permits issued in the fourth quarter increased in both number and value from the third quarter, and both increased by more than 100%.

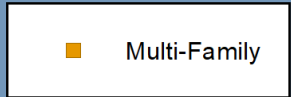
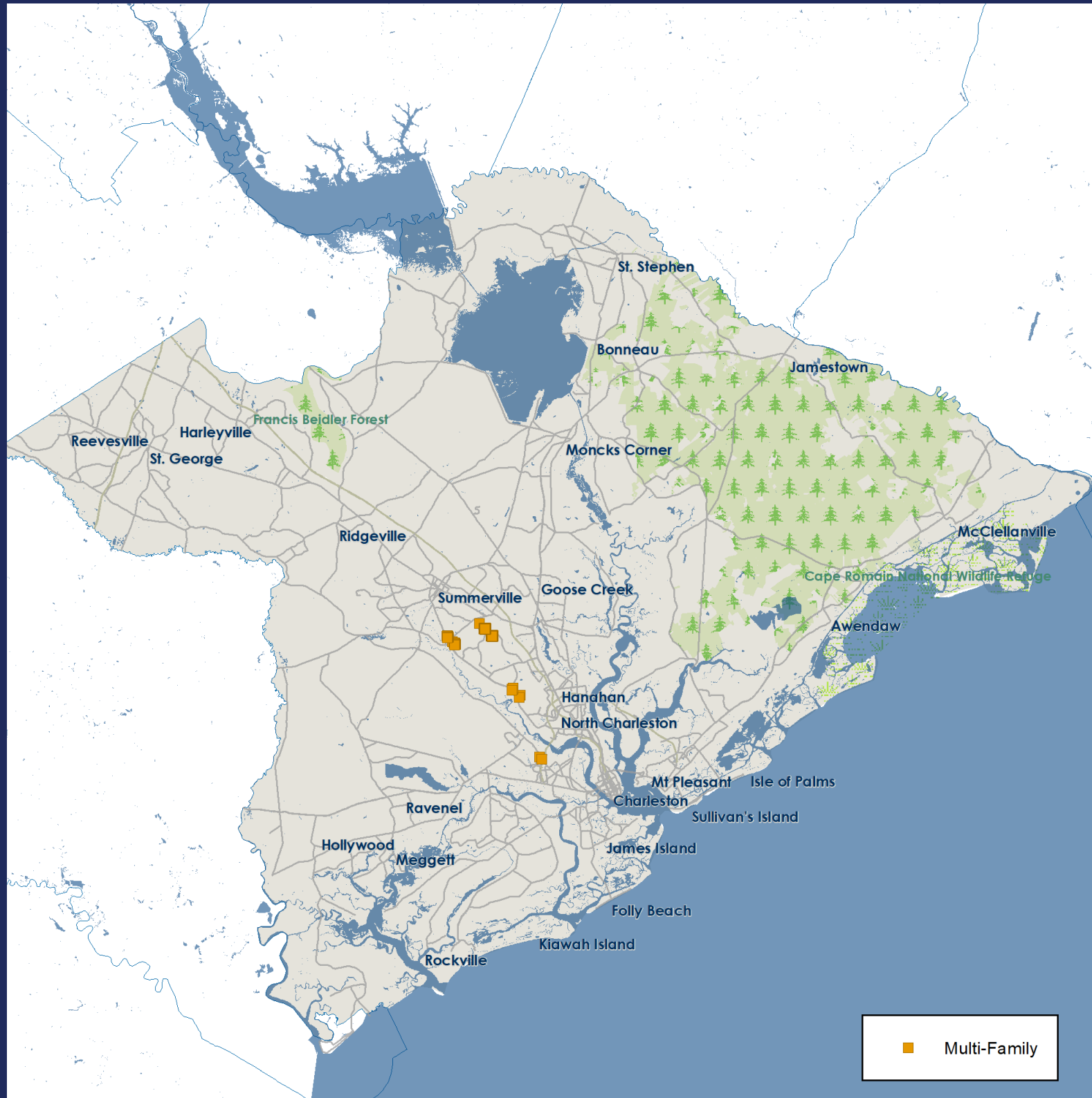
When compared year-over-year, both the number and the value increased more than 100%.

The value of the multi-family permits in the fourth quarter was 18.3% lower than the average of the previous four quarters. The number of permits issued were 27.3% higher 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	2019:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$-	17	\$69,130,382	4	\$14,261,500	0	\$-	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
CITY OF CHARLESTON	1	\$7,950,687	1	\$11,444,647	1	\$35,000,000	\$-	\$-	\$-	\$-
GOOSE CREEK	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
HANAHAN	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	\$-	\$-	\$-	\$-
TOTAL BERKELEY COUNTY	1	\$7,950,687	18	\$80,575,029	5	\$49,261,500	0	\$-	0	\$-
UNINCORPORATED CHARLESTON COUNTY	0	\$-	1	\$607,258	0	\$-	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	6	\$1,434,585	6	\$1,004,706	3	\$60,480,000	1	\$27,431,123	1	\$9,700,000
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HOLLYWOOD	1	\$220,000	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	\$-
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	0	\$-	10	\$2,676,000	26	\$69,100,129	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	1	\$31,615,736	12	\$11,750,000	0	\$-	18	\$36,450,242
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	7	\$1,654,585	18	\$35,903,700	41	\$141,330,129	1	\$27,431,123	19	\$46,150,242
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	\$-	9	\$24,117,080
TOTAL DORCHESTER COUNTY	0	\$-	0	\$-	0	\$-	0	\$-	9	\$24,117,080
REGION TOTALS	8	\$9,605,272	36	\$116,478,729	46	\$190,591,629	1	\$27,431,123	28	\$70,267,322

MAP OF
MULTI-FAMILY
PERMIT CLUSTERS





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 658 remodel, renovation, or addition permits were issued in the region for a value of about \$98.2 million. This represents an 1.5% decrease in value and a 14.1% decrease in number from the previous quarter.

The number of permits increased by 3.3% year-over-year, and the permit values decreased by less than 1% in the same time period.

The remodel, renovation, or addition permit values for the third quarter were 3.9% higher than the average of the previous four quarters, while the number of permits issued were 2.3% higher.

The largest number of remodel, renovation or addition permits was issued by the City of Charleston, which issued 198 permits with a value of about \$58 million (Berkeley and Charleston counties combined). 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:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	38	\$504,957	62	\$9,963,287	57	\$9,696,157	100	\$8,845,811	75	\$1,206,096
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	6	\$350,000	8	\$520,206	6	\$597,715	30	\$2,322,451	21	\$2,280,049
GOOSE CREEK	3	\$17,140	5	\$154,990	3	\$30,450	2	\$67,600	2	\$15,373
HANAHAN	12	\$239,745	9	\$327,560	9	\$160,272	17	\$1,068,272	13	\$1,386,338
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	10	\$199,363	9	\$755,327	4	\$1,284,969	9	\$650,257	4	\$152,822
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	4	\$26,500	2	\$30,877
SUMMERVILLE	0	\$-	1	\$77,600	2	\$627,122	2	\$99,643	3	\$118,906
TOTAL BERKELEY COUNTY	69	\$1,311,205	94	\$11,798,970	81	\$12,396,685	164	\$13,080,534	120	\$5,190,461
UNINCORPORATED CHARLESTON COUNTY	41	\$2,054,586	35	\$2,415,668	34	\$3,398,213	51	\$3,466,419	37	\$3,227,498
AWENDAW	0	\$-	1	\$36,095	0	\$-	1	\$9,870	1	\$400,000
CITY OF CHARLESTON	155	\$43,001,217	121	\$23,473,137	129	\$21,563,496	174	\$30,862,687	177	\$55,884,480
FOLLY BEACH	22	\$944,309	29	\$2,509,126	12	\$886,969	13	\$2,161,302	16	\$798,595
HOLLYWOOD	0	\$-	7	\$341,321	2	\$6,100	3	\$93,400	3	\$250,161
ISLE OF PALMS	6	\$898,000	7	\$6,419,687	8	\$1,759,234	10	\$2,169,262	17	\$4,802,430
JAMES ISLAND	9	\$412,000	15	\$905,771	14	\$1,188,906	19	\$1,104,966	13	\$742,969
KIAWAH ISLAND	45	\$4,843,561	52	\$11,329,265	25	\$3,019,739	50	\$5,542,235	57	\$6,291,671
LINCOLNVILLE	1	\$5,500	0	\$-	1	\$241,927	0	\$-	0	\$-
MCCLELLANVILLE	2	\$28,757	1	\$228,800	0	\$-	2	\$29,300	0	\$-
MEGGETT	2	\$33,200	0	\$-	1	\$153,385	1	\$168,225	1	\$476,346
MOUNT PLEASANT	103	\$9,329,085	115	\$18,859,548	91	\$9,656,650	106	\$16,654,042	110	\$10,054,594
NORTH CHARLESTON	69	\$5,374,314	58	\$8,324,215	40	\$20,167,530	61	\$16,654,042	0	\$-
RAVENEL	0	\$-	2	\$100,150	1	\$45,985	5	\$198,720	3	\$267,480
ROCKVILLE	2	\$299,724	0	\$-	0	\$-	0	\$-	1	\$106,889
SEABROOK ISLAND	26	\$2,952,666	28	\$3,735,115	14	\$1,779,744	25	\$1,090,174	30	\$2,162,558
SULLIVANS ISLAND	20	\$22,367,213	16	\$1,867,789	14	\$4,275,359	12	\$3,694,757	10	\$2,851,949
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	503	\$92,544,132	487	\$80,545,687	386	\$68,143,237	533	\$83,899,401	476	\$88,317,620
UNINCORPORATED DORCHESTER COUNTY	53	\$3,452,133	52	\$2,171,325	37	\$2,971,025	61	\$2,463,646	47	\$3,590,320
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	5	\$63,111	7	\$99,016	7	\$156,689	4	\$125,182	5	\$230,056
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	1	\$27,600	2	\$16,000	1	\$13,927	1	\$105,000
SUMMERVILLE	7	\$1,525,727	7	\$502,418	6	\$691,034	3	\$102,609	9	\$793,493
TOTAL DORCHESTER COUNTY	65	\$5,040,971	67	\$2,800,359	52	\$3,834,748	69	\$2,705,364	62	\$4,718,869
REGION TOTALS	637	\$98,896,308	648	\$95,145,016	519	\$84,374,670	766	\$99,685,299	658	\$98,226,950



ALL OTHER CONSTRUCTION

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

In the fourth quarter of 2020, there were 1,293 “other” permits issued for a value of more than \$41 million.

That represents approximately a 18.1% decrease in number and a 14.2% decrease in value from the previous quarter. Year-over-year, the number of issued permits increased by 45% and the value increased about 46.4%.

The City of Charleston issued the most permits (402 in both counties) and the highest value of permits (\$10.1 million).

The top five most frequently permitted items in the “other” category this quarter were accessory structures (319), solar panels (236), swimming pools (227), generators (154), and fireplaces (98).

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 fourth quarter of 2020, there were 121 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is a 3.2% decrease from last quarter.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	49	\$763,141	72	\$1,532,423	59	\$1,098,200	89	\$1,501,713	82	\$1,642,994
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	37	\$1,301,068	38	\$1,811,984	57	\$2,001,097	90	\$4,752,623	72	\$2,987,209
GOOSE CREEK	17	\$234,924	10	\$327,378	20	\$429,983	19	\$411,578	42	\$1,426,371
HANAHAH	42	\$1,151,506	21	\$365,729	32	\$714,814	55	\$876,082	51	\$1,243,591
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	10	\$226,409	10	\$285,138	25	\$1,455,325	11	\$328,775	9	\$306,010
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$1,000	0	\$-	1	\$28,455	0	\$-	0	\$-
SUMMERVILLE	1	\$5,320	0	\$-	1	\$37,000	2	\$99,643	0	\$-
TOTAL BERKELEY COUNTY	157	\$3,683,368	151	\$4,322,652	195	\$5,764,874	266	\$7,970,414	256	\$7,606,175
UNINCORPORATED CHARLESTON COUNTY	59	\$1,912,413	77	\$2,484,427	85	\$2,555,706	70	\$2,219,038	72	\$2,593,308
AWENDAW	6	\$696,793	6	\$553,172	4	\$228,840	5	\$283,240	2	\$177,000
CITY OF CHARLESTON	171	\$3,571,899	218	\$9,614,740	243	\$6,122,096	457	\$10,032,639	330	\$7,109,483
FOLLY BEACH	25	\$636,614	35	\$396,466	15	\$273,482	28	\$601,523	22	\$465,816
HOLLYWOOD	1	\$13,493	5	\$173,497	6	\$141,715	2	\$19,000	6	\$409,489
ISLE OF PALMS	6	\$363,141	18	\$1,578,397	17	\$1,107,445	19	\$2,161,514	20	\$1,573,237
JAMES ISLAND	13	\$558,437	13	\$242,621	4	\$19,008	12	\$457,779	14	\$598,507
KIAWAH ISLAND	13	\$1,312,001	13	\$873,406	8	\$503,529	8	\$1,014,500	13	\$644,804
LINCOLNVILLE	1	\$13,000	1	\$58,500	0	\$-	0	\$-	0	\$-
MCCLELLANVILLE	2	\$39,000	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	1	\$30,659	5	\$372,908	2	\$21,730	4	\$55,865	0	\$-
MOUNT PLEASANT	203	\$7,447,520	236	\$9,976,689	207	\$8,605,745	257	\$12,522,590	232	\$9,926,898
NORTH CHARLESTON	58	\$2,710,341	81	\$1,543,418	75	\$2,419,265	92	\$2,751,937	82	\$2,506,593
RAVENEL	4	\$52,500	4	\$444,046	2	\$30,279	0	\$-	2	\$27,600
ROCKVILLE	0	\$-	0	\$-	1	\$295,000	0	\$-	0	\$-
SEABROOK ISLAND	4	\$231,158	7	\$116,750	11	\$132,816	11	\$131,775	10	\$114,801
SULLIVANS ISLAND	6	\$436,109	12	\$754,395	16	\$1,436,185	17	\$985,672	9	\$906,862
SUMMERVILLE	0	\$-	2	\$22,175	3	\$45,040	3	\$21,886	3	\$61,988
TOTAL CHARLESTON COUNTY	573	\$20,025,078	733	\$29,205,607	699	\$23,937,881	985	\$33,258,958	817	\$27,116,386
UNINCORPORATED DORCHESTER COUNTY	121	\$3,288,079	123	\$3,637,039	208	\$4,808,747	252	\$5,450,530	157	\$4,316,715
HARLEYVILLE	0	\$-	0	\$-	0	\$-			0	\$-
NORTH CHARLESTON	37	\$1,088,927	21	\$357,097	48	\$1,349,043	66	\$1,189,125	52	\$1,196,974
REEVESVILLE	0	\$-	0	\$-	0	\$-			0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-			0	\$-
ST. GEORGE	0	\$-	3	\$138,500	4	\$37,307	3	\$96,292	3	\$139,257
SUMMERVILLE	4	\$88,500	10	\$147,782	14	\$258,140	7	\$104,237	8	\$857,427
TOTAL DORCHESTER COUNTY	162	\$4,465,506	157	\$4,280,418	274	\$6,453,237	328	\$6,840,184	220	\$6,510,373
REGION TOTALS	892	\$28,173,952	1,041	\$37,808,677	1,168	\$36,155,992	1,579	\$48,069,556	1,293	\$41,232,934



SUMMARY

Region-wide, the fourth quarter showed continued growth both overall and in some categories of permits. There was a significant increase in commercial, multi-family and single family attached permit values. Single family home permit values decreased in number and in value in the fourth quarter.

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	<18.4%	-24.4%	-23.9%
Single Family	5.5%	71.4%	17.5%
Single Family Attached	73.6%	37.4%	42.5%
Multi-Family	100+%	-95.6%	21.7%

Value of Permits	Change from Previous Quarter	Change from same Quarter Previous Year	Change from Average of Previous 4 Quarters
Commercial	100+%	100+%	89.0%
Single Family	-20.8%	42.3%	-2.2%
Single Family Attached	100+%	66.9%	56.0%
Multi-Family	100+%	-29.0%	-18.3%

ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2019:Q4		2020:Q1		2020:Q2		2020:Q3		2020:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	276	\$115,713,150	545	\$228,000,174	467	\$527,686,369	785	\$196,030,110	659	\$100,728,040
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	90	\$37,923,134	91	\$29,612,075	106	\$60,575,952	192	\$33,520,137	184	\$55,259,282
GOOSE CREEK	62	\$6,770,849	137	\$16,421,767	70	\$7,631,555	76	\$10,443,707	135	\$15,374,572
HANAHAN	62	\$7,095,726	57	\$9,626,012	85	\$15,968,315	111	\$12,319,824	87	\$10,840,903
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	64	\$12,096,879	39	\$8,254,889	54	\$10,697,763	118	\$36,070,056	40	\$51,134,616
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$1,000	0	\$-	1	\$28,455	4	\$26,500	3	\$245,877
SUMMERVILLE	12	\$13,192,662	7	\$7,423,580	18	\$11,752,162	19	\$6,249,366	9	\$8,457,042
TOTAL BERKELEY COUNTY	567	\$192,793,400	876	\$299,338,497	801	\$634,340,571	1,305	\$294,659,700	1,117	\$242,040,332
UNINCORPORATED CHARLESTON COUNTY	144	\$33,325,709	176	\$40,834,271	191	\$55,064,835	189	\$48,178,182	190	\$42,098,634
AWENDAW	12	\$3,239,731	11	\$2,281,215	11	\$2,913,091	13	\$3,079,808	5	\$1,136,252
CITY OF CHARLESTON	536	\$149,756,971	590	\$199,590,130	608	\$347,990,471	820	\$386,530,579	723	\$153,989,912
FOLLY BEACH	51	\$4,272,777	68	\$4,610,592	31	\$5,394,367	44	\$4,841,025	41	\$25,294,643
HOLLYWOOD	6	\$1,283,910	27	\$6,611,150	30	\$6,613,377	27	\$9,078,911	28	\$7,906,794
ISLE OF PALMS	15	\$4,461,141	33	\$13,111,476	32	\$9,791,414	37	\$8,954,197	44	\$15,633,667
JAMES ISLAND	27	\$3,003,349	29	\$1,667,466	22	\$4,045,399	35	\$4,854,040	34	\$8,265,121
KIAWAH ISLAND	69	\$20,794,015	75	\$29,718,702	49	\$29,773,600	68	\$26,301,138	78	\$25,866,286
LINCOLNVILLE	2	\$18,500	2	\$198,969	4	\$1,229,335	1	\$271,532	7	\$3,534,597
MCCLELLANVILLE	6	\$1,004,861	3	\$1,561,619	0	\$-	5	\$1,081,219	1	\$195,000
MEGETT	4	\$399,079	8	\$2,008,476	5	\$585,013	9	\$1,475,501	2	\$727,276
MOUNT PLEASANT	451	\$68,619,301	526	\$114,258,771	496	\$171,273,854	520	\$97,908,971	508	\$93,560,798
NORTH CHARLESTON	222	\$74,315,032	295	\$114,319,873	224	\$60,033,570	272	\$60,684,962	173	\$128,713,889
RAVENEL	7	\$1,233,037	12	\$2,204,995	5	\$706,446	9	\$1,868,999	8	\$1,828,929
ROCKVILLE	2	\$299,724	1	\$309,709	1	\$295,000	0	\$-	1	\$106,889
SEABROOK ISLAND	33	\$5,355,748	39	\$7,766,036	31	\$8,621,259	39	\$4,377,949	51	\$7,986,977
SULLIVANS ISLAND	30	\$27,504,667	33	\$8,937,393	31	\$6,961,544	31	\$7,697,817	20	\$5,468,811
SUMMERVILLE	6	\$1,448,060	24	\$5,193,800	12	\$2,065,435	14	\$2,544,428	7	\$774,991
TOTAL CHARLESTON COUNTY	1,623	\$400,335,612	1,952	\$555,184,643	1,783	\$713,358,010	2,133	\$669,729,258	1,921	\$523,089,466
UNINCORPORATED DORCHESTER COUNTY	328	\$61,295,667	440	\$93,205,616	441	\$75,024,086	493	\$70,041,286	520	\$372,631,200
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	112	\$9,765,521	116	\$13,859,246	59	\$4,886,107	73	\$2,108,893	61	\$2,549,888
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	1	\$107,600	4	\$166,100	8	\$4,233,525	4	\$110,219	5	\$594,807
SUMMERVILLE	28	\$6,518,015	35	\$6,700,228	38	\$6,961,694	85	\$19,645,940	72	\$68,296,551
TOTAL DORCHESTER COUNTY	469	\$77,686,803	595	\$113,931,190	546	\$91,105,412	655	\$91,906,338	658	\$444,072,446
REGION TOTALS	2,659	\$670,815,815	3,423	\$968,454,330	3,130	\$1,438,803,993	4,093	\$1,056,295,296	3,696	\$1,209,202,244

2019 4TH QUARTER AVERAGES

Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Berkeley Co	\$309,409	\$130	\$199,304	\$129
Bonneau	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$457,875	\$118	\$262,411	\$139
Goose Creek	\$159,953	N/A	\$108,042	N/A
Hanahan	\$356,999	\$102	N/A	N/A
Jamestown	N/A	N/A	N/A	N/A
Moncks Corner	\$351,783	\$147	N/A	N/A
North Charleston (BC)	N/A	N/A	N/A	N/A
St. Stephen	\$215,000	N/A	N/A	N/A
Summerville (BC)	\$342,573	\$121	N/A	N/A
Charleston Co	\$403,208	\$120	\$396,152	\$96
Awendaw	\$279,626	\$105	N/A	N/A
City of Chas (CC)	\$320,057	\$112	\$231,986	\$97
Folly Beach	\$1,195,866	\$364	N/A	N/A
Hollywood	\$381,429	\$114	N/A	N/A
Isle of Palms	\$1,521,333	\$350	N/A	N/A
James Island	\$1,132,608	\$294	N/A	N/A
Kiawah Island	\$2,366,226	\$549	N/A	N/A
Lincolville	\$289,867	\$106	N/A	N/A
McClellanville	\$195,000	\$97	N/A	N/A
Meggett	\$250,930	\$104	N/A	N/A
Mt Pleasant	\$414,255	\$138	\$195,165	\$126
North Charleston (CC)	\$168,083	\$95	\$131,024	\$62
Ravenel	\$278,303	\$98	N/A	N/A
Rockville	N/A	N/A	N/A	N/A
Seabrook Island	\$768,724	\$149	\$311,000	N/A
Sullivan's Island	\$1,355,000	\$373	N/A	N/A
Summerville (CC)	\$179,751	\$99	N/A	N/A
Dorchester County	\$306,077	\$100	\$216,893	\$113
Harleyville	N/A	N/A	N/A	N/A
North Charleston (DC)	\$260,000	\$89	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)	\$209,958	\$86	N/A	N/A
Berkeley County Average SFD: \$313,370 Charleston County Average SFD: \$676,486 Dorchester County Average SFD: \$258,678				

2020 4th QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#
Cane Bay	200
Nexton	139
Wildcat	52
Shell Pointe/Strawberry Station Tie	29
Foxbank Plantation/Cokers Commons Tie	21
Charleston County	#
Carolina Park	57
Oakfield	37
Hampton Mill	26
Mixson Avenue	19
Marshview Commons	17
Dorchester County	#
Summers Corner	79
Shady Oaks	44
The Ponds	41
Mallard Crossing	39
Limehouse	23
Number of permits issued, according to data provided by the jurisdictions	

TOP COMMERCIAL PERMITS (IN VALUE, BY JURISDICTION)

JURISDICTION	DATE	VALUE	TYPE
BERKELEY COUNTY			
	10/15/2020	\$10,387,131	Industrial Park
	10/16/2020	\$4,061,740	Industrial building
	11/13/2020	\$3,183,056	Bank
	12/4/2020	\$20,749,187	Google Facilities
MONCK'S CORNER			
	10/1/2020	\$42,090,140	Office building and Warehouse
CHARLESTON COUNTY	DATE	VALUE	TYPE
	10/6/2020	\$4,601,768	Storage Facility
CITY OF CHARLESTON	DATE	VALUE	TYPE
	12/18/2020	\$15,566,936	Church
	12/16/2020	\$7,795,000	Church Education Building and Fellowship Hall
	10/9/2020	\$9,700,000	Multi-Family Complex
TOWN OF MT PLEASANT	DATE	VALUE	TYPE
	10/8/2020	\$3,405,000	Medical Facility
	11/4/2020	\$7,292,948	Office Building
	11/20/2020	\$2,260,037	Fueling Station
CITY OF NORTH CHARLESTON			
	10/9/2020	\$12,133,640	Juvenile Detention Facility
	11/5/2020	\$2,368,242	Office Buildings
	12/2/2020	\$5,134,523	Office Building
	12/15/2020	\$2,755,420	Office Building
	12/2/2020	\$39,326,010	Office Building
	12/22/2020	\$2,769,000	Office Building
	12/17/2020	\$8,280,706	Office Building
	10/22/2020	\$5,649,496	Multi-Family Complex
	10/2/2020	\$30,800,446	Multi-Family Complex
DORCHESTER COUNTY	DATE	VALUE	TYPE
	12/18/2020	\$276,506,926	Distribution Center
TOWN OF SUMMERVILLE	DATE	VALUE	TYPE
	10/13/2020	\$2,700,000	Office Building
	10/06/2020	\$5,827,384	Memory Care Facility
	10/01/2020	\$2,000,000	Convenience Store
	11/30/2020	\$25,585,870	Assisted living/Memory Care Facility
	11/20/2020	\$5,245,053	Multi-Family Complex
	11/20/2020	\$8,168,116	Multi-Family Complex
	11/20/2020	\$10,703,911	Multi-Family Complex