

CONSTRUCTION QUARTERLY

CONSTRUCTION ACTIVITY AS REPORTED BY JURISDICTIONS TO THE BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENTS

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JAN-MAR

INTRODUCTION

Construction Quarterly (CQ) is a publication of the Berkeley-Charleston-Dorchester Council of Governments. CQ 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 that column will read "Data Not Provided." The last five quarters are shown, providing a quarterly and year-over-year comparison. We hope you find this report useful and welcome your feedback.

ALL NEW CONSTRUCTION

The number of building permits issued for all new construction in the region in the first quarter of 2018 decreased by 14.6% from the fourth quarter 2017. The construction value also decreased by about 16%. Year-over-year both the number and value decreased by 31.5% and 16.5%, respectively.

A breakdown of these permits can be found in the chart below and a map of these permits can be found near the end of this publication.

ALL NEW CONSTRUCTION BY JURISDICTION											
JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1		
	#	\$	#	\$	#	\$	#	\$	#	\$	
UNINCORPORATED BERKELEY COUNTY	417	\$187,154,381	252	\$104,434,875	213	\$144,198,882	126	\$53,266,462	84	\$34,289,410	
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	62	\$49,092,845	41	\$17,390,605	23	\$36,587,061	36	\$9,147,027	37	\$22,450,380	
GOOSE CREEK	45	\$12,061,392	91	\$26,529,381	100	\$16,248,893	61	\$67,489,339	96	\$25,380,373	
HANAHAN	8	\$2,766,336	7	\$2,361,572	9	\$3,040,760	15	\$5,996,196	4	\$11,586,693	
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MONCK'S CORNER	61	\$21,704,603	72	\$30,351,163	69	\$21,020,598	73	\$23,295,421	61	\$19,392,994	
NORTH CHARLESTON					0	\$0	0	\$0	0	\$0	
ST. STEPHEN	1	\$97,000	0	\$0	1	\$1,583	0	\$0	0	\$0	
SUMMERVILLE	2	\$349,000	4	\$292,000	0	\$4,748,000	3	\$10,558,000	1	\$400,240	
TOTAL BERKELEY COUNTY	596	\$273,225,557	467	\$181,359,596	415	\$225,845,777	314	\$169,752,445	283	\$113,500,090	
UNINCORPORATED CHARLESTON COUNTY	101	\$41,409,419	90	\$37,659,232	86	\$51,262,077	87	\$42,223,139	71	\$33,129,050	
AWENDAW	3	\$507,611	3	\$943,583	1	\$475,000	3	\$2,425,785	3	\$900,730	
CITY OF CHARLESTON	306	\$156,278,188	291	\$154,675,319	274	\$171,701,271	254	\$185,816,773	274	\$253,269,722	
FOLLY BEACH	7	\$3,213,160	3	\$2,920,000	11	\$6,228,636	3	\$2,274,450	4	\$1,392,980	
HOLLYWOOD	34	\$9,263,105	17	\$5,491,315	12	\$4,941,891	20	\$6,984,181	17	\$6,696,553	
ISLE OF PALMS	8	\$4,765,775	12	\$9,590,320	6	\$5,771,153	6	\$5,510,035	12	\$13,800,000	
JAMES ISLAND	7	\$2,567,951	14	\$5,453,640	11	\$6,825,549	13	\$10,249,842	5	\$1,317,729	
KIAWAH ISLAND	10	\$17,440,983	20	\$58,584,344	15	\$26,812,734	8	\$12,181,770	18	\$38,984,192	
LINCOLNVILLE	1	\$143,512	0	\$0	0	\$0	0	\$0	0	\$0	
MCCLELLANVILLE	4	\$1,234,934	0	\$0	1	\$363,598	3	\$880,577	5	\$1,894,989	
MEGETT	5	\$1,622,431	7	\$1,539,323	8	\$2,484,817	3	\$717,274	1	\$392,104	
MOUNT PLEASANT	246	\$173,675,349	265	\$266,658,813	204	\$77,542,579	182	\$185,404,675	148	\$139,122,051	
NORTH CHARLESTON	57	\$98,371,435	84	\$67,005,889	54	\$96,578,020	113	\$117,782,306	89	\$41,510,107	
RAVENEL	4	\$1,126,432	8	\$2,053,856	4	\$853,842	6	\$3,006,050	5	\$1,979,997	
ROCKVILLE	1	\$164,000	0	\$0	0	\$0	0	\$0	0	\$0	
SEABROOK ISLAND	7	\$7,693,232	7	\$1,711,000	8	\$2,319,176	4	\$4,006,640	2	\$1,478,200	
SULLIVANS ISLAND	0	\$0	3	\$3,003,757	8	\$7,221,016	8	\$11,679,675	3	\$3,697,500	
SUMMERVILLE	11	\$1,963,000	13	\$2,557,000	6	\$1,812,000	10	\$2,659,565	7	\$1,819,970	
TOTAL CHARLESTON COUNTY	812	\$521,440,517	837	\$619,847,391	709	\$463,193,359	723	\$593,802,737	664	\$541,385,874	
UNINCORPORATED DORCHESTER COUNTY	122	\$40,359,161	129	\$39,596,921	116	\$56,224,839	102	\$54,075,629	81	\$32,308,215	
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
HARLEYVILLE	0	\$0	1	\$30,000	1	\$84,258	0	\$0	0	\$0	
NORTH CHARLESTON	91	\$12,844,166	77	\$12,009,287	83	\$21,960,202	130	\$17,850,925	32	\$6,454,661	
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED	
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
ST. GEORGE	0	\$0	1	\$94,712	0	\$0	0	\$0		DATA NOT PROVIDED	
SUMMERVILLE	32	\$8,471,504	20	\$5,081,000	56	\$18,450,000	57	\$15,333,056	72	\$21,622,346	
TOTAL DORCHESTER COUNTY	245	\$61,674,831	228	\$56,811,920	256	\$96,719,299	289	\$87,259,610	185	\$60,385,222	
REGION TOTALS	1,653	\$856,340,905	1,532	\$858,018,907	1,380	\$785,758,435	1,326	\$850,814,792	1,132	\$715,271,186	

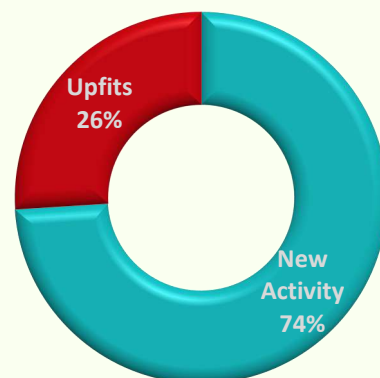
ALL COMMERCIAL CONSTRUCTION

Commercial permits account for construction of non-residential structures, such as hotels, office buildings, warehouses and other industrial use buildings. These values also include commercial “upfits” which are categorized as new construction for reporting purposes. Business remodels and renovations are not covered in this category.

In the first quarter of 2018, the number of commercial permits decreased by about 28%. The value of commercial construction permits in the first quarter decreased by approximately \$216 million (56%). There is a sizeable decrease from the first quarter of 2017 in the number of permits issued (31.6%); and the value shows a significant decrease of more than \$167.5 million year-over-year.

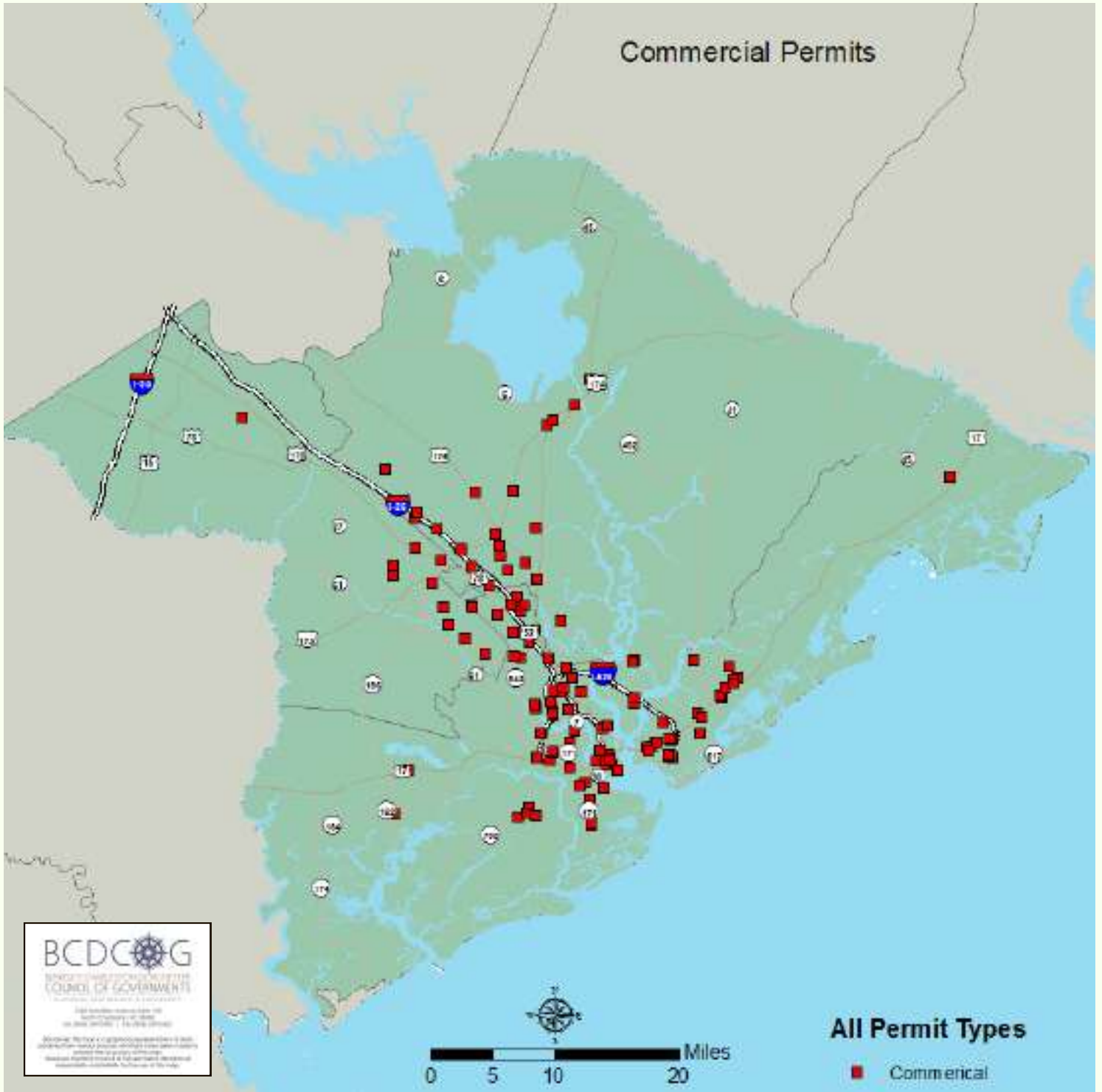
An analysis of the commercial permits this quarter revealed that there were about \$127.8 million (74%) for truly new commercial permit activity and about \$44.5 million (26%) in upfits.

An itemization of commercial permits by quarter and jurisdiction can be found below. A map depicting commercial permit clusters can be found on the next page.



ALL COMMERCIAL CONSTRUCTION BY JURISDICTION											
JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1		
	#	\$	#	\$	#	\$	#	\$	#	\$	
UNINCORPORATED BERKELEY COUNTY	49	\$80,268,940	35	\$42,805,418	58	\$53,335,933	30	\$24,218,273	14	\$12,011,019	
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	15	\$8,829,775	10	\$6,780,405	7	\$1,020,341	7	\$2,005,449	4	\$5,545,000	
GOOSE CREEK	1	\$5,550,000	5	\$12,189,228	7	\$4,253,017	4	\$59,330,745	7	\$5,416,835	
HANAHAN	1	\$1,500	2	\$424,876	0	\$0	2	\$2,055,822	1	\$10,689,321	
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MONCK'S CORNER	3	\$2,818,887	3	\$7,404,253	2	\$503,235	0	\$0	2	\$295,000	
NORTH CHARLESTON					0	\$0	0	\$0	0	\$0	
ST STEPHEN	0	\$0	0	\$0	1	\$1,583	0	\$0	0	\$0	
SUMMERVILLE	1	\$48,000	4	\$292,000	2	\$4,748,000	3	\$10,558,000	1	\$400,240	
TOTAL BERKELEY COUNTY	70	\$97,517,102	59	\$69,896,180	77	\$63,862,109	46	\$98,168,289	29	\$34,357,415	
UNINCORPORATED CHARLESTON COUNTY	9	\$9,043,248	4	\$411,600	17	\$14,922,651	8	\$8,628,360	7	\$4,504,600	
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	41	\$80,039,708	23	\$43,107,229	28	\$24,734,389	34	\$28,244,096	30	\$25,899,674	
FOLLY BEACH	1	\$312,400	1	\$1,720,000	3	\$2,874,473	0	\$0	0	\$0	
HOLLYWOOD	0	\$0	1	\$18,060	0	\$0	0	\$0	1	\$1,630,000	
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
JAMES ISLAND	2	\$46,000	0	\$0	2	\$974,808	2	\$5,473,600	0	\$0	
KIAWAH ISLAND	0	\$0	3	\$6,824,427	3	\$4,645,380	2	\$187,753	0	\$0	
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MEGGETT	0	\$0	1	\$150,000	0	\$0	0	\$0	0	\$0	
MOUNT PLEASANT	50	\$50,277,827	28	\$119,941,447	16	\$2,057,112	55	\$107,384,760	30	\$56,259,625	
NORTH CHARLESTON	34	\$94,942,549	39	\$38,191,728	24	\$91,515,491	39	\$107,305,649	36	\$35,014,827	
RAVENEL	0	\$0	0	\$0	1	\$239,400	2	\$1,852,500	1	\$750,000	
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SEABROOK ISLAND	0	\$0	2	\$2,000	1	\$84,412	0	\$0	0	\$0	
SULLIVANS ISLAND	0	\$0	0	\$0	0	\$0	1	\$59,314	0	\$0	
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
TOTAL CHARLESTON COUNTY	137	\$234,661,732	102	\$210,366,491	95	\$142,048,116	143	\$259,136,032	105	\$124,058,726	
UNINCORPORATED DORCHESTER COUNTY	5	\$5,846,661	8	\$4,739,658	7	\$3,211,016	6	\$25,027,440	7	\$9,313,824	
CITY OF CHARLESTON					0	\$0	0	\$0	0	\$0	
HARLEYVILLE	0	\$0	1	\$30,000	1	\$84,258	0	\$0	0	\$0	
NORTH CHARLESTON	1	\$1,200,000	4	\$3,588,190	3	\$583,868	4	\$3,047,935	2	\$1,609,270	
REEVESVILLE			0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED	
RIDGEVILLE			0	\$0	0	\$0			0	\$0	
ST. GEORGE					0	\$0				DATA NOT PROVIDED	
SUMMERVILLE	5	\$594,000	6	\$975,000	4	\$633,000	9	\$3,266,804	6	\$2,883,140	
TOTAL DORCHESTER COUNTY	11	\$7,640,661	19	\$9,332,848	15	\$4,512,142	19	\$31,342,179	15	\$13,806,234	
REGION TOTALS	218	\$339,819,495	180	\$289,595,519	187	\$210,422,367	208	\$388,646,500	149	\$172,222,375	





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.

The number of single family residential permits decreased approximately 29.3% from 1,326 in the fourth quarter of 2017 to 1,030 in the first quarter of 2018. The permit values also decreased approximately 56% from about \$388.6 million to \$171.3 million in the same time frame. A similar result occurred when we compared values year-over-year; permit numbers are down 32.5% and values are down 50.5% when compared to the same quarter last year.

A summary of single family permits can be found by quarter and jurisdiction in the chart below and a map of housing clusters can be found on the next page.

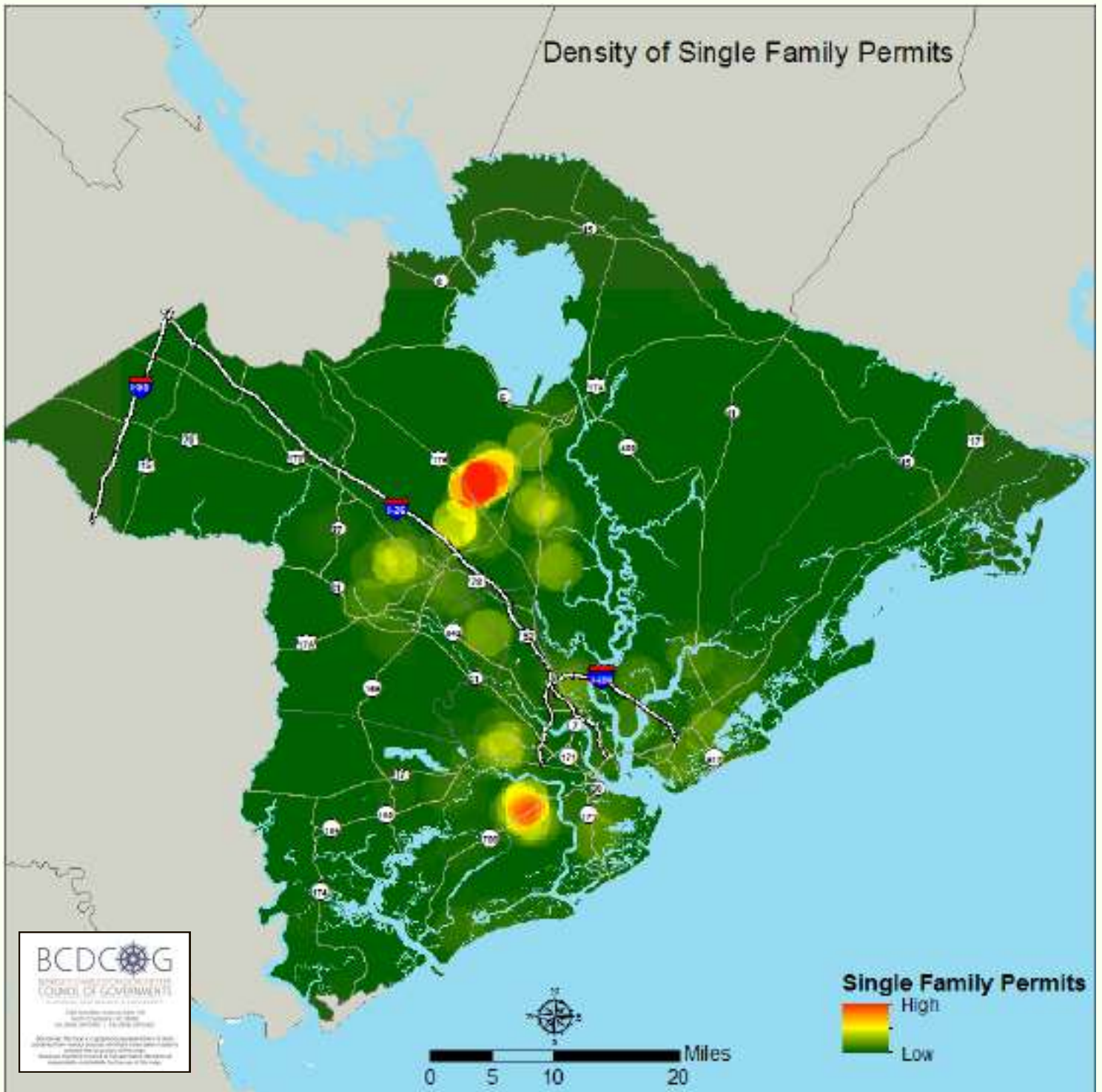


ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	361	\$105,084,437	209	\$60,083,099	129	\$35,522,115	179	\$50,991,903	303	\$90,392,330
BONNEAU	0	\$0			0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	39	\$11,111,289	30	\$8,415,200	15	\$5,066,720	29	\$7,141,578	33	\$16,905,380
GOOSE CREEK	33	\$5,790,892	86	\$14,340,153	51	\$8,326,425	43	\$7,158,485	44	\$8,965,123
HANAHAN	7	\$2,764,836	5	\$1,936,696	9	\$3,040,760	13	\$3,940,374	3	\$897,372
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	58	\$18,885,716	69	\$22,946,910	66	\$20,277,363	73	\$23,295,421	59	\$19,097,994
NORTH CHARLESTON					0	\$0	0	\$0	0	\$0
ST STEPHEN	1	\$97,000	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	1	\$301,000	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	500	\$144,035,170	399	\$107,722,058	270	\$72,233,383	337	\$92,527,761	442	\$136,258,199
UNINCORPORATED CHARLESTON COUNTY	92	\$32,366,171	86	\$37,247,632	69	\$36,339,426	79	\$33,594,779	64	\$28,624,450
AWENDAW	3	\$507,611	3	\$943,583	1	\$475,000	3	\$2,425,785	3	\$900,730
CITY OF CHARLESTON	261	\$43,650,834	265	\$44,048,450	227	\$39,200,545	214	\$35,802,476	224	\$67,292,144
FOLLY BEACH	6	\$2,900,760	0	\$0	6	\$2,844,163	3	\$2,274,450	4	\$1,392,980
HOLLYWOOD	24	\$6,821,983	16	\$5,473,255	12	\$4,941,891	14	\$5,320,020	16	\$5,066,553
ISLE OF PALMS	8	\$4,765,775	12	\$9,590,320	6	\$5,771,153	6	\$5,510,035	12	\$13,800,000
JAMES ISLAND	5	\$2,521,951	14	\$5,453,640	9	\$5,850,741	11	\$4,776,242	5	\$1,317,729
KIAWAH ISLAND	10	\$17,440,983	14	\$22,759,811	12	\$22,167,354	6	\$11,994,017	18	\$38,984,192
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MCCELLANVILLE	4	\$1,234,934	0	\$0	1	\$363,598	3	\$880,577	5	\$1,894,989
MEGGETT	5	\$1,622,431	6	\$1,389,323	8	\$2,484,817	3	\$717,274	1	\$392,104
MOUNT PLEASANT	156	\$70,742,819	207	\$94,298,774	146	\$64,398,164	97	\$56,559,427	105	\$60,234,845
NORTH CHARLESTON	23	\$3,428,886	35	\$5,613,791	29	\$4,462,529	50	\$8,056,657	39	\$5,095,280
RAVENEL	4	\$1,126,432	8	\$2,053,856	3	\$614,442	4	\$1,153,550	4	\$1,229,997
ROCKVILLE	1	\$164,000	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	7	\$7,693,232	1	\$995,000	3	\$2,234,760	2	\$3,018,968	2	\$1,478,200
SULLIVANS ISLAND	0	\$0	3	\$3,003,757	4	\$5,749,524	7	\$11,620,361	3	\$3,697,500
SUMMERVILLE	11	\$1,963,000	13	\$2,557,000	6	\$1,812,000	10	\$2,659,565	7	\$1,819,970
TOTAL CHARLESTON COUNTY	620	\$198,951,802	683	\$235,428,192	542	\$199,710,107	512	\$186,364,183	512	\$233,221,663
UNINCORPORATED DORCHESTER COUNTY	117	\$34,512,500	121	\$34,857,263	96	\$25,446,087	96	\$29,048,189	70	\$22,278,391
CITY OF CHARLESTON					0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	90	\$11,644,166	73	\$8,421,097	76	\$9,423,962	105	\$12,632,787	30	\$4,845,391
REEVESVILLE			0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED
RIDGEVILLE			0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	1	\$94,712	0	\$0	0	\$0		DATA NOT PROVIDED
SUMMERVILLE	27	\$7,877,504	14	\$4,106,000	51	\$11,835,000	48	\$12,066,252	66	\$18,739,206
TOTAL DORCHESTER COUNTY	234	\$54,034,170	209	\$47,479,072	223	\$46,705,049	249	\$53,747,228	166	\$45,862,988
REGION TOTALS	1,354	\$397,021,142	1,291	\$390,629,322	1,035	\$318,648,539	1,098	\$332,639,172	1,120	\$415,342,850



Density of Single Family Permits



2018 1st QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County		#	Charleston County		#	Dorchester County		#
Cane Bay	153	Oakfield	32	Pine Forest	26			
Nexton	92	Woodbury	23	McKewn	25			
Moss Grove	25	Oyster Point	23	Highland Park	8			
Lakeview Commons	23	Whitney Lake	20	Carrington Chase	7			
Foxbank Plantation	17	Carolina Park	16	Palmetto Village	5			

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



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 another single family structure. These are generally considered to be townhomes, but do not normally include multi-family structures such as condos, duplexes and apartments. Townhouses are sometimes included in a housing development as an "affordable housing" component because they are frequently less expensive to build and buy than their detached counterparts. Permits generally reflect the number of residential units.

Single family attached permitting is not common in all of the jurisdictions. For example, some jurisdictions did not issue any single family attached permits in the last year (i.e. Hanahan, Isle of Palms and Summerville).

In the first quarter of 2018, 78 permits were issued for SFA units for a value of \$8.5 million. This shows a 12.6% increase from last quarter, but a 94.6% decrease year-over-year. The City of Goose Creek issued the most SFA permits in the region, with a total of 42 permits.

A breakdown of single family attached permits by quarter and jurisdiction can be found in the chart below. A map depicting SFA residential permit clusters is available on the next page.

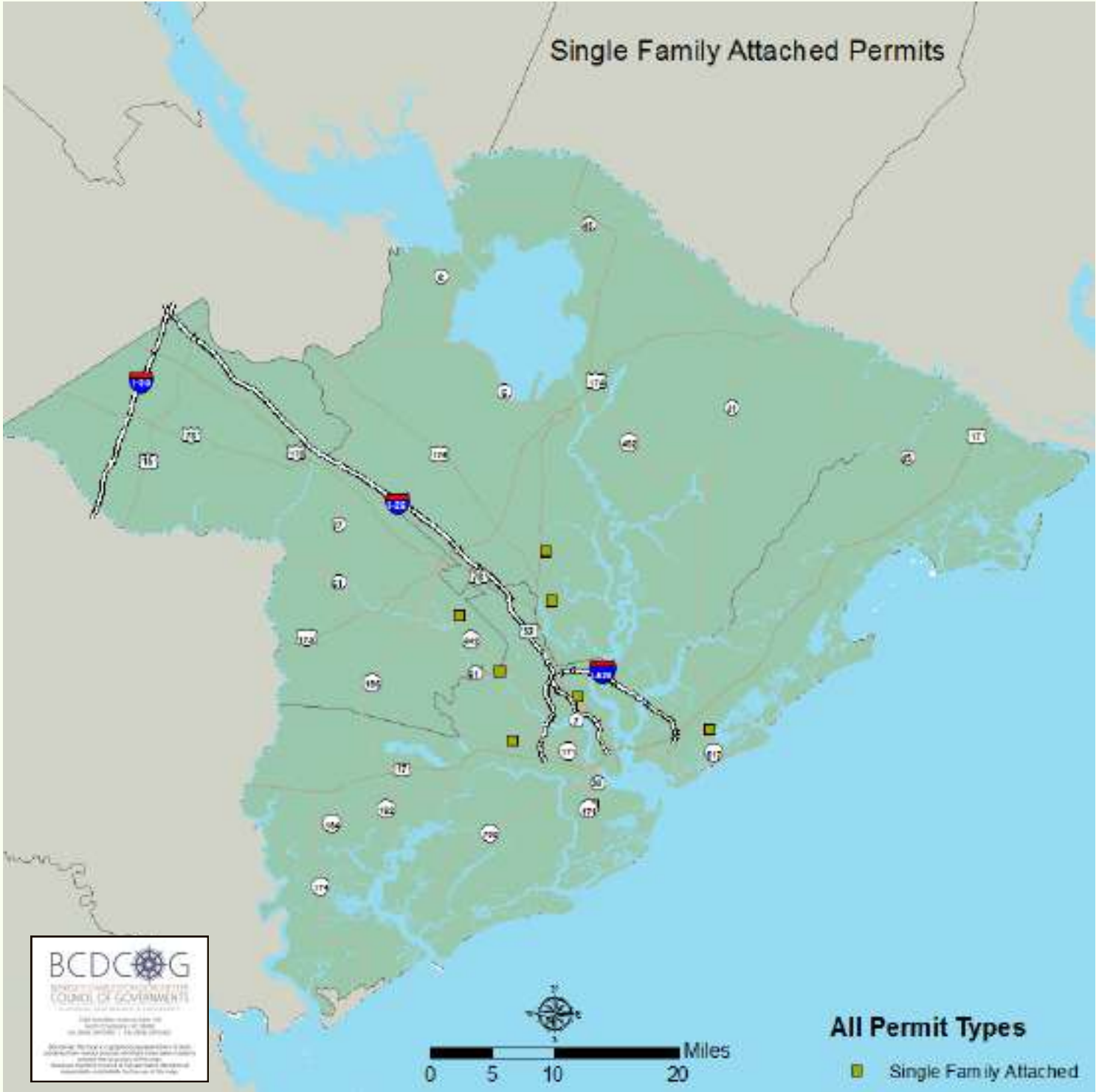


ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	7	\$1,801,004	8	\$1,546,358	0	\$0	0	\$0	0	\$0
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	5	\$862,000	0	\$0	0	\$0	0	\$0	0	\$0
GOOSE CREEK	11	\$720,500	0	\$0	39	\$2,573,686	14	\$1,000,109	42	\$3,204,356
HANAHAN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	23	\$3,383,504	8	\$1,546,358	39	\$2,573,686	14	\$1,000,109	42	\$3,204,356
UNINCORPORATED CHARLESTON COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	8	\$763,830	0	\$0	13	\$1,768,331
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	10	\$2,441,122	0	\$0	0	\$0	6	\$1,664,161	0	\$0
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMES ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	38	\$9,916,703	3	\$841,440	0	\$0	1	\$258,961	5	\$1,371,848
NORTH CHARLESTON	0	\$0	0	\$0	1	\$600,000	24	\$2,420,000	14	\$1,400,000
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	4	\$714,000	4	\$1,471,492	0	\$0	0	\$0
SULLIVANS ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	48	\$12,357,825	7	\$1,555,440	13	\$2,835,322	31	\$4,343,122	32	\$4,540,179
UNINCORPORATED DORCHESTER COUNTY	0	\$0	0	\$0	4	\$841,500	0	\$0	4	\$716,000
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	3	\$1,169,373	21	\$2,170,203	0	\$0
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	DATA NOT PROVIDED
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	DATA NOT PROVIDED
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	0	\$0	0	\$0	7	\$2,010,873	21	\$2,170,203	4	\$716,000
REGION TOTALS	71	\$15,741,329	15	\$3,101,798	59	\$7,419,881	66	\$7,513,434	78	\$8,460,535



Single Family Attached Permits



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 residential is a trend that is expected to continue into the future to accommodate both the growing population settling into the region and the younger adults moving out on their own. Permit numbers generally reflect the number of buildings, not the number of units.

In the first quarter of 2018, fifteen (15) permits were issued in the region for a value of about \$58.6 million, which is a considerable decline in value (59.2%) from the fourth quarter. This quarter's MF permits account for 14 buildings which include more than 500 units. The multi-family permits this quarter were issued exclusively by the City of Charleston, the Town of Mt. Pleasant and the City of Goose Creek.

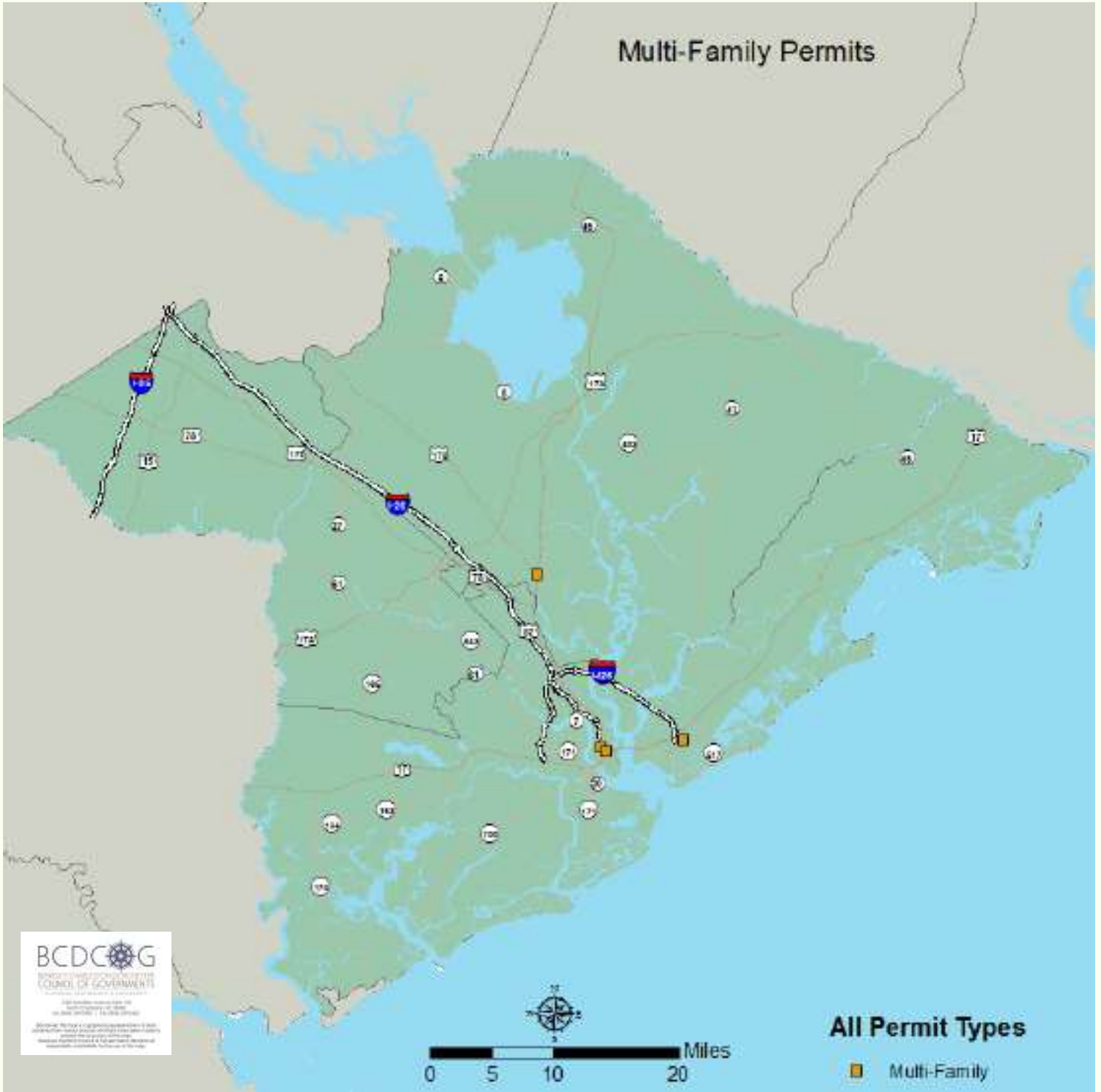
A breakdown of multi-family permits by quarter and municipality can be found in the chart below. A map of multi-family permit clusters is available on the next page.



ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	26	\$55,340,834	0	\$0	0	\$0
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	1	\$30,500,000	0	\$0	0	\$0
GOOSE CREEK	0	\$0	0	\$0	3	\$1,095,765	0	\$0	3	\$7,794,059
HANAHAN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	0	\$0	1	\$240,000	0	\$0	0	\$0
NORTH CHARLESTON			0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	0	\$0	0	\$0	31	\$87,176,599	0	\$0	3	\$7,794,059
UNINCORPORATED CHARLESTON COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	3	\$29,365,829	2	\$35,519,640	7	\$49,099,707	6	\$121,770,201	4	\$29,516,573
FOLLY BEACH	0	\$0	2	\$1,200,000	2	\$510,000	0	\$0	0	\$0
HOLLYWOOD	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMES ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	0	\$0	3	\$29,000,106	0	\$0	0	\$0	0	\$0
LINCOLNVILLE	1	\$143,512	0	\$0	0	\$0	0	\$0	0	\$0
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	2	\$42,738,000	27	\$51,577,152	42	\$11,087,303	29	\$21,201,527	8	\$21,255,733
NORTH CHARLESTON	0	\$0	10	\$23,200,370	0	\$0	0	\$0	0	\$0
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	0	\$0	0	\$0	2	\$987,672	0	\$0
SULLIVANS ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	6	\$72,247,341	44	\$140,497,268	51	\$60,697,010	37	\$143,959,400	12	\$50,772,306
UNINCORPORATED DORCHESTER COUNTY	0	\$0	0	\$0	9	\$26,726,236	0	\$0	0	\$0
CITY OF CHARLESTON			0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE			0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	1	\$10,782,999	0	\$0	0	\$0
REEVESVILLE			0	\$0	0	\$0	0	\$0	0	DATA NOT PROVIDED
RIDGEVILLE			0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE			0	\$0	0	\$0	0	\$0	0	DATA NOT PROVIDED
SUMMERVILLE	0	\$0	0	\$0	1	\$5,982,000	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	0	\$0	0	\$0	11	\$43,491,235	0	\$0	0	\$0
REGION TOTALS	6	\$72,247,341	44	\$140,497,268	93	\$191,364,844	37	\$143,959,400	15	\$58,566,365





ALL MIXED USE CONSTRUCTION

Mixed use (MU) permits are usually issued to create developments that combine commercial (retail and office) space, community activities and high density residential units within a single structure. The idea behind this concept is that people can live, work and play all within their neighborhood, creating a bike and pedestrian friendly community. This type of building trend is growing, with an eye toward reducing traffic on the roadways and creating sustainable communities. Sometimes, however, non-residential multiuse will combine different types of commercial business such as retail and office space with manufacturing.

This quarter, the City of Charleston issued three mixed use permits for \$128.8 million dollars. All three of these projects are located downtown, two on King Street and one on Broad Street. The three permits were issued for four buildings for 293 residential units and a yet to be determined quantity of retail/office units.

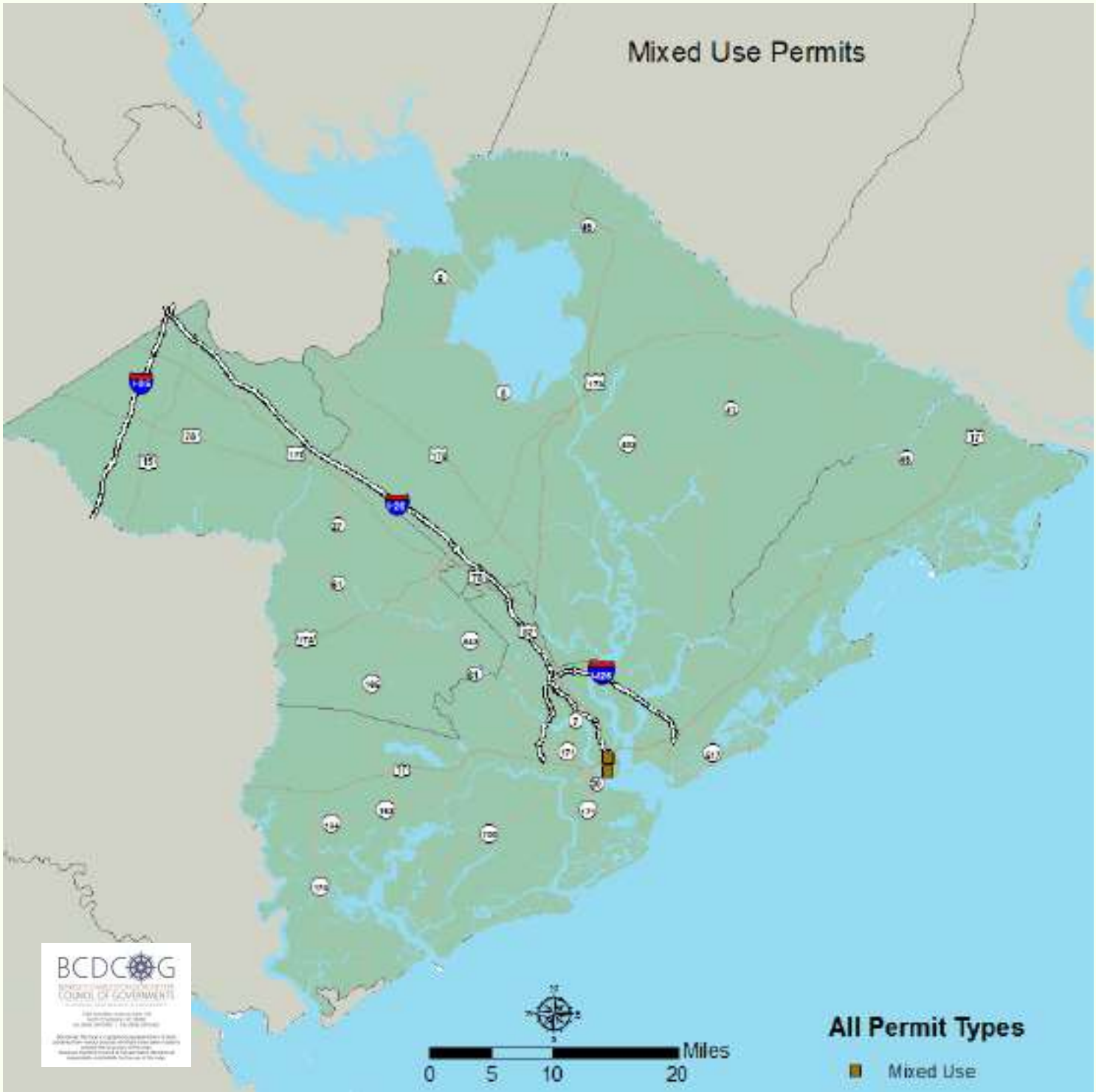
A breakdown of mixed-use permits by quarter and municipality can be found in the chart below. A map of mixed-use permit clusters is available on the next page.



ALL MIXED USE CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	3	\$28,289,781	1	\$2,195,000	0	\$0	0	\$0	0	\$0
GOOSE CREEK	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HANAHAN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	3	\$28,289,781	1	\$2,195,000	0	\$0	0	\$0	0	\$0
UNINCORPORATED CHARLESTON COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	1	\$3,221,817	1	\$32,000,000	4	\$57,902,800	0	\$0	3	\$128,793,000
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
JAMES ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SULLIVAN'S ISLAND	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	1	\$3,221,817	1	\$32,000,000	4	\$57,902,800	0	\$0	3	\$128,793,000
UNINCORPORATED DORCHESTER COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
REGION TOTALS	4	\$31,511,598	2	\$34,195,000	4	\$57,902,800	0	\$0	3	\$128,793,000





ALL REMODEL/RENOVATION CONSTRUCTION

Remodel/Renovation 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.)

In the first quarter of 2018, a total of 669 permits were issued in the region for a value \$80.2 million. This represents a 38% increase in value from last quarter, and a small increase of 4.9% in number. Value and number are both down slightly year-over-year.

The largest number by far of remodel/renovation permits was issued by City of Charleston, which issued 179 permits total in two counties in excess of \$30.9 million in value.

A breakdown of remodel/renovation permits by quarter and municipality can be found in the chart below.



ALL REMODELS/RENOVATIONS BY JURISDICTION

JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	64	\$1,105,262	63	\$1,596,045	66	\$1,157,746	44	\$1,271,201	41	\$1,350,909
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	12	\$1,112,187	18	\$14,607,487	15	\$2,080,242	5	\$178,540	21	\$2,909,925
GOOSE CREEK	2	\$43,500	7	\$161,508	1	\$10,000	5	\$135,872	6	\$279,955
HANAHAN	13	\$367,389	11	\$432,929	20	\$945,198	25	\$534,177	8	\$277,682
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	8	\$171,799	19	\$1,519,486	6	\$381,223	12	\$414,176	18	\$942,522
NORTH CHARLESTON			0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	2	\$270,000	0	\$0	1	\$1,208,000	1	\$28,838	0	\$0
TOTAL BERKELEY COUNTY	101	\$3,070,137	118	\$18,317,455	109	\$5,782,409	92	\$2,562,804	94	\$5,760,993
UNINCORPORATED CHARLESTON COUNTY	25	\$1,220,305	24	\$1,866,338	28	\$1,780,059	41	\$2,187,406	23	\$2,147,430
AWENDAW	0	\$0	1	\$184,000	1	\$4,500	1	\$101,025	0	\$0
CITY OF CHARLESTON	161	\$23,752,480	147	\$22,754,040	159	\$16,231,707	201	\$19,116,103	158	\$27,996,046
FOLLY BEACH	40	\$781,143	10	\$218,827	17	\$620,974	30	\$1,325,672	23	\$567,127
HOLLYWOOD	3	\$391,000	0	\$0	1	\$25,000	1	\$23,410	3	\$189,326
ISLE OF PALMS	4	\$546,521	4	\$986,000	5	\$1,208,969	13	\$1,351,200	19	\$3,524,791
JAMES ISLAND	20	\$1,275,720	12	\$500,118	12	\$407,029	8	\$519,806	6	\$279,075
KIAWAH ISLAND	86	\$9,895,051	46	\$11,701,353	36	\$3,029,058	78	\$9,347,498	73	\$8,717,139
LINCOLNVILLE	1	\$50,000	0	\$0	0	\$0	0	\$0	1	\$85,071
MCCELLANVILLE	0	\$0	0	\$0	1	\$53,563	1	\$138,000	0	\$0
MEGGETT	0	\$0	1	\$25,000	0	\$0	1	\$198,716	1	\$52,110
MOUNT PLEASANT	106	\$9,910,718	84	\$27,196,326	101	\$9,622,267	78	\$7,851,670	96	\$10,662,879
NORTH CHARLESTON	41	\$24,387,086	22	\$6,108,717	46	\$15,859,373	38	\$4,404,573	66	\$5,607,485
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	1	\$7,500
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	21	\$884,900	24	\$1,326,839	24	\$2,300,539	14	\$826,479	22	\$732,773
SULLIVAN'S ISLAND	12	\$1,490,280	10	\$2,438,637	8	\$744,195	16	\$2,600,421	19	\$7,181,211
SUMMERVILLE	0	\$0	0	\$0	0	\$0	1	\$33,000	0	\$0
TOTAL CHARLESTON COUNTY	520	\$74,585,204	385	\$75,306,195	439	\$51,887,233	522	\$50,024,979	511	\$67,749,963
UNINCORPORATED DORCHESTER COUNTY	91	\$2,816,989	86	\$3,702,825	83	\$2,490,943	60	\$4,060,780	46	\$4,154,535
CITY OF CHARLESTON					0	\$0	0	\$0	0	\$0
HARLEYVILLE			0	\$0	1	\$22,000	0	\$0	0	\$0
NORTH CHARLESTON	8	\$367,033	9	\$350,391	3	\$204,128	10	\$921,083	8	\$1,944,513
REEVESVILLE			0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED
RIDGEVILLE			0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	0	\$0	4	\$16,400	4	\$66,278	0	\$0		DATA NOT PROVIDED
SUMMERVILLE	5	\$531,000	12	\$33,186,703	4	\$706,000	14	\$412,550	10	\$599,081
TOTAL DORCHESTER COUNTY	104	\$3,715,022	111	\$37,256,319	12	\$3,489,349	24	\$5,394,413	64	\$6,698,129
REGION TOTALS	725	\$81,370,363	614	\$130,879,969	560	\$61,158,991	638	\$57,982,196	669	\$80,209,085

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.), porches and decks.

In the first quarter of 2018, there were 1,212 "other" permits issued for a value of more than \$36 million. That represents a 2.1% increase in value from the fourth quarter of 2017. The City of Charleston issued the most permits (343 in both counties) and also had the highest value of permits (\$7.4 million). The most frequently permitted items in the "other" category in the fourth quarter of 2017 were solar panels (373 permits) and accessory structures (182 permits). A breakdown of "other" construction permits by quarter and municipality can be found in the chart below.

ALL OTHER CONSTRUCTION BY JURISDICTION											
JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1		
	#	\$	#	\$	#	\$	#	\$	#	\$	
UNINCORPORATED BERKELEY COUNTY	106	\$1,536,794	68	\$1,051,698	49	\$988,685	65	\$1,110,534	57	\$731,051	
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	63	\$1,891,973	59	\$1,126,162	45	\$1,637,699	35	\$1,139,779	52	\$2,120,216	
GOOSE CREEK	13	\$144,485	43	\$639,998	31	\$412,953	19	\$392,931	14	\$263,548	
HANAHAN	67	\$1,587,829	100	\$2,701,601	35	\$732,755	59	\$1,198,016	34	\$880,285	
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	1	\$14,000	
MONCK'S CORNER	9	\$78,225	7	\$1,156,530	3	\$49,421	9	\$156,462	4	\$97,418	
NORTH CHARLESTON			0	\$0	0	\$0	0	\$0	0	\$0	
ST STEPHEN	1	\$14,000	6	\$158,800	1	\$1,750	0	\$0	0	\$0	
SUMMERVILLE	3	\$126,396	0	\$0	2	\$12,000	1	\$25,000	2	\$15,800	
TOTAL BERKELEY COUNTY	262	\$5,379,702	283	\$6,834,789	166	\$3,835,263	188	\$4,022,722	164	\$4,122,318	
UNINCORPORATED CHARLESTON COUNTY	91	\$2,946,765	57	\$11,495,131	40	\$1,524,648	60	\$2,627,914	45	\$1,776,027	
AWENDAW	8	\$377,196	0	\$0	1	\$12,800	2	\$56,935	0	\$0	
CITY OF CHARLESTON	360	\$7,315,509	397	\$6,519,910	311	\$7,138,381	248	\$4,234,558	291	\$5,308,869	
FOLLY BEACH	37	\$499,164	38	\$230,345	23	\$180,357	3	\$2,274,450	29	\$519,505	
HOLLYWOOD	8	\$102,428	4	\$98,606	11	\$179,591	5	\$100,174	3	\$324,798	
ISLE OF PALMS	12	\$745,920	13	\$703,945	8	\$484,209	9	\$758,866	12	\$982,486	
JAMES ISLAND	15	\$302,076	16	\$332,030	23	\$894,253	17	\$488,607	16	\$423,264	
KIAWAH ISLAND	21	\$3,591,347	15	\$916,015	37	\$3,029,058	80	\$4,884,850	123	\$4,066,445	
LINCOLNVILLE	2	\$17,897	1	\$5,013	0	\$0	0	\$0	0	\$0	
MCCELLANVILLE	0	\$0	0	\$0	1	\$74,100	0	\$0	2	\$106,500	
MEGETT	4	\$142,877	1	\$35,365	3	\$185,344	1	\$22,580	6	\$270,720	
MOUNT PLEASANT	243	\$9,477,217	269	\$9,048,031	233	\$6,967,319	208	\$7,117,012	220	\$7,278,058	
NORTH CHARLESTON	149	\$5,882,329	82	\$1,891,034	129	\$3,871,494	117	\$2,239,162	114	\$3,466,938	
RAVENEL	2	\$47,568	2	\$48,200	2	\$40,716	5	\$172,500	4	\$154,818	
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
SEABROOK ISLAND	11	\$834,179	5	\$37,452	10	\$182,601	6	\$153,880	7	\$188,195	
SULLIVAN'S ISLAND	9	\$570,798	14	\$1,166,505	3	\$520,975	6	\$373,769	12	\$455,947	
SUMMERVILLE	2	\$19,125	3	\$38,000	4	\$29,500	6	\$64,243	2	\$18,400	
TOTAL CHARLESTON COUNTY	974	\$32,872,395	917	\$32,565,582	839	\$25,315,346	773	\$25,569,500	886	\$25,340,970	
UNINCORPORATED DORCHESTER COUNTY	181	\$4,129,037	166	\$3,608,006	132	\$3,470,863	123	\$3,314,514	121	\$5,835,529	
CITY OF CHARLESTON					0	\$0	0	\$0	0	\$0	
HARLEYVILLE	1	\$6,500	2	\$20,400	1	\$35,556	1	\$20,000	1	\$77,800	
NORTH CHARLESTON	34	\$981,054	63	\$2,428,856	69	\$1,585,011	73	\$1,542,399	35	\$614,039	
REEVESVILLE			0	\$0	0	\$0	0	\$0	0	\$0	
RIDGEVILLE			0	\$0	0	\$0	0	\$0	0	\$0	
ST. GEORGE	4	\$37,739	1	\$1,200	3	\$65,043	0	\$0	0	\$0	
SUMMERVILLE	24	\$363,820	30	\$496,585	34	\$552,290	48	\$888,168	5	\$103,000	
TOTAL DORCHESTER COUNTY	244	\$5,518,150	262	\$6,555,047	239	\$5,708,763	245	\$5,765,081	162	\$6,630,368	
REGION TOTALS	1,480	\$43,770,247	1,462	\$45,955,418	1,244	\$34,859,372	1,206	\$35,357,303	1,212	\$36,093,656	

ALL MOBILE HOME INSTALLATIONS

Mobile Home permits are issued for the installation of a detached residential dwelling unit complete and ready for occupancy. When placed in rural environments, they are frequently located on privately owned property, an indication that land is valued more than structures. When placed in an urban environment, mobile homes will usually be placed in parks that are zoned for this specific type of dwelling.

In the first quarter of 2018, there were 136 mobile home permits issued, mostly in rural, unincorporated areas of the region.

TOP 10% OF COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION			
BERKELEY COUNTY (UNINCORPORATED)	DATE	VALUE	TYPE
	1/19/2018	\$4,757,494	Truck store/service
CITY OF CHARLESTON	DATE	VALUE	TYPE
	2/16/2018	\$4,000,000	Industrial Building
CITY OF GOOSE CREEK	DATE	VALUE	TYPE
	1/22/2018	\$4,229,250	Hospice Facility
CITY OF HANAHAN	DATE	VALUE	TYPE
	3/16/2018	\$10,689,321	Industrial Building
TOWN OF MT PLEASANT	DATE	VALUE	TYPE
	1/12/2018	\$6,000,000	Self-Storage
	1/16/2018	\$17,640,978	Library
	2/9/2018	\$6,144,462	Town Hall Gymnasium
	3/16/2018	\$6,490,113	Multifamily Building
	3/16/2018	\$6,495,143	Multifamily Building
CITY OF NORTH CHARLESTON	DATE	VALUE	TYPE
	1/10/2018	\$8,750,000	Hotel
	3/22/2018	\$8,984,446	Industrial Building
	3/14/2018	\$5,149,761	Self-Storage
DORCHESTER COUNTY	DATE	VALUE	TYPE
	1/24/2018	\$7,600,087	Industrial Building

AVERAGE HOUSING PERMIT VALUES BY JURISDICTION

N/A indicates that no data was available at the time of collection.

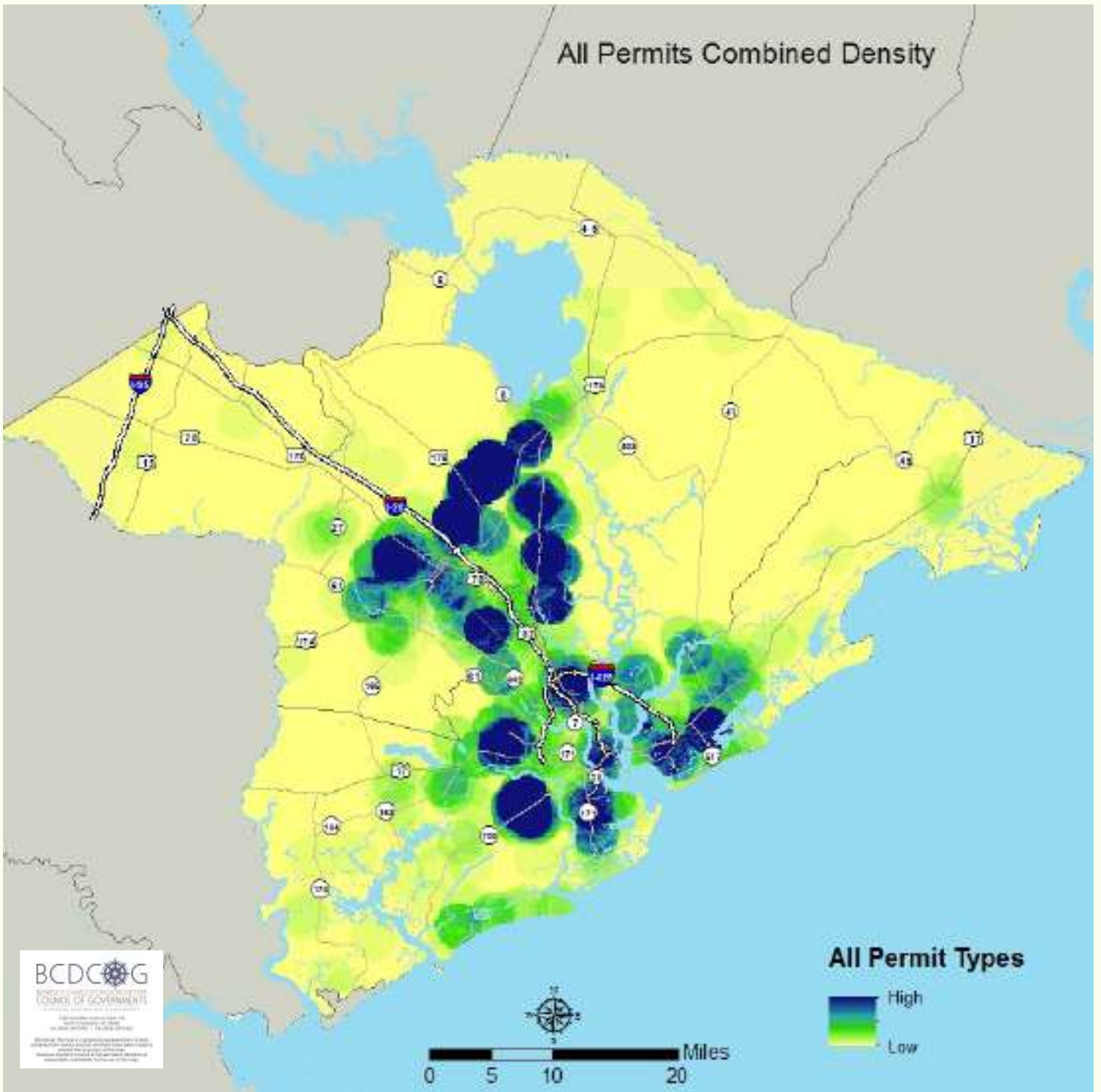
2018 1st Quarter Average									
Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt	Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Berkeley Co	\$298,325	\$122	N/A	N/A	Lincolntonville	N/A	N/A	N/A	N/A
Bonneau	N/A	N/A	N/A	N/A	McClellanville	\$378,998	\$163	N/A	N/A
City of Chas (BC)	\$512,284	\$90	N/A	N/A	Megget	\$392,104	\$181	N/A	N/A
Goose Creek	\$203,753	DNP	\$76,294	DNP	Mount Pleasant	\$573,665	\$188	\$274,370	\$139
Hanahan	\$299,124	\$95	N/A	N/A	North Charleston (CC)	\$130,648	\$66	\$100,000	\$60
Jamestown	N/A	N/A	N/A	N/A	Ravenel	\$307,449	\$143	N/A	N/A
Moncks Corner	\$323,695	\$142	N/A	N/A	Rockville	N/A	N/A	N/A	N/A
North Charleston (BC)	N/A	N/A	N/A	N/A	Seabrook Island	\$739,100	\$296	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A	Sullivan's Island	\$1,232,500	\$300	N/A	N/A
Summerville (BC)	N/A	N/A	N/A	N/A	Summerville (CC)	\$259,996	\$93	N/A	N/A
Charleston Co	\$447,257	\$184	N/A	N/A	Dorchester Co	\$318,263	\$93	\$179,000	\$111
Awendaw	\$300,243	\$139	N/A	N/A	City of Charleston	N/A	N/A	N/A	N/A
City of Chas (CC)	\$300,411	\$97	\$136,025	\$69	Harleyville	N/A	N/A	N/A	N/A
Folly Beach	\$348,245	\$174	N/A	N/A	North Charleston (DC)	\$161,513	\$51	N/A	N/A
Hollywood	\$316,660	\$124	N/A	N/A	Reevesville	DATA NOT PROVIDED			
Isle of Palms	\$1,150,000	\$283	N/A	N/A	Ridgeville	N/A	N/A	N/A	N/A
James Island	\$263,546	\$125	N/A	N/A	St. George	DATA NOT PROVIDED			
Kiawah Island	\$1,888,011	\$403	N/A	N/A	Summerville (DC)	\$283,927	\$99	N/A	N/A

Berkeley County Average SFD: \$ 327,436 Charleston County Average SFD: \$ 572,105 Dorchester County Average SFD: \$254,568

*Analysis based on data provided from the jurisdiction.

SUMMARY

2018 first quarter permit values decreased slightly from last quarter, but the overall trend shows that growth may be leveling off and becoming more stable in the region.



ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q1		2017:Q2		2017:Q3		2017:Q4		2018:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	587	\$189,796,437	383	\$107,082,618	328	\$146,345,313	318	\$77,591,911	415	\$104,485,309
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	137	\$52,097,005	118	\$33,124,254	83	\$40,305,002	76	\$10,465,346	110	\$27,480,521
GOOSE CREEK	60	\$12,249,377	141	\$27,330,887	132	\$16,671,846	85	\$68,018,142	116	\$25,923,876
HANAHAN	88	\$4,721,554	118	\$5,496,102	64	\$4,718,713	99	\$7,728,389	46	\$12,744,660
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	1	\$14,000
MONCK'S CORNER	78	\$21,954,627	98	\$33,027,179	78	\$21,451,242	94	\$23,866,059	83	\$20,432,934
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	2	\$111,000	6	\$158,800	2	\$3,333	0	\$0	0	\$0
SUMMERVILLE	7	\$745,396	4	\$292,000	5	\$5,968,000	5	\$10,611,838	3	\$416,040
TOTAL BERKELEY COUNTY	959	\$281,675,396	868	\$206,511,840	692	\$235,463,449	677	\$198,281,685	774	\$191,497,340
UNINCORPORATED CHARLESTON COUNTY	217	\$45,576,489	171	\$51,020,701	154	\$54,566,784	188	\$47,038,459	139	\$37,052,507
AWENDAW	11	\$884,807	4	\$1,127,583	3	\$492,300	6	\$2,583,745	3	\$900,730
CITY OF CHARLESTON	829	\$212,414,141	835	\$154,144,269	740	\$195,071,359	703	\$209,167,434	720	\$286,574,637
FOLLY BEACH	84	\$4,493,467	51	\$3,369,172	51	\$7,029,967	36	\$5,874,572	56	\$2,479,612
HOLLYWOOD	45	\$9,756,533	21	\$5,589,921	24	\$5,146,482	26	\$7,107,765	23	\$7,210,677
ISLE OF PALMS	24	\$6,058,216	29	\$11,280,265	19	\$7,464,331	28	\$7,620,101	43	\$18,307,277
JAMES ISLAND	42	\$4,145,747	42	\$6,285,788	46	\$8,126,831	38	\$11,258,255	27	\$2,020,068
KIAWAH ISLAND	117	\$30,927,381	81	\$71,201,712	88	\$32,870,850	166	\$26,414,118	214	\$51,767,776
LINCOLNVILLE	4	\$211,409	1	\$5,013	0	\$0	0	\$0	1	\$85,071
MCCLELLANVILLE	4	\$1,234,934	0	\$0	3	\$491,261	4	\$1,018,577	7	\$2,001,489
MEGETT	12	\$1,765,308	10	\$3,794,688	11	\$2,670,161	5	\$938,570	8	\$714,934
MOUNT PLEASANT	595	\$193,063,284	618	\$302,903,170	538	\$94,132,165	468	\$200,373,357	464	\$157,062,988
NORTH CHARLESTON	247	\$128,640,850	188	\$75,005,640	229	\$116,308,887	268	\$124,426,041	269	\$50,584,530
RAVENEL	7	\$4,395,817	11	\$34,102,056	10	\$894,558	11	\$3,178,550	13	\$2,142,315
ROCKVILLE	1	\$164,000	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	39	\$9,412,311	36	\$3,075,291	42	\$6,273,804	24	\$4,986,999	31	\$2,399,168
SULLIVAN'S ISLAND	21	\$2,061,078	27	\$6,608,899	19	\$7,014,694	30	\$14,653,865	34	\$11,334,658
SUMMERVILLE	13	\$1,982,125	16	\$2,595,000	10	\$1,841,500	17	\$2,756,808	9	\$1,838,370
TOTAL CHARLESTON COUNTY	2,312	\$657,187,897	2,141	\$732,109,168	1,987	\$540,395,934	2,018	\$669,397,216	2,061	\$634,476,807
UNINCORPORATED DORCHESTER COUNTY	394	\$47,305,187	381	\$46,907,752	331	\$62,186,645	285	\$61,450,923	248	\$42,298,279
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	1	\$6,500	3	\$50,400	3	\$141,814	1	\$20,000	1	\$77,800
NORTH CHARLESTON	133	\$14,192,253	149	\$14,788,534	155	\$23,749,341	213	\$20,314,407	75	\$9,013,213
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	4	\$37,739	6	\$112,312	7	\$131,321	0	\$0		DATA NOT PROVIDED
SUMMERVILLE	61	\$9,366,324	62	\$38,764,288	94	\$19,708,290	119	\$16,633,774	87	\$22,324,427
TOTAL DORCHESTER COUNTY	593	\$70,908,003	601	\$100,623,286	590	\$105,917,411	618	\$98,419,104	411	\$73,713,719
REGION TOTALS	3,864	\$1,009,771,296	3,610	\$1,039,244,294	3,269	\$881,776,794	3,313	\$966,098,005	3,246	\$899,687,866



PLANNING, PARTNERSHIP & PROSPERITY

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