

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 permits is at the end of this document.

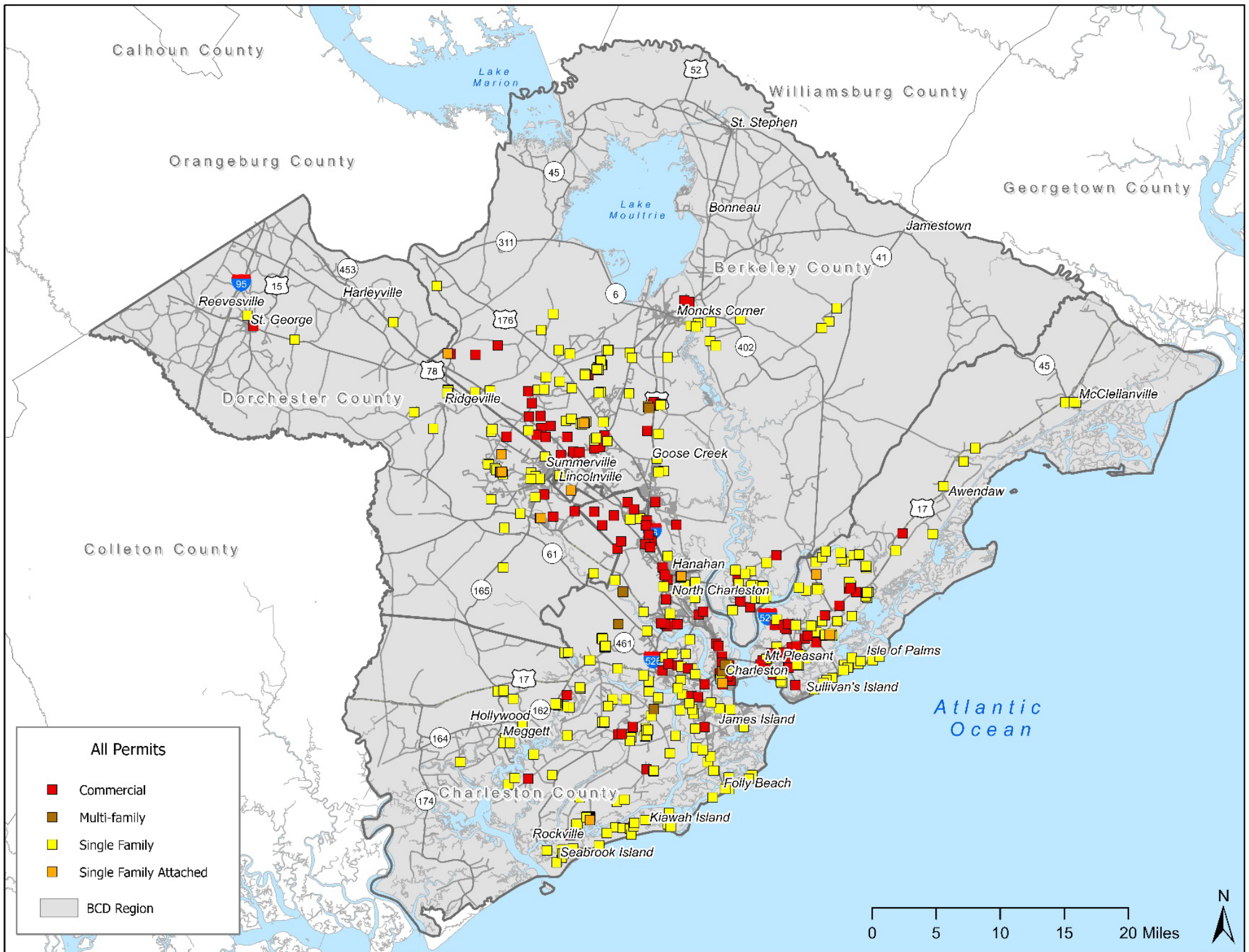
The number of building permits issued for all new construction in the region in the fourth quarter of 2021 decreased by 11.1% from the third quarter. Yet, the construction permit values increased by about 10.5% from the previous quarter.

Year-over-year number of permits decreased by about 4.8% and value of the permits issued decreased by 11.4%.

The number of permits issued for the fourth quarter of 2021 were 15% below the average of the previous four quarters while the value of permits issued were 7.8% lower than that average.

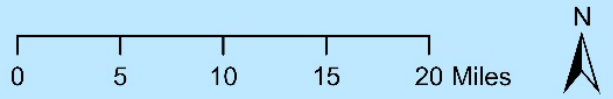
A breakdown of these permits can be found in the chart to the right and a map of these permits can be found on the next page.

JURISDICTION	2020:Q4		2021:Q1		2021:Q2		2021:Q3		2021: Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	502	\$97,878,950	543	\$383,711,493	969	\$307,016,584	730	\$333,649,946	494	\$241,626,274
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	91	\$49,992,024	65	\$71,481,022	37	\$18,579,855	27	\$13,134,882	25	\$15,476,404
GOOSE CREEK	91	\$13,932,828	125	\$19,180,340	87	\$17,545,796	27	\$6,150,261	65	\$13,866,917
HANAHAH	23	\$8,210,974	12	\$3,185,778	3	\$19,497,601	3	\$279,590	3	\$250,000
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-		
MONCK'S CORNER	27	\$50,675,784	24	\$10,997,761	36	\$12,944,993	161	\$57,230,716	87	\$72,653,151
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-		
ST. STEPHEN	1	\$215,000	0	\$-	1	\$300,000	1	\$152,000	0	\$-
SUMMERVILLE	6	\$8,338,136	12	\$4,186,778	28	\$78,276,632	6	\$4,319,599	8	\$1,664,803
TOTAL BERKELEY COUNTY	741	\$229,243,696	781	\$492,743,172	1,161	\$454,161,461	955	\$414,916,994	682	\$345,537,550
UNINCORPORATED CHARLESTON COUNTY	81	\$36,277,828	90	\$39,657,464	88	\$59,231,716	109	\$64,645,101	87	\$48,914,470
AWENDAW	2	\$559,252	10	\$4,653,080	7	\$3,198,057	7	\$3,370,657	6	\$3,691,525
CITY OF CHARLESTON	216	\$90,995,949	242	\$234,586,766	193	\$175,414,152	200	\$72,601,435	153	\$104,333,486
FOLLY BEACH	3	\$24,030,232	3	\$1,131,431	5	\$4,460,755	14	\$7,831,493	14	\$7,904,550
HOLLYWOOD	19	\$7,247,144	21	\$7,368,044	23	\$9,945,860	17	\$8,328,191	12	\$5,657,473
ISLE OF PALMS	7	\$9,258,000	10	\$8,561,299	17	\$21,154,085	9	\$12,457,032	14	\$15,889,200
JAMES ISLAND	7	\$6,923,645	6	\$2,638,884	10	\$4,752,121	1	\$296,983	6	\$4,168,098
KIAWAH ISLAND	8	\$18,929,811	17	\$34,016,936	22	\$35,991,665	23	\$45,893,598	94	\$146,062,752
LINCOLNVILLE	7	\$3,534,597	0	\$-	4	\$1,091,317	0	\$-	1	\$192,321
MCCLELLANVILLE	1	\$195,000	0	\$-	1	\$388,100	1	\$980,000	3	\$1,413,300
MEGETT	1	\$250,930	1	\$533,809	8	\$2,987,792	4	\$1,895,841	5	\$2,597,241
MOUNT PLEASANT	166	\$73,579,306	242	\$92,341,726	164	\$72,226,525	213	\$100,425,339	159	\$77,729,423
NORTH CHARLESTON	91	\$126,207,296	97	\$30,150,975	144	\$65,153,593	63	\$38,330,101	91	\$70,334,367
RAVENEL	3	\$1,533,849	1	\$60,000	4	\$1,619,742	5	\$2,160,139	4	\$1,073,730
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	-	\$-
SEABROOK ISLAND	11	\$5,709,618	9	\$7,635,875	7	\$5,878,596	11	\$12,223,808	8	\$6,972,728
SULLIVANS ISLAND	1	\$1,710,000	6	\$7,019,937	7	\$10,673,200	4	\$3,832,400	2	\$2,900,000
SUMMERVILLE	4	\$713,003	4	\$725,713	0	\$-	6	\$1,472,160	6	\$1,511,690
TOTAL CHARLESTON COUNTY	628	\$407,655,460	759	\$471,081,939	704	\$474,167,276	687	\$376,744,278	665	\$501,346,354
UNINCORPORATED DORCHESTER COUNTY	316	\$364,724,165	339	\$118,498,817	276	\$74,045,154	191	\$55,596,084	258	\$79,332,198
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	4	\$1,122,858	4	\$2,059,178	30	\$62,323,688	8	\$3,072,423	8	\$10,523,456
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	1	\$350,550	2	\$23,263	7	\$1,297,177	4	\$2,400,000	4	\$455,000
SUMMERVILLE	55	\$66,645,631	101	\$16,955,102	37	\$15,244,884	24	\$5,445,764	44	\$10,787,349
TOTAL DORCHESTER COUNTY	376	\$432,843,204	446	\$137,536,360	350	\$152,910,903	227	\$66,514,271	314	\$101,098,003
REGION TOTALS	1,745	\$1,069,742,360	1,986	\$1,101,361,471	2,215	\$1,081,239,640	1,869	\$858,175,543	1,661	\$947,981,907.44



All Permits

- Commercial
- Multi-family
- Single Family
- Single Family Attached
- BCD Region





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 shell of a space is built out.

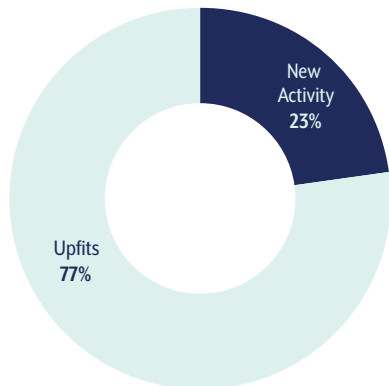
In the fourth quarter of 2021, the number of commercial permits issued increased by 18.6% while the value increased by 19.8%.

The number of permits increased about 38.7% year-over-year while the value decreased by 62.1% in the same time period.

The number of commercial permits for the fourth quarter of 2021 was 11.7% above the average of the previous four quarters and the value issued was about 37.7% below the average. A chart of the region’s highest value commercial permits is on the last page.

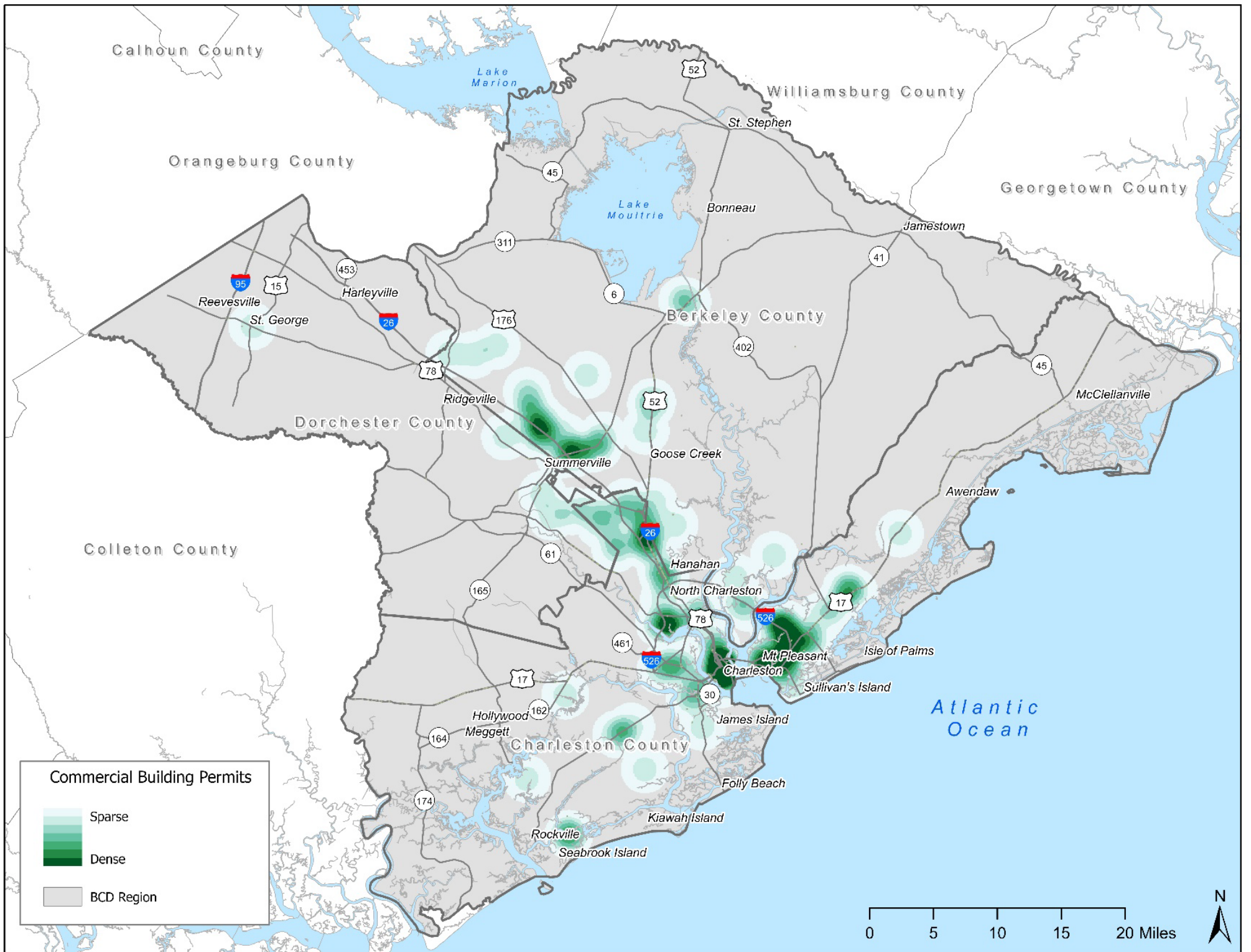
About 23% of commercial permits issued were for new commercial construction and about 77% of commercial permits were upfits.

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

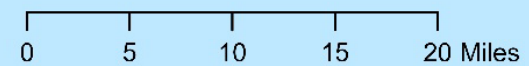
JURISDICTION	2020:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	19	\$48,341,823	20	\$224,808,042	32	\$72,840,792	35	\$93,645,896	26	\$91,052,070
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	2	\$15,886,936	6	\$44,869,816	2	\$1,145,000	0	\$-	6	\$3,471,881
GOOSE CREEK	0	\$-	4	\$607,000	4	\$1,134,374	0	\$-	2	\$554,998
HANAHAH	0	\$-	0	\$-	3	\$19,497,601	0	\$-	1	\$50,000
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-		
MONCKS CORNER	3	\$42,232,990	4	\$3,869,000	4	\$1,488,000	5	\$8,233,000	3	\$746,240
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	1	\$300,000	0	\$-	0	\$-
SUMMERVILLE	3	\$4,227,256	1	\$300,000	3	\$41,441,459	3	\$2,881,024	2	\$153,113
TOTAL BERKELEY COUNTY	27	\$110,689,005	35	\$274,453,858	49	\$137,847,226	43	\$104,759,920	40	\$96,028,302
UNINCORPORATED CHARLESTON COUNTY	4	\$5,244,948	10	\$2,102,896	10	\$5,006,369	11	\$3,770,663	5	\$901,434
AWENDAW	0	\$-	1	\$925,000	0	\$-	0	\$-	1	\$998,525
CITY OF CHARLESTON	28	\$22,817,251	30	\$19,538,461	21	\$27,732,271	20	\$17,574,443	28	\$14,633,439
FOLLY BEACH	1	\$98,500	1	\$66,500	0	\$-	0	\$-	0	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	1	\$47,328
ISLE OF PALMS	1	\$130,000	1	\$635,517	0	\$-				
JAMES ISLAND	1	\$128,000	1	\$4,500	2	\$1,600,000	0	\$-	1	\$75,000
KIAWAH ISLAND	0	\$-	0	\$-	2	\$4,045,250	0	\$-	3	\$140,000
LINCOLNVILLE	1	\$1,795,396	0	\$-	0	\$-	0	\$-	0	\$-
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	18	\$16,213,195	29	\$10,359,770	36	\$11,999,430	38	\$15,448,049	38	\$20,060,918
NORTH CHARLESTON	25	\$82,244,961	31	\$19,739,723	40	\$48,195,542	17	\$25,357,695	39	\$61,614,378
RAVENEL	2	\$1,246,546	1	\$60,000	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	1	\$24,500	1	\$164,000	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	1	\$427,184	7	\$10,673,200	2	\$382,400	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	81	\$129,918,797	107	\$53,884,051	119	\$109,416,062	88	\$62,533,250	116	\$98,471,022
UNINCORPORATED DORCHESTER COUNTY	6	\$277,510,228	6	\$10,815,458	1	\$300,550	2	\$2,275,789	2	\$1,100,000
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	2	\$602,858	2	\$1,557,728	14	\$19,383,126	7	\$2,672,423	8	\$10,523,456
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	1	\$350,550	2	\$23,263	0	\$-	1	\$1,200,000	1	\$50,000
SUMMERVILLE	7	\$34,601,470	4	\$1,101,362	8	\$9,959,419	4	\$1,887,500	5	\$3,859,082
TOTAL DORCHESTER COUNTY	16	\$313,065,106	14	\$13,497,811	23	\$29,643,095	14	\$8,035,712	16	\$15,532,538
REGION TOTALS	124	\$553,672,908	156	\$341,835,720	191	\$276,906,383	145	\$175,328,882	172	\$210,031,862



Commercial Building Permits



BCD Region





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 19.8% in the fourth quarter of 2021. The total permit values also decreased approximately 20.8% in the same time frame.

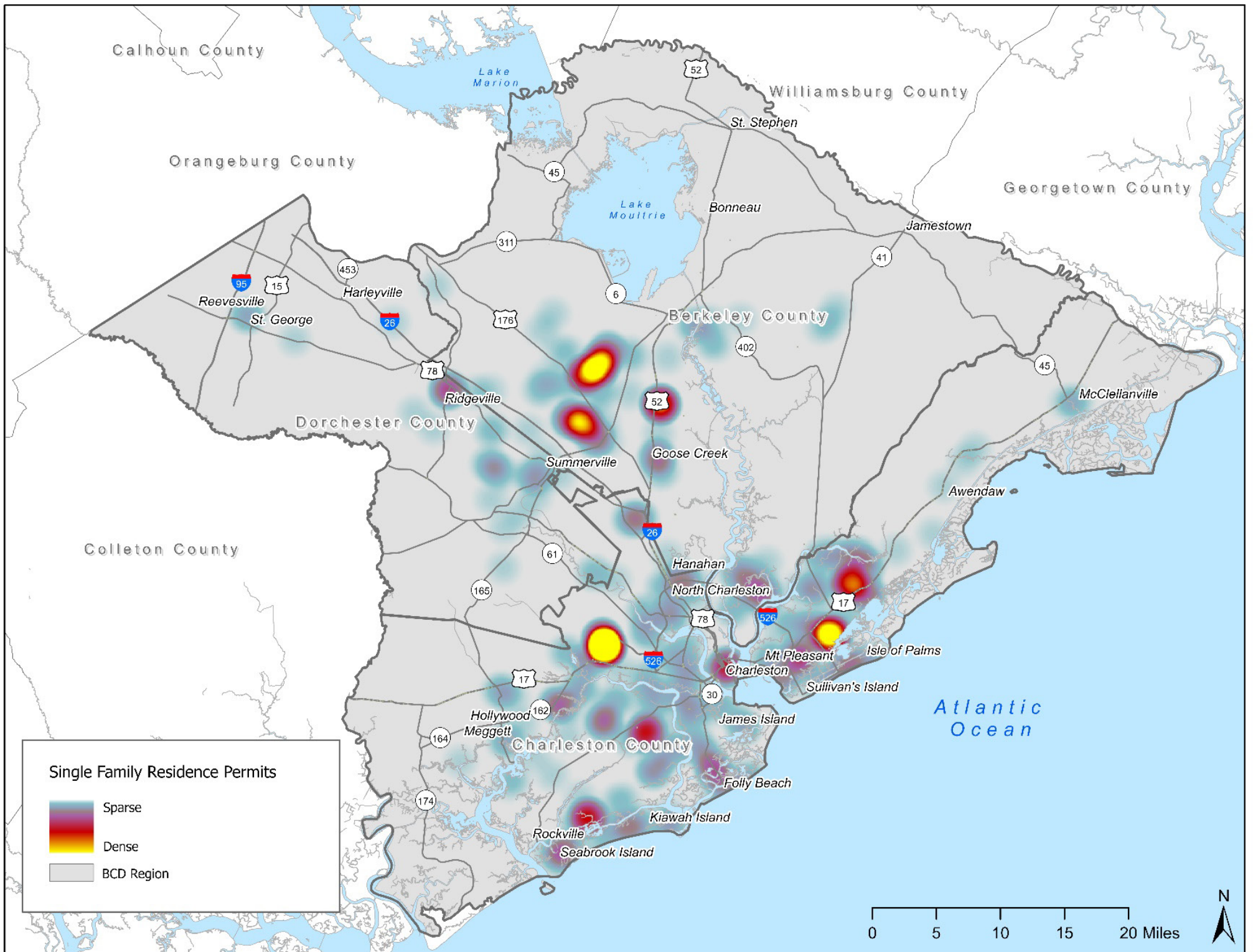
The number of single family permits issued year-over-year decreased 12.2%. However, the single family permit values increased by approximately 21.1% when compared to the same quarter last year.

The number of single family permits for the fourth quarter of 2021 was 18% below the average of the previous four quarters; the permit values were lower than the average by 8%.

In FY 2021, Berkeley County issued the most single family residential building permits with 2,937. However, Charleston County had the highest permit values issued with a total valuation of over \$1 billion. 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:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	477	\$48,341,823	520	\$158,381,630	645	\$199,356,294	681	\$218,088,802	455	\$147,393,170
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	55	\$25,183,103	45	\$22,945,795	28	\$15,647,288	16	\$10,529,129	19	\$12,004,524
GOOSE CREEK	79	\$12,636,320	121	\$18,573,340	83	\$16,411,422	27	\$6,150,261	63	\$13,311,919
HANAHAN	23	\$8,210,974	12	\$3,185,778	0	\$-	3	\$279,590	2	\$200,000
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	24	\$8,442,794	20	\$7,128,761	31	\$11,256,993	96	\$35,427,995	39	\$14,109,405
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$215,000	0	\$-	0	\$-	1	\$152,000	0	\$-
SUMMERVILLE	3	\$4,110,880	11	\$3,886,778	16	\$5,931,630	3	\$1,438,575	0	\$-
TOTAL BERKELEY COUNTY	662	\$107,140,894	729	\$214,102,082	803	\$248,603,627	827	\$272,066,352	578	\$187,019,018
UNINCORPORATED CHARLESTON COUNTY	75	\$30,240,576	72	\$34,425,657	78	\$54,225,347	94	\$59,301,846	80	\$47,149,268
AWENDAW	2	\$559,252	9	\$3,728,080	7	\$3,198,057	7	\$3,370,657	5	\$2,693,000
CITY OF CHARLESTON	175	\$55,694,870	204	\$66,794,289	170	\$57,340,772	180	\$55,026,992	112	\$33,540,845
FOLLY BEACH	2	\$23,931,732	2	\$1,064,931	5	\$4,460,755	6	\$4,151,008	14	\$7,904,550
HOLLYWOOD	19	\$7,247,144	21	\$7,368,044	23	\$9,945,860	17	\$8,328,191	11	\$5,610,145
ISLE OF PALMS	6	\$9,128,000	9	\$7,925,782	17	\$21,154,085	9	\$12,457,032	14	\$15,889,200
JAMES ISLAND	6	\$6,795,645	5	\$2,634,384	8	\$3,152,121	1	\$296,983	5	\$4,093,098
KIAWAH ISLAND	8	\$18,929,811	17	\$34,016,936	20	\$31,946,415	23	\$45,893,598	13	\$33,776,492
LINCOLNVILLE	6	\$1,739,201	0	\$-	4	\$1,091,317	0	\$-	1	\$192,321
MCCLELLANVILLE	1	\$195,000	0	\$-	1	\$388,100	1	\$980,000	3	\$1,413,300
MEGGETT	1	\$250,930	1	\$533,809	8	\$2,987,792	4	\$1,895,841	5	\$2,597,241
MOUNT PLEASANT	130	\$53,853,147	154	\$70,464,791	114	\$56,542,757	166	\$81,234,687	112	\$54,949,935
NORTH CHARLESTON	33	\$5,546,739	25	\$4,225,568	41	\$6,671,483	13	\$2,122,960	22	\$3,119,989
RAVENEL	1	\$287,303	0	\$-	4	\$1,619,742	5	\$2,160,139	4	\$1,073,730
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	5	\$3,843,618	7	\$7,101,375	3	\$2,834,596	11	\$12,223,808	8	\$6,972,728
SULLIVANS ISLAND	1	\$1,710,000	5	\$6,592,753	0	\$-	2	\$3,450,000	2	\$2,900,000
SUMMERVILLE	4	\$713,003	4	\$725,713	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	475	\$220,665,971	535	\$247,602,112	503	\$257,559,199	539	\$292,893,742	411	\$223,875,842
UNINCORPORATED DORCHESTER COUNTY	224	\$68,561,147	262	\$75,961,777	196	\$60,443,132	144	\$48,632,771	200	\$72,128,330
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	2	\$520,000	2	\$501,450	2	\$968,325	1	\$400,000	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	0	\$-	0	\$-	7	\$1,297,177	3	\$1,200,000	3	\$405,000
SUMMERVILLE	39	\$7,927,081	37	\$9,017,377	16	\$3,773,141	20	\$3,558,264	39	\$6,928,267
TOTAL DORCHESTER COUNTY	265	\$77,008,228	301	\$85,480,604	221	\$66,481,775	168	\$53,791,035	242	\$79,461,597
REGION TOTALS	1,402	\$404,815,093	1,565	\$547,184,798	1,527	\$572,644,601	1,534	\$618,751,129	1,231	\$490,356,456





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 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.

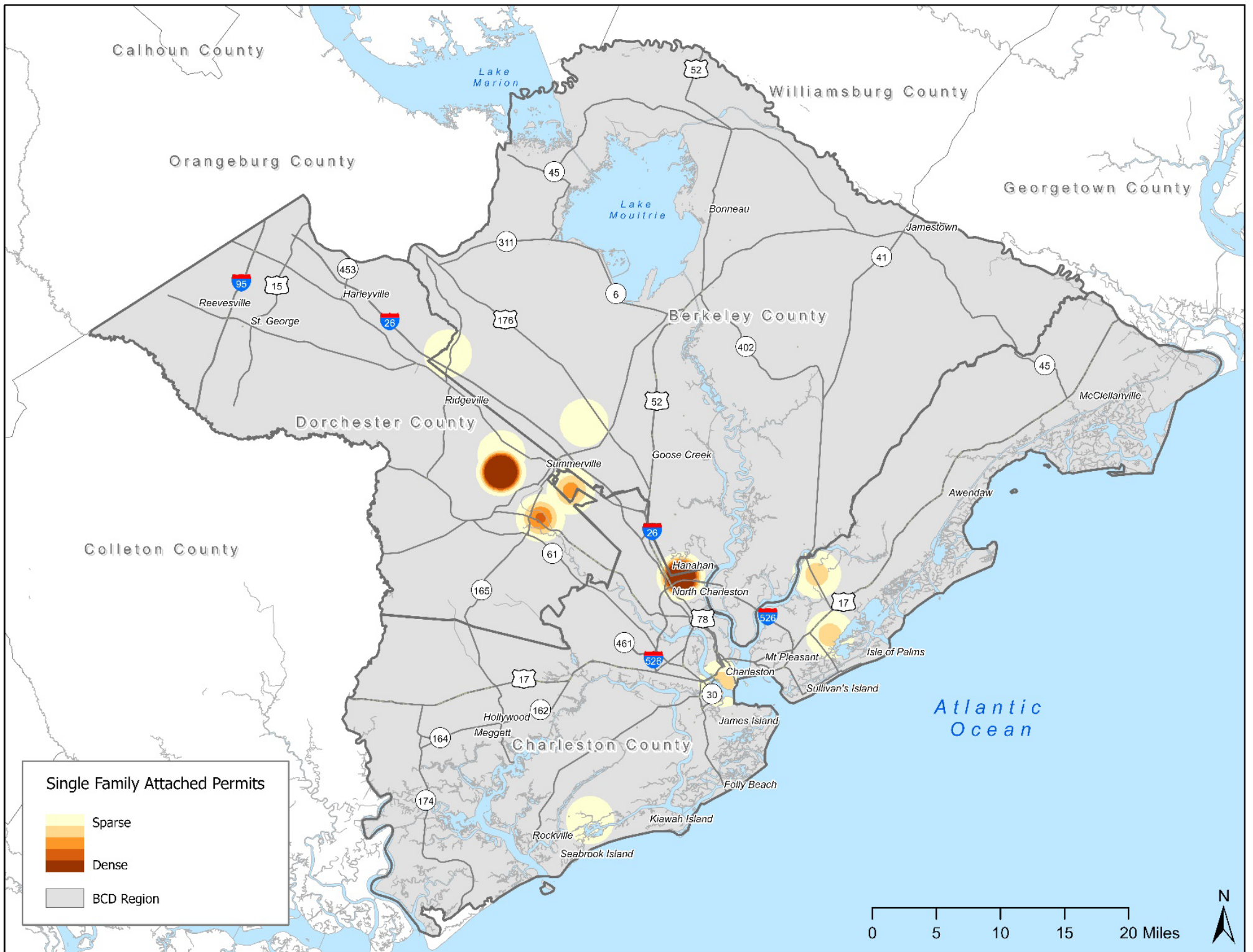
In the fourth quarter of 2021, the number of SFA permits issued decreased by 8.5% while the value decreased by 13.7% from the third quarter.

Year-over-year, the number decreased by nearly 15% and value of permits decreased by more 24%.

The number of permits in the fourth quarter was almost 40% lower than the average of the previous four quarters and the value was about 33% below that average.

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:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	6	\$1,195,304	0	\$-	292	\$34,819,498	6	\$1,138,582	13	\$3,181,035
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	34	\$8,921,985	14	\$3,665,411	7	\$1,787,567	11	\$2,605,753	0	\$-
GOOSE CREEK	12	\$1,296,508	0	\$-	0	\$-	0	\$-	0	\$-
HANAHAN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	0	\$-	1	\$200,000	60	\$13,569,721	42	\$9,031,166
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	6	\$1,511,690
TOTAL BERKELEY COUNTY	52	\$11,413,797	14	\$3,665,411	300	\$36,807,065	77	\$17,314,056	61	\$13,723,891
UNINCORPORATED CHARLESTON COUNTY	2	\$792,304	4	\$1,475,253	0	\$-	4	\$1,572,592	2	\$863,768
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	12	\$2,783,828	2	\$505,301	0	\$-	0	\$-	0	\$-
FOLLY BEACH	0	\$-	0	\$-	0	\$-	8	\$3,680,485	4	\$1,750,652
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	18	\$3,512,964	59	\$11,517,165	14	\$3,684,338	8	\$2,017,603	9	\$2,557,717
NORTH CHARLESTON	15	\$1,965,354	41	\$6,185,684	63	\$10,286,568	29	\$5,549,446	24	\$4,800,000
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	6	\$1,866,000	1	\$510,000	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	6	\$1,472,160	6	\$1,511,690
TOTAL CHARLESTON COUNTY	53	\$10,920,450	107	\$20,193,403	77	\$13,970,906	55	\$14,292,286	45	\$11,483,827
UNINCORPORATED DORCHESTER COUNTY	86	\$18,652,790	58	\$13,814,880	79	\$13,301,472	45	\$4,687,524	56	\$6,103,868
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-		
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-		
SUMMERVILLE	0	\$-	60	\$6,836,363	13	\$1,512,324	0	\$-		
TOTAL DORCHESTER COUNTY	86	\$18,652,790	118	\$20,651,243	92	\$14,813,796	45	\$4,687,524	56	\$6,103,868
REGION TOTALS	191	\$40,987,037	239	\$44,510,057	469	\$65,591,767	177	\$36,293,866	162	\$31,311,586





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 within a complex, not the number of individual units. The number of units can be found in the text below.

In the fourth quarter of 2021, 97 multi-family building permits were issued in the region for a value of about \$216,125,076. These permits represent 82 buildings and 2,410 multi-family units. This represents a significant increase in the number and value of multi-family permits compared to previous quarters.

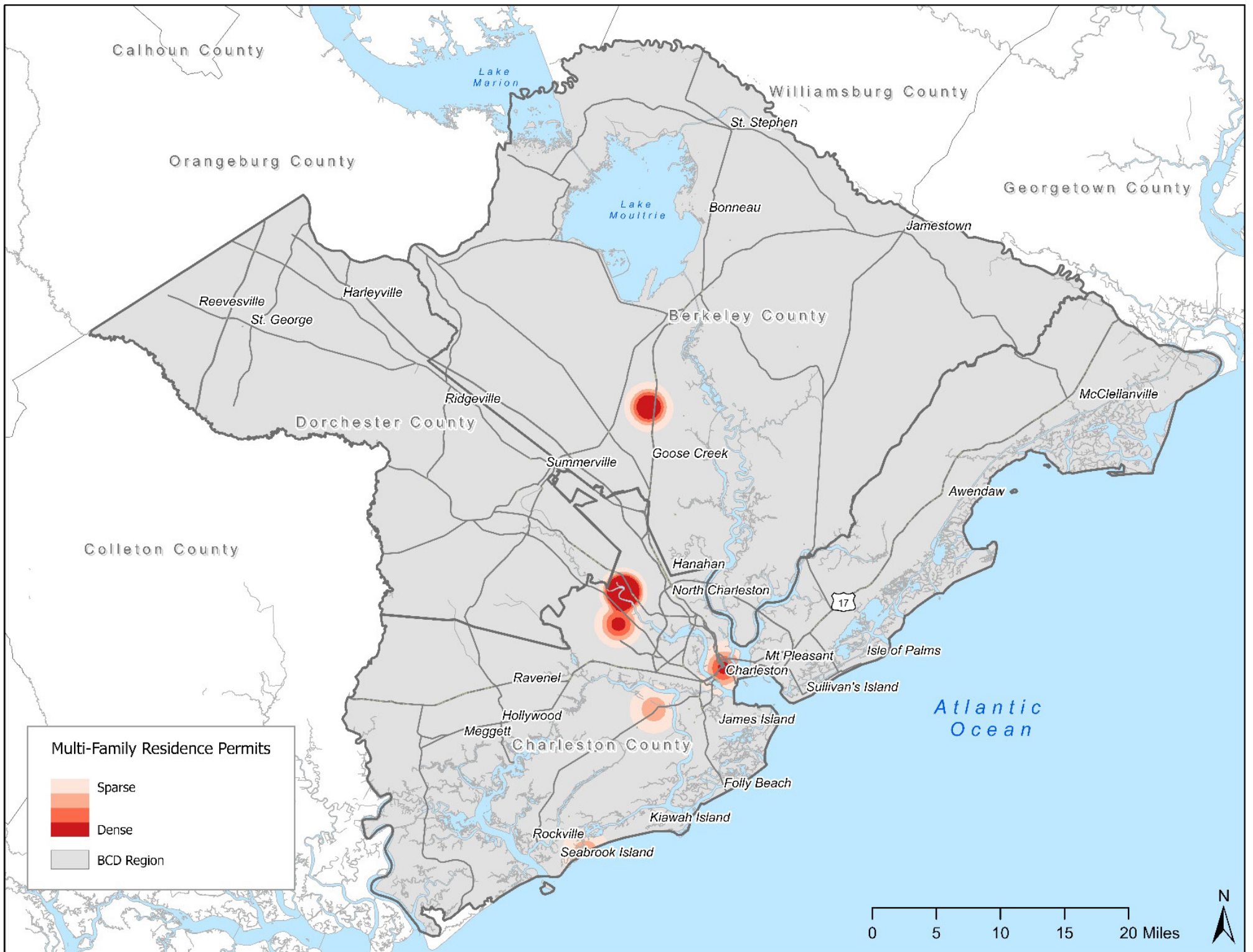
Multi-family permits issued in the fourth quarter of 2021 increased over 100% in both number and value from the third quarter.

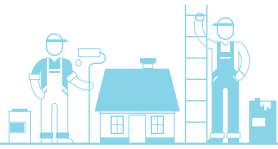
When compared year-over-year, the number and value of permits also increased by more than 400%.

Consequently, the number and value of multi-family permits in the fourth quarter was above the average of the previous four quarters.

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:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$-	3	\$521,821	0	\$-	8	\$20,776,666	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
GOOSE CREEK	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HANAHAN	0	\$-	0	\$-	0	\$-	0	\$-	2	\$200,000
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	0	\$-	3	\$48,766,340
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	9	\$30,903,543	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	0	\$-	3	\$521,821	9	\$30,903,543	8	\$20,776,666	5	\$48,966,340
UNINCORPORATED CHARLESTON COUNTY	0	\$-	4	\$1,653,658	0	\$-	0	\$-		
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-		
CITY OF CHARLESTON	1	\$9,700,000	3	\$24,549,971	2	\$90,341,109	0	\$-	7	\$54,051,623
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	\$-	78	\$112,146,260
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-		
MOUNT PLEASANT	0	\$-	0	\$-	0	\$-	1	\$1,725,000	1	\$160,853
NORTH CHARLESTON	18	\$36,450,242	0	\$-	0	\$-	4	\$5,300,000	6	\$800,000
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-		
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
SEABROOK ISLAND	0	\$-	0	\$-	3	\$2,880,000	0	\$-		
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-		
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
TOTAL CHARLESTON COUNTY	19	\$46,150,242	7	\$26,203,629	5	\$93,221,109	5	\$7,025,000	92	\$167,158,736
UNINCORPORATED DORCHESTER COUNTY	0	\$-	13	\$17,906,702	0	\$-	0	\$-		
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	0	\$-	0	\$-	14	\$41,972,237	0	\$-		
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-		
SUMMERVILLE	9	\$24,117,080	0	\$-	0	\$-	0	\$-		
TOTAL DORCHESTER COUNTY	9	\$24,117,080	13	\$17,906,702	14	\$41,972,237	0	\$-		
REGION TOTALS	28	\$70,267,322	25	\$44,632,152	28	\$166,096,889	13	\$27,801,666	97	\$216,125,076





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 fourth quarter of 2021, a total of 753 remodel, renovation, or addition permits were issued in the region for a value of about \$93 million. This represents an 7.7% increase in number but a 15% decrease in value from the previous quarter. The number of permits increased by 14.4% year-over-year, but the permit values decreased 5.3% in the same time period.

The number of remodel, renovation, or addition permits for the fourth quarter were 4.7% lower than the average of the previous four quarters, while the value of the permits issued were 21.4% lower than the average.

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

JURISDICTION	2020:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	75	\$1,206,096	67	\$47,491,586	86	\$3,783,722	73	\$2,221,916	39	\$889,835
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-		
CITY OF CHARLESTON	21	\$2,280,049	17	\$2,244,652	26	\$2,473,746	26	\$3,179,279	32	\$5,096,895
GOOSE CREEK	2	\$15,373	6	\$1,832,605	11	\$248,240	4	\$147,813	3	\$50,560
HANAHAN	13	\$1,386,338	31	\$750,025	23	\$551,450	26	\$2,099,675	13	\$321,917
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	4	\$152,822	7	\$297,600	12	\$932,335	17	\$976,430	6	\$1,099,214
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	2	\$30,877	1	\$16,960	1	\$17,450	1	\$22,749		
SUMMERVILLE	3	\$118,906	2	\$270,402	1	\$28,452	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	120	\$5,190,461	131	\$52,903,830	160	\$8,035,395	147	\$8,647,862	93	\$7,458,421
UNINCORPORATED CHARLESTON COUNTY	37	\$3,227,498	82	\$8,542,633	52	\$6,501,807	58	\$10,874,901	59	\$3,948,068
AWENDAW	1	\$400,000	2	\$213,515	2	\$92,500	2	\$42,000	2	\$15,450
CITY OF CHARLESTON	177	\$55,884,480	194	\$27,427,433	194	\$26,782,696	58	\$10,874,901	149	\$22,321,349
FOLLY BEACH	16	\$798,595	26	\$1,415,577	19	\$855,195	10	\$860,526	22	\$2,069,814
HOLLYWOOD	3	\$250,161	3	\$145,382	5	\$663,076	2	\$104,592	3	\$92,241
ISLE OF PALMS	17	\$4,802,430	11	\$2,208,491	14	\$3,203,608	7	\$3,100,635	14	\$3,626,394
JAMES ISLAND	13	\$742,969	20	\$1,440,332	17	\$829,124	17	\$1,360,556	19	\$1,262,159
KIAWAH ISLAND	57	\$6,291,671	103	\$13,996,298	35	\$6,813,045	53	\$9,153,718	64	\$7,898,620
LINCOLNVILLE	0	\$-	1	\$3,700	1	\$3,500	0	\$-	1	\$80,000
MCCLELLANVILLE	0	\$-	2	\$215,000	1	\$100	0	\$-	0	\$-
MEGETT	1	\$476,346	2	\$40,000	1	\$317,000	0	\$-	0	\$-
MOUNT PLEASANT	110	\$10,054,594	166	\$17,696,602	144	\$14,526,008	138	\$19,246,500	152	\$24,250,918
NORTH CHARLESTON	0	\$-	63	\$18,786,806	71	\$23,683,587	71	\$29,866,309	43	\$5,234,074
RAVENEL	3	\$267,480	2	\$120,000	1	\$52,000	4	\$547,350	0	\$-
ROCKVILLE	1	\$106,889	1	\$90,000	0	\$-	1	\$2,500	0	\$-
SEABROOK ISLAND	30	\$2,162,558	43	\$3,383,919	30	\$2,971,013	24	\$2,499,923	48	\$4,267,472
SULLIVANS ISLAND	10	\$2,851,949	19	\$4,286,578	11	\$2,293,276	13	\$8,770,115	12	\$4,212,500
SUMMERVILLE	0	\$-	0	\$-	1	\$5,300	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	476	\$88,317,620	740	\$100,012,266	599	\$89,592,835	458	\$97,304,526	588	\$79,279,059
UNINCORPORATED DORCHESTER COUNTY	47	\$3,590,320	53	\$1,911,997	68	\$10,438,548	68	\$2,577,808	51	\$5,316,453
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	5	\$230,056	15	\$769,399	12	\$276,540	10	\$423,512	7	\$104,864
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	1	\$105,000	5	\$39,470	3	\$823,088	6	\$174,880	4	\$36,500
SUMMERVILLE	9	\$793,493	8	\$778,258	11	\$263,865	10	\$368,525	10	\$845,767
TOTAL DORCHESTER COUNTY	62	\$4,718,869	81	\$3,499,124	94	\$11,802,041	94	\$3,544,725	72	\$6,303,584
REGION TOTALS	658	\$98,226,950	952	\$156,415,220	853	\$109,430,271	699	\$109,497,113	753	\$93,041,064



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 2021, there were 1,155 “other” permits issued for a value of almost \$54 million.

That represents a decrease of 10.9% in number but a 9.6% increase in value from the previous quarter. Year-over-year, the number of issued permits decreased by about 10.7% and the value increased by almost 31%. The comparison to the four quarter average showed decreases in both number and value (13.7% and 11.1% respectively.)

The top five most frequently permitted items in the “other” category this quarter were accessory structures (308), swimming pools (277), solar panels (207), generators (137) and fireplaces (67).

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 fourth quarter of 2021, there were 133 mobile home permits issued. This is a 22% increase from last quarter.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	82	\$1,642,994	65	\$1,157,972	113	\$2,303,898	72	\$1,810,462	96	\$1,923,647
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	72	\$2,987,209	65	\$2,536,497	75	\$3,011,001	65	\$3,267,264	57	\$3,399,847
GOOSE CREEK	42	\$1,426,371	28	\$1,359,779	26	\$704,875	34	\$129,043	30	\$1,238,702
HANAHAH	51	\$1,243,591	42	\$1,265,021	49	\$1,396,710	35	\$1,326,868	33	\$1,144,389
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	9	\$306,010	9	\$294,910	22	\$529,672	18	\$536,482	12	\$343,588
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	1	\$38,000	0	\$-
SUMMERVILLE	0	\$-	3	\$41,584	10	\$316,000	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	256	\$7,606,175	212	\$6,655,763	295	\$8,262,156	225	\$7,108,119	228	\$8,050,173
UNINCORPORATED CHARLESTON COUNTY	72	\$2,593,308	61	\$3,113,126	99	\$3,441,308	91	\$3,598,190	81	\$2,708,999
AWENDAW	2	\$177,000	3	\$123,660	3	\$262,825	3	\$102,500	4	\$752,593
CITY OF CHARLESTON	330	\$7,109,483	358	\$7,417,632	311	\$8,621,414	303	\$6,095,789	276	\$8,324,771
FOLLY BEACH	22	\$465,816	19	\$501,896	28	\$994,366	22	\$1,135,984	33	\$844,643
HOLLYWOOD	6	\$409,489	0	\$-	2	\$45,045	2	\$7,350	1	\$2,500
ISLE OF PALMS	20	\$1,573,237	20	\$1,305,334	30	\$2,316,458	23	\$2,578,045	27	\$2,197,661
JAMES ISLAND	14	\$598,507	14	\$695,408	18	\$661,279	12	\$540,831	14	\$535,990
KIAWAH ISLAND	13	\$644,804	24	\$2,134,746	12	\$3,312,246	10	\$363,450	16	\$1,461,118
LINCOLNVILLE	0	\$-	0	\$-	1	\$6,762	1	\$55,423		
MCCLELLANVILLE	0	\$-	2	\$5,934	2	\$1,350	1	\$1,800	1	\$1,200
MEGETT	0	\$-	6	\$729,331	4	\$237,807	1	\$100,000	3	\$78,185
MOUNT PLEASANT	232	\$9,926,898	298	\$15,170,232	245	\$11,173,873	224	\$11,585,207	205	\$13,313,051
NORTH CHARLESTON	82	\$2,506,593	64	\$5,923,623	63	\$1,584,484	82	\$3,856,677	59	\$3,794,191
RAVENEL	2	\$27,600	6	\$146,940	5	\$113,231	7	\$378,499	4	\$289,206
ROCKVILLE	0	\$-	1	\$5,350	1	\$12,800	0	\$-		
SEABROOK ISLAND	10	\$114,801	6	\$105,316	3	\$236,500	6	\$34,840	4	\$36,490
SULLIVANS ISLAND	9	\$906,862	12	\$632,867	17	\$964,847	10	\$1,185,831	14	\$1,255,431
SUMMERVILLE	3	\$61,988	0	\$-	0	\$-	0	\$-		
TOTAL CHARLESTON COUNTY	817	\$27,116,386	894	\$38,011,395	844	\$33,986,595	798	\$31,620,416	742	\$35,596,029
UNINCORPORATED DORCHESTER COUNTY	157	\$4,316,715	215	\$7,096,576	201	\$55,106,504	221	\$9,149,754	133	\$8,626,281
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
NORTH CHARLESTON	52	\$1,196,974	44	\$1,456,256	41	\$1,218,200	44	\$1,189,284	45	\$1,542,228
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-		
ST. GEORGE	3	\$139,257	4	\$60,037	6	\$97,929	3	\$58,594	1	\$79,643
SUMMERVILLE	8	\$857,427	4	\$258,635	2	\$25,100	5	\$96,031	6	\$66,716
TOTAL DORCHESTER COUNTY	220	\$6,510,373	267	\$8,871,504	250	\$56,447,733	273	\$10,493,663	185	\$10,314,868
REGION TOTALS	1,293	\$41,232,934	1,373	\$53,538,662	1,389	\$98,696,484	1,296	\$49,222,198	1,155	\$53,961,070



SUMMARY

Region-wide, the fourth quarter showed major increases in Commercial and Multi-family residence building permits while Single-family and Single-family attached permits both declined.

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	19%	▲	39%	▲	12%	▲
Single Family	-20%	▼	-12%	▼	-18%	▼
Single Family Attached	-8%	▼	-15%	▼	-40%	▼
Multi-Family	646%	▲	246%	▲	322%	▲

Value of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters	
Commercial	20%	▲	-62%	▼	-38%	▼
Single Family	-21%	▼	21%	▲	-8%	▼
Single Family Attached	-14%	▼	-24%	▼	-33%	▼
Multi-Family	677%	▲	208%	▲	180%	▲

ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2020:Q4		2021:Q1		2021:Q2		2021:Q3		2021:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	659	\$100,728,040	675	\$432,361,051	1,168	\$313,104,204	875	\$337,682,324	629	\$244,439,756
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	184	\$55,259,282	147	\$76,262,171	138	\$24,064,602	118	\$19,581,425	114	\$23,973,147
GOOSE CREEK	135	\$15,374,572	159	\$22,372,724	124	\$18,498,911	65	\$6,427,117	98	\$15,156,178
HANAHAN	87	\$10,840,903	85	\$5,200,824	75	\$21,445,761	64	\$3,706,133	51	\$1,916,306
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	40	\$51,134,616	40	\$11,590,271	70	\$14,407,000	196	\$58,743,628	105	\$74,095,953
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	3	\$245,877	1	\$16,960	2	\$317,450	3	\$212,749	0	\$-
SUMMERVILLE	9	\$8,457,042	17	\$4,498,764	39	\$78,621,084	6	\$4,319,599	8	\$1,664,803
TOTAL BERKELEY COUNTY	1,117	\$242,040,332	1,124	\$552,302,765	1,616	\$470,459,012	1,327	\$430,672,975	1,005	\$361,246,144
UNINCORPORATED CHARLESTON CO.	190	\$42,098,634	233	\$51,313,223	239	\$69,174,831	258	\$79,118,192	227	\$55,571,537
AWENDAW	5	\$1,136,252	15	\$4,990,255	12	\$3,553,382	12	\$3,515,157	12	\$4,459,568
CITY OF CHARLESTON	723	\$153,989,912	794	\$269,431,831	698	\$210,818,262	561	\$89,572,125	572	\$132,872,028
FOLLY BEACH	41	\$25,294,643	48	\$3,048,904	52	\$6,310,316	46	\$9,828,003	73	\$12,569,659
HOLLYWOOD	28	\$7,906,794	24	\$7,513,426	30	\$10,653,981	21	\$8,440,133	16	\$5,752,214
ISLE OF PALMS	44	\$15,633,667	41	\$12,075,124	61	\$26,674,151	39	\$18,135,712	55	\$21,713,255
JAMES ISLAND	34	\$8,265,121	40	\$4,774,624	45	\$6,242,524	30	\$2,198,370	39	\$5,966,247
KIAWAH ISLAND	78	\$25,866,286	144	\$50,147,980	69	\$46,116,956	86	\$55,410,766	174	\$155,422,490
LINCOLNVILLE	7	\$3,534,597	1	\$3,700	6	\$1,101,579	1	\$55,423	2	\$272,321
MCCLELLANVILLE	1	\$195,000	4	\$220,934	4	\$389,550	2	\$981,800	4	\$1,414,500
MEGETT	2	\$727,276	9	\$1,303,140	13	\$3,542,599	5	\$1,995,841	8	\$2,675,426
MOUNT PLEASANT	508	\$93,560,798	706	\$125,208,560	553	\$97,926,406	575	\$131,257,046	517	\$115,293,392
NORTH CHARLESTON	173	\$128,713,889	224	\$54,861,404	278	\$90,421,664	216	\$72,053,087	193	\$79,362,632
RAVENEL	8	\$1,828,929	9	\$326,940	10	\$1,784,973	16	\$3,085,988	8	\$1,362,936
ROCKVILLE	1	\$106,889	2	\$95,350	1	\$12,800	1	\$2,500	0	\$-
SEABROOK ISLAND	51	\$7,986,977	58	\$11,125,110	40	\$9,086,109	41	\$14,758,571	60	\$11,276,690
SULLIVANS ISLAND	20	\$5,468,811	37	\$11,939,382	35	\$13,931,323	27	\$13,788,346	28	\$8,367,931
SUMMERVILLE	7	\$774,991	4	\$725,713	1	\$5,300	6	\$1,472,160	6	\$1,511,690
TOTAL CHARLESTON COUNTY	1,921	\$523,089,466	2,393	\$609,105,600	2,147	\$597,746,706	1,943	\$505,669,220	1,994	\$615,864,516
UNINCORPORATED DORCHESTER CO.	520	\$372,631,200	607	\$127,507,390	545	\$139,590,206	480	\$67,323,646	442	\$93,274,932
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	61	\$2,549,888	63	\$4,284,833	83	\$63,818,428	62	\$4,685,219	60	\$12,170,548
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	5	\$594,807	11	\$122,770	16	\$2,218,194	13	\$2,633,474	9	\$571,143
SUMMERVILLE	72	\$68,296,551	113	\$17,991,995	50	\$15,533,849	39	\$5,910,320	60	\$11,699,832
TOTAL DORCHESTER COUNTY	658	\$444,072,446	794	\$149,906,988	694	\$221,160,677	594	\$80,552,659	571	\$117,716,455
REGION TOTALS	3,696	\$1,209,202,244	4,311	\$1,311,315,353	4,457	\$1,289,366,395	3,864	\$1,016,894,854	3,570	\$1,094,827,114

2021 4TH QUARTER AVERAGES

Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Unincorporated Berkeley Co	\$323,941	\$141	\$244,695	\$138
Bonneau	N/A	N/A	N/A	N/A
City of Charleston (BC)	\$631,817	\$252	N/A	N/A
Goose Creek	\$211,300	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	\$361,780	\$157	\$215,028	\$130
North Charleston (BC)	N/A	N/A	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A
Summerville (BC)	N/A	N/A	N/A	N/A
Unincorporated Charleston Co	\$589,366	\$137	\$431,884	\$115
Awendaw	\$538,600	\$202	N/A	N/A
City of Chas (CC)	\$299,472	\$136	\$437,663	N/A
Folly Beach	\$564,611	\$186	N/A	N/A
Hollywood	\$510,013	\$167	N/A	N/A
Isle of Palms	\$1,134,943	\$292	N/A	N/A
James Island	\$818,620	\$164	N/A	N/A
Kiawah Island	\$2,598,192	\$540	N/A	N/A
Lincolntonville	\$192,321	\$106	N/A	N/A
McClellanville	\$471,100	\$95	N/A	N/A
Meggett	\$519,448	\$106	N/A	N/A
Mt Pleasant	\$490,624	\$163	N/A	N/A
North Charleston (CC)	\$141,818	\$94	N/A	N/A
Ravenel	\$268,433	\$93	N/A	N/A
Rockville	N/A	N/A	N/A	N/A
Seabrook Island	\$871,591	\$160	N/A	N/A
Sullivan's Island	\$1,450,000	\$438	N/A	N/A
Summerville (CC)	N/A	N/A	N/A	N/A
Unincorporated Dorchester Co	\$360,642	\$102	\$108,998	\$54
Harleyville	N/A	N/A	N/A	N/A
North Charleston (DC)	N/A	N/A	N/A	N/A
Reevesville	N/A	N/A	N/A	N/A
Ridgeville	N/A	N/A	N/A	N/A
St. George	\$135,000	N/A	N/A	N/A
Summerville (DC)	\$177,648	\$67	N/A	N/A
Total Berkeley Co. Average SFD	\$316,121	\$510,781	\$306,626	

2021 4th QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Nexton - Northeast Village	123	Carolina Park	56	The Ponds	91
Wildcat (Pine Hills)	94	The Crossing at Verdier	42	Homecoming	58
Foxbank Plantation	53	Charleston Farms	33	Summers Corner	35
Nexton - Dell Webb	37	Liberty Hill Farms	27	Gates at Orangeburg	33
Carnes Crossroads	35	Old Village	22	Limehouse Village	33
Number of permits issued, according to data provided by the jurisdictions					

2021 4th QUARTER TOP COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
BERKELEY COUNTY	11/22/2021	\$29,156,405	Manufacturing Facility
	12/01/2021	\$20,156,617	Mixed-use
	11/23/2021	\$15,615,086	Manufacturing Facility
	11/09/2021	\$7,532,900	Manufacturing Facility
	12/16/2021	\$6,894,456	Mixed-use
	10/21/2021	\$2,669,002	Industrial Facility
CITY OF CHARLESTON	10/21/2021	\$8,350,000	Retail Space
CITY OF NORTH CHARLESTON	12/20/2021	\$22,155,080	Hospital Facility
	12/07/2021	\$9,905,590	Industrial Facility
	10/18/2021	\$8,919,490	Warehouse Space
	12/07/2021	\$7,984,806	Industrial Facility
	12/07/2021	\$3,417,269	Manufacturing Facility
	11/03/2021	\$2,699,246	Retail Space
CITY OF MT. PLEASANT	10/06/2021	\$7,405,755	Industrial Facility
	12/16/2021	\$2,780,000	Retail Space