2025 against 2024 — #1 of 3: One-Year Change in One-Unit Homes Permitted (2025)

Charleston County’s permit pace drops 14.9% in a year

Source: ALEX Intelligence · Published November 26, 2026

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THE DATA

-14.9%

One-Year Change in One-Unit Homes Permitted (2025)

Charleston County saw the steepest annual decline in new home approvals among the tri-county area.

This sharp contraction reflects a market nearing saturation in new single-family construction, likely due to rising land costs, regulatory delays, and a shift in developer strategy toward higher-density and adaptive reuse projects. The trend suggests that the era of rapid expansion in new builds is slowing, even as demand remains elevated.



Photo: Warren LeMay from Covington, KY, United States · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-charleston-sc-permits-market-change

01

Supply is tightening faster than demand

The -14.9% drop in permits signals that new construction is retreating even as buyer interest persists. This imbalance could accelerate price appreciation in existing homes and intensify competition for move-up and first-time buyer inventory. The market is no longer expanding through new supply but is instead being sustained by demand pressure on a fixed base of homes.

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02

Builders are shifting focus to denser projects

With single-family permits declining, developers are likely reallocating capital toward multifamily, mixed-use, and infill developments — especially in urban corridors like downtown Charleston and Mount Pleasant. This pivot suggests that future growth will be measured in density and redevelopment rather than greenfield expansion, reshaping the city's long-term housing fabric.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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