

CONSTRUCTION QUARTERLY

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

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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 third quarter of 2018 decreased by 23% from the second quarter of 2018. The construction value also decreased by about 14%. Year-over-year values decreased by 18.9% and the number of permits issued decreased by 13.8%.

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:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	213	\$144,198,882	126	\$53,266,462	84	\$34,289,410	125	\$76,232,153	148	\$53,087,752
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	23	\$36,587,061	36	\$9,147,027	37	\$22,450,380	51	\$50,823,686	25	\$12,626,017
GOOSE CREEK	100	\$16,248,893	61	\$67,489,339	96	\$25,380,373	89	\$16,636,675	65	\$8,503,601
HANAHAN	9	\$3,040,760	15	\$5,996,196	4	\$11,586,693	9	\$16,842,347	17	\$13,738,224
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	69	\$21,020,598	73	\$23,295,421	61	\$19,392,994	74	\$24,104,840	64	\$21,894,190
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	\$1,583	0	\$0	0	\$0	0	\$0	1	\$94,200
SUMMERVILLE	0	\$4,748,000	3	\$10,558,000	1	\$400,240	6	\$1,991,000	3	\$40,471,100
TOTAL BERKELEY COUNTY	415	\$225,845,777	314	\$169,752,445	283	\$113,500,090	354	\$186,630,701	323	\$150,415,084
UNINCORPORATED CHARLESTON COUNTY	86	\$51,262,077	87	\$42,223,139	71	\$33,129,050	93	\$33,946,916	59	\$31,162,813
AWENDAW	1	\$475,000	3	\$2,425,785	3	\$900,730	1	\$595,620	2	\$725,002
CITY OF CHARLESTON	274	\$171,701,271	254	\$185,816,773	274	\$253,269,722	335	\$151,521,913	215	\$103,548,172
FOLLY BEACH	11	\$6,228,636	3	\$2,274,450	4	\$1,392,980	15	\$6,220,836	5	\$1,176,536
HOLLYWOOD	12	\$4,941,891	20	\$6,984,181	17	\$6,696,553	3	\$1,070,905	17	\$15,454,888
ISLE OF PALMS	6	\$5,771,153	6	\$5,510,035	12	\$13,800,000	14	\$11,978,780	8	\$11,585,222
JAMES ISLAND	11	\$6,825,549	13	\$10,249,842	5	\$1,317,729	8	\$3,096,614	5	\$1,869,053
KIAWAH ISLAND	15	\$26,812,734	8	\$12,181,770	18	\$38,984,192	12	\$28,450,878	11	\$31,737,733
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	4	\$1,388,887	2	\$445,929
MCCLELLANVILLE	1	\$363,598	3	\$880,577	5	\$1,894,989	6	\$1,917,347	1	\$85,892
MEGETT	8	\$2,484,817	3	\$717,274	1	\$392,104	4	\$937,909	3	\$810,752
MOUNT PLEASANT	204	\$77,542,579	182	\$185,404,675	148	\$139,122,051	277	\$145,646,314	203	\$126,034,749
NORTH CHARLESTON	54	\$96,578,020	113	\$117,782,306	89	\$41,510,107	107	\$45,243,996	99	\$93,116,179
RAVENEL	4	\$853,842	6	\$3,006,050	5	\$1,979,997	8	\$2,358,412	8	\$2,538,709
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	8	\$2,319,176	4	\$4,006,640	2	\$1,478,200	4	\$2,318,600	1	\$698,608
SULLIVANS ISLAND	6	\$7,221,016	8	\$11,679,675	3	\$3,697,500	2	\$2,350,000	1	\$3,417,000
SUMMERVILLE	6	\$1,812,000	10	\$2,659,565	7	\$1,819,970	12	\$3,472,000	9	\$2,523,000
TOTAL CHARLESTON COUNTY	709	\$463,193,359	723	\$593,802,737	664	\$541,385,874	905	\$442,515,927	649	\$426,930,237
UNINCORPORATED DORCHESTER COUNTY	116	\$56,224,839	102	\$54,075,629	81	\$32,308,215	107	\$30,410,440	127	\$40,616,673
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	1	\$84,258	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	83	\$21,960,202	130	\$17,850,925	32	\$6,454,661	67	\$29,085,284	50	\$9,204,183
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	1	\$295,450	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	56	\$18,450,000	57	\$15,333,056	72	\$21,622,346	109	\$48,197,303	40	\$9,944,951
TOTAL DORCHESTER COUNTY	256	\$96,719,299	289	\$87,259,610	185	\$60,385,222	284	\$107,988,477	217	\$59,765,807
REGION TOTALS	1,380	\$785,758,435	1,326	\$850,814,792	1,132	\$715,271,186	1,543	\$737,135,105	1,189	\$637,111,128

The Quarter At A Glance



Total construction permit values are down by approximately 18.2% from last quarter (\$169.3 million)

New construction permit values are down by 13.6% from last quarter (\$100 million)



Commercial Construction permit values are down by 17% from last quarter (\$42 million)



Single Family permit values are down 30.1% from last quarter (\$142.2 million)



Single Family Attached permit values are down by 29.9% from last quarter (\$7.8 million)



Multi-Family permit values are up 0.3% from last quarter (\$208 thousand)



Mixed Use permit values are up by \$32.7 million from last quarter



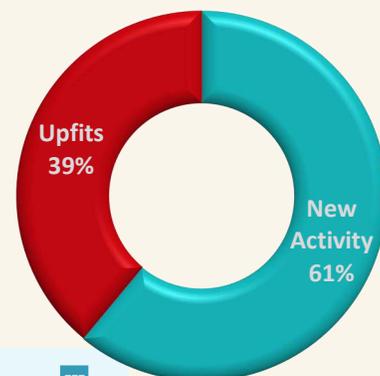
ALL COMMERCIAL CONSTRUCTION

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 third quarter of 2018, the number of commercial permits decreased by about 12.6%. The value of commercial construction permits in the third quarter decreased by approximately \$42 million (17%). The number and value of the permits issued decreased year-over-year by 17.6% and 3.3% respectively.

An analysis of the commercial permits this quarter revealed that there were about \$122 million (61%) permits issued for truly new commercial activity and about \$81 million (39%) 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:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	58	\$53,335,933	30	\$24,218,273	14	\$12,011,019	20	\$46,093,913	31	\$18,627,902
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	7	\$1,020,341	7	\$2,005,449	4	\$5,545,000	6	\$3,209,378	4	\$1,664,585
GOOSE CREEK	7	\$4,253,017	4	\$59,330,745	7	\$5,416,835	3	\$3,500,000	0	\$0
HANAHAN	0	\$0	2	\$2,055,822	1	\$10,689,321	3	\$14,903,713	0	\$0
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	2	\$503,235	0	\$0	2	\$295,000	4	\$1,350,773	1	\$1,749,136
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	\$1,583	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	2	\$4,748,000	3	\$10,558,000	1	\$400,240	1	\$200,000	3	\$40,471,100
TOTAL BERKELEY COUNTY	77	\$63,862,109	46	\$98,168,289	29	\$34,357,415	37	\$69,257,777	39	\$62,512,723
UNINCORPORATED CHARLESTON COUNTY	17	\$14,922,651	8	\$8,628,360	7	\$4,504,600	6	\$3,820,216	8	\$11,934,795
AWENDAW	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	28	\$24,734,389	34	\$28,244,096	30	\$25,899,674	30	\$36,176,045	20	\$3,663,458
FOLLY BEACH	3	\$2,874,473	0	\$0	0	\$0	0	\$0	0	\$0
HOLLYWOOD	0	\$0	0	\$0	1	\$1,630,000	0	\$0	2	\$11,140,023
ISLE OF PALMS	0	\$0	0	\$0	0	\$0	0	\$0	1	\$1,027,270
JAMES ISLAND	2	\$974,808	2	\$5,473,600	0	\$0	1	\$22,000	0	\$0
KIAWAH ISLAND	3	\$4,645,380	2	\$187,753	0	\$0	3	\$14,755,290	2	\$9,900,000
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	2	\$358,000	0	\$0
MOUNT PLEASANT	16	\$2,057,112	55	\$107,384,760	30	\$56,259,625	40	\$39,663,034	31	\$46,892,225
NORTH CHARLESTON	24	\$91,515,491	39	\$107,305,649	36	\$35,014,827	46	\$36,654,344	45	\$47,534,331
RAVENEL	1	\$239,400	2	\$1,852,500	1	\$750,000	1	\$32,240	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	1	\$84,412	0	\$0	0	\$0	0	\$0	0	\$0
SULLIVAN'S ISLAND	0	\$0	1	\$59,314	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	95	\$142,048,116	143	\$259,136,032	105	\$124,058,726	129	\$131,481,169	109	\$132,092,102
UNINCORPORATED DORCHESTER COUNTY	7	\$3,211,016	6	\$25,027,440	7	\$9,313,824	2	\$272,200	6	\$5,470,823
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEVILLE	1	\$84,258	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	3	\$583,868	4	\$3,047,935	2	\$1,609,270	3	\$21,146,229	4	\$3,157,772
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	4	\$633,000	9	\$3,266,804	6	\$2,883,140	8	\$23,436,378	1	\$321,000
TOTAL DORCHESTER COUNTY	15	\$4,512,142	19	\$31,342,179	15	\$13,806,234	13	\$44,854,807	11	\$8,949,595



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 35% from 1,439 in the second quarter of 2018 to 931 in the third quarter of 2018. The permit values also decreased approximately 30% from about \$473 million to \$331 million in the same time frame. A similar result was found when comparing single family permit numbers year-over-year; decreasing approximately 10%. Single family permit values are up, but only slightly; increasing approximately 4% 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.

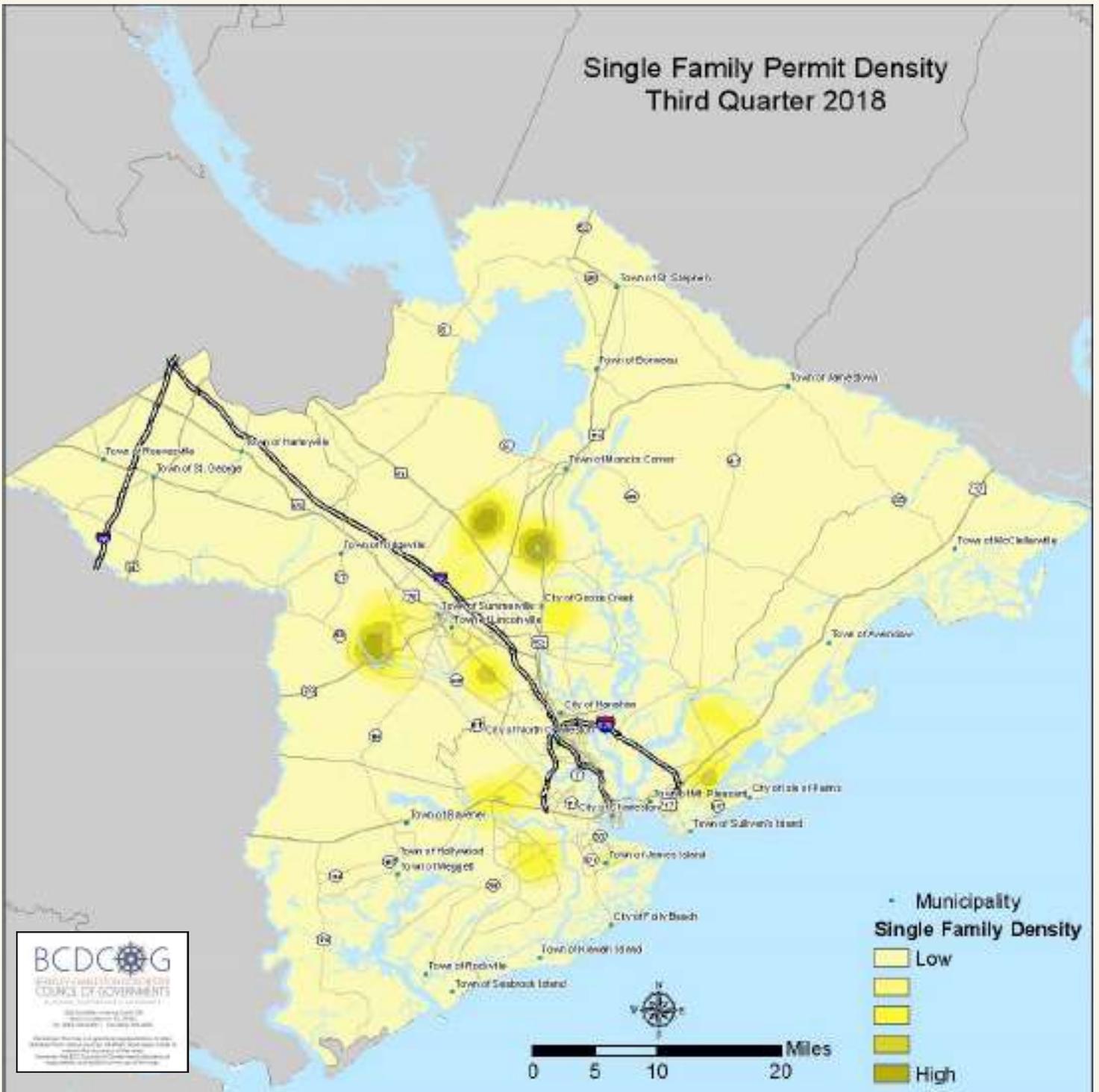


ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	129	\$35,522,115	179	\$50,991,903	303	\$90,392,330	336	\$98,474,544	146	\$43,618,213
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	15	\$5,066,720	29	\$7,141,578	33	\$16,905,380	40	\$14,980,496	20	\$7,761,432
GOOSE CREEK	51	\$8,326,425	43	\$7,158,485	44	\$8,965,123	68	\$11,841,552	43	\$6,373,349
HANAHAN	9	\$3,040,760	13	\$3,940,374	3	\$897,372	6	\$1,938,634	13	\$4,238,224
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	66	\$20,277,363	73	\$23,295,421	59	\$19,097,994	70	\$22,754,067	63	\$20,145,054
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST STEPHEN	0	\$0	0	\$0	0	\$0	0	\$0	1	\$94,200
SUMMERVILLE	0	\$0	0	\$0	0	\$0	5	\$1,791,000	0	\$0
TOTAL BERKELEY COUNTY	270	\$72,233,383	337	\$92,527,761	442	\$136,258,199	525	\$151,780,293	286	\$82,230,472
UNINCORPORATED CHARLESTON COUNTY	69	\$36,339,426	79	\$33,594,779	64	\$28,624,450	87	\$30,126,700	51	\$19,228,018
AWENDAW	1	\$475,000	3	\$2,425,785	3	\$900,730	1	\$595,620	2	\$725,002
CITY OF CHARLESTON	227	\$39,200,545	214	\$35,802,476	224	\$67,292,144	272	\$82,787,469	160	\$52,273,063
FOLLY BEACH	6	\$2,844,163	3	\$2,274,450	4	\$1,392,980	11	\$5,559,516	5	\$1,176,536
HOLLYWOOD	12	\$4,941,891	14	\$5,320,020	16	\$5,066,553	3	\$1,070,905	15	\$4,314,865
ISLE OF PALMS	6	\$5,771,153	6	\$5,510,035	12	\$13,800,000	14	\$11,978,780	7	\$10,557,952
JAMES ISLAND	9	\$5,850,741	11	\$4,776,242	5	\$1,317,729	7	\$3,074,614	5	\$1,869,053
KIAWAH ISLAND	12	\$22,167,354	6	\$11,994,017	18	\$38,984,192	9	\$13,695,588	9	\$21,837,733
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	4	\$1,388,887	2	\$445,929
MCCELLANVILLE	1	\$363,598	3	\$880,577	5	\$1,894,989	6	\$1,917,347	1	\$85,892
MEGETT	8	\$2,484,817	3	\$717,274	1	\$392,104	2	\$579,909	3	\$810,752
MOUNT PLEASANT	146	\$64,398,164	97	\$56,559,427	105	\$60,234,845	175	\$90,236,860	149	\$72,959,074
NORTH CHARLESTON	29	\$4,462,529	50	\$8,056,657	39	\$5,095,280	34	\$5,499,652	21	\$3,923,851
RAVENEL	3	\$614,442	4	\$1,153,550	4	\$1,229,997	7	\$2,326,172	8	\$2,538,709
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	3	\$2,234,760	2	\$3,018,968	2	\$1,478,200	4	\$2,318,600	1	\$698,608
SULLIVANS ISLAND	4	\$5,749,524	7	\$11,620,361	3	\$3,697,500	2	\$2,350,000	1	\$3,417,000
SUMMERVILLE	6	\$1,812,000	10	\$2,659,565	7	\$1,819,970	12	\$3,472,000	9	\$2,523,000
TOTAL CHARLESTON COUNTY	542	\$199,710,107	512	\$186,364,183	512	\$233,221,663	650	\$258,978,619	449	\$199,385,037
UNINCORPORATED DORCHESTER COUNTY	96	\$25,446,087	96	\$29,048,189	70	\$22,278,391	105	\$30,138,240	117	\$34,459,850
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	76	\$9,423,962	105	\$12,632,787	30	\$4,845,391	57	\$7,059,055	46	\$6,046,411
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	1	\$295,450	0	\$0
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	51	\$11,835,000	48	\$12,066,252	66	\$18,739,206	101	\$24,760,925	33	\$8,693,951
TOTAL DORCHESTER COUNTY	223	\$46,705,049	249	\$53,747,228	166	\$45,862,988	264	\$62,253,670	196	\$49,200,212
REGION TOTALS	1,035	\$318,648,539	1,098	\$332,639,172	1,120	\$415,342,850	1,439	\$473,012,582	931	\$330,815,721



Single Family Permit Density Third Quarter 2018



2018 2nd QUARTER MOST ACTIVE SUBDIVISIONS

Berkeley County	#	Charleston County	#	Dorchester County	#
Cane Bay	68	Park West	33	McKewn	38
Nexton	45	Carolina Park	31	White Gables	12
Foxbank Plantation	40	Oyster Point	27	Reminsce	9
Liberty Village	28	Dunes West	20	The Ponds	7
Daniel Island	20	Mixon	17	Ashton Place	6

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 third quarter of 2018, 96 permits were issued for SFA units for a value of about \$18.4 million. This is a decrease from last quarter in both number (26%) and value (29.9%), but a significant increase in number (62.7%) and value (147%) year-over-year. The City of Charleston issued the most SFA permits in the region, with a total of 30 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.

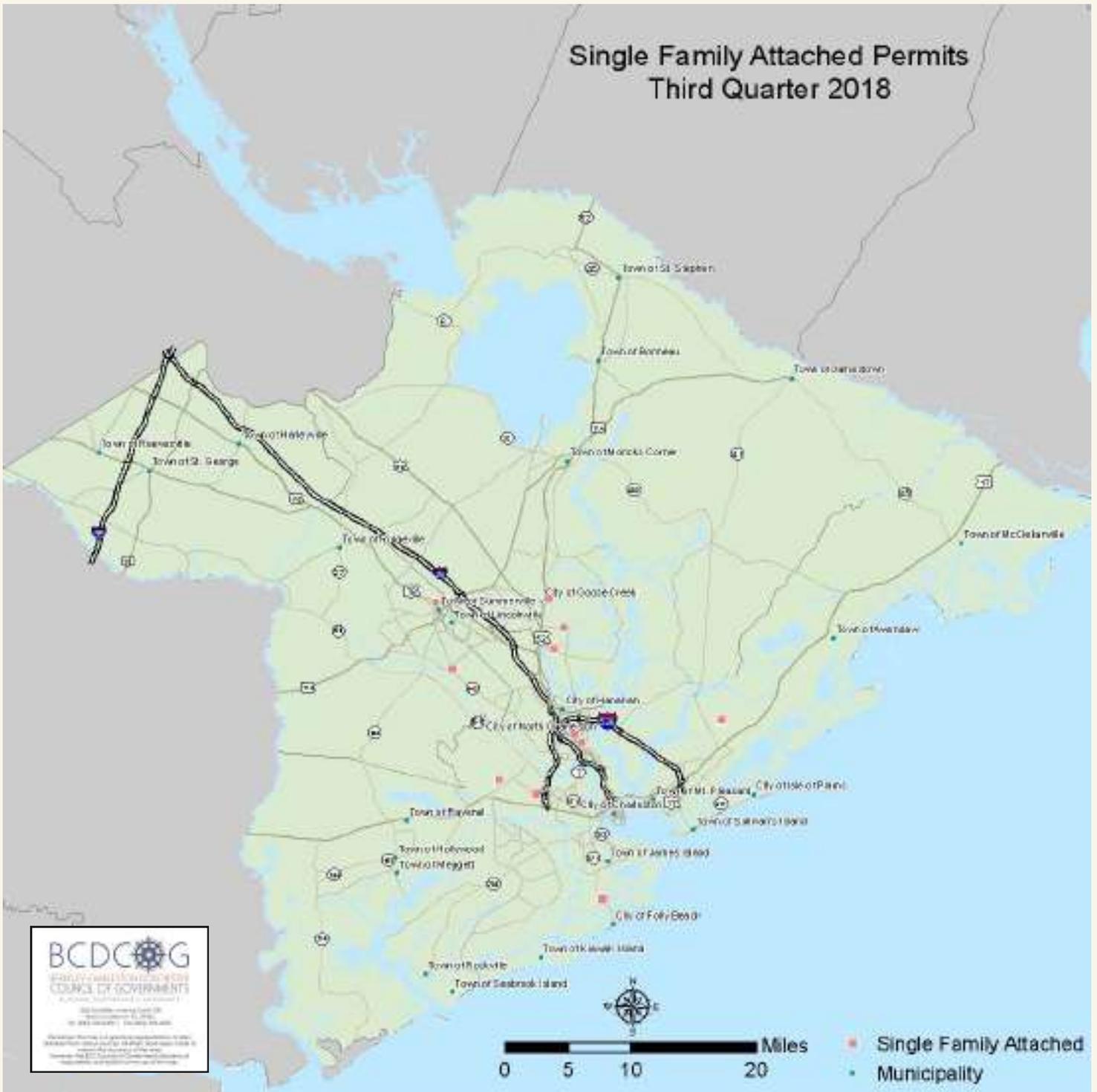


ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
BOINNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	3	\$717,532	0	\$0
GOOSE CREEK	39	\$2,573,686	14	\$1,000,109	42	\$3,204,356	18	\$1,295,123	22	\$2,130,252
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	39	\$2,573,686	14	\$1,000,109	42	\$3,204,356	21	\$2,012,655	22	\$2,130,252
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	8	\$763,830	0	\$0	13	\$1,768,331	19	\$4,984,693	30	\$7,860,689
FOLLY BEACH	0	\$0	0	\$0	0	\$0	4	\$661,320	0	\$0
HOLLYWOOD	0	\$0	6	\$1,664,161	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	1	\$258,961	5	\$1,371,848	62	\$15,746,420	21	\$5,033,450
NORTH CHARLESTON	1	\$600,000	24	\$2,420,000	14	\$1,400,000	17	\$1,900,000	13	\$1,711,310
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	4	\$1,471,492	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
TOTAL CHARLESTON COUNTY	13	\$2,835,322	31	\$4,343,122	32	\$4,540,179	102	\$23,292,433	64	\$14,605,449
UNINCORPORATED DORCHESTER COUNTY	4	\$841,500	0	\$0	4	\$716,000	0	\$0	4	\$686,000
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	3	\$1,169,373	21	\$2,170,203	0	\$0	7	\$880,000	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	6	\$930,000
TOTAL DORCHESTER COUNTY	7	\$2,010,873	21	\$2,170,203	4	\$716,000	7	\$880,000	10	\$1,616,000
REGION TOTALS	59	\$7,419,881	66	\$7,513,434	78	\$8,460,535	130	\$26,185,088	96	\$18,351,701



Single Family Attached Permits Third Quarter 2018



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.

There were 2 permits for \$36.2 million of mixed use construction in the third quarter. These permits were both issued by the City of Charleston, one in Berkeley County on Seven Farms Drive and one in Charleston County in the WestEdge development. Both buildings will be mixed commercial use, which generally include retail and office space.

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:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
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	0	\$0	0	\$0	0	\$0	0	\$0	1	\$3,200,000
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	0	\$0	0	\$0	0	\$0	0	\$0	1	\$3,200,000
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	4	\$57,902,800	0	\$0	3	\$128,793,000	0	\$0	1	\$29,460,150
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
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	4	\$57,902,800	0	\$0	3	\$128,793,000	0	\$0	1	\$29,460,150
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	\$57,902,800	0	\$0	3	\$128,793,000	0	\$0	2	\$32,660,150



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 third quarter of 2018, 30 multi-family permits were issued in the region for a value of about \$60.9 million, which is a very slight increase in value (.3%) from the second quarter. This quarter's multi-family permits account for 30 buildings which include about 761 units. Jurisdictions issuing multi-family permits include the City of Hanahan, City of Charleston, Town of Mount Pleasant 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.

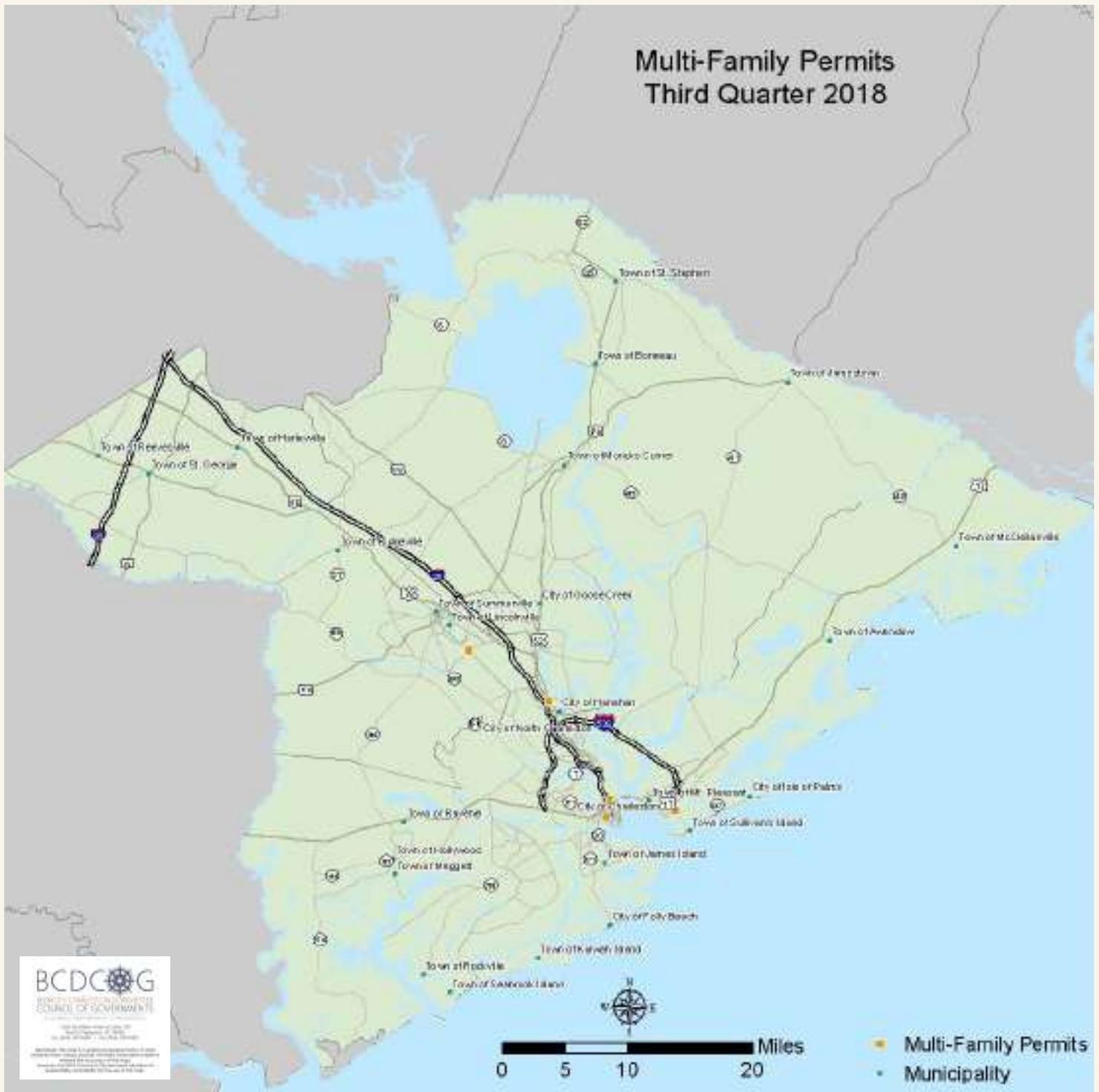


ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	26	\$55,340,834	0	\$0	0	\$0	0	\$0	0	\$0
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	1	\$30,500,000	0	\$0	0	\$0	2	\$31,916,280	0	\$0
GOOSE CREEK	3	\$1,095,765	0	\$0	3	\$7,794,059	0	\$0	0	\$0
HANAHAN	0	\$0	0	\$0	0	\$0	0	\$0	4	\$9,500,000
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCKS CORNER	1	\$240,000	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	31	\$87,176,599	0	\$0	3	\$7,794,059	2	\$31,916,280	4	\$9,500,000
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	7	\$49,099,707	6	\$121,770,201	4	\$29,516,573	14	\$27,573,706	4	\$10,290,812
FOLLY BEACH	2	\$510,000	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
MEGGETT	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	42	\$11,087,303	29	\$21,201,527	8	\$21,255,733	0	\$0	2	\$1,150,000
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	10	\$1,190,000	20	\$39,946,687
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	2	\$987,672	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
TOTAL CHARLESTON COUNTY	51	\$60,697,010	37	\$143,959,400	12	\$50,772,306	24	\$28,763,706	26	\$51,387,499
UNINCORPORATED DORCHESTER COUNTY	9	\$26,726,236	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	1	\$10,782,999	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	1	\$5,982,000	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL DORCHESTER COUNTY	11	\$43,491,235	0	\$0	0	\$0	0	\$0	0	\$0
REGION TOTALS	93	\$191,364,844	37	\$143,959,400	15	\$58,566,365	26	\$60,679,986	30	\$60,887,499



Multi-Family Permits Third Quarter 2018



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 third quarter of 2018, a total of 580 remodel/renovation permits were issued in the region for a value \$82.3 million. This represents a 11.9% increase in value, and a decrease of 14% in number from the previous quarter. The number of permits is up by approximately 4% year-over-year, and the permit values have increased by almost 35% in the same time period.

The largest number by far 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:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	66	\$1,157,746	44	\$1,271,201	41	\$1,350,909	57	\$1,111,901	57	\$5,805,196
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	15	\$2,080,242	5	\$178,540	21	\$2,909,925	21	\$1,760,746	11	\$903,775
GOOSE CREEK	1	\$10,000	5	\$135,872	6	\$279,955	6	\$303,036	3	\$46,395
HANAHAN	20	\$945,198	25	\$534,177	8	\$277,682	7	\$215,537	18	\$812,005
JAMESTOWN	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCK'S CORNER	6	\$381,223	12	\$414,176	18	\$942,522	19	\$832,165	9	\$589,258
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	1	\$4,500
ST STEPHEN	0	\$0	0	\$0	0	\$0	2	\$56,380	0	\$0
SUMMERVILLE	1	\$1,208,000	1	\$28,838	0	\$0	0	\$0	1	\$158,457
TOTAL BERKELEY COUNTY	109	\$5,782,409	92	\$2,562,804	94	\$5,760,993	112	\$4,279,765	100	\$8,319,586
UNINCORPORATED CHARLESTON COUNTY	28	\$1,780,059	41	\$2,187,406	23	\$2,147,430	44	\$3,413,095	33	\$1,541,512
AWENDAW	1	\$4,500	1	\$101,025	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	159	\$16,231,707	201	\$19,116,103	158	\$27,996,046	181	\$20,030,451	148	\$22,965,472
FOLLY BEACH	17	\$620,974	30	\$1,325,672	23	\$567,127	12	\$439,438	10	\$332,006
HOLLYWOOD	1	\$25,000	1	\$23,410	3	\$189,326	2	\$348,939	3	\$329,000
ISLE OF PALMS	5	\$1,208,969	13	\$1,351,200	19	\$3,524,791	8	\$2,694,296	8	\$1,823,880
JAMES ISLAND	12	\$407,029	8	\$519,806	6	\$279,075	21	\$1,555,587	16	\$490,455
KIAWAH ISLAND	36	\$3,029,058	78	\$9,347,498	73	\$8,717,139	36	\$4,165,170	22	\$2,944,230
LINCOLNVILLE	0	\$0	0	\$0	1	\$85,071	1	\$18,000	2	\$31,000
MCCELLANVILLE	1	\$53,563	1	\$138,000	0	\$0	0	\$0	0	\$0
MEGGETT	0	\$0	1	\$198,716	1	\$52,110	0	\$0	1	\$300,000
MOUNT PLEASANT	101	\$9,622,267	78	\$7,851,670	96	\$10,662,879	98	\$29,108,711	96	\$12,075,517
NORTH CHARLESTON	46	\$15,859,373	38	\$4,404,573	66	\$5,607,485	60	\$13,563,229	50	\$18,641,768
RAVENEL	0	\$0	0	\$0	1	\$7,500	1	\$7,500	2	\$47,116
ROCKVILLE	0	\$0	0	\$0	0	\$0	2	\$215,935	0	\$0
SEABROOK ISLAND	24	\$2,300,539	14	\$826,479	22	\$732,773	19	\$979,539	23	\$1,322,145
SULLIVANS ISLAND	8	\$744,195	16	\$2,600,421	19	\$7,181,211	8	\$2,946,814	4	\$113,000
SUMMERVILLE	0	\$0	1	\$33,000	0	\$0	1	\$7,325	0	\$0
TOTAL CHARLESTON COUNTY	439	\$51,887,233	522	\$50,024,979	511	\$67,749,963	511	\$67,749,963	418	\$62,957,101
UNINCORPORATED DORCHESTER COUNTY	83	\$2,490,943	60	\$4,060,780	46	\$4,154,535	46	\$1,451,398	46	\$2,827,290
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	1	\$22,000	0	\$0	0	\$0	1	\$10,584	0	\$0
NORTH CHARLESTON	3	\$204,128	10	\$921,083	8	\$1,944,513	0	\$0	14	\$8,143,221
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	4	\$66,278	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	4	\$706,000	14	\$412,550	10	\$599,081	5	\$92,673	2	\$87,000
TOTAL DORCHESTER COUNTY	12	\$3,489,349	24	\$5,394,413	64	\$6,698,129	52	\$1,554,655	62	\$11,057,511
REGION TOTALS	560	\$61,158,991	638	\$57,982,196	669	\$80,209,085	675	\$73,584,383	580	\$82,334,198



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 third quarter of 2018, there were 1,246 "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 (305 in both counties), but the Town of Mt. Pleasant had the highest value of permits (\$8.3 million). The most frequently permitted items in the "other" category this quarter were solar panels (398 permits), fireplaces (276) and accessory structures (202 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:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	49	\$988,685	65	\$1,110,534	57	\$731,051	101	\$1,760,368	64	\$1,772,466
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	45	\$1,637,699	35	\$1,139,779	52	\$2,120,216	73	\$1,386,935	30	\$791,846
GOOSE CREEK	31	\$412,953	19	\$392,931	14	\$263,548	30	\$611,089	27	\$495,339
HANAHAN	35	\$732,755	59	\$1,198,016	34	\$880,285	44	\$585,883	50	\$1,062,438
JAMESTOWN	0	\$0	0	\$0	1	\$14,000	0	\$0	0	\$0
MONCK'S CORNER	3	\$49,421	9	\$156,462	4	\$97,418	9	\$246,802	7	\$219,112
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	1	\$10,000
ST STEPHEN	1	\$1,750	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	2	\$12,000	1	\$25,000	2	\$15,800	0	\$0	0	\$0
TOTAL BERKELEY COUNTY	166	\$3,835,263	188	\$4,022,722	164	\$4,122,318	257	\$4,591,077	179	\$4,351,201
UNINCORPORATED CHARLESTON COUNTY	40	\$1,524,648	60	\$2,627,914	45	\$1,776,027	82	\$3,300,310	56	\$1,932,639
AWENDAW	1	\$12,800	2	\$56,935	0	\$0	4	\$288,000	2	\$41,800
CITY OF CHARLESTON	311	\$7,138,381	248	\$4,234,558	291	\$5,308,869	345	\$6,228,517	275	\$4,763,857
FOLLY BEACH	23	\$180,357	3	\$2,274,450	29	\$519,505	35	\$761,215	20	\$427,678
HOLLYWOOD	11	\$179,591	5	\$100,174	3	\$324,798	3	\$335,423	12	\$217,598
ISLE OF PALMS	8	\$484,209	9	\$758,866	12	\$982,486	17	\$1,027,987	12	\$876,206
JAMES ISLAND	23	\$894,253	17	\$488,607	16	\$423,264	8	\$214,521	23	\$295,816
KIAWAH ISLAND	37	\$3,029,058	80	\$4,884,850	123	\$4,066,445	81	\$6,359,542	17	\$505,800
LINCOLNVILLE	0	\$0	0	\$0	0	\$0	2	\$21,000	0	\$0
MCCELLANVILLE	1	\$74,100	0	\$0	2	\$106,500	1	\$30,240	5	\$32,529
MEGETT	3	\$185,344	1	\$22,580	6	\$270,720	1	\$61,200	4	\$7,548
MOUNT PLEASANT	233	\$6,967,319	208	\$7,117,012	220	\$7,278,058	323	\$9,089,727	232	\$8,293,144
NORTH CHARLESTON	129	\$3,871,494	117	\$2,239,162	114	\$3,466,938	178	\$3,183,318	136	\$3,412,469
RAVENEL	2	\$40,716	5	\$172,500	4	\$154,818	9	\$204,900	5	\$142,310
ROCKVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	10	\$182,601	6	\$153,880	7	\$188,195	8	\$148,261	8	\$86,480
SULLIVANS ISLAND	3	\$520,975	6	\$373,769	12	\$455,947	10	\$601,709	10	\$750,594
SUMMERVILLE	4	\$29,500	6	\$64,243	2	\$18,400	1	\$6,000	2	\$21,000
TOTAL CHARLESTON COUNTY	839	\$25,315,346	773	\$25,569,500	886	\$25,340,970	1,108	\$31,861,870	819	\$21,807,468
UNINCORPORATED DORCHESTER COUNTY	132	\$3,470,863	123	\$3,314,514	121	\$5,835,529	135	\$3,930,562	142	\$4,958,386
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEVILLE	1	\$35,556	1	\$20,000	1	\$77,800	1	\$43,745	0	\$0
NORTH CHARLESTON	69	\$1,585,011	73	\$1,542,399	35	\$614,039	0	\$0	102	\$2,109,104
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	3	\$65,043	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	34	\$552,290	48	\$888,168	5	\$103,000	5	\$75,842	4	\$218,889
TOTAL DORCHESTER COUNTY	239	\$5,708,763	245	\$5,765,081	162	\$6,630,368	141	\$4,050,149	248	\$7,286,379
REGION TOTALS	1,244	\$34,859,372	1,206	\$35,357,303	1,212	\$36,093,656	1,506	\$40,503,096	1,246	\$33,445,048

DATA NOT PROVIDED

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 third quarter of 2018, there were 150 mobile home permits issued, mostly in rural, unincorporated areas of the region. This is about a 16% decrease from last quarter.

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

JURISDICTION			
BERKELEY COUNTY (UNINCORPORATED)	DATE	VALUE	TYPE
	7/9/2018	\$2,500,000	Industrial Building
	8/27/2018	\$2,342,448	Office Building
	9/20/2018	\$2,979,972	Office Building
CITY OF CHARLESTON	DATE	VALUE	TYPE
	8/1/2018	\$29,460,150	Multi-use Commercial Building
	8/16/2018	\$3,200,000	Multi-use Commercial Building
	9/4/2018	\$9,168,864	Multi-Family
CITY OF HANAHAN	DATE	VALUE	TYPE
	7/20/2018	\$9,500,000	Multi-Family Complex
TOWN OF KIAWAH ISLAND	DATE	VALUE	TYPE
	7/5/2018	\$4,900,000	Chapel
	8/24/2018	\$5,000,000	Conference Center
TOWN OF MT PLEASANT	DATE	VALUE	TYPE
	7/2/2018	\$13,385,493	Medical Building
	7/25/2018	\$26,878,584	Sewage Treatment Plant
CITY OF NORTH CHARLESTON	DATE	VALUE	TYPE
	7/19/2018	\$6,000,000	Hotel
	7/27/2018	\$3,881,385	Parking Garage
	8/2/2018	\$12,832,000	Auto Body Shop
	8/16/2018	\$6,000,000	Consolidated Service Center
	8/22/2018	\$8,083,281	Multi-Family Building
	8/22/2018	\$6,981,016	Multi-Family Building
	8/22/2018	\$5,312,390	Multi-Family Building
TOWN OF SUMMERVILLE	DATE	VALUE	TYPE
	7/2/2018	\$39,761,100	Hotel
DORCHESTER COUNTY	DATE	VALUE	TYPE
	8/22/2018	\$2,607,000	Water Tower

AVERAGE HOUSING PERMIT VALUES BY JURISDICTION

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

2018 3rd 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	\$298,755	\$126	N/A	N/A	Lincolntonville	\$222,965	\$87	N/A	N/A
Bonneau	DATA NOT PROVIDED				McClellanville	\$85,892	\$74	N/A	N/A
City of Charleston (BC)	\$388,072	\$100	N/A	N/A	Meggett	\$270,251	\$131	N/A	N/A
Goose Creek	DATA NOT PROVIDED				Mt Pleasant	\$489,658	\$167	\$239,688	\$119
Hanahan	\$326,071	\$105	N/A	N/A	North Charleston (CC)	\$186,850	\$89	\$131,639	\$80
Jamestown	N/A	N/A	N/A	N/A	Ravenel	\$317,339	\$124	N/A	N/A
Moncks Corner	\$319,763	\$127	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	\$698,608	\$160	N/A	N/A
St. Stephen	\$94,200	\$75	N/A	N/A	Sullivan's Island	\$3,417,000	\$662	N/A	N/A
Summerville (BC)	N/A	N/A	N/A	N/A	Summerville (CC)	\$280,333	\$103	N/A	N/A
Charleston Co	\$377,020	\$105	N/A	N/A	Dorchester County	\$294,529	\$97	\$171,500	\$110
Awendaw	\$362,501	\$113	N/A	N/A	City of Charleston (DC)	N/A	N/A	N/A	N/A
City of Chas (CC)	\$326,707	\$97	\$262,023	\$98	Harleyville	N/A	N/A	N/A	N/A
Folly Beach	\$235,307	\$119	N/A	N/A	North Charleston (DC)	\$131,444	\$53	N/A	N/A
Hollywood	\$306,062	\$103	N/A	N/A	Reevesville	N/A	N/A	N/A	N/A
Isle of Palms	\$1,508,279	\$378	N/A	N/A	Ridgeville	N/A	N/A	N/A	N/A
James Island	\$373,811	\$112	N/A	N/A	St. George	DATA NOT PROVIDED			
Kiawah Island	\$2,426,415	\$373	N/A	N/A	Summerville (DC)	\$263,453	\$99	\$155,000	\$112

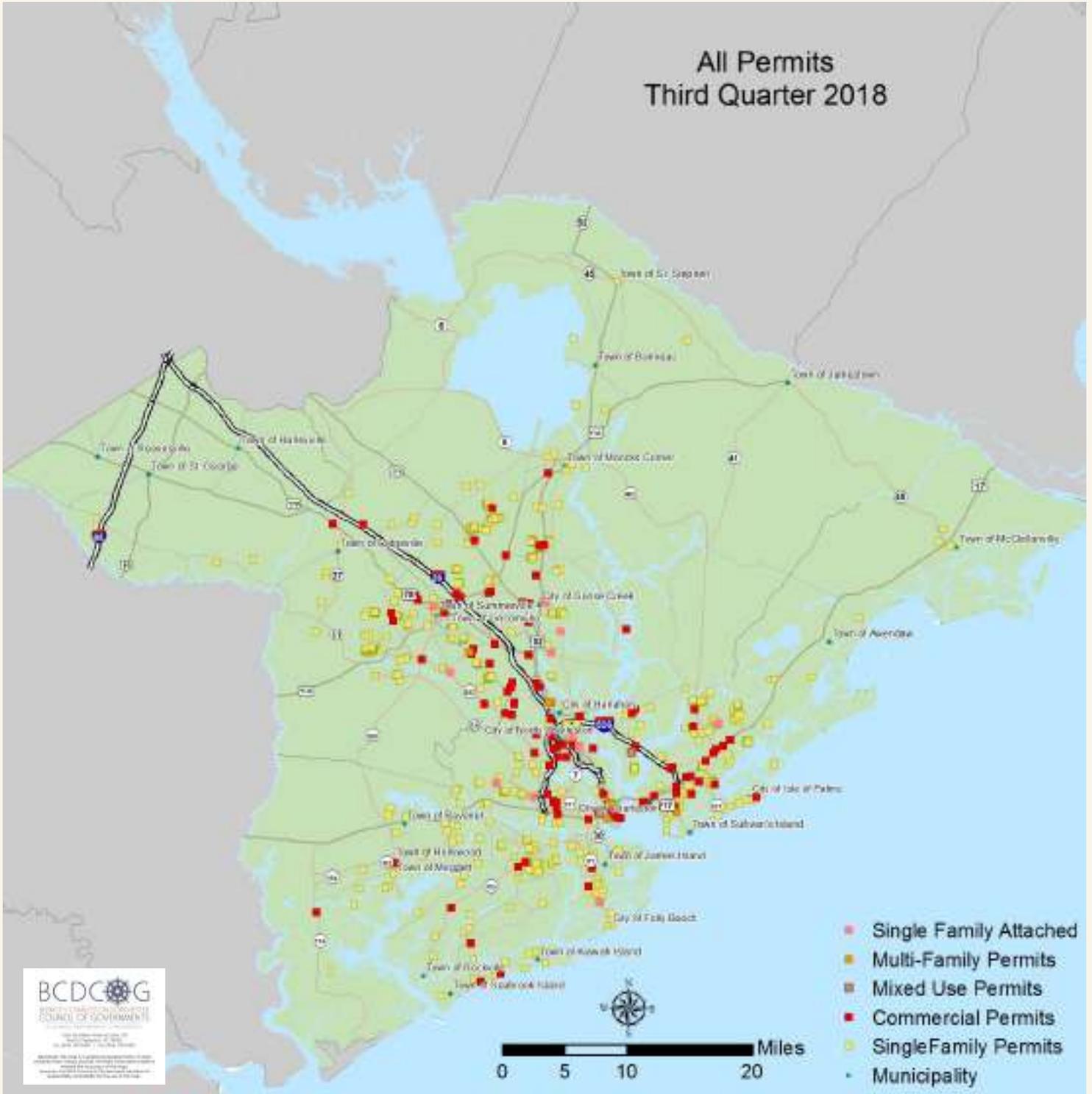
Berkeley County Average SFD: \$285,372 Charleston County Average SFD: \$699,118 Dorchester County Average SFD: \$229,809

*Analysis based on data provided from the jurisdiction.



SUMMARY

In general, all types of permitting decreased in the third quarter by about 17% below the average of the previous four quarters. Permit issuance may have been delayed as a result of less work hours due to increased storm activity in our region or a slight slowing of the housing market.



ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2017:Q3		2017:Q4		2018:Q1		2018:Q2		2018:Q3	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY COUNTY	328	\$146,345,313	318	\$77,591,911	415	\$104,485,309	514	\$147,440,726	298	\$69,823,777
BONNEAU	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	83	\$40,305,002	76	\$10,465,346	110	\$27,480,521	145	\$53,971,367	66	\$14,321,638
GOOSE CREEK	132	\$16,671,846	85	\$68,018,142	116	\$25,923,876	125	\$17,550,800	95	\$9,045,335
HANAHAN	64	\$4,718,713	99	\$7,728,389	46	\$12,744,660	60	\$17,643,767	85	\$15,612,667
JAMESTOWN	0	\$0	0	\$0	1	\$14,000	0	\$0	0	\$0
MONCK'S CORNER	78	\$21,451,242	94	\$23,866,059	83	\$20,432,934	102	\$25,183,807	80	\$22,702,560
NORTH CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	2	\$14,500
ST. STEPHEN	2	\$3,333	0	\$0	0	\$0	2	\$56,380	1	\$94,200
SUMMERVILLE	5	\$5,968,000	5	\$10,611,838	3	\$416,040	6	\$1,991,000	4	\$40,629,557
TOTAL BERKELEY COUNTY	692	\$235,463,449	677	\$198,281,685	774	\$191,497,340	954	\$263,837,847	631	\$172,244,234
UNINCORPORATED CHARLESTON COUNTY	154	\$54,566,784	188	\$47,038,459	139	\$37,052,507	219	\$40,660,321	148	\$34,636,964
AWENDAW	3	\$492,300	6	\$2,583,745	3	\$900,730	5	\$883,620	4	\$766,802
CITY OF CHARLESTON	740	\$195,071,359	703	\$209,167,434	720	\$286,574,637	861	\$177,780,881	638	\$131,277,501
FOLLY BEACH	51	\$7,029,967	36	\$5,874,572	56	\$2,479,612	62	\$7,421,489	35	\$1,936,220
HOLLYWOOD	24	\$5,146,482	26	\$7,107,765	23	\$7,210,677	8	\$1,755,267	32	\$16,001,486
ISLE OF PALMS	19	\$7,464,331	28	\$7,620,101	43	\$18,307,277	39	\$15,701,063	28	\$14,285,308
JAMES ISLAND	46	\$8,126,831	38	\$11,258,255	27	\$2,020,068	37	\$4,866,722	44	\$2,655,324
KIAWAH ISLAND	88	\$32,870,850	166	\$26,414,118	214	\$51,767,776	129	\$38,975,590	50	\$35,187,763
LINCOLNVILLE	0	\$0	0	\$0	1	\$85,071	7	\$1,427,887	4	\$476,929
MCCLELLANVILLE	3	\$491,261	4	\$1,018,577	7	\$2,001,489	7	\$1,947,587	6	\$118,421
MEGETT	11	\$2,670,161	5	\$938,570	8	\$714,934	5	\$999,109	8	\$1,118,300
MOUNT PLEASANT	538	\$94,132,165	468	\$200,373,357	464	\$157,062,988	698	\$183,844,752	531	\$146,403,410
NORTH CHARLESTON	229	\$116,308,887	268	\$124,426,041	269	\$50,584,530	345	\$61,990,543	285	\$115,170,416
RAVENEL	10	\$894,558	11	\$3,178,550	13	\$2,142,315	18	\$2,570,812	15	\$2,728,135
ROCKVILLE	0	\$0	0	\$0	0	\$0	2	\$215,935	0	\$0
SEABROOK ISLAND	42	\$6,273,804	24	\$4,986,999	31	\$2,399,168	31	\$3,446,400	32	\$2,107,233
SULLIVAN'S ISLAND	19	\$7,014,694	30	\$14,653,865	34	\$11,334,658	20	\$5,898,523	15	\$4,280,594
SUMMERVILLE	10	\$1,841,500	17	\$2,756,808	9	\$1,838,370	14	\$3,485,325	11	\$2,544,000
TOTAL CHARLESTON COUNTY	1,987	\$540,395,934	2,018	\$669,397,216	2,061	\$634,476,807	2,507	\$553,871,826	1,886	\$511,694,806
UNINCORPORATED DORCHESTER COUNTY	331	\$62,186,645	285	\$61,450,923	248	\$42,298,279	288	\$35,792,400	315	\$48,402,349
CITY OF CHARLESTON	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
HARLEYVILLE	3	\$141,814	1	\$20,000	1	\$77,800	2	\$54,329	0	\$0
NORTH CHARLESTON	155	\$23,749,341	213	\$20,314,407	75	\$9,013,213	67	\$29,085,284	166	\$19,456,508
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	\$0	0	\$0	0	\$0	1	\$295,450	0	\$0
ST. GEORGE	7	\$131,321	0	\$0	0	\$0	0	\$0		DATA NOT PROVIDED
SUMMERVILLE	94	\$19,708,290	119	\$16,633,774	87	\$22,324,427	119	\$48,365,818	46	\$10,250,840
TOTAL DORCHESTER COUNTY	590	\$105,917,411	618	\$98,419,104	411	\$73,713,719	477	\$113,593,281	527	\$78,109,697
REGION TOTALS	3,269	\$881,776,794	3,313	\$966,098,005	3,246	\$899,687,866	3,938	\$931,302,954	3,044	\$762,048,737



PLANNING, PARTNERSHIP & PROSPERITY

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