



BCDC 
BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

ANNUAL CONSTRUCTION REPORT

2025



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

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. 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 the 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, 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 across the region increased between 2024 and 2025, reflecting continued growth and investment across Berkeley, Charleston, and Dorchester Counties.

In 2024, jurisdictions issued 7,216 new construction permits with a combined construction value of approximately \$4.86 billion. This activity represented a strong year for residential and commercial development, with steady permitting levels across most jurisdictions.

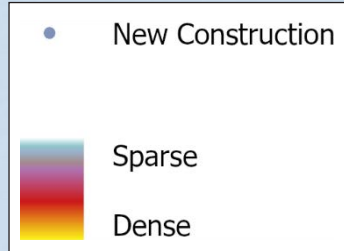
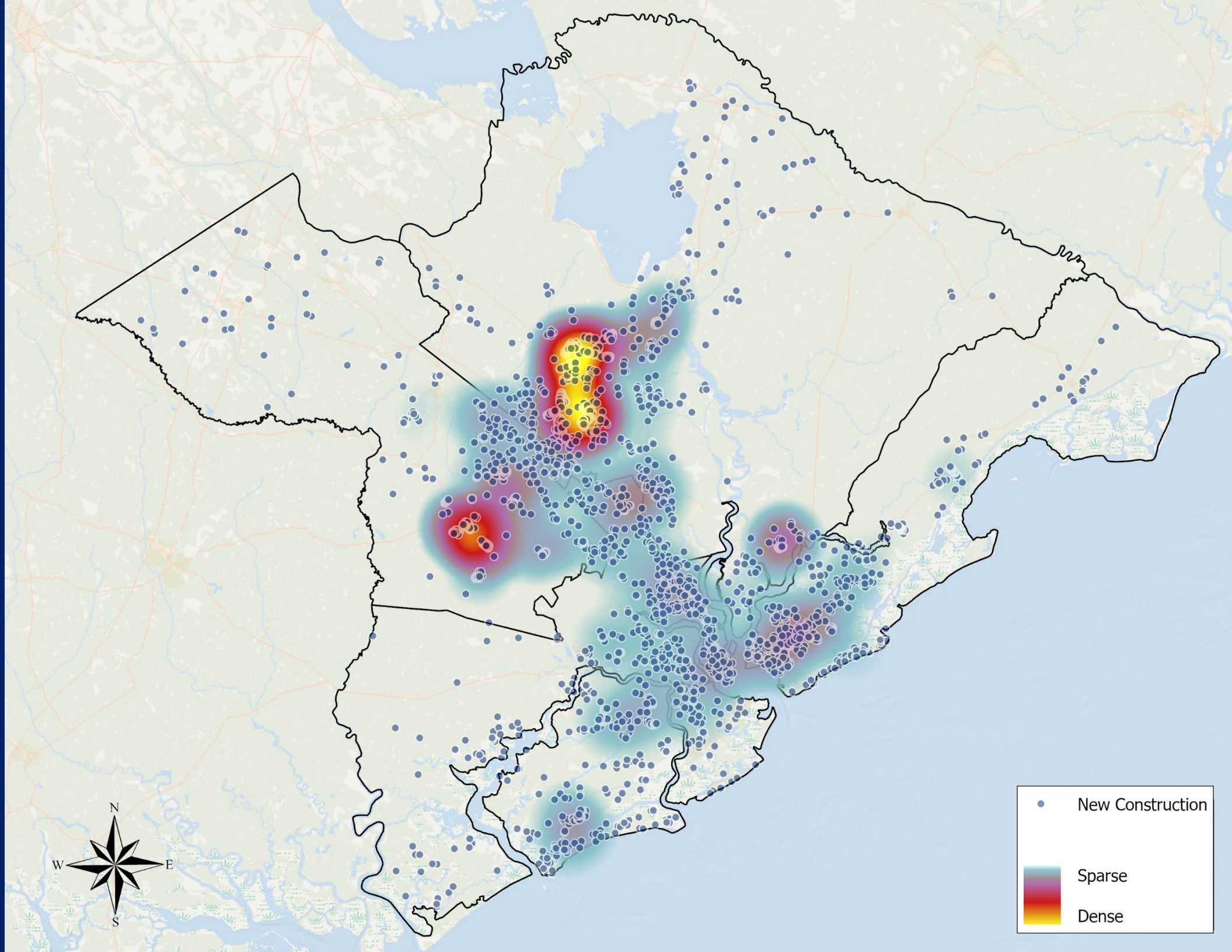
In 2025, new construction permits increased to 7,651, representing an increase of approximately 6 percent over 2024. More notably, the total value of new construction rose sharply to approximately \$8.10 billion, an increase of more than \$3.2 billion year over year.

The substantial increase in construction value in 2025 suggests a shift toward larger-scale and more capital-intensive projects, including major residential developments and higher-value commercial construction. While permit volumes increased modestly, the significant rise in valuation highlights the continued escalation in development intensity and investment across the region.

ALL NEW CONSTRUCTION BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	1,904	\$1,011,178,899	567	\$369,894,687	593	\$595,853,933	537	\$239,741,533	243	\$74,839,974	1,940	\$1,280,330,127
BONNEAU	19	\$5,909,828	7	\$2,183,431	3	\$1,013,536	7	\$2,399,491	3	\$452,918	20	\$6,049,376
CITY OF CHARLESTON	158	\$166,238,929	2	\$112,817	62	\$12,314,323	61	\$283,422,783	115	\$44,872,265	240	\$340,722,188
GOOSE CREEK	439	\$334,980,502	100	-	194	-	189	-	140	-	623	\$0
HANAHAN	128	\$46,098,470	7	\$2,013,929	15	\$65,561,945	4	\$968,489	9	\$2,932,273	35	\$71,476,636
JAMESTOWN	3	\$519,858	1	\$244,726	1	\$305,746	-	-	3	\$798,736	5	\$1,349,208
MONCK'S CORNER	798	\$369,026,515	110	\$39,669,742	75	\$33,989,719	26	\$13,456,663	54	\$20,964,748	265	\$108,080,872
NORTH CHARLESTON	0	\$0	-	-	1	\$776,103	-	-	-	-	1	\$776,103
ST. STEPHEN	7	\$990,628	2	\$1,081,724	-	-	5	\$1,154,263	17	\$2,883,397	24	\$5,119,384
SUMMERVILLE	37	\$32,053,364	21	\$31,297,250	37	\$20,233,899	22	\$10,217,800	24	\$41,884,771	104	\$103,633,720
TOTAL BERKELEY COUNTY	3,493	\$1,966,996,993	817	\$446,498,306	981	\$730,049,204	851	\$551,361,022	608	\$189,629,082	3,257	\$1,917,537,614
UNINCORPORATED CHARLESTON CO.	749	\$434,273,985	116	\$69,442,943	176	\$109,716,982	109	\$74,976,741	131	\$64,015,772	1,940	\$1,280,330,127
AWENDAW	57	\$28,209,377	40	\$21,471,136	32	\$14,331,693	18	\$10,496,825	4	\$1,973,823	20	\$6,049,376
CITY OF CHARLESTON	485	\$475,261,098	160	\$285,099,581	102	\$134,280,628	255	\$224,822,155	83	\$157,371,867	240	\$340,722,188
FOLLY BEACH	22	\$16,004,369	5	\$2,317,815	2	\$897,858	3	\$3,250,000	1	\$592,000	623	\$0
HOLLYWOOD	45	\$17,516,357	-	-	1	\$75,000	-	-	-	-	35	\$71,476,636
ISLE OF PALMS	45	\$77,216,230	36	\$45,175,037	5	\$9,589,268	3	\$5,775,982	6	\$17,315,836	5	\$1,349,208
JAMES ISLAND	16	\$7,412,314	17	\$11,798,807	7	\$4,085,522	2	\$865,000	1	\$343,122	265	\$108,080,872
KIAWAH ISLAND	53	\$174,791,234	13	\$29,572,305	9	\$47,203,642	70	\$127,202,977	10	\$29,430,763	1	\$776,103
LINCOLNVILLE	40	\$17,535,879	6	\$1,742,174	7	\$1,782,551	20	\$4,767,786	-	-	24	\$5,119,384
MCCLELLANVILLE	12	\$5,284,050	1	\$365,500	1	\$668,738	2	\$3,455,813	1	\$555,000	104	\$103,633,720
MEGGETT	16	\$8,743,706	3	\$1,273,297	4	\$4,020,746	3	\$2,276,572	6	\$3,440,394	3,257	\$1,917,537,614
MOUNT PLEASANT	264	\$263,198,727	152	\$117,096,802	98	\$66,104,138	65	\$82,749,000	71	\$67,349,000	532	\$318,152,438
NORTH CHARLESTON	432	\$285,124,605	217	\$638,829,202	128	\$182,414,385	90	\$882,513,850	100	\$515,333,781	94	\$48,273,477
RAVENEL	2	\$2,550,000	-	-	-	-	-	-	-	-	600	\$801,574,231
ROCKVILLE	1	\$184,478	-	-	2	\$1,012,000	1	\$500,000	-	-	11	\$7,057,673
SEABROOK ISLAND	35	\$65,323,916	6	\$9,651,093	12	\$18,495,925	6	\$13,254,272	9	\$17,873,405	1	\$75,000
SULLIVANS ISLAND	12	\$26,431,311	5	\$9,437,930	-	-	-	-	-	-	50	\$72,080,141
SUMMERVILLE	5	\$3,018,350	-	-	-	-	-	-	1	\$65,461,199	27	\$17,092,451
TOTAL CHARLESTON COUNTY	2,291	\$1,908,079,986	777	\$1,243,273,622	586	\$594,679,076	647	\$1,431,130,991	424	\$941,055,962	102	\$233,409,687
UNINCORPORATED DORCHESTER CO.	959	\$769,093,222	332	\$174,647,882	370	\$585,175,359	298	\$263,009,412	316	\$645,278,496	1,316	\$1,668,111,149
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	262	\$70,782,765	6	\$18,626,141	92	\$19,725,499	50	\$45,373,695	74	\$17,979,574	222	\$101,704,909
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	18	\$9,210,261	20	\$15,178,474	-	-	-	-	4	\$533,993	24	\$15,712,467
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	193	\$133,572,384	106	\$38,305,944	117	\$61,120,171	102	\$53,743,865	73	\$30,736,671	398	\$183,906,651
TOTAL DORCHESTER COUNTY	1,432	\$982,658,632	464	\$246,758,441	579	\$666,021,029	450	\$362,126,972	467	\$694,528,734	1,960	\$1,969,435,176
REGION TOTALS	7,216	\$4,857,735,611	2,058	\$1,936,530,369	2,146	\$1,990,749,309	1,948	\$2,344,618,985	1,499	\$1,825,213,778	7,651	\$8,097,112,441

**MAP OF NEW
CONSTRUCTION
PERMIT CLUSTERS**





ALL COMMERCIAL CONSTRUCTION

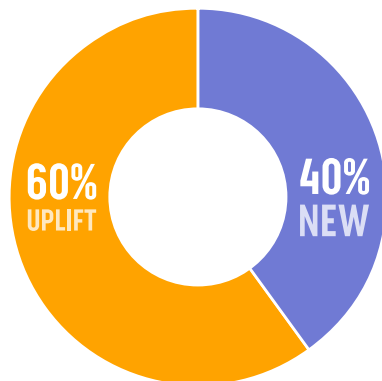
Commercial permits cover the construction of non-residential structures such as hotels, office buildings, warehouses, and other industrial buildings. These values also include commercial “upfits” which are categorized as new construction for reporting purposes. Upfit permits are issued when a new tenant leases a space or the purpose of the space changes. Business remodels and renovations are listed separately in this report.

Commercial construction activity increased substantially between 2024 and 2025, reflecting heightened investment in nonresidential development across the Tricounty region.

In 2024, jurisdictions issued 860 commercial construction permits with a combined construction value of approximately \$2.02 billion. Commercial activity during the year was distributed across a range of project types, including office, retail, industrial, and institutional development.

In 2025, commercial permitting activity increased significantly to 1,396 permits, representing approximately a 62 percent increase over 2024. Total construction value more than doubled, rising to approximately \$4.85 billion, an increase of nearly \$2.84 billion year over year.

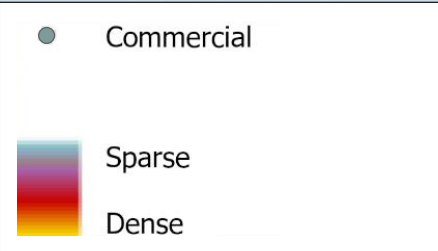
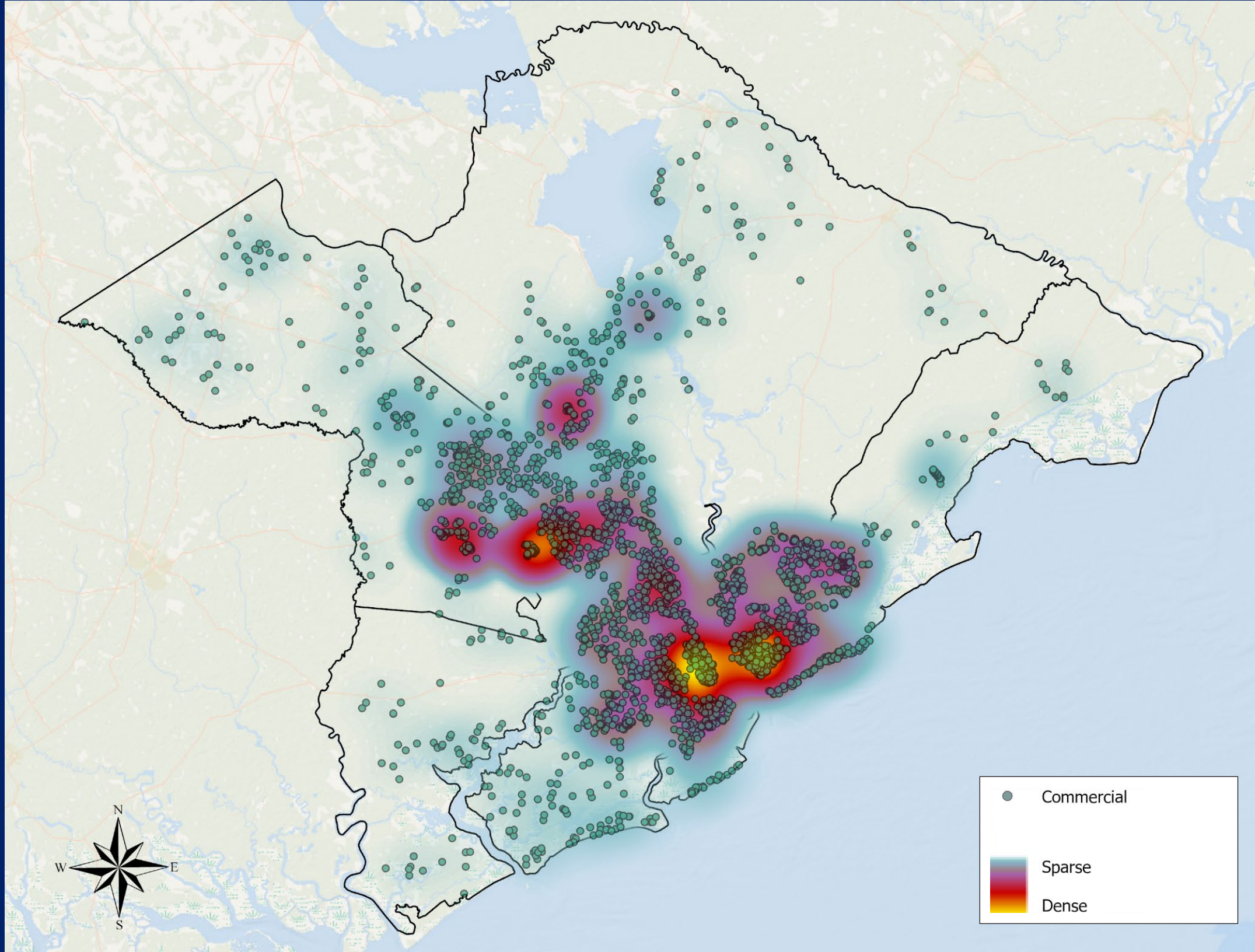
The sharp rise in both permit volume and total valuation in 2025 indicates a notable expansion in commercial development activity, driven by larger-scale and higher-value projects. This trend suggests growing demand for nonresidential space and continued economic investment throughout the region.



ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	165	\$332,452,859	39	\$170,972,635	53	\$400,761,644	56	\$70,869,683	22	\$17,519,885	170	\$660,123,847
BONNEAU	2	\$12,000	1	\$9,226	-	-	-	-	-	-	1	\$9,226
CITY OF CHARLESTON	23	\$69,258,309	2	\$112,817	10	\$3,177,000	40	\$65,763,154	5	\$8,175,675	57	\$77,228,646
GOOSE CREEK	34	\$186,986,524	14	-	21	-	19	-	15	-	69	\$0
HANAHAN	16	\$4,250,006	6	\$1,477,121	8	\$63,024,083	10	\$3,024,325	0	\$0	24	\$67,525,529
JAMESTOWN	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MONCK'S CORNER	9	\$12,818,477	8	\$2,712,498	3	\$5,479,296	14	\$5,641,097	3	\$184,848	28	\$14,017,739
NORTH CHARLESTON	0	\$0	-	-	1	\$776,103	-	-	-	-	1	\$776,103
ST. STEPHEN	0	\$0	-	-	1	\$459,067	-	-	1	\$1,726,386	2	\$2,185,453
SUMMERVILLE	16	\$23,036,636	9	\$3,721,076	8	\$5,786,195	5	\$4,129,639	4	\$5,202,039	26	\$18,838,949
TOTAL BERKELEY COUNTY	265	\$628,814,811	79	\$179,005,373	105	\$479,463,388	144	\$149,427,898	50	\$32,808,833	378	\$840,705,492
UNINCORPORATED CHARLESTON CO.	55	\$70,289,423	14	\$3,517,184	17	\$6,714,992	10	\$21,364,092	10	\$5,975,268	51	\$37,571,536
AWENDAW	0	\$0	-	-	1	\$3,500	1	\$262,752	-	-	2	\$266,252
CITY OF CHARLESTON	158	\$399,059,596	80	\$3,517,184	33	\$53,309,169	58	\$97,291,188	17	\$138,365,795	188	\$292,483,336
FOLLY BEACH	18	\$3,441,338	4	\$952,506	-	-	1	\$144,500	1	\$1,281,636	6	\$2,378,642
HOLLYWOOD	2	\$1,400,000	-	-	1	\$75,000	-	-	-	-	1	\$75,000
ISLE OF PALMS	1	\$8,557,184	9	\$28,335,948	-	-	-	-	2	\$718,253	11	\$29,054,201
JAMES ISLAND	2	\$38,595	2	\$5,406,000	5	\$1,482,440	-	-	2	\$863,970	9	\$7,752,410
KIAWAH ISLAND	9	\$44,028,860	5	\$7,989,510	1	\$180,000	1	\$141,000	-	-	7	\$8,310,510
LINCOLNVILLE	0	\$0	-	-	-	-	1	\$13,824	-	-	1	\$13,824
MCCLELLANVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MEGGETT	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MOUNT PLEASANT	111	\$112,256,045	88	\$66,521,104	46	\$21,928,138	168	\$63,342,052	45	\$26,530,626	347	\$178,321,920
NORTH CHARLESTON	134	\$227,853,423	74	\$575,105,737	38	\$99,702,808	58	\$863,367,011	57	\$593,664,972	227	\$2,131,840,528
RAVENEL	1	\$1,600,000	-	-	-	-	-	-	-	-	0	\$0
ROCKVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SEABROOK ISLAND	2	\$1,800,000	-	-	2	\$50,343	-	-	-	-	2	\$50,343
SULLIVANS ISLAND	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
TOTAL CHARLESTON COUNTY	493	\$870,324,464	276	\$691,345,173	144	\$183,446,390	298	\$1,045,926,419	134	\$767,400,520	852	\$2,688,118,502
UNINCORPORATED DORCHESTER CO.	62	\$435,210,026	34	\$41,344,182	25	\$456,567,694	23	\$162,602,963	17	\$556,872,968	99	\$1,217,387,807
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	18	\$18,639,546	6	\$18,626,141	3	\$1,171,735	5	\$9,947,369	6	\$3,735,786	20	\$33,481,031
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	6	\$3,695,617	3	\$7,688,684	5	\$10,767,158	3	\$1,041,082	-	-	11	\$19,496,924
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	16	\$60,962,453	13	\$5,144,815	7	\$15,871,294	10	\$23,523,571	6	\$10,177,528	36	\$54,717,208
TOTAL DORCHESTER COUNTY	102	\$518,507,642	56	\$72,803,822	40	\$484,377,881	41	\$197,114,985	29	\$570,786,282	166	\$1,325,082,970
REGION TOTALS	860	\$2,017,646,917	411	\$943,154,368	289	\$1,147,287,659	483	\$1,392,469,302	213	\$1,370,995,635	1,396	\$4,853,906,964

**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.

Single-family residential construction remains a significant component of overall development activity across the Tricounty region, though permitting levels moderated between 2024 and 2025.

In 2024, jurisdictions issued 5,447 single-family residential permits with a combined construction value of approximately \$2.57 billion. Single-family development accounted for a substantial share of total residential construction activity and reflected continued demand for new housing across urban, suburban, and unincorporated areas.

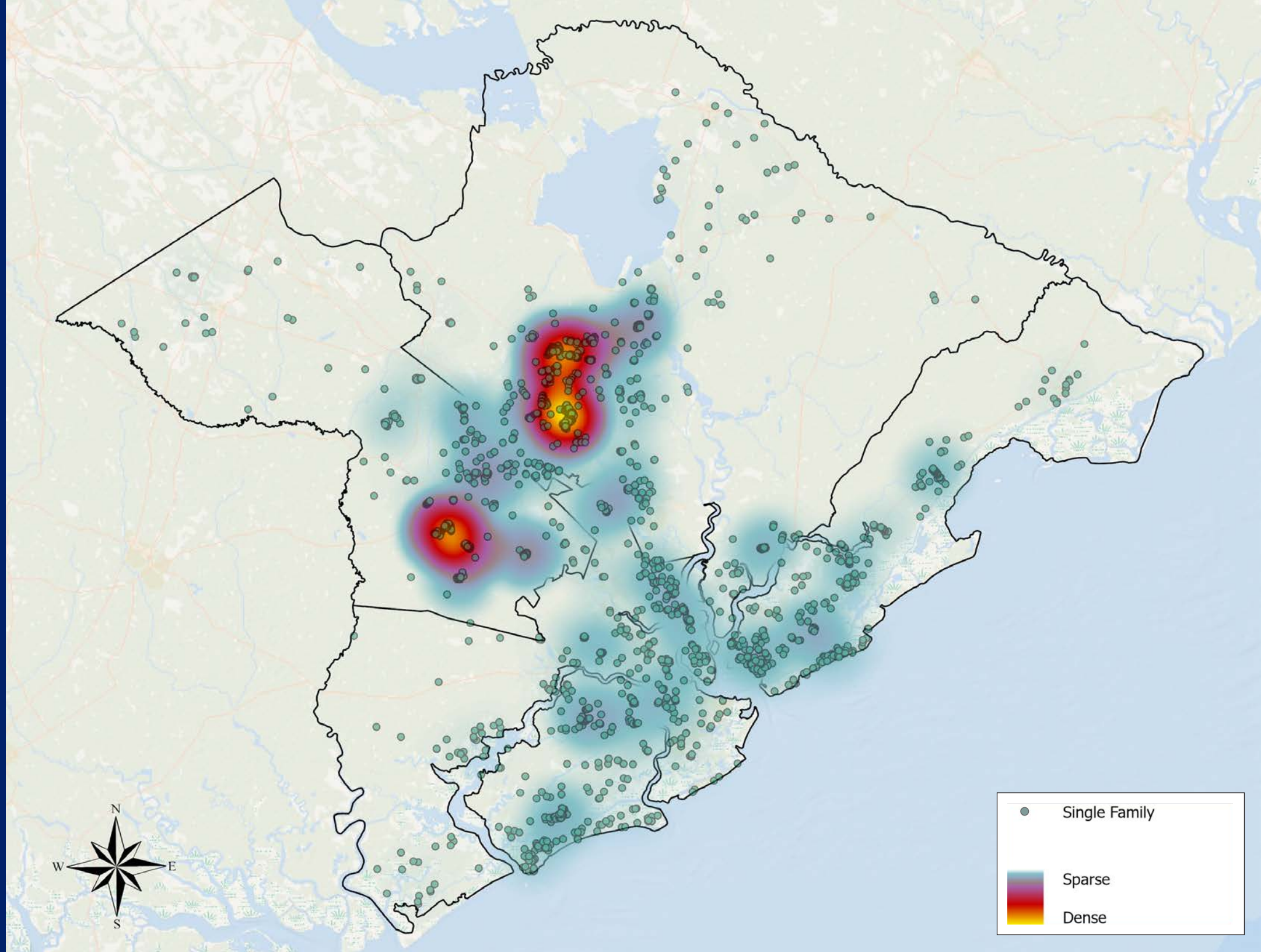
In 2025, single-family permitting activity declined to 5,074 permits, representing a decrease of approximately 7 percent compared to 2024. Total construction value also decreased to approximately \$2.1 billion, reflecting a reduction of more than \$450 million year over year.

The decline in both permit volume and construction value suggests a moderation in single-family residential development, potentially influenced by market conditions, construction costs, and financing constraints. Despite this decrease, single-family housing continues to represent a major share of residential development activity throughout the region..

ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	1,345	\$531,346,978	399	\$152,153,401	412	\$160,331,661	346	\$127,702,122	119	\$43,337,611	1,276	\$483,524,795
BONNEAU	17	\$5,897,828	6	\$2,174,204	3	\$1,013,536	6	\$2,399,491	-	-	15	\$5,587,231
CITY OF CHARLESTON	120	\$53,395,085	16	\$4,084,752	3	\$447,040	24	\$9,241,743	36	\$14,834,505	79	\$28,608,040
GOOSE CREEK	376	\$135,092,731	86	-	163	-	175	-	136	-	560	\$0
HANAHAN	64	\$27,925,311	1	\$536,808	7	\$2,537,862	3	\$907,986	9	\$2,932,273	20	\$6,914,929
JAMESTOWN	3	\$519,858	1	\$244,726	1	\$305,746	-	-	2	\$613,996	4	\$1,164,468
MONCK'S CORNER	670	\$317,980,838	52	\$24,090,852	51	\$23,211,748	19	\$8,047,016	48	\$19,456,474	170	\$74,806,090
NORTH CHARLESTON	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ST. STEPHEN	7	\$990,628	2	\$1,081,724	1	\$533,471	4	\$1,154,263	-	-	7	\$2,769,458
SUMMERVILLE	20	\$9,285,971	8	\$4,643,135	23	\$23,211,748	22	\$10,217,800	19	\$4,900,516	72	\$42,973,199
TOTAL BERKELEY COUNTY	2,622	\$1,082,435,228	571	\$189,009,602	664	\$211,592,812	599	\$159,670,421	369	\$86,075,375	2,203	\$646,348,210
UNINCORPORATED CHARLESTON CO.	546	\$340,830,276	102	\$65,925,759	123	\$95,995,133	87	\$57,796,075	101	\$61,681,300	413	\$281,398,267
AWENDAW	56	\$26,833,593	40	\$21,471,136	31	\$14,328,193	17	\$10,234,073	3	\$1,971,323	91	\$48,004,725
CITY OF CHARLESTON	355	\$114,788,841	41	\$16,537,614	54	\$18,558,376	87	\$31,023,803	73	\$21,462,617	255	\$87,582,410
FOLLY BEACH	14	\$12,990,178	1	\$1,365,309	-	-	3	\$3,250,000	1	\$592,000	5	\$5,207,309
HOLLYWOOD	44	\$16,516,357	-	-	-	-	-	-	-	-	0	\$0
ISLE OF PALMS	39	\$63,886,046	27	\$16,839,089	5	\$9,589,268	12	\$9,492,227	6	\$17,315,836	50	\$53,236,420
JAMES ISLAND	15	\$7,408,369	6	\$2,397,257	2	\$2,603,082	2	\$865,000	1	\$343,122	11	\$6,208,461
KIAWAH ISLAND	43	\$128,807,713	8	\$21,582,795	8	\$47,023,642	3	\$16,336,883	9	\$27,813,684	28	\$112,757,004
LINCOLNVILLE	40	\$17,535,879	6	\$1,742,174	5	\$1,394,419	20	\$4,767,786	-	-	31	\$7,904,379
MCCLELLANVILLE	12	\$5,284,050	1	\$365,500	1	\$1,394,419	2	\$3,455,813	1	\$555,000	5	\$5,770,732
MEGGETT	16	\$8,743,706	3	\$1,273,297	4	\$4,020,746	3	\$2,276,572	6	\$3,440,394	16	\$11,011,009
MOUNT PLEASANT	166	\$154,518,204	60	\$48,838,698	52	\$44,176,000	55	\$44,996,000	42	\$35,852,000	209	\$173,862,698
NORTH CHARLESTON	214	\$50,731,548	73	\$14,257,639	73	\$12,660,434	63	\$12,937,129	36	\$8,906,708	245	\$48,761,910
RAVENEL	1	\$950,000	-	-	-	-	-	-	-	-	0	\$0
ROCKVILLE	1	\$184,478	-	-	2	\$1,012,000	1	\$500,000	-	-	3	\$1,512,000
SEABROOK ISLAND	35	\$63,523,916	6	\$9,651,093	10	\$18,445,582	6	\$13,254,272	9	\$17,873,405	31	\$59,224,352
SULLIVANS ISLAND	12	\$26,431,311	5	\$9,437,930	-	-	-	-	-	-	5	\$9,437,930
SUMMERVILLE	5	\$3,018,350	-	-	-	-	-	-	1	\$300,000	1	\$300,000
TOTAL CHARLESTON COUNTY	1,614	\$1,042,982,815	379	\$231,685,290	370	\$271,201,294	361	\$211,185,633	289	\$198,107,389	1,399	\$912,179,606
UNINCORPORATED DORCHESTER CO.	868	\$338,640,229	291	\$112,398,498	323	\$123,211,593	259	\$101,129,620	216	\$84,895,172	1,089	\$421,634,883
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	225	\$49,133,706	-	-	88	\$17,553,764	28	\$5,022,377	53	\$9,060,788	169	\$31,636,929
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	13	\$5,714,644	17	\$7,489,790	7	\$533,993	-	-	1	\$167,609	25	\$8,191,392
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	105	\$46,894,589	50	\$19,725,379	83	\$34,270,522	30	\$12,869,655	26	\$8,535,950	189	\$75,401,506
TOTAL DORCHESTER COUNTY	1,211	\$440,383,168	358	\$139,613,667	501	\$175,569,872	317	\$119,021,652	296	\$102,659,519	1,472	\$536,864,710
REGION TOTALS	5,447	\$2,565,801,211	1,308	\$560,308,559	1,535	\$658,363,978	1,277	\$489,877,706	954	\$386,842,283	5,074	\$2,095,392,526

**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 townhomes, and do not normally include multi-family structures such as condos, duplexes, or apartments.

Single-family attached residential construction, which includes townhomes and duplex-style housing, continued to increase across the Tricounty region between 2024 and 2025, reflecting growing demand for moderately priced and higher-density housing options.

In 2024, jurisdictions issued 972 single-family attached permits with a combined construction value of approximately \$256.4 million. This level of activity represented a significant share of attached residential development and highlighted the role of townhome-style housing in meeting regional housing demand.

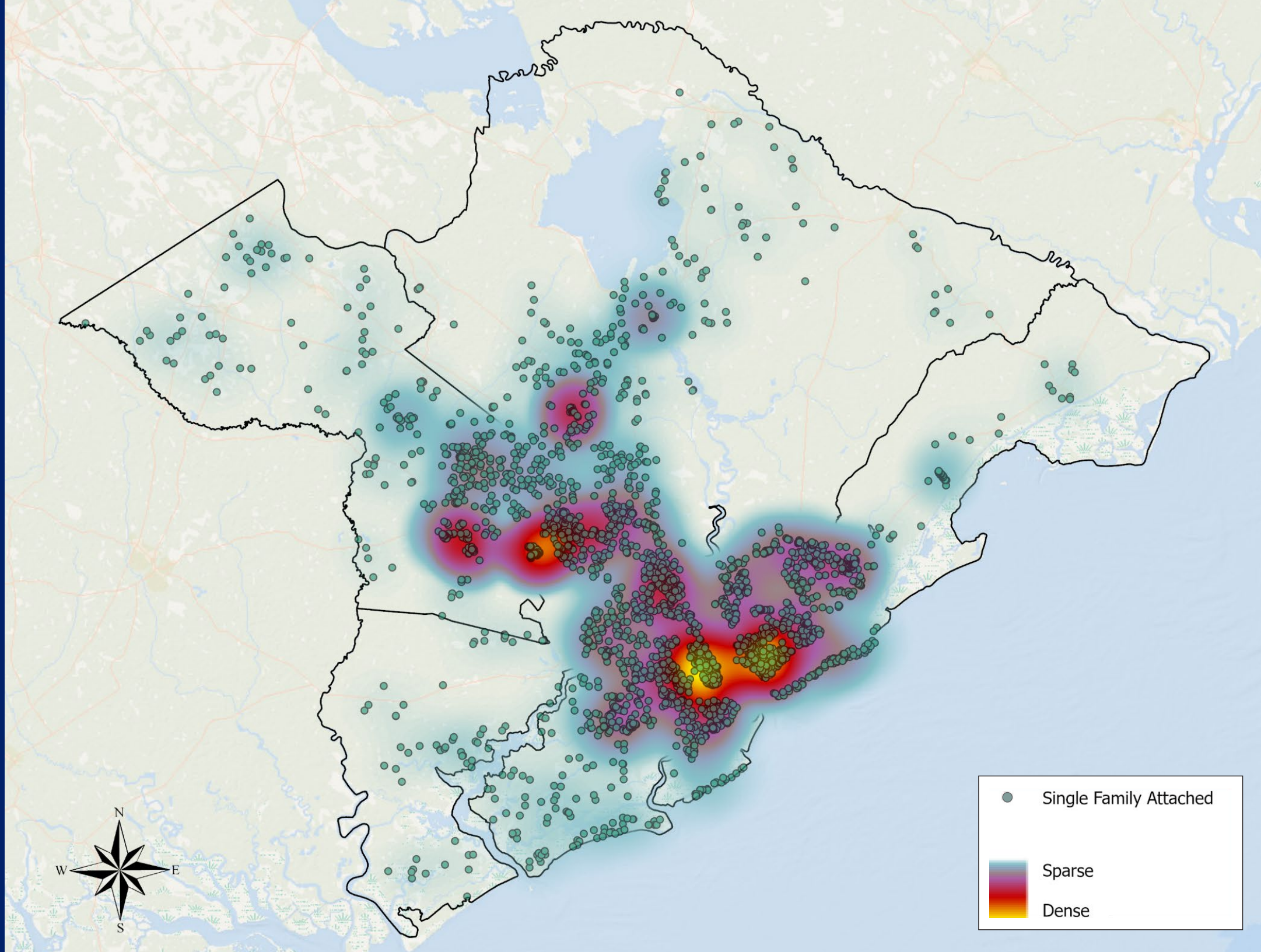
In 2025, single-family attached permitting increased substantially to 1,466 permits, representing approximately a 51 percent increase over 2024. Total construction value rose sharply to approximately \$453.1 million, an increase of nearly \$197 million year over year.

The strong growth in both permit volume and construction value indicates a continued shift toward attached residential housing, driven by affordability considerations, land availability constraints, and demand for higher-density development. This trend suggests that single-family attached housing is playing an increasingly important role in accommodating population growth and housing needs across the region.

ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	332	\$94,208,476	124	\$35,018,651	122	\$33,589,200	135	\$41,169,728	84	\$22,975,014	465	\$132,752,593
BONNEAU	0	\$0	-	-	-	-	-	-	-	-	0	\$0
CITY OF CHARLESTON	9	\$3,157,221	-	-	49	\$7,288,421	28	\$4,064,193	75	\$14,187,760	152	\$25,540,374
GOOSE CREEK	45	\$13,305,025	-	-	25	-	10	-	0	\$0	35	\$0
HANAHAN	49	\$15,413,498	-	-	-	-	-	-	0	\$0	0	\$0
JAMESTOWN	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MONCK'S CORNER	119	\$38,152,200	50	\$12,866,392	21	\$5,298,675	-	-	6	\$1,508,274	77	\$19,673,341
NORTH CHARLESTON	0	\$0	-	-	-	-	-	-	29	\$3,804,399	29	\$3,804,399
ST. STEPHEN	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
TOTAL BERKELEY COUNTY	554	\$164,236,420	174	\$47,885,043	217	\$46,176,296	173	\$45,233,921	194	\$42,475,447	758	\$181,770,707
UNINCORPORATED CHARLESTON CO.	170	\$33,439,073	-	-	36	\$7,006,858	19	\$2,977,785	8	\$2,018,972	63	\$12,003,615
AWENDAW	0	\$0	-	-	-	-	-	-	-	-	0	\$0
CITY OF CHARLESTON	5	\$1,392,893	24	\$5,649,213	3	\$849,573	119	\$27,856,596	2	\$368,455	148	\$34,723,837
FOLLY BEACH	0	\$0	-	-	-	-	-	-	-	-	0	\$0
HOLLYWOOD	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ISLE OF PALMS	0	\$0	-	-	-	-	-	-	-	-	0	\$0
JAMES ISLAND	0	\$0	10	\$4,408,550	-	-	-	-	-	-	10	\$4,408,550
KIAWAH ISLAND	0	\$0	-	-	-	-	67	\$110,866,094	-	-	67	\$110,866,094
LINCOLNVILLE	0	\$0	-	-	2	\$388,132	-	-	-	-	2	\$388,132
MCCLELLANVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MEGETT	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MOUNT PLEASANT	0	\$0	4	\$1,737,000	-	-	-	-	23	\$4,471,000	27	\$6,208,000
NORTH CHARLESTON	112	\$23,040,265	63	\$14,966,878	1	\$2,000,000	3	\$538,427	29	\$3,804,399	96	\$21,309,704
RAVENEL	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ROCKVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SEABROOK ISLAND	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SULLIVANS ISLAND	0	\$0	-	-	-	-	-	-	2	-	2	\$0
SUMMERVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
TOTAL CHARLESTON COUNTY	287	\$57,872,231	101	\$26,761,641	42	\$10,244,563	208	\$142,238,902	64	\$10,662,826	415	\$189,907,932
UNINCORPORATED DORCHESTER CO.	40	\$5,969,824	6	\$905,202	22	\$5,396,072	30	\$5,609,947	26	\$3,092,396	84	\$15,003,617
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	19	\$3,009,513	-	-	-	-	18	\$6,178,200	15	\$5,183,000	33	\$11,361,200
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	72	\$25,348,737	43	\$13,435,750	26	\$5,396,072	67	\$24,235,362	40	\$12,020,694	176	\$55,087,878
TOTAL DORCHESTER COUNTY	131	\$34,328,074	49	\$14,340,952	48	\$10,792,144	115	\$36,023,509	81	\$20,296,090	293	\$81,452,695
REGION TOTALS	972	\$256,436,725	324	\$88,987,636	307	\$67,213,003	496	\$223,496,332	339	\$73,434,363	1,466	\$453,131,334

**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 residential construction activity increased significantly across the Tricounty region between 2024 and 2025, reflecting a renewed emphasis on higher-density housing and large-scale residential development.

In 2024, jurisdictions issued 45 multi-family residential permits with a combined construction value of approximately \$167.9 million. While permitting levels were relatively modest, the projects approved during the year contributed meaningfully to the region's overall residential development activity.

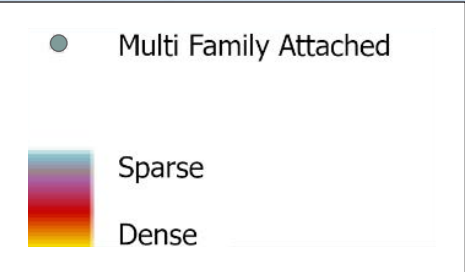
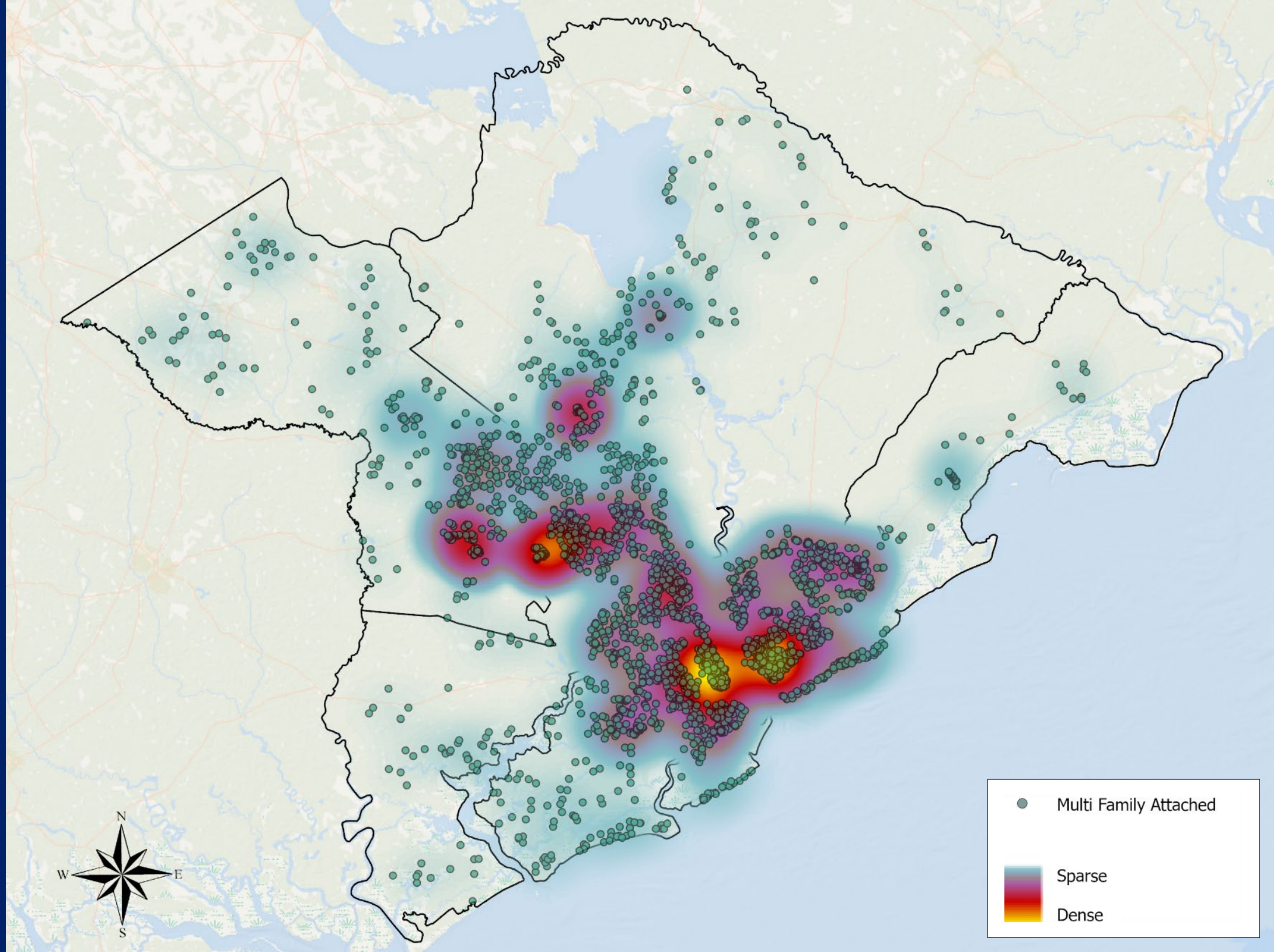
In 2025, multi-family permitting increased sharply to 121 permits, representing an increase of nearly 170 percent compared to 2024. Total construction value rose to approximately \$486.6 million, an increase of more than \$318 million year over year.

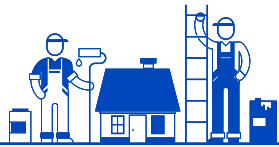
The substantial growth in both permit volume and construction value in 2025 indicates a strong shift toward larger-scale and higher-density residential projects, including apartment and mixed-use developments. This trend highlights the growing role of multi-family housing in addressing housing demand, affordability pressures, and population growth across the region.

ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	20	\$53,140,303	5	\$11,750,000	-	-	-	-	-	-	5	\$11,750,000
BONNEAU	0	\$0	-	-	-	-	-	-	-	-	0	\$0
CITY OF CHARLESTON	3	\$41,149,958	-	-	-	-	1	\$16,391,267	1	\$8,000,000	2	\$24,391,267
GOOSE CREEK	0	\$0	-	-	-	-	-	-	-	-	0	\$0
HANAHAN	0	\$0	-	-	-	-	-	-	-	-	0	\$0
JAMESTOWN	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MONCK'S CORNER	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ST. STEPHEN	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	0	\$0	-	-	-	-	-	-	4	\$35,387,905	4	\$35,387,905
TOTAL BERKELEY COUNTY	23	\$94,290,261	5	\$11,750,000	-	-	1	\$16,391,267	5	\$43,387,905	11	\$71,529,172
UNINCORPORATED CHARLESTON CO.	0	\$0	-	-	-	-	-	-	-	-	0	\$0
AWENDAW	0	\$0	-	-	-	-	-	-	-	-	0	\$0
CITY OF CHARLESTON	19	\$71,851,216	22	\$90,829,379	8	\$59,312,000	33	\$75,819,672	-	-	63	\$225,961,051
FOLLY BEACH	0	\$0	-	-	-	-	-	-	-	-	0	\$0
HOLLYWOOD	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ISLE OF PALMS	0	\$0	-	-	-	-	-	-	-	-	0	\$0
JAMES ISLAND	0	\$0	-	-	-	-	-	-	-	-	0	\$0
KIAWAH ISLAND	0	\$0	-	-	-	-	-	-	1	\$1,617,079	1	\$1,617,079
LINCOLNVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MCCLELLANVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MEGETT	0	\$0	-	-	-	-	-	-	-	-	0	\$0
MOUNT PLEASANT	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	3	\$1,785,308	7	\$34,498,948	16	\$68,051,143	1	\$30,000,000	20	\$26,619,572	44	\$159,169,663
RAVENEL	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ROCKVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SEABROOK ISLAND	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SULLIVANS ISLAND	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
TOTAL CHARLESTON COUNTY	22	\$73,636,524	29	\$125,328,327	24	\$127,363,143	34	\$105,819,672	21	\$28,236,651	108	\$386,747,793
UNINCORPORATED DORCHESTER CO.	0	\$0	-	-	-	-	-	-	-	-	0	\$0
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	0	\$0	-	-	-	-	1	\$27,975,000	-	-	1	\$27,975,000
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	0	\$0	-	-	1	\$356,600	-	-	-	-	1	\$356,600
TOTAL DORCHESTER COUNTY	0	\$0	-	-	1	\$356,600	1	\$356,600	-	-	2	\$28,331,600
REGION TOTALS	45	\$167,926,785	34	\$137,078,327	25	\$127,719,743	36	\$122,567,539	26	\$71,624,556	121	\$486,608,565

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.

Remodel, renovation, and addition (R/A) construction activity declined across the Tricounty region between 2024 and 2025, following elevated levels of reinvestment in existing structures during the prior year.

In 2024, jurisdictions issued 3,137 remodel and renovation permits with a combined construction value of approximately \$458.6 million. This activity reflected substantial reinvestment in existing residential and commercial buildings, including interior renovations, additions, and structural improvements.

In 2025, remodel and renovation permitting decreased to 1,756 permits, representing a decline of approximately 44 percent compared to 2024. Total construction value also declined to approximately \$253.0 million, a decrease of more than \$205 million year over year.

The reduction in both permit volume and construction value suggests a cooling in renovation activity, potentially influenced by higher construction costs, interest rate conditions, and a shift in investment toward new construction projects. Despite the decline, remodel and renovation activity continues to represent an important component of overall development by supporting reinvestment and maintenance of the region's existing building stock.

ALL REMODELS/RENOVATIONS BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	167	\$28,500,792	34	\$4,076,427	30	\$976,524	43	\$1,628,161	27	\$935,845	134	\$7,616,957
BONNEAU	5	\$64,414	4	\$190,096	3	\$227,773	-	-	1	\$114,635	8	\$532,504
CITY OF CHARLESTON	119	\$13,515,191	1	\$305,625	10	\$1,770,023	5	\$358,995	10	\$4,128,907	26	\$6,563,550
GOOSE CREEK	43	\$211,538	28	-	1	-	4	-	3	-	36	\$0
HANAHAN	34	\$7,152,074	2	\$46,991	6	\$651,679	6	\$685,422	3	\$431,900	17	\$1,815,992
JAMESTOWN	0	\$0	1	\$208,248	-	-	-	-	-	-	1	\$208,248
MONCK'S CORNER	27	\$2,442,971	4	\$166,500	5	\$651,679	14	\$162,953	8	\$244,598	31	\$1,225,730
NORTH CHARLESTON	1	\$2,500	-	-	-	-	-	-	-	-	0	\$0
ST. STEPHEN	7	\$87,139	5	\$257,231	4	\$148,413	-	-	2	\$110,880	11	\$516,524
SUMMERVILLE	1	\$264,623	-	-	1	\$31,888	-	-	2	\$307,278	3	\$339,166
TOTAL BERKELEY COUNTY	404	\$52,241,242	79	\$5,251,118	60	\$4,457,979	72	\$2,835,531	56	\$6,274,043	267	\$18,818,671
UNINCORPORATED CHARLESTON CO.	194	\$26,254,440	33	\$3,955,764	66	\$5,351,329	21	\$4,511,692	38	\$4,100,558	158	\$17,919,343
AWENDAW	6	\$181,888	1	\$138,092	1	\$212,000	-	-	-	-	2	\$350,092
CITY OF CHARLESTON	1,162	\$122,164,117	55	\$10,435,179	62	\$11,956,382	71	\$14,358,791	21	\$3,670,349	209	\$40,420,701
FOLLY BEACH	50	\$4,181,600	7	\$390,700	-	-	1	\$104,770	2	\$281,512	10	\$776,982
HOLLYWOOD	22	\$1,005,940	1	\$189,000	-	-	1	\$51,963	-	-	2	\$240,963
ISLE OF PALMS	64	\$24,182,910	5	\$1,658,712	14	\$9,494,464	5	\$1,383,992	14	\$4,417,649	38	\$16,954,817
JAMES ISLAND	56	\$4,538,134	6	\$679,365	22	\$1,168,457	101	\$948,662	15	\$903,763	144	\$3,700,247
KIAWAH ISLAND	185	\$57,754,408	47	\$8,189,185	27	\$6,513,846	26	\$17,507,456	21	\$7,007,939	121	\$39,218,426
LINCOLNVILLE	0	\$0	-	-	-	-	-	-	1	\$253,746	1	\$253,746
MCCLELLANVILLE	4	\$270,975	1	\$39,667	1	\$300,000	-	-	2	\$230,155	4	\$569,822
MEGETT	3	\$350,000	-	-	3	\$244,971	-	-	1	\$297,152	4	\$542,123
MOUNT PLEASANT	402	\$79,185,298	101	\$24,426,988	94	\$19,533,212	168	\$16,754,692	40	\$10,932,759	403	\$71,647,651
NORTH CHARLESTON	151	\$29,675,726	18	\$1,766,655	12	\$7,052,395	6	\$641,873	7	\$2,219,700	43	\$11,680,623
RAVENEL	1	\$72,691	-	-	-	-	-	-	-	-	0	\$0
ROCKVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SEABROOK ISLAND	118	\$11,902,319	6	\$773,005	45	\$4,175,661	5	\$1,128,537	35	\$1,762,542	91	\$7,839,745
SULLIVAN'S ISLAND	51	\$18,583,467	8	\$4,968,773	-	-	-	-	-	-	8	\$4,968,773
SUMMERVILLE	0	\$0	1	\$15,715	-	-	-	-	-	-	1	\$15,715
TOTAL CHARLESTON COUNTY	2,469	\$380,303,913	290	\$57,626,800	347	\$66,002,717	405	\$57,392,428	197	\$36,077,824	1,239	\$217,099,769
UNINCORPORATED DORCHESTER CO.	234	\$23,449,258	67	\$8,400,449	44	\$1,613,641	57	\$2,057,623	46	\$1,808,379	214	\$13,880,092
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	17	\$1,264,098	-	-	3	\$207,275	-	-	2	\$133,310	5	\$340,585
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	4	\$895,731	-	-	2	\$6,000	-	-	1	\$5,000	3	\$11,000
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	9	\$429,714	8	\$1,008,724	11	\$868,870	4	\$609,472	5	\$317,510	28	\$2,804,576
TOTAL DORCHESTER COUNTY	264	\$26,038,801	75	\$9,409,173	60	\$2,695,786	61	\$2,667,095	54	\$2,264,199	250	\$17,036,253
REGION TOTALS	3,137	\$458,583,956	444	\$72,287,091	467	\$73,156,482	538	\$62,895,054	307	\$44,616,066	1,756	\$252,954,693



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.), solar panels and decks.

“Other” construction activity—which includes permits for smaller-scale improvements such as swimming pools, accessory structures, garages, decks, sheds, solar installations, and similar projects—remained relatively stable across the Tricounty region between 2024 and 2025.

In 2024, jurisdictions issued 376 “other” construction permits with a combined construction value of approximately \$236.1 million. These permits represented a diverse range of smaller, nontraditional construction activities that contribute to incremental property improvements throughout the region.

In 2025, permit activity remained unchanged at 376 permits, while total construction value increased slightly to approximately \$240.0 million, reflecting a modest year-over-year increase of about \$3.9 million.

The stability in permit volume, coupled with a slight increase in construction value, suggests continued steady investment in small-scale residential and accessory improvements. These projects, while individually lower in value than major development activity, collectively play an important role in property maintenance, neighborhood enhancement, and incremental reinvestment across the Tricounty area.

ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	236	\$4,928,262	71	\$1,157,703	63	\$1,011,387	65	\$1,706,485	46	\$932,717	245	\$4,808,292
BONNEAU	17	\$429,466	7	\$235,322	7	\$187,193	5	\$84,412	6	\$103,796	25	\$610,723
CITY OF CHARLESTON	165	\$11,358,234	4	\$510,711	20	\$1,716,189	68	\$9,527,708	56	\$3,661,073	148	\$15,415,681
GOOSE CREEK	56	\$2,349,376	15	-	16	-	6	-	19	-	56	\$0
HANAHAN	165	\$6,223,192	21	\$503,697	29	\$560,842	1	\$2,500	14	\$651,179	65	\$1,718,218
JAMESTOWN	7	\$315,999	-	-	1	\$14,000	-	-	4	\$38,304	5	\$52,304
MONCK'S CORNER	41	\$5,143,833	6	\$109,561	18	\$170,422	32	\$636,625	34	\$561,106	90	\$1,477,714
NORTH CHARLESTON	0	\$0	-	-	-	-	-	-	-	-	0	\$0
ST. STEPHEN	13	\$253,585	1	\$25,785	3	\$170,422	1	\$10,118	4	\$43,344	9	\$249,669
SUMMERVILLE	3	\$1,490,707	3	\$1,870,748	2	\$98,711	-	-	6	\$157,842	11	\$2,127,301
TOTAL BERKELEY COUNTY	703	\$32,492,654	128	\$4,413,527	159	\$3,929,166	178	\$11,967,848	189	\$6,149,361	654	\$26,459,902
UNINCORPORATED CHARLESTON CO.	204	\$15,508,753	57	\$3,540,384	55	\$3,258,692	45	\$4,981,317	37	\$2,820,734	194	\$14,601,127
AWENDAW	11	\$1,638,184	12	\$444,549	6	\$132,000	7	\$353,890	3	\$152,440	28	\$1,082,879
CITY OF CHARLESTON	839	\$49,244,759	132	\$5,677,073	175	\$12,792,837	217	\$11,840,165	230	\$16,908,156	754	\$47,218,231
FOLLY BEACH	107	\$3,757,046	13	\$907,143	-	-	3	\$142,829	6	\$415,650	22	\$1,465,622
HOLLYWOOD	14	\$855,204	1	\$60,000	-	-	-	-	-	-	1	\$60,000
ISLE OF PALMS	52	\$5,881,492	15	\$1,810,849	20	\$2,151,362	19	\$2,583,949	22	\$5,212,250	76	\$11,758,410
JAMES ISLAND	37	\$2,616,386	7	\$1,810,849	10	\$583,384	14	\$2,163,591	7	\$234,561	38	\$4,792,385
KIAWAH ISLAND	38	\$6,990,857	9	\$1,816,610	15	\$2,502,682	1	\$331,715	5	\$2,087,576	30	\$6,738,583
LINCOLNVILLE	4	\$140,100	3	\$55,100	1	\$70,000	-	-	-	-	4	\$125,100
MCCLELLANVILLE	4	\$260,292	-	-	6	\$1,123,550	-	-	-	-	6	\$1,123,550
MEGGETT	17	\$1,116,258	4	\$55,100	6	\$245,645	2	\$172,000	3	\$2,087,576	15	\$2,560,321
MOUNT PLEASANT	436	\$39,897,960	178	\$17,054,000	185	\$17,840,544	131	\$13,558,355	117	\$2,087,576	611	\$50,540,475
NORTH CHARLESTON	530	\$40,154,807	94	\$11,783,309	134	\$9,233,712	79	\$7,939,565	59	\$1,744,476	366	\$30,701,062
RAVENEL	2	\$164,542	-	-	-	-	-	-	-	-	0	\$0
ROCKVILLE	1	\$60,000	1	\$25,000	-	-	2	\$77,550	-	-	3	\$102,550
SEABROOK ISLAND	23	\$3,845,746	4	\$644,640	3	\$292,870	2	\$203,800	-	-	9	\$1,141,310
SULLIVANS ISLAND	96	\$6,116,930	19	\$1,109,975	-	-	-	-	-	-	19	\$1,109,975
SUMMERVILLE	4	\$110,222	2	\$57,707	1	\$12,855	-	-	1	\$48,962	4	\$119,524
TOTAL CHARLESTON COUNTY	2,419	\$178,359,538	551	\$46,852,288	617	\$50,240,133	522	\$44,348,726	490	\$33,799,957	2,180	\$175,241,104
UNINCORPORATED DORCHESTER CO.	318	\$13,625,989	117	\$4,689,958	142	\$14,406,389	148	\$8,753,802	93	\$3,138,253	500	\$30,988,402
HARLEYVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
NORTH CHARLESTON	194	\$5,861,019	35	\$710,463	122	\$1,173,411	40	\$1,312,732	106	\$1,301,046	303	\$4,497,652
REEVESVILLE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
RIDGEVILLE	9	\$512,345	1	\$16,000	3	\$330,598	-	-	-	-	4	\$346,598
ST. GEORGE	0	\$0	-	-	-	-	-	-	-	-	0	\$0
SUMMERVILLE	33	\$5,281,319	8	\$384,709	17	\$1,660,834	6	\$161,792	4	\$268,594	35	\$2,475,929
TOTAL DORCHESTER COUNTY	554	\$25,280,672	161	\$5,801,130	284	\$17,571,232	194	\$10,228,326	203	\$4,707,893	842	\$38,308,581
REGION TOTALS	3,676	\$236,132,864	840	\$57,066,945	1,060	\$71,740,531	894	\$66,544,900	882	\$44,657,211	3,676	\$240,009,587



ALL CONSTRUCTION BY JURISDICTION

SUMMARY

Overall construction activity across the Tricounty region remained strong between 2024 and 2025, with total construction value increasing despite a modest decline in total permit activity.

In 2024, the region issued 14,137 construction permits with a combined construction value of approximately \$5.70 billion. This level of activity reflected broad development across residential, commercial, renovation, and accessory construction types throughout Berkeley, Charleston, and Dorchester Counties.

In 2025, total permit activity declined slightly to 13,489 permits, representing a decrease of approximately 4.6 percent compared to 2024. Despite the reduction in permit volume, total construction value increased to approximately \$5.88 billion, an increase of roughly \$176 million, or about 3 percent, year over year.

The divergence between declining permit counts and rising construction value indicates a continued shift toward larger-scale and higher-value projects across the region. While fewer permits were issued overall, the projects approved in 2025 were, on average, more capital-intensive, reflecting increased development intensity and higher permit valuations. Berkeley County experienced the most pronounced growth in overall construction value, driven largely by activity in unincorporated areas and select municipalities experiencing large-scale residential and commercial development.

Charleston County continued to account for the largest share of total regional construction value, with Mount Pleasant, the City of Charleston, and North Charleston serving as the primary contributors to high-value development.

Dorchester County maintained steady construction activity, with growth concentrated in Summerville and unincorporated Dorchester County, reflecting sustained but more moderate development compared to the other two counties.

JURISDICTION	TOTALS 2024		2025:Q1		2025:Q2		2025:Q3		2025:Q4		TOTALS 2025	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	2,265	\$1,044,577,670	672	\$375,128,817	680	\$596,670,416	645	\$243,076,179	298	\$85,701,072	2,295	\$1,164,079,604
BONNEAU	41	\$6,403,708	18	\$2,608,848	13	\$1,428,502	11	\$2,483,903	7	\$218,431	49	\$7,316,933
CITY OF CHARLESTON	439	\$191,833,998	23	\$5,013,905	92	\$14,398,673	166	\$105,347,060	183	\$52,987,920	464	\$185,395,553
GOOSE CREEK	554	\$337,945,194	143	\$0	226	\$0	214	\$0	173	\$0	756	\$126,552,803
HANAHAN	328	\$60,964,081	30	\$2,564,617	50	\$66,774,466	20	\$4,620,233	26	\$4,015,352	126	\$49,653,802
JAMESTOWN	10	\$835,857	2	\$452,974	2	\$319,746	0	\$0	6	\$652,300	10	\$1,288,831
MONCK'S CORNER	866	\$376,538,319	120	\$39,945,803	98	\$34,811,820	79	\$14,487,691	99	\$21,955,300	396	\$316,952,459
NORTH CHARLESTON	1	\$2,500	0	\$0	1	\$776,103	0	\$0	29	\$3,804,399	30	\$2,500
ST. STEPHEN	27	\$1,331,352	8	\$1,364,740	9	\$1,311,373	5	\$1,164,381	7	\$1,880,610	29	\$2,349,819
SUMMERVILLE	40	\$34,077,937	20	\$10,234,959	34	\$29,128,542	27	\$14,347,439	35	\$45,955,580	116	\$33,393,237
TOTAL BERKELEY COUNTY	4,568	\$2,054,510,616	1,036	\$437,314,663	1,205	\$745,619,641	1,167	\$385,526,886	863	\$217,170,964	4,271	\$1,886,985,541
UNINCORPORATED CHARLESTON CO.	1,169	\$486,321,965	206	\$76,939,091	297	\$118,327,004	182	\$91,630,961	194	\$76,596,832	879	\$395,359,202
AWENDAW	73	\$28,653,665	53	\$22,053,777	39	\$14,675,693	25	\$10,850,715	6	\$2,123,763	123	\$46,449,269
CITY OF CHARLESTON	2,538	\$758,501,422	354	\$132,645,642	335	\$156,778,337	585	\$258,190,215	343	\$180,775,372	1,617	\$599,107,331
FOLLY BEACH	189	\$24,370,162	25	\$3,615,658	0	\$0	8	\$3,642,099	10	\$2,570,798	43	\$21,911,628
HOLLYWOOD	82	\$19,777,501	2	\$249,000	1	\$75,000	1	\$51,963	0	\$0	4	\$17,389,588
ISLE OF PALMS	156	\$102,507,632	56	\$48,644,598	39	\$21,235,094	36	\$13,460,168	44	\$27,663,988	175	\$134,927,585
JAMES ISLAND	110	\$14,601,484	31	\$14,702,021	39	\$5,837,363	117	\$3,977,253	25	\$2,345,416	212	\$21,083,682
KIAWAH ISLAND	275	\$237,581,838	69	\$39,578,100	51	\$56,220,170	98	\$145,183,148	36	\$38,526,278	254	\$210,416,745
LINCOLNVILLE	44	\$17,675,979	9	\$1,797,274	8	\$1,852,551	21	\$4,781,610	1	\$253,746	39	\$19,333,253
MCCLELLANVILLE	20	\$5,815,317	2	\$405,167	8	\$2,817,969	2	\$3,455,813	3	\$785,155	15	\$4,421,839
MEGGETT	36	\$10,209,964	7	\$1,328,397	13	\$4,511,362	5	\$2,448,572	10	\$5,825,122	35	\$7,997,610
MOUNT PLEASANT	1,115	\$385,857,507	431	\$158,577,790	377	\$103,477,894	522	\$138,651,099	267	\$79,873,961	1,597	\$420,783,381
NORTH CHARLESTON	1,144	\$373,241,077	329	\$652,379,166	274	\$198,700,492	210	\$915,424,005	208	\$636,959,827	1,021	\$894,789,838
RAVENEL	5	\$2,787,233	0	\$0	0	\$0	0	\$0	0	\$0	0	\$2,622,691
ROCKVILLE	2	\$244,478	1	\$25,000	2	\$1,012,000	3	\$577,550	0	\$0	6	\$209,478
SEABROOK ISLAND	178	\$81,071,981	16	\$11,068,738	60	\$22,964,456	13	\$14,586,609	44	\$19,635,947	133	\$73,378,917
SULLIVAN'S ISLAND	159	\$51,131,708	32	\$15,516,678	0	\$0	0	\$0	2	\$0	34	\$57,363,056
SUMMERVILLE	9	\$3,128,572	3	\$73,422	1	\$12,855	0	\$0	2	\$348,962	6	\$3,201,994
TOTAL CHARLESTON COUNTY	7,304	\$2,603,479,485	1,626	\$1,179,599,519	1,544	\$708,498,240	1,828	\$1,606,911,780	1,195	\$1,074,285,167	6,193	\$2,930,747,087
UNINCORPORATED DORCHESTER CO.	1,522	\$816,895,326	515	\$167,738,289	556	\$601,195,389	517	\$280,153,955	398	\$649,807,168	1,986	\$816,943,628
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	473	\$77,907,882	41	\$19,336,604	216	\$20,106,185	92	\$50,435,678	182	\$19,413,930	531	\$74,780,428
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	32	\$10,818,337	21	\$15,194,474	17	\$11,637,749	3	\$1,041,082	2	\$172,609	43	\$21,337,998
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	235	\$138,916,812	122	\$39,699,377	145	\$58,424,192	117	\$61,399,852	81	\$31,320,276	465	\$148,165,824
TOTAL DORCHESTER COUNTY	2,262	\$1,044,538,357	699	\$241,968,744	934	\$691,363,515	729	\$365,412,167	663	\$700,713,983	3,025	\$1,061,227,878
REGION TOTALS	14,137	\$5,702,528,458	3,361	\$1,858,882,926	3,683	\$2,145,481,996	3,724	\$2,357,850,833	2,721	\$1,992,170,114	13,489	\$5,878,960,506

2025 TOP COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
CHARLESTON COUNTY	8/5/2025	\$597,346,156	Boeing Expansion
NORTH CHARLESTON	8/19/2025	\$250,000,000	Airport Expansion
	8/4/2025	\$199,078,547	Airport Expansion
	12/1/2025	\$86,350,000	Airport Expansion
CITY OF CHARLESTON	11/14/2025	\$101,753,499	Hotel
BERKELEY COUNTY	4/25/2025	\$341,616,079	Multi Use Site
	1/31/2025	\$155,969,850	Multi Use Site
DORCHESTER COUNTY	6/12/2025	\$408,717,832	Google Data Center
	12/22/2025	\$389,934,663	Google Data Center
	8/1/2026	\$77,653,824	Google Data Center
	11/26/2025	\$67,623,566	Google Data Center
	11/26/2025	\$59,159,500	Google Data Center
	8/1/2025	\$47,586,507	Google Data Center

THE QUARTER AT A GLANCE

Number of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters		Number of Permits Change 2024 vs 2025	
	%	▲/▼	%	▲/▼	%	▲/▼	%	▲/▼
Commercial	69.4%	▲	171.9%	▲	60.7%	▲	62.30%	▲
Single Family	19.9%	▼	9.2%	▼	13.6%	▼	6.80%	▼
Single Family Attached	72.3%	▲	143.0%	▲	111.3%	▲	50.80%	▲
Multi-Family	44.0%	▲	1,700.0%	▲	77.8%	▲	168.90%	▲

Value of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters		Value of Permits Change 2024 vs 2025	
	%	▲/▼	%	▲/▼	%	▲/▼	%	▲/▼
Commercial	21.1%	▲	98.1%	▲	71.0%	▲	140.70%	▲
Single Family	26.1%	▼	15.2%	▼	17.6%	▼	17%	▼
Single Family Attached	232.5%	▲	314.4%	▲	273.6%	▲	76.70%	▲
Multi-Family	4.0%	▼	2,432.0%	▲	60.3%	▲	189.80%	▲

