

# CONSTRUCTION QUARTERLY

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

VOLUME: 3

ISSUE: 4

QUARTER 4

2018

OCT-DEC

## 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 fourth quarter of 2018 increased by 18.3% from the third quarter of 2018. The construction value also increased by about 51.1%. Year-over-year values increased by 13.1% and the number of permits issued increased by 6.1%.

A breakdown of these permits can be found in the chart below and a map of these permits can be found on page 14.

ALL NEW CONSTRUCTION BY JURISDICTION										
JURISDICTION	2017:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	126	\$53,266,462	84	\$34,289,410	125	\$76,232,153	148	\$53,087,752	248	\$285,592,408
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	36	\$9,147,027	37	\$22,450,380	51	\$50,823,686	25	\$12,626,017	46	\$24,247,877
GOOSE CREEK	61	\$67,489,339	96	\$25,380,373	89	\$16,636,675	65	\$8,503,601	84	\$35,513,263
HANAHAN	15	\$5,996,196	4	\$11,586,693	9	\$16,842,347	17	\$13,738,224	13	\$4,042,542
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	73	\$23,295,421	61	\$19,392,994	74	\$24,104,840	64	\$21,894,190	51	\$25,033,845
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	0	\$0	0	\$0	0	\$0	1	\$94,200	1	\$163,615
SUMMERVILLE	3	\$10,558,000	1	\$400,240	6	\$1,991,000	3	\$40,471,100	1	\$8,015,310
<b>TOTAL BERKELEY COUNTY</b>	<b>314</b>	<b>\$169,752,445</b>	<b>283</b>	<b>\$113,500,090</b>	<b>354</b>	<b>\$186,630,701</b>	<b>323</b>	<b>\$150,415,084</b>	<b>444</b>	<b>\$382,608,860</b>
UNINCORPORATED CHARLESTON COU	87	\$42,223,139	71	\$33,129,050	93	\$33,946,916	59	\$31,162,813	102	\$100,453,528
AWENDAW	3	\$2,425,785	3	\$900,730	1	\$595,620	2	\$725,002	4	\$1,599,865
CITY OF CHARLESTON	254	\$185,816,773	274	\$253,269,722	335	\$151,521,913	215	\$103,548,172	228	\$190,089,063
FOLLY BEACH	3	\$2,274,450	4	\$1,392,980	15	\$6,220,836	5	\$1,176,536	5	\$2,279,656
HOLLYWOOD	20	\$6,984,181	17	\$6,696,553	3	\$1,070,905	17	\$15,454,888	15	\$5,386,878
ISLE OF PALMS	6	\$5,510,035	12	\$13,800,000	14	\$11,978,780	8	\$11,585,222	12	\$13,972,856
JAMES ISLAND	13	\$10,249,842	5	\$1,317,729	8	\$3,096,614	5	\$1,869,053	4	\$825,597
KIAWAH ISLAND	8	\$12,181,770	18	\$38,984,192	12	\$28,450,878	11	\$31,737,733	13	\$31,714,566
LINCOLNVILLE	0	\$0	0	\$0	4	\$1,388,887	2	\$445,929	6	\$1,486,192
MCCLELLANVILLE	3	\$880,577	5	\$1,894,989	6	\$1,917,347	1	\$85,892	4	\$1,405,395
MEGGETT	3	\$717,274	1	\$392,104	4	\$937,909	3	\$810,752	8	\$2,194,487
MOUNT PLEASANT	182	\$185,404,675	148	\$139,122,051	277	\$145,646,314	203	\$126,034,749	274	\$113,912,666
NORTH CHARLESTON	113	\$117,782,306	89	\$41,510,107	107	\$45,243,996	99	\$93,116,179	71	\$47,474,124
RAVEL	6	\$3,006,050	5	\$1,979,997	8	\$2,358,412	8	\$2,538,709	3	\$700,669
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	4	\$4,006,640	2	\$1,478,200	4	\$2,318,600	1	\$698,608	8	\$11,733,990
SULLIVANS ISLAND	8	\$11,679,675	3	\$3,697,500	2	\$2,350,000	1	\$3,417,000	1	\$1,100,000
SUMMERVILLE	10	\$2,659,565	7	\$1,819,970	12	\$3,472,000	9	\$2,523,000	20	\$4,668,670
<b>TOTAL CHARLESTON COUNTY</b>	<b>723</b>	<b>\$593,802,737</b>	<b>664</b>	<b>\$541,385,874</b>	<b>905</b>	<b>\$442,515,927</b>	<b>649</b>	<b>\$426,930,237</b>	<b>778</b>	<b>\$530,998,502</b>
UNINCORPORATED DORCHESTER COU	102	\$54,075,629	81	\$32,308,215	107	\$30,410,440	127	\$40,616,673	105	\$34,586,254
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	130	\$17,850,925	32	\$6,454,661	67	\$29,085,284	50	\$9,204,183	111	\$15,263,663
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$97,000
RIDGEVILLE	0	\$0	0	\$0	1	\$295,450	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	57	\$15,333,056	72	\$21,622,346	109	\$48,197,303	40	\$9,944,951	42	\$23,092,010
<b>TOTAL DORCHESTER COUNTY</b>	<b>289</b>	<b>\$87,259,610</b>	<b>185</b>	<b>\$60,385,222</b>	<b>284</b>	<b>\$107,988,477</b>	<b>217</b>	<b>\$59,765,807</b>	<b>259</b>	<b>\$73,038,927</b>
<b>REGION TOTALS</b>	<b>1,326</b>	<b>\$850,814,792</b>	<b>1,132</b>	<b>\$715,271,186</b>	<b>1,543</b>	<b>\$737,135,105</b>	<b>1,189</b>	<b>\$637,111,128</b>	<b>1,481</b>	<b>\$986,646,289</b>

# The Quarter At A Glance



**Total** construction permit values are up by approximately 41.5% from last quarter (\$317.3 million)

**New** construction permit values are up by 51% from last quarter (\$325.5 million)



Commercial Construction permit values are up by 74% from last quarter (\$150.7 million)



Single Family permit values are up 19.5% from last quarter (\$64.4 million)



Single Family Attached permit values are up by 69.8% from last quarter (\$12.8 million)



Multi-Family permit values are up 238.4% from last quarter (\$145.2 million)

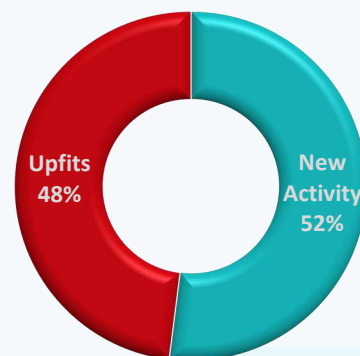


## ALL COMMERCIAL CONSTRUCTION

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 fourth quarter of 2018, the number of commercial permits increased by about 31.5% from 159 to 209. The value of commercial construction permits in the fourth quarter increased by approximately \$150.7 million (74%). The number of permits remained static year-over-year while the value of the permits issued decreased by 8.9% or \$34.4 million in the same time period.

An analysis of the commercial permits this quarter revealed that there were about \$184.2 million (52%) permits issued for truly new commercial activity and about \$170 million (48%) in upfits.



A summary 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:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	30	\$24,218,273	14	\$12,011,019	20	\$46,093,913	31	\$18,627,902	38	\$178,101,466
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	7	\$2,005,449	4	\$5,545,000	6	\$3,209,378	4	\$1,664,585	7	\$9,634,512
GOOSE CREEK	4	\$59,330,745	7	\$5,416,835	3	\$3,500,000	0	\$0	14	\$3,205,992
HANAHAN	2	\$2,055,822	1	\$10,689,321	3	\$14,903,713	0	\$0	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	0	\$0	2	\$295,000	4	\$1,350,773	1	\$1,749,136	4	\$9,511,821
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	1	\$163,615
SUMMERVILLE	3	\$10,558,000	1	\$400,240	1	\$200,000	3	\$40,471,100	1	\$8,015,310
<b>TOTAL BERKELEY COUNTY</b>	<b>46</b>	<b>\$98,168,289</b>	<b>29</b>	<b>\$34,357,415</b>	<b>37</b>	<b>\$69,257,777</b>	<b>39</b>	<b>\$62,512,723</b>	<b>65</b>	<b>\$208,632,716</b>
UNINCORPORATED CHARLESTON COU	8	\$8,628,360	7	\$4,504,600	6	\$3,820,216	8	\$11,934,795	16	\$28,792,386
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	2	\$892,442
CITY OF CHARLESTON	34	\$28,244,096	30	\$25,899,674	30	\$36,176,045	20	\$3,663,458	33	\$57,974,262
FOLLY BEACH	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	0	\$0	1	\$1,630,000	0	\$0	2	\$11,140,023	0	\$0
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	1	\$1,027,270	1	\$500,000
JAMES ISLAND	2	\$5,473,600	0	\$0	1	\$22,000	0	\$0	1	\$2,000
KIAWAH ISLAND	2	\$187,753	0	\$0	3	\$14,755,290	2	\$9,900,000	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	2	\$358,000	0	\$0	0	\$0
MOUNT PLEASANT	55	\$107,384,760	30	\$56,259,625	40	\$39,663,034	31	\$46,892,225	45	\$18,138,402
NORTH CHARLESTON	39	\$107,305,649	36	\$35,014,827	46	\$36,654,344	45	\$47,534,331	32	\$23,882,715
RAVENEL	2	\$1,852,500	1	\$750,000	1	\$32,240	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	1	\$50,000
SULLIVAN'S ISLAND	1	\$59,314	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
<b>TOTAL CHARLESTON COUNTY</b>	<b>143</b>	<b>\$259,136,032</b>	<b>105</b>	<b>\$124,058,726</b>	<b>129</b>	<b>\$131,481,169</b>	<b>109</b>	<b>\$132,092,102</b>	<b>131</b>	<b>\$130,232,207</b>
UNINCORPORATED DORCHESTER COU	6	\$25,027,440	7	\$9,313,824	2	\$272,200	6	\$5,470,823	6	\$4,267,754
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	4	\$3,047,935	2	\$1,609,270	3	\$21,146,229	4	\$3,157,772	1	\$33,340
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	9	\$3,266,804	6	\$2,883,140	8	\$23,436,378	1	\$321,000	6	\$11,068,000
<b>TOTAL DORCHESTER COUNTY</b>	<b>19</b>	<b>\$31,342,179</b>	<b>15</b>	<b>\$13,806,234</b>	<b>13</b>	<b>\$44,854,807</b>	<b>11</b>	<b>\$8,949,595</b>	<b>13</b>	<b>\$15,369,094</b>
<b>REGION TOTALS</b>	<b>208</b>	<b>\$388,646,500</b>	<b>149</b>	<b>\$172,222,375</b>	<b>179</b>	<b>\$245,593,753</b>	<b>159</b>	<b>\$203,554,420</b>	<b>209</b>	<b>\$354,234,017</b>





## 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 increased approximately 11.4% from 931 in the third quarter of 2018 to 1037 in the fourth quarter of 2018. The permit values also increased approximately 19.5% from about \$330.8 million to \$395.2 million in the same time frame. When comparing single family permits issued year-over-year there was a decrease of approximately 5.6%. However, single family permit values increased approximately 18.8% 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.

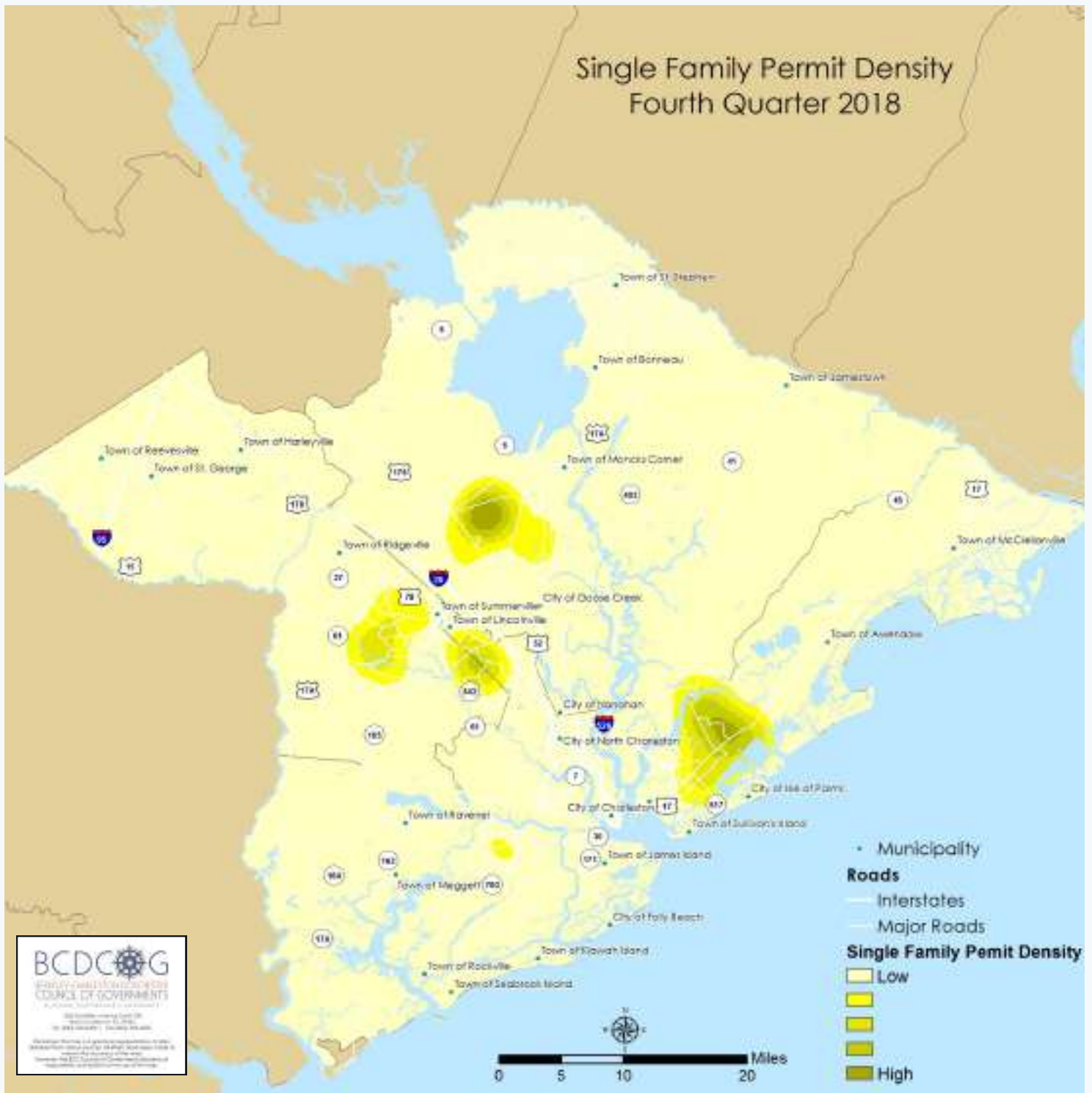


ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	179	\$50,991,903	303	\$90,392,330	336	\$98,474,544	146	\$43,618,213	165	\$52,938,725
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	29	\$7,141,578	33	\$16,905,380	40	\$14,980,496	20	\$7,761,432	34	\$13,420,960
GOOSE CREEK	43	\$7,158,485	44	\$8,965,123	68	\$11,841,552	43	\$6,373,349	43	\$6,357,109
HANAHAH	13	\$3,940,374	3	\$897,372	6	\$1,938,634	13	\$4,238,224	13	\$4,042,542
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	73	\$23,295,421	59	\$19,097,994	70	\$22,754,067	63	\$20,145,054	47	\$15,522,024
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	0	\$0	0	\$0	0	\$0	1	\$94,200	0	\$0
SUMMERVILLE	0	\$0	0	\$0	5	\$1,791,000	0	\$0	0	\$0
<b>TOTAL BERKELEY COUNTY</b>	<b>337</b>	<b>\$92,527,761</b>	<b>442</b>	<b>\$136,258,199</b>	<b>525</b>	<b>\$151,780,293</b>	<b>286</b>	<b>\$82,230,472</b>	<b>302</b>	<b>\$92,281,360</b>
UNINCORPORATED CHARLESTON COU	79	\$33,594,779	64	\$28,624,450	87	\$30,126,700	51	\$19,228,018	72	\$38,863,378
AWENDAW	3	\$2,425,785	3	\$900,730	1	\$595,620	2	\$725,002	2	\$707,423
CITY OF CHARLESTON	214	\$35,802,476	224	\$67,292,144	272	\$82,787,469	160	\$52,273,063	159	\$49,871,119
FOLLY BEACH	3	\$2,274,450	4	\$1,392,980	11	\$5,559,516	5	\$1,176,536	2	\$1,525,000
HOLLYWOOD	14	\$5,320,020	16	\$5,066,553	3	\$1,070,905	15	\$4,314,865	6	\$2,658,422
ISLE OF PALMS	6	\$5,510,035	12	\$13,800,000	14	\$11,978,780	7	\$10,557,952	11	\$13,472,856
JAMES ISLAND	11	\$4,776,242	5	\$1,317,729	7	\$3,074,614	5	\$1,869,053	3	\$823,597
KIAWAH ISLAND	6	\$11,994,017	18	\$38,984,192	9	\$13,695,588	9	\$21,837,733	13	\$31,714,566
LINCOLNVILLE	0	\$0	0	\$0	4	\$1,388,887	2	\$445,929	5	\$1,290,192
MCCLELLANVILLE	3	\$880,577	5	\$1,894,989	6	\$1,917,347	1	\$85,892	4	\$1,405,395
MEGGETT	3	\$717,274	1	\$392,104	2	\$579,909	3	\$810,752	8	\$2,194,487
MOUNT PLEASANT	97	\$56,559,427	105	\$60,234,845	175	\$90,236,860	149	\$72,959,074	216	\$92,395,956
NORTH CHARLESTON	50	\$8,056,657	39	\$5,095,280	34	\$5,499,652	21	\$3,923,851	15	\$2,885,537
RAVENEL	4	\$1,153,550	4	\$1,229,997	7	\$2,326,172	8	\$2,538,709	3	\$700,669
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	2	\$3,018,968	2	\$1,478,200	4	\$2,318,600	1	\$698,608	7	\$11,683,990
SULLIVANS ISLAND	7	\$11,620,361	3	\$3,697,500	2	\$2,350,000	1	\$3,417,000	1	\$1,100,000
SUMMERVILLE	10	\$2,659,565	7	\$1,819,970	12	\$3,472,000	9	\$2,523,000	7	\$1,868,670
<b>TOTAL CHARLESTON COUNTY</b>	<b>512</b>	<b>\$186,364,183</b>	<b>512</b>	<b>\$233,221,663</b>	<b>650</b>	<b>\$258,978,619</b>	<b>449</b>	<b>\$199,385,037</b>	<b>534</b>	<b>\$255,161,257</b>
UNINCORPORATED DORCHESTER COU	96	\$29,048,189	70	\$22,278,391	105	\$30,138,240	117	\$34,459,850	91	\$28,946,500
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	105	\$12,632,787	30	\$4,845,391	57	\$7,059,055	46	\$6,046,411	79	\$9,643,250
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$97,000
RIDGEVILLE	0	\$0	0	\$0	1	\$295,450	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	48	\$12,066,252	66	\$18,739,206	101	\$24,760,925	33	\$8,693,951	30	\$9,074,010
<b>TOTAL DORCHESTER COUNTY</b>	<b>249</b>	<b>\$53,747,228</b>	<b>166</b>	<b>\$45,862,988</b>	<b>264</b>	<b>\$62,253,670</b>	<b>196</b>	<b>\$49,200,212</b>	<b>201</b>	<b>\$47,760,760</b>
<b>REGION TOTALS</b>	<b>1,098</b>	<b>\$332,639,172</b>	<b>1,120</b>	<b>\$415,342,850</b>	<b>1,439</b>	<b>\$473,012,582</b>	<b>931</b>	<b>\$330,815,721</b>	<b>1,037</b>	<b>\$395,203,377</b>



# Single Family Permit Density Fourth Quarter 2018



## 2018 4TH QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Cane Bay	118	Park West	49	McKewn	102
Nexton	41	Stratton by the Sound	45	The Ponds	38
Foxbank Plantation	36	Dunes West	38	Timber Trace	14
Liberty Village	30	Oakfield	36	Pine Forest	13
Marshes at the Cooper River	12	Carolina Park	22	Eagle Creek	8

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 Harleyville).

In the fourth quarter of 2018, both the number and the value of SFA permits issued rose by about 70%. A significant increase in both number and value occurred year-over-year as well. The City of Charleston issued the most SFA permits in the region, with a total of 32 permits. SFA permits have been issued in about twice as many jurisdictions this quarter than in previous quarters.

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.

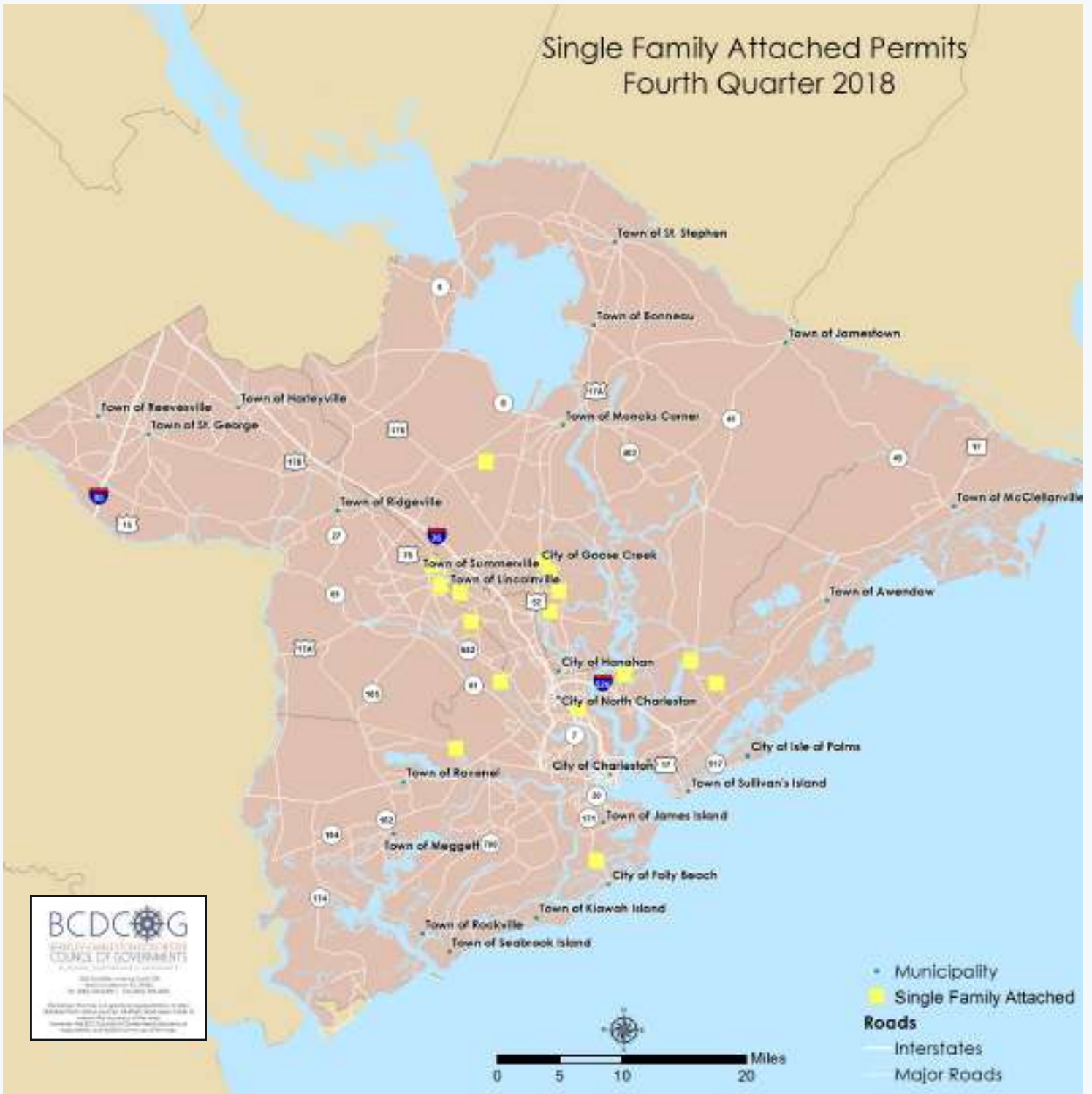


ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	28	\$5,943,885
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	3	\$717,532	0	\$0	5	\$1,192,405
GOOSE CREEK	14	\$1,000,109	42	\$3,204,356	18	\$1,295,123	22	\$2,130,252	17	\$1,291,634
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
<b>TOTAL BERKELEY COUNTY</b>	<b>14</b>	<b>\$1,000,109</b>	<b>42</b>	<b>\$3,204,356</b>	<b>21</b>	<b>\$2,012,655</b>	<b>22</b>	<b>\$2,130,252</b>	<b>50</b>	<b>\$8,427,924</b>
UNINCORPORATED CHARLESTON COU	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	13	\$1,768,331	19	\$4,984,693	30	\$7,860,689	27	\$7,440,498
FOLLY BEACH	0	\$0	0	\$0	4	\$661,320	0	\$0	3	\$754,656
HOLLYWOOD	6	\$1,664,161	0	\$0	0	\$0	0	\$0	9	\$2,728,456
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	1	\$258,961	5	\$1,371,848	62	\$15,746,420	21	\$5,033,450	13	\$3,378,608
NORTH CHARLESTON	24	\$2,420,000	14	\$1,400,000	17	\$1,900,000	13	\$1,711,310	8	\$800,000
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	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	13	\$2,800,000
<b>TOTAL CHARLESTON COUNTY</b>	<b>31</b>	<b>\$4,343,122</b>	<b>32</b>	<b>\$4,540,179</b>	<b>102</b>	<b>\$23,292,433</b>	<b>64</b>	<b>\$14,605,449</b>	<b>73</b>	<b>\$17,902,218</b>
UNINCORPORATED DORCHESTER COU	0	\$0	4	\$716,000	0	\$0	4	\$686,000	8	\$1,372,000
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	21	\$2,170,203	0	\$0	7	\$880,000	0	\$0	30	\$2,835,878
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	6	\$930,000	4	\$620,000
<b>TOTAL DORCHESTER COUNTY</b>	<b>21</b>	<b>\$2,170,203</b>	<b>4</b>	<b>\$716,000</b>	<b>7</b>	<b>\$880,000</b>	<b>10</b>	<b>\$1,616,000</b>	<b>42</b>	<b>\$4,827,878</b>
<b>REGION TOTALS</b>	<b>66</b>	<b>\$7,513,434</b>	<b>78</b>	<b>\$8,460,535</b>	<b>130</b>	<b>\$26,185,088</b>	<b>96</b>	<b>\$18,351,701</b>	<b>165</b>	<b>\$31,158,020</b>



# Single Family Attached Permits Fourth Quarter 2018





## 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 fourth quarter of 2018, 70 multi-family permits were issued in the region for a value of about \$206 million, which is a significant increase in value and number from the third quarter. This quarter's multi-family permits account for 75 buildings which include more than 2,160 units. Jurisdictions issuing multi-family permits include the City of Goose Creek, City of Charleston, and City of North Charleston.

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:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	17	\$48,608,332
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	2	\$31,916,280	0	\$0	0	\$0
GOOSE CREEK	0	\$0	3	\$7,794,059	0	\$0	0	\$0	10	\$24,658,528
HANAHAN	0	\$0	0	\$0	0	\$0	4	\$9,500,000	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
<b>TOTAL BERKELEY COUNTY</b>	<b>0</b>	<b>\$0</b>	<b>3</b>	<b>\$7,794,059</b>	<b>2</b>	<b>\$31,916,280</b>	<b>4</b>	<b>\$9,500,000</b>	<b>27</b>	<b>\$73,266,860</b>
UNINCORPORATED CHARLESTON COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	14	\$32,797,764
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	6	\$121,770,201	4	\$29,516,573	14	\$27,573,706	4	\$10,290,812	9	\$74,803,184
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	1	\$196,000
MCCELLANVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	29	\$21,201,527	8	\$21,255,733	0	\$0	2	\$1,150,000	0	\$0
NORTH CHARLESTON	0	\$0	0	\$0	10	\$1,190,000	20	\$39,946,687	16	\$19,905,872
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	2	\$987,672	0	\$0	0	\$0	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
<b>TOTAL CHARLESTON COUNTY</b>	<b>37</b>	<b>\$143,959,400</b>	<b>12</b>	<b>\$50,772,306</b>	<b>24</b>	<b>\$28,763,706</b>	<b>26</b>	<b>\$51,387,499</b>	<b>40</b>	<b>\$127,702,820</b>
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	1	\$2,751,195
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	2	\$2,330,000
<b>TOTAL DORCHESTER COUNTY</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>0</b>	<b>\$0</b>	<b>3</b>	<b>\$5,081,195</b>
<b>REGION TOTALS</b>	<b>37</b>	<b>\$143,959,400</b>	<b>15</b>	<b>\$58,566,365</b>	<b>26</b>	<b>\$60,679,986</b>	<b>30</b>	<b>\$60,887,499</b>	<b>70</b>	<b>\$206,050,875</b>





## 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 fourth quarter of 2018, a total of 602 remodel/renovation permits were issued in the region for a value of almost \$59.2 million. This represents a 28.1% decrease in value, and a decrease of 3.8% in number from the previous quarter. The number of permits is down by approximately 5.6% year-over-year, while the permit values have increased just slightly (2%) in the same time period.

By far, the largest number of remodel/renovation permits was issued by the City of Charleston, which issued 159 permits total in two counties in excess of \$23.7 million in value (Berkeley and Charleston counties combined).

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



ALL REMODELS/RENOVATIONS BY JURISDICTION											
JURISDICTION	2017:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4		
	#	\$	#	\$	#	\$	#	\$	#	\$	
UNINCORPORATED BERKELEY COUNTY	44	\$1,271,201	41	\$1,350,909	57	\$1,111,901	57	\$5,805,196	49	\$3,041,352	
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	5	\$178,540	21	\$2,909,925	21	\$1,760,746	11	\$903,775	10	\$1,545,556	
GOOSE CREEK	5	\$135,872	6	\$279,955	6	\$303,036	3	\$46,395	0	\$0	
HANAHAN	25	\$534,177	8	\$277,682	7	\$215,537	18	\$812,005	16	\$548,787	
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
MONCK'S CORNER	12	\$414,176	18	\$942,522	19	\$832,165	9	\$589,258	13	\$579,151	
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	1	\$4,500	0	\$0	
ST STEPHEN	0	\$0	0	\$0	2	\$56,380	0	\$0	2	\$9,700	
SUMMERVILLE	1	\$28,838	0	\$0	0	\$0	1	\$158,457	0	\$0	
<b>TOTAL BERKELEY COUNTY</b>	<b>92</b>	<b>\$2,562,804</b>	<b>94</b>	<b>\$5,760,993</b>	<b>112</b>	<b>\$4,279,765</b>	<b>100</b>	<b>\$8,319,586</b>	<b>90</b>	<b>\$5,724,546</b>	
UNINCORPORATED CHARLESTON COU	41	\$2,187,406	23	\$2,147,430	44	\$3,413,095	33	\$1,541,512	27	\$1,249,212	
AWENDAW	1	\$101,025	0	\$0	0	\$0	0	\$0	0	\$0	
CITY OF CHARLESTON	201	\$19,116,103	158	\$27,996,046	148	\$20,030,451	148	\$22,965,472	167	\$21,526,993	
FOLLY BEACH	30	\$1,325,672	23	\$567,127	12	\$439,438	10	\$332,006	17	\$405,418	
HOLLYWOOD	1	\$23,410	3	\$189,326	2	\$348,939	3	\$329,000	7	\$60,766	
ISLE OF PALMS	13	\$1,351,200	19	\$3,524,791	8	\$2,694,296	8	\$1,823,880	3	\$599,941	
JAMES ISLAND	8	\$519,806	6	\$279,075	21	\$1,555,587	16	\$490,455	12	\$956,735	
KIAWAH ISLAND	78	\$9,347,498	73	\$8,717,139	36	\$4,165,170	22	\$2,944,230	39	\$3,452,323	
LINCOLNVILLE	0	\$0	1	\$85,071	1	\$18,000	2	\$31,000	1	\$3,361	
MCCELLANVILLE	1	\$138,000	0	\$0	0	\$0	0	\$0	1	\$73,000	
MEGGETT	1	\$198,716	1	\$52,110	0	\$0	1	\$300,000	0	\$0	
MOUNT PLEASANT	78	\$7,851,670	96	\$10,662,879	98	\$29,108,711	96	\$12,075,517	90	\$10,115,250	
NORTH CHARLESTON	38	\$4,404,573	66	\$5,607,485	60	\$13,563,229	50	\$18,641,768	54	\$7,501,706	
RAVENEL	0	\$0	1	\$7,500	1	\$7,500	2	\$47,116	0	\$0	
ROCKVILLE	0	\$0	0	\$0	2	\$215,935	0	\$0	2	\$166,000	
SEABROOK ISLAND	14	\$826,479	22	\$732,773	19	\$979,539	23	\$1,322,145	25	\$2,920,556	
SULLIVAN'S ISLAND	16	\$2,600,421	19	\$7,181,211	8	\$2,946,814	4	\$113,000	11	\$1,690,073	
SUMMERVILLE	1	\$33,000	0	\$0	1	\$7,325	0	\$0	1	\$10,000	
<b>TOTAL CHARLESTON COUNTY</b>	<b>522</b>	<b>\$50,024,979</b>	<b>511</b>	<b>\$67,749,963</b>	<b>511</b>	<b>\$67,749,963</b>	<b>418</b>	<b>\$62,957,101</b>	<b>457</b>	<b>\$50,731,334</b>	
UNINCORPORATED DORCHESTER COU	60	\$4,060,780	46	\$4,154,535	46	\$1,451,398	46	\$2,827,290	45	\$2,423,200	
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	
HARLEYVILLE	0	\$0	0	\$0	1	\$10,584	0	\$0	0	\$0	
NORTH CHARLESTON	10	\$921,083	8	\$1,944,513	0	\$0	14	\$8,143,221	3	\$116,548	
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	14	\$412,550	10	\$599,081	5	\$92,673	2	\$87,000	7	\$187,160	
<b>TOTAL DORCHESTER COUNTY</b>	<b>24</b>	<b>\$5,394,413</b>	<b>64</b>	<b>\$6,698,129</b>	<b>52</b>	<b>\$1,554,655</b>	<b>62</b>	<b>\$11,057,511</b>	<b>55</b>	<b>\$2,726,908</b>	
<b>REGION TOTALS</b>	<b>638</b>	<b>\$57,982,196</b>	<b>669</b>	<b>\$80,209,085</b>	<b>675</b>	<b>\$73,584,383</b>	<b>580</b>	<b>\$82,334,198</b>	<b>602</b>	<b>\$59,182,788</b>	



## 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 fourth quarter of 2018, there were 1,116 "other" permits issued for a value of more than \$33.4 million. That represents approximately a 17% decrease in both value and number from the previous quarter. The City of Charleston issued the most permits (332 in both counties) and had the highest value of permits (\$7.5 million). The most frequently permitted items in the "other" category this quarter were solar panels (335 permits), accessory structures (200 permits) and fireplaces (115). A breakdown of "other" construction permits by quarter and municipality can be found in the chart below.

ALL OTHER CONSTRUCTION BY JURISDICTION										
JURISDICTION	2017:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	65	\$1,110,534	57	\$731,051	101	\$1,760,368	64	\$1,772,466	51	\$1,116,714
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	35	\$1,139,779	52	\$2,120,216	73	\$1,386,935	30	\$791,846	47	\$892,026
GOOSE CREEK	19	\$392,931	14	\$263,548	30	\$611,089	27	\$495,339	8	\$73,003
HANAHAN	59	\$1,198,016	34	\$880,285	44	\$585,883	50	\$1,062,438	38	\$914,036
JAMESTOWN	0	\$0	1	\$14,000	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	9	\$156,462	4	\$97,418	9	\$246,802	7	\$219,112	5	\$150,578
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	1	\$10,000	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	1	\$1,000
SUMMERVILLE	1	\$25,000	2	\$15,800	0	\$0	0	\$0	1	\$7,360
<b>TOTAL BERKELEY COUNTY</b>	<b>188</b>	<b>\$4,022,722</b>	<b>164</b>	<b>\$4,122,318</b>	<b>257</b>	<b>\$4,591,077</b>	<b>179</b>	<b>\$4,351,201</b>	<b>151</b>	<b>\$3,154,717</b>
UNINCORPORATED CHARLESTON COU	60	\$2,627,914	45	\$1,776,027	82	\$3,300,310	56	\$1,932,639	91	\$3,166,992
AWENDAW	2	\$56,935	0	\$0	4	\$288,000	2	\$41,800	1	\$10,000
CITY OF CHARLESTON	248	\$4,234,558	291	\$5,308,869	345	\$6,228,517	275	\$4,763,857	285	\$6,669,368
FOLLY BEACH	3	\$2,274,450	29	\$519,505	35	\$761,215	20	\$427,678	36	\$506,360
HOLLYWOOD	5	\$100,174	3	\$324,798	3	\$335,423	12	\$217,598	5	\$124,838
ISLE OF PALMS	9	\$758,866	12	\$982,486	17	\$1,027,987	12	\$876,206	6	\$424,255
JAMES ISLAND	17	\$488,607	16	\$423,264	8	\$214,521	23	\$295,816	4	\$211,065
KIAWAH ISLAND	80	\$4,884,850	123	\$4,066,445	81	\$6,359,542	17	\$505,800	26	\$935,132
LINCOLNVILLE	0	\$0	0	\$0	2	\$21,000	0	\$0	0	\$0
MCCELLANVILLE	0	\$0	2	\$106,500	1	\$30,240	5	\$32,529	3	\$54,400
MEGGETT	1	\$22,580	6	\$270,720	1	\$61,200	4	\$7,548	4	\$72,136
MOUNT PLEASANT	208	\$7,117,012	220	\$7,278,058	323	\$9,089,727	232	\$8,293,144	211	\$6,684,070
NORTH CHARLESTON	117	\$2,239,162	114	\$3,466,938	178	\$3,183,318	136	\$3,412,469	123	\$6,925,114
RAVENEL	5	\$172,500	4	\$154,818	9	\$204,900	5	\$142,310	3	\$29,453
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$2,800
SEABROOK ISLAND	6	\$153,880	7	\$188,195	8	\$148,261	8	\$86,480	8	\$152,530
SULLIVAN'S ISLAND	6	\$373,769	12	\$455,947	10	\$601,709	10	\$750,594	8	\$625,966
SUMMERVILLE	6	\$64,243	2	\$18,400	1	\$6,000	2	\$21,000	0	\$0
<b>TOTAL CHARLESTON COUNTY</b>	<b>773</b>	<b>\$25,569,500</b>	<b>886</b>	<b>\$25,340,970</b>	<b>1,108</b>	<b>\$31,861,870</b>	<b>819</b>	<b>\$21,807,468</b>	<b>815</b>	<b>\$26,594,479</b>
UNINCORPORATED DORCHESTER COU	123	\$3,314,514	121	\$5,835,529	135	\$3,930,562	142	\$4,958,386	108	\$2,894,215
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	1	\$20,000	1	\$77,800	1	\$43,745	0	\$0	0	\$0
NORTH CHARLESTON	73	\$1,542,399	35	\$614,039	0	\$0	102	\$2,109,104	36	\$641,980
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	1	\$38,875
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	48	\$888,168	5	\$103,000	5	\$75,842	4	\$218,889	5	\$160,500
<b>TOTAL DORCHESTER COUNTY</b>	<b>245</b>	<b>\$5,765,081</b>	<b>162</b>	<b>\$6,630,368</b>	<b>141</b>	<b>\$4,050,149</b>	<b>248</b>	<b>\$7,286,379</b>	<b>150</b>	<b>\$3,735,570</b>
<b>REGION TOTALS</b>	<b>1,206</b>	<b>\$35,357,303</b>	<b>1,212</b>	<b>\$36,093,656</b>	<b>1,506</b>	<b>\$40,503,096</b>	<b>1,246</b>	<b>\$33,445,048</b>	<b>1,116</b>	<b>\$33,484,766</b>

## ALL MOBILE HOME INSTALLATIONS

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

In the fourth quarter of 2018, there were 170 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is about a 13% increase from last quarter.

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

JURISDICTION			
<b>BERKELEY COUNTY</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	10/2/2018	\$144,421,169	Technology Company
	11/6/2018	\$13,281,316	Industrial Building
	11/27/2018	\$2,000,000	Fire Station
	12/20/2018	\$47,389,966	Multi-Family Residential
<b>CITY OF GOOSE CREEK</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	11/7/2018	\$24,658,528	Multi-Family Residential
<b>TOWN OF MONCK'S CORNER</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	12/20/2018	\$8,463,819	Car Dealership
<b>CHARLESTON COUNTY</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	10/25/2018	\$21,300,000	Office & Warehouse
	11/28/2018	\$31,964,436	Multi-Family Residential
<b>CITY OF CHARLESTON</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	10/4/2018	\$23,295,000	Multi-Family Residential
	10/9/2018	\$6,000,000	Fire Station
	10/15/2018	\$5,224,948	Grocery Store
	11/2/2018	\$17,958,184	Multi-Family Residential
	11/14/2018	\$13,500,000	Multi-Family Residential
	12/3/2018	\$20,000,000	Multi-Family Residential
<b>CITY OF NORTH CHARLESTON</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	10/12/2018	\$2,219,775	Office Building
	10/12/2018	\$13,491,127	Office Building
	12/6/2018	\$2,751,195	Multi-Family Residential
	12/17/2018	\$2,162,180	Car Wash
<b>DORCHESTER COUNTY</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	11/26/2018	\$2,532,620	Industrial Building
<b>TOWN OF SUMMERVILLE</b>	<b>DATE</b>	<b>VALUE</b>	<b>TYPE</b>
	10/16/2018	\$8,015,310	Surgery Center
	10/19/2018	\$8,576,000	Hotel

**AVERAGE HOUSING PERMIT VALUES BY JURISDICTION**

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

**2018 4TH Quarter Averages**

Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt	Average Permit Value	SFD Value	SFD /SqFt	SFA/Value	SFA/SqFt
Berkeley Co	\$320,841	\$127	\$212,282	\$126	Lincolnton	\$258,038	\$86	N/A	N/A
Bonneau	N/A	N/A	N/A	N/A	McClellanville	\$351,349	\$91	N/A	N/A
City of Charleston (BC)	\$394,734	\$99	\$238,481	\$102	Meggett	\$305,561	\$119	N/A	N/A
Goose Creek	\$147,840	N/A	\$75,978	N/A	Mt Pleasant	\$427,759	\$149	\$259,893	\$123
Hanahan	\$310,965	\$118	N/A	N/A	North Charleston (CC)	\$192,369	\$106	\$100,000	\$63
Jamestown	N/A	N/A	N/A	N/A	Ravenel	\$233,556	\$98	N/A	N/A
Moncks Corner	\$328,540	\$143	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	\$1,518,802	\$223	N/A	N/A
St. Stephen	N/A	N/A	N/A	N/A	Sullivan's Island	\$1,100,000	\$215	N/A	N/A
Summerville (BC)	N/A	N/A	N/A	N/A	Summerville (CC)	\$239,981	\$103	\$218,500	\$107
Charleston Co	\$539,769	\$131	N/A	N/A	Dorchester County	\$318,093	\$97	\$171,500	\$110
Awendaw	\$353,712	\$78	N/A	N/A	City of Charleston (DC)	N/A	N/A	N/A	N/A
City of Chas (CC)	\$313,655	\$102	\$275,574	\$104	Harleyville	N/A	N/A	N/A	N/A
Folly Beach	\$762,500	\$266	\$251,552	\$125	North Charleston (DC)	\$122,066	\$53	\$94,529	\$56
Hollywood	\$443,070	\$101	\$303,162	\$94	Reevesville	\$97,000	\$82	N/A	N/A
Isle of Palms	\$1,224,805	\$339	N/A	N/A	Ridgeville	N/A	N/A	N/A	N/A
James Island	\$274,532	\$100	N/A	N/A	St. George	N/A	<b>DATA NOT PROVIDED</b>		N/A
Kiawah Island	\$2,439,581	\$526	N/A	N/A	Summerville (DC)	\$302,467	\$99	\$155,000	\$112

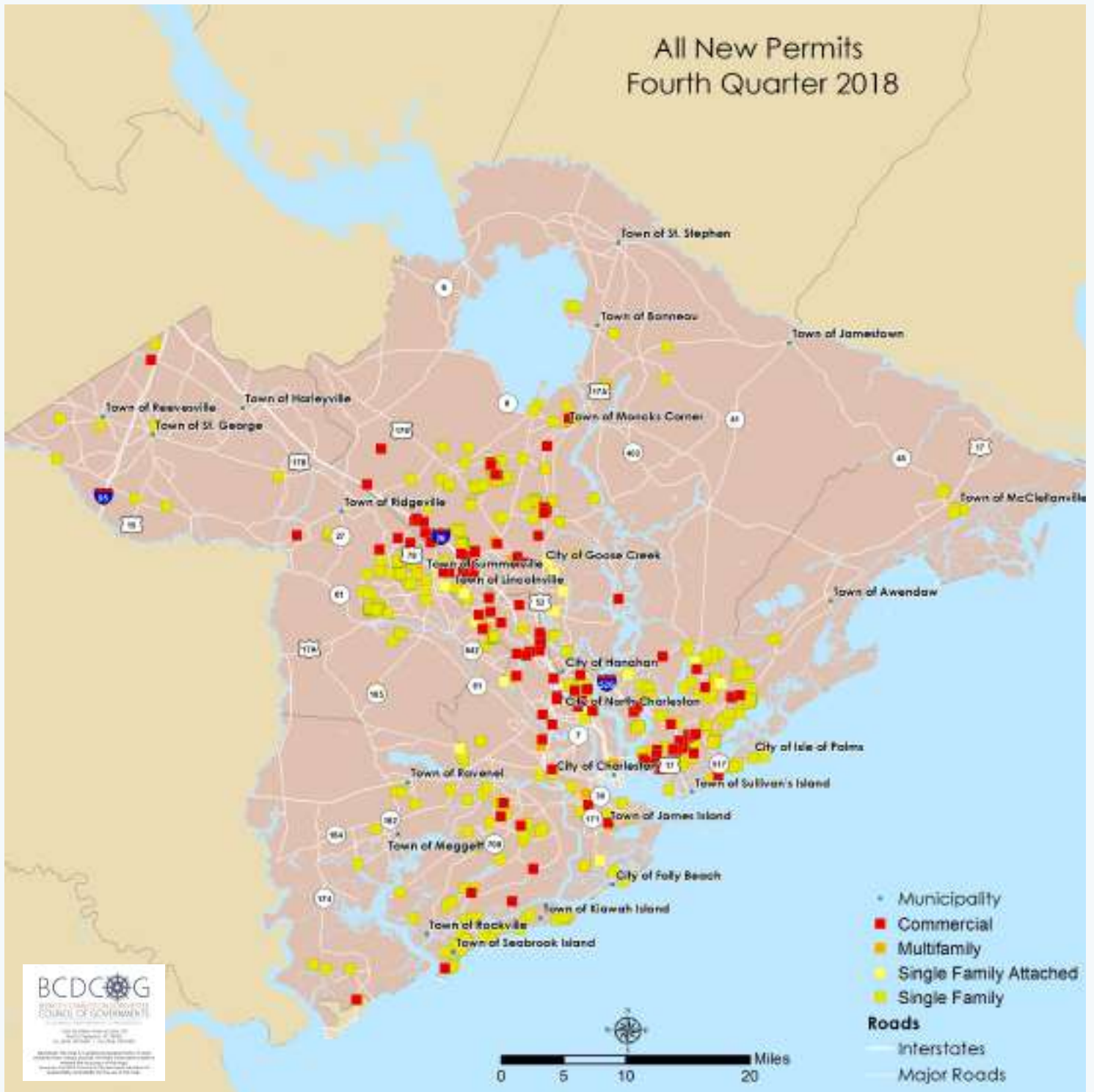
Berkeley County Average SFD: \$300,584 Charleston County Average SFD: \$645,826 Dorchester County Average SFD: \$205,569

\*Analysis based on data provided from the jurisdiction.



## SUMMARY

In general, permitting of new construction significantly increased in the fourth quarter throughout the region. This could be seen as a rebound or delay of projects observed in the considerable third quarter decrease.



ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q4		2018:Q1		2018:Q2		2018:Q3		2018:Q4	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	318	\$77,591,911	415	\$104,485,309	514	\$147,440,726	298	\$69,823,777	348	\$289,750,474
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	76	\$10,465,346	110	\$27,480,521	145	\$53,971,367	66	\$14,321,638	103	\$26,685,459
GOOSE CREEK	85	\$68,018,142	116	\$25,923,876	125	\$17,550,800	95	\$9,045,335	92	\$35,586,266
HANAHAN	99	\$7,728,389	46	\$12,744,660	60	\$17,643,767	85	\$15,612,667	67	\$5,505,365
JAMESTOWN	0	\$0	1	\$14,000	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	94	\$23,866,059	83	\$20,432,934	102	\$25,183,807	80	\$22,702,560	69	\$25,763,574
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	2	\$14,500	0	\$0
ST. STEPHEN	0	\$0	0	\$0	2	\$56,380	1	\$94,200	4	\$174,315
SUMMERVILLE	5	\$10,611,838	3	\$416,040	6	\$1,991,000	4	\$40,629,557	2	\$8,022,670
<b>TOTAL BERKELEY COUNTY</b>	<b>677</b>	<b>\$198,281,685</b>	<b>774</b>	<b>\$191,497,340</b>	<b>954</b>	<b>\$263,837,847</b>	<b>631</b>	<b>\$172,244,234</b>	<b>685</b>	<b>\$391,488,123</b>
UNINCORPORATED CHARLESTON COU	188	\$47,038,459	139	\$37,052,507	219	\$40,660,321	148	\$34,636,964	220	\$104,869,732
AWENDAW	6	\$2,583,745	3	\$900,730	5	\$883,620	4	\$766,802	5	\$1,609,865
CITY OF CHARLESTON	703	\$209,167,434	720	\$286,574,637	861	\$177,780,881	638	\$131,277,501	680	\$218,285,424
FOLLY BEACH	36	\$5,874,572	56	\$2,479,612	62	\$7,421,489	35	\$1,936,220	58	\$3,191,434
HOLLYWOOD	26	\$7,107,765	23	\$7,210,677	8	\$1,755,267	32	\$16,001,486	27	\$5,572,482
ISLE OF PALMS	28	\$7,620,101	43	\$18,307,277	39	\$15,701,063	28	\$14,285,308	21	\$14,997,052
JAMES ISLAND	38	\$11,258,255	27	\$2,020,068	37	\$4,866,722	44	\$2,655,324	20	\$1,993,397
KIAWAH ISLAND	166	\$26,414,118	214	\$51,767,776	129	\$38,975,590	50	\$35,187,763	78	\$36,102,021
LINCOLNVILLE	0	\$0	1	\$85,071	7	\$1,427,887	4	\$476,929	7	\$1,489,553
MCCLELLANVILLE	4	\$1,018,577	7	\$2,001,489	7	\$1,947,587	6	\$118,421	8	\$1,532,795
MEGGETT	5	\$938,570	8	\$714,934	5	\$999,109	8	\$1,118,300	12	\$2,266,623
MOUNT PLEASANT	468	\$200,373,357	464	\$157,062,988	698	\$183,844,752	531	\$146,403,410	575	\$130,712,286
NORTH CHARLESTON	268	\$124,426,041	269	\$50,584,530	345	\$61,990,543	285	\$115,170,416	248	\$61,900,944
RAVENEL	11	\$3,178,550	13	\$2,142,315	18	\$2,570,812	15	\$2,728,135	6	\$730,122
ROCKVILLE	0	\$0	0	\$0	2	\$215,935	0	\$0	3	\$168,800
SEABROOK ISLAND	24	\$4,986,999	31	\$2,399,168	31	\$3,446,400	32	\$2,107,233	41	\$14,807,076
SULLIVANS ISLAND	30	\$14,653,865	34	\$11,334,658	20	\$5,898,523	15	\$4,280,594	20	\$3,416,039
SUMMERVILLE	17	\$2,756,808	9	\$1,838,370	14	\$3,485,325	11	\$2,544,000	21	\$4,678,670
<b>TOTAL CHARLESTON COUNTY</b>	<b>2,018</b>	<b>\$669,397,216</b>	<b>2,061</b>	<b>\$634,476,807</b>	<b>2,507</b>	<b>\$553,871,826</b>	<b>1,886</b>	<b>\$511,694,806</b>	<b>2,050</b>	<b>\$608,324,315</b>
UNINCORPORATED DORCHESTER COU	285	\$61,450,923	248	\$42,298,279	288	\$35,792,400	315	\$48,402,349	258	\$39,903,669
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	1	\$20,000	1	\$77,800	2	\$54,329	0	\$0	0	\$0
NORTH CHARLESTON	213	\$20,314,407	75	\$9,013,213	67	\$29,085,284	166	\$19,456,508	150	\$16,022,191
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	2	\$135,875
RIDGEVILLE	0	\$0	0	\$0	1	\$295,450	0	\$0	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED
SUMMERVILLE	119	\$16,633,774	87	\$22,324,427	119	\$48,365,818	46	\$10,250,840	54	\$23,439,670
<b>TOTAL DORCHESTER COUNTY</b>	<b>618</b>	<b>\$98,419,104</b>	<b>411</b>	<b>\$73,713,719</b>	<b>477</b>	<b>\$113,593,281</b>	<b>527</b>	<b>\$78,109,697</b>	<b>464</b>	<b>\$79,501,405</b>
<b>REGION TOTALS</b>	<b>3,313</b>	<b>\$966,098,005</b>	<b>3,246</b>	<b>\$899,687,866</b>	<b>3,938</b>	<b>\$931,302,954</b>	<b>3,044</b>	<b>\$762,048,737</b>	<b>3,199</b>	<b>\$1,079,313,843</b>



PLANNING, PARTNERSHIP & PROSPERITY

1362 MCMILLAN AVENUE - SUITE 100

NORTH CHARLESTON, SC 29405

TEL. (843) 529-0400 | FAX (843) 529-0305

Questions or Comments: Please contact Madelyne Adams at [MadelyneA@bcdcog.com](mailto:MadelyneA@bcdcog.com)