



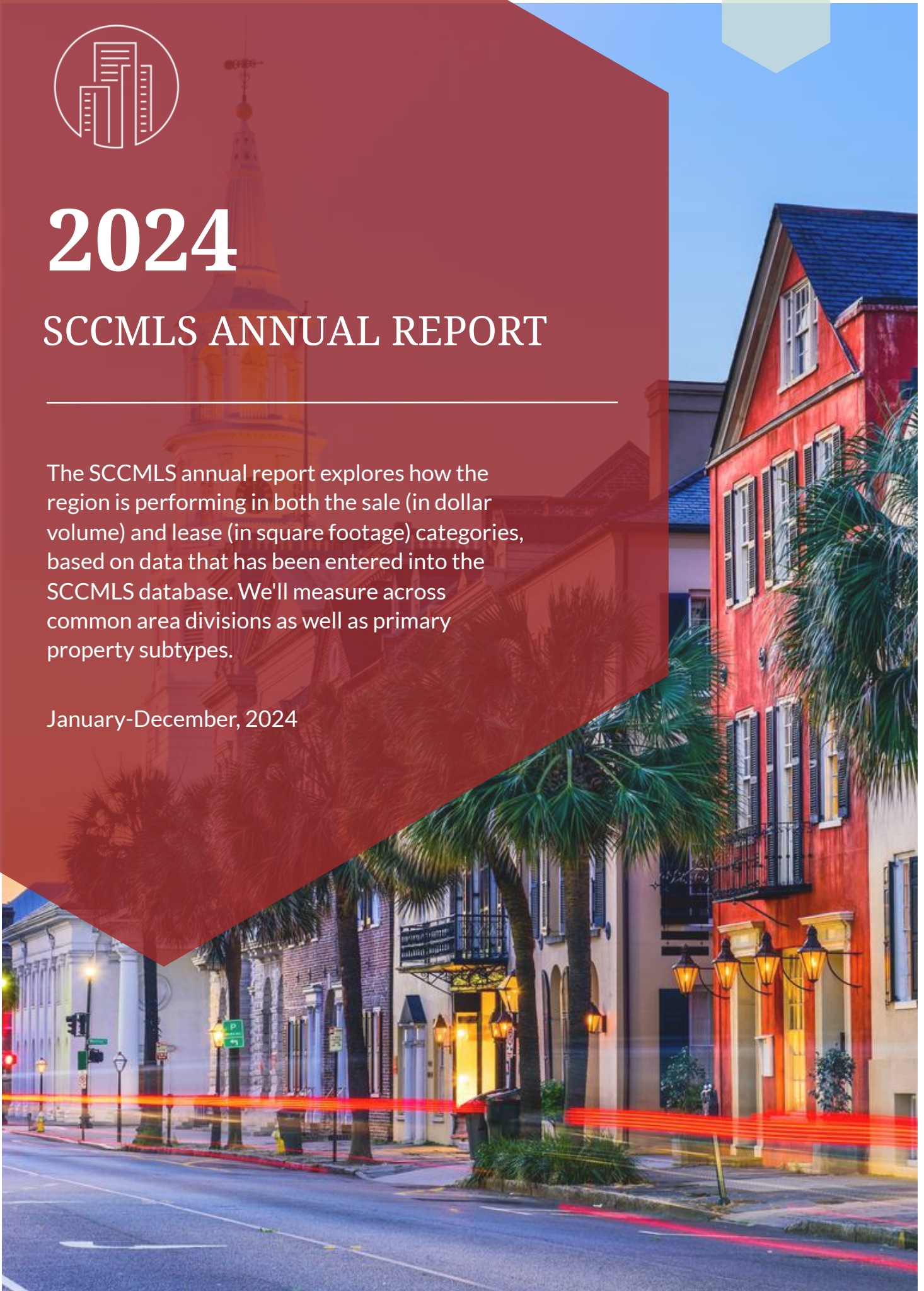
# 2024

## SCCMLS ANNUAL REPORT

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The SCCMLS annual report explores how the region is performing in both the sale (in dollar volume) and lease (in square footage) categories, based on data that has been entered into the SCCMLS database. We'll measure across common area divisions as well as primary property subtypes.

January-December, 2024



# '24 Snap Shot

As a prime destination for investors and businesses, our regional commercial market continues to thrive. 2024 revealed a steady demand for office space, which capped both lease and sale categories as a top performer - as it did in 2023, as well. Sales and absorption numbers increased in outlying areas, and we also incorporated listings from an MLS acquisition. We are well positioned to continue to grow as a region and a company.

## sale

For 2024, the top performing property subtypes in sales volume were **Office with \$105,296,518** and **Unimproved Land with \$93,250,691**.

## lease

For 2024, the top performing property subtypes in total square footage was **Industrial at 2,993,451 square feet** leased, and **Office with 1,053,099 square feet** leased.

## totals

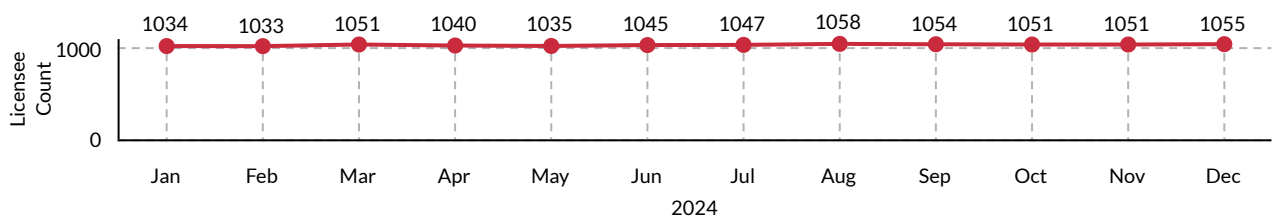
All sales totaled **\$441,641,449**.

Total leased square footage was **4,682,743**.



## membership

Last year, agent and broker membership remained steady with a monthly average of 1,046 and administrative users grew to 80.



# SALES REVIEW *by general areas*

For 2024, sales volume across all areas in the SCCMLS database totaled **\$443,490,149**. Data is shown below by general areas with specific MLS areas combined (i.e. Mount Pleasant is area 41 and 42). Areas that did not report sales are not listed, but may be found in the raw data pages.

Daniel Island	\$6,197,500
Dorchester Rd Corridor	\$24,205,000
Downtown Charleston	\$66,602,000
Goose Creek/Moncks Corner	\$66,335,721
Greater North Charleston	\$104,644,758
Greater Summerville Area	\$20,686,500
Hanahan	\$3,665,000
Hollywood/Ravenel/Meggett Area	\$1,689,000
Folly Beach	\$3,975,000
James Island	\$8,040,000
Johns Island	\$8,625,000
Mount Pleasant	\$39,074,759
Rural Berkeley County	\$3,779,201
St. George/Rural Dorchester County	\$1,784,000
Wando/Cainhoy	\$13,730,001
West Ashley Area	\$28,974,000
Orangeburg County	\$7,727,500
Colleton County	\$4,107,510
Beaufort County	\$1,848,700
Out of Area	\$19,419,000

## Top 5 Areas

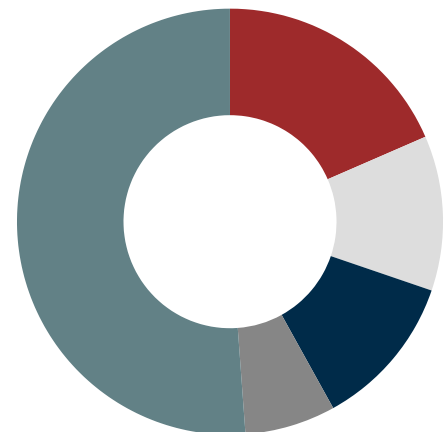
Greater North Charleston \$104,644,758

Downtown Charleston \$66,602,000

Goose Creek/Moncks Cor \$66,335,721

Mount Pleasant \$39,074,759

West Ashley Area \$28,974,000



- North Charleston (18.48%)
- Peninsula (11.76%)
- Goose Creek/Moncks Corner (11.71%)
- Mount Pleasant (6.9%)
- West Ashley (51.15%)

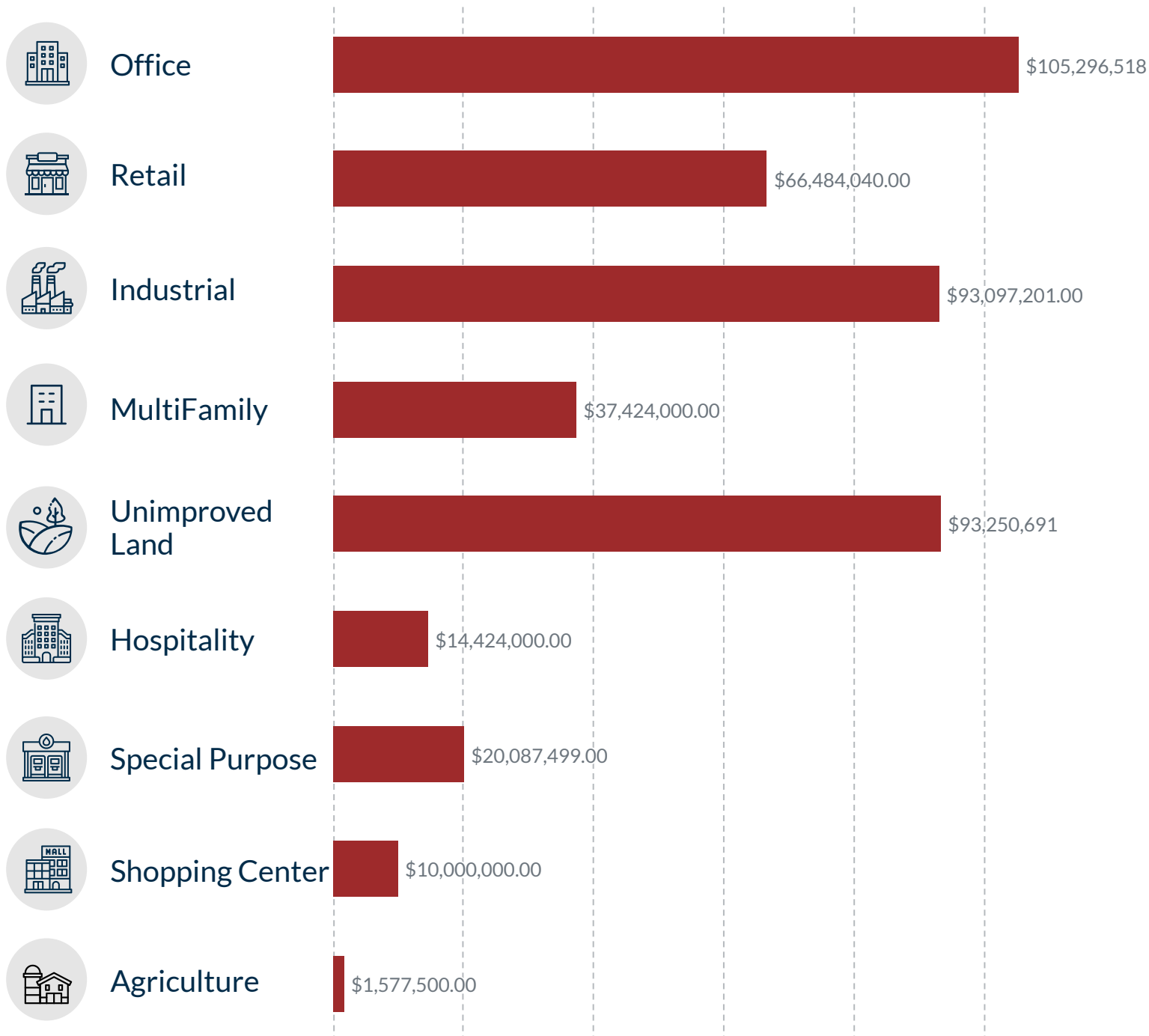
## Notes:

In 2024, 46 Flex Space listings were entered into the Current Use Field. Total, 27 Flex Space listings were closed.

In 2024, 153 listings were entered in 2024 that were located in Opportunity Zones. Total, 61 Opportunity Zone listings were closed.

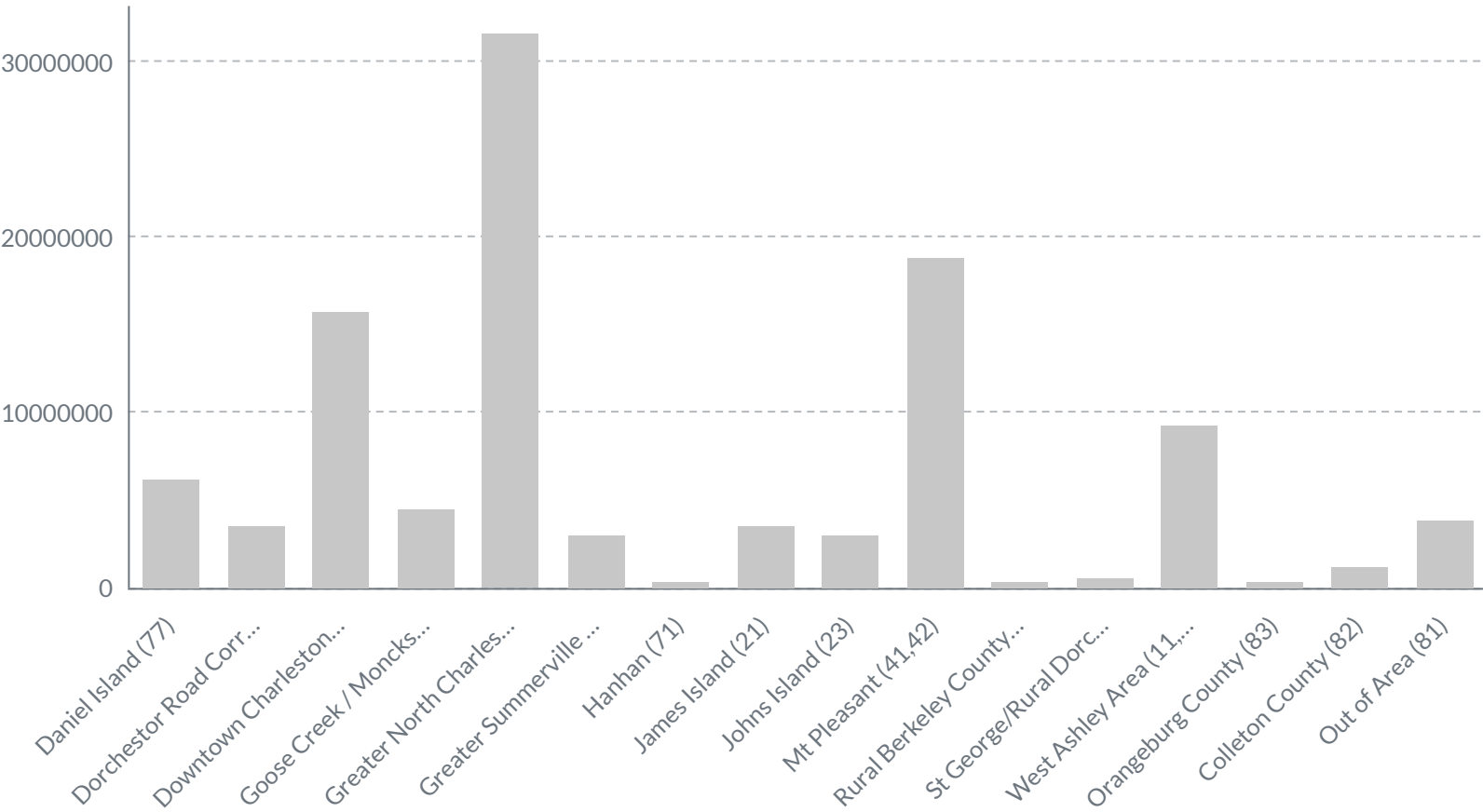
# SALES REVIEW *by primary property subtype*

The data below is broken down by asset class, also known as property subtype in Flexmls, with focus on the *primary* property subtype entry. While you can search on up to 3 property subtype entries in the SCCMLS database, these totals reflect *primary* subtype selections.

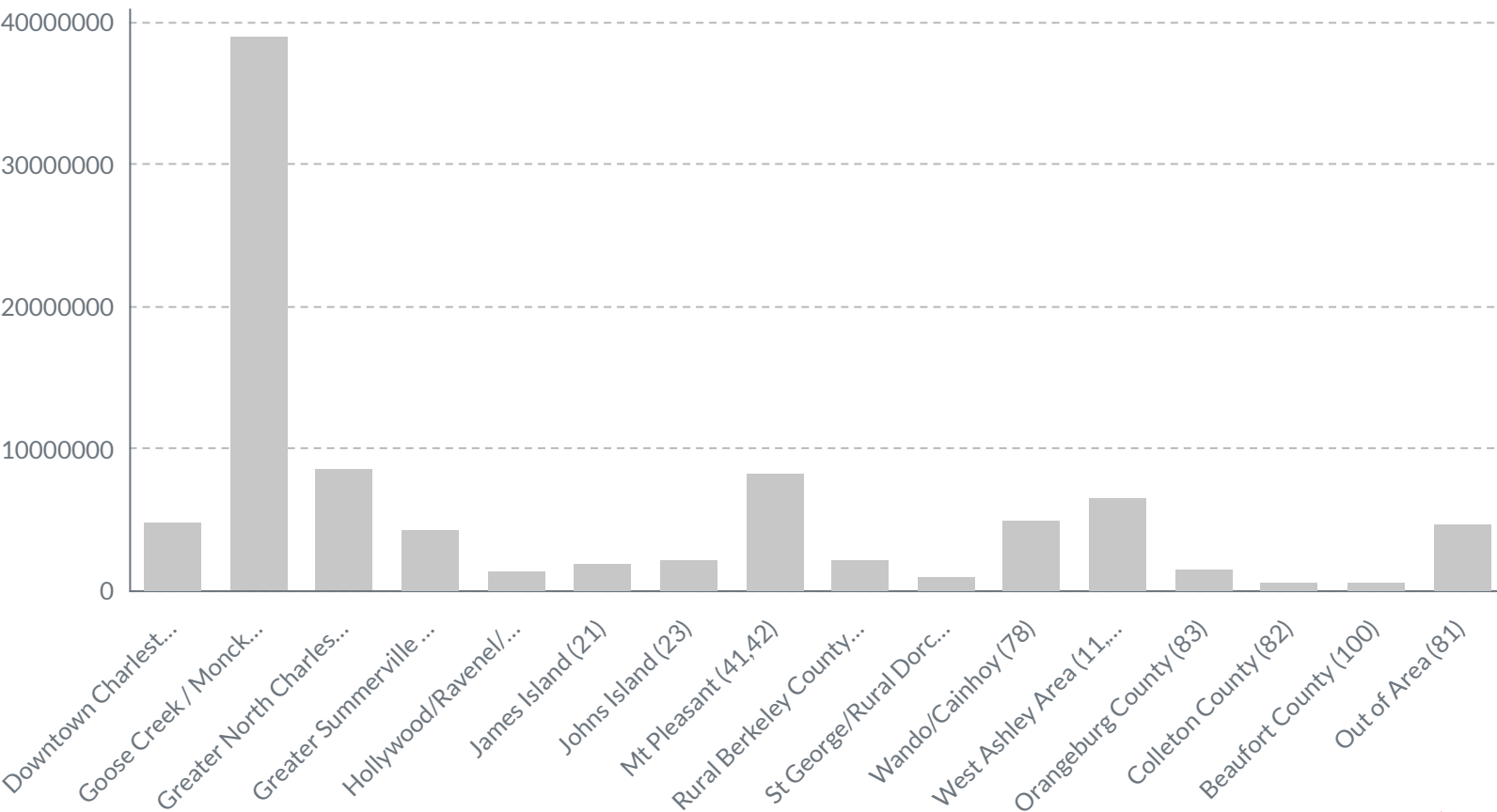


# SALES REVIEW *top grossing: office and land*

**Office: \$105,296,518**



**Unimproved Land: \$93,250,691**



# RAW 2024 SALES DATA by general areas - combined for easy reading

	Agriculture	Industrial	Office	Shopping Center	Unimproved Land	Hospitality	Multi Family	Retail	Special Purpose	TOTAL
Daniel Island (77)	\$0	\$0	\$6,197,500	\$0	\$0	\$0	\$0	\$0	\$0	\$6,197,500
Dorchester Road Corridor (61)	\$0	\$10,705,000	\$3,500,000	\$10,000,000	\$0	\$0	\$0	\$0	\$0	\$24,205,000
Downtown Charleston (51,52)	\$0	\$1,356,000	\$15,675,000	\$0	\$4,750,000	\$5,250,000	\$22,440,000	\$11,881,000	\$5,250,000	\$66,602,000
Edisto Area (26,27,28)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Folly Beach (22)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,975,000	\$3,975,000
Goose Creek / Moncks Corner (72,73,74,76)	\$0	\$5,210,000	\$4,455,000	\$0	\$39,028,182	\$5,195,000	\$2,850,000	\$8,622,540	\$975,000	\$66,335,722
Greater North Charleston (31,32)	\$0	\$49,789,000	\$31,563,758	\$0	\$8,543,000	\$0	\$5,600,000	\$8,401,500	\$747,500	\$104,644,758
Greater Summerville Area (62,63)	\$0	\$4,900,000	\$2,951,500	\$0	\$4,300,000	\$400,000	\$4,985,000	\$2,780,000	\$370,000	\$20,686,500
Hanhan (71)	\$0	\$2,400,000	\$275,000	\$0	\$0	\$990,000	\$0	\$0	\$0	\$3,665,000
Hollywood/Ravenel/Meggett Area (13)	\$0	\$315,000	\$0	\$0	\$1,374,000	\$0	\$0	\$0	\$0	\$1,689,000
Isle of Palms (44,45)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
James Island (21)	\$0	\$0	\$3,488,000	\$0	\$1,899,000	\$0	\$495,000	\$2,158,000	\$0	\$8,040,000
Johns Island (23)	\$0	\$2,400,000	\$3,000,000	\$0	\$2,125,000	\$0	\$0	\$1,100,000	\$0	\$8,625,000
Kiawah (25)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mt Pleasant (41,42)	\$0	\$0	\$18,779,760	\$0	\$8,225,000	\$0	\$0	\$8,870,000	\$3,199,999	\$39,074,759
Rural Berkeley County (75)	\$0	\$1,042,201	\$290,000	\$0	\$2,067,000	\$125,000	\$0	\$210,000	\$45,000	\$3,779,201
Seabrook (30)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
St George/Rural Dorchester County (64)	\$0	\$0	\$519,000	\$0	\$900,000	\$0	\$0	\$365,000	\$0	\$1,784,000
Sullivans Island (43)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wando/Cainhoy (78)	\$0	\$4,210,000	\$0	\$0	\$4,850,000	\$0	\$0	\$5,700,000	\$0	\$14,760,000
West Ashley Area (11,12)	\$650,000	\$0	\$9,200,000	\$0	\$6,540,000	\$114,000	\$1,054,000	\$10,556,000	\$860,000	\$28,974,000
Orangeburg County (83)	\$477,500	\$2,450,000	\$350,000	\$0	\$1,475,000	\$550,000	\$0	\$1,875,000	\$550,000	\$7,727,500
Colleton County (82)	\$450,000	\$350,000	\$1,214,000	\$0	\$558,510	\$0	\$0	\$420,000	\$1,115,000	\$4,107,510
Beaufort County (100)	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$1,348,700	\$0	\$1,848,700
Out of Area (81)	\$0	\$7,370,000	\$3,838,000	\$0	\$4,666,000	\$0	\$0	\$3,545,000	\$0	\$19,419,000
<b>TOTAL</b>	\$1,577,500	\$92,497,201	\$105,296,518	\$10,000,000	\$91,800,692	\$12,624,000	\$37,424,000	\$67,832,740	\$17,087,499	\$436,140,150

information deemed reliable but not guaranteed

# LEASE REVIEW *by general areas*

For 2024, total leased square footage across all areas in the SCCMLS database totaled **4,682,758**. Data is shown below by general areas with specific MLS areas combined (i.e. Mount Pleasant is area 41 and 42). Areas that did not report leases are not listed, but may be found in the raw data pages.

Daniel Island	54,366
Dorchester Rd Corridor	44,010
Downtown Charleston	429,616
Goose Creek/Moncks Corner	864,957
Greater North Charleston	1,041,026
Greater Summerville Area	599,907
Hanahan	114,358
Hollywood/Ravenel/Meggett Area	11,678
Isle of Palms	5,023
James Island	67,667
Johns Island	35,847
Mount Pleasant	278,616
Rural Berkeley County	229,000
Wando/Cainhoy	210,384
West Ashley Area	137,115
Edisto Area	850
Colleton County	105,966
Orangeburg County	161,348
Out of Area	291,025

## Top Areas Absorbed

Greater North Charleston 1,041,026 sqft

Goose Crk/Moncks Cnr 864,957 sqft

Greater Summerville 599,907 sqft

Downtown Charleston 429,616 sqft

Out of Area 291,025 sqft



- Greater North Charleston (32.26%)
- Goose Creek/Moncks Corner (26.81%)
- Greater Summerville (18.59%)
- Downtown Charleston (13.32%)
- Out of Area (9.02%)

## What about acreage?

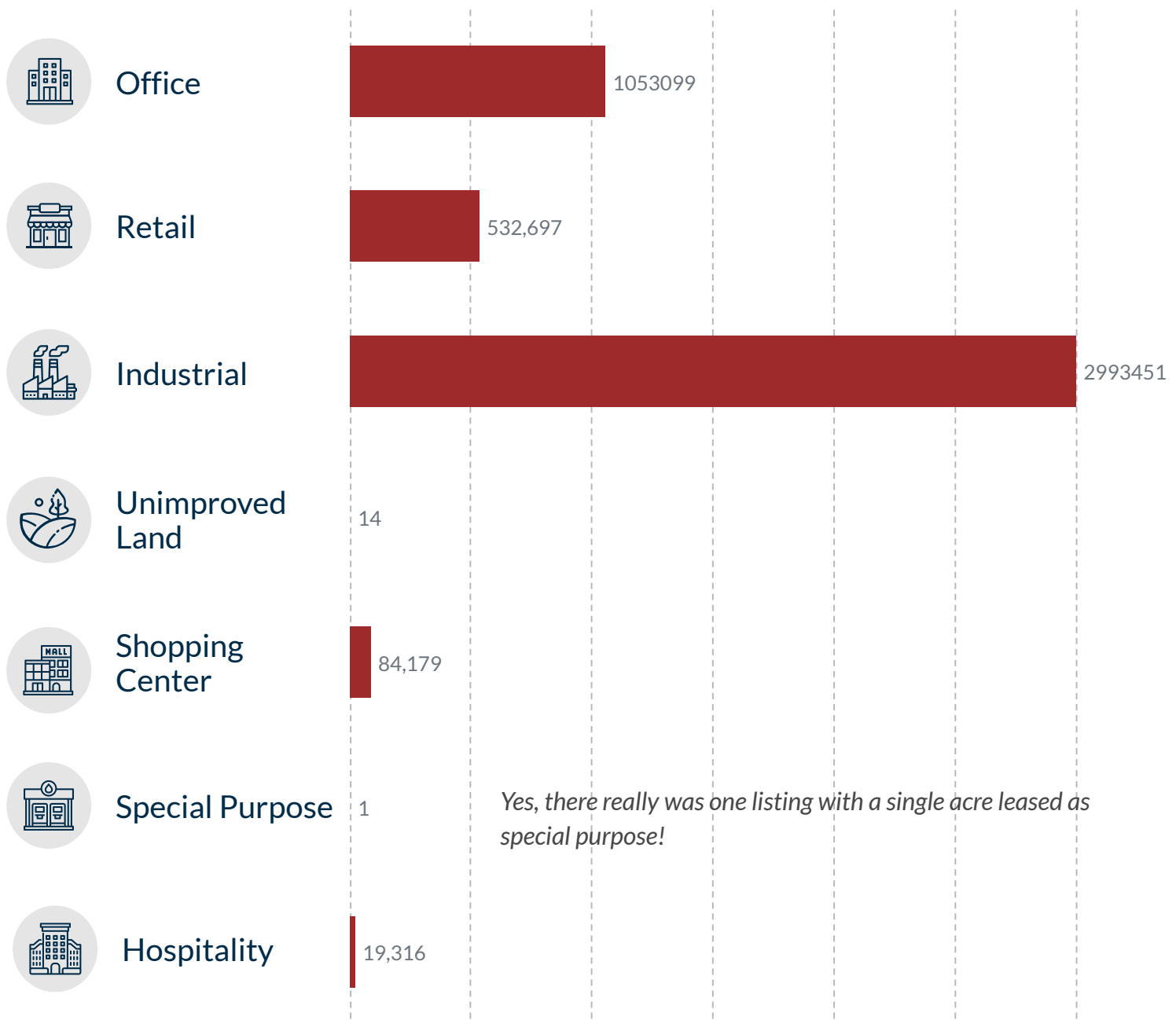
Square footage volume metrics in the area provides much more diverse numbers and is the focus.

In our market, Agriculture is very infrequently used.

**In the Unimproved Land subtype though, 14 acres were leased.**

# LEASE REVIEW *by primary property subtype in sqft*

The data below is broken down by asset class, also known as property subtype in Flexmls, with focus on the *primary* property subtype entry. While you can search on up to 3 property subtype entries in the SCCMLS database, these totals reflect *primary* subtype selections.



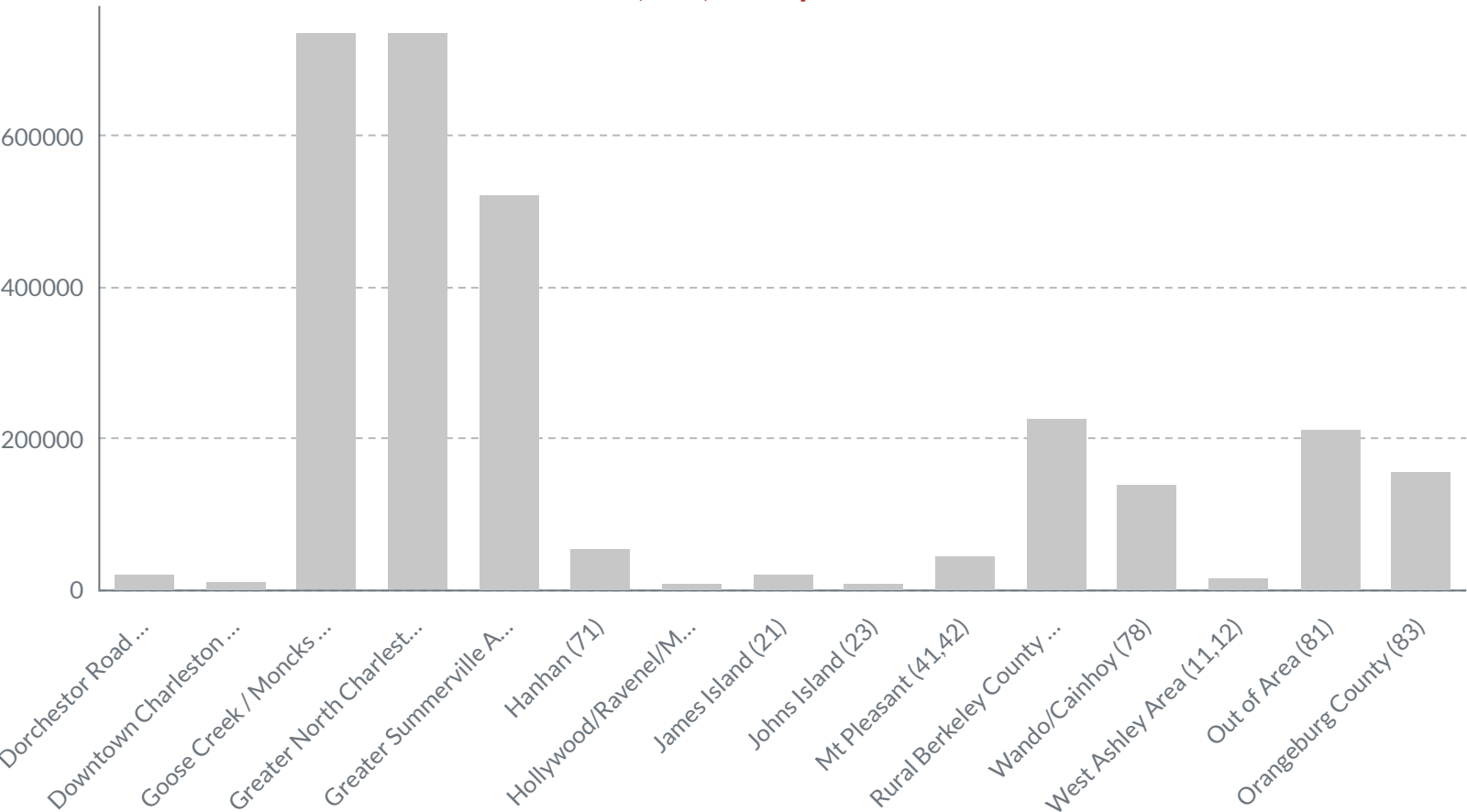
## notes:

- 1 If you're looking for the Agricultural and Multi-Family subtypes, no 2024 leases were recorded.
- 2 Of 882 leases closed in 2024, the vast majority at 455 were NNN, trailing with 202 Full Service. Other Existing Lease Types were much smaller numbers mixed among Other, Gross, Ground Lease, etc.
- 3 105 Flex Space listings were leased in 2024.

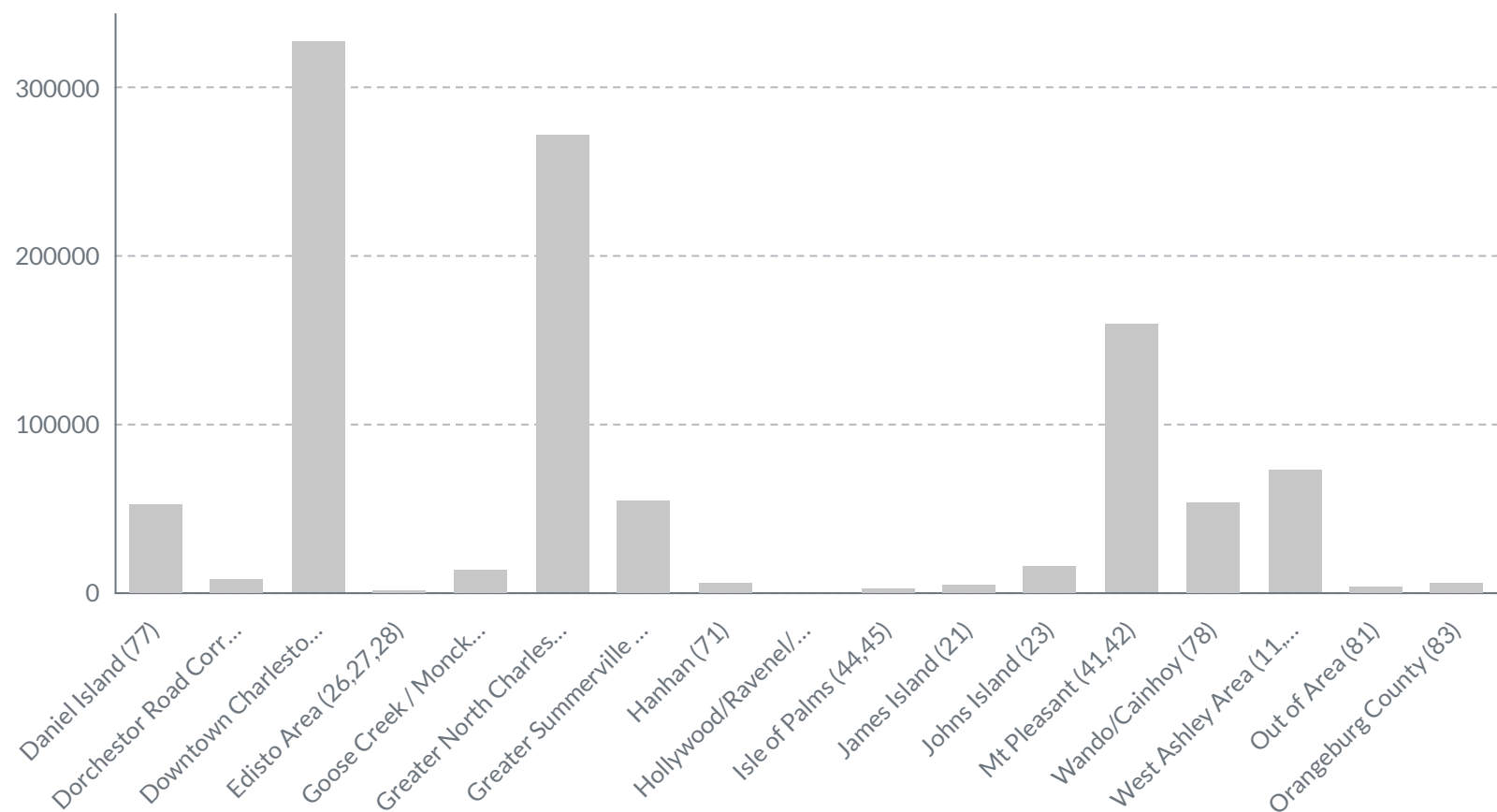


# LEASE REVIEW *top grossing: industrial and office*

**Industrial: 2,993,451 square feet total**



**Office: 1,078,769 square feet total**



# RAW 2024 LEASE DATA by general areas - combined for easy reading

	Agricultural	Industrial	Office	Shopping Cen	Unim. Land	Hospitality	Multi Family	Retail	Special Pu	TOTAL
Daniel Island (77)	0	0	52,319	0	0	0	0	2,047	0	54,366
Dorchester Road Corridor (61)	0	18,202	7,475	2,513	0	6,300	0	9,520	0	44,010
Downtown Charleston (51,52)	0	10,622	327,874	0	0	2,225	0	88,895	0	429,616
Edisto Area (26,27,28)	0	0	850	0	0	0	0	0	0	850
Folly Beach (22)	0	0	0	0	0	0	0	0	0	0
Goose Creek / Moncks Corner (72,73,74,76)	0	734,934	12,840	3,260	0	0	0	113,923	0	864,957
Greater North Charleston (31,32)	0	734,259	271,710	2,060	6.61	0	0	32,990	0	1,041,026
Greater Summerville Area (62,63)	0	521,026	54,097	0	1	0	0	24,783	0	599,907
Hanhan (71)	0	54,000	5,323	45,973	2.5	6,059	0	3,000	0	114,358
Hollywood/Ravenel/Meggett Area (13)	0	6,978	200	0	0	0	0	4,500	0	11,678
Isle of Palms (44,45)	0	0	2,084	0	0	0	0	2,939	0	5,023
James Island (21)	0	18,525	4,564	9,265	0	0	0	35,313	0	67,667
Johns Island (23)	0	6,799	15,927	0	0	0	0	13,121	0	35,847
Kiawah (25)	0	0	0	0	0	0	0	0	0	0
Mt Pleasant (41,42)	0	42,693	159,500	14,608	3.08	4,732	0	57,080	0	278,616
Awendaw/MMcClellanville (47)	0	0	0	0	0	0	0	0	0	0
Rural Berkeley County (75)	0	225,000	0	0	0	0	0	4,000	0	229,000
Seabrook (30)	0	0	0	0	0	0	0	0	0	0
St George/Rural Dorchester County (64)	0	0	0	0	0.2	0	0	0	0	0
Sullivans Island (43)	0	0	0	0	0	0	0	0	0	0
Wando/Cainhoy (78)	0	138,732	53,538	0	1	0	0	18,112	1	210,384
West Ashley Area (11,12)	0	14,872	72,925	5,100	0	0	0	44,218	0	137,115
Out of Area (81)	0	211,520	3,184	1,400	0	0	0	74,921	0	291,025
Orangeburg County (83)	0	155,289	6,059	0	0	0	0	0	0	161,348
Colleton County (82)	0	100,000	2,631	0	0	0	0	3,335	0	105,966
<b>TOTAL</b>	<b>0</b>	<b>2,993,451</b>	<b>1,053,099</b>	<b>84,179</b>	<b>14</b>	<b>19,316</b>	<b>0</b>	<b>532,697</b>	<b>1</b>	<b>4,682,758</b>

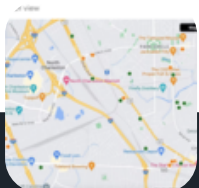
less acreage

*information deemed reliable but not guaranteed*

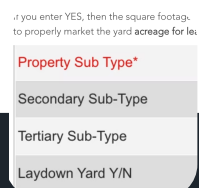
# 2024 Updates *icymi: top post updates from last year*



We promoted the Flexmls feature that allows you to choose your default Quick Search map area so that you can keep your map view auto-zoomed to your main area. [Read it here!](#)



We added the Points of Interest feature into the system, highlighting POIs from Google Maps that now automatically display on map view in Flexmls. [Read it here!](#)



For the lease category in the industrial subtype, we added the "Laydown Yard Y/N" field so that you could list in acreage when you have a listing that is solely a laydown yard. [Read it here!](#)



Flexmls added the shortcut icons to their Launch product - our Single Sign-On (SSO) dashboard, allowing you to skip right in to important Flexmls pages. [Read it here!](#)



Flexmls released a big update to their mobile app, Flexmls Pro. they increased the app speed, added functionality, and added expandable/collapsible panels for an easy workflow. [Read it here!](#)



Flexmls released a filters update to their app, Flexmls Pro. Filters were adjusted to be grouped into sections based on relevance for easier access. [Read it here!](#)



We promoted the Flexmls feature called Reverse Prospecting which allows you to match your listings to other agents. Essentially, when both sides opt-in, you'll see your peer agent's contact info. [Read it here!](#)



## SOUTH CAROLINA COMMERCIAL MLS

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