



The People and the Economy of the Lowcountry: A Demographic Overview

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Introduction

The Lowcountry Region, comprised of Beaufort, Colleton, Hampton and Jasper counties, experienced unprecedented growth, development, and change between 1990 and 2005. More recently, mirroring the national trend, there has been an economic downturn that has negatively impacted the Lowcountry Region, although not to the extent that it has some other parts of the country. There is a great deal of quantitative information and data available that both confirms and explains what has taken place. The United States Census Bureau, United States Bureau of Labor Statistics, South Carolina Labor Market Information (SCLMI), and constituent counties and municipalities of the Lowcountry all maintain a variety of data and statistics. This report is an attempt to summarize, analyze and synthesize all of this data into one easily accessible, condensed, and useable document.

The most recent figures available have been utilized, although some data may still be a few years old. The Planning Department continually updates and analyzes this data when it becomes available.

The Lowcountry Region

Population Growth

Between 1990 and 2000, the four counties of South Carolina's Lowcountry—Beaufort, Colleton, Hampton and Jasper—together were one of the fastest growing Regions in the state, with Beaufort County being the fastest growing among the larger counties and Jasper County in the top ranks of the smaller counties.

Table 1: Population in the Lowcountry: 1990-2000

	1990 Census	2000 Census	Percent Growth
Beaufort County	86,425	120,937	39.9
Colleton County	34,377	38,264	11.3
Hampton County	18,191	21,386	17.6
Jasper County	15,487	20,678	33.5
Regional Total	154,480	201,265	30.3
South Carolina	3,486,703	4,012,012	15.1

Source: US Census

From 2001 through 2010, growth in the Lowcountry slowed, although Beaufort County's pace continues to be the fastest in the Region (see Table 2 on following page).

Table 2: Population Change in the Lowcountry: 2000-2010

	2000 Census	2010 Census	Percent Change
Beaufort County	<i>120,937</i>	<i>162,233</i>	<i>34.15%</i>
Beaufort city	12,950	12,361	-4.55%
Bluffton town	1,275	12,530	882.75%
Burton CDP	7,180	6,976	-2.84%
Hilton Head Island town	33,862	37,099	9.56%
Laurel Bay CDP	6,625	5,891	-11.08%
Port Royal town	3,950	10,678	170.33%
Shell Point CDP	2,856	2,336	-18.21%
Yemassee town (See Hampton County below)			
Balance of Beaufort County	52,239	74,362	42.35%
Colleton County	<i>38,264</i>	<i>38,892</i>	<i>1.64%</i>
Cottageville town	707	762	7.78%
Edisto Beach town	641	414	-35.41%
Jacksonboro CDP	N/A	478	N/A
Lodge town	114	120	5.26%
Smoaks town	140	126	-10.00%
Walterboro city	5,153	5,398	4.75%
Williams town	116	117	0.86%
Balance of Colleton County	31,393	31,477	0.27%
Hampton County	<i>21,386</i>	<i>21,090</i>	<i>-1.38%</i>
Brunson town	589	554	-5.94%
Estill town	2,425	2,040	-15.88%
Furman town	286	239	-16.43%
Gifford town	370	288	-22.16%
Hampton town	2,837	2,808	-1.02%
Luray town	115	127	10.43%
Scotia town	227	215	-5.29%
Varnville town	2,074	2,162	4.24%
Yemassee town (see above)	807	1,027	27.26%
Balance of Hampton County	11,656	11,630	-0.22%
Jasper County	<i>20,678</i>	<i>24,777</i>	<i>19.82%</i>
Hardeeville city	1,793	2,952	64.64%
Ridgeland town	2,518	4,036	60.29%
Balance of Jasper County	16,367	17,789	8.69%
Lowcountry Total	201,265	246,992	22.72%

Increasing Diversity

Along with growth, especially in Beaufort and Jasper counties, has come a significant change in the composition of the Region's population. Formerly the area's population was almost entirely comprised of African-American and white residents, with small Asian, Hispanic and Native American population segments. More recently, there has been an influx of Hispanic/Latin populations, with the largest increase in Beaufort and Jasper Counties.

Table 3: Race and Ethnicity: 2000-2010

	Year	Total Population	Race		Origin
			Total White	Total Black	Total Hispanic
Beaufort County	2000	120,937	85,451	29,005	8,208
	2010	162,233	116,606	31,290	19,567
Percent Change	2000-2010	34.15%	36.46%	7.88%	138.39%
Colleton County	2000	38,264	21,245	16,140	551
	2010	38,892	22,173	15,178	1094
Percent Change	2000-2010	1.64%	4.37%	-5.96%	98.55%
Hampton County	2000	21,386	9,173	11,906	547
	2010	21,090	8,999	11,359	744
Percent Change	2000-2010	-1.38%	-1.90%	-4.59%	36.01%
Jasper County	2000	20,678	8,766	10,895	1,190
	2010	24,777	10,658	11,406	3,752
Percent Change	2000-2010	19.82%	21.58%	4.69%	215.29%
Lowcountry	2000	201,265	124,365	67,946	10,496
	2010	246,992	158,436	69,233	25,157
Percent Change	2000-2010	22.72%	27.40%	1.89%	139.68%

Source: US Census

Note: The numbers of white, black, other and Hispanic add up to more than the total county populations because Hispanic residents have been counted as members of one or more of the other races as well.

An Older Population

Different age groups in the four counties have gained or lost population, but all four counties have shown marked increases in their older and elderly populations, in line with much of the rest of the United States since the last Census.

Table 4: Age Groups Changes: 2000-2010

Beaufort County				Colleton County			
	2000	2010	Percent Change 2000-2010		2000	2010	Percent Change 2000-2010
Total population	120,937	162,233	34.15%	Total population	38,264	38,892	1.64%
Under 5 years	8,110	10,960	35.14%	Under 5 years	2,649	2,579	-2.64%
5 to 9 years	8,033	9,566	19.08%	5 to 9 years	2,957	2,515	-14.95%
10 to 14 years	7,747	8,553	10.40%	10 to 14 years	3,053	2,706	-11.37%
15 to 19 years	8,722	9,956	14.15%	15 to 19 years	2,889	2,682	-7.17%
20 to 24 years	10,002	11,756	17.54%	20 to 24 years	2,045	2,229	9.00%
25 to 34 years	16,434	20,137	22.53%	25 to 34 years	4,682	4,157	-11.21%
35 to 44 years	16,433	17,534	6.70%	35 to 44 years	5,617	4,709	-16.17%
45 to 54 years	14,019	18,580	32.53%	45 to 54 years	5,478	5,763	5.20%
55 to 59 years	6,397	9,886	54.54%	55 to 59 years	2,183	2,869	31.42%
60 to 64 years	6,286	12,273	95.24%	60 to 64 years	1,783	2,605	46.10%
65 to 74 years	11,329	20,137	77.75%	65 to 74 years	2,794	3,635	30.10%
75 to 84 years	5,913	9,698	64.01%	75 to 84 years	1,641	1,741	6.09%
85 years and over	1,512	3,197	111.44%	85 years and over	493	702	42.39%
Hampton County				Jasper County			
	2,000	2010	Percent Change 2000-2010		2000	2010	Percent Change 2000-2010
Total population	21,386	21,090	-1.38%	Total population	20,678	24,777	19.82%
Under 5 years	1,431	1,347	-5.87%	Under 5 years	1,499	1,859	24.02%
5 to 9 years	1,659	1,326	-20.07%	5 to 9 years	1,602	1,711	6.80%
10 to 14 years	1,774	1,473	-16.97%	10 to 14 years	1,559	1,546	-0.83%
15 to 19 years	1,599	1,524	-4.69%	15 to 19 years	1,483	1,751	18.07%
20 to 24 years	1,256	1,229	-2.15%	20 to 24 years	1,527	1,969	28.95%
25 to 34 years	3,052	2,648	-13.24%	25 to 34 years	3,063	3,685	20.31%
35 to 44 years	3,290	2,915	-11.40%	35 to 44 years	3,282	3,217	-1.98%
45 to 54 years	2,923	3,103	6.16%	45 to 54 years	2,538	3,524	38.85%
55 to 59 years	1,010	1,420	40.59%	55 to 59 years	1,041	1,428	37.18%
60 to 64 years	797	1,276	60.10%	60 to 64 years	815	1,300	59.51%
65 to 74 years	1,447	1,655	14.37%	65 to 74 years	1,273	1,671	31.26%
75 to 84 years	874	869	-0.57%	75 to 84 years	738	785	6.37%
85 years and over	274	305	11.31%	85 years and over	258	313	21.32%

Source: US Census

Educational Attainment

Educational attainment has several implications for the Lowcountry, including economic development, income potential and quality of life. Between 2000 and 2009 all of the counties in the Lowcountry have made strides to increase the number of residents who graduate from high school or equivalent level of education, as highlighted in Table 5. All of the counties also had an increase in either the percent of population that hold a bachelor or graduate degree or both.

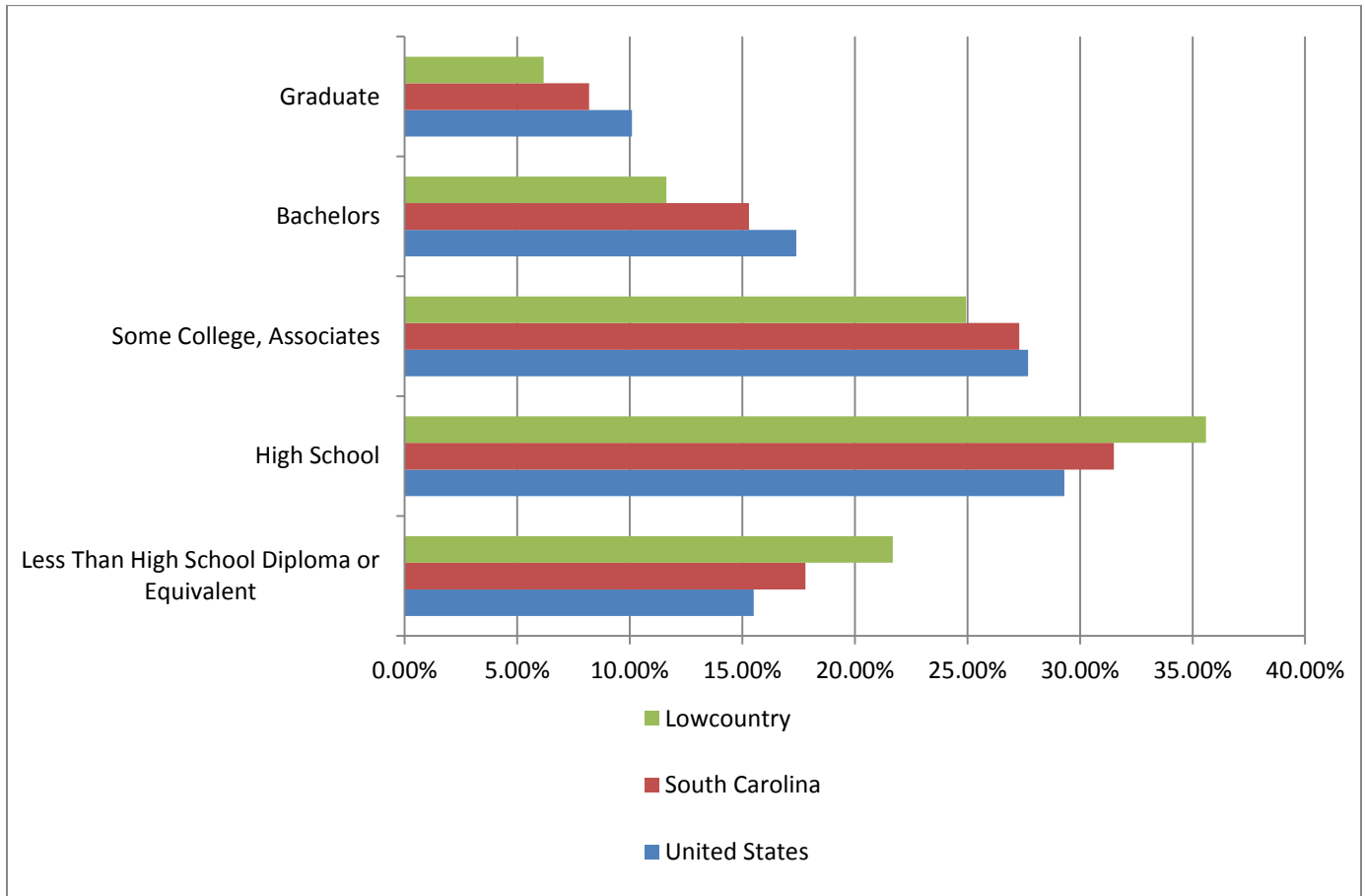
Table 5: Educational Attainment - Highest Level Completed 2000-2009

Educational Attainment 2000	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or Equivalent	12.2%	30.4%	33.1%	34.9%	23.7%	19.6%
High School	24.2%	37.0%	37.8%	35.9%	30.0%	28.6%
Some College, Associates	30.5%	21.1%	19.1%	20.5%	26.0%	27.4%
Bachelors	21.6%	7.4%	7.2%	6.2%	13.5%	15.5%
Graduate	11.6%	4.2%	2.9%	2.6%	6.9%	8.9%
Educational Attainment 2009						
Less Than High School Diploma or Equivalent	9.4%	25.1%	24.7%	27.5%	17.8%	15.5%
High School	24.8%	39.8%	40.9%	36.9%	31.5%	29.3%
Some College, Associates	29.1%	21.9%	23.5%	25.2%	27.3%	27.7%
Bachelors	23.2%	9.5%	6.4%	7.4%	15.3%	17.4%
Graduate	13.5%	3.7%	4.5%	3.0%	8.2%	10.1%

Source: US Census, American Community Survey

Compared to the State of South Carolina and the United States, though, the Lowcountry is still behind in educational attainment. As displayed in Figure 1 (following page), the Lowcountry is below the average of both the state and nation in the percent of the population that has had some college or attained an associates, bachelors or graduate degree. This trend is not homogeneous across all of the Lowcountry counties, with Beaufort having above state and national averages in post-secondary levels of educational attainment, while the remaining counties had educational attainment levels lower than the state and national averages in 2009. The Lowcountry, as of 2009, also exceeded both the state and national averages for people who did not complete high school.

Figure 1: Educational Attainment- Highest Level Completed



Source: US Census

Incomes and Poverty

Incomes are distributed as unevenly as is growth in the Lowcountry, with Beaufort County ranking as the wealthiest and Hampton as the fourth poorest in South Carolina, according to data from the 2000 Census; only Beaufort County had incomes higher than the state average. However, without adjusting for the inflation that occurred over the course of the decade, the increases in incomes in all four counties were substantial, as shown in the following chart. Both household and per capita incomes grew at a greater rate in all four counties than the state average rate; Jasper County’s increases were the largest in the Region.

Table 6: Income in the Lowcountry: 1990-2000

	Income Type	1989	1999	Percent Change 1989/1990-- 1999/2000
Beaufort County	Median Household Income	\$30,450	\$46,992	54.30%
	Per Capita Income	\$15,213	\$25,377	66.80%
Colleton County	Median Household Income	\$20,617	\$29,733	44.20%
	Per Capita Income	\$9,193	\$14,831	61.30%
Hampton County	Median Household Income	\$18,615	\$28,771	54.60%
	Per Capita Income	\$8,578	\$13,129	53.10%
Jasper County	Median Household Income	\$18,071	\$30,727	70%
	Per Capita Income	\$7,984	\$14,161	77.40%
State Average	Median Household Income	\$26,256	\$37,082	41.20%
	Per Capita Income	\$11,897	\$18,795	58%

Source: US Census

More recent data (Table 7) show that these high growth trends slowed between 2006 and 2009. Beaufort County and especially Hampton County, who was hit the hardest by the decrease in growth, actually had a decrease in household median income between 2008 and 2009. This decrease in income is not only affecting the Lowcountry, however, as South Carolina and the United States both saw decreases in household median incomes between 2008 and 2009.

Table 7: Lowcountry Household Median Incomes: 2006-2009

	2006	2007	2008	2009	Change from 2006- 2009	Change from 2008-2009
Beaufort County	\$50,522	\$52,595	\$54,356	\$54,201	7.28%	-0.29%
Colleton County	n/a	\$34,072	\$34,679	\$34,787	2.10%	0.31%
Hampton County	n/a	\$34,302	\$37,219	\$33,760	-1.58%	-9.29%
Jasper County	n/a	\$33,959	\$32,449	\$35,462	4.43%	9.29%
South Carolina	\$41,100	\$42,405	\$44,326	\$43,480	5.79%	-1.91%
United States	\$48,451	\$50,740	\$52,029	\$51,369	6.02%	-1.27%

Source: US Census

Note: The US Census' American FactFinder did not provide estimates for counties with populations less than 50,000 in 2006. The change calculations for Colleton, Hampton, and Jasper Counties use 2007 and 2008 data.

The US Department of Housing and Urban Development (HUD) estimates median family incomes every year; their data also demonstrated improvement for all four counties from 2000 to 2011.

Table 8: Lowcountry Median Family Income: 2011

County	2000 Census	2011 HUD Estimates	Percent Change
Beaufort	\$52,710	\$68,891	30.70%
Colleton	\$34,172	\$42,942	25.66%
Hampton	\$34,561	\$43,405	25.59%
Jasper	\$36,793	\$45,184	22.81%

Source: HUD

All four counties made real progress in reducing the percentage of people living in poverty between 1989 and 2008; however, between 2008 and 2009 the percentage of people living below the poverty level began to rise in all the counties. In Hampton and Jasper counties poverty rates actually rose above their 1989 levels, as illustrated in Table 9. As of 2009, only Beaufort County's poverty rate was lower than the state's average.

Table 9: Poverty Rates in the Lowcountry: 1989-2009

	1989	2000	2005	2006	2007	2008	2009
Beaufort County	14.1	10.3	11.5	11.9	10.4	10.1	12
Colleton County	23.9	19.3	23.9	22.9	21.7	21.1	22
Hampton County	23.6	20	23.9	23.4	21.3	23.4	25.4
Jasper County	24.8	22.2	24.8	22.4	20.8	19.8	25.3
South Carolina	15.3	12.8	15.6	15.7	15.1	15.7	17.1

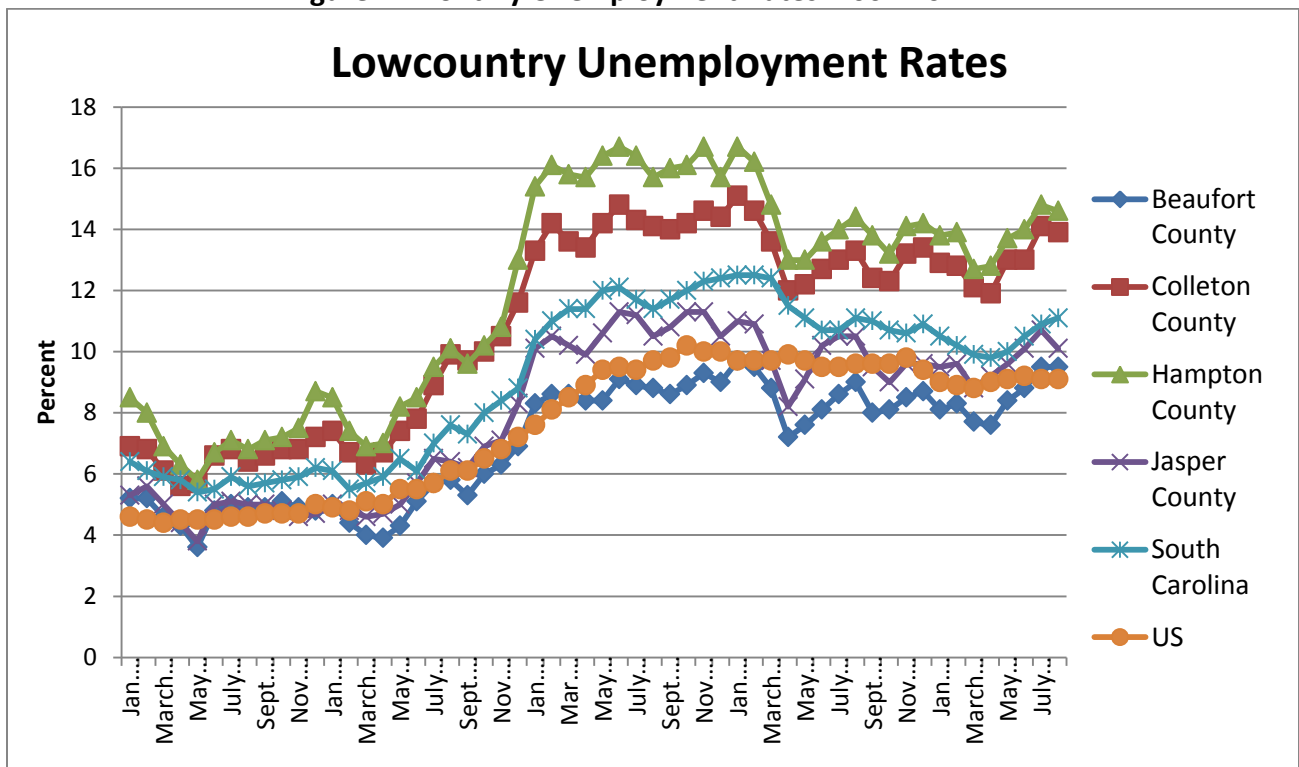
Source: US Census

Employment and Wages

Throughout most of the period since 2004 (when the state of South Carolina adopted new methodology) Beaufort County had the lowest unemployment rate in the state and had a rate below the national average. In 2007 that changed, but by the summer of 2009 the situation was improving for all four counties. This trend was short-lived, and local county unemployment rates in the Lowcountry have been on the rise again.

A trend that has continued is that Colleton and Hampton counties have continually had unemployment rates that are significantly higher than the rest of the Region and South Carolina and US averages.

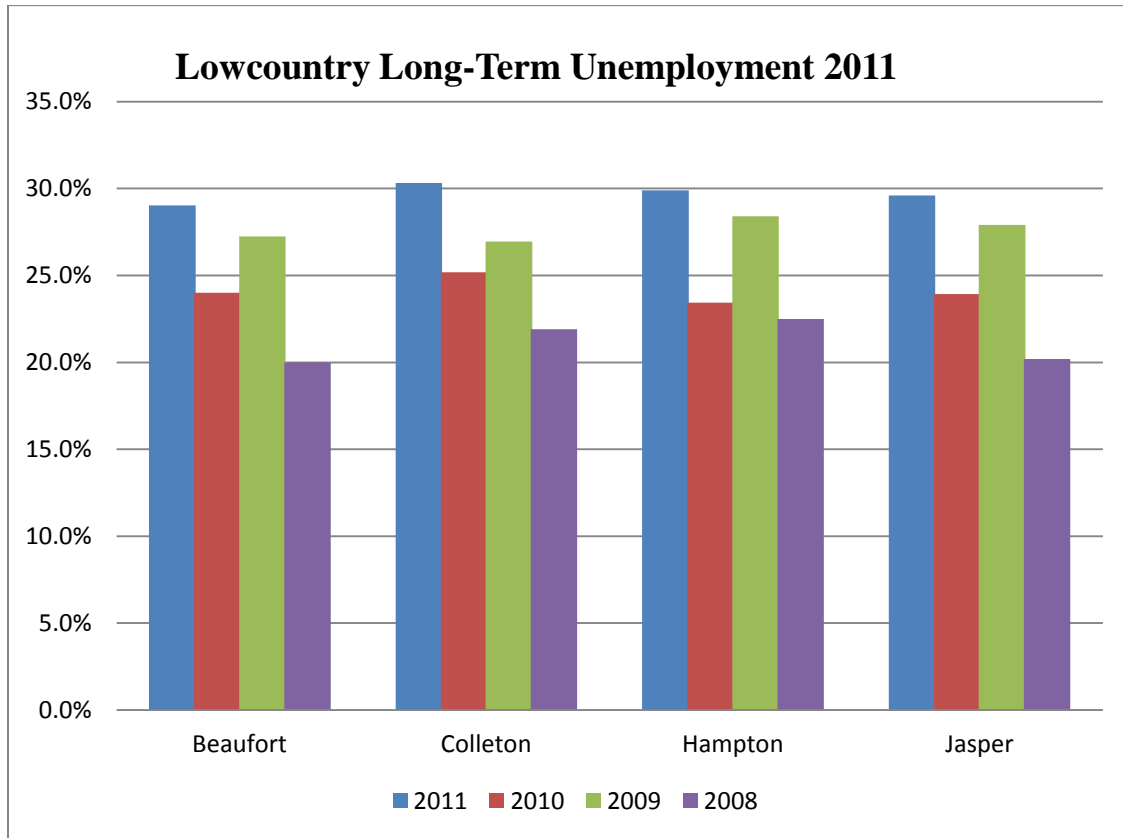
Figure 2: Monthly Unemployment Rates: 2007-2011



Source: SCLMI

Another employment indicator is the rate of long-term (16 or more weeks) unemployment. Long-term unemployment rates that had fallen between 2009 and 2010 as of June 2011 are now higher than they were in 2009. The long-term unemployment rate has continued to be significantly higher than the 2008 rate since 2009 in the Lowcountry, as figure 3 on the following page illustrates.

Figure 3: Lowcountry Long-Term Unemployment Rates: 2008-2011



Source: WIA

Unemployment rates do not tell the full story, however, of how well employees are doing economically. Table 10 (on the following page) shows average weekly wages for the private sector in the Lowcountry between 1995 and the first quarter of 2011. The trend from 1995 to 2010 had seen major growth in those wages, mostly notably in Jasper County, where the increase was more than 75 percent. The first quarter of the current calendar year reversed that trend. Even when unemployment was relatively low, as in Beaufort County, wages have continued to not meet the state average because of the concentration of jobs in the tourism and retail sectors of the economy.

Table 10: Private Sector Average Weekly Wage: 1995-2010

	1995	2007	2008	2009	2010	Q1 2011	Change 1995-Q1 2011	Change 2010-Q1 2011
Beaufort County	\$404	\$595	\$583	\$572	\$579	\$556	37.62%	-3.97%
Colleton County	\$364	\$532	\$535	\$542	\$542	\$528	45.05%	-2.58%
Hampton County	\$393	\$647	\$644	\$645	\$649	\$586	49.11%	-9.71%
Jasper County	\$309	\$643	\$653	\$615	\$594	\$550	77.99%	-7.41%
South Carolina	\$448	\$668	\$681	\$687	\$707	\$714	59.38%	0.99%
US (median)	N/A	N/A	\$722	\$739	\$747	\$749	N/A	0.27%

Source: SCLMI

SCLMI data shows the number of private sector jobs and pay for 2002 to 2010, with uneven changes across the Region. During this period Jasper County showed the greatest growth in both number of jobs and pay for not only the Lowcountry but for the whole state of South Carolina (Table 11).

Table 11: Private Sector Jobs: 2002-2010

		2002	2008	2009	2010	Percent Change 2002- 2010	Percent Change 2009- 2010
Beaufort County	Average Employment	46,788	52,545	48,631	46,777	-0.02%	-3.81%
	Average Annual Wage	\$26,251	\$30,304	\$29,734	\$30,094	14.64%	1.21%
Colleton County	Average Employment	8,361	8,389	8,122	7,867	-5.91%	-3.14%
	Average Annual Wage	\$27,156	\$27,839	\$28,189	\$28,174	3.75%	-0.05%
Hampton County	Average Employment	4,238	3,512	3,285	3,263	-23.01%	-0.67%
	Average Annual Wage	\$27,262	\$33,493	\$33,555	\$33,726	23.71%	0.51%
Jasper County	Average Employment	3,861	6,484	5,689	5,834	51.10%	2.55%
	Average Annual Wage	\$22,931	\$33,979	\$31,989	\$30,354	32.37%	-5.11%
South Carolina	Average Employment	1,454,973	1,538,996	1,430,288	1,422,984	-2.20%	-0.51%
	Average Annual Wage	\$29,476	\$35,429	\$35,750	\$36,790	24.81%	2.91%

Source: SCLMI

Beaufort County, even more than the other three Lowcountry counties, has depended not only on poorly paying hospitality and service employment but also on the generally higher-paying construction industry that had grown with the area's building boom (see building permit data in subsequent sections). Table 12 below shows the change in number of jobs and total payroll for construction jobs and as a percentage of total private sector jobs between 2005 and 2010. By 2010 Beaufort County was showing the impact of a slow-down in the housing market, and this affected the total number of construction jobs for the entire Lowcountry—in spite of Jasper County's relatively unchanged percent of private sector jobs and increase in construction payroll.

Table 12: Construction Employment and Payroll: 2002 and 2010

	2005				2010			
	Construction Employment	Total Private Sector Jobs (average monthly)	Percent of Total Private Sector Jobs	Construction Payroll	Construction Employment	Total Private Sector Jobs (average monthly)	Percent of Total Private Sector Jobs	Construction Payroll
Beaufort County	6,602	51,820	12.74%	\$247,740,328	3,124	46,777	6.68%	\$114,498,354
Colleton County	587	8,245	7.12%	\$15,019,848	383	7,868	4.87%	\$12,273,403
Hampton County	272	3,777	7.20%	\$7,981,618	192	3,263	5.88%	\$5,931,480
Jasper County	869	4,763	18.24%	\$26,893,194	807	5,834	13.83%	\$30,476,298
Lowcountry Region	8,330	68,605	12.14%	\$297,634,988	4,506	63,742	7.07%	\$163,179,535

Source: SCLMI

Industry

In 2010 the leading industry for employment in the Lowcountry was retail trade, employing 19.1 percent of the Region's workers. Other major employers were healthcare and social assistance, accommodation and food services, construction, and manufacturing. Some industries played bigger roles in certain counties than in others. For instance, agriculture, forestry, fishing and hunting were leading employers in Hampton County, but were not as significant in the rest of the Region.

A breakdown of the number of employees and the percentage of the total number of employees in each industry sector within each county can be seen in the following table.

Table 13: Employment by Private Sector Industries 2010

Industry	South Carolina		Beaufort County		Colleton County		Hampton County		Jasper County	
	# Employees	% Employees	# Employees	% Employees	# Employees	% Employees	# Employees	% Employees	# Employees	% Employees
Total, all industries	1,423,071	100.00%	46,777	100.00%	7,868	100.00%	3,265	100.00%	5,837	100.00%
Agriculture, forestry, fishing and hunting	11,332	0.80%	487	1.04%	ND	ND	259	7.93%	150	2.57%
Utilities	12,051	0.85%	145	0.31%	173	2.20%	28	0.86%	ND	ND
Construction	79,884	5.61%	3,124	6.68%	383	4.87%	193	5.91%	807	13.83%
Manufacturing	207,789	14.60%	736	1.57%	1,070	13.60%	568	17.40%	310	5.31%
Wholesale trade	63,849	4.49%	597	1.28%	234	2.97%	127	3.89%	169	2.90%
Retail trade	223,248	15.69%	8,705	18.61%	1,509	19.18%	707	21.65%	1,200	20.56%
Transportation and warehousing	44,477	3.13%	666	1.42%	77	0.98%	154	4.72%	ND	ND
Educational services	20,859	1.47%	553	1.18%	73	0.93%	ND	ND	77	1.32%
Health care and social assistance	169,538	11.91%	5,385	11.51%	1,246	15.84%	ND	ND	1,065	18.25%
Arts, entertainment, and recreation	25,630	1.80%	1,927	4.12%	112	1.42%	ND	ND	152	2.60%
Finance and insurance	65,934	4.63%	1,472	3.15%	258	3.28%	85	2.60%	89	1.52%
Real estate and rental and leasing	25,853	1.82%	2,359	5.04%	146	1.86%	ND	ND	46	0.79%
Administrative and waste services	127,761	8.98%	3,663	7.83%	483	6.14%	ND	ND	552	9.46%
Accommodation and food services	181,305	12.74%	10,286	21.99%	1,015	12.90%	ND	ND	633	10.84%
Other services, except public administration	47,944	3.37%	3,409	7.29%	290	3.69%	145	4.44%	184	3.15%

(ND) Not Disclosable

(NC) Not Calculable, the data does not exist or it is zero

Source: BLS

Housing

Between 1990 and 2000 (see Table 14 on the following page), in both Beaufort and Jasper County, the housing supply did not grow as fast as the population. Eliminating recreational/seasonal housing units from the housing stock resulted in a shortfall of more than 2,100 units. Scarcity led to major price increases. Although now outdated, the 1990-2000 Census data below provides a historic perspective. Between 2000 and 2010 the growth of the total number of housing units slowed, compared to the previous decade. Beaufort County continued to add to its housing supply during that decade, as it participated in the nation-wide housing boom, which ended in 2007. As a result, Beaufort now has a disproportionately large number and percentage of vacant units, compared to the other three counties.

Table 14: Housing Stock 2000-2010

		1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Beaufort County	Total Housing Units	45,981	60,509	93,023	31.60%	53.73%
	Occupied Units	30,712	45,532	64,945	48.25%	42.64%
	Total Vacant Units	15,269	14,977	28,078	(-)1.9%	87.47%
	Vacant Recreational/ Seasonal Units	6,602	9,613	14,902	45.60%	55.02%
	Median House Price	\$112,100	\$213,900	N/A	90.80%	N/A
	Median Gross Rent	\$423	\$690	N/A	63.10%	N/A
Colleton County	Total Housing Units	14,926	18,129	19,901	21.50%	9.77%
	Occupied Units	12,040	14,470	15,131	20.20%	4.57%
	Total Vacant Units	2,886	3,659	4,770	26.80%	30.36%
	Vacant Recreational/ Seasonal Units	861	1,907	1,433	121.50%	-24.86%
	Median House Price	\$47,400	\$73,200	N/A	54.40%	N/A
	Median Gross Rent	\$177	\$405	N/A	128.80%	N/A
Hampton County	Total Housing Units	7,058	8,582	9,140	21.60%	6.50%
	Occupied Units	6,322	7,444	7,598	17.80%	2.07%
	Total Vacant Units	736	1,138	1,542	54.60%	35.50%
	Vacant Recreational/ Seasonal Units	90	300	392	233.30%	30.67%
	Median House Price	\$43,700	\$62,300	N/A	42.60%	N/A
	Median Gross Rent	\$138	\$370	N/A	168.10%	N/A
Jasper County	Total Housing Units	6,070	7,928	10,299	30.60%	29.91%
	Occupied Units	5,298	7,042	8,517	32.90%	20.95%
	Total Vacant Units	772	886	1,782	14.80%	101.13%
	Vacant Recreational/ Seasonal Units	147	233	374	58.50%	60.52%
	Median House Price	\$44,400	\$77,600	N/A	74.80%	N/A
	Median Gross Rent	\$180	\$493	N/A	173.90%	N/A
South Carolina	Total Housing Units	1,424,155	1,753,670	2,137,683	23.14%	21.90%
	Occupied Units	1,258,044	1,533,854	1,801,181	21.90%	17.43%
	Total Vacant Units	166,111	219,816	336,502	32.30%	53.08%
	Vacant Recreational/ Seasonal Units	49,843	70,198	112,531	40.80%	60.31%
	Median House Price	\$61,100	\$94,900	N/A	55.30%	N/A
	Median Gross Rent	\$276	\$510	N/A	84.80%	N/A

Source: US Census * If any data not currently available becomes available at a later date this table will be amended accordingly.

As part of their annual Census Estimates program, the US Census Bureau has added a yearly assessment of the number of housing units for each county. Table 15 outlines the growth in both number and percentage of housing units between the April 2000 and 2010 census. During this period the rate of housing unit growth was greater than the increase in population, leading to a surplus of housing units, especially in Beaufort County, as graphically displayed in Figure 4 on the following page. A corresponding decrease in property values is already starting to occur.

Table 15: Increase in Number of Housing Units: 2000-2010

Population on July 1	Beaufort County	Colleton County	Hampton County	Jasper County
April 1, 2000 (Census 2000)	60,509	18,129	8,582	7,928
2000	61,192	18,179	8,594	7,952
2001	63,951	18,411	8,662	8,068
2002	65,971	18,496	8,687	8,148
2003	68,474	18,683	8,701	8,210
2004	71,082	18,751	8,700	8,247
2005	73,809	18,813	8,700	8,330
2006	78,198	18,908	8,711	8,491
2007	81,383	18,998	8,723	8,737
2008	83,362	19,140	8,719	9,203
2009	84,530	19,377	8,828	9,860
2010 (Census 2010)	93,023	19,901	9,140	10,299
Percent Change 2000-2010	52.02%	9.47%	6.35%	29.51%

Source: US Census

Residential building permit data—for new construction only—for the four counties is available for every year beginning in 1998, and can be obtained upon request. 2006 was the peak year in residential construction for every county in the Lowcountry except Colleton, with Beaufort County leading the way.

Table 16 (on the following page) shows the number of building permits issued each year for the construction of new dwelling units between 2005 and 2010. It highlights both the peak years and the decline in construction, especially in Beaufort County.

Table 16: Building Permits for New Housing 2005-2010

County	Type	2005	2006	2007	2008	2009	2010
Beaufort	SF Number	4016	6192	3893	666	688	524
	SF Value	\$1,671,119,962.00	\$1,057,161,044.00	\$1,343,144,998.00	\$450,972,365.00	\$219,503,898.00	\$175,449,645.87
	Average SF (w/o Land)	\$416,115.53	\$253,813.15	\$345,015.00	\$677,135.68	\$333,721.40	\$456,835.82
	MF Number	444	54	492	92	36	6
	MF Value	\$138,403,192.00	\$117,184,432.00	\$61,436,226.00	\$77,283,251.00	\$5,063,468.20	\$116,877.00
Colleton	SF Number	111	135	15	250	55	73
	SF Value	\$16,764,886.00	\$27,400,588.00	\$2,266,550.00	\$11,373,615.00	\$9,430,791.00	\$8,501,518.00
	Average SF (w/o Land)	\$151,035.00	\$202,967.32	\$151,103.33	\$45,518.46	\$173,626.26	\$116,459.00
	MH Number	0	101	290	290	220	177
	MH Value	\$0.00	\$0.00	\$0.00	\$7,373,891.00	\$3,595,301.00	N/A
	MF Number	0	0	0	4	0	0
	MF Value	\$0.00	\$0.00	\$1,462,180.00	\$0.00	\$0.00	\$0.00
Hampton	SF Number	35	49	28	33	27	15
	SF Value	\$3,120,747.00	\$5,516,856.00	\$4,071,564.00	\$9,135,952.23	\$6,278,779.36	\$2,478,754.00
	Average SF (w/o Land)	\$89,164.20	\$112,588.90	\$145,413.00	\$203,021.00	\$232,547.38	\$165,250.00
	MH Number	209	148	32	13	14	18
	MH Value	\$2,972,250.00	\$3,165,301.93	\$1,998,324.00	\$4,000,000.00	\$799,390.00	\$1,148,717.00
	MF Number	1	0	1	15	0	0
	MF Value	\$75,000.00	\$0.00	\$149,799.00	\$27,232,885.32	\$0.00	\$0.00
Jasper	SF Number	161	276	274	90	125	127
	SF Value	\$16,505,249.00	\$26,247,502.87	\$43,950,099.00	\$18,907,155.49	\$29,109,235.00	\$28,716,768.32
	Average SF (w/o Land)	\$85,000.00	\$115,627.76	\$160,401.82	\$210,079.50	\$196,618.29	\$487,564.56
	MH Number	161	N/A	N/A	122	96	83
	MH Value	\$6,000,000.00	\$0.00	N/A	N/A	\$3,861,184.00	N/A
	MF Number	8	N/A	16	15	0	10
	MF Value	\$2,921,000.00	\$1,041,626.92	\$48,437,220.00	\$0.00	\$0.00	\$4,983,598.00

Source: County, City and Town Building Departments

Note: In Beaufort County stick-built and manufactured home building permit data is combined and averaged together; in the other three, the data is recorded separately and the average value here is for stick-built homes only.

Commercial Development and Retail Sales

New commercial development, which includes a large retail component, has also increased in the Lowcountry, but more slowly than residential construction. As the largest and fastest-growing county, Beaufort led the way during the period, although the level and value of activity in Jasper County was significant.

The following table shows building permits issued for all new commercial and institutional projects during that period

Table 17: Building Permits for New Commercial and Industrial Construction: 2005-2010

County	Type	2005	2006	2007	2008	2009	2010
Beaufort	Commercial Number	248	195	158	42	54	33
	Commercial Value	\$109,877,248.00	\$1,376,330,900.00	\$89,737,010.00	\$27,264,969.00	\$13,732,542.00	\$25,762,375.00
Colleton	Commercial Number	24	8	11	80	15	30
	Commercial Value	\$15,117,550.00	\$5,325,400.00	\$9,603,749.00	\$8,914,539.00	\$5,832,618.00	\$4,319,882.00
Hampton	Commercial Number	4	12	4	14	1	4
	Commercial Value	\$1,239,000.00	\$1,954,390.00	\$10,268,260.00	\$8,601,918.70	\$1,375,000.00	\$786,301.00
Jasper	Commercial Number	31	N/A	4	37	17	18
	Commercial Value	\$17,233,724.00	\$8,609,237.84	\$29,386,213.00	\$20,315,813.00	\$16,880,358.42	\$4,817,926.48

Source: County, City and Town Building Departments

As a result of the population and economic growth in the Lowcountry, net taxable sales climbed significantly in all four counties from 2003-4 to 2006-7, but then began dropping the next fiscal year, with the decline in Jasper County being the most notable. **NOTE:** 2008-2009 data is the most recent data available.

Table 18: Net Taxable Sales

County	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09
Beaufort	\$1,826,023,937	\$2,462,825,056	\$2,662,718,004	\$2,751,447,656	\$2,560,090,300	\$2,138,324,218
Colleton	\$210,859,200	\$274,449,046	\$298,804,080	\$323,575,354	\$300,324,500	\$262,713,105
Hampton	\$78,887,543	\$99,117,876	\$106,201,480	\$110,013,323	\$91,526,640	\$75,556,391
Jasper	\$223,509,543	\$324,092,111	\$385,611,912	\$410,103,916	\$341,968,265	\$300,395,565

Source: SC Department of Revenue

Economic Impact of Tourism

The economic impact of tourism—measured by visitor expenditures and tourism-related jobs and payroll—varies from county to county, with all four having had increases in the percent of tourism related jobs between 2006 and 2009. Each county in the Lowcountry Region with the exception of Colleton County also had their percent of sales by visitors increase between 2006 and 2009. Beaufort County, as one of the top tourism destinations in the state, receives the greatest amount of visitor spending and has the largest number of tourism-generated jobs. Colleton County, with the ACE Basin nationally recognized as an eco-tourism destination and with two Interstate-95 interchanges, ranks second for tourism expenditures and payrolls. The Lowcountry as of 2009 has seen a drop in the amount of spending by visitors and all but Jasper County have also experienced a decrease in payroll related to tourism between 2008 and 2009 however, there were no decreases in percent of sales by visitors Between 2008 and 2009. **NOTE:** 2009 is the most recent data available.

Table 19: Economic Impact of Visitors in the Lowcountry: 2006-2009

		Expenditures by Visitors	Total Gross Taxable Sales	Percent Sales Visitors of by	Payroll Related Tourism to	Tourism Employment	Total Jobs	Percent Jobs Related to Tourism
Beaufort County	2006	\$958,110,000	\$3,887,259,912	24.65%	\$198,100,000	12,800	61,880	20.69%
	2007	\$1,026,320,000	\$4,058,389,971	25.29%	\$211,090,000	13,230	63,033	20.99%
	2008	\$1,019,970,000	\$4,004,958,326	25.47%	\$206,820,000	12,840	61,886	20.75%
	2009	\$926,500,000	\$3,506,948,982	26.42%	\$197,200,000	12,200	58,248	20.94%
Colleton County	2006	\$80,490,000	\$619,659,163	12.99%	\$15,550,000	1,020	10,990	9.28%
	2007	\$86,330,000	\$657,301,391	13.13%	\$16,590,000	1,060	10,674	9.93%
	2008	\$86,830,000	\$689,601,888	12.59%	\$16,720,000	1,000	10,701	9.34%
	2009	\$82,510,000	\$643,580,390	12.82%	\$16,740,000	999	10,421	9.59%
Hampton County	2006	\$10,800,000	\$291,108,843	3.71%	\$1,950,000	130	5,375	2.42%
	2007	\$11,260,000	\$293,722,695	3.83%	\$2,020,000	130	5,407	2.40%
	2008	\$11,540,000	\$283,811,126	4.07%	\$2,050,000	120	5,157	2.33%
	2009	\$10,590,000	\$260,516,527	4.07%	\$1,980,000	120	4,919	2.44%
Jasper County	2006	\$44,050,000	\$886,051,537	4.97%	\$9,090,000	610	7,567	8.06%
	2007	\$46,870,000	\$956,839,044	4.90%	\$9,620,000	630	7,992	7.88%
	2008	\$47,480,000	\$939,769,745	5.05%	\$9,670,000	610	8,058	7.57%
	2009	\$47,020,000	\$845,973,337	5.56%	\$9,890,000	630	7,261	8.68%

Source: SCPRT, SCLMI, and SCDOR