



# CONSTRUCTION QUARTERLY

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1st Quarter | Jan-Mar 2026



BERKELEY-CHARLESTON-DORCHESTER  
COUNCIL OF GOVERNMENTS

## INTRODUCTION

Construction Quarterly is a publication of the Berkeley-Charleston-Dorchester Council of Governments. It is designed to provide a detailed analysis of construction trends 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.



BERKELEY-CHARLESTON-DORCHESTER  
COUNCIL OF GOVERNMENTS

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



## ALL NEW CONSTRUCTION

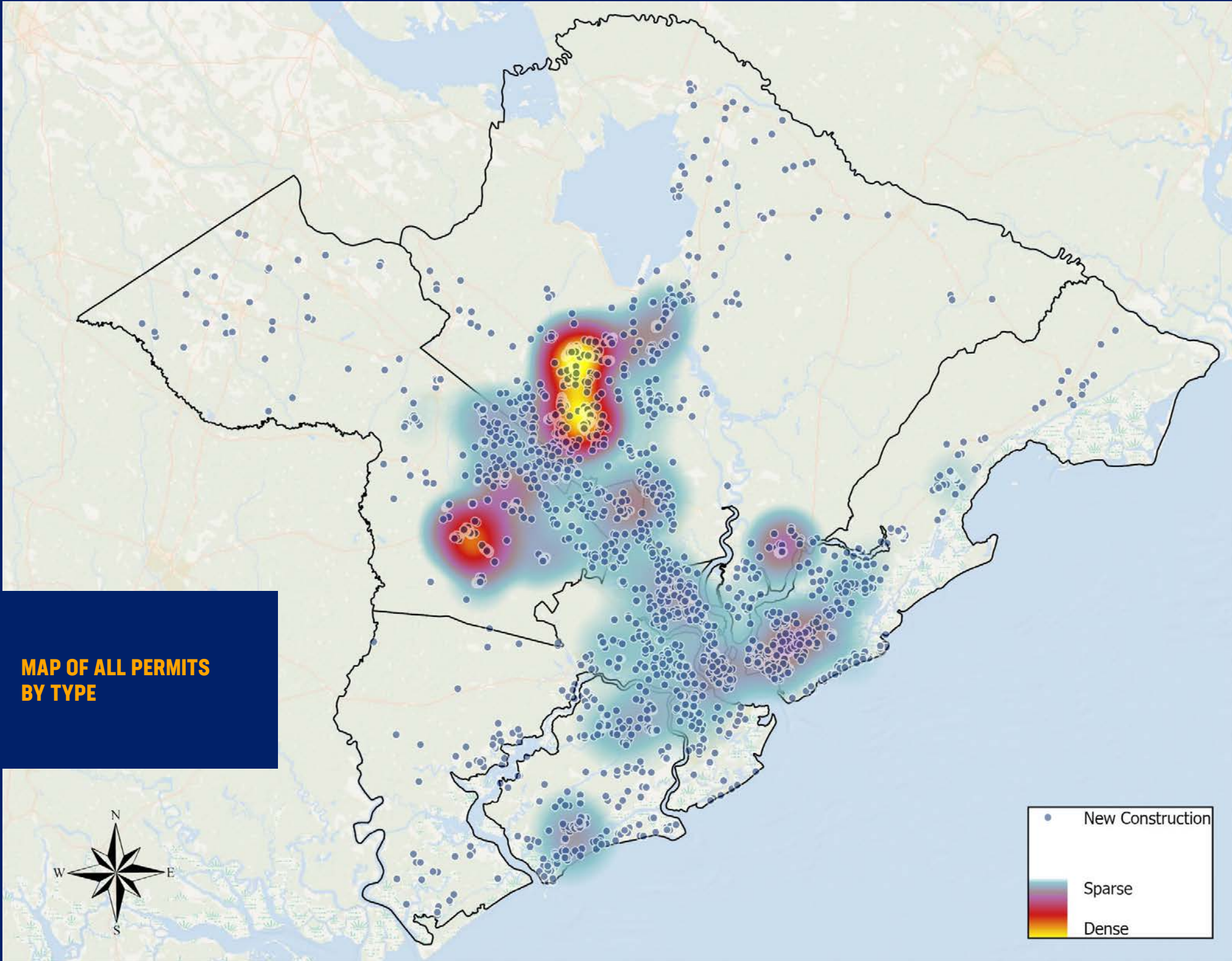
This section covers all new construction, including Commercial, Single Family, Single Family Attached, Mixed Use, and Multi-Family permits. The table for all new and existing permits is at the end of this document.

New construction activity during the first quarter of 2026 remained strong across the Tricounty region, with jurisdictions issuing 1,877 permits totaling approximately \$1.91 billion in combined construction value. Compared to the previous quarter (Q4 2025), permit activity increased by 25.2 percent, while total construction value rose by 4.4 percent.

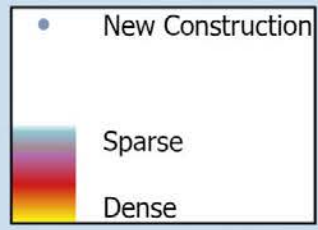
Compared to the first quarter of 2025, permit totals declined approximately 8.8 percent, while construction value decreased slightly by 1.6 percent. Despite modest year-over-year declines, new construction activity remained generally consistent with recent quarterly averages, reflecting continued regional growth and sustained development activity throughout Berkeley, Charleston, and Dorchester counties.

## ALL NEW CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	<b>567</b>	<b>\$369,894,687</b>	<b>593</b>	<b>\$595,853,933</b>	<b>537</b>	<b>\$239,741,533</b>	<b>243</b>	<b>\$74,839,974</b>	<b>339</b>	<b>\$112,919,819</b>
BONNEAU	7	\$2,183,431	3	\$1,013,536	7	\$2,399,491	3	\$452,918	10	\$1,880,092
CITY OF CHARLESTON	2	\$112,817	62	\$12,314,323	61	\$283,422,783	115	\$44,872,265	112	\$47,771,205
GOOSE CREEK	100	-	194	-	189	-	140	-	127	\$90,656,551
HANAHAH	7	\$2,013,929	15	\$65,561,945	4	\$968,489	9	\$2,932,273	23	\$11,620,133
JAMESTOWN	1	\$244,726	1	\$305,746.00	-	-	3	\$798,736	5	\$680,124
MONCK'S CORNER	110	\$89,669,742	75	\$33,989,719	26	\$13,456,663	54	\$20,964,748	197	\$80,652,132
NORTH CHARLESTON	-	-	1	\$776,103.00	-	-	-	-	-	-
ST. STEPHEN	2	\$1,081,724	-	-	5	\$1,154,263	17	\$2,883,397	12	\$1,231,908
SUMMERVILLE	21	\$31,297,250	37	\$20,233,899	22	\$10,217,800	24	\$41,884,771	10	\$24,058,100
<b>TOTAL BERKELEY COUNTY</b>	<b>817</b>	<b>\$446,498,306</b>	<b>981</b>	<b>\$730,049,204</b>	<b>851</b>	<b>\$551,361,022</b>	<b>608</b>	<b>\$189,629,082</b>	<b>835</b>	<b>\$371,470,064</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	<b>116</b>	<b>\$69,442,943</b>	<b>176</b>	<b>\$109,716,982</b>	<b>109</b>	<b>\$74,976,741</b>	<b>131</b>	<b>\$64,015,772</b>	<b>176</b>	<b>\$101,668,297</b>
AWENDAW	40	\$21,471,136	32	\$14,331,693	18	\$10,496,825	4	\$1,973,823	13	\$8,745,625
CITY OF CHARLESTON	160	\$285,099,581	102	\$134,280,628	255	\$224,822,155	83	\$157,371,867	137	\$176,547,489
FOLLY BEACH	5	\$2,317,815	2	\$897,858	3	\$3,250,000	1	\$592,000	4	\$2,123,900
HOLLYWOOD	-	-	1	\$75,000	-	-	-	-	1	\$339,287
ISLE OF PALMS	36	\$45,175,037	5	\$9,589,268	3	\$5,775,982	6	\$17,315,836	13	\$19,133,777
JAMES ISLAND	17	\$11,798,807	7	\$4,085,522	2	\$865,000	1	\$343,122	6	\$3,179,145
KIAWAH ISLAND	13	\$29,572,305	9	\$47,203,642	70	\$127,202,977	10	\$29,430,763	38	\$129,835,004
LINCOLNVILLE	6	\$1,742,174	7	\$1,782,551	20	\$4,767,786	-	-	14	\$3,419,773
MCCLELLANVILLE	1	\$365,500	1	\$668,738	2	\$3,455,813	1	\$555,000	2	\$1,165,000
MEGGETT	3	\$1,273,297	4	\$4,020,746	3	\$2,276,572	6	\$3,440,394	3	\$10,508,612
MOUNT PLEASANT	152	\$117,096,802	98	\$66,104,138	65	\$82,749,000	71	\$67,349,000	65	\$75,575,906
NORTH CHARLESTON	217	\$638,829,202	128	\$182,414,385	90	\$882,513,850	100	\$515,333,781	104	\$197,980,317
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	-	-	2	\$1,012,000	1	\$500,000	-	-	-	-
SEABROOK ISLAND	6	\$9,651,093	12	\$18,495,925	6	\$13,254,272	9	\$17,873,405	3	\$5,478,172
SULLIVANS ISLAND	5	\$9,437,930	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	-	-	-	-	1	\$65,461,199	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>777</b>	<b>\$1,243,273,622</b>	<b>586</b>	<b>\$594,679,076</b>	<b>647</b>	<b>\$1,431,130,991</b>	<b>424</b>	<b>\$941,055,962</b>	<b>579</b>	<b>\$735,700,304</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	<b>332</b>	<b>\$174,647,882</b>	<b>370</b>	<b>\$585,175,359</b>	<b>298</b>	<b>\$263,009,412</b>	<b>316</b>	<b>\$645,278,496</b>	<b>330</b>	<b>\$704,116,039</b>
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	6	\$18,626,141	92	\$19,725,499	50	\$45,373,695	74	\$17,979,574	41	\$6,923,055
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	20	\$15,178,474	-	-	-	-	4	\$533,993	9	\$12,746,408
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	106	\$38,305,944	117	\$61,120,171	102	\$53,743,865	73	\$30,736,671	83	\$75,362,649
<b>TOTAL DORCHESTER COUNTY</b>	<b>464</b>	<b>\$246,758,441</b>	<b>579</b>	<b>\$666,021,029</b>	<b>450</b>	<b>\$362,126,972</b>	<b>467</b>	<b>\$694,528,734</b>	<b>463</b>	<b>\$799,148,151</b>
<b>REGION TOTALS</b>	<b>2,058</b>	<b>\$1,936,530,369</b>	<b>2,146</b>	<b>\$1,990,749,309</b>	<b>1,948</b>	<b>\$2,344,618,985</b>	<b>1,499</b>	<b>\$1,825,213,778</b>	<b>1,877</b>	<b>\$1,906,318,519</b>



**MAP OF ALL PERMITS  
BY TYPE**



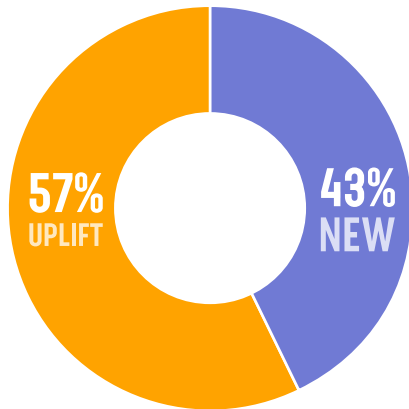


## ALL COMMERCIAL CONSTRUCTION

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

Commercial construction activity during the first quarter of 2026 showed mixed trends across the Tricounty region. A total of 251 commercial permits were issued with a combined construction value of approximately \$1.09 billion. Compared to the previous quarter (Q4 2025), permit activity increased by 17.8 percent, although permit totals remained below Q1 2025 levels.

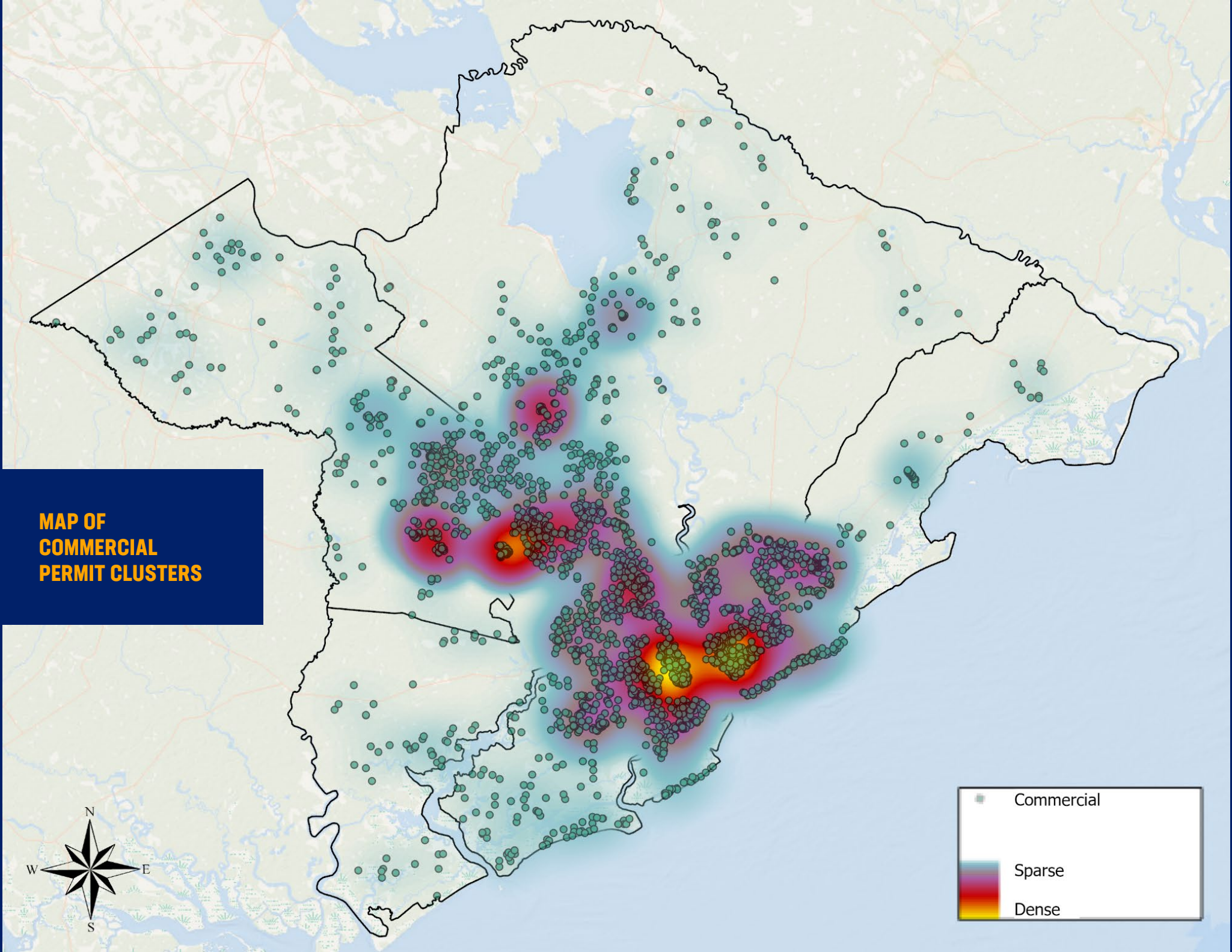
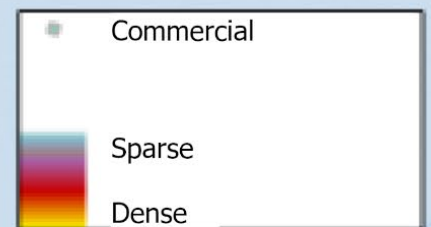
While the number of permits declined approximately 38.9 percent compared to the first quarter of 2025, total construction value increased by 15.7 percent year over year. The increase in valuation despite fewer permits suggests continued investment in larger-scale or higher-value commercial projects throughout the region during early 2026.



## ALL COMMERCIAL CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	<b>39</b>	<b>\$170,972,635</b>	<b>53</b>	<b>\$400,761,644</b>	<b>56</b>	<b>\$70,869,683</b>	<b>22</b>	<b>\$17,519,885</b>	<b>42</b>	<b>\$21,953,617</b>
BONNEAU	1	\$9,226	-	-	-	-	-	-	1	\$15,000
CITY OF CHARLESTON	2	\$112,817	10	\$3,177,000	40	\$65,763,154	5	\$8,175,675	5	\$2,615,569
GOOSE CREEK	14	-	21	-	19	-	15	-	27	\$43,593,258
HANAHAN	6	\$1,477,121	8	\$63,024,083	10	\$3,024,325	0	\$0	-	-
JAMESTOWN	-	-	-	-	-	-	-	-	-	-
MONCK'S CORNER	8	\$2,712,498	3	\$5,479,296	14	\$5,641,097	3	\$184,848	8	\$7,169,089
NORTH CHARLESTON	-	-	1	\$776,103	-	-	-	-	-	-
ST. STEPHEN	-	-	1	\$459,067	-	-	1	\$1,726,386	1	\$47,588
SUMMERVILLE	9	\$3,721,076	8	\$5,786,195	5	\$4,129,639	4	\$5,202,039	7	\$22,691,425
<b>TOTAL BERKELEY COUNTY</b>	<b>79</b>	<b>\$179,005,373</b>	<b>105</b>	<b>\$479,463,388</b>	<b>144</b>	<b>\$149,427,898</b>	<b>50</b>	<b>\$32,808,833</b>	<b>91</b>	<b>\$98,085,546</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	<b>14</b>	<b>\$3,517,184</b>	<b>17</b>	<b>\$6,714,992</b>	<b>10</b>	<b>\$21,364,092</b>	<b>10</b>	<b>\$5,975,268</b>	<b>17</b>	<b>\$4,445,492</b>
AWENDAW	-	-	1	\$3,500	1	\$262,752	-	-	1	\$971,000
CITY OF CHARLESTON	80	\$3,517,184	33	\$53,309,169	58	\$97,291,188	17	\$138,365,795	41	\$130,899,272
FOLLY BEACH	4	\$952,506	-	-	1	\$144,500	1	\$1,281,636	2	\$219,900
HOLLYWOOD	-	-	1	\$75,000	-	-	-	-	-	-
ISLE OF PALMS	9	\$28,335,948	-	-	-	-	2	\$718,253	-	-
JAMES ISLAND	2	\$5,406,000	5	\$1,482,440	-	-	2	\$863,970	1	\$210,000
KIAWAH ISLAND	5	\$7,989,510	1	\$180,000	1	\$141,000	-	-	1	\$3,802,502
LINCOLNVILLE	-	-	-	-	1	\$13,824	-	-	-	-
MCCLELLANVILLE	-	-	-	-	-	-	-	-	-	-
MEGGETT	-	-	-	-	-	-	-	-	1	\$9,200,000
MOUNT PLEASANT	88	\$66,521,104	46	\$21,928,138	168	\$63,342,052	45	\$26,530,626	29	\$44,654,906
NORTH CHARLESTON	74	\$575,105,737	38	\$99,702,808	58	\$863,367,011	57	\$593,664,972	32	\$141,520,634
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	-	-	-	-	-	-	-	-	-	-
SEABROOK ISLAND	-	-	2	\$50,343	-	-	-	-	-	-
SULLIVANS ISLAND	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>276</b>	<b>\$691,345,173</b>	<b>144</b>	<b>\$183,446,390</b>	<b>298</b>	<b>\$1,045,926,419</b>	<b>134</b>	<b>\$767,400,520</b>	<b>125</b>	<b>\$335,923,706</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	<b>34</b>	<b>\$41,344,182</b>	<b>25</b>	<b>\$456,567,694</b>	<b>23</b>	<b>\$162,602,963</b>	<b>17</b>	<b>\$556,872,968</b>	<b>21</b>	<b>\$606,929,731</b>
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	6	\$18,626,141	3	\$1,171,735	5	\$9,947,369	6	\$3,735,786	4	\$605,650
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	3	\$7,688,684	5	\$10,767,158	3	\$1,041,082	-	-	4	\$11,779,796
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	13	\$5,144,815	7	\$15,871,294	10	\$23,523,571	6	\$10,177,528	6	\$37,982,774
<b>TOTAL DORCHESTER COUNTY</b>	<b>56</b>	<b>\$72,803,822</b>	<b>40</b>	<b>\$484,377,881</b>	<b>41</b>	<b>\$197,114,985</b>	<b>29</b>	<b>\$570,786,282</b>	<b>35</b>	<b>\$657,297,951</b>
<b>REGION TOTALS</b>	<b>411</b>	<b>\$943,154,368</b>	<b>289</b>	<b>\$1,147,287,659</b>	<b>483</b>	<b>\$1,392,469,302</b>	<b>213</b>	<b>\$1,370,995,635</b>	<b>251</b>	<b>\$1,091,307,203</b>

**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.

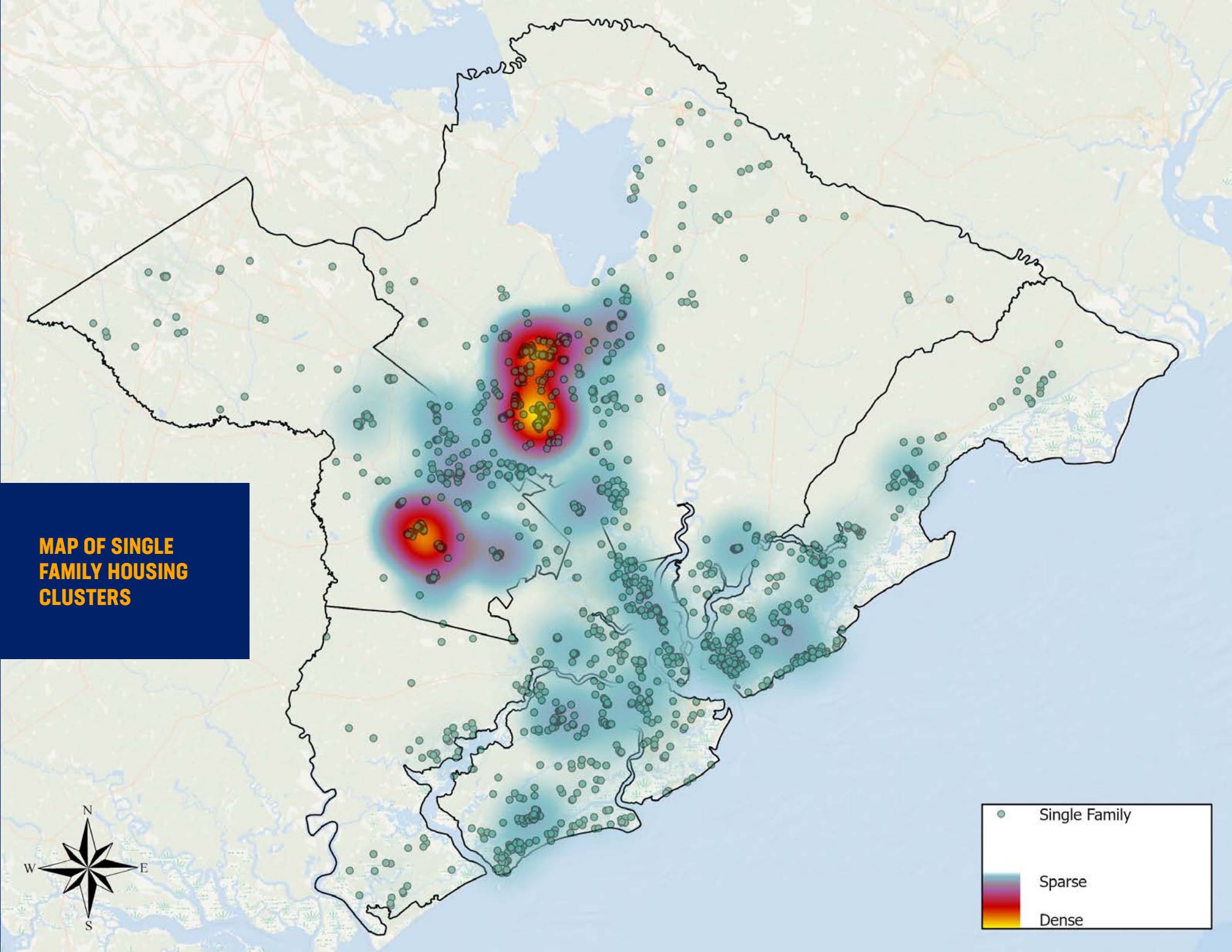
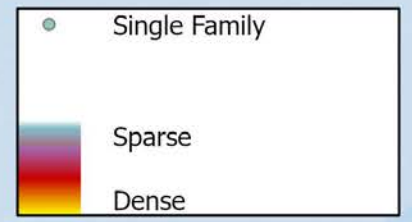
Single-family construction activity during the first quarter of 2026 remained an important component of residential growth across the Tricounty region. Jurisdictions issued 1,116 single-family permits with a combined construction value of approximately \$558.3 million. Compared to the previous quarter (Q4 2025), permit activity increased by approximately 17.0 percent, while total construction value increased by roughly 44.9 percent.

Compared to the first quarter of 2025, single-family permit totals declined by approximately 14.7 percent, while construction value decreased only slightly by about 0.4 percent. Although fewer permits were issued year over year, the relatively stable construction valuation suggests continued demand for higher-value residential development throughout Berkeley, Charleston, and Dorchester counties during early 2026.

## ALL SINGLE FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	<b>399</b>	<b>\$152,153,401</b>	<b>412</b>	<b>\$160,331,661</b>	<b>346</b>	<b>\$127,702,122</b>	<b>119</b>	<b>\$43,337,611</b>	<b>166</b>	<b>\$60,067,608</b>
BONNEAU	6	\$2,174,204	3	\$1,013,536	6	\$2,399,491	-	-	4	\$1,077,500
CITY OF CHARLESTON	16	\$4,084,752	3	\$447,040	24	\$9,241,743	36	\$14,834,505	82	\$27,869,385
GOOSE CREEK	86	-	163	-	175	-	136	-	99	\$46,766,293
HANAHAN	1	\$536,808	7	\$2,537,862	3	\$907,986	9	\$2,932,273	23	\$11,620,133
JAMESTOWN	1	\$244,726	1	\$305,746	-	-	2	\$613,996	1	\$219,000
MONCKS CORNER	52	\$24,090,852	51	\$23,211,748	19	\$8,047,016	48	\$19,456,474	110	\$52,542,367
NORTH CHARLESTON	-	-	-	-	-	-	-	-	-	-
ST. STEPHEN	2	\$1,081,724	1	\$533,471	4	\$1,154,263	-	-	1	\$119,687
SUMMERVILLE	8	\$4,643,135	23	\$23,211,748	22	\$10,217,800	19	\$4,900,516	3	\$1,366,675
<b>TOTAL BERKELEY COUNTY</b>	<b>571</b>	<b>\$189,009,602</b>	<b>664</b>	<b>\$211,592,812</b>	<b>599</b>	<b>\$159,670,421</b>	<b>369</b>	<b>\$86,075,375</b>	<b>489</b>	<b>\$201,648,648</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	<b>102</b>	<b>\$65,925,759</b>	<b>123</b>	<b>\$95,995,133</b>	<b>87</b>	<b>\$57,796,075</b>	<b>101</b>	<b>\$61,681,300</b>	<b>114</b>	<b>\$92,824,161</b>
AWENDAW	40	\$21,471,136	31	\$14,328,193	17	\$10,234,073	3	\$1,971,323	12	\$7,774,625
CITY OF CHARLESTON	41	\$16,537,614	54	\$18,558,376	87	\$31,023,803	73	\$21,462,617	79	\$20,439,223
FOLLY BEACH	1	\$1,365,309	-	-	3	\$3,250,000	1	\$592,000	2	\$1,904,000
HOLLYWOOD	-	-	-	-	-	-	-	-	1	\$339,287
ISLE OF PALMS	27	\$16,839,089	5	\$9,589,268	12	\$9,492,227	6	\$17,315,836	14	\$19,933,777
JAMES ISLAND	6	\$2,397,257	2	\$2,603,082	2	\$865,000	1	\$343,122	5	\$2,969,145
KIAWAH ISLAND	8	\$21,582,795	8	\$47,023,642	3	\$16,336,883	9	\$27,813,684	11	\$49,778,054
LINCOLNVILLE	6	\$1,742,174	5	\$1,394,419	20	\$4,767,786	-	-	14	\$3,419,773
MCCLELLANVILLE	1	\$365,500	1	\$1,394,419	2	\$3,455,813	1	\$555,000	2	\$1,165,000
MEGGETT	3	\$1,273,297	4	\$4,020,746	3	\$2,276,572	6	\$3,440,394	2	\$1,308,612
MOUNT PLEASANT	60	\$48,838,698	52	\$44,176,000	55	\$44,996,000	42	\$35,852,000	29	\$29,710,000
NORTH CHARLESTON	73	\$14,257,639	73	\$12,660,434	63	\$12,937,129	36	\$8,906,708	48	\$13,898,585
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	-	-	2	\$1,012,000	1	\$500,000	-	-	-	-
SEABROOK ISLAND	6	\$9,651,093	10	\$18,445,582	6	\$13,254,272	9	\$17,873,405	3	\$5,478,172
SULLIVANS ISLAND	5	\$9,437,930	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	-	-	-	-	1	\$300,000	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>379</b>	<b>\$231,685,290</b>	<b>370</b>	<b>\$271,201,294</b>	<b>361</b>	<b>\$211,185,633</b>	<b>289</b>	<b>\$198,107,389</b>	<b>336</b>	<b>\$250,942,414</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	<b>291</b>	<b>\$112,398,498</b>	<b>323</b>	<b>\$123,211,593</b>	<b>259</b>	<b>\$101,129,620</b>	<b>216</b>	<b>\$84,895,172</b>	<b>226</b>	<b>\$85,633,686</b>
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	-	-	88	\$17,553,764	28	\$5,022,377	53	\$9,060,788	30	\$5,476,847
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	17	\$7,489,790	7	\$533,993	-	-	1	\$167,609	2	\$757,712
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	50	\$19,725,379	83	\$34,270,522	30	\$12,869,655	26	\$8,535,950	33	\$13,886,104
<b>TOTAL DORCHESTER COUNTY</b>	<b>358</b>	<b>\$139,613,667</b>	<b>501</b>	<b>\$175,569,872</b>	<b>317</b>	<b>\$119,021,652</b>	<b>296</b>	<b>\$102,659,519</b>	<b>291</b>	<b>\$105,754,349</b>
<b>REGION TOTALS</b>	<b>1,308</b>	<b>\$560,308,559</b>	<b>1,535</b>	<b>\$658,363,978</b>	<b>1,277</b>	<b>\$489,877,706</b>	<b>954</b>	<b>\$386,842,283</b>	<b>1,116</b>	<b>\$558,345,411</b>

**MAP OF SINGLE  
FAMILY HOUSING  
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, duplexes or apartments.

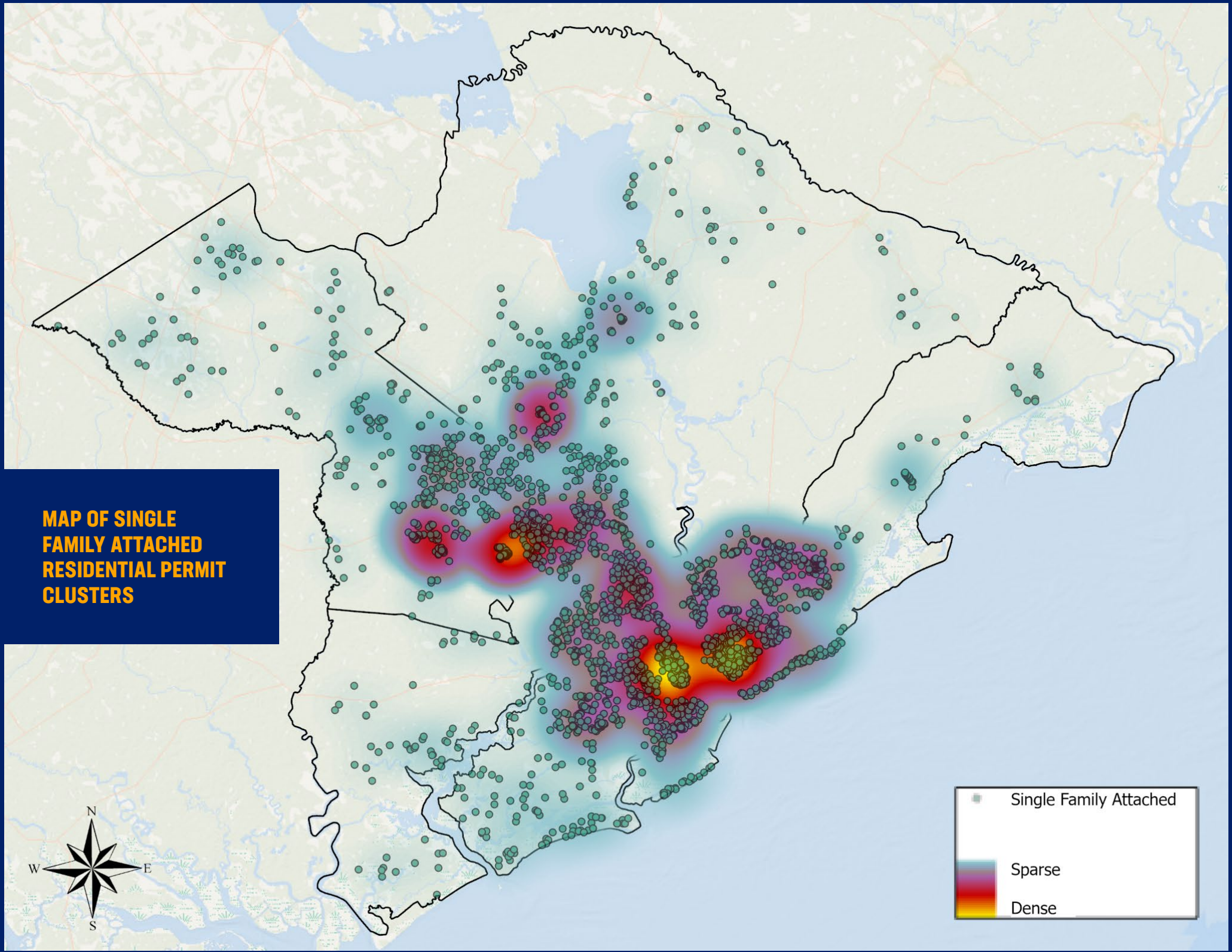
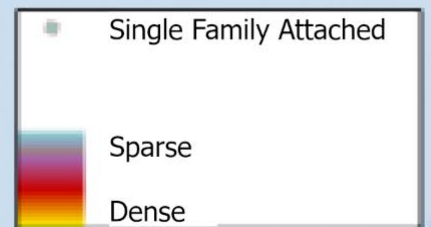
Single-family attached construction activity during the first quarter of 2026 remained relatively stable across the Tricounty region. Jurisdictions issued 372 permits with a combined construction value of approximately \$88.7 million. Compared to the previous quarter (Q4 2025), permit activity increased by 9.7 percent, while total construction value rose by 20.8 percent.

Compared to the first quarter of 2025, permit totals increased approximately 14.8 percent, while construction value remained relatively unchanged, decreasing slightly by 0.3 percent. Permit activity also remained generally consistent with the recent four-quarter average, reflecting continued demand for attached housing products such as townhomes and duplex-style development throughout the region.

## ALL SINGLE FAMILY ATTACHED CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	124	\$35,018,651	122	\$33,589,200	135	\$41,169,728	84	\$22,975,014	103	\$28,652,715
BONNEAU	-	-	-	-	-	-	-	-	-	-
CITY OF CHARLESTON	-	-	49	\$7,288,421	28	\$4,064,193	75	\$14,187,760	24	\$3,570,010
GOOSE CREEK	-	-	25	*	10	*	0	\$0	1	\$297,000
HANAHAN	-	-	-	-	-	-	0	\$0	-	-
JAMESTOWN	-	-	-	-	-	-	-	-	-	-
MONCK'S CORNER	50	\$12,866,392	21	\$5,298,675	-	-	6	\$1,508,274	79	\$20,940,676
NORTH CHARLESTON	-	-	-	-	-	-	29	\$3,804,399	-	-
ST. STEPHEN	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL BERKELEY COUNTY</b>	<b>174</b>	<b>\$47,885,043</b>	<b>217</b>	<b>\$46,176,296</b>	<b>173</b>	<b>\$45,233,921</b>	<b>194</b>	<b>\$42,475,447</b>	<b>207</b>	<b>\$53,460,401</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	-	-	36	\$7,006,858	19	\$2,977,785	8	\$2,018,972	16	\$4,002,144
AWENDAW	-	-	-	-	-	-	-	-	-	-
CITY OF CHARLESTON	24	\$5,649,213	3	\$849,573	119	\$27,856,596	2	\$368,455	13	\$2,052,141
FOLLY BEACH	-	-	-	-	-	-	-	-	-	-
HOLLYWOOD	-	-	-	-	-	-	-	-	-	-
ISLE OF PALMS	-	-	-	-	-	-	-	-	-	-
JAMES ISLAND	10	\$4,408,550	-	-	-	-	-	-	-	-
KIAWAH ISLAND	-	-	-	-	67	\$110,866,094	-	-	18	-
LINCOLNVILLE	-	-	2	\$388,132	-	-	-	-	-	-
MCCLELLANVILLE	-	-	-	-	-	-	-	-	-	-
MEGGETT	-	-	-	-	-	-	-	-	-	-
MOUNT PLEASANT	4	\$1,737,000	-	-	-	-	23	\$4,471,000	7	\$1,211,000
NORTH CHARLESTON	63	\$14,966,878	1	\$2,000,000	3	\$538,427	29	\$3,804,399	11	\$1,797,198
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	-	-	-	-	-	-	-	-	-	-
SEABROOK ISLAND	-	-	-	-	-	-	-	-	-	-
SULLIVANS ISLAND	-	-	-	-	-	-	2	-	-	-
SUMMERVILLE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>101</b>	<b>\$26,761,641</b>	<b>42</b>	<b>\$10,244,563</b>	<b>208</b>	<b>\$142,238,902</b>	<b>64</b>	<b>\$10,662,826</b>	<b>65</b>	<b>\$9,062,483</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	6	\$905,202	22	\$5,396,072	30	\$5,609,947	26	\$3,092,396	50	\$11,337,322
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	-	-	-	-	18	\$6,178,200	15	\$5,183,000	7	\$840,558
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	-	-	-	-	-	-	-	-	-	-
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	43	\$13,435,750	26	\$5,396,072	67	\$24,235,362	40	\$12,020,694	43	\$14,029,478
<b>TOTAL DORCHESTER COUNTY</b>	<b>49</b>	<b>\$14,340,952</b>	<b>48</b>	<b>\$10,792,144</b>	<b>115</b>	<b>\$36,023,509</b>	<b>81</b>	<b>\$20,296,090</b>	<b>100</b>	<b>\$26,207,358</b>
<b>REGION TOTALS</b>	<b>324</b>	<b>\$88,987,636</b>	<b>307</b>	<b>\$67,213,003</b>	<b>496</b>	<b>\$223,496,332</b>	<b>339</b>	<b>\$73,434,363</b>	<b>372</b>	<b>\$88,730,242</b>

**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.

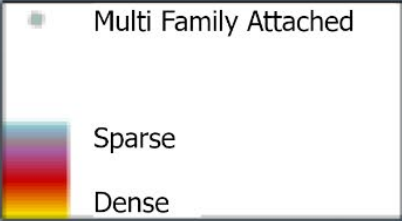
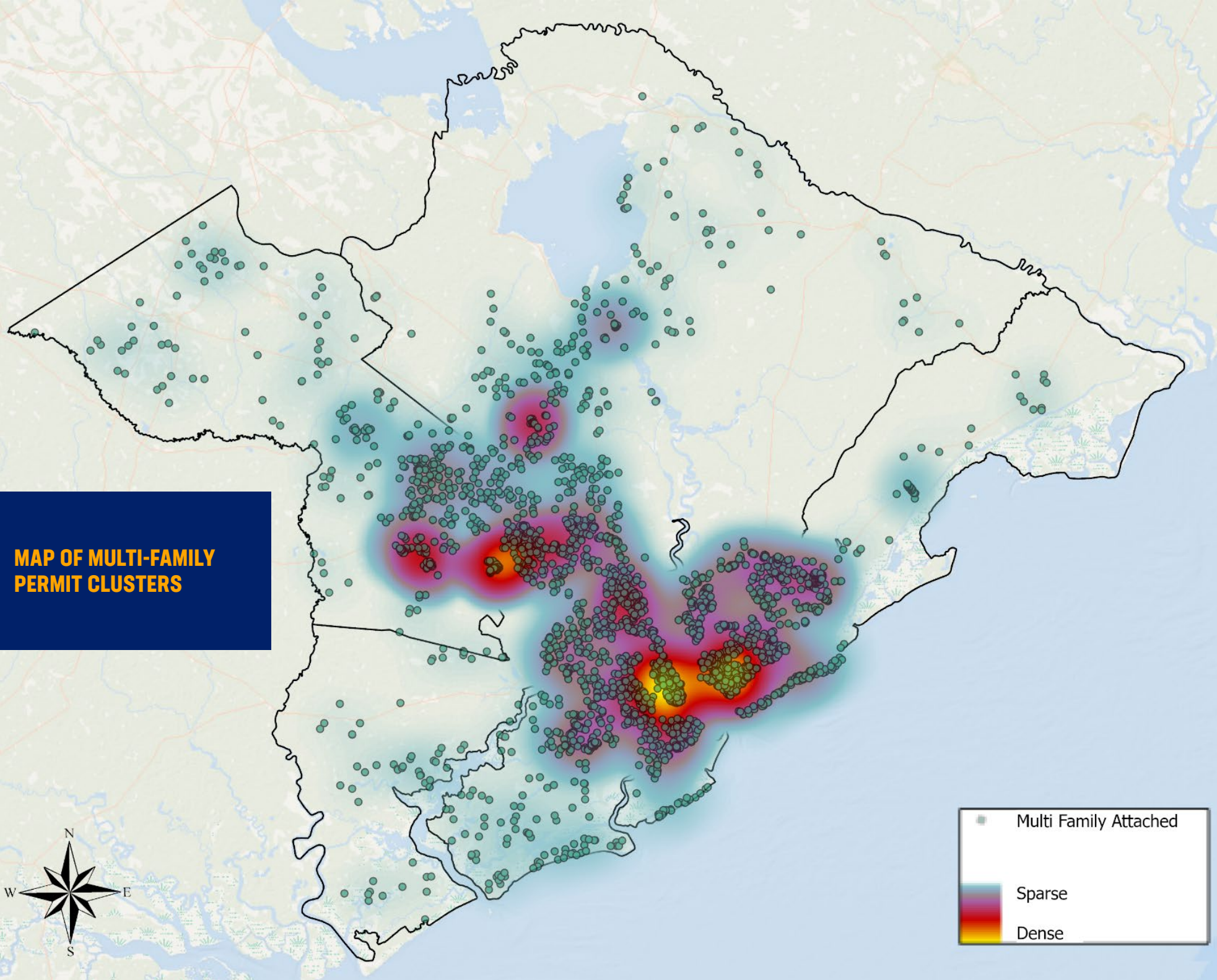
Multi-family construction activity during the first quarter of 2026 reflected a decline in overall permit volume but continued strength in project valuation across the Tricounty region. Jurisdictions issued 17 multi-family permits with a combined construction value of approximately \$160.1 million. Compared to the previous quarter (Q4 2025), permit totals declined by 34.6 percent, while total construction value increased significantly by 123.6 percent.

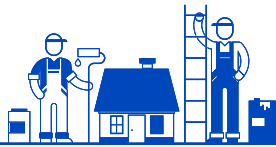
Compared to the first quarter of 2025, permit activity decreased approximately 50.0 percent, although construction value increased by 16.8 percent. While fewer multi-family projects were permitted during Q1 2026, the higher overall valuation suggests continued investment in larger-scale apartment and condominium developments throughout the region.

## ALL MULTI-FAMILY CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
UNINCORPORATED BERKELEY CO.	5	\$11,750,000	-	-	-	-	-	-	-	-
BONNEAU	-	-	-	-	-	-	-	-	-	-
CITY OF CHARLESTON	-	-	-	-	1	\$16,391,267	1	\$8,000,000	1	\$13,716,241
GOOSE CREEK	-	-	-	-	-	-	*****	*	-	-
HANAHAN	-	-	-	-	-	-	*****	*	-	-
JAMESTOWN	-	-	-	-	-	-	-	-	-	-
MONCKS CORNER	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	-	-	-	-	-	-	-	-	-	-
ST. STEPHEN	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	-	-	-	-	4	\$35,387,905	-	-
<b>TOTAL BERKELEY COUNTY</b>	<b>5</b>	<b>\$11,750,000</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>\$16,391,267</b>	<b>5</b>	<b>\$43,387,905</b>	<b>1</b>	<b>\$13,716,241</b>
UNINCORPORATED CHARLESTON CO.	-	-	-	-	-	-	-	-	-	-
AWENDAW	-	-	-	-	-	-	-	-	-	-
CITY OF CHARLESTON	22	\$90,829,379	8	\$59,312,000	33	\$75,819,672	-	-	2	\$20,000,000
FOLLY BEACH	-	-	-	-	-	-	-	-	-	-
HOLLYWOOD	-	-	-	-	-	-	-	-	-	-
ISLE OF PALMS	-	-	-	-	-	-	-	-	-	-
JAMES ISLAND	-	-	-	-	-	-	-	-	-	-
KIAWAH ISLAND	-	-	-	-	-	-	1	\$1,617,079	8	\$76,254,448
LINCOLNVILLE	-	-	-	-	-	-	-	-	-	-
MCCLELLANVILLE	-	-	-	-	-	-	-	-	-	-
MEGGETT	-	-	-	-	-	-	-	-	-	-
MOUNT PLEASANT	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	7	\$34,498,948	16	\$68,051,143	1	\$30,000,000	20	\$26,619,572	5	\$40,700,000
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	-	-	-	-	-	-	-	-	-	-
SEABROOK ISLAND	-	-	-	-	-	-	-	-	-	-
SULLIVANS ISLAND	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	-	-	-	-	-	-	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>29</b>	<b>\$125,328,327</b>	<b>24</b>	<b>\$127,363,143</b>	<b>34</b>	<b>\$105,819,672</b>	<b>21</b>	<b>\$28,236,651</b>	<b>15</b>	<b>\$136,954,448</b>
UNINCORPORATED DORCHESTER CO.	-	-	-	-	-	-	-	-	-	-
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	-	-	-	-	1	\$27,975,000	-	-	-	-
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	-	-	-	-	-	-	-	-	-	-
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	-	-	1	\$356,600	-	-	-	-	1	\$9,464,294
<b>TOTAL DORCHESTER COUNTY</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>\$356,600</b>	<b>1</b>	<b>\$356,600</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>\$9,464,294</b>
<b>REGION TOTALS</b>	<b>34</b>	<b>\$137,078,327</b>	<b>25</b>	<b>\$127,719,743</b>	<b>36</b>	<b>\$122,567,539</b>	<b>26</b>	<b>\$71,624,556</b>	<b>17</b>	<b>\$160,134,983</b>

# 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 and renovation activity during the first quarter of 2026 remained active across the Tricounty region, with jurisdictions issuing 353 permits with a combined construction value of approximately \$68.8 million. Compared to the previous quarter (Q4 2025), permit activity increased by 15.0 percent, while total construction value rose sharply by 55.7 percent.

Compared to the first quarter of 2025, permit totals declined approximately 20.5 percent, and construction value decreased by roughly 4.8 percent. Despite the year-over-year decline in permit volume, renovation and addition activity continued to represent an important component of regional investment, particularly through residential upgrades, property improvements, and reinvestment in existing structures throughout the Tricounty area.

## ALL REMODELS/RENOVATIONS BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	<b>34</b>	<b>\$4,076,427</b>	<b>30</b>	<b>\$976,524</b>	<b>43</b>	<b>\$1,628,161</b>	<b>27</b>	<b>\$935,845</b>	<b>32</b>	<b>\$1,224,697</b>
BONNEAU	4	\$190,096	3	\$227,773	-	-	1	\$114,635	3	\$66,601
CITY OF CHARLESTON	1	\$305,625	10	\$1,770,023	5	\$358,995	10	\$4,128,907	9	\$1,251,878
GOOSE CREEK	28	-	1	-	4	-	3	-	29	\$1,818,806
HANAHAN	2	\$46,991	6	\$651,679	6	\$685,422	3	\$431,900	-	-
JAMESTOWN	1	\$208,248	-	-	-	-	-	-	-	-
MONCK'S CORNER	4	\$166,500	5	\$651,679	14	\$162,953	8	\$244,598	7	\$113,291
NORTH CHARLESTON	-	-	-	-	-	-	-	-	-	-
ST. STEPHEN	5	\$257,231	4	\$148,413	-	-	2	\$110,880	1	\$5,760
SUMMERVILLE	-	-	1	\$31,888	-	-	2	\$307,278	-	-
<b>TOTAL BERKELEY COUNTY</b>	<b>79</b>	<b>\$5,251,118</b>	<b>60</b>	<b>\$4,457,979</b>	<b>72</b>	<b>\$2,835,531</b>	<b>56</b>	<b>\$6,274,043</b>	<b>81</b>	<b>\$4,481,033</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	<b>33</b>	<b>\$3,955,764</b>	<b>66</b>	<b>\$5,351,329</b>	<b>21</b>	<b>\$4,511,692</b>	<b>38</b>	<b>\$4,100,558</b>	<b>28</b>	<b>\$4,871,509</b>
AWENDAW	1	\$138,092	1	\$212,000	-	-	-	-	-	-
CITY OF CHARLESTON	55	\$10,435,179	62	\$11,956,382	71	\$14,358,791	21	\$3,670,349	62	\$18,195,578
FOLLY BEACH	7	\$390,700	-	-	1	\$104,770	2	\$281,512	2	\$187,365
HOLLYWOOD	1	\$189,000	-	-	1	\$51,963	-	-	-	-
ISLE OF PALMS	5	\$1,658,712	14	\$9,494,464	5	\$1,383,992	14	\$4,417,649	5	\$2,999,530
JAMES ISLAND	6	\$679,365	22	\$1,168,457	101	\$948,662	15	\$903,763	7	\$817,635
KIAWAH ISLAND	47	\$8,189,185	27	\$6,513,846	26	\$17,507,456	21	\$7,007,939	30	\$10,469,827
LINCOLNVILLE	-	-	-	-	-	-	1	\$253,746	-	-
MCCLELLANVILLE	1	\$39,667	1	\$300,000	-	-	2	\$230,155	1	\$115,000
MEGGETT	-	-	3	\$244,971	-	-	1	\$297,152	2	\$453,751
MOUNT PLEASANT	101	\$24,426,988	94	\$19,533,212	168	\$16,754,692	40	\$10,932,759	77	\$19,125,722
NORTH CHARLESTON	18	\$1,766,655	12	\$7,052,395	6	\$641,873	7	\$2,219,700	13	\$3,843,062
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	-	-	-	-	-	-	-	-	-	-
SEABROOK ISLAND	6	\$773,005	45	\$4,175,661	5	\$1,128,537	35	\$1,762,542	7	\$1,468,545
SULLIVANS ISLAND	8	\$4,968,773	-	-	-	-	-	-	-	-
SUMMERVILLE	1	\$15,715	-	-	-	-	-	-	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>290</b>	<b>\$57,626,800</b>	<b>347</b>	<b>\$66,002,717</b>	<b>405</b>	<b>\$57,392,428</b>	<b>197</b>	<b>\$36,077,824</b>	<b>234</b>	<b>\$62,547,524</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	<b>67</b>	<b>\$8,400,449</b>	<b>44</b>	<b>\$1,613,641</b>	<b>57</b>	<b>\$2,057,623</b>	<b>46</b>	<b>\$1,808,379</b>	<b>32</b>	<b>\$1,216,791</b>
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	-	-	3	\$207,275	-	-	2	\$133,310	-	-
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	-	-	2	\$6,000	-	-	1	\$5,000	1	\$200,000
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	8	\$1,008,724	11	\$868,870	4	\$609,472	5	\$317,510	5	\$322,469
<b>TOTAL DORCHESTER COUNTY</b>	<b>75</b>	<b>\$9,409,173</b>	<b>60</b>	<b>\$2,695,786</b>	<b>61</b>	<b>\$2,667,095</b>	<b>54</b>	<b>\$2,264,199</b>	<b>38</b>	<b>\$1,739,260</b>
<b>REGION TOTALS</b>	<b>444</b>	<b>\$72,287,091</b>	<b>467</b>	<b>\$73,156,482</b>	<b>538</b>	<b>\$62,895,054</b>	<b>307</b>	<b>\$44,616,066</b>	<b>353</b>	<b>\$68,767,817</b>



## ALL OTHER CONSTRUCTION

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

“Other” construction activity during the first quarter of 2026 remained relatively steady across the Tri-County region. Jurisdictions issued 833 permits with a combined construction value of approximately \$66.3 million. Compared to the previous quarter (Q4 2025), permit totals decreased slightly by 5.6 percent, while total construction value increased by approximately 48.4 percent.

Compared to the first quarter of 2025, permit activity declined marginally by 0.8 percent, while construction value decreased by roughly 1.4 percent. Despite relatively stable overall trends, “other” construction projects continued to represent an important source of smaller-scale residential and accessory improvements throughout the region, including decks, garages, pools, sheds, solar installations, and similar property enhancements.

## ALL OTHER CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	<b>71</b>	<b>\$1,157,703</b>	<b>63</b>	<b>\$1,011,387</b>	<b>65</b>	<b>\$1,706,485</b>	<b>46</b>	<b>\$932,717</b>	<b>49</b>	<b>\$973,040</b>
BONNEAU	7	\$235,322	7	\$187,193	5	\$84,412	6	\$103,796	5	\$287,863
CITY OF CHARLESTON	4	\$510,711	20	\$1,716,189	68	\$9,527,708	56	\$3,661,073	40	\$4,839,545
GOOSE CREEK	15	*	16	*	6	*	19	*	15	\$2,276,682
HANAHAN	21	\$503,697	29	\$560,842	1	\$2,500	14	\$651,179	10	\$280,661
JAMESTOWN	-	-	1	\$14,000	-	-	4	\$38,304	1	\$8,000
MONCKS CORNER	6	\$109,561	18	\$170,422	32	\$636,625	34	\$561,106	6	\$531,477
NORTH CHARLESTON	-	-	-	-	-	-	-	-	-	-
ST. STEPHEN	1	\$25,785	3	\$170,422	1	\$10,118	4	\$43,344	6	\$68,696
SUMMERVILLE	3	\$1,870,748	2	\$98,711	-	-	6	\$157,842	5	\$592,767
<b>TOTAL BERKELEY COUNTY</b>	<b>128</b>	<b>\$4,413,527</b>	<b>159</b>	<b>\$3,929,166</b>	<b>178</b>	<b>\$11,967,848</b>	<b>189</b>	<b>\$6,149,361</b>	<b>137</b>	<b>\$9,858,731</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	<b>57</b>	<b>\$3,540,384</b>	<b>55</b>	<b>\$3,258,692</b>	<b>45</b>	<b>\$4,981,317</b>	<b>37</b>	<b>\$2,820,734</b>	<b>54</b>	<b>\$3,201,708</b>
AWENDAW	12	\$444,549	6	\$132,000	7	\$353,890	3	\$152,440	5	\$387,499
CITY OF CHARLESTON	132	\$5,677,073	175	\$12,792,837	217	\$11,840,165	230	\$16,908,156	105	\$6,571,022
FOLLY BEACH	13	\$907,143	-	-	3	\$142,829	6	\$415,650	5	\$310,762
HOLLYWOOD	1	\$60,000	-	-	-	-	-	-	-	-
ISLE OF PALMS	15	\$1,810,849	20	\$2,151,362	19	\$2,583,949	22	\$5,212,250	24	\$5,062,261
JAMES ISLAND	7	\$1,810,849	10	\$583,384	14	\$2,163,591	7	\$234,561	6	\$118,347
KIAWAH ISLAND	9	\$1,816,610	15	\$2,502,682	1	\$331,715	5	\$2,087,576	2	\$434,535
LINCOLNVILLE	3	\$55,100	1	\$70,000	-	-	-	-	-	-
MCCLELLANVILLE	-	-	6	\$1,123,550	-	-	-	-	-	-
MEGGETT	4	\$55,100	6	\$245,645	2	\$172,000	3	\$2,087,576	4	\$152,200
MOUNT PLEASANT	178	\$17,054,000	185	\$17,840,544	131	\$13,558,355	117	\$2,087,576	165	\$16,881,555
NORTH CHARLESTON	94	\$11,783,309	134	\$9,233,712	79	\$7,939,565	59	\$1,744,476	108	\$10,320,051
RAVENEL	-	-	-	-	-	-	-	-	-	-
ROCKVILLE	1	\$25,000	-	-	2	\$77,550	-	-	-	-
SEABROOK ISLAND	4	\$644,640	3	\$292,870	2	\$203,800	-	-	4	\$273,188
SULLIVANS ISLAND	19	\$1,109,975	-	-	-	-	-	-	-	-
SUMMERVILLE	2	\$57,707	1	\$12,855	-	-	1	\$48,962	-	-
<b>TOTAL CHARLESTON COUNTY</b>	<b>551</b>	<b>\$46,852,288</b>	<b>617</b>	<b>\$50,240,133</b>	<b>522</b>	<b>\$44,348,726</b>	<b>490</b>	<b>\$33,799,957</b>	<b>482</b>	<b>\$43,713,128</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	<b>117</b>	<b>\$4,689,958</b>	<b>142</b>	<b>\$14,406,389</b>	<b>148</b>	<b>\$8,753,802</b>	<b>93</b>	<b>\$3,138,253</b>	<b>113</b>	<b>\$4,070,679</b>
HARLEYVILLE	-	-	-	-	-	-	-	-	-	-
NORTH CHARLESTON	35	\$710,463	122	\$1,173,411	40	\$1,312,732	106	\$1,301,046	82	\$5,959,013
REEVESVILLE	-	-	-	-	-	-	-	-	-	-
RIDGEVILLE	1	\$16,000	3	\$330,598	-	-	-	-	3	\$29,827
ST. GEORGE	-	-	-	-	-	-	-	-	-	-
SUMMERVILLE	8	\$384,709	17	\$1,660,834	6	\$161,792	4	\$268,594	16	\$2,660,799
<b>TOTAL DORCHESTER COUNTY</b>	<b>161</b>	<b>\$5,801,130</b>	<b>284</b>	<b>\$17,571,232</b>	<b>194</b>	<b>\$10,228,326</b>	<b>203</b>	<b>\$4,707,893</b>	<b>214</b>	<b>\$12,720,318</b>
<b>REGION TOTALS</b>	<b>840</b>	<b>\$57,066,945</b>	<b>1,060</b>	<b>\$71,740,531</b>	<b>894</b>	<b>\$66,544,900</b>	<b>882</b>	<b>\$44,657,211</b>	<b>833</b>	<b>\$66,292,177</b>



## SUMMARY

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

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

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

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

## ALL CONSTRUCTION BY JURISDICTION

JURISDICTION	2025:Q1		2025:Q2		2025:Q3		2025:Q4		2026:Q1	
	#	\$	#	\$	#	\$	#	\$	#	\$
<b>UNINCORPORATED BERKELEY CO.</b>	<b>672</b>	<b>\$375,128,817</b>	<b>680</b>	<b>\$596,670,416</b>	<b>645</b>	<b>\$243,076,179</b>	<b>298</b>	<b>\$85,701,072</b>	<b>392</b>	<b>\$112,871,677</b>
BONNEAU	18	\$2,608,848	13	\$1,428,502	11	\$2,483,903	7	\$218,431	13	\$1,446,964
CITY OF CHARLESTON	23	\$5,013,905	92	\$14,398,673	166	\$105,347,060	183	\$52,987,920	161	\$53,862,628
GOOSE CREEK	143	\$0	226	\$0	214	\$0	173	\$0	171	\$94,752,039
HANAHAH	30	\$2,564,617	50	\$66,774,466	20	\$4,620,233	26	\$4,015,352	33	\$11,900,794
JAMESTOWN	2	\$452,974	2	\$319,746	0	\$0	6	\$652,300	2	\$227,000
MONCKS CORNER	120	\$39,945,803	98	\$34,811,820	79	\$14,487,691	99	\$21,955,300	210	\$81,296,900
NORTH CHARLESTON	0	\$0	1	\$776,103	0	\$0	29	\$3,804,399	0	\$0
ST. STEPHEN	8	\$1,364,740	9	\$1,311,373	5	\$1,164,381	7	\$1,880,610	9	\$241,731
SUMMERVILLE	20	\$10,234,959	34	\$29,128,542	27	\$14,347,439	35	\$45,955,580	15	\$24,650,867
<b>TOTAL BERKELEY COUNTY</b>	<b>1,036</b>	<b>\$437,314,663</b>	<b>1,205</b>	<b>\$745,619,641</b>	<b>1,167</b>	<b>\$385,526,886</b>	<b>863</b>	<b>\$217,170,964</b>	<b>1,006</b>	<b>\$381,250,600</b>
<b>UNINCORPORATED CHARLESTON CO.</b>	<b>206</b>	<b>\$76,939,091</b>	<b>297</b>	<b>\$118,327,004</b>	<b>182</b>	<b>\$91,630,961</b>	<b>194</b>	<b>\$76,596,832</b>	<b>229</b>	<b>\$109,345,014</b>
AWENDAW	53	\$22,053,777	39	\$14,675,693	25	\$10,850,715	6	\$2,123,763	18	\$9,133,124
CITY OF CHARLESTON	354	\$132,645,642	335	\$156,778,337	585	\$258,190,215	343	\$180,775,372	302	\$198,157,236
FOLLY BEACH	25	\$3,615,658	0	\$0	8	\$3,642,099	10	\$2,570,798	11	\$2,622,027
HOLLYWOOD	2	\$249,000	1	\$75,000	1	\$51,963	0	\$0	1	\$339,287
ISLE OF PALMS	56	\$48,644,598	39	\$21,235,094	36	\$13,460,168	44	\$27,663,988	43	\$27,995,568
JAMES ISLAND	31	\$14,702,021	39	\$5,837,363	117	\$3,977,253	25	\$2,345,416	19	\$4,115,127
KIAWAH ISLAND	69	\$39,578,100	51	\$56,220,170	98	\$145,183,148	36	\$38,526,278	70	\$140,739,366
LINCOLNVILLE	9	\$1,797,274	8	\$1,852,551	21	\$4,781,610	1	\$253,746	14	\$3,419,773
MCCLELLANVILLE	2	\$405,167	8	\$2,817,969	2	\$3,455,813	3	\$785,155	3	\$1,280,000
MEGGETT	7	\$1,328,397	13	\$4,511,362	5	\$2,448,572	10	\$5,825,122	9	\$11,114,563
MOUNT PLEASANT	431	\$158,577,790	377	\$103,477,894	522	\$138,651,099	267	\$79,873,961	307	\$111,583,183
NORTH CHARLESTON	329	\$652,379,166	274	\$198,700,492	210	\$915,424,005	208	\$636,959,827	217	\$212,079,530
RAVENEL	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
ROCKVILLE	1	\$25,000	2	\$1,012,000	3	\$577,550	0	\$0	0	\$0
SEABROOK ISLAND	16	\$11,068,738	60	\$22,964,456	13	\$14,586,609	44	\$19,635,947	14	\$7,219,905
SULLIVANS ISLAND	32	\$15,516,678	0	\$0	0	\$0	2	\$0	0	\$0
SUMMERVILLE	3	\$73,422	1	\$12,855	0	\$0	2	\$348,962	0	\$0
<b>TOTAL CHARLESTON COUNTY</b>	<b>1,626</b>	<b>\$1,179,599,519</b>	<b>1,544</b>	<b>\$708,498,240</b>	<b>1,828</b>	<b>\$1,606,911,780</b>	<b>1,195</b>	<b>\$1,074,285,167</b>	<b>1,257</b>	<b>\$839,143,703</b>
<b>UNINCORPORATED DORCHESTER CO.</b>	<b>515</b>	<b>\$167,738,289</b>	<b>556</b>	<b>\$601,195,389</b>	<b>517</b>	<b>\$280,153,955</b>	<b>398</b>	<b>\$649,807,168</b>	<b>442</b>	<b>\$709,188,209</b>
HARLEYVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
NORTH CHARLESTON	41	\$19,336,604	216	\$20,106,185	92	\$50,435,678	182	\$19,413,930	123	\$12,882,068
REEVESVILLE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
RIDGEVILLE	21	\$15,194,474	17	\$11,637,749	3	\$1,041,082	2	\$172,609	10	\$12,767,335
ST. GEORGE	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
SUMMERVILLE	122	\$39,699,377	145	\$58,424,192	117	\$61,399,852	81	\$31,320,276	104	\$78,345,918
<b>TOTAL DORCHESTER COUNTY</b>	<b>699</b>	<b>\$241,968,744</b>	<b>934</b>	<b>\$691,363,515</b>	<b>729</b>	<b>\$365,412,167</b>	<b>663</b>	<b>\$700,713,983</b>	<b>679</b>	<b>\$813,183,530</b>
<b>REGION TOTALS</b>	<b>3,361</b>	<b>\$1,858,882,926</b>	<b>3,683</b>	<b>\$2,145,481,396</b>	<b>3,724</b>	<b>\$2,357,850,833</b>	<b>2,721</b>	<b>\$1,992,170,114</b>	<b>2,942</b>	<b>\$2,033,577,833</b>

## 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	
	%	▲/▼	%	▲/▼	%	▲/▼
Commercial	17.8%	▲	-38.9%	▼	-28.1%	▼
Single Family	17.0%	▲	-14.7%	▼	-12.0%	▼
Single Family Attached	9.7%	▲	14.8%	▲	1.5%	▲
Multi-Family	-36.4%	▼	-50.0%	▼	-43.8%	▼

Value of Permits	Change from Previous Quarter		Change from same Quarter Previous Year		Change from Average of Previous 4 Quarters	
	%	▲/▼	%	▲/▼	%	▲/▼
Commercial	-20.4%	▼	15.7%	▲	-10.1%	▼
Single Family	44.3%	▲	-0.4%	▼	6.6%	▲
Single Family Attached	20.8%	▲	-0.3%	▼	-21.7%	▼
Multi-Family	123.6%	▲	16.8%	▲	39.7%	▲

## TOP 20% OF COMMERCIAL PERMITS (In Value, by Jurisdiction)

JURISDICTION	DATE	VALUE	TYPE
NORTH CHARLESTON	1/21/2026	\$71,983,291	Warehouse
CITY OF CHARLESTON	2/27/2026	\$58,000,000	Municipal Building
	3/12/2026	\$18,500,000	Commercial
	3/23/2026	\$13,000,000	Commercial
DORCHESTER COUNTY	2/21/2026	\$408,309,198	Google Data Center
	2/21/2026	\$73,380,194	Google Data Center
	2/21/2026	\$54,358,705	Google Data Center
	3/19/2026	\$9,000,000	Commercial Space
SUMMERVILLE	3/27/2026	\$36,312,804	Medical Center
MOUNT PLEASANT	3/24/2026	\$15,914,000	Self Storage

## 2019 4th QUARTER MOST ACTIVE SUBDIVISIONS

BERKELEY COUNTY	#	CHARLESTON COUNTY	#	DORCHESTER COUNTY	#
Nexton	147	Fairmont Pines North	37	Watson Hill	100
Wildcat	16	Carolina Groves	44	Cane Bay	19
Carolina Park	16	Pender Woods	29	Old Village	35
Halstead Townhomes	56	Pineland Preserve	25	Shewmaker	18
Dunes West	15	Deer Park	35	Pine Hills	30

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

