



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, as mirrored in the national trend, there has been an economic downturn that has negatively impacted the Lowcountry region, although not to the extent that it has in 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, 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 availability of data is predominately at the county level, except for decennial Census years. Since that information is becoming outdated it is not used. However, during the past few years, the Census Bureau has expanded its Estimates program, American Community Survey, to provide more demographic data every year for large counties (only Beaufort County has the requisite 50,000 or more residents) and metropolitan areas (of which there are none in the Lowcountry).

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 2009, 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: 2000-2009

	Population July, 1 2000	Population July, 1 2008	Population July, 1 2009	Percent Change 2000-2009	Percent Change 2008-2009
Beaufort County	122,077	152,164	155,215	27.15%	2.01%
Beaufort city	12,717	12,068	12,120	-4.69%	0.43%
Bluffton town	2,298	12,333	12,519	444.78%	1.51%
Hilton Head Island town	33,973	34,243	34,249	0.81%	0.02%
Port Royal town	9,374	11,207	11,421	21.84%	1.91%
Yemassee town (pt.)	118	187	193	63.56%	3.21%
Balance of Beaufort County	63,597	82,126	84,713	33.20%	3.15%
Colleton County	38,333	39,349	39,246	2.38%	-0.26%
Cottageville town	704	681	676	-3.98%	-0.73%
Edisto Beach town	646	711	716	10.84%	0.70%
Lodge town	114	112	112	-1.75%	0.00%
Smoaks town	140	134	133	-5.00%	-0.75%
Walterboro city	5,363	5,809	5,791	7.98%	-0.31%
Williams town	116	117	116	0.00%	-0.85%
Balance of Colleton County	31,250	31,785	31,702	1.45%	-0.26%
Hampton County	21,357	20,996	21,014	-1.61%	0.09%
Brunson town	589	569	568	-3.57%	-0.18%
Estill town	2,387	2,314	2,311	-3.18%	-0.13%
Furman town	286	278	278	-2.80%	0.00%
Gifford town	366	358	357	-2.46%	-0.28%
Hampton town	2,831	2,739	2,737	-3.32%	-0.07%
Luray town	115	112	112	-2.61%	0.00%
Scotia town	227	223	223	-1.76%	0.00%
Varnville town	2,096	2,033	2,032	-3.05%	-0.05%
Yemassee town (pt.)	694	675	674	-2.88%	-0.15%
Balance of Hampton County	11,766	11,695	11,722	-0.37%	0.23%
Jasper County	20,707	22,746	23,221	12.14%	2.09%
Hardeeville city	2,116	3,073	3,580	69.19%	16.50%
Ridgeland town	2,617	2,604	2,579	-1.45%	-0.96%
Balance of Jasper County	15,974	17,069	17,062	6.81%	-0.04%
Lowcountry Total	202,474	235,255	238,696	17.89%	1.46%

Source: US Census

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: 2000-2009

			Race			Origin
	Year	Total Population	Total White	Total Black	Other Races	Total Hispanic
Beaufort County	2000	120,937	89,065	29,340	2,532	8,208
	2005	137,849	104,351	30,141	3,357	11,921
	2009	155,215	119,679	31,220	4,316	16,136
	Percent Change 2000-2009	28.34%	34.37%	6.41%	70.46%	96.59%
Colleton County	2000	38,264	21,478	16,180	606	551
	2005	39,430	22,519	16,228	683	737
	2009	39,246	22,690	15,776	780	993
	Percent Change 2000-2009	2.57%	5.64%	-2.50%	28.71%	80.22%
Hampton County	2000	21,386	9,301	11,918	167	547
	2005	21,329	9,278	11,923	128	630
	2009	21,014	9,246	11,533	235	712
	Percent Change 2000-2009	-1.74%	-0.59%	-3.23%	40.72%	30.16%
Jasper County	2000	20,678	9,472	10,941	265	1,190
	2005	21,398	10,319	10,825	254	1,872
	2009	23,221	11,974	10,813	434	3,359
	Percent Change 2000-2009	12.30%	26.41%	-1.17%	63.77%	182.27%
Lowcountry	2000	201,265	129,316	68,379	3,570	10,496
	2005	220,006	146,467	69,117	4,422	15,160
	2009	238,696	163,589	69,342	5,765	21,200
	Percent Change 2000-2009	18.60%	26.50%	1.41%	61.48%	101.98%

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 have showed marked increases in their older and elderly populations, inline with much of the rest of the United States since the last Census.

Table 4: Age Groups Changes: 2000-2009

Beaufort County				Hampton County			
	2000	2009	Percent Change 2000-2009		2000	2009	Percent Change 2000-2009
Total population	120,937	155,215	28.34%	Total population	21,386	21,014	-1.74%
Under 5 years	8,110	11,609	43.14%	Under 5 years	1,431	1,514	5.80%
5 to 9 years	8,033	9,399	17.00%	5 to 9 years	1,659	1,410	-15.01%
10 to 14 years	7,747	7,921	2.25%	10 to 14 years	1,774	1,466	-17.36%
15 to 19 years	8,722	9,592	9.97%	15 to 19 years	1,599	1,483	-7.25%
20 to 24 years	10,002	12,933	29.30%	20 to 24 years	1,256	1,300	3.50%
25 to 34 years	16,434	16,952	3.15%	25 to 34 years	3,052	2,867	-6.06%
35 to 44 years	16,433	16,556	0.75%	35 to 44 years	3,290	2,671	-18.81%
45 to 54 years	14,019	17,728	26.46%	45 to 54 years	2,923	3,013	3.08%
55 to 59 years	6,397	9,466	47.98%	55 to 59 years	1,010	1,343	32.97%
60 to 64 years	6,286	11,419	81.66%	60 to 64 years	797	1,150	44.29%
65 to 74 years	11,329	18,920	67.01%	65 to 74 years	1,447	1,444	-0.21%
75 to 84 years	5,913	9,732	64.59%	75 to 84 years	874	972	11.21%
85 years and over	1,512	2,988	97.62%	85 years and over	274	381	39.05%
Colleton County				Jasper County			
	2000	2009	Percent Change 2000-2009		2000	2009	Percent Change 2000-2009
Total population	38,264	39,246	2.57%	Total population	20,678	23,221	12.30%
Under 5 years	2,649	2,714	2.45%	Under 5 years	1,499	1,949	30.02%
5 to 9 years	2,957	2,607	-11.84%	5 to 9 years	1,602	1,595	-0.44%
10 to 14 years	3,053	2,576	-15.62%	10 to 14 years	1,559	1,468	-5.84%
15 to 19 years	2,889	2,796	-3.22%	15 to 19 years	1,483	1,522	2.63%
20 to 24 years	2,045	2,330	13.94%	20 to 24 years	1,527	1,548	1.38%
25 to 34 years	4,682	4,266	-8.89%	25 to 34 years	3,063	3,374	10.15%
35 to 44 years	5,617	4,720	-15.97%	35 to 44 years	3,282	3,312	0.91%
45 to 54 years	5,478	5,898	7.67%	45 to 54 years	2,538	3,196	25.93%
55 to 59 years	2,183	2,825	29.41%	55 to 59 years	1,041	1,318	26.61%
60 to 64 years	1,783	2,555	43.30%	60 to 64 years	815	1,119	37.30%
65 to 74 years	2,794	3,420	22.41%	65 to 74 years	1,273	1,526	19.87%
75 to 84 years	1,641	1,817	10.73%	75 to 84 years	738	941	27.51%
85 years and over	493	722	46.45%	85 years and over	258	353	36.82%

Source: US Census

Educational Attainment

Educational attainment has several implications for the Lowcountry, including economic development, income potential, and quality of life. All of the counties in the Lowcountry from 2000 to 2008 have made strides to increase the number of residents who graduate from high school or equivalent level of education, as highlighted in Table 5. With the exception of Jasper County, which saw a slight decrease, all of the counties had an increase in the percent of population that hold a bachelor degree.

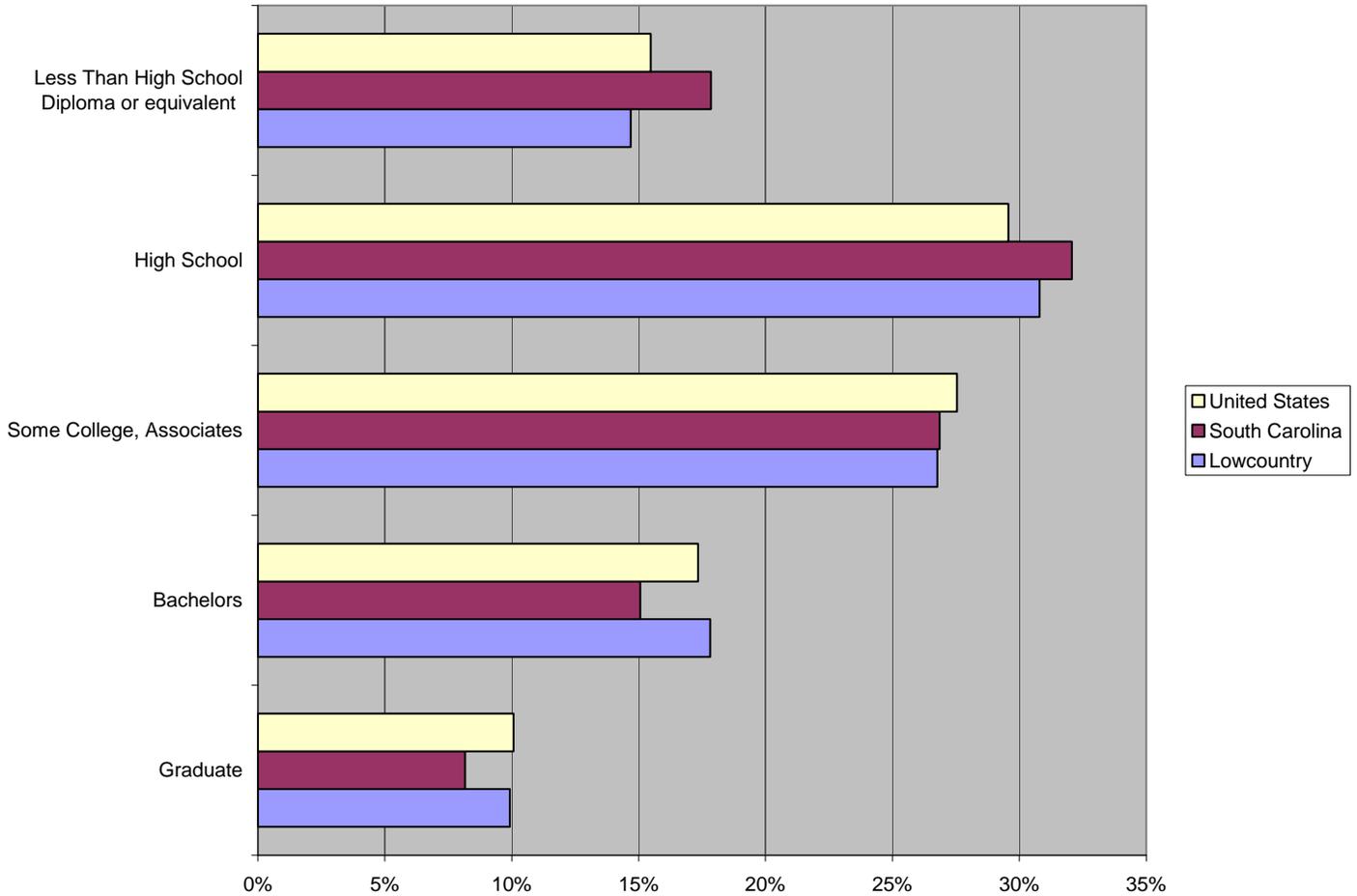
Table 5: Educational Attainment- Highest Level Completed

Educational Attainment 2000	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
Less Than High School Diploma or equivalent	12.16%	30.38%	33.07%	34.85%	23.66%	19.60%
High School	24.17%	36.95%	37.76%	35.94%	29.97%	28.63%
Some College, Associates	30.45%	21.12%	19.10%	20.48%	25.95%	27.37%
Bachelors	21.59%	7.38%	7.20%	6.16%	13.54%	15.54%
Graduate	11.63%	4.16%	2.88%	2.57%	6.88%	8.86%
Educational Attainment 2008						
Less Than High School Diploma or equivalent	9.80%	22.37%	22.70%	26.88%	17.85%	15.47%
High School	24.64%	42.71%	43.08%	39.95%	32.07%	29.57%
Some College, Associates	28.67%	22.41%	23.93%	24.26%	26.86%	27.54%
Bachelors	23.21%	9.32%	7.65%	5.69%	15.06%	17.34%
Graduate	13.67%	3.19%	2.63%	3.22%	8.16%	10.07%

Source: US Census

Compared to the State of South Carolina and the United States, the Lowcountry is competitive in all areas of educational attainment as a region in 2008. As displayed in Figure 1, the Lowcountry exceeds both the state and nation in percent of the population who have attained a bachelors or graduate degree. This trend is not homogeneous across all of the Lowcountry counties, with Beaufort having above state and national averages in bachelors and graduate levels of educational attainment, while the remaining counties have educational attainment levels less than state and national averages in 2008.

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: Poverty Rates 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. Jasper actually had a decrease in median income from 2007 to 2008 after having the largest increase from 1990 to 2000.

Table 7: Lowcountry Household Median Incomes: 2006-2008

	Beaufort County	Colleton County	Hampton County	Jasper County	South Carolina	United States
2006	50,522	n/a	n/a	n/a	41,100	48,451
2007	52,595	34,072	34,302	33,959	42,405	50,740
2008	54,356	34,679	37,219	32,449	44,326	52,029
Increase from 2006-2008	7.05%	1.75%	7.84%	-4.65%	7.28%	6.88%

Source: US Census

Note: The US Census' American FactFinder does not provide estimates for counties with a population less than 50,000 in 2006. The calculations for Colleton, Hampton, and Jasper Counties use the 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 2010.

Table 8: Lowcountry Median Family Income: 2010

County	2000 Census	2010 HUD Estimates	Percent Change
Beaufort	\$52,710	\$65,900	25.02%
Colleton	\$34,172	\$42,500	24.37%
Hampton	\$34,561	\$43,000	24.42%
Jasper	\$36,793	\$45,700	24.21%

Source: HUD

All four counties made real progress in reducing the percentage of people living in poverty, with Hampton and Jasper counties showing the greatest improvement between 1990 and 2000, as illustrated in Table 9 on the following page. Nevertheless, only Beaufort County's poverty rate is lower than the state's averages.

Table 9: Poverty Rates in the Lowcountry: 1990-2010

	Age Group		1989/1990	1999/2000
Beaufort County	All Individuals	Number	10,801	12,194
		Percent	13.60%	10.70%
	Children Under 18	Number	4,315	4,249
		Percent	20.10%	15.40%
	65 years + over	Number	1,444	1,240
		Percent	13.80%	6.70%
Colleton County	All Individuals	Number	7,950	8,014
		Percent	23.40%	21.10%
	Children Under 18	Number	2,925	2,955
		Percent	29.30%	28.70%
	65 years + over	Number	1,294	924
		Percent	30.50%	19.10%
Hampton County	All Individuals	Number	4,989	4,277
		Percent	27.70%	21.80%
	Children Under 18	Number	2,166	1,604
		Percent	38%	27.60%
	65 years + over	Number	770	537
		Percent	35%	21.70%
Jasper County	All Individuals	Number	3,866	3,996
		Percent	25.30%	20.70%
	Children Under 18	Number	1,654	1,437
		Percent	33.50%	26.30%
	65 years + over	Number	627	465
		Percent	33.70%	21.40%
State Average	All Individuals	Number	517,793	547,869
		Percent	15.40%	14.10%
	Children Under 18	Number	190,873	182,757
		Percent	21%	18.50%
	65 years + over	Number	78,092	64,688
		Percent	20.60%	13.90%

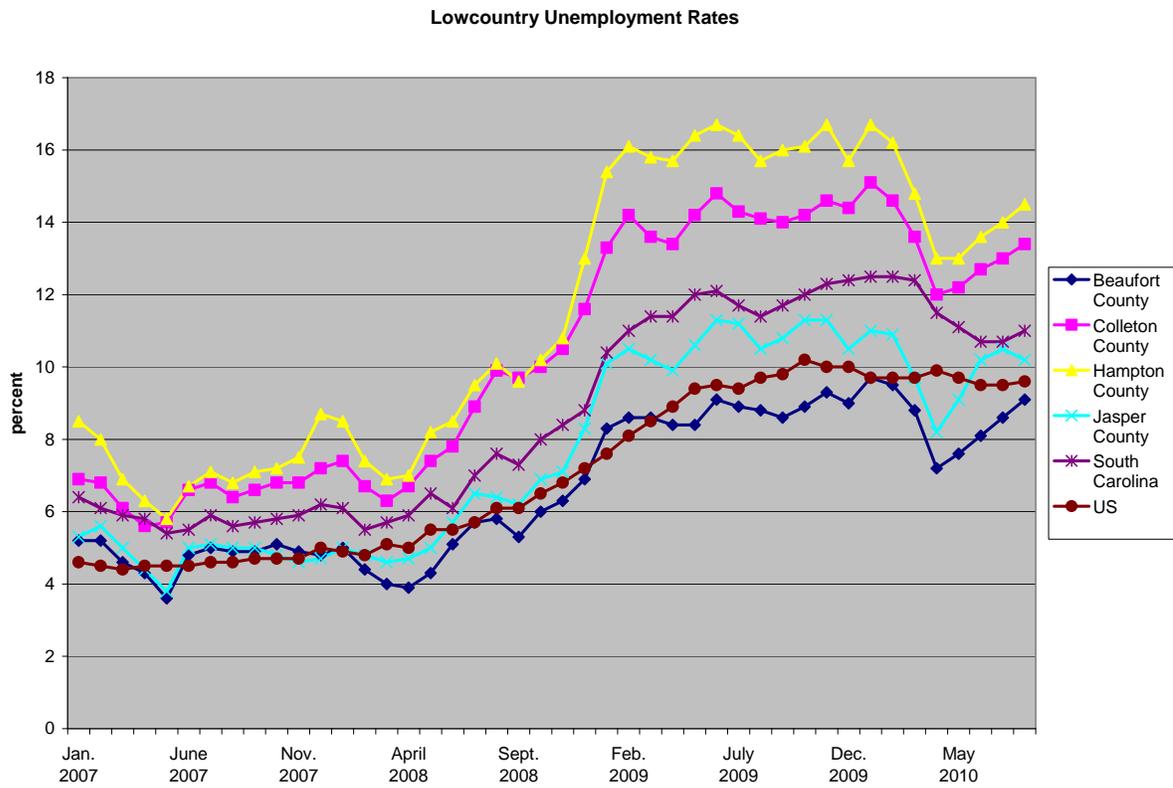
Source: US Census

Employment and Wages

Throughout most of the period since 2004 (when the state of South Carolina adopted new methodology) Beaufort County had the lowest employment 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, but this trend was short-lived. Local county unemployment rates in the Lowcountry have been on the rise again, with Jasper being the only county with a slight decrease in its unemployment rate.

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.

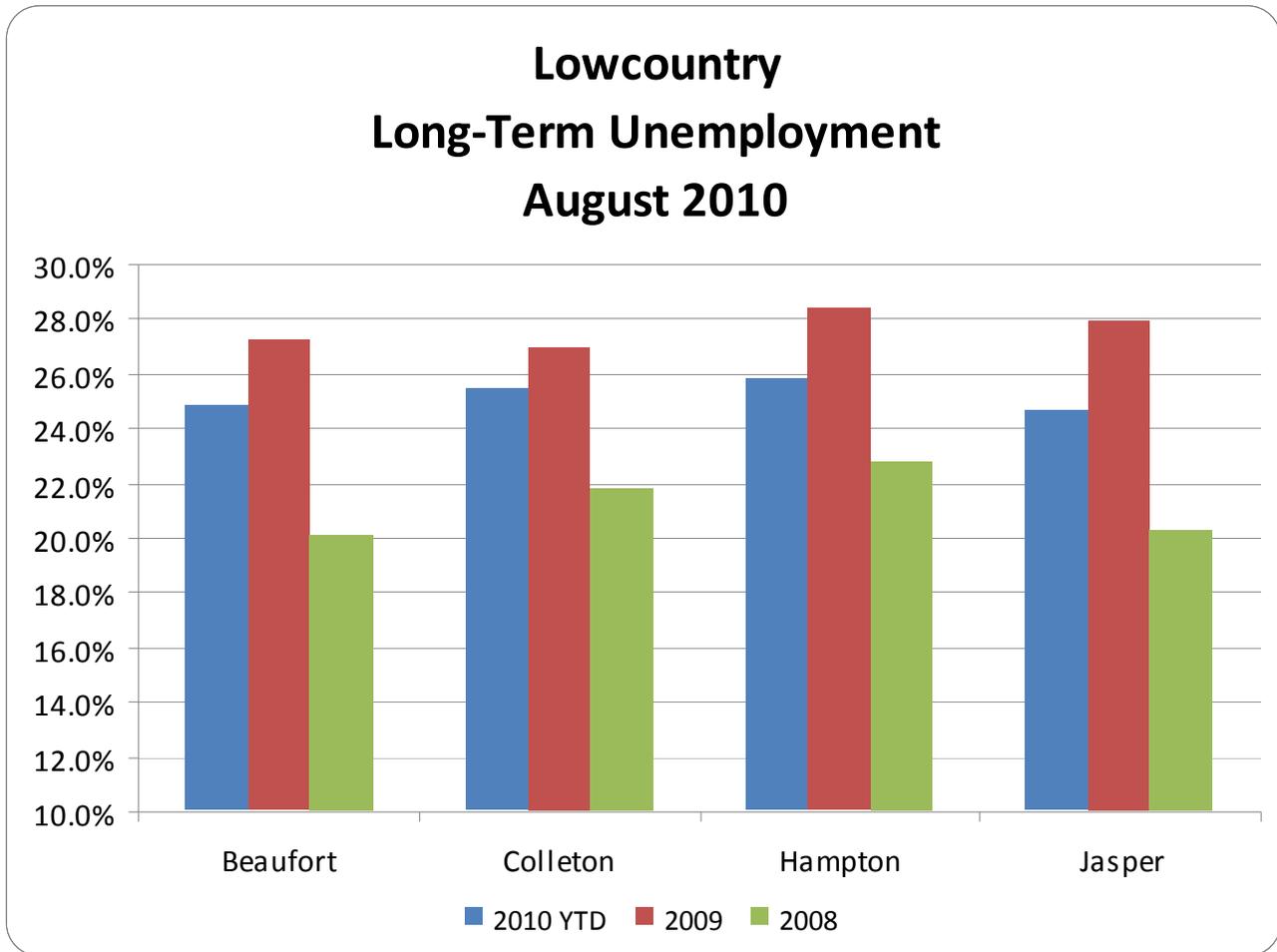
Figure 2: Monthly Unemployment Rates: 2007-2010



Source: SCLMI

Another employment indicator is the rate of long-term (16 or more weeks) unemployment. Fortunately, this has decreased for all of the counties year to date (YTD) in 2010 data over 2009. Progress has been made, but all counties still are significantly higher than where they were in 2008, with the greatest change in Beaufort and Jasper County, as Figure 3 on the following page illustrates.

Figure 3: Lowcountry Long-Term Unemployment Rates: 2008-2010



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 wage for the private sector in the Lowcountry between 1995 and first quarter of 2010 (Q1 2010). The trend from 1995 to Q1 2010 has seen a large growth in private sector weekly wages, nearly 90% in Jasper County, with a recent dip from the recent economic downturn. 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: 2007-2010 1Q

	1995	2007	2008	2009	2010 1Q	Change 1995-2010 1Q	Change 2009-2010 1Q
Beaufort County	\$404	\$595	\$583	\$572	\$547	35.40%	-4.37%
Colleton County	\$364	\$532	\$535	\$542	\$529	45.33%	-2.40%
Hampton County	\$393	\$647	\$644	\$645	\$576	46.56%	-10.70%
Jasper County	\$309	\$643	\$653	\$615	\$585	89.32%	-4.88%
South Carolina	\$448	\$668	\$681	\$687	\$678	51.34%	-1.31%

Source: SCLMI

SCLMI data shows the number of private sector jobs and pay for 2002 to 2009, 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: Private Sector Jobs: 2002-2009

		2002	2008	2009	Percent Change 2002-2009	Percent Change 2008-2009
Beaufort County	Average Employment	46,788	52,545	48,631	3.94%	-7.45%
	Average Annual Wage	\$26,251	\$30,304	\$29,734	13.27%	-1.88%
Colleton County	Average Employment	8,361	8,389	8,122	-2.86%	-3.18%
	Average Annual Wage	\$27,156	\$27,839	\$28,189	3.80%	1.26%
Hampton County	Average Employment	4,238	3,512	3,285	-22.49%	-6.46%
	Average Annual Wage	\$27,262	\$33,493	\$33,555	23.08%	0.19%
Jasper County	Average Employment	3,861	6,484	5,689	47.35%	-12.26%
	Average Annual Wage	\$22,931	\$33,979	\$31,989	39.50%	-5.86%
South Carolina	Average Employment	1,454,973	1,538,996	1,430,288	-1.70%	-7.06%
	Average Annual Wage	\$29,476	\$35,429	\$35,750	21.29%	0.91%

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 has grown with the area's building boom (see building permit data in subsequent sections). The 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 2009. By 2009 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 2009

	2005				2009			
	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	3,555	48,631	7.31%	\$134,006,445
Colleton County	587	8,245	7.12%	\$15,019,848	450	8,122	5.54%	\$12,888,938
Hampton County	272	3,777	7.20%	\$7,981,618	206	3,285	6.27%	\$6,696,271
Jasper County	869	4,763	18.24%	\$26,893,194	1,030	5,689	18.11%	\$40,356,089
Lowcountry Region	8,330	68,605	12.14%	\$574,760,696	5,241	65,727	7.97%	\$193,947,743

Source: SCLMI

Housing

Between 1990 and 2000 (see Table 13 below), 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 2100 units. Scarcity led to major price increases. Although now outdated, the Census data below provides a historic perspective.

Table 13: Housing Stock 1990-2000

		1990	2000	Percent Change
Beaufort County	Total Housing Units	45,981	60,509	31.60%
	Occupied Units	30,712	45,532	
	Total Vacant Units	15,269	14,977	(-)1.9%
	Vacant Recreational/ Seasonal Units	6,602	9,613	45.60%
	Median House Price	\$112,100	\$213,900	90.80%
	Median Gross Rent	\$423	\$690	63.10%
Colleton County	Total Housing Units	14,926	18,129	21.50%
	Occupied Units	12,040	14,470	20.20%
	Total Vacant Units	2,886	3,659	26.80%
	Vacant Recreational/ Seasonal Units	861	1,907	121.50%
	Median House Price	\$47,400	\$73,200	54.40%
	Median Gross Rent	\$177	\$405	128.80%
Hampton County	Total Housing Units	7,058	8,582	21.60%
	Occupied Units	6,322	7,444	17.80%
	Total Vacant Units	736	1,138	54.60%
	Vacant Recreational/ Seasonal Units	90	300	233.30%
	Median House Price	\$43,700	\$62,300	42.60%
	Median Gross Rent	\$138	\$370	168.10%
Jasper County	Total Housing Units	6,070	7,928	30.60%
	Occupied Units	5,298	7,042	32.90%
	Total Vacant Units	772	886	14.80%
	Vacant Recreational/ Seasonal Units	147	233	58.50%
	Median House Price	\$44,400	\$77,600	74.80%
	Median Gross Rent	\$180	\$493	173.90%
South Carolina	Total Housing Units			
	Occupied Units	1,258,044	1,533,854	21.90%
	Total Vacant Units	166,111	219,816	32.30%
	Vacant Recreational/ Seasonal Units	49,843	70,198	40.80%
	Median House Price	\$61,100	\$94,900	55.30%
	Median Gross Rent	\$276	\$510	84.80%

Source: US Census

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 14 outlines the growth in both number and percentage of housing units between the April 2000 Census and July 1, 2009. 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.

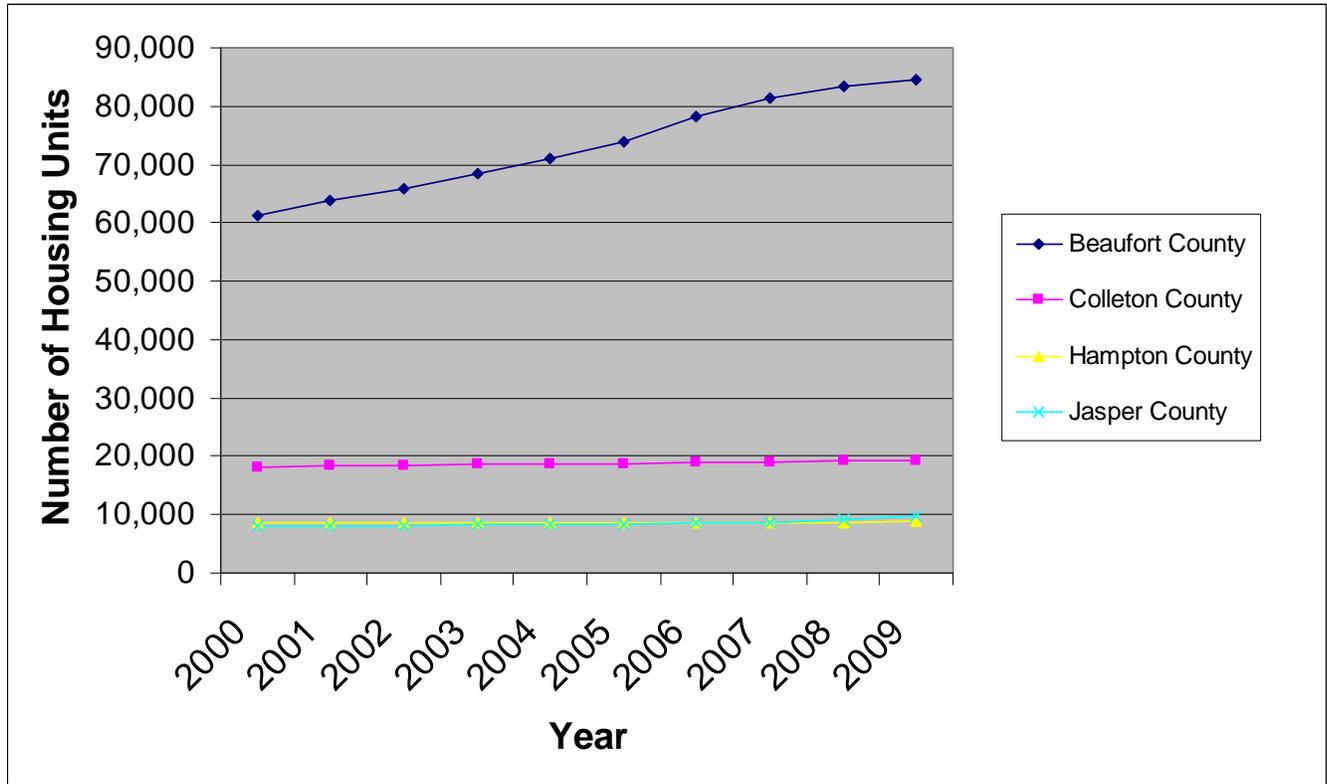
Table 14: Increase in Number of Housing Units: 2000-2009

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
Percent Change 2000-2009	27.61%	6.18%	2.65%	19.35%

Source: US Census

Figure 4 (on the next page) is a graphic representation of Table 14 illustrating the change in housing units from 2000 to 2009.

Figure 4: Number of Housing Units: 2000-2009



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 15 (on the following page) shows the number of building permits issued each year for the construction of new dwelling units between 2005 and 2009. It highlights both the peak years and the decline in construction, especially in Beaufort County.

Table 15: Building Permits for New Housing 2005-2009

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

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.

SF = Single-Family Homes
 MH = Mobile Homes
 MF = Multi-Family Home Projects

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. By 2009 all of the Lowcountry counties' project numbers had declined from 2005.

The following table, Table 16, shows all building permits issued for all new commercial and institutional projects during that period

Table 16: Building Permits for New Commercial and Industrial Construction: 2005-2009

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

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 dropped the next fiscal year, with the decline in Jasper County being the most notable.

Table 17: Net Taxable Sales

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

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 all categories between 2006 and 2007. 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, but experienced a decline in all indicators between 2007 and 2008. Colleton County, with the ACE Basin nationally recognized as

an eco-tourism destination and with two Interstate-95 interchanges, ranks second, with increasing tourism expenditures and payrolls.

Table 18: Economic Impact of Visitors in the Lowcountry: 2006-2008

Economic Impact of Visitors in the Lowcountry

		Expenditures by Visitors	Total Gross Taxable Sales	Percent of Sales by Visitors	Payroll Related to Tourism	Tourism Employment	Total Jobs	Percent of 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%
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%
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%
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%

Source: SCPRT and SCDOR