

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.

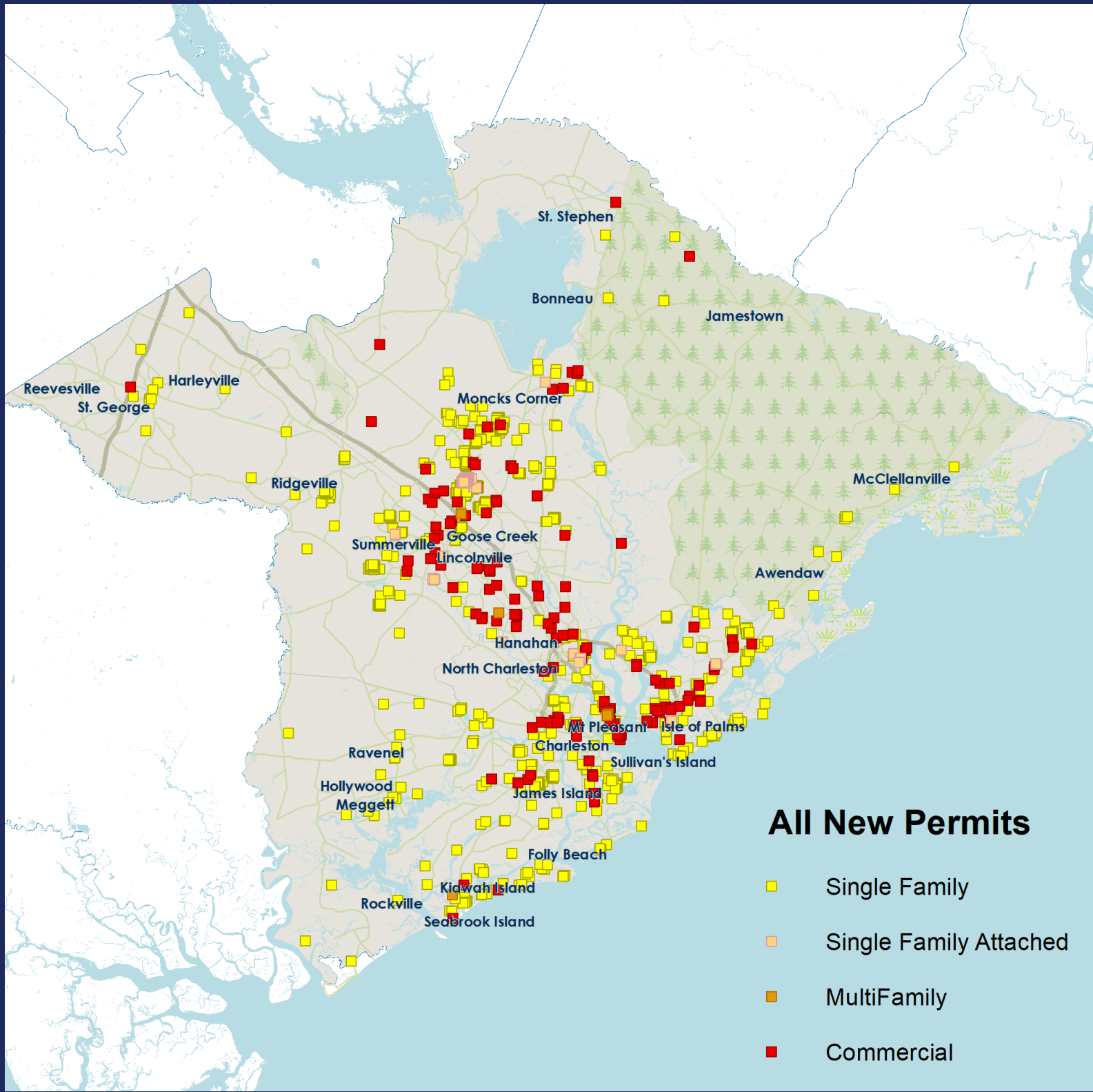
The number of building permits issued for all new construction in the region in the second quarter of 2021 increased by 11.8% from the first quarter. The construction permit values decreased slightly by about 1.8% from the previous quarter.

Year-over-year number of permits increased by about 28.1% and value of the permits issued decreased by 29.5%.

The number of permits issued for the second quarter of 2021 were 28.8% above the average of the previous four quarters while the value of permits issued were 1.6% lower than 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:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	351	\$516,892,012	596	\$185,682,586	502	\$97,878,950	543	\$383,711,493	969	\$307,016,584
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	43	\$57,977,140	72	\$26,445,063	91	\$49,992,024	65	\$71,481,022	37	\$18,579,855
GOOSE CREEK	47	\$7,171,122	55	\$9,964,529	91	\$13,932,828	125	\$19,180,340	87	\$17,545,796
HANAHAH	44	\$15,093,229	39	\$10,375,470	23	\$8,210,974	12	\$3,185,778	3	\$19,497,601
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCKS CORNER	25	\$7,957,469	98	\$35,091,024	27	\$50,675,784	24	\$10,997,761	36	\$12,944,993
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	1	\$215,000	0	\$-	1	\$300,000
SUMMERVILLE	15	\$11,088,040	15	\$6,050,080	6	\$8,338,136	12	\$4,186,778	28	\$78,276,632
TOTAL BERKELEY COUNTY	525	\$616,179,012	875	\$273,608,752	741	\$229,243,696	781	\$492,743,172	1,161	\$454,161,461
UNINCORPORATED CHARLESTON COUNTY	72	\$49,110,916	68	\$42,492,725	81	\$36,277,828	90	\$39,657,464	88	\$59,231,716
AWENDAW	7	\$2,684,251	7	\$2,786,698	2	\$559,252	10	\$4,653,080	7	\$3,198,057
CITY OF CHARLESTON	236	\$320,304,879	189	\$345,635,253	216	\$90,995,949	242	\$234,586,766	193	\$175,414,152
FOLLY BEACH	4	\$4,233,916	3	\$2,078,200	3	\$24,030,232	3	\$1,131,431	5	\$4,460,755
HOLLYWOOD	22	\$6,465,562	22	\$8,966,511	19	\$7,247,144	21	\$7,368,044	23	\$9,945,860
ISLE OF PALMS	7	\$6,924,735	8	\$4,623,421	7	\$9,258,000	10	\$8,561,299	17	\$21,154,085
JAMES ISLAND	4	\$2,837,485	4	\$3,291,295	7	\$6,923,645	6	\$2,638,884	10	\$4,752,121
KIAWAH ISLAND	16	\$26,250,332	10	\$19,744,403	8	\$18,929,811	17	\$34,016,936	22	\$35,991,665
LINCOLNVILLE	3	\$987,408	1	\$271,532	7	\$3,534,597	0	\$-	4	\$1,091,317
MCCLELLANVILLE	0	\$-	3	\$1,051,919	1	\$195,000	0	\$-	1	\$388,100
MEGETT	2	\$409,898	4	\$1,251,411	1	\$250,930	1	\$533,809	8	\$2,987,792
MOUNT PLEASANT	198	\$153,011,459	157	\$68,732,339	166	\$73,579,306	242	\$92,341,726	164	\$72,226,525
NORTH CHARLESTON	109	\$37,446,775	119	\$41,278,983	91	\$126,207,296	97	\$30,150,975	144	\$65,153,593
RAVENEL	2	\$630,182	4	\$1,670,279	3	\$1,533,849	1	\$60,000	4	\$1,619,742
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	6	\$6,708,699	3	\$3,156,000	11	\$5,709,618	9	\$7,635,875	7	\$5,878,596
SULLIVANS ISLAND	1	\$1,250,000	2	\$3,017,388	1	\$1,710,000	6	\$7,019,937	7	\$10,673,200
SUMMERVILLE	9	\$2,020,395	11	\$2,522,542	4	\$713,003	4	\$725,713	0	\$-
TOTAL CHARLESTON COUNTY	330	\$621,276,892	304	\$552,570,899	628	\$407,655,460	759	\$471,081,939	704	\$474,167,276
UNINCORPORATED DORCHESTER COUNTY	196	\$67,244,314	180	\$62,127,110	316	\$364,724,165	339	\$118,498,817	276	\$74,045,154
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	4	\$3,380,375	3	\$794,586	4	\$1,122,858	4	\$2,059,178	30	\$62,323,688
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	2	\$4,180,218	0	\$-	1	\$350,550	2	\$23,263	7	\$1,297,177
SUMMERVILLE	18	\$6,012,520	75	\$19,439,094	55	\$66,645,631	101	\$16,955,102	37	\$15,244,884
TOTAL DORCHESTER COUNTY	559	\$80,817,427	573	\$82,360,790	376	\$432,843,204	446	\$137,536,360	350	\$152,910,903
REGION TOTALS	1,414	\$1,318,273,331	1,752	\$908,540,441	1,745	\$1,069,742,360	1,986	\$1,101,361,471	2,215	\$1,081,239,640



All New Permits

- Single Family
- Single Family Attached
- MultiFamily
- Commercial

MAP OF ALL PERMITS BY TYPE



ALL COMMERCIAL CONSTRUCTION

Commercial permits account for construction of non-residential structures such as hotels, office buildings, and 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.

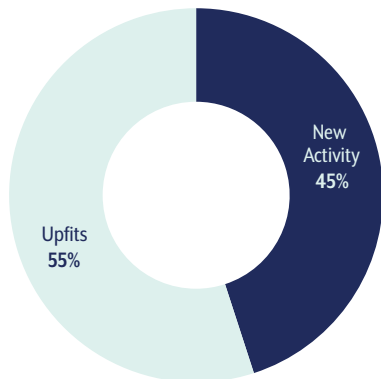
In the second quarter of 2021, the number of commercial permits issued increased by 22.4% while the value decreased by 19%.

The number of permits increased about 24.8% year-over-year while the value decreased by 5.6% in the same time period.

The number of commercial permits for the first quarter of 2021 were 30.8% above the average of the previous four quarters and the value issued were about 30.9% below the average. A chart of the region’s highest value permits is on the last page.

An analysis of the commercial permits this quarter revealed that about 45% of permits issued were new commercial construction and about 55% of commercial permits were upfits.

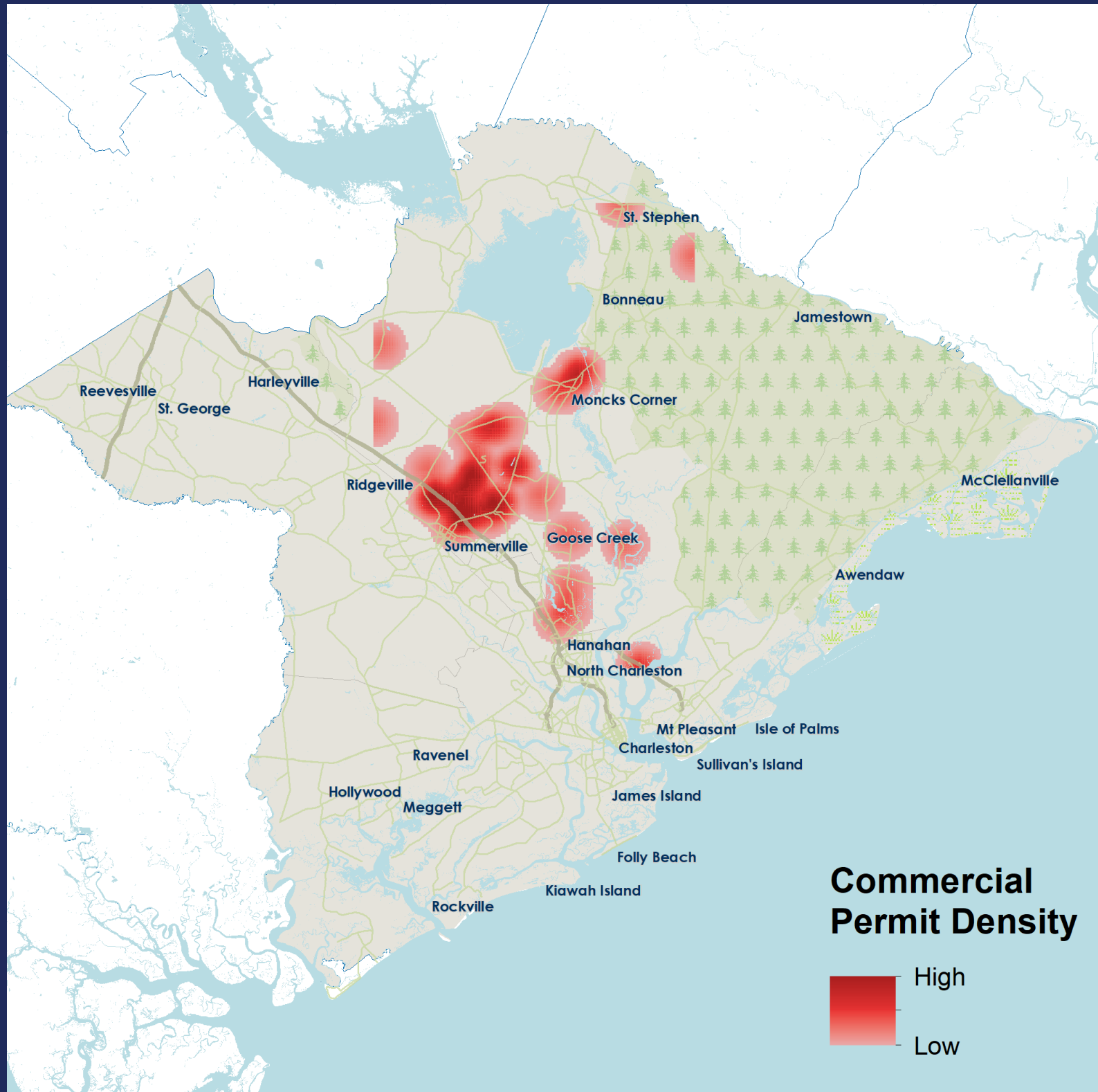
A summary of commercial permits by quarter and jurisdiction is in the table to the right. A map depicting commercial permit clusters is on the next page.



ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	19	\$403,560,004	21	\$7146,486	19	\$48,341,823	20	\$224,808,042	32	\$72,840,792
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	5	\$6,955,000	9	\$2,205,000	2	\$15,886,936	6	\$44,869,816	2	\$1,145,000
GOOSE CREEK	0	\$-	0	\$-	0	\$-	4	\$607,000	4	\$1,134,374
HANAHAN	1	\$525,000	4	\$479,832	0	\$-	0	\$-	3	\$19,497,601
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	2	\$1,123,675	3	\$42,232,990	4	\$3,869,000	4	\$1,488,000
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	1	\$300,000
SUMMERVILLE	11	\$9,894,170	3	\$2,038,200	3	\$4,227,256	1	\$300,000	3	\$41,441,459
TOTAL BERKELEY COUNTY	36	\$420,934,174	39	\$12,993,193	27	\$110,689,005	35	\$274,453,858	49	\$137,847,226
UNINCORPORATED CHARLESTON COUNTY	9	\$4,557,268	8	\$8,899,200	4	\$5,244,948	10	\$2,102,896	10	\$5,006,369
AWENDAW	0	\$-	0	\$-	0	\$-	1	\$925,000	0	\$-
CITY OF CHARLESTON	27	\$15,813,493	20	\$127,971,322	28	\$22,817,251	30	\$19,538,461	21	\$27,732,271
FOLLY BEACH	0	\$-	1	\$59,500	1	\$98,500	1	\$66,500	0	\$-
HOLLYWOOD	2	\$18,657	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	1	\$144,604	0	\$-	1	\$130,000	1	\$635,517	0	\$-
JAMES ISLAND	0	\$-	1	\$2,000,000	1	\$128,000	1	\$4,500	2	\$1,600,000
KIAWAH ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	2	\$4,045,250
LINCOLNVILLE	0	\$-	0	\$-	1	\$1,795,396	0	\$-	0	\$-
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	29	\$17,141,292	33	\$17,750,828	18	\$16,213,195	29	\$10,359,770	36	\$11,999,430
NORTH CHARLESTON	36	\$16,814,227	27	\$29,613,847	25	\$82,244,961	31	\$19,739,723	40	\$48,195,542
RAVENEL	0	\$-	0	\$-	2	\$1,246,546	1	\$60,000	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	1	\$24,500	1	\$164,000
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	1	\$427,184	7	\$10,673,200
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	104	\$54,489,541	90	\$186,294,697	81	\$129,918,797	107	\$53,884,051	119	\$109,416,062
UNINCORPORATED DORCHESTER COUNTY	4	\$6,244,956	12	\$12,083,110	6	\$277,510,228	6	\$10,815,458	1	\$300,550
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	2	\$240,375	2	\$706,978	2	\$602,858	2	\$1,557,728	14	\$19,383,126
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	2	\$4,180,218	0	\$-	1	\$350,550	2	\$23,263	0	\$-
SUMMERVILLE	5	\$3,115,476	9	\$7,098,073	7	\$34,601,470	4	\$1,101,362	8	\$9,959,419
TOTAL DORCHESTER COUNTY	13	\$13,781,025	23	\$19,888,161	16	\$313,065,106	14	\$13,497,811	23	\$29,643,095
REGION TOTALS	153	\$489,204,740	152	\$219,176,051	124	\$553,672,908	156	\$341,835,720	191	\$276,906,383

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 only slightly (~2.4%) in the second quarter of 2021. However, the permit values increased approximately 4.7% in the same time frame.

The number of single family permits issued year-over-year increased by 29.4%. The single family permit values increased by approximately 32.3% when compared to the same quarter last year.

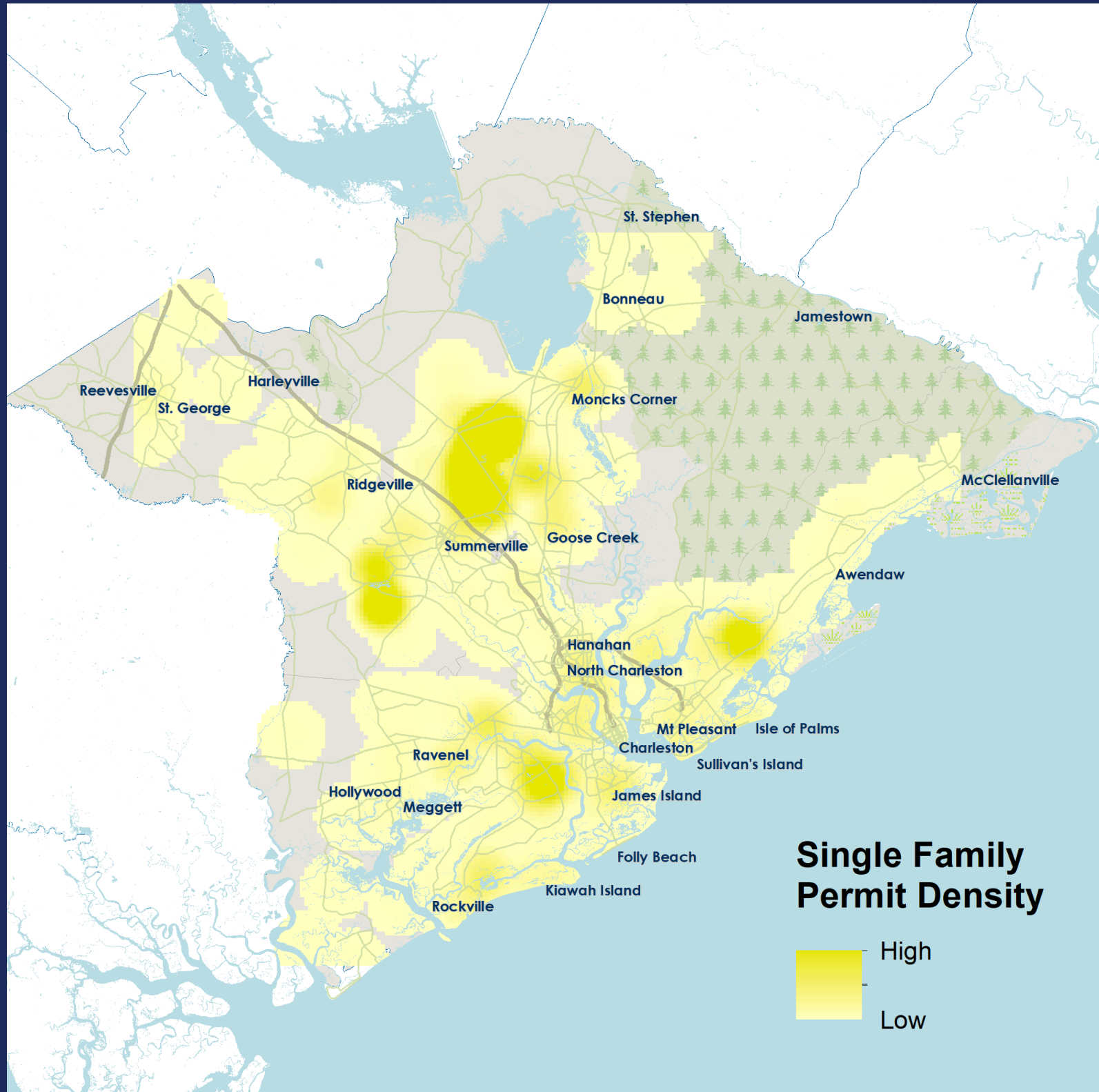
The number of single family permit for the second quarter of 2021 were about 8.5% above the average of the previous four quarters; the permits values were higher than the average by 20.7%.

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:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	312	\$95,650,118	574	\$178,319,257	477	\$48,341,823	520	\$158,381,630	645	\$199,356,294
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	37	\$16,022,140	58	\$22,937,745	55	\$25,183,103	45	\$22,945,795	28	\$15,647,288
GOOSE CREEK	47	\$7,171,122	45	\$9,284,529	79	\$12,636,320	121	\$18,573,340	83	\$16,411,422
HANAHAN	43	\$14,568,229	35	\$9,895,638	23	\$8,210,974	12	\$3,185,778	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	25	\$7,957,469	96	\$33,967,349	24	\$8,442,794	20	\$7,128,761	31	\$11,256,993
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	1	\$215,000	0	\$-	0	\$-
SUMMERVILLE	4	\$1,193,870	12	\$4,011,880	3	\$4,110,880	11	\$3,886,778	16	\$5,931,630
TOTAL BERKELEY COUNTY	468	\$142,562,948	820	\$258,416,398	662	\$107,140,894	729	\$214,102,082	803	\$248,603,627
UNINCORPORATED CHARLESTON COUNTY	63	\$44,553,648	60	\$33,593,525	75	\$30,240,576	72	\$34,425,657	78	\$54,225,347
AWENDAW	7	\$2,684,251	7	\$2,786,698	2	\$559,252	9	\$3,728,080	7	\$3,198,057
CITY OF CHARLESTON	201	\$63,443,620	161	\$53,613,410	175	\$55,694,870	204	\$66,794,289	170	\$57,340,772
FOLLY BEACH	4	\$4,233,916	2	\$2,018,700	2	\$23,931,732	2	\$1,064,931	5	\$4,460,755
HOLLYWOOD	20	\$6,446,905	22	\$8,966,511	19	\$7,247,144	21	\$7,368,044	23	\$9,945,860
ISLE OF PALMS	6	\$6,780,131	8	\$4,623,421	6	\$9,128,000	9	\$7,925,782	17	\$21,154,085
JAMES ISLAND	4	\$2,837,485	3	\$1,291,295	6	\$6,795,645	5	\$2,634,384	8	\$3,152,121
KIAWAH ISLAND	16	\$26,250,332	10	\$19,744,403	8	\$18,929,811	17	\$34,016,936	20	\$31,946,415
LINCOLNVILLE	3	\$987,408	1	\$271,532	6	\$1,739,201	0	\$-	4	\$1,091,317
MCCELLANVILLE	0	\$-	3	\$1,051,919	1	\$195,000	0	\$-	1	\$388,100
MEGGETT	2	\$409,898	4	\$1,251,411	1	\$250,930	1	\$533,809	8	\$2,987,792
MOUNT PLEASANT	121	\$47,371,190	120	\$49,970,181	130	\$53,853,147	154	\$70,464,791	114	\$56,542,757
NORTH CHARLESTON	40	\$6,782,548	34	\$5,498,112	33	\$5,546,739	25	\$4,225,568	41	\$6,671,483
RAVENEL	2	\$630,182	4	\$1,670,279	1	\$287,303	0	\$-	4	\$1,619,742
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	6	\$6,708,699	3	\$3,156,000	5	\$3,843,618	7	\$7,101,375	3	\$2,834,596
SULLIVANS ISLAND	1	\$1,250,000	2	\$3,017,388	1	\$1,710,000	5	\$6,592,753	0	\$-
SUMMERVILLE	9	\$2,020,395	11	\$2,522,542	4	\$713,003	4	\$725,713	0	\$-
TOTAL CHARLESTON COUNTY	505	\$223,390,608	455	\$195,047,327	475	\$220,665,971	535	\$247,602,112	503	\$257,559,199
UNINCORPORATED DORCHESTER COUNTY	192	\$60,999,358	142	\$45,508,000	224	\$68,561,147	262	\$75,961,777	196	\$60,443,132
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	2	\$3,140,000	0	\$-	2	\$520,000	2	\$501,450	2	\$968,325
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	7	\$1,297,177
SUMMERVILLE	13	\$2,897,044	66	\$12,341,021	39	\$7,927,081	37	\$9,017,377	16	\$3,773,141
TOTAL DORCHESTER COUNTY	207	\$67,036,402	208	\$57,849,021	265	\$77,008,228	301	\$85,480,604	221	\$66,481,775
REGION TOTALS	1,180	\$432,989,958	1,483	\$511,312,746	1,402	\$404,815,093	1,565	\$547,184,798	1,527	\$572,644,601

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 second quarter of 2021, the number of SFA permits issued nearly doubled while the value increased by 47.4% from the first quarter.

Year-over-year, the number and value of permits increased by more than 100%.

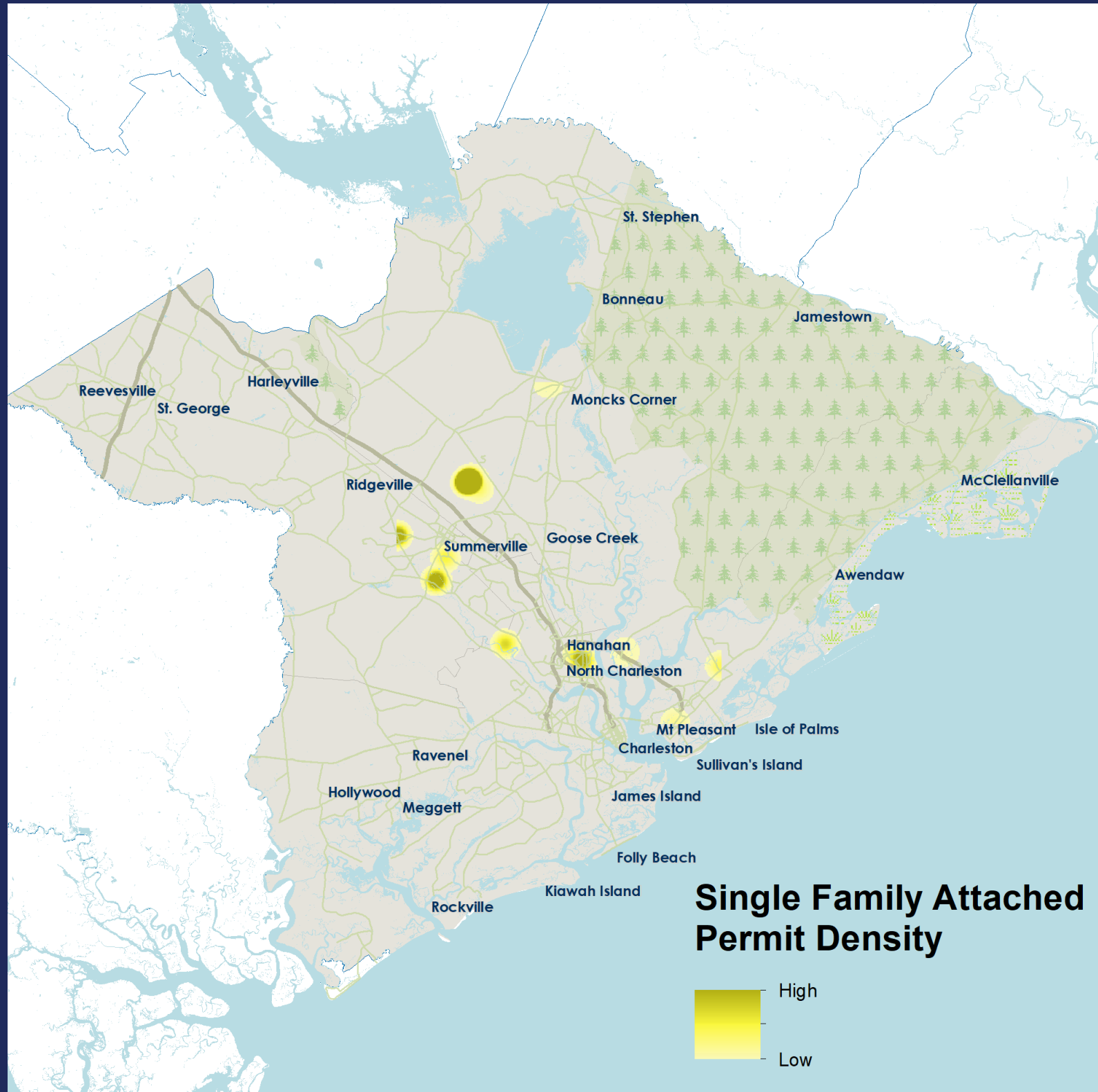
The number and value of SFA permits for the second quarter of 2021 were both more than double the average of the previous four quarters.

This quarter, Berkeley County issued the most SFA permits in the region, with a total of 292 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:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	16	\$3,420,390	1	\$216,843	6	\$1,195,304	0	\$-	292	\$34,819,498
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	0	\$-	5	\$1,302,318	34	\$8,921,985	14	\$3,665,411	7	\$1,787,567
GOOSE CREEK	0	\$-	10	\$680,000	12	\$1,296,508	0	\$-	0	\$-
HANAHAH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	0	\$-	1	\$200,000
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	16	\$3,420,390	16	\$2,199,161	52	\$11,413,797	14	\$3,665,411	300	\$36,807,065
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	2	\$792,304	4	\$1,475,253	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	3	\$532,245	5	\$1,275,060	12	\$2,783,828	2	\$505,301	0	\$-
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	22	\$19,398,848	4	\$1,011,330	18	\$3,512,964	59	\$11,517,165	14	\$3,684,338
NORTH CHARLESTON	21	\$2,100,000	58	\$6,167,024	15	\$1,965,354	41	\$6,185,684	63	\$10,286,568
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	6	\$1,866,000	1	\$510,000	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	46	\$22,031,093	67	\$8,453,414	53	\$10,920,450	107	\$20,193,403	77	\$13,970,906
UNINCORPORATED DORCHESTER COUNTY	0	\$-	26	\$4,536,000	86	\$18,652,790	58	\$13,814,880	79	\$13,301,472
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	1	\$87,608	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	\$-	60	\$6,836,363	13	\$1,512,324
TOTAL DORCHESTER COUNTY	0	\$-	27	\$4,623,608	86	\$18,652,790	118	\$20,651,243	92	\$14,813,796
REGION TOTALS	62	\$25,451,483	110	\$15,276,183	191	\$40,987,037	239	\$44,510,057	469	\$65,591,767

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 second quarter of 2021, 28 multi-family building permits were issued in the region for a value of about \$166 million. These permits represent 1,239 multi-family units in 28 buildings.

Multi-family permits issued in the second quarter of 2021 increased in both number (21.7%) and value (>100%) from the first quarter.

When compared year-over-year, the number of permits decreased by 22.2% while the value decreased 12.9%.

The number of the multi-family permits in the second quarter was 12% higher than the average of the previous four quarters. The value of permits issued nearly double 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:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	4	\$14,261,500	0	\$-	0	\$-	3	\$521,821	0	\$-
BONNEAU	0	\$-	\$-	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	1	\$35,000,000	\$-	\$-	0	\$-	0	\$-	0	\$-
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	\$-	9	\$30,903,543
TOTAL BERKELEY COUNTY	5	\$49,261,500	0	\$-	0	\$-	3	\$521,821	9	\$30,903,543
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	0	\$-	4	\$1,653,658	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	3	\$60,480,000	1	\$27,431,123	1	\$9,700,000	3	\$24,549,971	2	\$90,341,109
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	26	\$69,100,129	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	12	\$11,750,000	0	\$-	18	\$36,450,242	0	\$-	0	\$-
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	3	\$2,880,000
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	41	\$141,330,129	1	\$27,431,123	19	\$46,150,242	7	\$26,203,629	5	\$93,221,109
UNINCORPORATED DORCHESTER COUNTY	0	\$-	0	\$-	0	\$-	13	\$17,906,702	0	\$-
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	14	\$41,972,237
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	9	\$24,117,080	0	\$-	0	\$-
TOTAL DORCHESTER COUNTY	0	\$-	0	\$-	9	\$24,117,080	13	\$17,906,702	14	\$41,972,237
REGION TOTALS	46	\$190,591,629	1	\$27,431,123	28	\$70,267,322	23	\$44,632,152	28	\$166,096,889

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 second quarter of 2021, a total of 853 remodel, renovation, or addition permits were issued in the region for a value of about \$109.4 million. This represents an 10.4% decrease in number and a 30% decrease in value from the previous quarter. The number of permits increased by 31.6% year-over-year, and the permit values increased 15% in the same time period.

The number of remodel, renovation, or addition permit for the second quarter were 17.8% higher than the average of the previous four quarters, while the value of the permits issued were about the same as the average.

The largest number of remodels, renovation or addition permits was issued by the City of Charleston, which issued 220 permits with a value of about \$29.3 million (Berkeley and Charleston counties combined). The Town of Mt. Pleasant also issued a significant amount of RA permits in the second quarter.

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

JURISDICTION	2020:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	57	\$9,696,157	100	\$8,845,811	75	\$1,206,096	67	\$47,491,586	86	\$3,783,722
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	6	\$597,715	30	\$2,322,451	21	\$2,280,049	17	\$2,244,652	26	\$2,473,746
GOOSE CREEK	3	\$30,450	2	\$67,600	2	\$15,373	6	\$1,832,605	11	\$248,240
HANAHAN	9	\$160,272	17	\$1,068,272	13	\$1,386,338	31	\$750,025	23	\$551,450
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCKS CORNER	4	\$1,284,969	9	\$650,257	4	\$152,822	7	\$297,600	12	\$932,335
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	0	\$-	4	\$26,500	2	\$30,877	1	\$16,960	1	\$17,450
SUMMERVILLE	2	\$627,122	2	\$99,643	3	\$118,906	2	\$270,402	1	\$28,452
TOTAL BERKELEY COUNTY	81	\$12,396,685	164	\$13,080,534	120	\$5,190,461	131	\$52,903,830	160	\$8,035,395
UNINCORPORATED CHARLESTON COUNTY	34	\$3,398,213	51	\$3,466,419	37	\$3,227,498	82	\$8,542,633	52	\$6,501,807
AWENDAW	0	\$-	1	\$9,870	1	\$400,000	2	\$213,515	2	\$92,500
CITY OF CHARLESTON	129	\$21,563,496	174	\$30,862,687	177	\$55,884,480	194	\$27,427,433	194	\$26,782,696
FOLLY BEACH	12	\$886,969	13	\$2,161,302	16	\$798,595	26	\$1,415,577	19	\$855,195
HOLLYWOOD	2	\$6,100	3	\$93,400	3	\$250,161	3	\$145,382	5	\$663,076
ISLE OF PALMS	8	\$1,759,234	10	\$2,169,262	17	\$4,802,430	11	\$2,208,491	14	\$3,203,608
JAMES ISLAND	14	\$1,188,906	19	\$1,104,966	13	\$742,969	20	\$1,440,332	17	\$829,124
KIAWAH ISLAND	25	\$3,019,739	50	\$5,542,235	57	\$6,291,671	103	\$13,996,298	35	\$6,813,045
LINCOLNVILLE	1	\$241,927	0	\$-	0	\$-	1	\$3,700	1	\$3,500
MCCELLANVILLE	0	\$-	2	\$29,300	0	\$-	2	\$215,000	1	\$100
MEGGETT	1	\$153,385	1	\$168,225	1	\$476,346	2	\$40,000	1	\$317,000
MOUNT PLEASANT	91	\$9,656,650	106	\$16,654,042	110	\$10,054,594	166	\$17,696,602	144	\$14,526,008
NORTH CHARLESTON	40	\$20,167,530	61	\$16,654,042	0	\$-	63	\$18,786,806	71	\$23,683,587
RAVENEL	1	\$45,985	5	\$198,720	3	\$267,480	2	\$120,000	1	\$52,000
ROCKVILLE	0	\$-	0	\$-	1	\$106,889	1	\$90,000	0	\$-
SEABROOK ISLAND	14	\$1,779,744	25	\$1,090,174	30	\$2,162,558	43	\$3,383,919	30	\$2,971,013
SULLIVANS ISLAND	14	\$4,275,359	12	\$3,694,757	10	\$2,851,949	19	\$4,286,578	11	\$2,293,276
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	1	\$5,300
TOTAL CHARLESTON COUNTY	386	\$68,143,237	533	\$83,899,401	476	\$88,317,620	740	\$100,012,266	599	\$89,592,835
UNINCORPORATED DORCHESTER COUNTY	37	\$2,971,025	61	\$2,463,646	47	\$3,590,320	53	\$1,911,997	68	\$10,438,548
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	7	\$156,689	4	\$125,182	5	\$230,056	15	\$769,399	12	\$276,540
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	2	\$16,000	1	\$13,927	1	\$105,000	5	\$39,470	3	\$823,088
SUMMERVILLE	6	\$691,034	3	\$102,609	9	\$793,493	8	\$778,258	11	\$263,865
TOTAL DORCHESTER COUNTY	52	\$3,834,748	69	\$2,705,364	62	\$4,718,869	81	\$3,499,124	94	\$11,802,041
REGION TOTALS	519	\$84,374,670	766	\$99,685,299	658	\$98,226,950	952	\$156,415,220	853	\$109,430,271



ALL OTHER CONSTRUCTION

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

In the second quarter of 2021, there were 1,389 “other” permits issued for a value of more than \$98.6 million.

That represents a slight (~1%) increase in number but an 84.4% increase in value from the previous quarter. Year-over-year, the number of issued permits increased by about 19% and the value more than doubled. The comparison to the four year average showed similar results.

The top five most frequently permitted items in the “other” category this quarter were accessory structures (386), swimming pools (272), solar panels (205), generators (195) and fireplaces (137).

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 second quarter of 2021, there were 161 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is nearly a 31% increase from last quarter.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	59	\$1,098,200	89	\$1,501,713	82	\$1,642,994	65	\$1,157,972	113	\$2,303,898
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	57	\$2,001,097	90	\$4,752,623	72	\$2,987,209	65	\$2,536,497	75	\$3,011,001
GOOSE CREEK	20	\$429,983	19	\$411,578	42	\$1,426,371	28	\$1,359,779	26	\$704,875
HANAHAN	32	\$714,814	55	\$876,082	51	\$1,243,591	42	\$1,265,021	49	\$1,396,710
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	25	\$1,455,325	11	\$328,775	9	\$306,010	9	\$294,910	22	\$529,672
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST STEPHEN	1	\$28,455	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	1	\$37,000	2	\$99,643	0	\$-	3	\$41,584	10	\$316,000
TOTAL BERKELEY COUNTY	195	\$5,764,874	266	\$7,970,414	256	\$7,606,175	212	\$6,655,763	295	\$8,262,156
UNINCORPORATED CHARLESTON COUNTY	85	\$2,555,706	70	\$2,219,038	72	\$2,593,308	61	\$3,113,126	99	\$3,441,308
AWENDAW	4	\$228,840	5	\$283,240	2	\$177,000	3	\$123,660	3	\$262,825
CITY OF CHARLESTON	243	\$6,122,096	457	\$10,032,639	330	\$7,109,483	358	\$7,417,632	311	\$8,621,414
FOLLY BEACH	15	\$273,482	28	\$601,523	22	\$465,816	19	\$501,896	28	\$994,366
HOLLYWOOD	6	\$141,715	2	\$19,000	6	\$409,489	0	\$-	2	\$45,045
ISLE OF PALMS	17	\$1,107,445	19	\$2,161,514	20	\$1,573,237	20	\$1,305,334	30	\$2,316,458
JAMES ISLAND	4	\$19,008	12	\$457,779	14	\$598,507	14	\$695,408	18	\$661,279
KIAWAH ISLAND	8	\$503,529	8	\$1,014,500	13	\$644,804	24	\$2,134,746	12	\$3,312,246
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-	1	\$6,762
MCCELLANVILLE	0	\$-	0	\$-	0	\$-	2	\$5,934	2	\$1,350
MEGETT	2	\$21,730	4	\$55,865	0	\$-	6	\$729,331	4	\$237,807
MOUNT PLEASANT	207	\$8,605,745	257	\$12,522,590	232	\$9,926,898	298	\$15,170,232	245	\$11,173,873
NORTH CHARLESTON	75	\$2,419,265	92	\$2,751,937	82	\$2,506,595	64	\$5,923,623	63	\$1,584,484
RAVENEL	2	\$30,279	0	\$-	2	\$27,600	6	\$146,940	5	\$113,231
ROCKVILLE	1	\$295,000	0	\$-	0	\$-	1	\$5,350	1	\$12,800
SEABROOK ISLAND	11	\$132,816	11	\$131,775	10	\$114,801	6	\$105,316	3	\$236,500
SULLIVANS ISLAND	16	\$1,436,185	17	\$985,672	9	\$906,862	12	\$632,867	17	\$964,847
SUMMERVILLE	3	\$45,040	3	\$21,886	3	\$61,988	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	699	\$23,937,881	985	\$33,258,958	817	\$27,116,386	894	\$38,011,395	844	\$33,986,595
UNINCORPORATED DORCHESTER COUNTY	208	\$4,808,747	252	\$5,450,530	157	\$4,316,715	215	\$7,096,576	201	\$55,106,504
HARLEYVILLE	0	\$-			0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	48	\$1,349,043	66	\$1,189,125	52	\$1,196,974	44	\$1,456,256	41	\$1,218,200
REEVESVILLE	0	\$-			0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-			0	\$-	0	\$-	0	\$-
ST. GEORGE	4	\$37,307	3	\$96,292	3	\$139,257	4	\$60,037	6	\$97,929
SUMMERVILLE	14	\$258,140	7	\$104,237	8	\$857,427	4	\$258,635	2	\$25,100
TOTAL DORCHESTER COUNTY	274	\$6,453,237	328	\$6,840,184	220	\$6,510,373	267	\$8,871,504	250	\$56,447,733
REGION TOTALS	1,168	\$36,155,992	1,579	\$48,069,556	1,293	\$41,232,934	1,373	\$53,538,662	1,389	\$98,696,484



ALL CONSTRUCTION BY JURISDICTION

SUMMARY

Region-wide, the second quarter showed continued growth in some categories of permits. There were increases in the number of commercial, single family attached and multi-family permits issued. Permit values increased in each new construction category except for commercial, where they dropped by 19%. Remodel, renovation and addition permits decreased significantly in number and value from last quarter but was approximately the same as the four quarter average.

THE QUARTER AT A GLANCE

Value of Permits	Change from Previous Quarter	Change from same Quarter Previous Year	Change from Average of Previous 4 Quarters
Commercial	22.4	4.4%	30.8%
Single Family	2.4%	18.4%	8.5%
Single Family Attached	96.2%	>100%	>100%
Multi-Family	21.7%	-22.2%	12.0%

Value of Permits	Change from Previous Quarter	Change from same Quarter Previous Year	Change from Average of Previous 4 Quarters
Commercial	19.0%	13.1%	30.9%
Single Family	4.7%	34.3%	20.8%
Single Family Attached	47.4%	>100%	>100%
Multi-Family	>100%	42.6%	99.6%

JURISDICTION	2020:Q2		2020:Q3		2020:Q4		2021:Q1		2021:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	467	\$527,686,369	785	\$196,030,110	659	\$100,728,040	675	\$432,361,051	1,168	\$313,104,204
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	106	\$60,575,952	192	\$33,520,137	184	\$55,259,282	147	\$76,262,171	138	\$24,064,602
GOOSE CREEK	70	\$7,631,555	76	\$10,443,707	135	\$15,374,572	159	\$22,372,724	124	\$18,498,911
HANAHAH	85	\$15,968,315	111	\$12,319,824	87	\$10,840,903	85	\$5,200,824	75	\$21,445,761
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	54	\$10,697,763	118	\$36,070,056	40	\$51,134,616	40	\$11,590,271	70	\$14,407,000
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$28,455	4	\$26,500	3	\$245,877	1	\$16,960	2	\$317,450
SUMMERVILLE	18	\$11,752,162	19	\$6,249,366	9	\$8,457,042	17	\$4,498,764	39	\$78,621,084
TOTAL BERKELEY COUNTY	801	\$634,340,571	1,305	\$294,659,700	1,117	\$242,040,332	1,124	\$552,302,765	1,616	\$470,459,012
UNINCORPORATED CHARLESTON COUNTY	191	\$55,064,835	189	\$48,178,182	190	\$42,098,634	233	\$51,313,223	239	\$69,174,831
AWENDAW	11	\$2,913,091	13	\$3,079,808	5	\$1,136,252	15	\$4,990,255	12	\$3,553,382
CITY OF CHARLESTON	608	\$347,990,471	820	\$386,530,579	723	\$153,989,912	794	\$269,431,831	698	\$210,818,262
FOLLY BEACH	31	\$5,394,367	44	\$4,841,025	41	\$25,294,643	48	\$3,048,904	52	\$6,310,316
HOLLYWOOD	30	\$6,613,377	27	\$9,078,911	28	\$7,906,794	24	\$7,513,426	30	\$10,653,981
ISLE OF PALMS	32	\$9,791,414	37	\$8,954,197	44	\$15,633,667	41	\$12,075,124	61	\$26,674,151
JAMES ISLAND	22	\$4,045,399	35	\$4,854,040	34	\$8,265,121	40	\$4,774,624	45	\$6,242,524
KIAWAH ISLAND	49	\$29,773,600	68	\$26,301,138	78	\$25,866,286	144	\$50,147,980	69	\$46,116,956
LINCOLNVILLE	4	\$1,229,335	1	\$271,532	7	\$3,534,597	1	\$3,700	6	\$1,101,579
MCCLELLANVILLE	0	\$-	5	\$1,081,219	1	\$195,000	4	\$220,934	4	\$389,550
MEGETT	5	\$585,013	9	\$1,475,501	2	\$727,276	9	\$1,303,140	13	\$3,542,599
MOUNT PLEASANT	496	\$171,273,854	520	\$97,908,971	508	\$93,560,798	706	\$125,208,560	553	\$97,926,406
NORTH CHARLESTON	224	\$60,033,570	272	\$60,684,962	173	\$128,713,889	224	\$54,861,404	278	\$90,421,664
RAVENEL	5	\$706,446	9	\$1,868,999	8	\$1,828,929	9	\$326,940	10	\$1,784,973
ROCKVILLE	1	\$295,000	0	\$-	1	\$106,889	2	\$95,350	1	\$12,800
SEABROOK ISLAND	31	\$8,621,259	39	\$4,377,949	51	\$7,986,977	58	\$11,125,110	40	\$9,086,109
SULLIVANS ISLAND	31	\$6,961,544	31	\$7,697,817	20	\$5,468,811	37	\$11,939,382	35	\$13,931,323
SUMMERVILLE	12	\$2,065,435	14	\$2,544,428	7	\$774,991	4	\$725,713	1	\$5,300
TOTAL CHARLESTON COUNTY	1,783	\$713,358,010	2,133	\$669,729,258	1,921	\$523,089,466	2,393	\$609,105,600	2,147	\$597,746,706
UNINCORPORATED DORCHESTER COUNTY	441	\$75,024,086	493	\$70,041,286	520	\$372,631,200	607	\$127,507,390	545	\$139,590,206
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	59	\$4,886,107	73	\$2,108,893	61	\$2,549,888	63	\$4,284,833	83	\$63,818,428
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	8	\$4,233,525	4	\$110,219	5	\$594,807	11	\$122,770	16	\$2,218,194
SUMMERVILLE	38	\$6,961,694	85	\$19,645,940	72	\$68,296,551	113	\$17,991,995	50	\$15,533,849
TOTAL DORCHESTER COUNTY	546	\$91,105,412	655	\$91,906,338	658	\$444,072,446	794	\$149,906,988	694	\$221,160,677
REGION TOTALS	3,130	\$1,438,803,993	4,093	\$1,056,295,296	3,696	\$1,209,202,244	4,311	\$1,311,315,353	4,457	\$1,289,366,395

2021 2nd QUARTER AVERAGES

Jurisdiction	SFD Value	SFD /SqFt	SFA /Value	SFA/SqFt
Unincorporated Berkeley Co	\$295,178	\$132	\$124,920	\$122
Bonneau	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$588,832	\$100	\$255,367	\$141
Goose Creek	\$197,718	N/A	N/A	N/A
Hanahan	N/A	N/A	N/A	N/A
Jamestown	N/A	N/A	N/A	N/A
Moncks Corner	\$363,129	\$153	\$200,000	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)	\$370,727	\$130	N/A	N/A
Unincorporated Charleston Co	\$695,197	\$180	N/A	N/A
Awendaw	\$456,865	\$111	N/A	N/A
City of Chas (CC)	\$337,299	\$113	N/A	N/A
Folly Beach	\$892,151	\$293	N/A	N/A
Hollywood	\$432,429	\$128	N/A	N/A
Isle of Palms	\$1,244,358	\$299	N/A	N/A
James Island	\$394,015	\$112	N/A	N/A
Kiawah Island	\$1,597,321	\$410	N/A	N/A
Lincolnton	\$272,829	\$113	N/A	N/A
McClellanville	\$388,100	\$99	N/A	N/A
Meggett	\$373,474	\$105	N/A	N/A
Mt Pleasant	\$495,989	\$165	\$263,167	\$123
North Charleston (CC)	\$162,719	\$111	\$163,279	\$82
Ravenel	\$404,936	\$135	N/A	N/A
Rockville	N/A	N/A	N/A	N/A
Seabrook Island	\$944,865	\$146	N/A	N/A
Sullivan's Island	\$1,524,743	\$394	N/A	N/A
Summerville (CC)	N/A	N/A	N/A	N/A
Unincorporated Dorchester County	\$308,383	\$95	\$168,373	\$91
Harleyville	N/A	N/A	N/A	N/A
North Charleston (DC)	\$484,325	\$156	N/A	N/A
Reevesville	N/A	N/A	N/A	N/A
Ridgeville	N/A	N/A	N/A	N/A
St. George	\$185,311	N/A	N/A	N/A
Summerville (DC)	\$235,821	\$95	\$116,333	\$68

Berkeley County Average SFD Unit: \$323,875 | Charleston County Average SFD Unit: \$667,347
 Dorchester County Average SFD Unit: \$261,456

2021 2nd QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Nexton	509	Carolina Park	63	Summers Corner	74
Cane Bay	170	Oakfield	35	The Ponds	43
Wildcat	83	Stonoview	31	Shady Oaks	41
Pender Woods	72	Kiawah River/ Mixon Avenue/ Park at Rivers Edge (tie)	19	Mallard Crossing	36
Carnes Crossroads	47	Marshview Commons	18	Drayton Oaks	21

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

TOP 20% OF COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
BERKELEY COUNTY	4/13/2021	\$20,294,196	Industrial Building
	4/16/2021	\$20,954,119	Industrial Building
	5/6/2021	\$21,199,816	Industrial Building
CITY OF HANAHAN	5/19/2021	\$15,985,049	Office Building
	6/2/2021	\$3,164,552	Mixed Use Building
CITY OF CHARLESTON	4/30/2021	\$3,500,000	Industrial Building
	4/23/2021	\$16,500,000	Hotel
	5/28/2021	\$9,591,109	Multi-Family Complex
	6/11/2021	\$80,750,000	Multi-Family Complex
TOWN OF KIAWAH ISLAND	06/28/2021	\$4,000,000	Market
CITY OF NORTH CHARLESTON	6/23/2021	\$7,779,117	Industrial Building
	6/17/2021	\$9,781,277	Industrial Building
	6/21/2021	\$3,555,486	Office Building
	5/10/2021	\$4,053,659	Warehouse
	6/28/2021	\$5,667,725	Grocery Store
	6/1/2021	\$42,372,237	Multi-Family Complex
TOWN OF SUMMERVILLE	05/07/2021	\$4,183,965	Church
	05/24/2021	\$71,499,646	Multi-Family Complex