



2010 Building Permit Activity: January-June Central Midlands Region

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Building permit activity in the Central Midlands region has been on the decline since the record-high totals reported in 2006. Overall, between 2006 and 2009, the value of building permits decreased by 46.4%. In 2009, 6,408 building permits, with a combined value of \$971.5 million were issued in Richland, Lexington, Newberry and Fairfield counties; 1,475 permits fewer and with a value of \$40.4 million less than in 2008.

Building permit activity for the first two quarters of 2010 shows a few signs of the current downward trend being reversed. Between January and June, a total of 3,794 permits were issued, 127 more than in the first half of 2009. The total value of permits issued between January and June 2010 was \$480.5 million; \$26 million lower than for the same period in 2009. Residential building permit activity showed signs of recovery with 1,535 single-family homes permitted in the region so far this year; 138 more than the same period in 2009. Multi-family housing activity held steady in the first half of 2010 with 443 units permitted, 7 fewer than in the first six months of 2009.

Non-residential building permit activity, however, continued its recent downward trend. In the first half of 2010, 352 new non-residential permits were issued with a value of \$95.1 million, a decrease of \$49.9 million from a year ago. Permits for additions and repairs saw a slight increase with 1,340 permits issued with a total value of \$104.2 million; an increase of 76 permits and \$276,600 from the previous year.

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Regional Building Permit Activity by Permit Type: 2008-2010

	2008	2009	2009 (Q1/Q2)	2010 (Q1/Q2)
Total Permits Issued	7,883	6,408	3,667	3,794
Total Value	\$1,375,712,571	\$971,496,401	\$506,522,323	\$480,521,907
Total Residential Units	5,160	3,486	1,847	1,978
Total Value	\$688,635,725	\$495,272,482	\$245,827,410	\$280,725,143
Single Family Units	3,395	2,719	1,397	1,535
Value	\$554,923,821	\$426,752,168	\$209,856,612	\$270,953,003
Multi-Family Units	1,765	767	450	443
Value	\$133,711,904	\$68,250,314	\$35,970,798	\$9,772,140
Additions/Repairs	2,870	2,511	1,264	1,340
Value	\$229,117,471	\$205,135,369	\$103,948,308	\$104,224,935
New Non-Residential	1,041	772	395	352
Value	\$456,752,325	\$268,689,257	\$145,365,311	\$95,145,901

Price: \$25.00

2010 Residential Building Permits by County

Of the 3,794 total building permits issued in the first half of 2010, 52.1% were for new residential construction; up slightly from 2009's figure of 50.1%. 1,978 residential units were permitted for construction throughout the Central Midlands region between January and June 2010; 131 more than in the first two quarters of 2009 and 838 fewer than in the first half of 2008. The majority of residential permits were issued in the Greater Columbia area (Richland and Lexington counties). The maps and tables below show the distribution of residential permits by type (single family or multi-family) and location. Further information by sector can be found on pages 6 and 7.

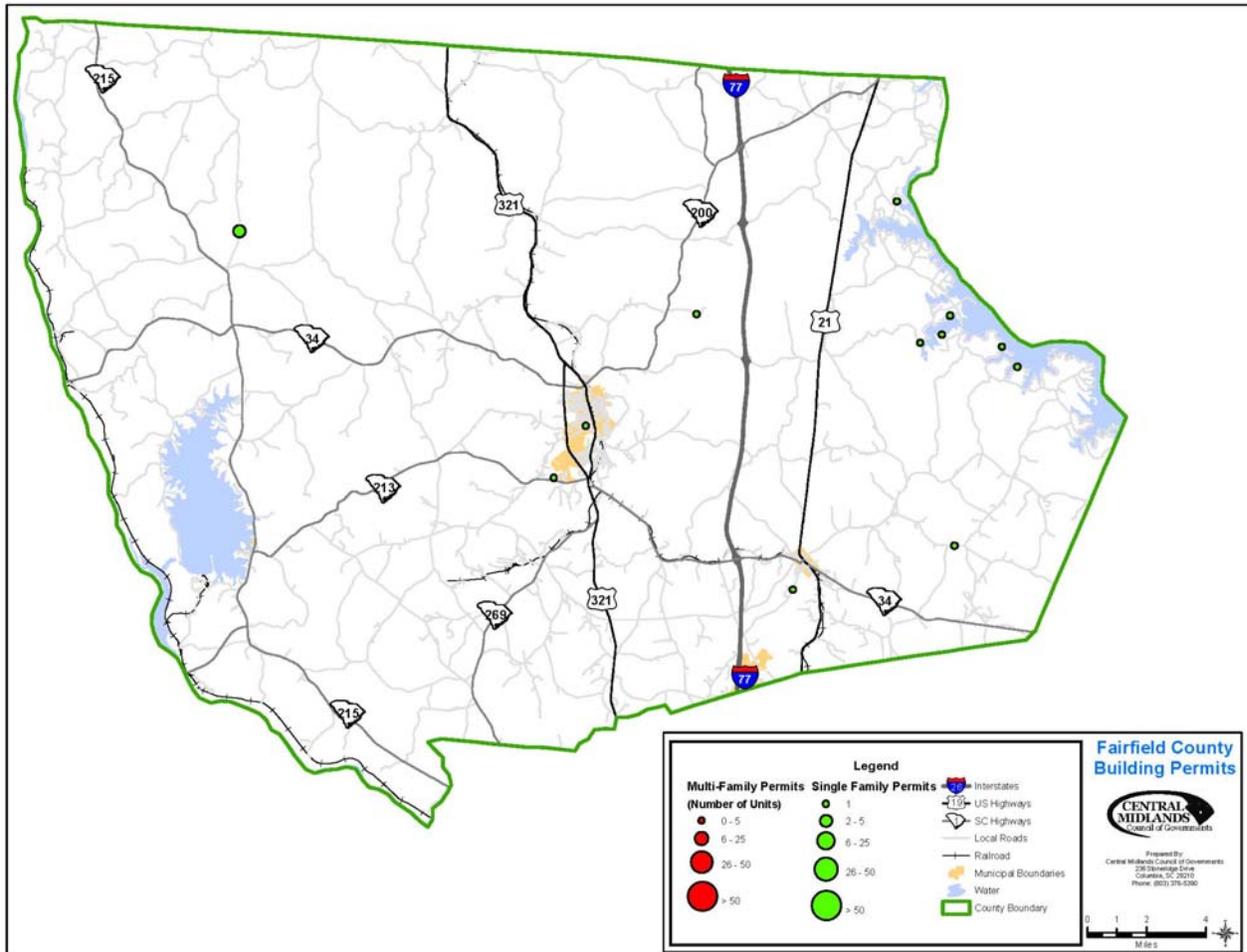
Despite being the least densely populated of the four counties within the Central Midlands region, residential development has, until recently, been stable in Fairfield County. In the first half of 2009, however, just 12 new residential units were permitted for construction; 4 fewer than in the previous year.

32 new non-residential permits were issued since January 1st, of which the most significant was for \$5 million for work on the new reactors for the expansion of the V.C. Summer nuclear power plant in Jenkinsville in the western portion of the county.

Fairfield County

	2009 Q1/Q2	2010 Q1/Q2
Single Family Units	16	12
Value	\$2,475,905	\$1,857,112
Multi-Family Units	0	0
Value	\$0	\$0
Total Housing Units	16	12
Value	\$2,475,905	\$1,857,112

Source: 2009 & 2010 Building Permits (Q1 & Q2)



Newberry County

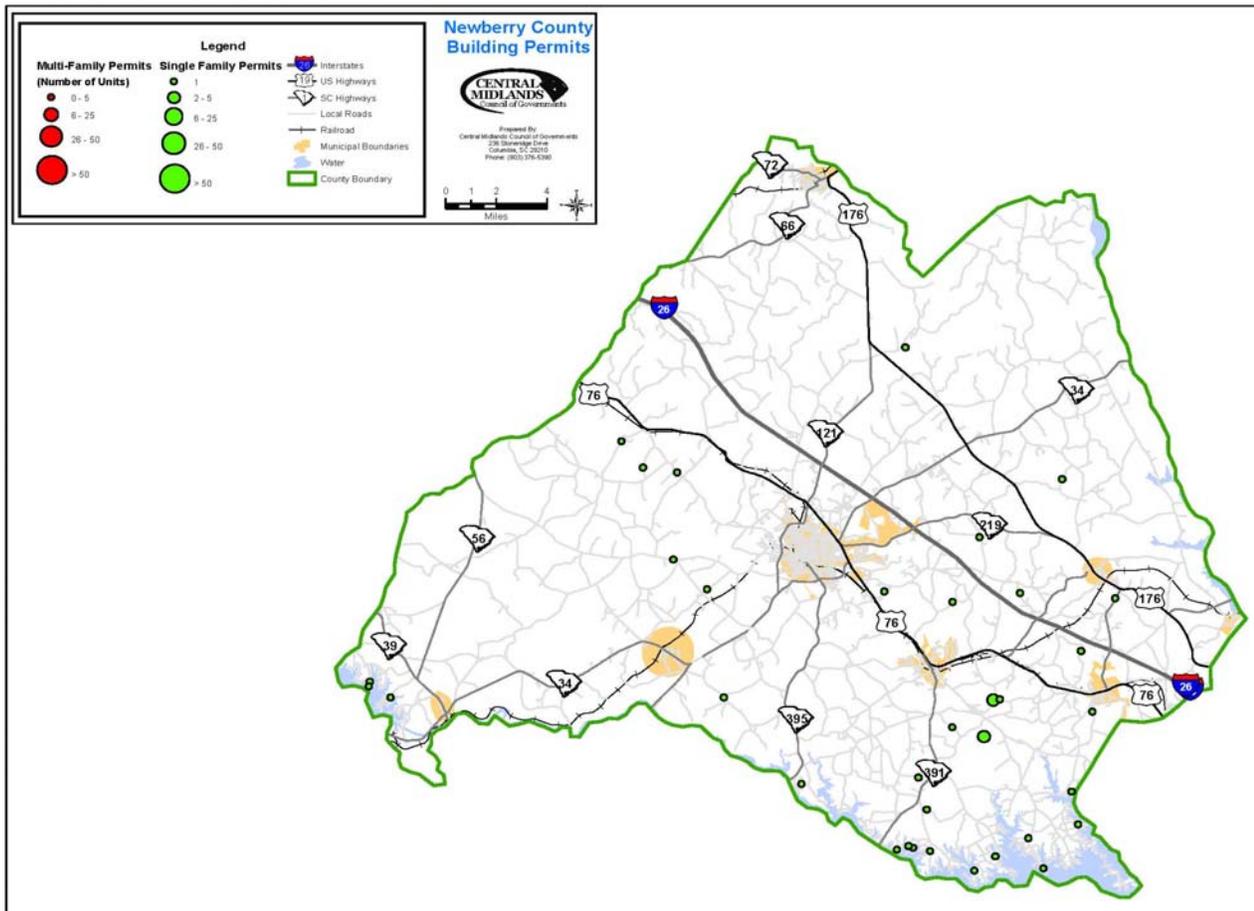
Residential development in Newberry County has been steady over the last few years with an average of around 120 new residential units permitted for construction each year since 1990. Development is typically concentrated around the two major bodies of water in the county, Lake Murray and Lake Greenwood, although the area around the county seat has seen a significant number of multi-family housing developments over the past couple of years. In the first half of 2010, the Prosperity/Pomaria area of southeastern Newberry County had the greatest concentration of new residential units, with 67.5% of the county's single family housing units issued in this sector.

Between January and June 2010, a total of 37 residential units were permitted for construction in Newberry County, with 2 more single family units permitted this year than in 2009. The 37 single family units approved so far in 2010 have an average value of \$141,691, the lowest average value in any county in the Central Midlands region.

\$1.1 million in new non-residential permits was also issued in the first six months of 2010 in Newberry County; \$6.4 million less than in the same period last year. The most significant non-residential permit was issued for \$340,000 to construct four turkey houses on Dogwalla Road in Whitmire.

	2009 Q1/Q2	2010 Q1/Q2
Single Family Units	35	37
Value	\$6,073,711	\$5,242,549
Multi-Family Units	123	0
Value	\$10,890,000	\$0
Total Housing Units	158	37
Value	\$16,963,711	\$5,242,549

Source: 2009 & 2010 Building Permits (Q1 & Q2)



Richland County

Residential development in Richland County has slowed significantly since the record figures reported in 2006, however, the activity seen in the first half of 2010 potentially shows signs of increasing economic confidence. 1,217 residential units were permitted for construction in Richland County in the first half of 2010, 147 more than in the first half of 2009. 52 more single family homes were permitted for construction than in the same period twelve months ago, although this total is still 284 fewer than were issued in Richland County in the first six months of 2008.

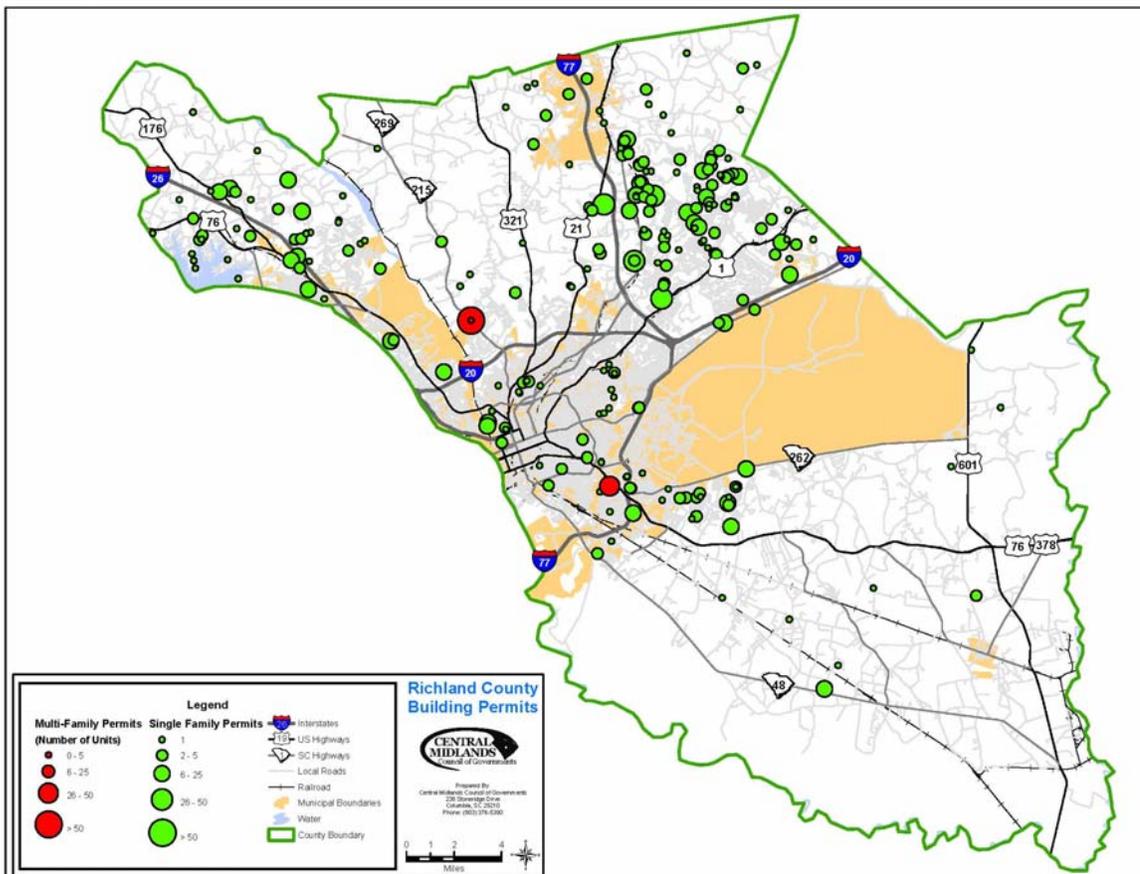
The majority of residential permits issued in Richland County continue to be located in Northeast Richland County (303 units) and in the Blythewood area (186 units). Permits issued in these two sectors account for over 61.5% of single family permits issued in Richland County between January and June 2010. Other areas of Richland County with strong residential development activity are the Irmo/Dutch Fork area and the Garners Ferry Rd/Hopkins area of Lower Richland County. In a sign that an end to the recent economic problems may be near is evidenced by the fact that 7 of the 17 planning sectors in Richland County reported an increase in the number of residential units

	2009 Q1/Q2	2010 Q1/Q2
Single Family Units	743	795
Value	\$105,482,900	\$126,859,523
Multi-Family Units	327	422
Value	\$25,080,798	\$8,952,140
Total Housing Units	1,070	1,217
Value	\$130,563,698	\$135,811,663

permitted in the first six months of 2010.

The multi-family housing market in Richland County continues to be relatively strong, with 422 units permitted for construction to date in 2010, 95 units more than in the first half of 2009. 384 of these multi-family units will be student dormitories at Columbia International University on Monticello Road.

Source: 2009 & 2010 Building Permits (Q1 & Q2)



Lexington County

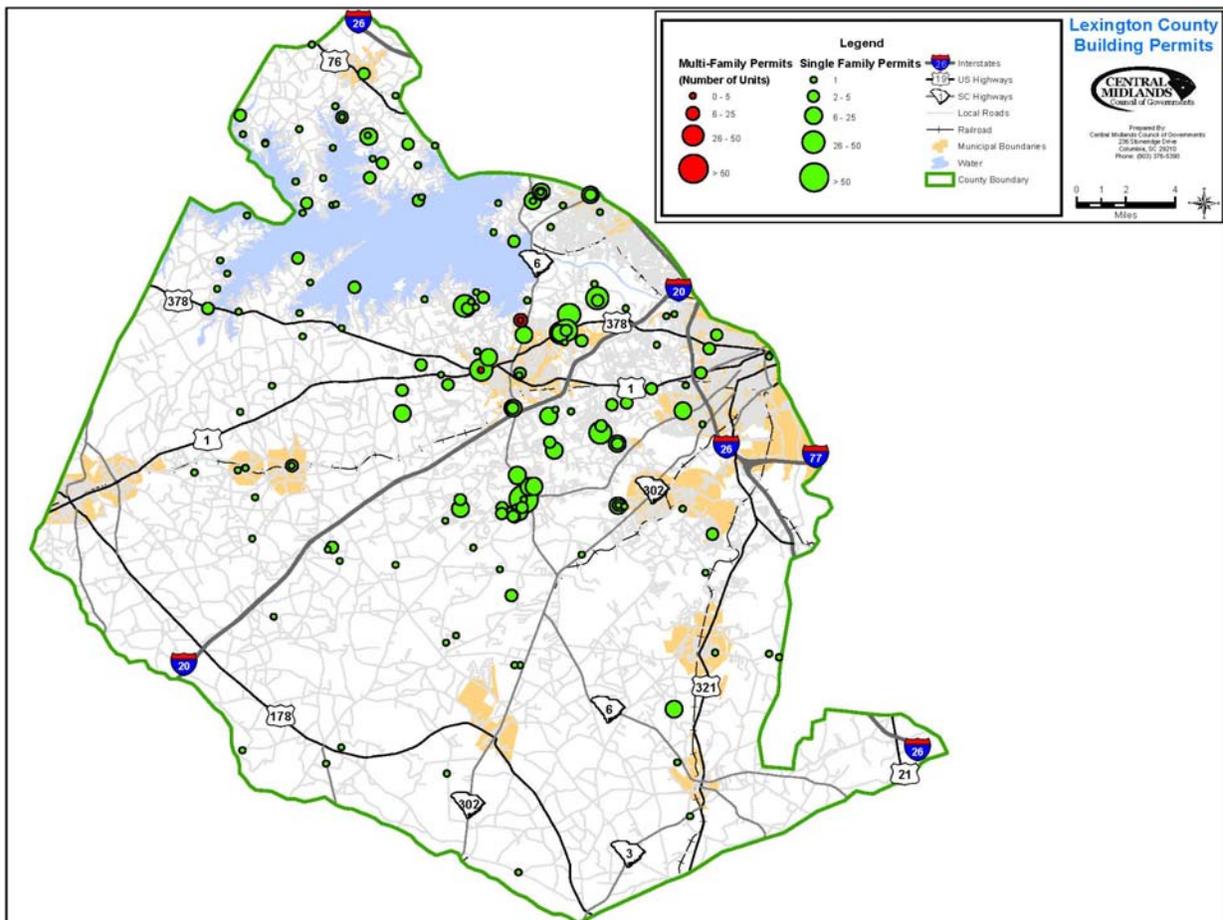
Like its neighbor Richland County to the east, Lexington County has experienced rapid residential growth in recent years. After two years of record residential development in 2006 & 2007, when a record high 3,406 residential units were permitted for construction, residential development has slowed over the past few years. However, just as in neighboring Richland County, there are signs that activity is starting to increase again.

In the first half of 2010, 713 new residential housing permits issued; 110 more than in the first half of 2009. 691 single family homes were permitted in the first half of 2010, 88 more than in the previous year. 22 multi-family units were also permitted in the first 6 months of 2010. The central Lexington sector, which includes the area immediately surrounding the county seat, accounted for most residential units, with 441 units (52% of the county's total) permitted in this sector, 127 more than last year. Five of the 10 sectors in Lexington County reported an increase in residential permit activity in the first portion of 2010. Last year, no sector reported an increase in activity.

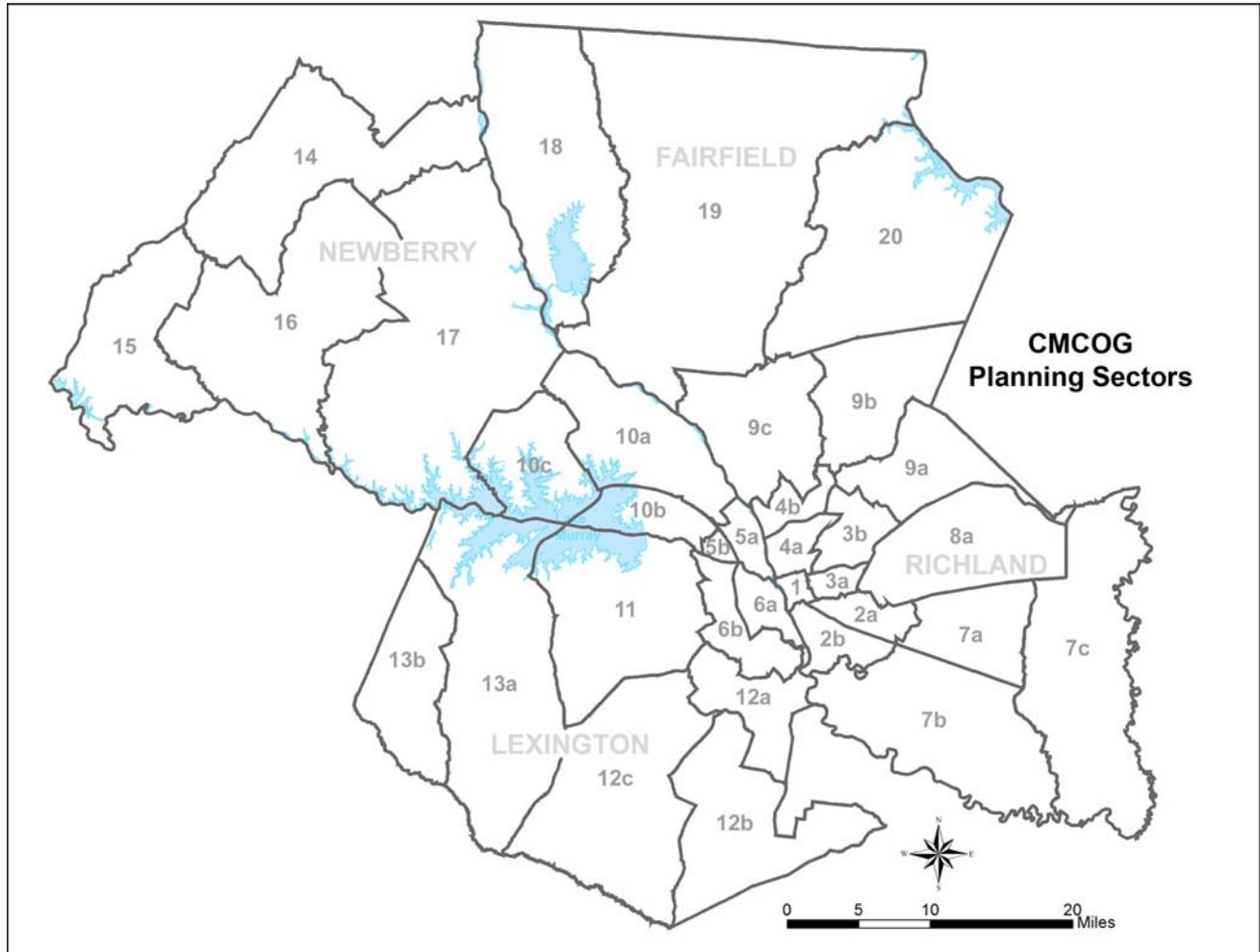
208 new non-residential permits were also issued with a total value of \$52.3 million (\$35.1 million less than in 2009, the most significant of which was for \$12 million to construct a warehouse/office for the Home Depot distribution center on Foster Brothers Drive in Dixiana.

Source: 2009 & 2010 Building Permits

	2009 Q1/Q2	2010 Q1/Q2
Single Family Units	603	691
Value	\$95,824,096	\$136,993,819
Multi-Family Units	0	22
Value	\$0	\$820,000
Total Housing Units	603	713
Value	\$95,824,096	\$137,816,819



2009 Housing Unit Permits by Sector



Sector	Name	Units	Value	Average
1	Downtown	5	\$1,535,500	\$307,100
2a	South Columbia	77	\$8,613,524	\$111,864
2b	South Richland	2	\$106,228	\$53,114
3a	East Columbia	4	\$869,900	\$217,475
3b	Dentsville	16	\$2,122,675	\$132,667
4a	North Columbia	27	\$3,068,079	\$113,633
4b	Cedar Creek	4	\$703,186	\$175,797
5a	St. Andrews (Richland)	8	\$642,273	\$80,284
5b	St. Andrews (Lexington)	0	\$0	\$0
6a	West Columbia/Cayce	5	\$855,875	\$171,175
6b	Springdale	9	\$2,682,050	\$298,005

Sector	Name	Units	Value	Average
7a	Southeast Richland	44	\$5,281,408	\$120,032
7b	Hopkins	5	\$646,547	\$129,309
7c	East Richland	5	\$856,537	\$171,307
8	Fort Jackson	0	\$0	\$0
9a	Richland NE	303	\$46,465,981	\$153,353
9b	Blythewood	186	\$31,686,030	\$170,355
9c	North Richland	397	\$7,949,301	\$20,023
10a	Irmo	135	\$25,480,395	\$188,744
10b	Dutch Fork	46	\$11,540,148	\$250,873
10c	Chapin	49	\$11,728,761	\$239,362
11	Lexington	441	\$80,020,054	\$181,451
12a	South Congaree	35	\$6,647,445	\$189,927
12b	Swansea	8	\$1,085,932	\$135,742
12c	Pelion	92	\$16,602,405	\$180,461
13a	Gilbert	26	\$6,435,548	\$247,521
13b	Batesburg-Leesville	0	\$0	\$0
14	Whitmire	3	\$337,550	\$112,517
15	Chappells	3	\$310,000	\$103,333
16	Newberry	6	\$1,013,672	\$168,945
17	Pomaria/Prosperity	25	\$3,581,327	\$143,253
18	Monticello	1	\$163,200	\$163,200
19	Winnsboro	4	\$740,865	\$185,216
20	Ridgeway	7	\$953,047	\$136,150
	Total	1,535	\$270,953,003	\$176,517

In the first half of 2010, the Lexington sector (11) had the highest number of residential building permits issued with 441 residential units; 127 units more than in the same period last year. The Richland Northeast sector (9a), which in Q1 & Q2 of 2009 had the highest number of residential units, ranked second with 303; 98 units fewer than the previous year. Between them, these two sectors account for 48.5% of all residential units permitted for construction in the Central Midlands region in the first half of this year (up from 38.7% in 2009). Overall, these numbers represent a slight increase when compared with the past few years, but still fall some way short of the record activity of 2006 and 2007. Fifteen of the region's 34 sectors recorded an increase in the number of residential units issued in the first half of 2009, compared with just 3 in 2009. The greatest increase occurred in the Lexington sector (11), where 127 more residential units were issued in the first two quarters of 2010 than in the previous year. The Pelion (+37 units), Irmo (+24 units) and Blythewood (+22 units) sectors were the only other sectors to report a double-digit increase in units. The greatest decrease in housing units between 2009 and 2010 occurred in the Dentsville sector (3b), where 150 fewer units were recorded. The Downtown, South Columbia, South Richland, Richland Northeast and Newberry sectors also recorded double-digit losses in residential units in the first half of this year.

The Downtown sector reported the highest average value per residential permit (\$307,100). The region's average value of a new single family housing permit is \$176,517, an increase of \$43,421 from 2009. Lexington County currently has the highest average of the four Central Midlands counties, at \$198,254. Newberry County has the lowest average cost per residential permit at \$141,691.



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