

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

CONSTRUCTION QUARTERLY

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INTRODUCTION

Construction Quarterly is a publication of the Berkeley-Charleston-Dorchester Council of Governments. It is designed to provide a detailed analysis of construction trends in the region. While we make every effort to collect all available data, if we were unable to obtain information from a jurisdiction those fields will reflect zero permits. We offer three methods to evaluate change. The last five quarters are shown, allowing a comparison between last quarter and the same quarter last year. In most categories, the current quarter is also compared with the average of the previous four quarters. We hope you find this report useful and welcome your feedback.



BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

PLANNING, PARTNERSHIP & PROSPERITY



ALL NEW CONSTRUCTION BY JURISDICTION

ALL NEW CONSTRUCTION

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

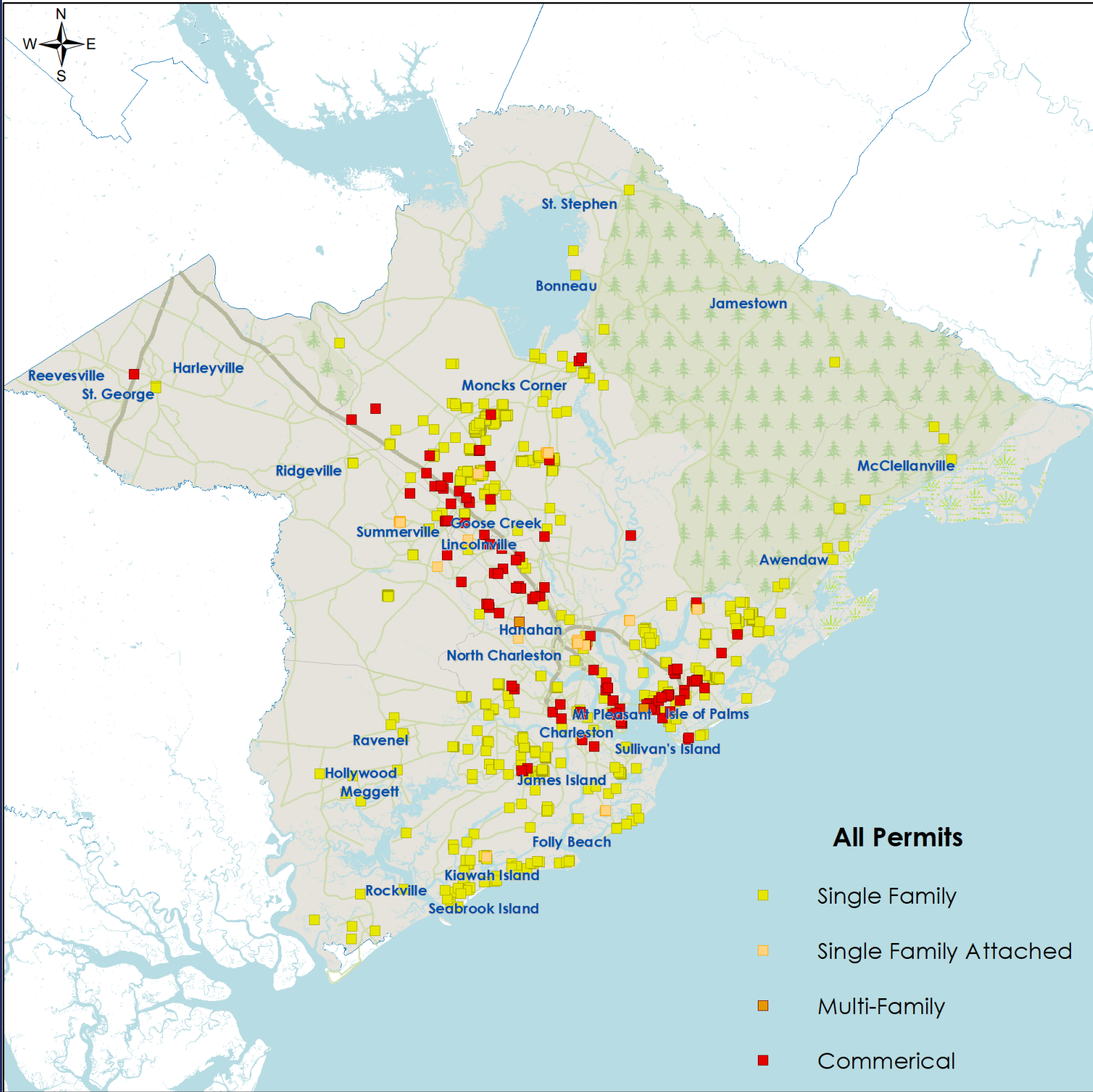
The number of building permits issued for all new construction in the region in the third quarter of 2021 decreased by 15.9% from the second quarter. The construction permit values decreased by about 20.7% from the previous quarter.

Year-over-year number of permits increased by about 6.7% and value of the permits issued decreased by 5.5%.

The number of permits issued for the third quarter of 2021 were 2.9% below the average of the previous four quarters while the value of permits issued were 17.5% 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:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	596	\$185,682,586	502	\$97,878,950	543	\$383,711,493	969	\$307,016,584	730	\$333,649,946
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	72	\$26,445,063	91	\$49,992,024	65	\$71,481,022	37	\$18,579,855	27	\$13,134,882
GOOSE CREEK	55	\$9,964,529	91	\$13,932,828	125	\$19,180,340	87	\$17,545,796	27	\$6,150,261
HANAHAH	39	\$10,375,470	23	\$8,210,974	12	\$3,185,778	3	\$19,497,601	3	\$279,590
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	98	\$35,091,024	27	\$50,675,784	24	\$10,997,761	36	\$12,944,993	161	\$57,230,716
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	1	\$215,000	0	\$-	1	\$300,000	1	\$152,000
SUMMERVILLE	15	\$6,050,080	6	\$8,338,136	12	\$4,186,778	28	\$78,276,632	6	\$4,319,599
TOTAL BERKELEY COUNTY	875	\$273,608,752	741	\$229,243,696	781	\$492,743,172	1,161	\$454,161,461	955	\$414,916,994
UNINCORPORATED CHARLESTON COUNTY	68	\$42,492,725	81	\$36,277,828	90	\$39,657,464	88	\$59,231,716	109	\$64,645,101
AWENDAW	7	\$2,786,698	2	\$559,252	10	\$4,653,080	7	\$3,198,057	7	\$3,370,657
CITY OF CHARLESTON	189	\$345,635,253	216	\$90,995,949	242	\$234,586,766	193	\$175,414,152	200	\$72,601,435
FOLLY BEACH	3	\$2,078,200	3	\$24,030,232	3	\$1,131,431	5	\$4,460,755	14	\$7,831,493
HOLLYWOOD	22	\$8,966,511	19	\$7,247,144	21	\$7,368,044	23	\$9,945,860	17	\$8,328,191
ISLE OF PALMS	8	\$4,623,421	7	\$9,258,000	10	\$8,561,299	17	\$21,154,085	9	\$12,457,032
JAMES ISLAND	4	\$3,291,295	7	\$6,923,645	6	\$2,638,884	10	\$4,752,121	1	\$296,983
KIAWAH ISLAND	10	\$19,744,403	8	\$18,929,811	17	\$34,016,936	22	\$35,991,665	23	\$45,893,598
LINCOLNVILLE	1	\$271,532	7	\$3,534,597	0	\$-	4	\$1,091,317	0	\$-
MCCLELLANVILLE	3	\$1,051,919	1	\$195,000	0	\$-	1	\$388,100	1	\$980,000
MEGETT	4	\$1,251,411	1	\$250,930	1	\$533,809	8	\$2,987,792	4	\$1,895,841
MOUNT PLEASANT	157	\$68,732,339	166	\$73,579,306	242	\$92,341,726	164	\$72,226,525	213	\$100,425,339
NORTH CHARLESTON	119	\$41,278,983	91	\$126,207,296	97	\$30,150,975	144	\$65,153,593	63	\$38,330,101
RAVENEL	4	\$1,670,279	3	\$1,533,849	1	\$60,000	4	\$1,619,742	5	\$2,160,139
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	3	\$3,156,000	11	\$5,709,618	9	\$7,635,875	7	\$5,878,596	11	\$12,223,808
SULLIVANS ISLAND	2	\$3,017,388	1	\$1,710,000	6	\$7,019,937	7	\$10,673,200	4	\$3,832,400
SUMMERVILLE	11	\$2,522,542	4	\$713,003	4	\$725,713	0	\$-	6	\$1,472,160
TOTAL CHARLESTON COUNTY	304	\$552,570,899	628	\$407,655,460	759	\$471,081,939	704	\$474,167,276	687	\$376,744,278
UNINCORPORATED DORCHESTER COUNTY	180	\$62,127,110	316	\$364,724,165	339	\$118,498,817	276	\$74,045,154	191	\$55,596,084
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	3	\$794,586	4	\$1,122,858	4	\$2,059,178	30	\$62,323,688	8	\$3,072,423
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	1	\$350,550	2	\$23,263	7	\$1,297,177	4	\$2,400,000
SUMMERVILLE	75	\$19,439,094	55	\$66,645,631	101	\$16,955,102	37	\$15,244,884	24	\$5,445,764
TOTAL DORCHESTER COUNTY	573	\$82,360,790	376	\$432,843,204	446	\$137,536,360	350	\$152,910,903	227	\$66,514,271
REGION TOTALS	1,752	\$908,540,441	1,745	\$1,069,742,360	1,986	\$1,101,361,471	2,215	\$1,081,239,640	1,869	\$858,175,543



MAP OF
ALL PERMITS BY TYPE

- All Permits**
- Single Family
 - Single Family Attached
 - Multi-Family
 - Commercial



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 the purpose of the space changes.

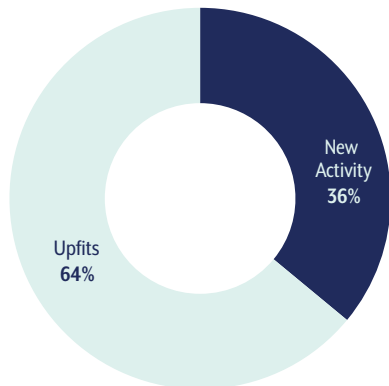
In the third quarter of 2021, the number of commercial permits issued decreased by 24.1% while the value decreased by 36.7%.

The number of permits decreased about 4.6% year-over-year while the value decreased by 20% in the same time period.

The number of commercial permits for the third quarter of 2021 were 7.1% below the average of the previous four quarters and the value issued were about 49.6% below the average. A chart of the region’s highest value permits is on the last page.

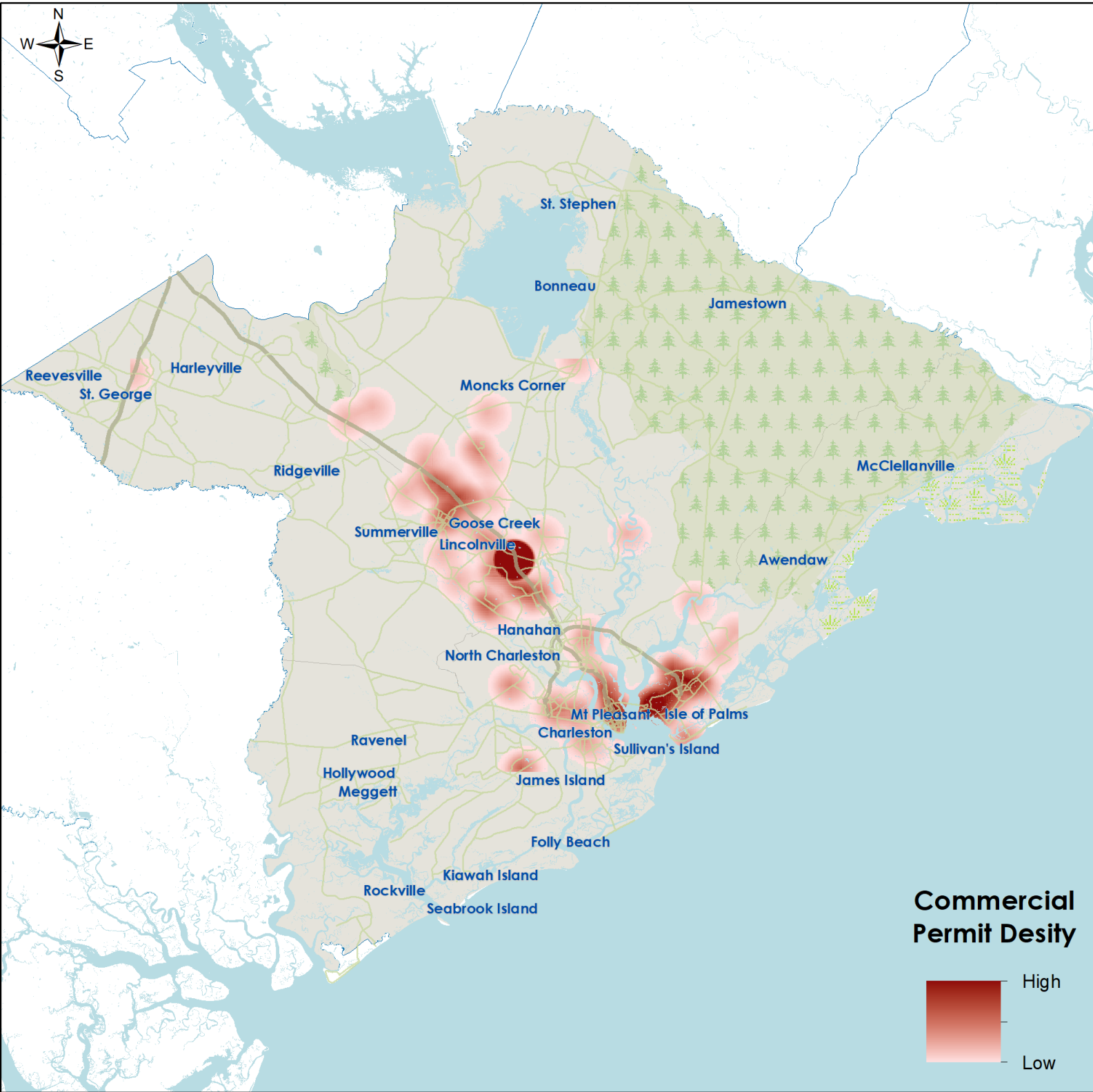
About 36% of commercial permits issued were for new commercial construction and about 64% of commercial permits were upfits.

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:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	21	\$7,146,486	19	\$48,341,823	20	\$224,808,042	32	\$72,840,792	35	\$93,645,896
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	9	\$2,205,000	2	\$15,886,936	6	\$44,869,816	2	\$1,145,000	0	\$-
GOOSE CREEK	0	\$-	0	\$-	4	\$607,000	4	\$1,134,374	0	\$-
HANAHAN	4	\$479,832	0	\$-	0	\$-	3	\$19,497,601	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	2	\$1,123,675	3	\$42,232,990	4	\$3,869,000	4	\$1,488,000	5	\$8,233,000
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	1	\$300,000	0	\$-
SUMMERVILLE	3	\$2,038,200	3	\$4,227,256	1	\$300,000	3	\$41,441,459	3	\$2,881,024
TOTAL BERKELEY COUNTY	39	\$12,993,193	27	\$110,689,005	35	\$274,453,858	49	\$137,847,226	43	\$104,759,920
UNINCORPORATED CHARLESTON COUNTY	8	\$8,899,200	4	\$5,244,948	10	\$2,102,896	10	\$5,006,369	11	\$3,770,663
AWENDAW	0	\$-	0	\$-	1	\$925,000	0	\$-	0	\$-
CITY OF CHARLESTON	20	\$127,971,322	28	\$22,817,251	30	\$19,538,461	21	\$27,732,271	20	\$17,574,443
FOLLY BEACH	1	\$59,500	1	\$98,500	1	\$66,500	0	\$-	0	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	1	\$130,000	1	\$635,517	0	\$-		
JAMES ISLAND	1	\$2,000,000	1	\$128,000	1	\$4,500	2	\$1,600,000	0	\$-
KIAWAH ISLAND	0	\$-	0	\$-	0	\$-	2	\$4,045,250	0	\$-
LINCOLNVILLE	0	\$-	1	\$1,795,396	0	\$-	0	\$-	0	\$-
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	33	\$17,750,828	18	\$16,213,195	29	\$10,359,770	36	\$11,999,430	38	\$15,448,049
NORTH CHARLESTON	27	\$29,613,847	25	\$82,244,961	31	\$19,739,723	40	\$48,195,542	17	\$25,357,695
RAVENEL	0	\$-	2	\$1,246,546	1	\$60,000	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	1	\$24,500	1	\$164,000	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	1	\$427,184	7	\$10,673,200	2	\$382,400
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	90	\$186,294,697	81	\$129,918,797	107	\$53,884,051	119	\$109,416,062	88	\$62,533,250
UNINCORPORATED DORCHESTER COUNTY	12	\$12,083,110	6	\$277,510,228	6	\$10,815,458	1	\$300,550	2	\$2,275,789
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	2	\$706,978	2	\$602,858	2	\$1,557,728	14	\$19,383,126	7	\$2,672,423
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	1	\$350,550	2	\$23,263	0	\$-	1	\$1,200,000
SUMMERVILLE	9	\$7,098,073	7	\$34,601,470	4	\$1,101,362	8	\$9,959,419	4	\$1,887,500
TOTAL DORCHESTER COUNTY	23	\$19,888,161	16	\$313,065,106	14	\$13,497,811	23	\$29,643,095	14	\$8,035,712
REGION TOTALS	152	\$219,176,051	124	\$553,672,908	156	\$341,835,720	191	\$276,906,383	145	\$175,328,882



MAP OF
COMMERCIAL
PERMIT CLUSTERS

**Commercial
Permit Density**

High

Low



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 only slightly (<1%) in the third quarter of 2021. However, the permit values increased approximately 8.1% in the same time frame.

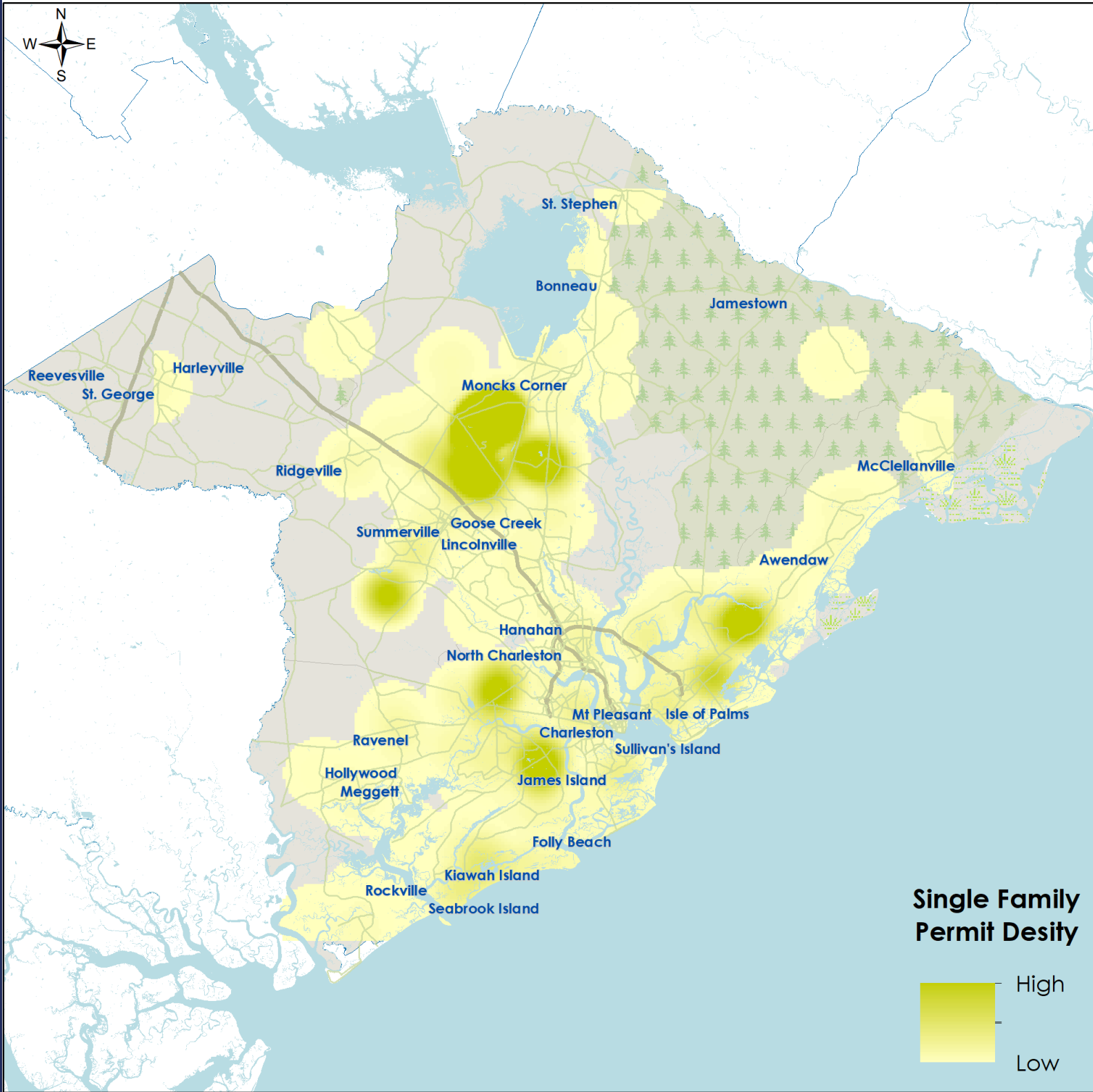
The number of single family permits issued year-over-year increased by 3.4%. The single family permit values increased by approximately 21% when compared to the same quarter last year.

The number of single family permits for the third quarter of 2021 were about 2.7% above the average of the previous four quarters; the permit values were higher than the average by 21.6%.

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:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	574	\$178,319,257	477	\$48,341,823	520	\$158,381,630	645	\$199,356,294	681	\$218,088,802
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	58	\$22,937,745	55	\$25,183,103	45	\$22,945,795	28	\$15,647,288	16	\$10,529,129
GOOSE CREEK	45	\$9,284,529	79	\$12,636,320	121	\$18,573,340	83	\$16,411,422	27	\$6,150,261
HANAHAH	35	\$9,895,638	23	\$8,210,974	12	\$3,185,778	0	\$-	3	\$279,590
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	96	\$33,967,349	24	\$8,442,794	20	\$7,128,761	31	\$11,256,993	96	\$35,427,995
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	1	\$215,000	0	\$-	0	\$-	1	\$152,000
SUMMERVILLE	12	\$4,011,880	3	\$4,110,880	11	\$3,886,778	16	\$5,931,630	3	\$1,438,575
TOTAL BERKELEY COUNTY	820	\$258,416,398	662	\$107,140,894	729	\$214,102,082	803	\$248,603,627	827	\$272,066,352
UNINCORPORATED CHARLESTON COUNTY	60	\$33,593,525	75	\$30,240,576	72	\$34,425,657	78	\$54,225,347	94	\$59,301,846
AWENDAW	7	\$2,786,698	2	\$559,252	9	\$3,728,080	7	\$3,198,057	7	\$3,370,657
CITY OF CHARLESTON	161	\$53,613,410	175	\$55,694,870	204	\$66,794,289	170	\$57,340,772	180	\$55,026,992
FOLLY BEACH	2	\$2,018,700	2	\$23,931,732	2	\$1,064,931	5	\$4,460,755	6	\$4,151,008
HOLLYWOOD	22	\$8,966,511	19	\$7,247,144	21	\$7,368,044	23	\$9,945,860	17	\$8,328,191
ISLE OF PALMS	8	\$4,623,421	6	\$9,128,000	9	\$7,925,782	17	\$21,154,085	9	\$12,457,032
JAMES ISLAND	3	\$1,291,295	6	\$6,795,645	5	\$2,634,384	8	\$3,152,121	1	\$296,983
KIAWAH ISLAND	10	\$19,744,403	8	\$18,929,811	17	\$34,016,936	20	\$31,946,415	23	\$45,893,598
LINCOLNVILLE	1	\$271,532	6	\$1,739,201	0	\$-	4	\$1,091,317	0	\$-
MCCLELLANVILLE	3	\$1,051,919	1	\$195,000	0	\$-	1	\$388,100	1	\$980,000
MEGETT	4	\$1,251,411	1	\$250,930	1	\$533,809	8	\$2,987,792	4	\$1,895,841
MOUNT PLEASANT	120	\$49,970,181	130	\$53,853,147	154	\$70,464,791	114	\$56,542,757	166	\$81,234,687
NORTH CHARLESTON	34	\$5,498,112	33	\$5,546,739	25	\$4,225,568	41	\$6,671,483	13	\$2,122,960
RAVENEL	4	\$1,670,279	1	\$287,303	0	\$-	4	\$1,619,742	5	\$2,160,139
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	3	\$3,156,000	5	\$3,843,618	7	\$7,101,375	3	\$2,834,596	11	\$12,223,808
SULLIVANS ISLAND	2	\$3,017,388	1	\$1,710,000	5	\$6,592,753	0	\$-	2	\$3,450,000
SUMMERVILLE	11	\$2,522,542	4	\$713,003	4	\$725,713	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	455	\$195,047,327	475	\$220,665,971	535	\$247,602,112	503	\$257,559,199	539	\$292,893,742
UNINCORPORATED DORCHESTER COUNTY	142	\$45,508,000	224	\$68,561,147	262	\$75,961,777	196	\$60,443,132	144	\$48,632,771
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	2	\$520,000	2	\$501,450	2	\$968,325	1	\$400,000
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	7	\$1,297,177	3	\$1,200,000
SUMMERVILLE	66	\$12,341,021	39	\$7,927,081	37	\$9,017,377	16	\$3,773,141	20	\$3,558,264
TOTAL DORCHESTER COUNTY	208	\$57,849,021	265	\$77,008,228	301	\$85,480,604	221	\$66,481,775	168	\$53,791,035
REGION TOTALS	1,483	\$511,312,746	1,402	\$404,815,093	1,565	\$547,184,798	1,527	\$572,644,601	1,534	\$618,751,129



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 third quarter of 2021, the number of SFA permits issued decreased by 62.7% while the value decreased by 44.8% from the second quarter.

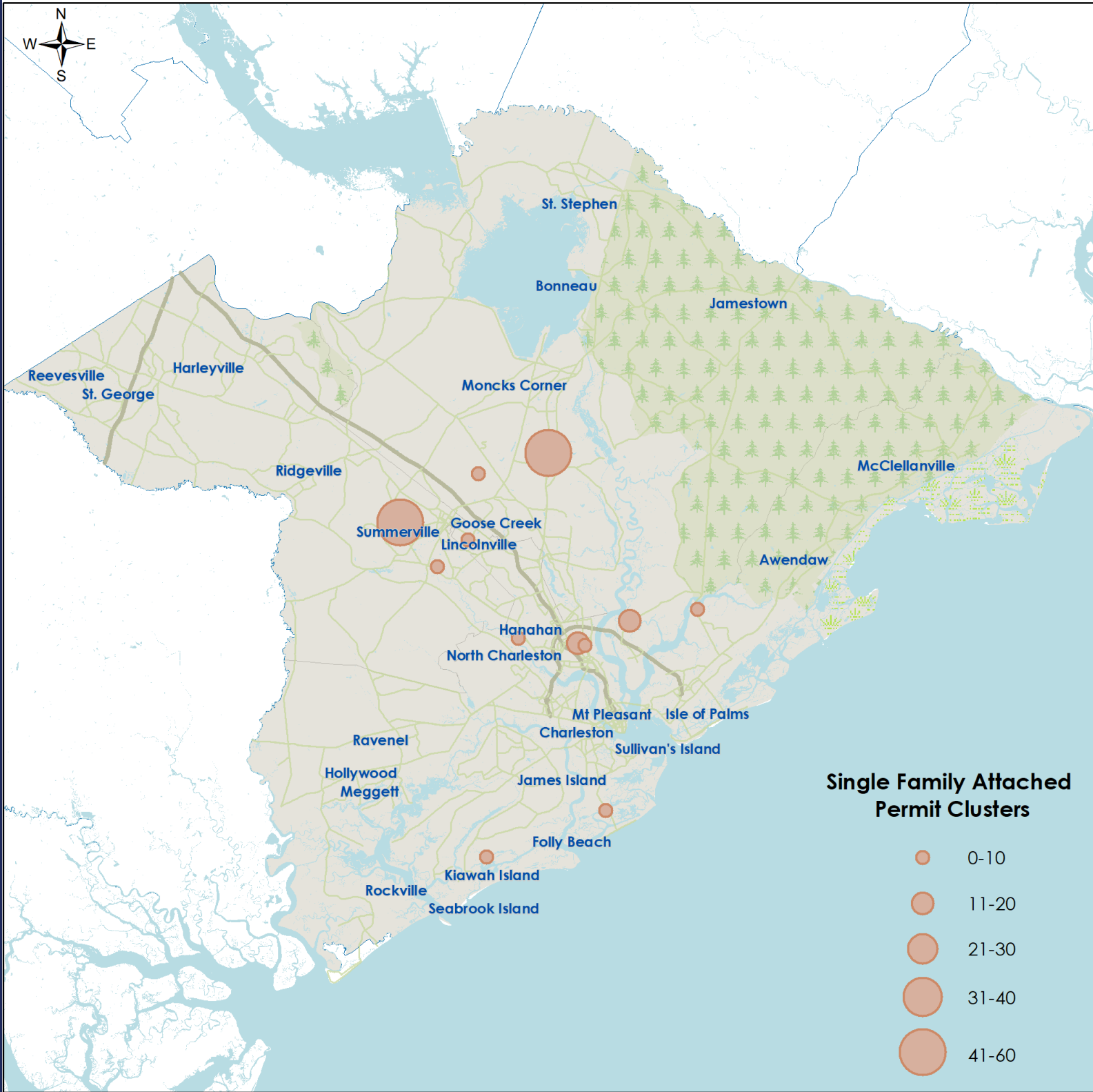
Year-over-year, the number increased by nearly 61% and value of permits increased by more than 100%.

The number of permits in the third quarter was almost 30% lower than the average of the previous four quarters and the value was about 13% below that average.

This quarter, Moncks Corner issued the most SFA permits in the region, with a total of 60 permits, all of which were in the Foxbank Plantation Subdivision.

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:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	1	\$216,843	6	\$1,195,304	0	\$-	292	\$34,819,498	6	\$1,138,582
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	5	\$1,302,318	34	\$8,921,985	14	\$3,665,411	7	\$1,787,567	11	\$2,605,753
GOOSE CREEK	10	\$680,000	12	\$1,296,508	0	\$-	0	\$-	0	\$-
HANAHAH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	1	\$200,000	60	\$13,569,721
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	16	\$2,199,161	52	\$11,413,797	14	\$3,665,411	300	\$36,807,065	77	\$17,314,056
UNINCORPORATED CHARLESTON COUNTY	0	\$-	2	\$792,304	4	\$1,475,253	0	\$-	4	\$1,572,592
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	5	\$1,275,060	12	\$2,783,828	2	\$505,301	0	\$-	0	\$-
FOLLY BEACH	\$-	\$-	0	\$-	0	\$-	0	\$-	8	\$3,680,485
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	4	\$1,011,330	18	\$3,512,964	59	\$11,517,165	14	\$3,684,338	8	\$2,017,603
NORTH CHARLESTON	58	\$6,167,024	15	\$1,965,354	41	\$6,185,684	63	\$10,286,568	29	\$5,549,446
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	6	\$1,866,000	1	\$510,000	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	6	\$1,472,160
TOTAL CHARLESTON COUNTY	67	\$8,453,414	53	\$10,920,450	107	\$20,193,403	77	\$13,970,906	55	\$14,292,286
UNINCORPORATED DORCHESTER COUNTY	26	\$4,536,000	86	\$18,652,790	58	\$13,814,880	79	\$13,301,472	45	\$4,687,524
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	1	\$87,608	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	\$-	60	\$6,836,363	13	\$1,512,324	0	\$-
TOTAL DORCHESTER COUNTY	27	\$4,623,608	86	\$18,652,790	118	\$20,651,243	92	\$14,813,796	45	\$4,687,524
REGION TOTALS	110	\$15,276,183	191	\$40,987,037	239	\$44,510,057	469	\$65,591,767	177	\$36,293,866



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 third quarter of 2021, 13 multi-family building permits were issued in the region for a value of about \$27.8 million. These permits represent 13 buildings and 512 multi-family units.

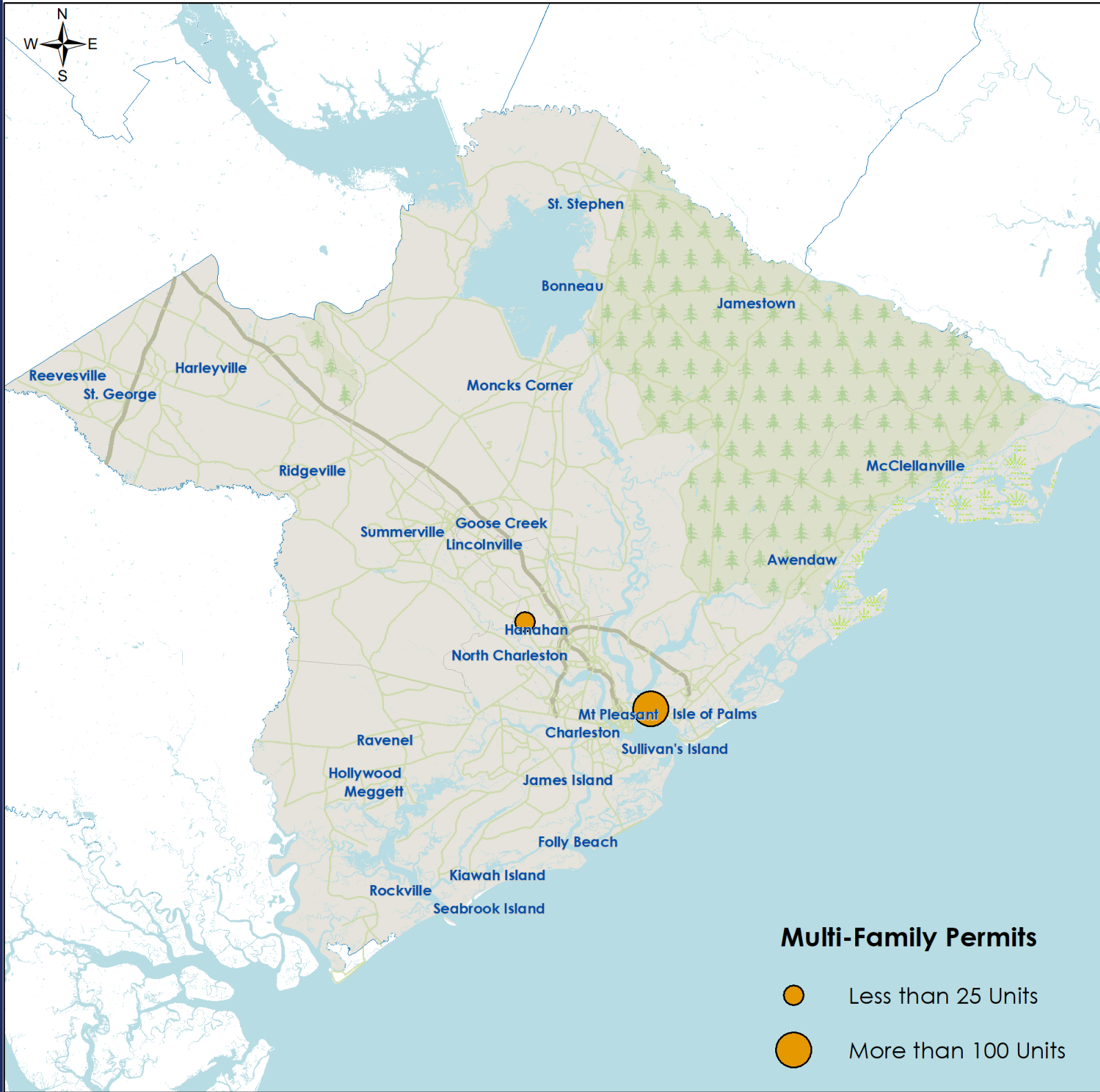
Multi-family permits issued in the third quarter of 2021 decreased in both number (54%) and value (83%) from the second quarter.

When compared year-over-year, the number of permits increased by more than 100% while the value increased by only 1.4%.

The number of the multi-family permits in the third quarter was 35% below the average of the previous four quarters. The value of permits issued was 64% below that 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.

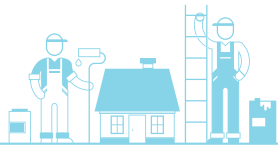
JURISDICTION	2020:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$-	0	\$-	3	\$521,821	0	\$-	8	\$20,776,666
BONNEAU	\$-	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	\$-	\$-	0	\$-	0	\$-	0	\$-	0	\$-
GOOSE CREEK	\$-	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HANAHAN	\$-	\$-	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	\$-	9	\$30,903,543	0	\$-
TOTAL BERKELEY COUNTY	0	\$-	0	\$-	3	\$521,821	9	\$30,903,543	8	\$20,776,666
UNINCORPORATED CHARLESTON COUNTY	0	\$-	0	\$-	4	\$1,653,658	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	1	\$27,431,123	1	\$9,700,000	3	\$24,549,971	2	\$90,341,109	0	\$-
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	\$-
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	0	\$-	0	\$-	0	\$-	0	\$-	1	\$1,725,000
NORTH CHARLESTON	0	\$-	18	\$36,450,242	0	\$-	0	\$-	4	\$5,300,000
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	3	\$2,880,000	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	1	\$27,431,123	19	\$46,150,242	7	\$26,203,629	5	\$93,221,109	5	\$7,025,000
UNINCORPORATED DORCHESTER COUNTY	0	\$-	0	\$-	13	\$17,906,702	0	\$-	0	\$-
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	14	\$41,972,237	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	9	\$24,117,080	0	\$-	0	\$-	0	\$-
TOTAL DORCHESTER COUNTY	0	\$-	9	\$24,117,080	13	\$17,906,702	14	\$41,972,237	0	\$-
REGION TOTALS	1	\$27,431,123	28	\$70,267,322	23	\$44,632,152	28	\$166,096,889	13	\$27,801,666



MAP OF
MULTI-FAMILY
PERMIT CLUSTERS

Multi-Family Permits

-  Less than 25 Units
-  More than 100 Units



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 2021, a total of 699 remodel, renovation, or addition permits were issued in the region for a value of about \$109.5 million. This represents an 18.1% decrease in number and no significant change in value from the previous quarter. The number of permits decreased by 8.8% year-over-year, but the permit values increased 9.8% in the same time period.

The number of remodel, renovation, or addition permits for the third quarter were 13.4% lower than the average of the previous four quarters, while the value of the permits issued were 5.7% lower than the average.

The largest number of remodels, renovation or addition permits was issued by the Town of Mt. Pleasant, which issued 138 permits with a value of about \$19.2 million.

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

JURISDICTION	2020:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	100	\$8,845,811	75	\$1,206,096	67	\$47,491,586	86	\$3,783,722	73	\$2,221,916
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	30	\$2,322,451	21	\$2,280,049	17	\$2,244,652	26	\$2,473,746	26	\$3,179,279
GOOSE CREEK	2	\$67,600	2	\$15,373	6	\$1,832,605	11	\$248,240	4	\$147,813
HANAHAN	17	\$1,068,272	13	\$1,386,338	31	\$750,025	23	\$551,450	26	\$2,099,675
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCKS CORNER	9	\$650,257	4	\$152,822	7	\$297,600	12	\$932,335	17	\$976,430
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	4	\$26,500	2	\$30,877	1	\$16,960	1	\$17,450	1	\$22,749
SUMMERVILLE	2	\$99,643	3	\$118,906	2	\$270,402	1	\$28,452	0	\$-
TOTAL BERKELEY COUNTY	164	\$13,080,534	120	\$5,190,461	131	\$52,903,830	160	\$8,035,395	147	\$8,647,862
UNINCORPORATED CHARLESTON COUNTY	51	\$3,466,419	37	\$3,227,498	82	\$8,542,633	52	\$6,501,807	58	\$10,874,901
AWENDAW	1	\$9,870	1	\$400,000	2	\$213,515	2	\$92,500	2	\$42,000
CITY OF CHARLESTON	174	\$30,862,687	177	\$55,884,480	194	\$27,427,433	194	\$26,782,696	58	\$10,874,901
FOLLY BEACH	13	\$2,161,302	16	\$798,595	26	\$1,415,577	19	\$855,195	10	\$860,526
HOLLYWOOD	3	\$93,400	3	\$250,161	3	\$145,382	5	\$663,076	2	\$104,592
ISLE OF PALMS	10	\$2,169,262	17	\$4,802,430	11	\$2,208,491	14	\$3,203,608	7	\$3,100,635
JAMES ISLAND	19	\$1,104,966	13	\$742,969	20	\$1,440,332	17	\$829,124	17	\$1,360,556
KIAWAH ISLAND	50	\$5,542,235	57	\$6,291,671	103	\$13,996,298	35	\$6,813,045	53	\$9,153,718
LINCOLNVILLE	0	\$-	0	\$-	1	\$3,700	1	\$3,500	0	\$-
MCCLELLANVILLE	2	\$29,300	0	\$-	2	\$215,000	1	\$100	0	\$-
MEGETT	1	\$168,225	1	\$476,346	2	\$40,000	1	\$317,000	0	\$-
MOUNT PLEASANT	106	\$16,654,042	110	\$10,054,594	166	\$17,696,602	144	\$14,526,008	138	\$19,246,500
NORTH CHARLESTON	61	\$16,654,042	0	\$-	63	\$18,786,806	71	\$23,683,587	71	\$29,866,309
RAVENEL	5	\$198,720	3	\$267,480	2	\$120,000	1	\$52,000	4	\$547,350
ROCKVILLE	0	\$-	1	\$106,889	1	\$90,000	0	\$-	1	\$2,500
SEABROOK ISLAND	25	\$1,090,174	30	\$2,162,558	43	\$3,383,919	30	\$2,971,013	24	\$2,499,923
SULLIVANS ISLAND	12	\$3,694,757	10	\$2,851,949	19	\$4,286,578	11	\$2,293,276	13	\$8,770,115
SUMMERVILLE	0	\$-	0	\$-	0	\$-	1	\$5,300	0	\$-
TOTAL CHARLESTON COUNTY	533	\$83,899,401	476	\$88,317,620	740	\$100,012,266	599	\$89,592,835	458	\$97,304,526
UNINCORPORATED DORCHESTER COUNTY	61	\$2,463,646	47	\$3,590,320	53	\$1,911,997	68	\$10,438,548	68	\$2,577,808
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	4	\$125,182	5	\$230,056	15	\$769,399	12	\$276,540	10	\$423,512
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	1	\$13,927	1	\$105,000	5	\$39,470	3	\$823,088	6	\$174,880
SUMMERVILLE	3	\$102,609	9	\$793,493	8	\$778,258	11	\$263,865	10	\$368,525
TOTAL DORCHESTER COUNTY	69	\$2,705,364	62	\$4,718,869	81	\$3,499,124	94	\$11,802,041	94	\$3,544,725
REGION TOTALS	766	\$99,685,299	658	\$98,226,950	952	\$156,415,220	853	\$109,430,271	699	\$109,497,113



ALL OTHER CONSTRUCTION

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

In the third quarter of 2021, there were 1,296 “other” permits issued for a value of more than \$49.2 million.

That represents a decrease of 6.7% in number and a 50% decrease in value from the previous quarter. Year-over-year, the number of issued permits decreased by about 18% and the value increased by 2.4%. The comparison to the four quarter average showed decreases in both number and value (6.6% and 16.4% respectively.)

The top five most frequently permitted items in the “other” category this quarter were accessory structures (317), swimming pools (258), solar panels (257), generators (184) and fireplaces (129).

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 third quarter of 2021, there were 109 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is nearly a 32% decrease from last quarter.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	89	\$1,501,713	82	\$1,642,994	65	\$1,157,972	113	\$2,303,898	72	\$1,810,462
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	90	\$4,752,623	72	\$2,987,209	65	\$2,536,497	75	\$3,011,001	65	\$3,267,264
GOOSE CREEK	19	\$411,578	42	\$1,426,371	28	\$1,359,779	26	\$704,875	34	\$129,043
HANAHAN	55	\$876,082	51	\$1,243,591	42	\$1,265,021	49	\$1,396,710	35	\$1,326,868
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	11	\$328,775	9	\$306,010	9	\$294,910	22	\$529,672	18	\$536,482
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	1	\$38,000
SUMMERVILLE	2	\$99,643	0	\$-	3	\$41,584	10	\$316,000	0	\$-
TOTAL BERKELEY COUNTY	266	\$7,970,414	256	\$7,606,175	212	\$6,655,763	295	\$8,262,156	225	\$7,108,119
UNINCORPORATED CHARLESTON COUNTY	70	\$2,219,038	72	\$2,593,308	61	\$3,113,126	99	\$3,441,308	91	\$3,598,190
AWENDAW	5	\$283,240	2	\$177,000	3	\$123,660	3	\$262,825	3	\$102,500
CITY OF CHARLESTON	457	\$10,032,639	330	\$7,109,483	358	\$7,417,632	311	\$8,621,414	303	\$6,095,789
FOLLY BEACH	28	\$601,523	22	\$465,816	19	\$501,896	28	\$994,366	22	\$1,135,984
HOLLYWOOD	2	\$19,000	6	\$409,489	0	\$-	2	\$45,045	2	\$7,350
ISLE OF PALMS	19	\$2,161,514	20	\$1,573,237	20	\$1,305,334	30	\$2,316,458	23	\$2,578,045
JAMES ISLAND	12	\$457,779	14	\$598,507	14	\$695,408	18	\$661,279	12	\$540,831
KIAWAH ISLAND	8	\$1,014,500	13	\$644,804	24	\$2,134,746	12	\$3,312,246	10	\$363,450
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	1	\$6,762	1	\$55,423
MCCLELLANVILLE	0	\$-	0	\$-	2	\$5,934	2	\$1,350	1	\$1,800
MEGETT	4	\$55,865	0	\$-	6	\$729,331	4	\$237,807	1	\$100,000
MOUNT PLEASANT	257	\$12,522,590	232	\$9,926,898	298	\$15,170,232	245	\$11,173,873	224	\$11,585,207
NORTH CHARLESTON	92	\$2,751,937	82	\$2,506,593	64	\$5,923,623	63	\$1,584,484	82	\$3,856,677
RAVENEL	0	\$-	2	\$27,600	6	\$146,940	5	\$113,231	7	\$378,499
ROCKVILLE	0	\$-	0	\$-	1	\$5,350	1	\$12,800	0	\$-
SEABROOK ISLAND	11	\$131,775	10	\$114,801	6	\$105,316	3	\$236,500	6	\$34,840
SULLIVANS ISLAND	17	\$985,672	9	\$906,862	12	\$632,867	17	\$964,847	10	\$1,185,831
SUMMERVILLE	3	\$21,886	3	\$61,988	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	985	\$33,258,958	817	\$27,116,386	894	\$38,011,395	844	\$33,986,595	798	\$31,620,416
UNINCORPORATED DORCHESTER COUNTY	252	\$5,450,530	157	\$4,316,715	215	\$7,096,576	201	\$55,106,504	221	\$9,149,754
HARLEYVILLE			0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	66	\$1,189,125	52	\$1,196,974	44	\$1,456,256	41	\$1,218,200	44	\$1,189,284
REEVESVILLE			0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE			0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	3	\$96,292	3	\$139,257	4	\$60,037	6	\$97,929	3	\$58,594
SUMMERVILLE	7	\$104,237	8	\$857,427	4	\$258,635	2	\$25,100	5	\$96,031
TOTAL DORCHESTER COUNTY	328	\$6,840,184	220	\$6,510,373	267	\$8,871,504	250	\$56,447,733	273	\$10,493,663
REGION TOTALS	1,579	\$48,069,556	1,293	\$41,232,934	1,373	\$53,538,662	1,389	\$98,696,484	1,296	\$49,222,198



ALL CONSTRUCTION BY JURISDICTION

SUMMARY

Region-wide, the third quarter showed major decreases across the board with the exception of the slight increase in single family permits. Even remodel, renovation and addition permits decreased in number and value from last quarter. Most categories still reflected an increase when compared to year over year numbers and the average for the last four quarters.

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	24%		7%		7%	
Single Family	0%		3%		3%	
Single Family Attached	62%		61%		33%	
Multi-Family	54%		>100%		35%	

Value of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters	
Commercial	37%		20%		50%	
Single Family	8%		21%		22%	
Single Family Attached	45%		>100%		13%	
Multi-Family	83%		1%		64%	

JURISDICTION	2020:Q3		2020:Q4		2021:Q1		2021:Q2		2021:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	785	\$196,030,110	659	\$100,728,040	675	\$432,361,051	1,168	\$313,104,204	875	\$337,682,324
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	192	\$33,520,137	184	\$55,259,282	147	\$76,262,171	138	\$24,064,602	118	\$19,581,425
GOOSE CREEK	76	\$10,443,707	135	\$15,374,572	159	\$22,372,724	124	\$18,498,911	65	\$6,427,117
HANAHAH	111	\$12,319,824	87	\$10,840,903	85	\$5,200,824	75	\$21,445,761	64	\$3,706,133
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	118	\$36,070,056	40	\$51,134,616	40	\$11,590,271	70	\$14,407,000	196	\$58,743,628
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	4	\$26,500	3	\$245,877	1	\$16,960	2	\$317,450	3	\$212,749
SUMMERVILLE	19	\$6,249,366	9	\$8,457,042	17	\$4,498,764	39	\$78,621,084	6	\$4,319,599
TOTAL BERKELEY COUNTY	1,305	\$294,659,700	1,117	\$242,040,332	1,124	\$552,302,765	1,616	\$470,459,012	1,327	\$430,672,975
UNINCORPORATED CHARLESTON COUNTY	189	\$48,178,182	190	\$42,098,634	233	\$51,313,223	239	\$69,174,831	258	\$79,118,192
AWENDAW	13	\$3,079,808	5	\$1,136,252	15	\$4,990,255	12	\$3,553,382	12	\$3,515,157
CITY OF CHARLESTON	820	\$386,530,579	723	\$153,989,912	794	\$269,431,831	698	\$210,818,262	561	\$89,572,125
FOLLY BEACH	44	\$4,841,025	41	\$25,294,643	48	\$3,048,904	52	\$6,310,316	46	\$9,828,003
HOLLYWOOD	27	\$9,078,911	28	\$7,906,794	24	\$7,513,426	30	\$10,653,981	21	\$8,440,133
ISLE OF PALMS	37	\$8,954,197	44	\$15,633,667	41	\$12,075,124	61	\$26,674,151	39	\$18,135,712
JAMES ISLAND	35	\$4,854,040	34	\$8,265,121	40	\$4,774,624	45	\$6,242,524	30	\$2,198,370
KIAWAH ISLAND	68	\$26,301,138	78	\$25,866,286	144	\$50,147,980	69	\$46,116,956	86	\$55,410,766
LINCOLNVILLE	1	\$271,532	7	\$3,534,597	1	\$3,700	6	\$1,101,579	1	\$55,423
MCCLELLANVILLE	5	\$1,081,219	1	\$195,000	4	\$220,934	4	\$389,550	2	\$981,800
MEGETT	9	\$1,475,501	2	\$727,276	9	\$1,303,140	13	\$3,542,599	5	\$1,995,841
MOUNT PLEASANT	520	\$97,908,971	508	\$93,560,798	706	\$125,208,560	553	\$97,926,406	575	\$131,257,046
NORTH CHARLESTON	272	\$60,684,962	173	\$128,713,889	224	\$54,861,404	278	\$90,421,664	216	\$72,053,087
RAVENEL	9	\$1,868,999	8	\$1,828,929	9	\$326,940	10	\$1,784,973	16	\$3,085,988
ROCKVILLE	0	\$-	1	\$106,889	2	\$95,350	1	\$12,800	1	\$2,500
SEABROOK ISLAND	39	\$4,377,949	51	\$7,986,977	58	\$11,125,110	40	\$9,086,109	41	\$14,758,571
SULLIVANS ISLAND	31	\$7,697,817	20	\$5,468,811	37	\$11,939,382	35	\$13,931,323	27	\$13,788,346
SUMMERVILLE	14	\$2,544,428	7	\$774,991	4	\$725,713	1	\$5,300	6	\$1,472,160
TOTAL CHARLESTON COUNTY	2,133	\$669,729,258	1,921	\$523,089,466	2,393	\$609,105,600	2,147	\$597,746,706	1,943	\$505,669,220
UNINCORPORATED DORCHESTER COUNTY	493	\$70,041,286	520	\$372,631,200	607	\$127,507,390	545	\$139,590,206	480	\$67,323,646
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	73	\$2,108,893	61	\$2,549,888	63	\$4,284,833	83	\$63,818,428	62	\$4,685,219
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	4	\$110,219	5	\$594,807	11	\$122,770	16	\$2,218,194	13	\$2,633,474
SUMMERVILLE	85	\$19,645,940	72	\$68,296,551	113	\$17,991,995	50	\$15,533,849	39	\$5,910,320
TOTAL DORCHESTER COUNTY	655	\$91,906,338	658	\$444,072,446	794	\$149,906,988	694	\$221,160,677	594	\$80,552,659
REGION TOTALS	4,093	\$1,056,295,296	3,696	\$1,209,202,244	4,311	\$1,311,315,353	4,457	\$1,289,366,395	3,864	\$1,016,894,854

2021 3RD QUARTER AVERAGES

Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Unincorporated Berkeley Co	\$318,529	\$138	\$189,764	\$133
Bonneau	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$658,071	\$130	\$236,887	\$127
Goose Creek	\$226,151	N/A	N/A	N/A
Hanahan	\$114,000	\$73	N/A	N/A
Jamestown	N/A	N/A	N/A	N/A
Moncks Corner	\$369,042	\$155	\$226,162	\$136
North Charleston (BC)	N/A	N/A	N/A	N/A
St. Stephen	\$152,000	N/A	N/A	N/A
Summerville (BC)	\$479,525	\$156	N/A	N/A
Unincorporated Charleston Co	\$630,870	\$154	\$393,148	\$97
Awendaw	\$481,522	\$131	N/A	N/A
City of Chas (CC)	\$305,705	\$111	N/A	N/A
Folly Beach	\$691,835	\$195	\$460,061	\$174
Hollywood	\$489,894	\$123	N/A	N/A
Isle of Palms	\$1,384,115	\$303	N/A	N/A
James Island	\$296,983	\$126	N/A	N/A
Kiawah Island	\$1,995,374	\$450	N/A	N/A
Lincolnton	\$272,829	\$113	N/A	N/A
McClellanville	\$980,000	\$140	N/A	N/A
Meggett	\$473,841	\$144	N/A	N/A
Mt Pleasant	\$489,366	\$171	\$252,200	\$131
North Charleston (CC)	\$163,305	\$87	\$191,360	\$101
Ravenel	\$432,028	\$131	N/A	N/A
Rockville	N/A	N/A	N/A	N/A
Seabrook Island	\$1,111,255	\$194	N/A	N/A
Sullivan's Island	\$1,725,000	\$349	N/A	N/A
Summerville (CC)	N/A	N/A	\$245,360	\$140
Unincorporated Dorchester Co	\$337,728	\$112	\$140,167	\$52
Harleyville	N/A	N/A	N/A	N/A
North Charleston (DC)	\$400,000	\$140	N/A	N/A
Reevesville	N/A	N/A	N/A	N/A
Ridgeville	N/A	N/A	N/A	N/A
St. George	\$161,339	N/A	N/A	N/A
Summerville (DC)	\$177,913	\$69	N/A	N/A
Total Berkeley Co. Average SFD	\$323,875			
Total Charleston Co. Average SFD		\$667,347		
Total Dorchester Co. Average SFD			\$261,456	

2021 3rd QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Cane Bay	220	Carolina Park Merrill Gardens	75	Summers Corner	69
Wildcat	162	Oakfield	38	Gates of Orangeburg	41
Nexton	132	Grand Oaks/Produce Lane (tie)	28	Mallard Crossing	25
Foxbank Plantation	97	Liberty Hill Farms	26	Limehouse Village	13
Pender Woods	39	Dunes West/Marshview Commons (tie)	17	Timothy Lakes	9
Number of permits issued, according to data provided by the jurisdictions					

TOP COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
BERKELEY COUNTY			
	07/28/2021	\$15,720,000	Industrial Building
	07/29/2021	\$24,700,000	Assisted Living Facility
	08/17/2021	\$20,766,666	Multi-Family
	08/24/2021	\$3,982,000	Office Building
	09/14/2021	\$3,125,093	Industrial Building
	09/15/2021	\$34,641,337	Industrial Building
TOWN OF MONCK'S CORNER			
	07/08/2021	\$5,120,000	Grocery Store
TOWN OF MT. PLEASANT			
	07/21/2021	\$1,725,000	Multi-Family
CITY OF NORTH CHARLESTON			
	07/13/2021	\$12,213,290	Industrial Building
	07/28/2021	\$6,842,503	Hotel
	08/24/2021	\$1,706,243	Storage Facility
	09/15/2021	\$5,325,000	Multi-Family
TOWN OF SULLIVAN'S ISLAND			
	08/16/2021	\$3,317,000	Storage Facility
DORCHESTER COUNTY			
	07/09/2021	\$1,590,789	Industrial Building
TOWN OF SUMMERVILLE			
	08/02/2021	\$1,360,000	Restaurant