



ANNUAL CONSTRUCTION REPORT

BCDC  G

2022



BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

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

INTRODUCTION

The Annual Construction Quarterly is a publication of the Berkeley-Charleston-Dorchester Council of Governments. It is designed to provide a detailed analysis of construction trends in the region for the last year. While we make every effort to collect all available data, if we were unable to obtain information from a jurisdiction those fields will reflect zero permits. We offer three methods to evaluate change. The last five quarters are shown, allowing a comparison between last quarter and the same quarter last year. In most categories, the current quarter is also compared with the average of the previous four quarters. We hope you find this report useful and welcome your feedback.





ALL NEW CONSTRUCTION

This section refers to all new construction, which includes Commercial, Single Family, Single Family Attached, Mixed Use, and Multi-Family permits. The table for all new permits is at the end of this document.

The number of building permits issued for all new construction in the region in the third quarter of 2022 to the fourth quarter of 2022 decreased by 3.3% from the third quarter. As well, the construction permit values decreased by about 2.5% during the same time.

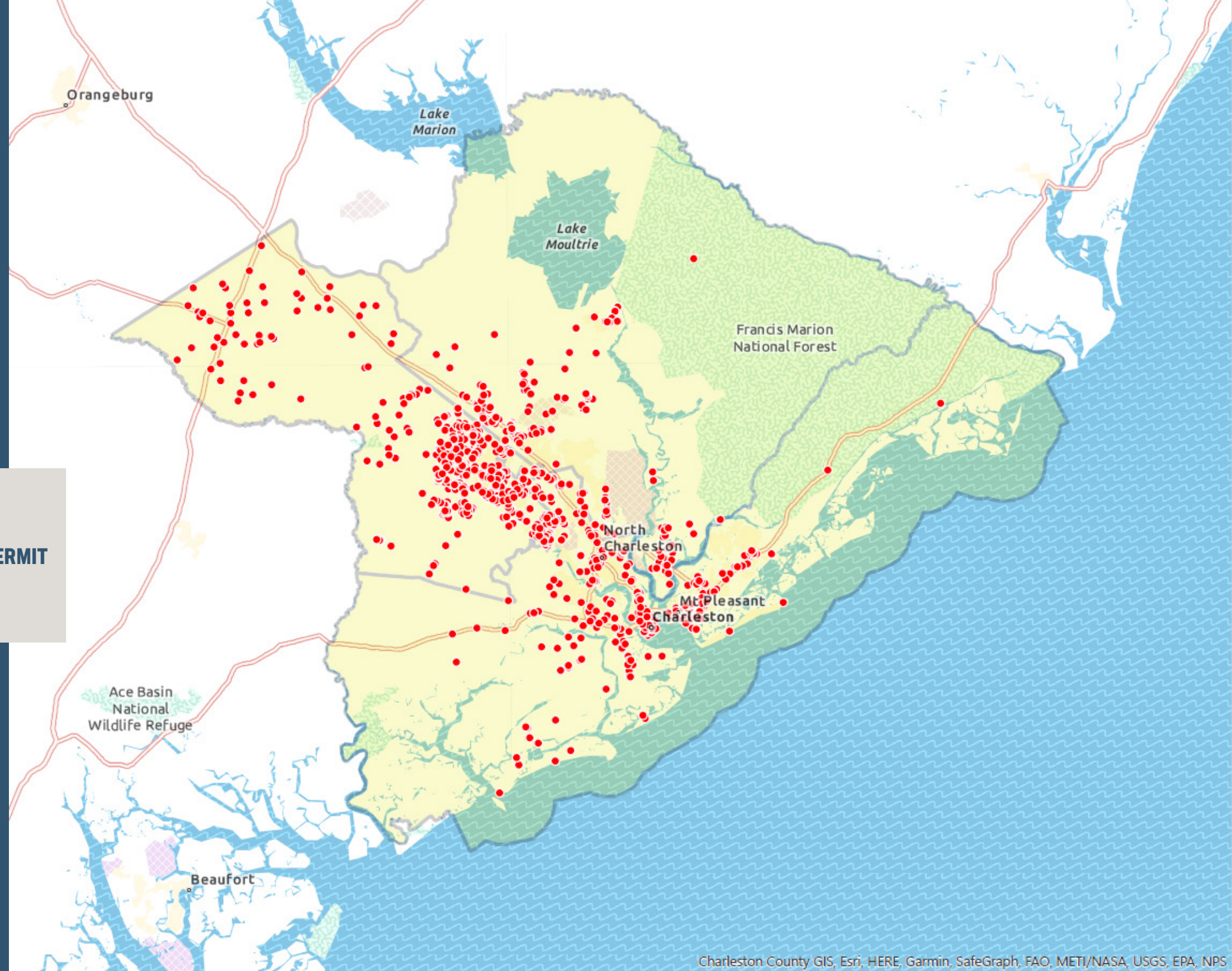
The year-over-year number of permits decreased by about 14.3% and the value of the permits issued decreased by 6.1%.

The number of permits issued for the first quarter of 2022 was 17.4% Above the average of the previous four quarters while the value of permits issued was 3.7% higher than that average.

ALL NEW CONSTRUCTION BY JURISDICTION

JURISDICTION	2021 Totals		2022:Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	2,736	1,266,004,297	472	223,865,725	603	286,650,988	380	244,478,791	433	239,761,667	1,888	994,757,171
BONNEAU	0	0	5	1,152,506	5	1,749,046	0	0	1	324,568	11	3,226,120
CITY OF CHARLESTON	154	118,672,163	48	28,051,551	34	54,831,673	14	21,831,572	48	24,543,719	144	129,258,515
GOOSE CREEK	304	56,743,314	114	24,761,048	79	30,361,576	183	77,450,211	136	66,003,580	512	198,576,415
HANAHAN	21	23,212,969	30	10,062,211	27	22,270,095	29	9,808,033	13	1,450,053	99	43,590,392
JAMESTOWN	0	0	0	0	1	452,894	1	220,961	0	0	2	673,855
MONCKS CORNER	308	153,826,621	56	26,958,746	72	26,363,379	173	49,470,834	137	35,974,025	438	138,766,984
NORTH CHARLESTON	0	0	0	0	0	0	0	0	0	0	0	0
ST. STEPHEN	2	452,000	0	0	0	0	1	381,968	2	563,936	3	945,904
SUMMERVILLE	54	88,447,812	2	881,980	9	45,127,275	10	20,339,084	31	12,345,669	52	78,694,008
TOTAL BERKELEY COUNTY	3,579	1,707,359,177	727	315,734,770	830	467,806,929	791	403,981,456	801	380,967,222	3,149	1,568,490,377
UNINCORPORATED CHARLESTON CO.	374	212,448,751	119	73,030,297	144	67,690,337	125	90,788,171	159	103,291,632	547	334,800,437
AWENDAW	30	14,913,319	6	1,544,242	6	5,480,655	3	934,800	6	3,029,632	21	10,989,329
CITY OF CHARLESTON	788	586,935,839	159	69,185,845	157	102,508,216	143	59,029,630	139	63,365,220	598	294,088,911
FOLLY BEACH	36	21,328,229	6	3,512,585	4	1,947,000	7	3,195,465	10	7,915,088	27	16,570,138
HOLLYWOOD	73	31,299,568	18	8,787,534	21	10,010,787	8	4,728,724	2	1,259,507	49	24,786,552
ISLE OF PALMS	50	58,061,616	15	20,717,777	16	23,233,662	13	13,600,730	17	23,670,688	61	81,222,857
JAMES ISLAND	23	11,856,086	2	544,479	8	5,753,708	5	2,344,216	4	3,101,756	19	11,744,159
KIAWAH ISLAND	156	261,964,951	26	58,147,750	28	57,783,644	20	55,071,365	16	32,592,224	90	203,594,983
LINCOLNVILLE	5	1,283,638	0	0	0	0	0	0	0	0	0	0
MCCLELLANVILLE	5	2,781,400	0	0	5	2,525,000	0	0	2	875,074	7	3,400,074
MEGETT	18	8,014,683	2	2,056,310	1	400,000	6	3,844,228	4	2,159,268	13	8,459,806
MOUNT PLEASANT	778	342,723,013	232	104,972,704	157	89,369,918	158	73,159,824	151	75,716,718	698	343,219,164
NORTH CHARLESTON	395	203,969,036	77	46,336,927	42	49,955,037	132	89,209,782	109	103,279,892	360	288,781,638
RAVENEL	14	4,913,611	4	1,669,342	3	1,275,000	2	813,430	2	950,000	11	4,707,772
ROCKVILLE	0	0	1	300,000	0	0	1	241,120	0	0	2	541,120
SEABROOK ISLAND	35	32,711,007	9	9,516,543	5	6,926,471	8	12,099,697	13	17,519,858	35	46,062,569
SULLIVANS ISLAND	19	24,425,537	6	11,819,918	4	4,735,730	3	9,800,000	1	2,450,000	14	28,805,648
SUMMERVILLE	16	3,709,563	0	0	0	0	0	0	0	0	0	0
TOTAL CHARLESTON COUNTY	2,815	1,823,339,847	680	412,092,455	601	429,595,169	634	418,861,148	635	441,176,558	2,550	1,701,725,330
UNINCORPORATED DORCHESTER CO.	1,064	328,472,253	219	101,565,909	217	81,683,655	339	127,902,697	292	114,148,983	1,067	425,301,244
HARLEYVILLE	0	0	0	0	0	0	0	0	0	0	0	0
NORTH CHARLESTON	50	77,978,745	0	0	7	8,486,527	37	5,675,850	6	7,377,810	50	21,540,187
REEVESVILLE	0	0	0	0	0	0	0	0	0	0	0	0
RIDGEVILLE	0	0	0	0	3	1,385,019	1	272,373	0	0	4	1,657,392
ST. GEORGE	17	3,765,440	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	206	48,433,099	17	8,450,505	62	20,660,297	22	18,713,067	30	7,668,865	131	55,492,734
TOTAL DORCHESTER COUNTY	1,337	458,059,537	236	110,016,414	289	112,208,499	399	152,563,987	328	129,195,658	1,252	503,984,558
REGION TOTALS	7,731	3,988,758,561	1,645	837,843,639	1,721	1,009,617,598	1,824	975,406,629	1,764	951,339,439	6,954	3,774,207,305

**MAP OF
NEW CONSTRUCTION PERMIT
CLUSTERS**





ALL COMMERCIAL CONSTRUCTION

Commercial permits account for construction of non-residential structures such as hotels, office buildings, and industrial-use buildings. These values also include commercial “upfits” which are categorized as new construction for reporting purposes. Upfit permits are issued when the shell of a space is built out.

In the fourth quarter of 2022, the number of commercial permits issued decreased over the third quarter of 2022 by 1.1% while the value decreased by 4.3%.

The number of permits increased by about 3.5% year-over-year, from the fourth quarter of 2021 to the fourth quarter of 2022, while the value decreased by 1.3% in the same time period.

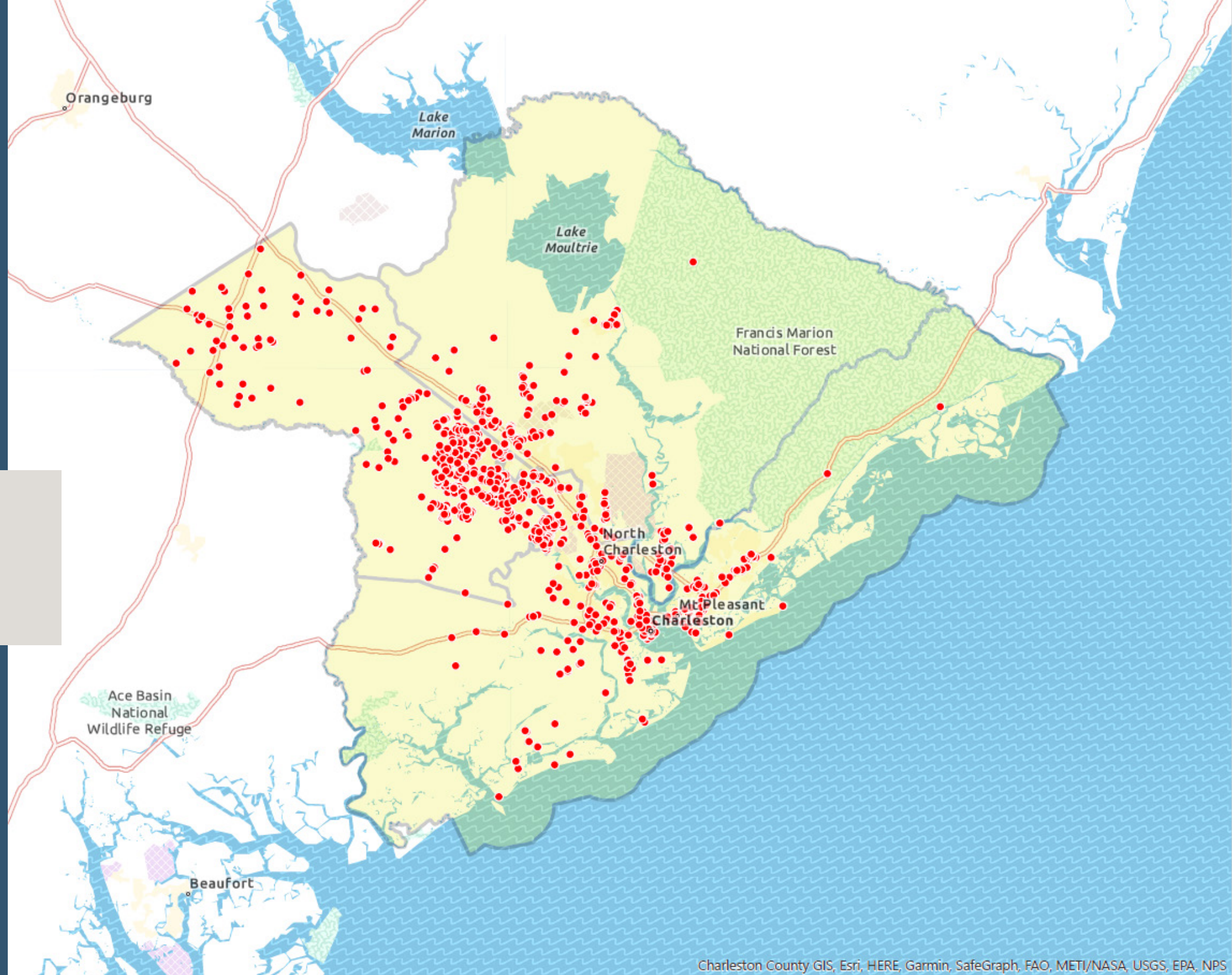
The number of commercial permits for the fourth quarter of 2022 was 8.3% above the average of the previous fourth quarters and the value of the permits issued was roughly 1.25% below the average.

A summary of commercial permits by quarter and jurisdiction is in the table to the right. A map depicting commercial permit clusters is on the next page.

ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2021 Totals		2022: Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	113	502,346,800	26	\$84,280,572	30	\$90,623,115	26	\$88,853,423	24	\$95,356,593	106	\$359,113,703
BONNEAU	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	14	49,486,697	7	\$4,032,008	0	\$0	5	\$17,901,825	1	\$1,866,745	13	\$23,800,578
GOOSE CREEK	10	2,296,372	0	\$0	1	\$3,071,520	0	\$0	3	\$1,404,498	4	\$4,476,018
HANAHAN	4	19,547,601	1	\$3,619,380	8	\$161,656	6	\$2,647,401	11	\$646,523	26	\$7,074,960
JAMESTOWN	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCKS CORNER	16	14,336,240	5	\$9,161,345	4	\$1,923,500	9	\$1,435,797	8	\$132,582	26	\$12,653,224
NORTH CHARLESTON	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	300,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	9	44,775,596	0	\$0	3	\$3,548,123	1	\$3,468,752	1	\$1,481,157	5	\$8,498,032
TOTAL BERKELEY COUNTY	167	610,089,306	39	\$101,093,306	46	\$99,327,915	47	\$114,307,198	48	\$100,888,101	180	\$415,616,520
UNINCORPORATED CHARLESTON CO.	36	11,781,362	5	\$5,024,200	13	\$3,252,422	8	\$17,031,903	14	\$8,124,150	40	\$33,432,675
AWENDAW	2	1,000,000	2	\$77,000	0	\$0	0	\$0	0	\$0	2	\$77,000
CITY OF CHARLESTON	99	79,478,614	30	\$28,992,161	32	\$29,770,775	38	\$17,098,675	0	\$0	100	\$75,861,611
FOLLY BEACH	1	66,500	0	\$0	1	\$1,310,487	3	\$26,599	0	\$0	4	\$1,337,086
HOLLYWOOD	1	47,328	0	\$0	1	\$422,990	1	\$705,312	0	\$0	2	\$1,128,302
ISLE OF PALMS	1	635,517	1	\$1,000,000	0	\$0	0	\$0	0	\$0	1	\$1,000,000
JAMES ISLAND	4	1,679,500	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	5	4,185,250	0	\$0	2	\$1,061,156	2	\$7,167,942	1	\$8,000	5	\$8,237,098
LINCOLNVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MCCLELLANVILLE	0	0	0	\$0	1	\$530,000	0	\$0	0	\$0	1	\$530,000
MEGETT	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	141	57,868,167	37	\$14,576,323	33	\$18,906,942	35	\$16,881,257	40	\$12,269,004	145	\$62,633,526
NORTH CHARLESTON	127	154,907,338	16	\$32,529,507	25	\$42,531,608	35	\$27,601,213	26	\$30,768,732	102	\$133,431,060
RAVENEL	1	60,000	0	\$0	0	\$0	0	\$0	1	\$150,000	1	\$150,000
ROCKVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	2	188,500	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SULLIVANS ISLAND	10	11,482,784	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	430	324,304,385	91	\$82,199,591	108	\$97,786,402	122	\$86,512,903	112	\$92,854,331	433	\$359,353,227
UNINCORPORATED DORCHESTER CO.	11	14,491,747	9	\$18,835,704	2	\$269,000	4	\$4,214,725	6	\$4,496,815	21	\$27,816,244
HARLEYVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	31	34,136,733	0	\$0	6	\$7,960,602	4	\$240,438	5	\$7,177,350	15	\$15,378,390
REEVESVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	4	1,273,263	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	21	16,807,363	1	\$921,467	3	\$4,658,968	3	\$11,315,135	3	\$558,414	10	\$17,453,984
TOTAL DORCHESTER COUNTY	67	66,709,156	10	\$19,757,171	11	\$12,888,570	11	\$15,770,298	18	\$13,551,643	50	\$61,967,682
REGION TOTALS	664	1,004,102,847	140	\$203,050,068	165	\$210,002,887	180	\$216,590,399	178	\$207,294,075	663	\$836,937,429

**MAP OF
COMMERCIAL
PERMIT CLUSTERS**





ALL SINGLE FAMILY RESIDENTIAL PERMITS

Single Family (SF) Residential Construction can best be defined as a free-standing residential structure, designed to house one family unit. Single Family construction does not generally include townhouses, duplexes, condos, or apartments. These types of permits are compiled separately and covered later in this document.

From the third quarter of 2022 to the fourth quarter of 2022, the number of SF permits issued increased by 2.2% while the value decreased by 1.5% in the same time intervals.

Year-over-year, fourth quarter of 2021 to the fourth quarter of 2022 the number of permits increased by nearly 5.7%, and the overall value of permits increased by 24.8%.

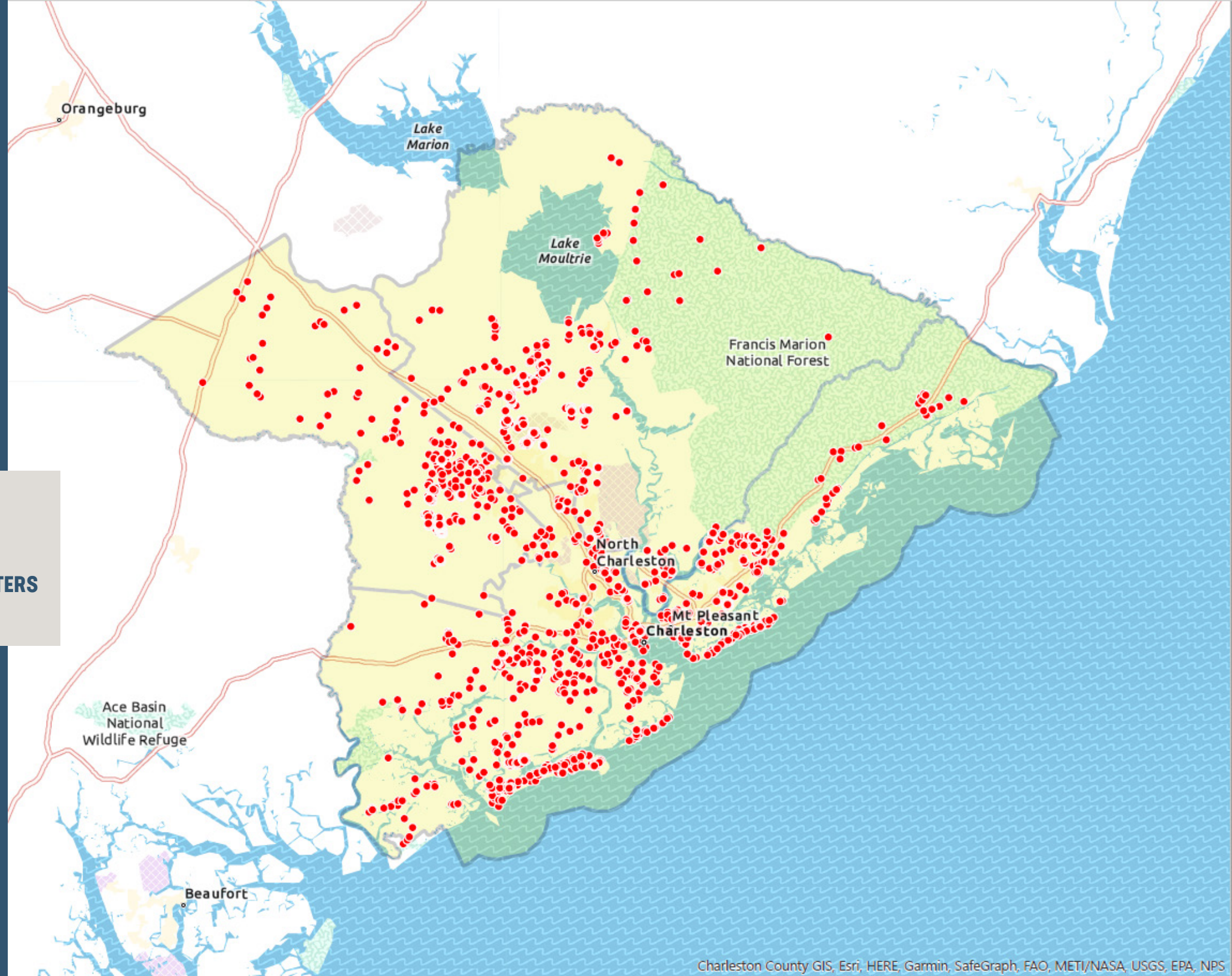
The number of permits in the fourth quarter of 2022 was 0.3% lower than the average of the previous four quarters and the value was approximately 4.8% above that average.

A breakdown of SF permits by quarter and jurisdiction can be found in the table to the right. Permits issued reflect the number of individual units. A map depicting SF residential permit is available on the next page.

ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2021 Totals		2022:Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	2,301	723,219,896	430	135,074,254	529	181,910,672	346	133,142,898	370	114,432,482	1,675	564,560,306
BONNEAU	0	0	5	1,152,507	5	1,749,046	0	0	1	324,568	11	0
CITY OF CHARLESTON	108	61,126,736	41	24,019,543	32	16,831,753	6	2,908,500	47	22,676,974	126	66,436,770
GOOSE CREEK	294	54,446,942	110	24,122,387	71	26,275,252	183	77,450,211	128	60,090,433	492	187,938,283
HANAHAH	17	3,665,368	17	4,463,831	16	7,855,492	18	5,452,982	2	803,529	53	18,575,834
JAMESTOWN	0	0	0	0	1	452,894	1	220,961	0	0	2	0
MONCKS CORNER	186	67,923,154	45	16,544,655	64	23,469,259	47	16,611,197	25	8,896,884	181	65,521,495
NORTH CHARLESTON	0	0	0	0	0	0	0	0	0	0	0	0
ST. STEPHEN	1	152,000	0	0	0	0	1	381,968	2	563,936	3	945,904
SUMMERVILLE	30	11,256,983	2	881,980	0	0	8	3,934,190	12	5,893,368	22	10,709,538
TOTAL BERKELEY COUNTY	2,937	921,791,079	650	206,619,120	718	258,806,080	610	240,102,910	587	213,681,678	2,565	919,209,788
UNINCORPORATED CHARLESTON CO.	324	195,102,118	112	67,261,539	126	63,046,832	112	71,220,685	144	87,201,722	494	288,730,778
AWENDAW	28	12,989,794	4	1,467,242	6	5,480,655	3	934,800	6	3,029,632	19	10,912,329
CITY OF CHARLESTON	666	212,702,898	124	39,399,090	86	30,216,858	103	41,424,701	109	39,046,608	422	150,087,257
FOLLY BEACH	27	17,581,244	6	3,512,585	1	239,000	4	3,168,866	10	7,915,088	21	14,835,539
HOLLYWOOD	72	31,252,240	18	8,757,534	17	8,298,827	7	4,023,412	2	1,259,507	44	22,339,280
ISLE OF PALMS	49	57,426,099	14	19,717,777	16	23,233,662	13	13,600,730	17	23,670,688	60	80,222,857
JAMES ISLAND	19	10,176,586	2	544,479	7	5,385,208	5	2,344,216	4	3,101,756	18	11,375,659
KIAWAH ISLAND	73	145,633,441	26	58,147,750	21	48,039,133	17	46,663,423	15	32,584,244	79	185,434,550
LINCOLNVILLE	5	1,283,638	0	0	0	0	0	0	0	0	0	0
MCCLELLANVILLE	5	2,781,400	0	0	4	1,995,000	0	0	2	875,074	6	2,870,074
MEGETT	18	8,014,683	2	2,036,510	1	400,000	6	3,844,228	4	2,159,268	13	8,440,006
MOUNT PLEASANT	546	263,192,170	169	83,028,867	112	67,200,975	102	51,011,600	105	61,930,719	488	263,172,161
NORTH CHARLESTON	101	16,140,000	34	8,354,740	8	2,750,913	15	13,064,867	27	7,284,782	84	31,455,302
RAVENEL	13	4,853,611	4	1,669,342	3	1,275,000	2	813,430	1	800,000	10	4,557,772
ROCKVILLE	0	0	1	300,000	0	0	1	241,120	0	0	2	541,120
SEABROOK ISLAND	29	29,132,507	9	9,516,543	5	6,926,471	8	12,099,697	13	17,519,858	35	46,062,569
SULLIVANS ISLAND	9	12,942,753	6	11,819,918	3	4,480,000	3	9,800,000	1	2,450,000	13	28,549,918
SUMMERVILLE	4	725,713	0	0	0	0	0	0	0	0	0	0
TOTAL CHARLESTON COUNTY	1,988	1,021,930,895	531	315,533,918	416	268,968,536	401	274,255,776	460	290,828,928	1,808	1,149,587,158
UNINCORPORATED DORCHESTER CO.	802	257,166,010	177	78,640,013	173	75,545,482	243	98,825,252	249	104,832,049	842	357,842,796
HARLEYVILLE	0	0	0	0	0	0	0	0	0	0	0	0
NORTH CHARLESTON	5	1,509,775	0	0	1	525,925	2	845,485	1	200,460	4	1,571,870
REEVESVILLE	0	0	0	0	0	0	0	0	0	0	0	0
RIDGEVILLE	0	0	0	0	2	1,123,309	1	272,373	0	0	3	1,395,682
ST. GEORGE	13	2,902,177	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	112	23,277,049	11	5,841,921	35	13,451,329	18	7,047,932	6	2,500,000	70	28,841,182
TOTAL DORCHESTER COUNTY	932	285,215,011	188	84,481,934	211	90,646,045	264	106,991,042	256	107,532,509	919	389,651,530
REGION TOTALS	5,857	2,228,936,984	1,369	606,634,973	1,345	618,420,662	1,275	621,349,729	1,303	612,043,115	5,292	2,458,448,479

**MAP OF
SINGLE FAMILY
HOUSING PERMIT CLUSTERS**





ALL SINGLE FAMILY ATTACHED RESIDENTIAL CONSTRUCTION

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

SFAs are sometimes included in development as an “affordable housing” component, as they are frequently less expensive to build and purchase than their detached counterparts.

The number of single-family attached residential permits decreased by 24.6% from the third quarter of 2022 to the fourth quarter of 2022. The total permit values also decreased by approximately 19.4% in the same time frame.

The number of single-family attached permits issued year-over-year from the fourth quarter of 2021 to the fourth quarter of 2022, increased 53.1%. Additionally, the single-family permit values increased by approximately 78% when compared to the same quarter last year.

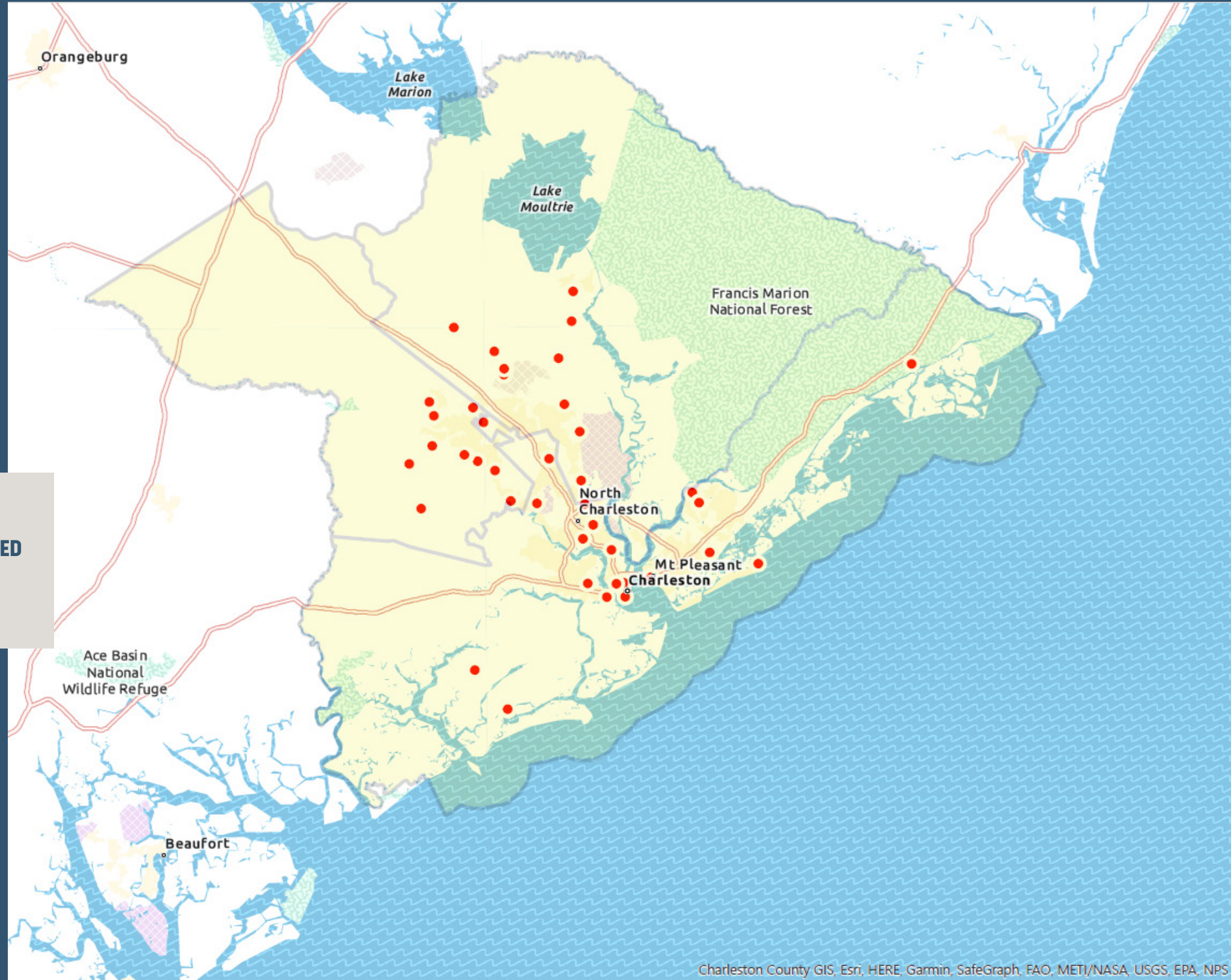
The number of single-family permits for the fourth quarter of 2022 was 24.9% above the average of the previous four quarters; the permit values were higher than the average by 36.1%.

A summary of all single-family attached permits can be found by quarter and jurisdiction in the table to the right and a map of housing clusters can be found on the next page.

ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	2021 Totals		2022: Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	311	39,139,115	16	4,150,935	44	14,117,201	8	2,482,470	22	6,517,591	90	27,268,197
BONNEAU	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CHARLESTON	32	8,058,731	0	0	0	0	0	0	0	0	0	0
GOOSE CREEK	0	0	4	638,661	7	1,014,804	0	0	3	2,426,754	14	4,080,219
HANAHAN	0	0	0	0	0	0	3	830,649	0	0	3	830,649
JAMESTOWN	0	0	10	1,030,000	0	0	0	0	0	0	10	1,030,000
MONCKS CORNER	103	22,800,887	6	1,252,746	4	970,620	117	31,423,830	104	26,945,059	231	60,592,255
NORTH CHARLESTON	0	0	0	0	0	0	0	0	0	0	0	0
ST. STEPHEN	0	0	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	6	1,511,690	0	0	0	0	0	0	18	4,971,144	18	4,971,144
TOTAL BERKELEY COUNTY	452	71,510,423	36	7,072,343	55	16,102,625	128	34,736,959	147	40,860,549	366	98,772,476
UNINCORPORATED CHARLESTON CO.	10	3,911,613	2	744,558	5	1,391,063	5	2,535,583	0	0	12	4,671,204
AWENDAW	0	0		0	0	0	0	0	0	0	0	0
CITY OF CHARLESTON	2	505,301		0	15	4,400,357	1	281,253	1	109,087	17	4,790,697
FOLLY BEACH	12	5,431,137	5	794,593	2	397,514	0	0	0	0	7	1,192,107
HOLLYWOOD	0	0			3	1,288,970	0	0	0	0	3	1,288,970
ISLE OF PALMS	0	0		0	0	0	0	0	0	0	0	0
JAMES ISLAND	0	0		0	1	368,500	0	0	0	0	1	368,500
KIAWAH ISLAND	0	0		0	4	963,355	1	1,240,000	0	0	5	2,203,355
LINCOLNVILLE	0	0		0	0	0	0	0	0	0	0	0
MCCLELLANVILLE	0	0		0	0	0	0	0	0	0	0	0
MEGETT	0	0		0	0	0	0	0	0	0	0	0
MOUNT PLEASANT	90	19,776,823	26	7,367,514	12	3,262,001	21	5,266,967	6	1,516,995	65	17,413,477
NORTH CHARLESTON	157	26,821,698	21	3,302,280	8	1,860,901	65	9,014,048	40	5,160,553	134	19,337,782
RAVENEL	0	0		0	0	0	0	0	0	0	0	0
ROCKVILLE	0	0		0	0	0	0	0	0	0	0	0
SEABROOK ISLAND	1	510,000		0	0	0	0	0	0	0	0	0
SULLIVANS ISLAND	0	0		0	1	255,730	0	0	0	0	1	255,730
SUMMERVILLE	12	2,983,850		0	0	0	0	0	0	0	0	0
TOTAL CHARLESTON COUNTY	284	59,940,422	54	12,208,945	51	14,188,391	93	18,337,851	47	6,786,615	245	51,521,802
UNINCORPORATED DORCHESTER CO.	238	37,907,744	33	4,090,192	42	5,869,173	85	11,562,720	36	4,292,119	196	25,814,204
HARLEYVILLE	0	0	0	0	0	0	0	0	0	0	0	0
NORTH CHARLESTON	0	0	0	0	0	0	0	0	0	0	0	0
REEVESVILLE	0	0	0	0	0	0	0	0	0	0	0	0
RIDGEVILLE	0	0	0	0	0	0	0	0	0	0	0	0
ST. GEORGE	0	0	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	73	8,348,687	5	1,687,117	24	2,100,000	31	4,589,927	18	3,819,387	78	12,196,431
TOTAL DORCHESTER COUNTY	311	46,256,431	38	5,777,309	66	7,969,173	116	16,152,647	54	8,111,506	274	38,010,635
REGION TOTALS	1,047	177,707,276	128	25,058,597	172	38,260,189	337	69,227,457	248	55,758,670	885	188,304,913

**MAP OF
SINGLE FAMILY ATTACHED
RESIDENTIAL PERMIT
CLUSTERS**





ALL MULTI-FAMILY RESIDENTIAL CONSTRUCTION

Multi-Family (MF) Residential construction permits are issued for a classification of housing where multiple separate housing units are contained within one building. This construction includes mainly apartments, but can also include condos and duplexes.

Multi-Family permit issuance is expected to increase in the future to accommodate the growing population in the region. Permits are generally reported as the number of buildings within a complex, not the number of individual units. The number of units can be found in the text below.

In the fourth quarter of 2022, 38 multi-family building permits were issued in the region for a value of about \$93,568,497.

Multi-family permits issued in the fourth quarter of 2022 increased in both numbers, 12.5%, and value, 37.1%, from the third quarter.

When compared year-over-year, from the fourth quarter of 2021 to quarter four 2022, the number and value of permits decreased by 56.7% and 62.8% over that period.

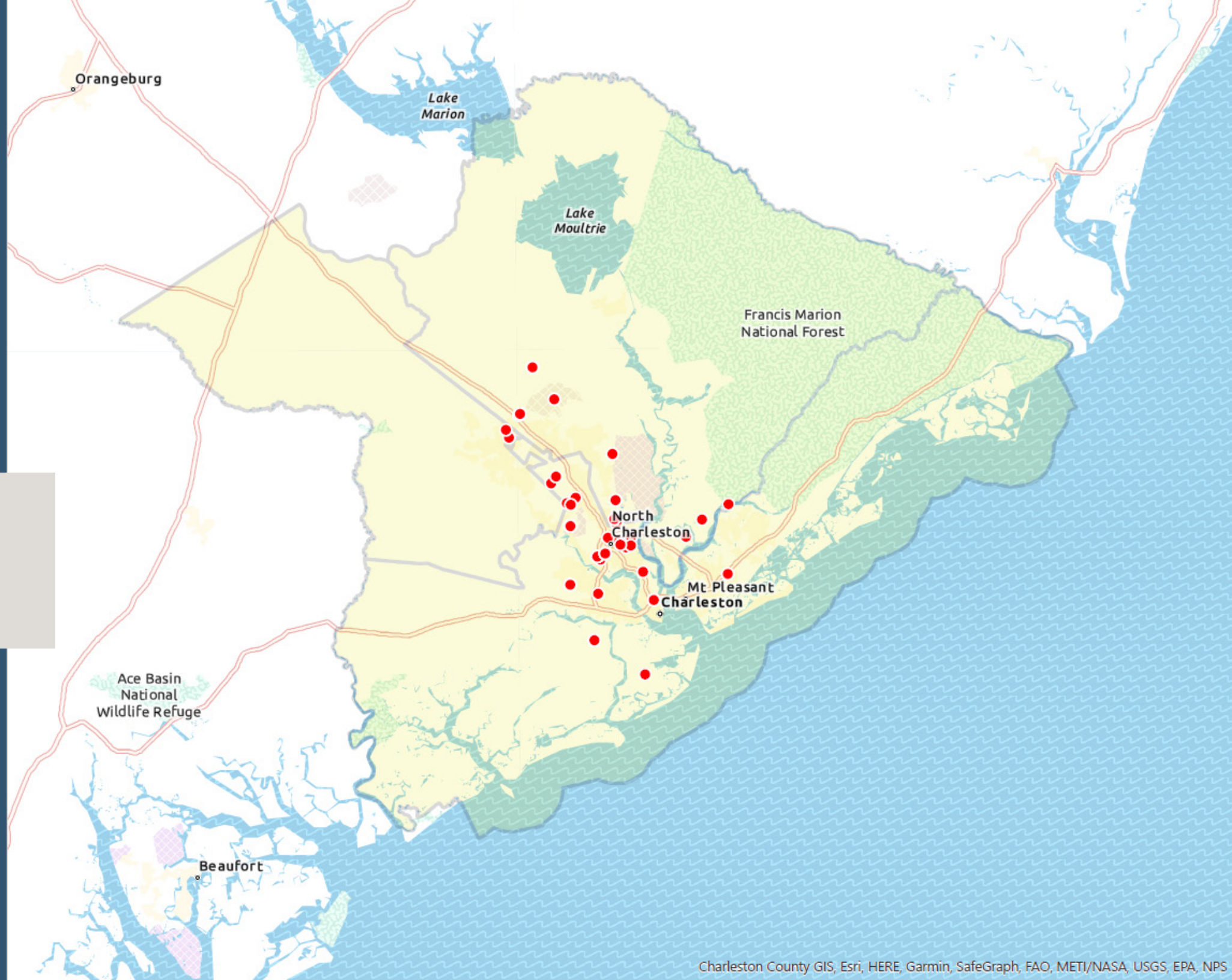
Consequently, the number of multi-family permits in the fourth quarter of 2022 decreased by 17.1%, while the average value was 13% below the average of the previous four quarters.

A breakdown of multi-family permits by quarter and municipality can be found in the table to the right. A map of multi-family permits is available on the next page.

ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2021 Totals		2022: Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	11	20,776,669	0	0	0	0	0	0	17	23,455,000	17	23,455,000
BONNEAU	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CHARLESTON	0	0	0	0	3	37,999,920	3	1,021,246	0	0	6	39,021,166
GOOSE CREEK	0	0	0	0	0	0	0	0	2	2,081,893	2	2,081,893
HANAHAN	2	200,000	2	950,000	3	14,252,947	2	877,000	0	0	7	16,079,947
JAMESTOWN	0	0	0	0	0	0	0	0	0	0	0	0
MONCKS CORNER	3	48,766,340	0	0	0	0	0	0	0	0	0	0
NORTH CHARLESTON	0	0	0	0	0	0	0	0	0	0	0	0
ST. STEPHEN	0	0	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	9	30,903,543	0	0	6	41,579,152	1	12,936,142	0	0	7	54,515,294
TOTAL BERKELEY COUNTY	25	101,168,370	2	950,000	11	93,832,019	6	14,834,388	19	25,236,893	38	134,853,300
UNINCORPORATED CHARLESTON CO.	4	1,653,658	0	0	0	0	1	225,000	1	7,965,760	2	8,190,760
AWENDAW	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CHARLESTON	12	168,942,703	0	0	24	38,120,225	0	0	0	0	24	38,120,225
FOLLY BEACH	0	0	0	0	0	0	0	0	0	0	0	0
HOLLYWOOD	0	0	0	0	0	0	0	0	0	0	0	0
ISLE OF PALMS	0	0	0	0	0	0	0	0	0	0	0	0
JAMES ISLAND	0	0	0	0	0	0	0	0	0	0	0	0
KIAWAH ISLAND	78	112,146,260	0	0	1	7,720,000	0	0	0	0	1	7,720,000
LINCOLNVILLE	0	0	0	0	0	0	0	0	0	0	0	0
MCCLELLANVILLE	0	0	0	0	0	0	0	0	0	0	0	0
MEGETT	0	0	0	0	0	0	0	0	0	0	0	0
MOUNT PLEASANT	2	1,885,853	0	0	0	0	0	0	0	0	0	0
NORTH CHARLESTON	10	6,100,000	6	2,150,000	0	0	17	39,259,654	16	60,065,844	39	101,475,498
RAVENEL	0	0	0	0	0	0	0	0	0	0	0	0
ROCKVILLE	0	0	0	0	0	0	0	0	0	0	0	0
SEABROOK ISLAND	3	2,880,000	0	0	0	0	0	0	0	0	0	0
SULLIVANS ISLAND	0	0	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL CHARLESTON COUNTY	109	293,608,474	6	2,150,000	26	48,651,839	18	15,552,000	17	68,031,604	67	134,385,443
UNINCORPORATED DORCHESTER CO.	13	17,906,702	0	0	0	0	7	13,300,000	0	0	7	13,300,000
HARLEYVILLE	0	0	0	0	0	0	0	0	0	0	0	0
NORTH CHARLESTON	14	41,972,237	0	0	0	0	0	0	0	0	0	0
REEVESVILLE	0	0	0	0	0	0	0	0	0	0	0	0
RIDGEVILLE	0	0	0	0	0	0	0	0	0	0	0	0
ST. GEORGE	0	0	0	0	0	0	0	0	0	0	0	0
SUMMERVILLE	0	0	0	0	1	450,000	1	350,000	0	0	2	800,000
TOTAL DORCHESTER COUNTY	27	59,878,939	0	0	1	450,000	8	13,650,000	0	0	9	14,100,000
REGION TOTALS	161	454,655,783	8	3,100,000	38	142,933,858	32	68,239,042	36	93,568,497	114	307,841,397

**MAP OF
MULTI-FAMILY
PERMIT CLUSTERS**





ALL REMODEL/RENOVATION CONSTRUCTION

Remodel, Renovation, or Addition (RA) construction permits are issued when a homeowner or business owner seeks approval to update, enlarge or otherwise alter an existing structure. Alterations are made for several reasons, including the need for additional space and the desire to increase property values.

Remodels and Renovations are important indicators of reinvestment in a property. (Note that commercial “upfits” are not included in these numbers, but business remodels, renovations, or additions are included.)

In the fourth quarter of 2022, a total of 1101 remodel, renovation or addition permits were issued in the region for a value of about \$80.5 million. This represents a 19.2% decrease in the number of permits issued, as well as a 13.2% decrease in value from the third quarter of 2022. The number of permits grew by 46% year-over-year, but the permit values decreased by 13.5% from the fourth quarter of 2021 to the fourth quarter of 2022.

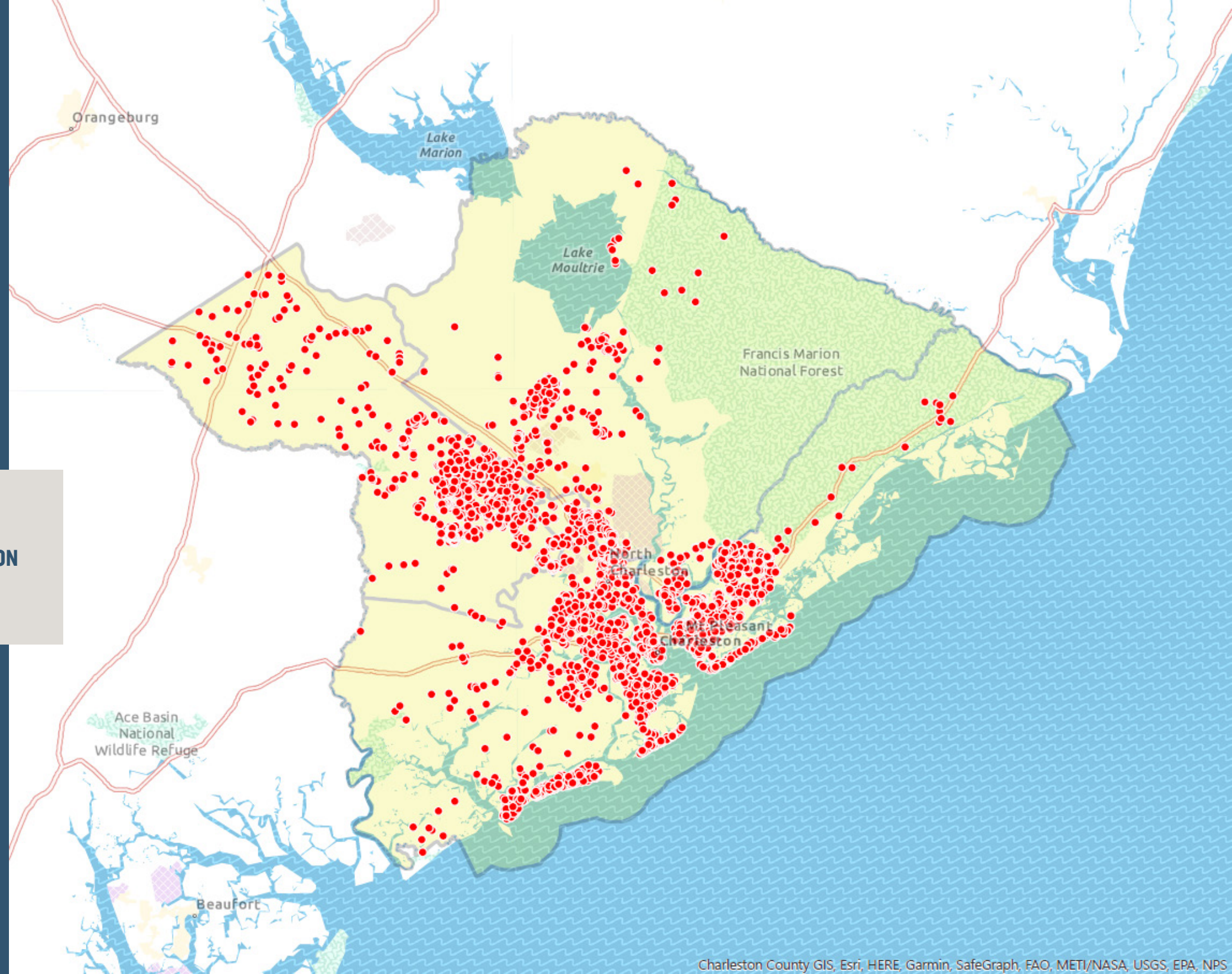
The number of remodels, renovations, or addition permits for the fourth quarter of 2022 were 24.2% higher than the average of the previous four quarters, while the value of the permits issued was 5.9% beneath the average of the previous four quarters.

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

ALL REMODELS/RENOVATIONS BY JURISDICTION

JURISDICTION	2021 Totals		2022: Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	265	54,387,059	38	751,029	63	3,863,589	39	9,950,114	4	32,310	144	14,597,042
BONNEAU	0	0	3	34,292	1	110,246	7	399,505	0		11	544,043
CITY OF CHARLESTON	101	12,994,572	15	1,439,895	16	3,387,940	55	5,592,423	19	788,136	105	11,208,394
GOOSE CREEK	24	2,279,218	1	264,400	1	448,000	6	1,230,294	0		8	1,942,694
HANAHAN	93	3,723,067	10	317,717	45	1,305,931	147	3,166,057	96	1,988,963	298	6,778,668
JAMESTOWN	0	0	0	0	0	0	0	0	0		0	0
MONCKS CORNER	42	3,305,579	3	65,500	12	452,918	14	382,060	10	561,465	39	1,461,943
NORTH CHARLESTON	0	0	0	0	0	0	0	0	0		0	0
ST. STEPHEN	3	57,159	0	0	3	59,400	3	423,463	0		6	482,863
SUMMERVILLE	3	298,854	2	425,028	2	731,230	11	442,153	9	142,550	24	1,740,961
TOTAL BERKELEY COUNTY	531	77,045,508	72	3,297,862	143	10,359,265	282	21,916,698	138	3,513,425	635	39,087,250
UNINCORPORATED CHARLESTON CO.	251	29,867,409	45	1,932,913	58	5,170,442	66	4,663,575	53	9,665,291	222	21,432,221
AWENDAW	8	363,465	1	39,350	1	25,582	2	23,500	0	0	4	88,432
CITY OF CHARLESTON	595	87,406,379	167	23,197,230	199	21,798,020	304	9,622,095	165	7,260,108	835	61,877,453
FOLLY BEACH	77	5,201,112	6	220,823	32	1,883,631	29	3,226,116	50	3,942,564	117	9,273,134
HOLLYWOOD	13	1,005,291	2	384,000	4	533,301	6	879,276	7	304,713	19	2,101,290
ISLE OF PALMS	46	12,139,128	12	4,135,934	9	2,987,981	13	4,422,135	13	2,517,584	47	14,063,634
JAMES ISLAND	73	4,892,171	13	600,258	22	1,187,020	20	997,109	17	1,481,660	72	4,266,047
KIAWAH ISLAND	255	37,861,681	77	14,875,294	48	10,023,697	72	18,003,128	102	10,845,068	299	53,747,187
LINCOLNVILLE	3	87,200	0	0	1	67,000	0	0	0	0	1	67,000
MCCLELLANVILLE	3	215,100	0	0	0	0	3	341,411	0	0	3	341,411
MEGETT	3	357,000	1	205,000	0	0	2	150,000	1	28,000	4	383,000
MOUNT PLEASANT	600	75,720,028	106	11,059,813	176	8,890,916	363	16,769,410	357	23,149,568	1,002	59,869,707
NORTH CHARLESTON	248	77,570,776	26	14,378,678	19	8,291,863	92	3,903,366	90	4,911,312	227	31,485,219
RAVENEL	7	719,350	0	0	1	87,000	5	327,101	1	17,621	7	431,722
ROCKVILLE	2	92,500	0	0	0	0	0	0	1	32,000	1	32,000
SEABROOK ISLAND	145	13,122,327	26	2,317,755	15	1,475,923	44	2,281,546	24	1,896,138	109	7,971,362
SULLIVANS ISLAND	55	19,562,469	9	2,685,324	5	124,000	18	1,715,748	15	3,669,195	47	8,194,267
SUMMERVILLE	1	5,300	1	11,760	0	0	0	0	0	0	1	11,760
TOTAL CHARLESTON COUNTY	2,385	366,188,686	492	76,044,135	590	62,546,738	1,039	67,325,520	896	69,720,824	3,017	275,637,217
UNINCORPORATED DORCHESTER CO.	240	20,244,806	45	1,513,215	42	1,425,163	35	1,749,601	51	5,200,640	173	9,888,619
HARLEYVILLE	0	0	0	0	3	538,032	0	0			3	538,032
NORTH CHARLESTON	44	1,574,315	0	0	0	0	1	30,000	12	1,803,730	13	1,833,730
REEVESVILLE	0	0	0	0	0	0	0	0			0	0
RIDGEVILLE	0	0	0	0	1	5,000	0	0			1	5,000
ST. GEORGE	18	1,073,938	0	0	0	0	1	68,000			1	68,000
SUMMERVILLE	39	2,256,415	6	206,103	8	642,582	5	1,693,209	4	275,600	23	2,817,494
TOTAL DORCHESTER COUNTY	341	25,149,474	51	1,719,318	54	2,610,778	42	3,540,810	67	7,279,970	214	15,150,876
REGION TOTALS	3,257	468,383,668	615	81,061,315	787	75,516,413	1,363	92,783,029	1,101	80,514,219	3,866	329,874,976

**MAP OF
REMODEL/RENOVATION
CLUSTERS**





ALL OTHER CONSTRUCTION

This category of construction permits is compiled for those projects that do not fit under any other category. These projects include but are not limited to swimming pools, accessory structures (garages, sheds, etc.), solar panels, and decks.

In the fourth quarter of 2022, there were 960 “other” permits issued for a value of over \$90.4 million.

That represents a growth of 67.6%, in the time from the fourth quarter of 2021 to the fourth quarter of 2022, in value but a 16.8% decrease in the number of permits issued from the fourth quarter of 2021 to the fourth quarter of 2022.

A breakdown of “other” construction permits by quarter and municipality can be found in the table to the right.

ALL MOBILE HOME INSTALLATIONS

Mobile Home permits are issued for the installation of a detached residential dwelling unit complete and ready for occupancy. When placed in rural environments, they are frequently located on privately owned property.

When placed in an urban environment, mobile homes will usually be placed in parks that are zoned for this specific type of inexpensive housing. Because mobile homes are not constructed to building code standards, they are considered installations vs. construction.

In the fourth quarter of 2022, there were 179 mobile home permits issued. This is an 18.6% decrease from last quarter.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2021 Totals		2022: Q1		2022: Q2		2022: Q3		2022: Q4		2022 Totals	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	113	502,346,800	26	\$84,280,572	30	\$90,623,115	26	\$88,853,423	24	\$95,356,593	106	\$359,113,703
BONNEAU	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
CITY OF CHARLESTON	14	49,486,697	7	\$4,032,008	0	\$0	5	\$17,901,825	1	\$1,866,745	13	\$23,800,578
GOOSE CREEK	10	2,296,372	0	\$0	1	\$3,071,520	0	\$0	3	\$1,404,498	4	\$4,476,018
HANAHAN	4	19,547,601	1	\$3,619,380	8	\$161,656	6	\$2,647,401	11	\$646,523	26	\$7,074,960
JAMESTOWN	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MONCKS CORNER	16	14,336,240	5	\$9,161,345	4	\$1,923,500	9	\$1,435,797	8	\$132,582	26	\$12,653,224
NORTH CHARLESTON	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. STEPHEN	1	300,000	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	9	44,775,596	0	\$0	3	\$3,548,123	1	\$3,468,752	1	\$1,481,157	5	\$8,498,032
TOTAL BERKELEY COUNTY	167	610,089,306	39	\$101,093,306	46	\$99,327,915	47	\$114,307,198	48	\$100,888,101	180	\$415,616,520
UNINCORPORATED CHARLESTON CO.	36	11,781,362	5	\$5,024,200	13	\$3,252,422	8	\$17,031,903	14	\$8,124,150	40	\$33,432,675
AWENDAW	2	1,000,000	2	\$77,000	0	\$0	0	\$0	0	\$0	2	\$77,000
CITY OF CHARLESTON	99	79,478,614	30	\$28,992,161	32	\$29,770,775	38	\$17,098,675	0	\$0	100	\$75,861,611
FOLLY BEACH	1	66,500	0	\$0	1	\$1,310,487	3	\$26,599	0	\$0	4	\$1,337,086
HOLLYWOOD	1	47,328	0	\$0	1	\$422,990	1	\$705,312	0	\$0	2	\$1,128,302
ISLE OF PALMS	1	635,517	1	\$1,000,000	0	\$0	0	\$0	0	\$0	1	\$1,000,000
JAMES ISLAND	4	1,679,500	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
KIAWAH ISLAND	5	4,185,250	0	\$0	2	\$1,061,156	2	\$7,167,942	1	\$8,000	5	\$8,237,098
LINCOLNVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MCCLELLANVILLE	0	0	0	\$0	1	\$530,000	0	\$0	0	\$0	1	\$530,000
MEGETT	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
MOUNT PLEASANT	141	57,868,167	37	\$14,576,323	33	\$18,906,942	35	\$16,881,257	40	\$12,269,004	145	\$62,633,526
NORTH CHARLESTON	127	154,907,338	16	\$32,529,507	25	\$42,531,608	35	\$27,601,213	26	\$30,768,732	102	\$133,431,060
RAVENEL	1	60,000	0	\$0	0	\$0	0	\$0	1	\$150,000	1	\$150,000
ROCKVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SEABROOK ISLAND	2	188,500	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SULLIVANS ISLAND	10	11,482,784	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
TOTAL CHARLESTON COUNTY	430	324,304,385	91	\$82,199,591	108	\$97,786,402	122	\$86,512,903	112	\$92,854,331	433	\$359,353,227
UNINCORPORATED DORCHESTER CO.	11	14,491,747	9	\$18,835,704	2	\$269,000	4	\$4,214,725	6	\$4,496,815	21	\$27,816,244
HARLEYVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	31	34,136,733	0	\$0	6	\$7,960,602	4	\$240,438	5	\$7,177,350	15	\$15,378,390
REEVESVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	0	0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ST. GEORGE	4	1,273,263	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	21	16,807,363	1	\$921,467	3	\$4,658,968	3	\$11,315,135	3	\$558,414	10	\$17,453,984
TOTAL DORCHESTER COUNTY	67	66,709,156	10	\$19,757,171	11	\$12,888,570	11	\$15,770,298	18	\$13,551,643	50	\$61,967,682
REGION TOTALS	664	1,004,102,847	140	\$203,050,068	165	\$210,002,887	180	\$216,590,399	178	\$207,294,075	663	\$836,937,429

**MAP OF
MOBILE HOME INSTALLATION
PERMIT CLUSTERS**

