



CONSTRUCTION QUARTERLY

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2nd Quarter | Apr-Jun 2026



BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

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 throughout the region.

While we make every effort to collect all available data, information may not be available from every jurisdiction. When the data cannot be obtained, the corresponding fields will reflect zero permits.

Permits are broken down into separate categories and include data from the five most recent quarters, including the current quarter. This data is used to compare the current quarter with the previous quarter, as well as with the same quarter from the previous year. The current quarter is also compared with the average of the preceding four quarters.

These three methods are used to evaluate changes and identify trends throughout the Tricounty region.

We hope you find this report useful and welcome your feedback.



BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

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



ALL NEW CONSTRUCTION

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

New construction activity increased during the second quarter of 2026, with jurisdictions across the Tricounty region issuing 2,328 permits with a combined construction value of approximately \$1.37 billion.

Permit activity in Q2 2026 increased 24.0 percent from the previous quarter (Q1 2026), while total construction value decreased by 28.2 percent.

Compared with the same quarter of the previous year (Q2 2025), permit totals increased by 8.5 percent, while construction value decreased by 31.2 percent.

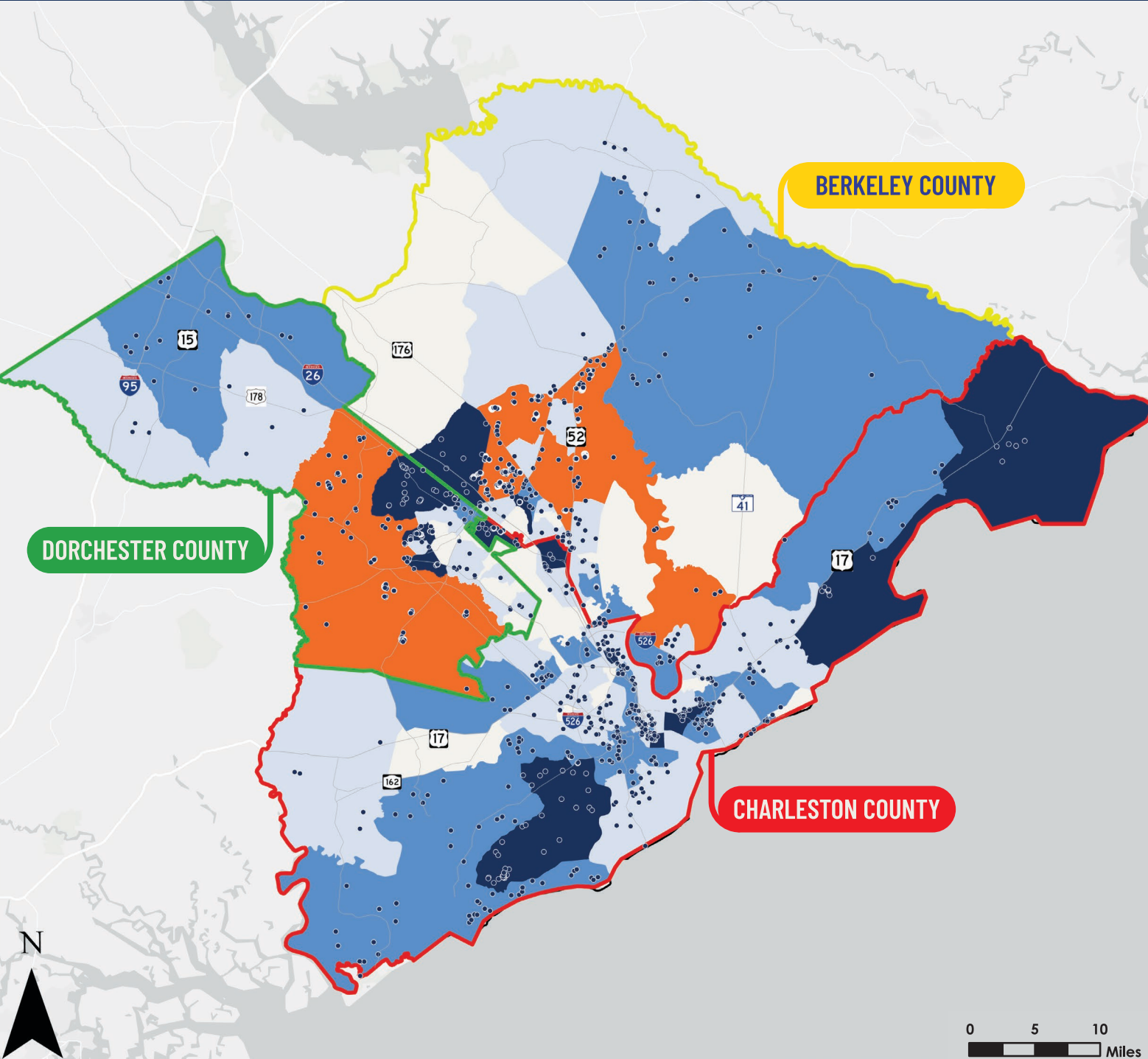
Relative to the average of the four previous quarters, permit activity increased by approximately 24.7 percent, while total construction value decreased by 32.1 percent.

The increase in permit volume, combined with the lower overall value, indicates that second-quarter activity included a greater number of projects with a lower average construction value than during the recent comparison periods.

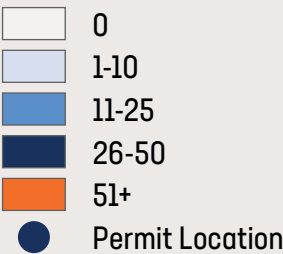
ALL NEW CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	593	\$595,853,933	537	\$239,741,533	243	\$74,839,974	339	\$112,919,819	419	\$250,553,943
BONNEAU	3	\$1,013,536	7	\$2,399,491	3	\$452,918	10	\$1,880,092	17	\$3,773,852
CITY OF CHARLESTON	62	\$12,314,323	61	\$283,422,783	115	\$44,872,265	112	\$47,771,205	146	\$235,923,034
GOOSE CREEK	194	\$-	189	\$-	140	\$-	127	\$90,656,551	213	\$83,256,113
HANAHAN	15	\$65,561,945	4	\$968,489	9	\$2,932,273	23	\$11,620,133	15	\$3,618,512
JAMESTOWN	1	\$305,746	0	\$-	3	\$798,736	5	\$680,124	3	\$794,838
MONCK'S CORNER	75	\$33,989,719	26	\$13,456,663	54	\$20,964,748	197	\$80,652,132	202	\$87,999,356
NORTH CHARLESTON	1	\$776,103	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	5	\$1,154,263	17	\$2,883,397	12	\$1,231,908	12	\$2,571,573
SUMMERVILLE	37	\$20,233,899	22	\$10,217,800	24	\$41,884,771	10	\$24,058,100	41	\$22,066,239
TOTAL BERKELEY COUNTY	981	\$730,049,204	851	\$551,361,022	608	\$189,629,082	835	\$371,470,064	1,068	\$690,557,460
UNINCORPORATED CHARLESTON CO.	176	\$109,716,982	109	\$74,976,741	131	\$64,015,772	176	\$101,668,297	131	\$74,343,477
AWENDAW	32	\$14,331,693	18	\$10,496,825	4	\$1,973,823	13	\$8,745,625	15	\$15,397,915
CITY OF CHARLESTON	102	\$134,280,628	255	\$224,822,155	83	\$157,371,867	137	\$176,547,489	284	\$72,535,952
FOLLY BEACH	2	\$897,858	3	\$3,250,000	1	\$592,000	4	\$2,123,900	3	\$1,998,758
HOLLYWOOD	1	\$75,000	0	\$-	0	\$-	1	\$339,287	0	\$-
ISLE OF PALMS	5	\$9,589,268	3	\$5,775,982	6	\$17,315,836	13	\$19,133,777	6	\$10,161,190
JAMES ISLAND	7	\$4,085,522	2	\$865,000	1	\$343,122	6	\$3,179,145	6	\$3,410,587
KIAWAH ISLAND	9	\$47,203,642	70	\$127,202,977	10	\$29,430,763	38	\$129,835,004	12	\$45,182,860
LINCOLNVILLE	7	\$1,782,551	20	\$4,767,786	0	\$-	14	\$3,419,773	23	\$7,816,665
MCCLELLANVILLE	1	\$668,738	2	\$3,455,813	1	\$555,000	2	\$1,165,000	4	\$4,535,745
MEGETT	4	\$4,020,746	3	\$2,276,572	6	\$3,440,394	3	\$10,508,612	8	\$3,639,566
MOUNT PLEASANT	98	\$66,104,138	65	\$82,749,000	71	\$67,349,000	65	\$75,575,906	81	\$107,508,724
NORTH CHARLESTON	128	\$182,414,385	90	\$882,513,850	100	\$515,333,781	104	\$197,980,317	108	\$50,043,382
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	2	\$1,012,000	1	\$500,000	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	12	\$18,495,925	6	\$13,254,272	9	\$17,873,405	3	\$5,478,172	10	\$15,554,185
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	1	\$65,461,199	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	586	\$594,679,076	647	\$1,431,130,991	424	\$941,055,962	579	\$735,700,304	691	\$412,129,006
UNINCORPORATED DORCHESTER CO.	370	\$585,175,359	298	\$263,009,412	316	\$645,278,496	330	\$704,116,039	394	\$145,791,431
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	92	\$19,725,499	50	\$45,373,695	74	\$17,979,574	41	\$6,923,055	22	\$60,657,443
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	4	\$533,993	9	\$12,746,408	9	\$4,076,696
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	117	\$61,120,171	102	\$53,743,865	73	\$30,736,671	83	\$75,362,649	144	\$56,415,541
TOTAL DORCHESTER COUNTY	579	\$666,021,029	450	\$362,126,972	467	\$694,528,734	463	\$799,148,151	569	\$266,941,111
REGION TOTALS	2,146	\$1,990,749,309	1,948	\$2,344,618,985	1,499	\$1,825,213,778	1,877	\$1,906,318,519	2,328	\$1,369,627,577

Q2 2026 NEW CONSTRUCTION PERMITS BY CENSUS TRACT



PERMITS BY CENSUS TRACT



COUNTY TOTALS

COUNTY	PERMITS	VALUE
BERKELEY	1,068	\$690.6M
CHARLESTON	691	\$412.1M
DORCHESTER	569	\$266.9M
TOTAL	2,328	\$1.37B

COMPARISON TO 2025: Q2



CHANGE IN PERMITS
(FROM Q2 2025)

+8.5%



CHANGE IN VALUE
(FROM Q2 2025)

-31.2%

ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	+24.0%	-28.2%
Change from previous 4 quarters (Averaged)	+24.7%	-32.1%



ALL COMMERCIAL CONSTRUCTION

Commercial permits account for the 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. Upfit permits are issued when a new tenant leases a space or the purpose of the space changes. Business remodels and renovations are listed separately in this report.

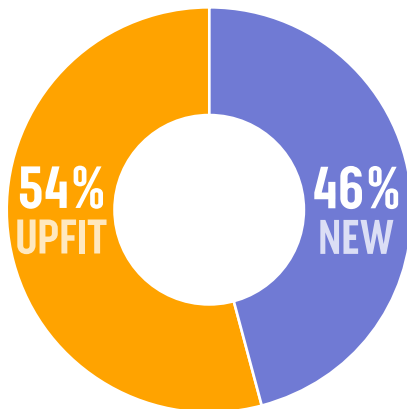
Commercial construction activity during the second quarter of 2026 included 266 permits with a combined construction value of approximately \$386.5 million.

Permit activity in Q2 2026 increased 6.0 percent from the previous quarter (Q1 2026), while total construction value decreased by 64.6 percent.

Compared with the same quarter of the previous year (Q2 2025), permit totals decreased by 8.0 percent, while construction value declined by 66.3 percent.

Relative to the average of the four previous quarters, commercial permit activity decreased by approximately 13.9 percent, while total construction value was 69.1 percent lower.

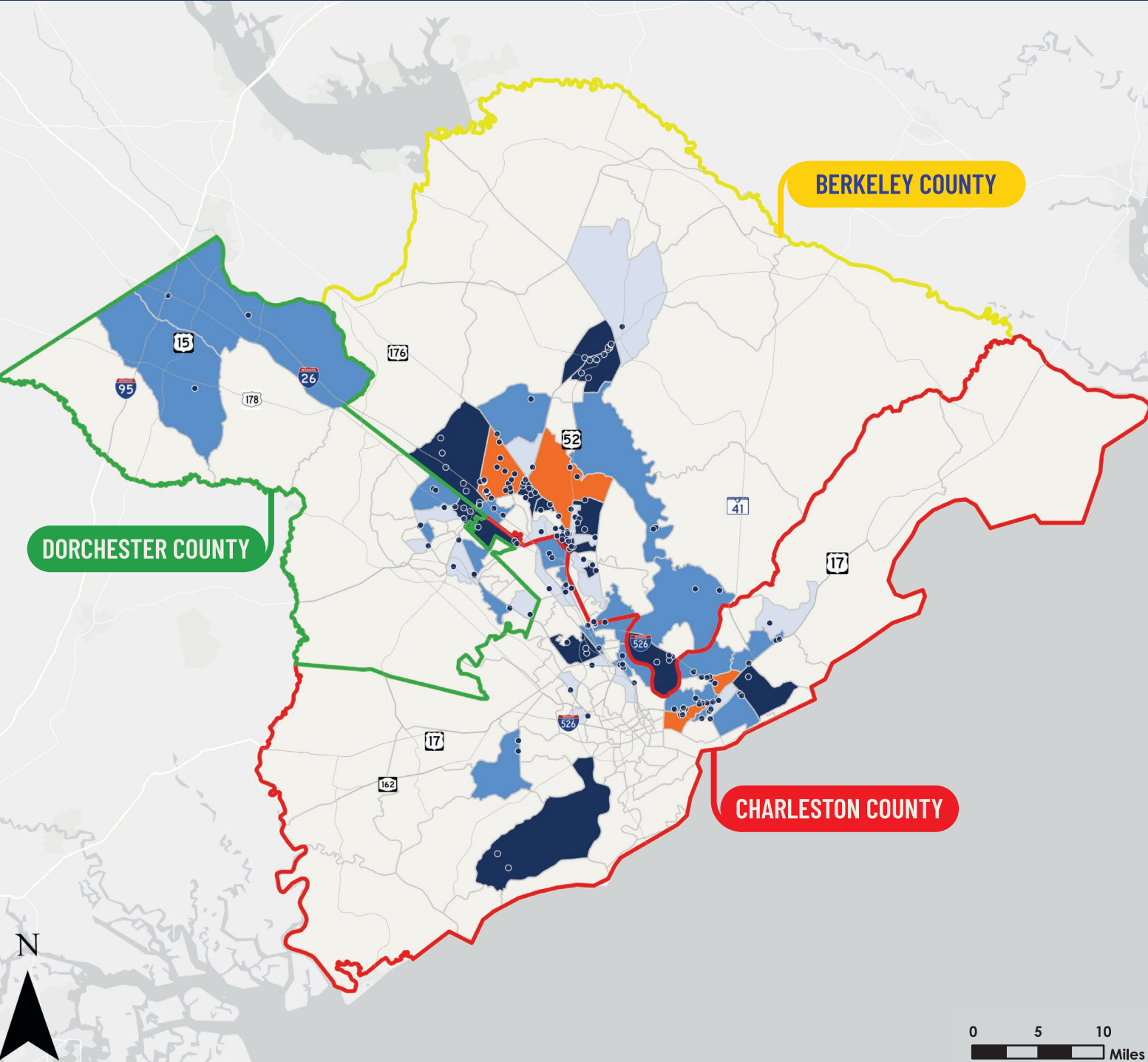
Although the number of commercial permits remained relatively close to recent quarterly levels, the substantially lower construction value indicates that activity during the quarter included fewer exceptionally high-value projects than in the preceding comparison periods.



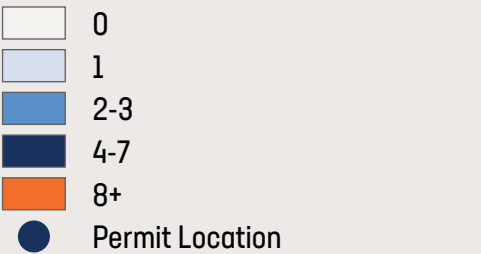
ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	53	\$400,761,644	56	\$70,869,683	22	\$17,519,885	42	\$21,953,617	43	\$119,937,689
BONNEAU	0	\$-	0	\$-	0	\$-	1	\$15,000	0	\$-
CITY OF CHARLESTON	10	\$3,177,000	40	\$65,763,154	5	\$8,175,675	5	\$2,615,569	52	\$49,616,502
GOOSE CREEK	21	\$-	19	\$-	15	\$-	27	\$43,593,258	40	\$6,754,000
HANAHAN	8	\$63,024,083	10	\$3,024,325	0	\$-	0	\$-	3	\$63,800
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	3	\$5,479,296	14	\$5,641,097	3	\$184,848	8	\$7,169,089	7	\$5,008,089
NORTH CHARLESTON	1	\$776,103	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$459,067	0	\$-	1	\$1,726,386	1	\$47,588	0	\$-
SUMMERVILLE	8	\$5,786,195	5	\$4,129,639	4	\$5,202,039	7	\$22,691,425	9	\$5,788,792
TOTAL BERKELEY COUNTY	105	\$479,463,388	144	\$149,427,898	50	\$32,808,833	91	\$98,085,546	154	\$187,168,872
UNINCORPORATED CHARLESTON CO.	17	\$6,714,992	10	\$21,364,092	10	\$5,975,268	17	\$4,445,492	13	\$8,088,531
AWENDAW	1	\$3,500	1	\$262,752	0	\$-	1	\$971,000	0	\$-
CITY OF CHARLESTON	33	\$53,309,169	58	\$97,291,188	17	\$138,365,795	41	\$130,899,272	1	\$1,479,802
FOLLY BEACH	0	\$-	1	\$144,500	1	\$1,281,636	2	\$219,900	0	\$-
HOLLYWOOD	1	\$75,000	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	0	\$-	2	\$718,253	0	\$-	0	\$-
JAMES ISLAND	5	\$1,482,440	0	\$-	2	\$863,970	1	\$210,000	0	\$-
KIAWAH ISLAND	1	\$180,000	1	\$141,000	0	\$-	1	\$3,802,502	0	\$-
LINCOLNVILLE	0	\$-	1	\$13,824	0	\$-	0	\$-	1	\$1,800,000
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGGETT	0	\$-	0	\$-	0	\$-	1	\$9,200,000	0	\$-
MOUNT PLEASANT	46	\$21,928,138	168	\$63,342,052	45	\$26,530,626	29	\$44,654,906	49	\$75,415,724
NORTH CHARLESTON	38	\$99,702,808	58	\$863,367,011	57	\$593,664,972	32	\$141,520,634	21	\$28,238,469
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	2	\$50,343	0	\$-	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	144	\$183,446,390	298	\$1,045,926,419	134	\$767,400,520	125	\$335,923,706	85	\$115,022,526
UNINCORPORATED DORCHESTER CO.	25	\$456,567,694	23	\$162,602,963	17	\$556,872,968	21	\$606,929,731	14	\$24,245,955
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	3	\$1,171,735	5	\$9,947,369	6	\$3,735,786	4	\$605,650	6	\$57,824,133
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	5	\$10,767,158	3	\$1,041,082	0	\$-	4	\$11,779,796	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	7	\$15,871,294	10	\$23,523,571	6	\$10,177,528	6	\$37,982,774	7	\$2,274,380
TOTAL DORCHESTER COUNTY	40	\$484,377,881	41	\$197,114,985	29	\$570,786,282	35	\$657,297,951	27	\$84,344,468
REGION TOTALS	289	\$1,147,287,659	483	\$1,392,469,302	213	\$1,370,995,635	251	\$1,091,307,203	266	\$386,535,866

Q2 2026 COMMERCIAL PERMITS BY CENSUS TRACT



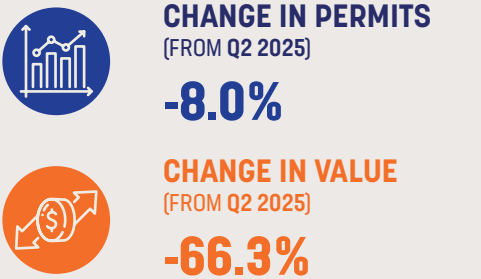
PERMITS BY CENSUS TRACT



COUNTY TOTALS

COUNTY	PERMITS	VALUE
BERKELEY	154	\$187.2M
CHARLESTON	85	\$115.0M
DORCHESTER	27	\$84.3M
TOTAL	266	\$386.5B

COMPARISON TO 2025: Q2



ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	+6.0%	-64.6%
Change from previous 4 quarters (Averaged)	+13.9%	-69.1%



ALL SINGLE-FAMILY RESIDENTIAL PERMITS

Overall construction activity across the Tricounty region increased in the second quarter of 2026, with jurisdictions issuing 1,522 permits representing a combined construction value of approximately \$686 million.

Permit activity in Q2 2026 increased by approximately 36.4 percent from the previous quarter (Q1 2026), while total construction value increased by 22.9 percent.

Compared with the same quarter of the previous year (Q2 2025), permit totals decreased by approximately 0.8 percent, while construction value increased by 4.2 percent.

Relative to the average of the four previous quarters, permit activity increased by approximately 24.7 percent, while total construction value was 31.1 percent higher.

The combination of above-average permit activity and lower overall value indicates that the second quarter included a greater share of smaller-scale projects than several recent quarters.

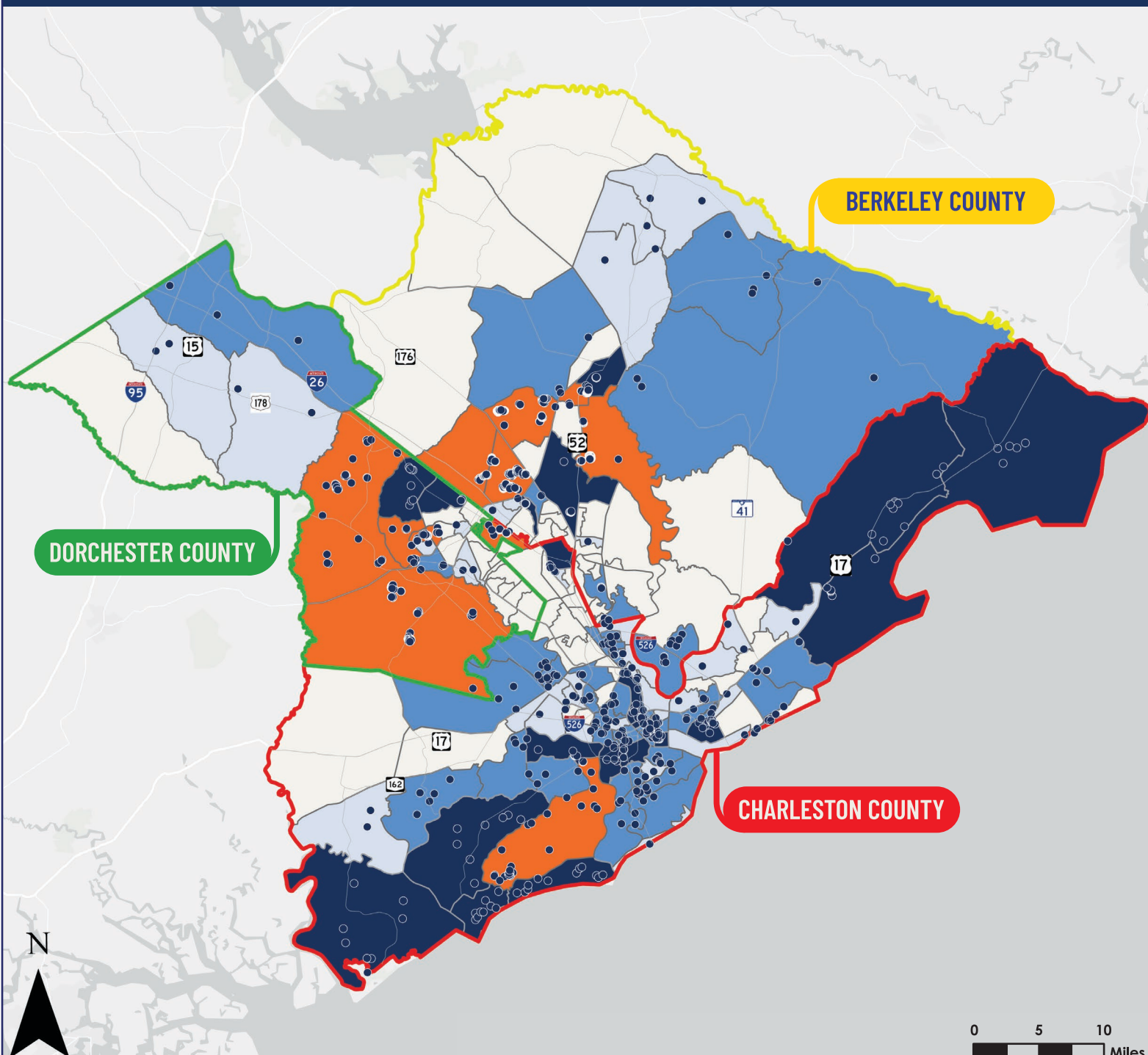
Construction activity remained broadly distributed across the region. Berkeley County recorded 615 permits valued at approximately \$266 million, Charleston County recorded 484 permits for approximately \$258.6 million, and Dorchester County recorded 423 permits at approximately \$161.3 million.

Activity remained strong in the region's unincorporated areas and larger municipalities, reflecting continued residential, commercial, and property-improvement investment throughout the Tricounty area.

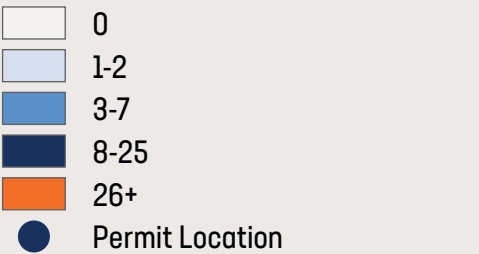
ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	412	\$160,331,661	346	\$127,702,122	119	\$43,337,611	166	\$60,067,608	246	\$98,258,223
BONNEAU	3	\$1,013,536	6	\$2,399,491	0	\$-	4	\$1,077,500	5	\$2,264,551
CITY OF CHARLESTON	3	\$447,040	24	\$9,241,743	36	\$14,834,505	82	\$27,869,385	9	\$933,080
GOOSE CREEK	163	\$-	175	\$-	136	\$-	99	\$46,766,293	173	\$76,502,113
HANAHAN	7	\$2,537,862	3	\$907,986	9	\$2,932,273	23	\$11,620,133	9	\$3,498,236
JAMESTOWN	1	\$305,746	0	\$-	2	\$613,996	1	\$219,000	2	\$778,338
MONCK'S CORNER	51	\$23,211,748	19	\$8,047,016	48	\$19,456,474	110	\$52,542,367	136	\$66,453,631
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	1	\$533,471	4	\$1,154,263	0	\$-	1	\$119,687	4	\$1,620,366
SUMMERVILLE	23	\$23,211,748	22	\$10,217,800	19	\$4,900,516	3	\$1,366,675	31	\$15,683,807
TOTAL BERKELEY COUNTY	664	\$211,592,812	599	\$159,670,421	369	\$86,075,375	489	\$201,648,648	615	\$265,992,345
UNINCORPORATED CHARLESTON CO.	123	\$95,995,133	87	\$57,796,075	101	\$61,681,300	114	\$92,824,161	90	\$63,359,590
AWENDAW	31	\$14,328,193	17	\$10,234,073	3	\$1,971,323	12	\$7,774,625	14	\$15,394,915
CITY OF CHARLESTON	54	\$18,558,376	87	\$31,023,803	73	\$21,462,617	79	\$20,439,223	231	\$46,268,614
FOLLY BEACH	0	\$-	3	\$3,250,000	1	\$592,000	2	\$1,904,000	3	\$1,998,758
HOLLYWOOD	0	\$-	0	\$-	0	\$-	1	\$339,287	0	\$-
ISLE OF PALMS	5	\$9,589,268	12	\$9,492,227	6	\$17,315,836	14	\$19,933,777	6	\$10,161,190
JAMES ISLAND	2	\$2,603,082	2	\$865,000	1	\$343,122	5	\$2,969,145	6	\$3,410,587
KIAWAH ISLAND	8	\$47,023,642	3	\$16,336,883	9	\$27,813,684	11	\$49,778,054	12	\$45,182,860
LINCOLNVILLE	5	\$1,394,419	20	\$4,767,786	0	\$-	14	\$3,419,773	16	\$4,658,853
MCCLELLANVILLE	1	\$1,394,419	2	\$3,455,813	1	\$555,000	2	\$1,165,000	4	\$4,535,745
MEGETT	4	\$4,020,746	3	\$2,276,572	6	\$3,440,394	2	\$1,308,612	7	\$3,626,366
MOUNT PLEASANT	52	\$44,176,000	55	\$44,996,000	42	\$35,852,000	29	\$29,710,000	32	\$32,093,000
NORTH CHARLESTON	73	\$12,660,434	63	\$12,937,129	36	\$8,906,708	48	\$13,898,585	54	\$13,903,176
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	2	\$1,012,000	1	\$500,000	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	10	\$18,445,582	6	\$13,254,272	9	\$17,873,405	3	\$5,478,172	8	\$14,054,603
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	1	\$-
SUMMERVILLE	0	\$-	0	\$-	1	\$300,000	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	370	\$271,201,294	361	\$211,185,633	289	\$198,107,389	336	\$250,942,414	484	\$258,648,257
UNINCORPORATED DORCHESTER CO.	323	\$123,211,593	259	\$101,129,620	216	\$84,895,172	226	\$85,633,686	307	\$114,200,381
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	88	\$17,553,764	28	\$5,022,377	53	\$9,060,788	30	\$5,476,847	14	\$2,821,635
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	7	\$533,993	0	\$-	1	\$167,609	2	\$757,712	8	\$3,897,959
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	83	\$34,270,522	30	\$12,869,655	26	\$8,535,950	33	\$13,886,104	94	\$40,399,964
TOTAL DORCHESTER COUNTY	501	\$175,569,872	317	\$119,021,652	296	\$102,659,519	291	\$105,754,349	423	\$161,319,939
REGION TOTALS	1,535	\$658,363,978	1,277	\$489,877,706	954	\$386,842,283	1,116	\$558,345,411	1,522	\$685,960,541

Q2 2026 SINGLE-FAMILY PERMITS BY CENSUS TRACT



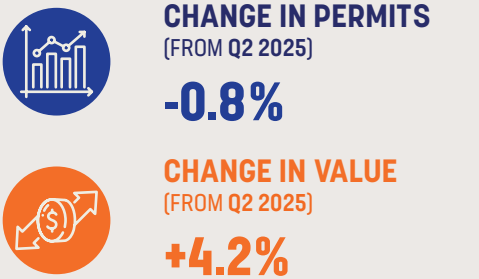
PERMITS BY CENSUS TRACT



COUNTY TOTALS

COUNTY	PERMITS	VALUE
BERKELEY	615	\$266.0M
CHARLESTON	484	\$258.6M
DORCHESTER	426	\$161.3M
TOTAL	1,522	\$686.0M

COMPARISON TO 2025: Q2



ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	+36.4%	+22.9%
Change from previous 4 quarters (Averaged)	+24.7%	+31.1%



ALL SINGLE FAMILY ATTACHED (TOWNHOMES) RESIDENTIAL CONSTRUCTION

Single-family Attached (SFA) construction permits are issued for the construction of a single-family structure that shares a common wall with one or more other single-family structures. Units have separate utilities, plumbing, and heating/air. These are generally considered to be townhomes and do not normally include multi-family structures such as condos, duplexes, or apartments.

Single-family attached construction activity during the second quarter of 2026 included 335 permits with a combined construction value of approximately \$88.0 million.

Permit activity in Q2 2026 decreased by approximately 9.9 percent from the previous quarter (Q1 2026), while total construction value decreased by 0.8 percent.

Compared with the same quarter of the previous year (Q2 2025), permit totals increased by approximately 9.1 percent, while construction value rose by 30.9 percent.

Relative to the average of the four previous quarters, permit activity decreased by approximately 11.5 percent, while total construction value was 22.3 percent lower.

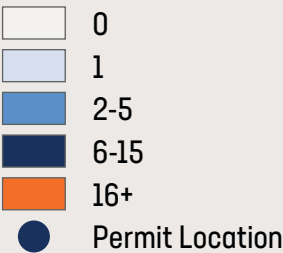
Despite the quarter-to-quarter decline in permit volume, activity remained above the same period last year, with continued single-family attached development occurring throughout the Tricounty region.

ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	122	\$33,589,200	135	\$41,169,728	84	\$22,975,014	103	\$28,652,715	105	\$30,197,437
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	49	\$7,288,421	28	\$4,064,193	75	\$14,187,760	24	\$3,570,010	0	\$-
GOOSE CREEK	25	\$-	10	\$-	0	\$-	1	\$297,000	0	\$-
HANAHAN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCKS CORNER	21	\$5,298,675	0	\$-	6	\$1,508,274	79	\$20,940,676	57	\$16,530,736
NORTH CHARLESTON	0	\$-	0	\$-	29	\$3,804,399	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	1	\$593,640
TOTAL BERKELEY COUNTY	217	\$46,176,296	173	\$45,233,921	194	\$42,475,447	207	\$53,460,401	163	\$47,321,813
UNINCORPORATED CHARLESTON CO.	36	\$7,006,858	19	\$2,977,785	8	\$2,018,972	16	\$4,002,144	11	\$2,757,685
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	3	\$849,573	119	\$27,856,596	2	\$368,455	13	\$2,052,141	50	\$8,787,537
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMES ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
KIAWAH ISLAND	0	\$-	67	\$110,866,094	0	\$-	18	\$-	0	\$-
LINCOLNVILLE	2	\$388,132	0	\$-	0	\$-	0	\$-	6	\$1,357,812
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	0	\$-	0	\$-	23	\$4,471,000	7	\$1,211,000	0	\$-
NORTH CHARLESTON	1	\$2,000,000	3	\$538,427	29	\$3,804,399	11	\$1,797,198	31	\$5,499,704
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	2	\$1,499,582
SULLIVANS ISLAND	0	\$-	0	\$-	2	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	42	\$10,244,563	208	\$142,238,902	64	\$10,662,826	65	\$9,062,483	100	\$19,902,320
UNINCORPORATED DORCHESTER CO.	22	\$5,396,072	30	\$5,609,947	26	\$3,092,396	50	\$11,337,322	30	\$7,028,995
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	18	\$6,178,200	15	\$5,183,000	7	\$840,558	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	26	\$5,396,072	67	\$24,235,362	40	\$12,020,694	43	\$14,029,478	42	\$13,731,998
TOTAL DORCHESTER COUNTY	48	\$10,792,144	115	\$36,023,509	81	\$20,296,090	100	\$26,207,358	72	\$20,760,993
REGION TOTALS	307	\$67,213,003	496	\$223,496,332	339	\$73,434,363	372	\$88,730,242	335	\$87,985,126

Q2 2026 SINGLE-FAMILY ATTACHED PERMITS BY CENSUS TRACT

PERMITS BY CENSUS TRACT



COUNTY TOTALS

COUNTY	PERMITS	VALUE
BERKELEY	163	\$47.3M
CHARLESTON	100	\$19.9M
DORCHESTER	72	\$20.8M
TOTAL	335	\$88.0M

COMPARISON TO 2025: Q2



CHANGE IN PERMITS
(FROM Q2 2025)

+9.1%

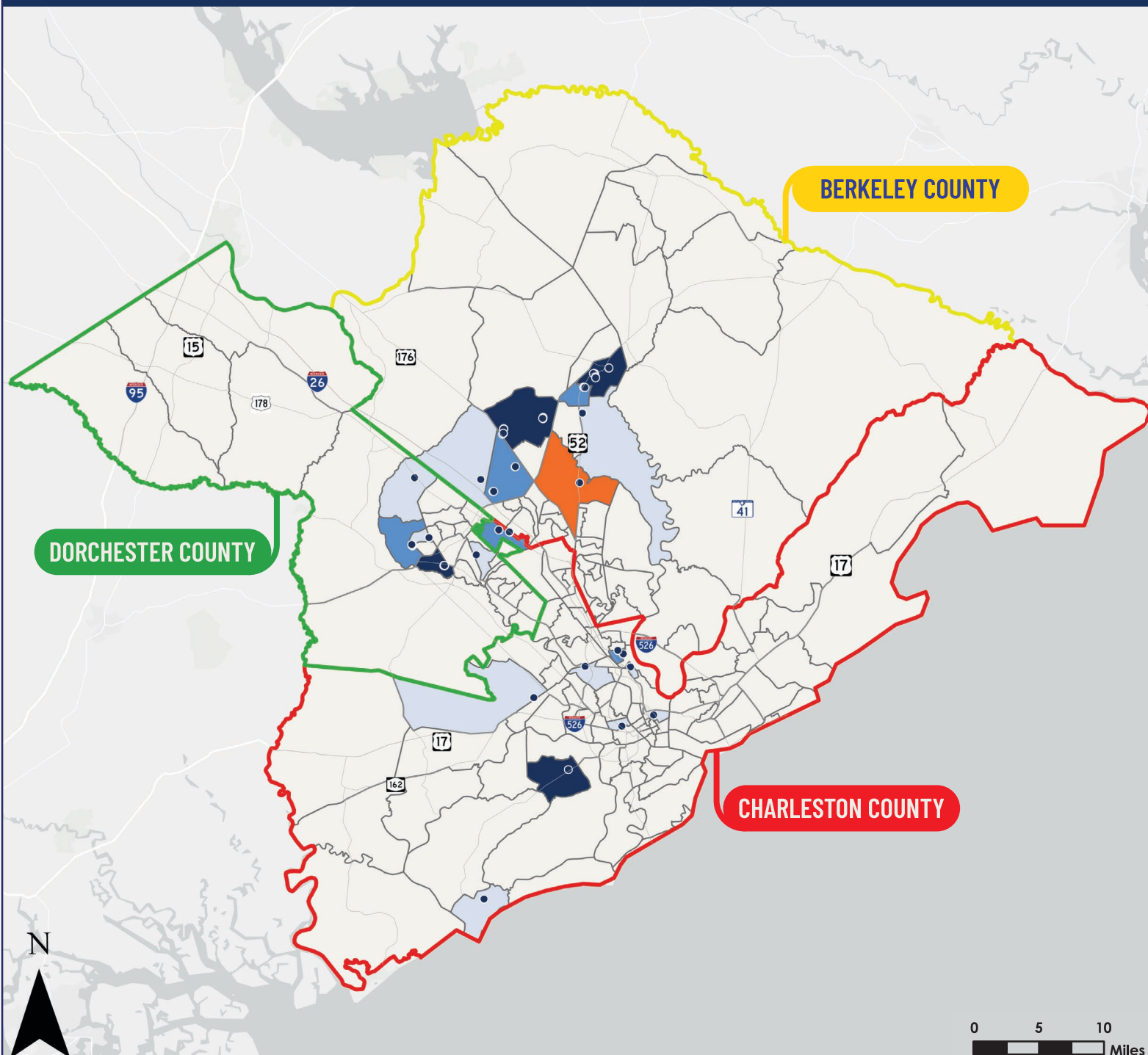


CHANGE IN VALUE
(FROM Q2 2025)

+30.9%

ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	-9.9%	-0.8%
Change from previous 4 quarters (Averaged)	-11.5%	-22.3%





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 construction activity increased substantially during the second quarter of 2026, with jurisdictions across the Tricounty region issuing 88 permits with a combined construction value of approximately \$203.8 million.

Permit activity in Q2 2026 increased by approximately 417.6 percent from the previous quarter (Q1 2026), while total construction value increased by 27.2 percent.

Compared with the same quarter of the previous year (Q2 2025), permit totals increased by 252.0 percent, while construction value rose by 59.5 percent.

Relative to the average of the four previous quarters, permit activity increased by approximately 238.5 percent, while total construction value increased by 69.1 percent.

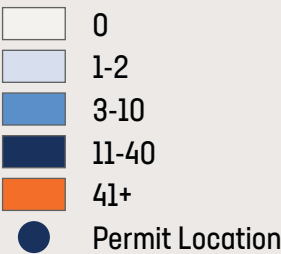
Multi-family activity can vary considerably between quarters as large projects enter the permitting process, and the second-quarter totals reflect a notable increase in this type of residential development.

ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
BONNEAU	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	0	\$-	1	\$16,391,267	1	\$8,000,000	1	\$13,716,241	85	\$185,373,451
GOOSE CREEK	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HANAHAN	0	\$-	0	\$-	0	*	0	\$-	0	\$-
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	4	\$35,387,905	0	\$-	0	\$-
TOTAL BERKELEY COUNTY	0	\$-	1	\$16,391,267	5	\$43,387,905	1	\$13,716,241	85	\$185,373,451
UNINCORPORATED CHARLESTON CO.	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
AWENDAW	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	8	\$59,312,000	33	\$75,819,672	0	\$-	2	\$20,000,000	2	\$16,000,000
FOLLY BEACH	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
JAMES ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
KIAWAH ISLAND	0	\$-	0	\$-	1	\$1,617,079	8	\$76,254,448	0	\$-
LINCOLNVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MCCLELLANVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MEGETT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MOUNT PLEASANT	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	16	\$68,051,143	1	\$30,000,000	20	\$26,619,572	5	\$40,700,000	1	\$2,396,533
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	24	\$127,363,143	34	\$105,819,672	21	\$28,236,651	15	\$136,954,448	3	\$18,396,533
UNINCORPORATED DORCHESTER CO.	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	0	\$-	1	\$27,975,000	0	\$-	0	\$-	0	\$-
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	1	\$356,600	0	\$-	0	\$-	1	\$9,464,294	0	\$-
TOTAL DORCHESTER COUNTY	1	\$356,600	1	\$356,600	0	\$-	1	\$9,464,294	0	\$-
REGION TOTALS	25	\$127,719,743	36	\$122,567,539	26	\$71,624,556	17	\$160,134,983	88	\$203,769,984

Q2 2026 MULTI-FAMILY PERMITS BY CENSUS TRACT

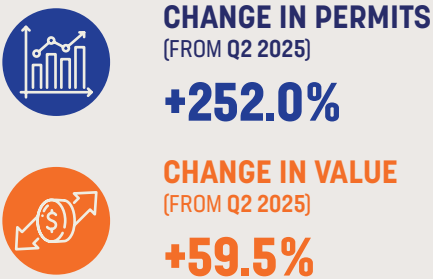
PERMITS BY CENSUS TRACT



COUNTY TOTALS

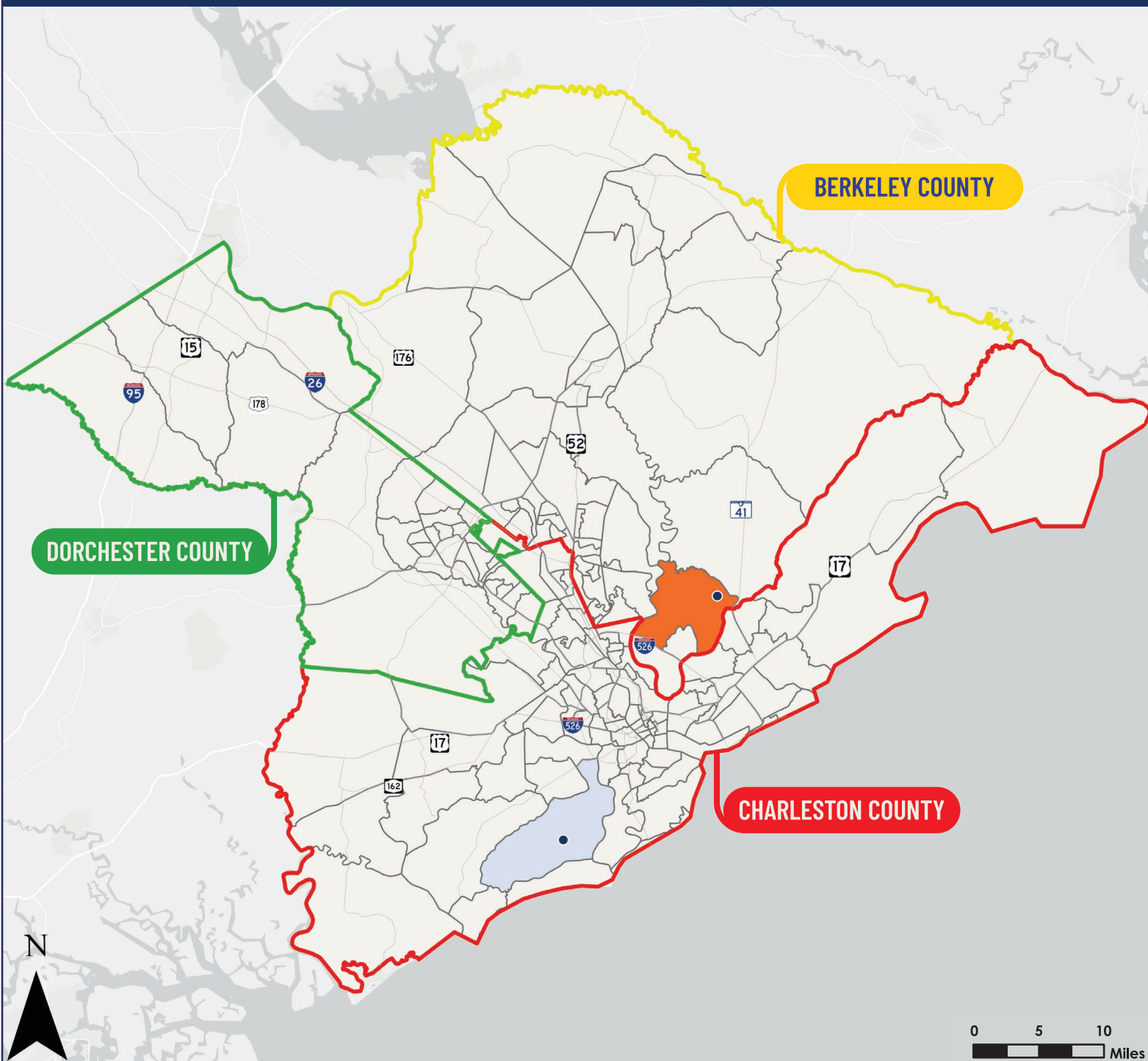
COUNTY	PERMITS	VALUE
BERKELEY	85	\$185.4M
CHARLESTON	3	\$18.4M
DORCHESTER	0	\$0
TOTAL	88	\$203.8M

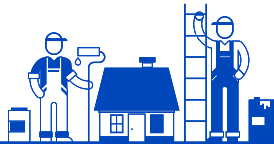
COMPARISON TO 2025: Q2



ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	+417.6%	+27.2%
Change from previous 4 quarters (Averaged)	+238.5%	+69.1%





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.

Remodel and renovation activity increased during the second quarter of 2026, with jurisdictions across the Tricounty region issuing 394 permits with a combined construction value of approximately \$76.5 million.

Permit activity in Q2 2026 increased by approximately 11.6 percent from the previous quarter (Q1 2026), while total construction value increased by 11.2 percent.

Compared to the same quarter of the previous year (Q2 2025), permit totals decreased by approximately 15.6 percent, while construction value increased by 4.6 percent.

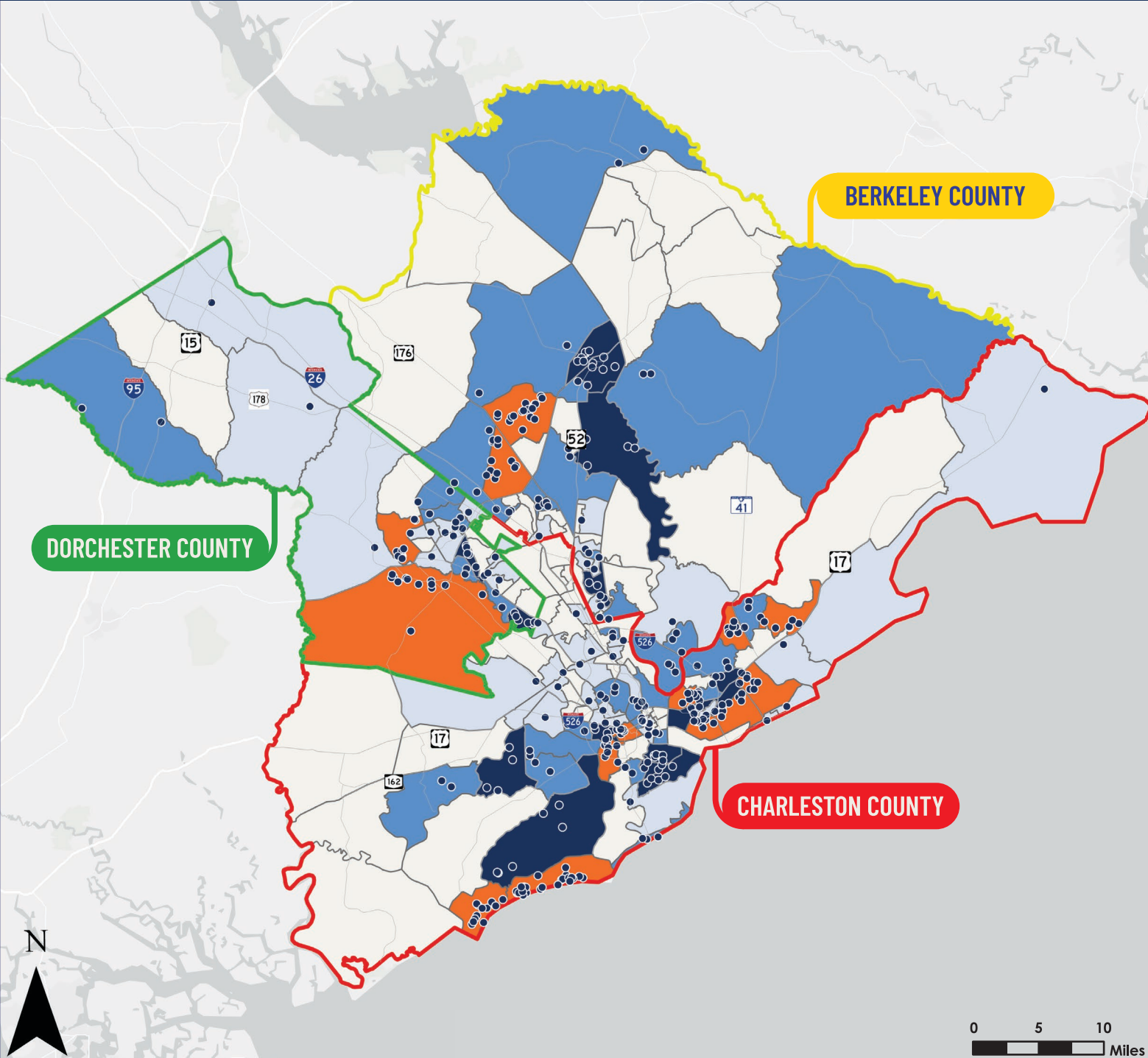
Relative to the average of the four previous quarters, permit activity decreased by approximately 5.3 percent, while total construction value increased by 22.7 percent.

Although the number of permits was slightly below the recent quarterly average, the higher construction value reflects continued investment in renovations, additions, property improvements, and upgrades to existing structures throughout the Tricounty region.

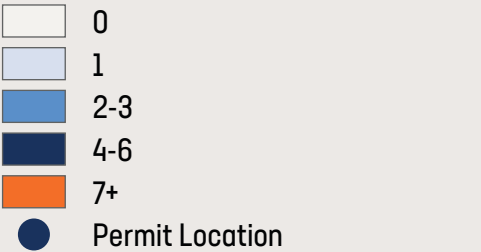
ALL REMODELS/RENOVATIONS BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	30	\$976,524	43	\$1,628,161	27	\$935,845	32	\$1,224,697	51	\$1,738,702
BONNEAU	3	\$227,773	0	\$-	1	\$114,635	3	\$66,601	0	\$-
CITY OF CHARLESTON	10	\$1,770,023	5	\$358,995	10	\$4,128,907	9	\$1,251,878	33	\$7,166,621
GOOSE CREEK	1	\$-	4	\$-	3	\$-	29	\$1,818,806	3	\$103,927
HANAHAN	6	\$651,679	6	\$685,422	3	\$431,900	0	\$-	7	\$511,434
JAMESTOWN	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
MONCK'S CORNER	5	\$651,679	14	\$162,953	8	\$244,598	7	\$113,291	15	\$357,550
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	4	\$148,413	0	\$-	2	\$110,880	1	\$5,760	2	\$34,000
SUMMERVILLE	1	\$31,888	0	\$-	2	\$307,278	0	\$-	2	\$20,075
TOTAL BERKELEY COUNTY	60	\$4,457,979	72	\$2,835,531	56	\$6,274,043	81	\$4,481,033	113	\$9,932,309
UNINCORPORATED CHARLESTON CO.	66	\$5,351,329	21	\$4,511,692	38	\$4,100,558	28	\$4,871,509	30	\$6,147,668
AWENDAW	1	\$212,000	0	\$-	0	\$-	0	\$-	0	\$-
CITY OF CHARLESTON	62	\$11,956,382	71	\$14,358,791	21	\$3,670,349	62	\$18,195,578	58	\$16,658,542
FOLLY BEACH	0	\$-	1	\$104,770	2	\$281,512	2	\$187,365	3	\$499,486
HOLLYWOOD	0	\$-	1	\$51,963	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	14	\$9,494,464	5	\$1,383,992	14	\$4,417,649	5	\$2,999,530	2	\$1,258,000
JAMES ISLAND	22	\$1,168,457	101	\$948,662	15	\$903,763	7	\$817,635	11	\$1,255,281
KIAWAH ISLAND	27	\$6,513,846	26	\$17,507,456	21	\$7,007,939	30	\$10,469,827	24	\$16,604,025
LINCOLNVILLE	0	\$-	0	\$-	1	\$253,746	0	\$-	0	\$-
MCCLELLANVILLE	1	\$300,000	0	\$-	2	\$230,155	1	\$115,000	0	\$-
MEGETT	3	\$244,971	0	\$-	1	\$297,152	2	\$453,751	2	\$404,950
MOUNT PLEASANT	94	\$19,533,212	168	\$16,754,692	40	\$10,932,759	77	\$19,125,722	69	\$9,747,484
NORTH CHARLESTON	12	\$7,052,395	6	\$641,873	7	\$2,219,700	13	\$3,843,062	7	\$1,286,179
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	45	\$4,175,661	5	\$1,128,537	35	\$1,762,542	7	\$1,468,545	12	\$9,747,484
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
TOTAL CHARLESTON COUNTY	347	\$66,002,717	405	\$57,392,428	197	\$36,077,824	234	\$62,547,524	218	\$63,609,099
UNINCORPORATED DORCHESTER CO.	44	\$1,613,641	57	\$2,057,623	46	\$1,808,379	32	\$1,216,791	51	\$1,959,426
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	3	\$207,275	0	\$-	2	\$133,310	0	\$-	3	\$238,600
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	2	\$6,000	0	\$-	1	\$5,000	1	\$200,000	2	\$88,733
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	11	\$868,870	4	\$609,472	5	\$317,510	5	\$322,469	7	\$673,474
TOTAL DORCHESTER COUNTY	60	\$2,695,786	61	\$2,667,095	54	\$2,264,199	38	\$1,739,260	63	\$2,960,233
REGION TOTALS	467	\$73,156,482	538	\$62,895,054	307	\$44,616,066	353	\$68,767,817	394	\$76,501,641

Q2 2026 RENOVATIONS PERMITS BY CENSUS TRACT



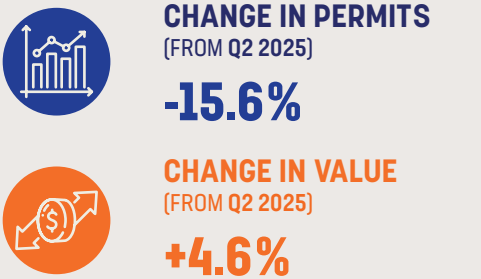
PERMITS BY CENSUS TRACT



COUNTY TOTALS

COUNTY	PERMITS	VALUE
BERKELEY	113	\$9.9M
CHARLESTON	281	\$63.6M
DORCHESTER	63	\$3.0M
TOTAL	394	\$76.5M

COMPARISON TO 2025: Q2



ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	+11.6%	+11.2%
Change from previous 4 quarters (Averaged)	-5.3%	+22.7%



ALL OTHER CONSTRUCTION

This category of construction permitting includes projects that do not fall under other major construction categories. These projects typically involve smaller-scale improvements such as swimming pools, accessory structures, garages, decks, sheds, solar installations, and similar property enhancements.

“Other” construction activity during the second quarter of 2026 included 789 permits with a combined construction value of approximately \$50.7 million.

Permit activity in Q2 2026 decreased by approximately 5.3 percent from the previous quarter (Q1 2026), while total construction value declined by 23.6 percent.

Compared with the same quarter of the previous year (Q2 2025), permit totals decreased by approximately 25.6 percent, while construction value declined by 29.4 percent.

Relative to the average of the four previous quarters, permit activity was approximately 14.0 percent lower, while total construction value was 18.7 percent lower.

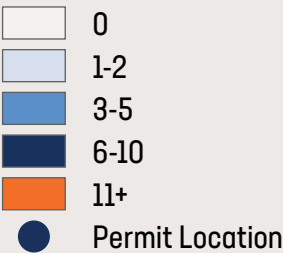
Despite the decline from recent comparison periods, “other” construction continued to represent a substantial share of regional permitting activity, including decks, garages, pools, solar installations, accessory structures, and similar property improvements.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	63	\$1,011,387	65	\$1,706,485	46	\$932,717	49	\$973,040	50	\$816,430
BONNEAU	7	\$187,193	5	\$84,412	6	\$103,796	5	\$287,863	4	\$66,109
CITY OF CHARLESTON	20	\$1,716,189	68	\$9,527,708	56	\$3,661,073	40	\$4,839,545	72	\$7,777,581
GOOSE CREEK	16	\$-	6	\$-	19	\$-	15	\$2,276,682	16	\$781,682
HANAHAN	29	\$560,842	1	\$2,500	14	\$651,179	10	\$280,661	25	\$417,498
JAMESTOWN	1	\$14,000	0	\$-	4	\$38,304	1	\$8,000	3	\$191,257
MONCK'S CORNER	18	\$170,422	32	\$636,625	34	\$561,106	6	\$531,477	30	\$632,787
NORTH CHARLESTON	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ST. STEPHEN	3	\$170,422	1	\$10,118	4	\$43,344	6	\$68,696	7	\$123,469
SUMMERVILLE	2	\$98,711	0	\$-	6	\$157,842	5	\$592,767	0	\$-
TOTAL BERKELEY COUNTY	159	\$3,929,166	178	\$11,967,848	189	\$6,149,361	137	\$9,858,731	207	\$10,806,813
UNINCORPORATED CHARLESTON CO.	55	\$3,258,692	45	\$4,981,317	37	\$2,820,734	54	\$3,201,708	24	\$3,048,672
AWENDAW	6	\$132,000	7	\$353,890	3	\$152,440	5	\$387,499	2	\$63,450
CITY OF CHARLESTON	175	\$12,792,837	217	\$11,840,165	230	\$16,908,156	105	\$6,571,022	159	\$8,200,722
FOLLY BEACH	0	\$-	3	\$142,829	6	\$415,650	5	\$310,762	0	\$-
HOLLYWOOD	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ISLE OF PALMS	20	\$2,151,362	19	\$2,583,949	22	\$5,212,250	24	\$5,062,261	17	\$1,564,367
JAMES ISLAND	10	\$583,384	14	\$2,163,591	7	\$234,561	6	\$118,347	6	\$227,416
KIAWAH ISLAND	15	\$2,502,682	1	\$331,715	5	\$2,087,576	2	\$434,535	2	\$369,279
LINCOLNVILLE	1	\$70,000	0	\$-	0	\$-	0	\$-	0	\$-
MCCLELLANVILLE	6	\$1,123,550	0	\$-	0	\$-	0	\$-	0	\$-
MEGGETT	6	\$245,645	2	\$172,000	3	\$2,087,576	4	\$152,200	1	\$80,000
MOUNT PLEASANT	185	\$17,840,544	131	\$13,558,355	117	\$2,087,576	165	\$16,881,555	110	\$11,566,625
NORTH CHARLESTON	134	\$9,233,712	79	\$7,939,565	59	\$1,744,476	108	\$10,320,051	81	\$1,893,501
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	0	\$-	2	\$77,550	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	3	\$292,870	2	\$203,800	0	\$-	4	\$273,188	1	\$113,903
SULLIVANS ISLAND	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	1	\$12,855	0	\$-	1	\$48,962	0	\$-	1	\$22,550
TOTAL CHARLESTON COUNTY	617	\$50,240,133	522	\$44,348,726	490	\$33,799,957	482	\$43,713,128	404	\$27,150,485
UNINCORPORATED DORCHESTER CO.	142	\$14,406,389	148	\$8,753,802	93	\$3,138,253	113	\$4,070,679	104	\$5,718,060
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	122	\$1,173,411	40	\$1,312,732	106	\$1,301,046	82	\$5,959,013	62	\$873,301
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	3	\$330,598	0	\$-	0	\$-	3	\$29,827	1	\$16,821
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	17	\$1,660,834	6	\$161,792	4	\$268,594	16	\$2,660,799	11	\$541,884
TOTAL DORCHESTER COUNTY	284	\$17,571,232	194	\$10,228,326	203	\$4,707,893	214	\$12,720,318	178	\$12,720,318
REGION TOTALS	1,060	\$71,740,531	894	\$66,544,900	882	\$44,657,211	833	\$66,292,177	789	\$50,677,616

Q2 2026 OTHER PERMITS BY CENSUS TRACT

PERMITS BY CENSUS TRACT



COUNTY TOTALS

COUNTY	PERMITS	VALUE
BERKELEY	207	\$10.8M
CHARLESTON	404	\$27.2M
DORCHESTER	178	\$12.7M
TOTAL	789	\$50.7M

COMPARISON TO 2025: Q2



CHANGE IN PERMITS
(FROM Q2 2025)

-25.6%

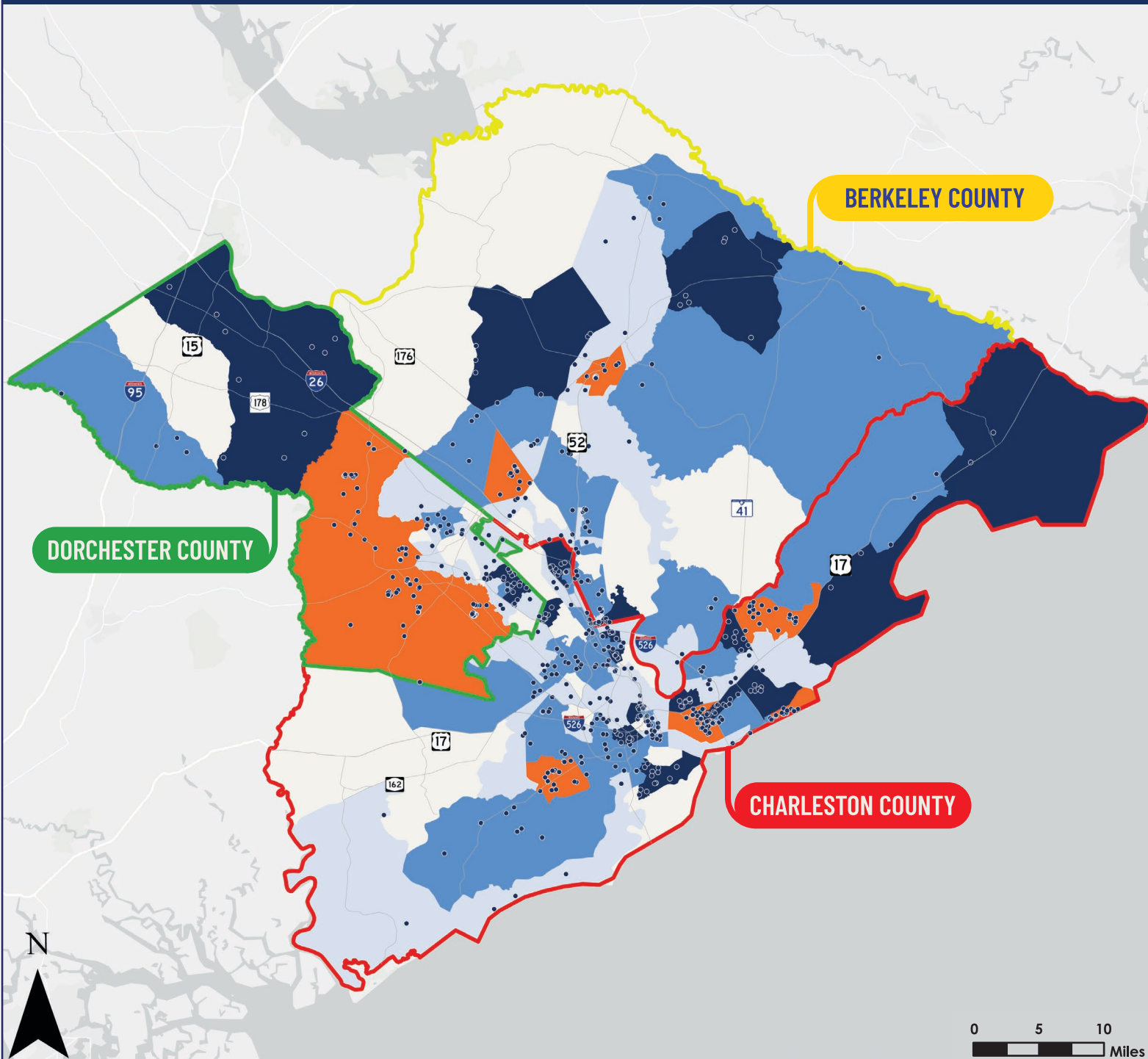


CHANGE IN VALUE
(FROM Q2 2025)

-29.4%

ADDITIONAL COMPARISONS

	PERMITS	VALUE
Change from Q1 2026	-5.3%	-23.6%
Change from previous 4 quarters (Averaged)	-14.0%	-18.7%





SUMMARY

Overall construction activity across the Tricounty region during the first quarter of 2026 remained strong, with total construction value increasing despite a continued decline in overall permit activity.

During Q1 2026, the region issued 2,942 permits with a combined construction value of approximately \$2.03 billion. Compared to the previous quarter (Q4 2025), permit totals increased by approximately 8.1 percent, while total construction value rose by roughly 2.1 percent. Compared to the first quarter of 2025, permit activity declined by approximately 12.5 percent; however, total construction value increased by nearly 9.5 percent year over year.

The continued divergence between declining permit counts and rising construction valuation reflects sustained investment in larger-scale residential, commercial, and mixed-use development projects throughout the region. While fewer individual permits were issued overall, the projects approved during Q1 2026 generally carried higher average construction values, indicating continued regional growth and long-term development momentum.

Charleston County continued to account for the largest share of total regional construction value, supported by strong activity in Mount Pleasant, North Charleston, the City of Charleston, and Kiawah Island. Berkeley County also maintained substantial construction activity, particularly in Moncks Corner, Goose Creek, and unincorporated areas. Dorchester County remained comparatively stable, led primarily by continued development activity in Summerville and unincorporated portions of the county.

ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q2		2025:Q3		2025:Q4		2026:Q1		2026:Q2	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	680	\$596,670,416	645	\$243,076,179	298	\$85,701,072	392	\$112,871,677	495	\$250,948,481
BONNEAU	13	\$1,428,502	11	\$2,483,903	7	\$218,431	13	\$1,446,964	9	\$2,330,660
CITY OF CHARLESTON	92	\$14,398,673	166	\$105,347,060	183	\$52,987,920	161	\$53,862,628	251	\$250,867,235
GOOSE CREEK	226	\$-	214	\$-	173	\$-	171	\$94,752,039	232	\$84,141,722
HANAHAN	50	\$66,774,466	20	\$4,620,233	26	\$4,015,352	33	\$11,900,794	44	\$4,490,968
JAMESTOWN	2	\$319,746	0	\$-	6	\$652,300	2	\$227,000	5	\$969,595
MONCK'S CORNER	98	\$34,811,820	79	\$14,487,691	99	\$21,955,300	210	\$81,296,900	245	\$88,982,793
NORTH CHARLESTON	1	\$776,103	0	\$-	29	\$3,804,399	0	\$-	0	\$-
ST. STEPHEN	9	\$1,311,373	5	\$1,164,381	7	\$1,880,610	9	\$241,731	13	\$1,777,835
SUMMERVILLE	34	\$29,128,542	27	\$14,347,439	35	\$45,955,580	15	\$24,650,867	43	\$22,086,314
TOTAL BERKELEY COUNTY	1,205	\$745,619,641	1,167	\$385,526,886	863	\$217,170,964	1,006	\$381,250,600	1,337	\$706,595,603
UNINCORPORATED CHARLESTON CO.	297	\$118,327,004	182	\$91,630,961	194	\$76,596,832	229	\$109,345,014	168	\$83,402,146
AWENDAW	39	\$14,675,693	25	\$10,850,715	6	\$2,123,763	18	\$9,133,124	16	\$15,458,365
CITY OF CHARLESTON	335	\$156,778,337	585	\$258,190,215	343	\$180,775,372	302	\$198,157,236	501	\$97,395,217
FOLLY BEACH	0	\$-	8	\$3,642,099	10	\$2,570,798	11	\$2,622,027	6	\$2,498,244
HOLLYWOOD	1	\$75,000	1	\$51,963	0	\$-	1	\$339,287	0	\$-
ISLE OF PALMS	39	\$21,235,094	36	\$13,460,168	44	\$27,663,988	43	\$27,995,568	25	\$12,983,557
JAMES ISLAND	39	\$5,837,363	117	\$3,977,253	25	\$2,345,416	19	\$4,115,127	23	\$4,893,284
KIAWAH ISLAND	51	\$56,220,170	98	\$145,183,148	36	\$38,526,278	70	\$140,739,366	38	\$62,156,164
LINCOLNVILLE	8	\$1,852,551	21	\$4,781,610	1	\$253,746	14	\$3,419,773	23	\$7,816,665
MCCLELLANVILLE	8	\$2,817,969	2	\$3,455,813	3	\$785,155	3	\$1,280,000	4	\$4,535,745
MEGGETT	13	\$4,511,362	5	\$2,448,572	10	\$5,825,122	9	\$11,114,563	10	\$4,111,316
MOUNT PLEASANT	377	\$103,477,894	522	\$138,651,099	267	\$79,873,961	307	\$111,583,183	260	\$128,822,833
NORTH CHARLESTON	274	\$198,700,492	210	\$915,424,005	208	\$636,959,827	217	\$212,079,530	195	\$53,217,562
RAVENEL	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
ROCKVILLE	2	\$1,012,000	3	\$577,550	0	\$-	0	\$-	0	\$-
SEABROOK ISLAND	60	\$22,964,456	13	\$14,586,609	44	\$19,635,947	14	\$7,219,905	23	\$25,415,572
SULLIVANS ISLAND	0	\$-	0	\$-	2	\$-	0	\$-	1	\$-
SUMMERVILLE	1	\$12,855	0	\$-	2	\$348,962	0	\$-	1	\$22,550
TOTAL CHARLESTON COUNTY	1,544	\$708,498,240	1,828	\$1,606,911,780	1,195	\$1,074,285,167	1,257	\$839,143,703	1,294	\$502,729,220
UNINCORPORATED DORCHESTER CO.	556	\$601,195,389	517	\$280,153,955	398	\$649,807,168	442	\$709,188,209	506	\$153,152,817
HARLEYVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
NORTH CHARLESTON	216	\$20,106,185	92	\$50,435,678	182	\$19,413,930	123	\$12,882,068	85	\$61,757,669
REEVESVILLE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
RIDGEVILLE	17	\$11,637,749	3	\$1,041,082	2	\$172,609	10	\$12,767,335	11	\$4,003,513
ST. GEORGE	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
SUMMERVILLE	145	\$58,424,192	117	\$61,999,852	81	\$31,320,276	104	\$78,345,918	161	\$57,621,700
TOTAL DORCHESTER COUNTY	934	\$691,363,515	729	\$365,412,167	663	\$700,713,983	679	\$813,183,530	763	\$282,105,951
REGION TOTALS	3,683	\$2,145,481,396	3,724	\$2,357,850,833	2,721	\$1,992,170,114	2,942	\$2,033,577,833	3,394	\$1,491,430,774

2026 2nd QUARTER TOP 20% OF COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION			
CITY OF CHARLESTON	DATE	VALUE	TYPE
	6/3/2026	\$10,550,459	Commercial Building
	4/16/2026	\$3,300,000	Daycare Facility
DORCHESTER COUNTY	DATE	VALUE	TYPE
	6/2/2026	\$9,000,000	Commercial Addition
NORTH CHARLESTON	DATE	VALUE	TYPE
	4/4/2026	\$39,821,061	Industrial Center
	4/9/2026	\$9,807,027	Warehouse Distribution Facility
	5/1/2026	\$6,907,875	Storage Facility
	5/5/2026	\$3,815,000	Car Wash
MOUNT PLEASANT	DATE	VALUE	TYPE
	6/22/2026	\$27,950,000	Medical Facility
	6/25/2026	\$23,827,000	Auto Dealership
	5/7/2026	\$8,600,000	Commercial Building
BERKELEY COUNTY	DATE	VALUE	TYPE
	4/17/2026	\$43,368,989	Medical Building
	5/20/2026	\$13,953,678	Multi-Family Building
	5/20/2026	\$12,721,936	Multi-Family Building
	5/20/2026	\$12,721,936	Multi-Family Building
	5/20/2026	\$10,511,061	Multi-Family Building
	4/10/2026	\$10,087,231	Multi-Family Building

2026 2nd QUARTER MOST ACTIVE SUBDIVISIONS

BERKELEY COUNTY	#	CHARLESTON COUNTY	#	DORCHESTER COUNTY	#
Nexton	49	Fairmont Pines North	61	Watson Hill	41
Wildcat	16	Carolina Groves	24	Cane Bay	22
Carolina Park	26	Pine Hills	72	Old Village	72
Belle Hall	30	Dunes West	27	Commercial Old/New	53
Abbey Walk	47	Park West	36	Pine Hills	22

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

