

Climate

The climate of the Charleston region is considered “temperate to sub-tropical.” On average, the region enjoys 230 days of sunshine each year, and the average growing season lasts 294 days.

Latitude	32° 54' N
Longitude	80° 02' W
Average Daily Temperature	65.3° F; 18.5° C
Average Daily High	75.9° F; 24.4° C
Average Daily Low	54.7° F; 12.6° C
Average Days with Sunshine	63%
Average Precipitation	51.53"; 130.89 cm
Average Relative Humidity	86%



A year-round attitude is reflected in the Charleston lifestyle, from oyster roasts in late January to flower festivals in early April.

Monthly Averages

Charleston INTL Airport

	Temp (°F)	Temp (°C)	Relative Humidity	Precipitation (inches)	Precipitation (centimeters)
January	48	9	70%	4.08	10.36
February	51	11	67%	3.08	7.82
March	58	14	68%	4.00	10.16
April	64	18	68%	2.77	7.04
May	72	22	72%	3.67	9.32
June	78	26	75%	5.92	15.04
July	82	28	77%	6.13	15.57
August	80	27	79%	6.91	17.55
September	76	24	78%	5.98	15.19
October	66	19	74%	3.09	7.85
November	58	14	73%	2.66	6.76
December	50	10	72%	3.24	8.23

Data Sources

www.weather.com
www.ncdc.noaa.gov/oa/ncdc.html

Seasonal Conditions

Spring — In the Charleston region, the spring season is the most spectacular time of the year. From early March into early June, azaleas, dogwoods and other spring garden flowers bloom in abundance. Average springtime temperatures range from 58° F (14.4° C) to 72° F (22.2° C).

Summer — Summers in the Charleston region are warm and humid. Average daily temperatures range from 78° F (25.6° C) to 82° F (27.8° C), with daily highs averaging between 87° F (30.6° C) to 91° F (32.8° C). Although warm in the summer, temperatures rarely rise above 100° F (37.8° C). The area’s coastal location results in a cooling effect, which often helps keep temperatures several degrees cooler than those inland. Summer is the area’s wettest season, with 41% of total rainfall occurring during this period. However, cooling afternoon showers or thunderstorms are responsible for much of this rain.

Autumn — From the start of autumn in late September continuing into early November, the weather is typically sunny and temperature extremes are rare. Pre-winter cold spells generally occur by late November. In September, temperatures average 76° F (24.4° C). By November, the average daily temperature has fallen to 58° F (14.4° C).

Winter — Winter in the Charleston region starts in December and runs through February. The winter season is typically mild, with periods of rain and a slight chance of snow flurries in late December and early January. Daily temperatures average between 47° F (8.3° C) and 52° F (11.1° C). The region generally experiences its first freeze in early December, with the last freeze in late February. Temperatures of 20° F (6.7° C) or less rarely occur.



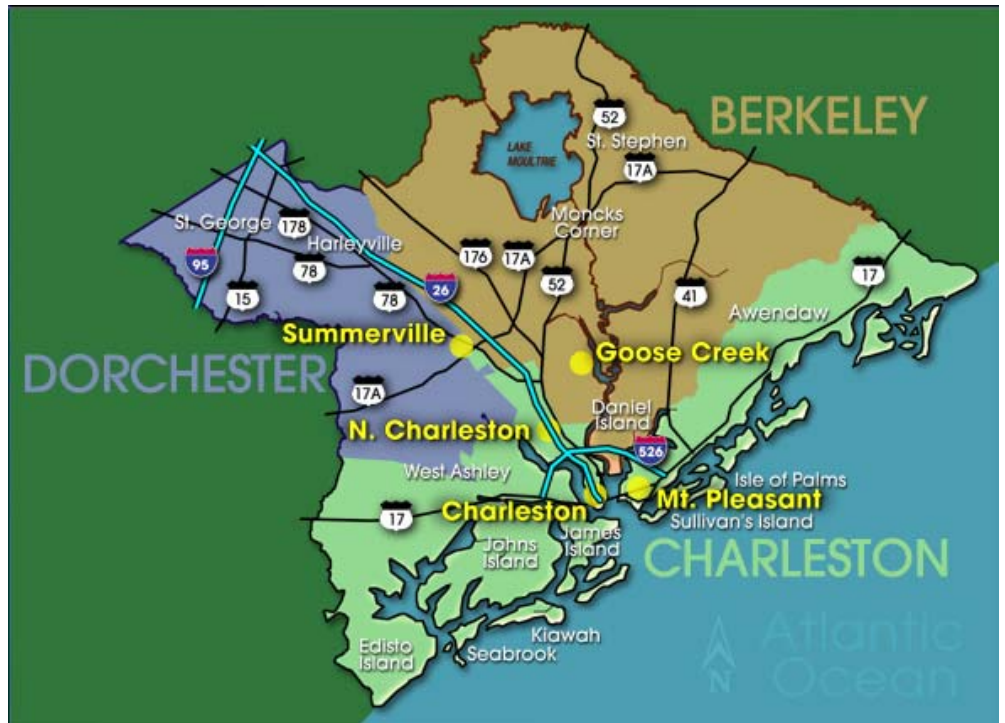
Housing

The Charleston region encompasses nearly 3,200 square miles (8,200 square kilometers), about two and one-half times as large as the state of Rhode Island.

Residential areas are spread throughout the region's three counties, offering a wide array of living options.

The growing demand for housing has spawned a number of new residential opportunities, and most price ranges are well represented.

From rural to urban, beachside to lakeside, you'll find it all in the Charleston region.



Single Family Homes

The estimated purchase price for a newly built home with 2,400 square feet (223 square meters) of living space is \$274,887.

This new home typically has three to four bedrooms and two full baths, and is located in a typical middle management, executive household neighborhood.

Apartment Rentals

The Charleston region also has a large number of apartment rental options. The average monthly apartment rent for a two-bedroom, two-bath unfurnished apartment excluding all utilities except water is \$896.

Residential Home Sales — Selling Price by Sub-Market

Submarket	2006 Median Selling Price	2006 Average Selling Price
Berkeley County	\$171,753	\$217,137
Dorchester County	\$184,900	\$191,112
Charleston County	\$267,450	\$437,144
East of Cooper River	\$315,000	\$400,871
Kiawah & Seabrook Islands	\$575,000	\$728,847
North Charleston	\$131,900	\$135,211
Peninsula Charleston (above Crosstown Expwy)	\$289,000	\$339,759
Peninsula Charleston (below Crosstown Expwy)	\$614,500	\$820,844
West Islands	\$239,570	\$310,062
West of the Ashley River	\$210,000	\$244,651
Wild Dunes	\$840,000	\$905,006
Total Charleston Region	\$201,990	\$291,056

Apartments — Average Monthly Rental by Sub-Market (Feb 2007)

	1-bedroom unit	2-bedroom unit	3-bedroom unit
Downtown Charleston	\$654	\$731	\$649
West of the Ashley River	656	745	876
Goose Creek	632	709	838
James Island	799	935	1,098
Mt Pleasant	834	961	1,055
North Charleston	587	686	781
Summerville	629	736	906

Data Sources

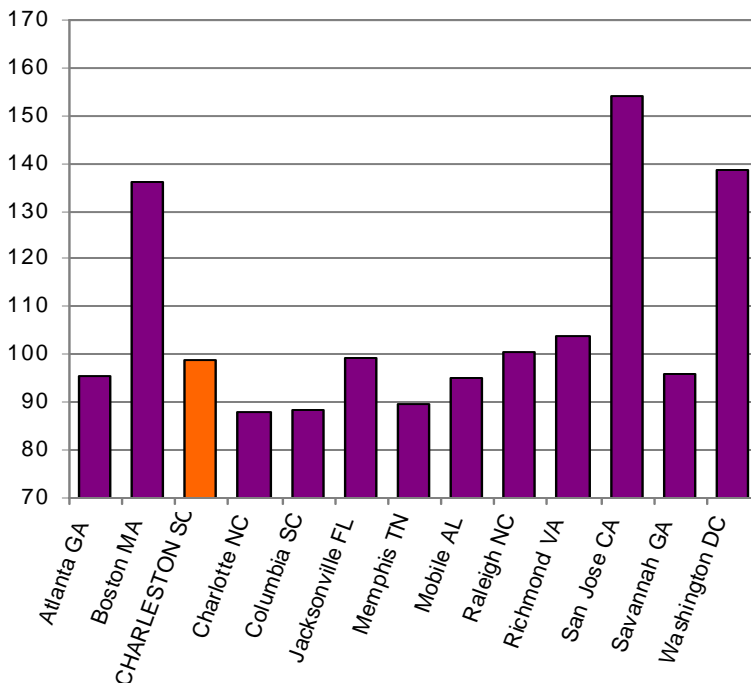
Second Quarter 2007 ACCRA Cost of Living Index; Charleston Trident Multiple Listing Service; Real Data's Apartment Index

Cost of Living

The Charleston region is below the national average in the American Chamber of Commerce Researchers Association (ACCRA) quarterly cost of living index. This survey compares the relative cost of living for middle-management households among U.S. metropolitan areas and cities. Six major expenditures are considered, including grocery items, housing, utilities, transportation, health care, and miscellaneous goods and services. In all, the costs associated with 57 items are surveyed, with 100 being the baseline average for all communities.

ACCRA Cost of Living Comparisons (2nd quarter 2007)

	All Items Index
Atlanta GA	95.7
Boston MA	135.9
CHARLESTON SC	98.7
Charlotte NC	88.2
Columbia SC	88.4
Jacksonville FL	99.4
Memphis TN	89.7
Mobile AL	94.9
Raleigh NC	100.4
Richmond VA	104.1
San Jose CA	153.9
Savannah GA	96.0
Washington DC	137.0



Arts & Recreation

For more than a decade, Charleston has been named one of the top 10 travel destinations in the United States by *Condé Nast Traveler* "Reader's Choice Poll." This thriving visitor industry helps to sustain a world-class array of restaurants, shops and recreational and cultural amenities rarely found in markets our size. Area businesses benefit from these amenities in many ways, from client entertainment to employee recruitment.

Charleston area residents actively support the performing and visual arts – including a world-class symphony orchestra, a ballet company, several stage companies, a number of museums and a growing base of art galleries. In fact, *AmericanStyle* magazine lists the Charleston area as one of the Top 10 Art Destinations in the United States. Perhaps the area's most famous arts event is the annual Spoleto Festival USA, a 17-day international tribute to the arts featuring an eclectic mix of visual and performing arts performed at venues throughout the region.

For the outdoors enthusiast, acres of freshwater lakes, a large national forest, miles of beaches and 160 parks provide the perfect setting for numerous outdoor activities, including sailing, kayaking, fishing, hiking, hunting, windsurfing and water skiing.



Lifestyle Amenities

- Over 91 miles of beaches
- 2,000+ historic structures
- Acres of freshwater lakes and rivers
- More than 160 parks
- More than 40 golf courses
- 11 major tennis facilities
- Professional tennis, soccer, baseball and hockey
- World-class symphony and ballet company
- Several stage companies
- Numerous museums and art galleries
- Spoleto Festival USA
- MOJA Arts Festival
- Southeastern Wildlife Exposition
- Charleston Food & Wine Festival

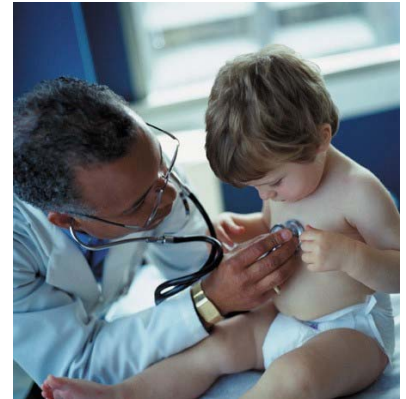
Medical Facilities

More than 2,000 physicians and 10 major medical facilities in the Charleston region offer convenient access to a comprehensive range of health services within the immediate area.

Three nationally recognized hospital systems serve the region, as well as numerous medical centers considered among the best in the United States. In all, more than 24,000 people are employed by the local health care industry.

The community is home to the Medical University of South Carolina (MUSC), the first medical school to be established in the southern United States. In addition to educating physicians and other health care professionals, MUSC provides highly specialized medical services and is nationally acknowledged to be on the leading edge of many advanced medical technologies and treatments. Specific areas of expertise include:

- **Pediatrics.** The MUSC Children's Hospital has been recognized as one of the top ten children's hospitals in the United States, and offers the widest range of pediatric subspecialists in South Carolina.
- **Trauma Care.** MUSC is the only designated Level 1 Trauma Center in coastal South Carolina. Level 1 is the highest level attainable from the American College of Surgeons. MUSC's MEDUCARE emergency medical transport service is available 24 hours a day to transfer patients by helicopter, fixed-wing airplane or ground ambulance services.
- **Cardiac Care.** MUSC's Heart and Vascular Center offers the most complete line of cardiac and vascular services in the state.
- **Cancer Care.** The MUSC Hollings Cancer Center is dedicated to research, education and patient care, and offers programs that bring together health professionals from numerous specialties to treat many types of cancer.
- **Psychiatry.** The MUSC Institute of Psychiatry is one of the top 10 psychiatric research centers in the country for research funding, making new discoveries in treating depression, anxiety, schizophrenia, drug and alcohol addiction, and other disorders.
- **Organ Transplants.** The MUSC Transplant Center is the only center in South Carolina to perform a full range of transplants including heart, kidney, pancreas, liver, cornea, small bowel and bone marrow. The United Network for Organ Sharing ranks the Transplant Center as one of the 17 busiest centers in the nation.
- **Digestive Disease.** *U.S. News and World Report* magazine ranks MUSC among the top hospitals in the country in the area of digestive disease. The hospital's Digestive Disease Center includes nationally and internationally recognized gastroenterologists, hepatologists, surgeons, radiologists, oncologists and other health care professionals who work together to provide expert care for all digestive disorders.



Major Facilities

[Roper St. Francis Healthcare](#)
2 area hospital facilities
633 beds; 2,900 employees
www.ropersaintfrancis.com

[East Cooper Medical Center](#)
100 beds; 600 employees
www.eastcoopermedctr.com

[Medical University of South Carolina \(MUSC\)](#)
596 beds; 10,000 employees
www.musc.edu

[Ralph H. Johnson V.A. Medical Center](#)
145 beds; 1,100 employees
www.med.va.gov

[Trident Health System](#)
2 area hospital facilities
390 beds; 2,000 employees
www.tridenthealthsystem.com

[U.S. Naval Hospital](#)
540 employees

Data Source

Center for Business Research,
Charleston Metro Chamber of
Commerce, 2007