

MARYLAND

January Summary

According to recent reports, economic conditions in Maryland improved somewhat. The unemployment rate ticked down, payroll employment increased and housing marking indicators were somewhat positive.

Labor Markets: Payroll employment in Maryland grew 0.3 percent in November as firms added 7,900 net new jobs. The professional and business services industry saw the biggest increase during the month (4,700 jobs), followed by leisure and hospitality (2,300 jobs). Education and health services and trade, transportation, and utilities also posted sizeable increases in November, adding 1,600 and 1,400 net new jobs, respectively. On the downside, the largest declines were reported in manufacturing and “other” services, as each sector shed 1,200 jobs. Logging, mining, and construction and financial activities also cut jobs in the month. On a year-over-year basis, total employment rose 1.3 percent (36,700 jobs) in Maryland. The largest employment gain since last November came from professional and business services firms, which added 20,100 jobs (4.5 percent). Material increases were also reported in education and health services (11,000 jobs) and leisure and hospitality (7,900 jobs).

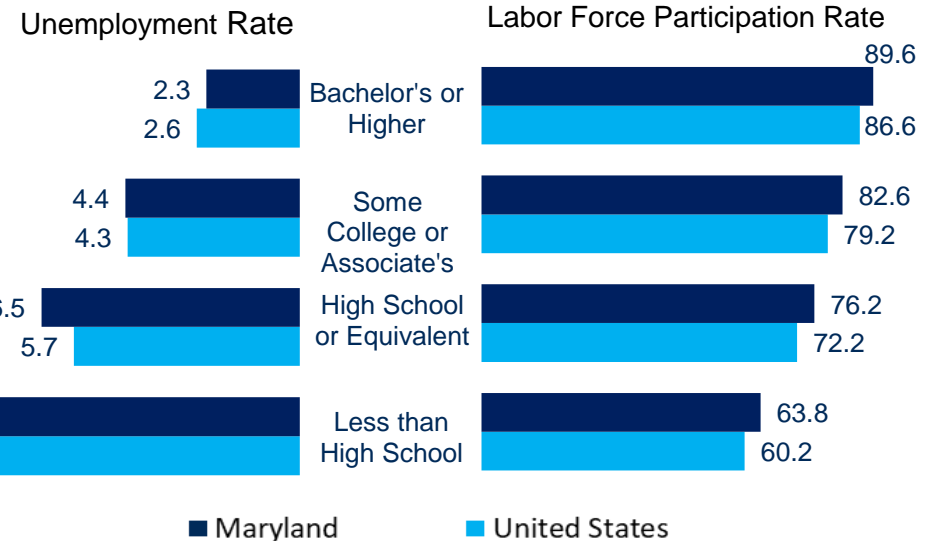
Household Conditions: The unemployment rate in Maryland edged down 0.1 percentage point to 4.0 percent in November, and was 0.1 percentage point below the rate reported in November 2017. In the third quarter of 2018, the share of mortgages in Maryland with payments 90 or more days overdue edged down to 1.4 percent. Delinquency rates for fixed-rate conventional loans were unchanged in the third quarter at 1.1 percent while the delinquency rate for adjustable-rate loans edged up to 2.9 percent. Real personal income in Maryland increased 0.6 percent in the third quarter of 2018 and was up 1.3 percent from a year earlier.

Housing Markets: Maryland issued 1,271 new residential permits in October, down 17.2 percent from the prior month but up 38.5 percent from October 2017. Permitting activity decreased in every reporting MSA in the month except Salisbury, which issued 323 permits (or 32.4 percent) in October. Housing starts in Maryland totaled 13,900 in October, a 20.3 percent decrease from the prior month but a 31.8 percent increase compared to October 2017. According to CoreLogic Information Solutions, home values in Maryland were unchanged in October (0.0 percent) but appreciated 2.6 percent since last October. Home prices increased in every MSA except Hagerstown and in Salisbury in the month and rose in every MSA on a year-over-year basis.

A Closer Look at...Educational Attainment

According to the Census Bureau's 2017 American Community Survey, for the population 25 years or older in the Maryland:

- 18.3 percent had a graduate or professional degree, with median earnings of \$82,432.
- 21.3 percent had a bachelor's degree, with median earnings of \$61,640.
- 25.8 percent had an associate's degree or some college, with median earnings of \$42,707.
- 24.5 percent had a high school diploma or equivalent, with median earnings of \$35,409.
- 10.1 percent had less than a high school diploma, with median earnings of \$26,309.



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

January 2019

FEDERAL RESERVE BANK OF RICHMOND

MARYLAND

Labor Market Conditions

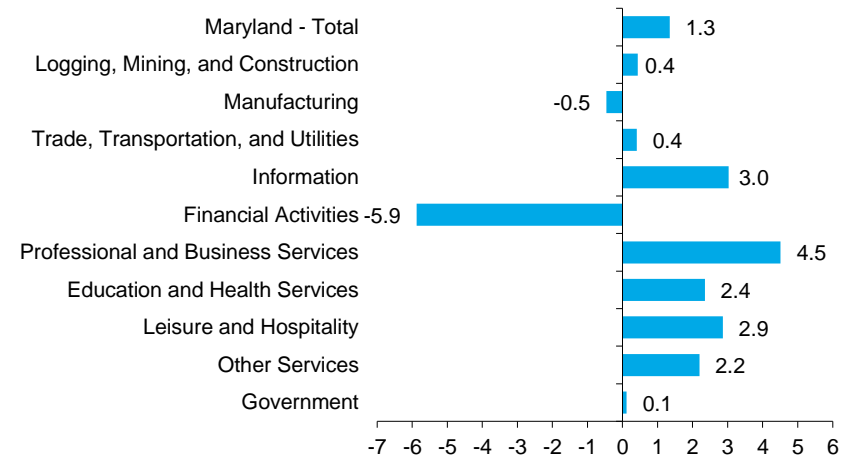
Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	November	149,893.0	0.10	1.66
Fifth District - Total	November	15,018.7	0.13	1.71
Maryland - Total	November	2,763.8	0.29	1.35
Logging, Mining, and Construction	November	163.0	-0.37	0.43
Manufacturing	November	107.2	-1.11	-0.46
Trade, Transportation, and Utilities	November	470.0	0.30	0.41
Information	November	37.4	2.19	3.03
Financial Activities	November	137.8	-0.29	-5.87
Professional and Business Services	November	465.6	1.02	4.51
Education and Health Services	November	478.6	0.34	2.35
Leisure and Hospitality	November	283.7	0.82	2.86
Other Services	November	116.4	-1.02	2.19
Government	November	504.1	0.10	0.12

Metro Payroll Employment (NSA)

Period	Level (000s)	YoY % Change	
Baltimore-Towson MSA - Total	November	1,435.8	1.32
California-Lexington Park MSA - Total	November	45.8	1.55
Cumberland MSA - Total	November	40.1	0.50
Hagerstown MSA - Total	November	111.2	2.87
Salisbury MSA - Total	November	157.4	1.94
Silver Spring-Frederick Metro Div. - Total	November	607.5	2.14

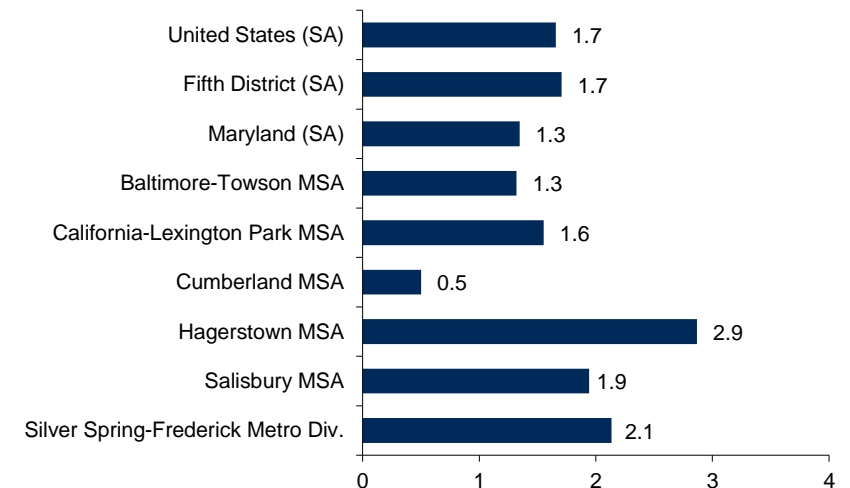
Maryland Payroll Employment Performance

Year-over-Year Percent Change in November 2018



Maryland Total Employment Performance

Year-over-Year Percent Change in November 2018



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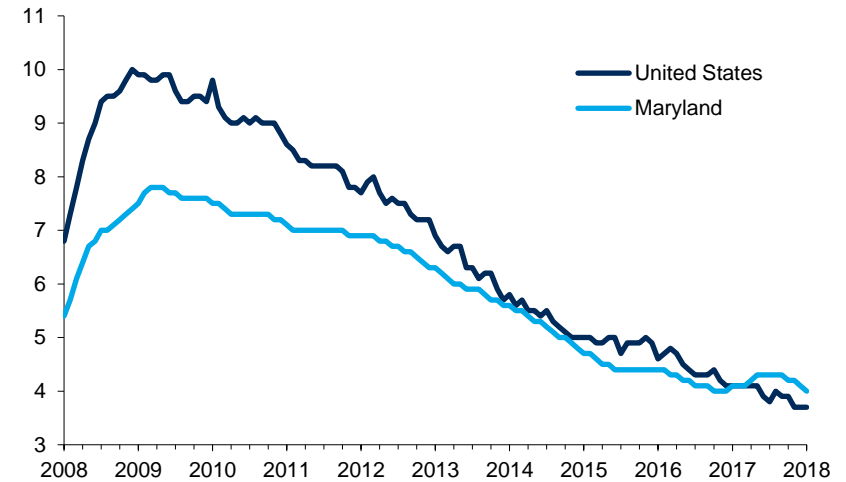
Labor Market Conditions

Unemployment Rate (SA)	November 18	October 18	November 17
United States	3.7	3.7	4.1
Fifth District	3.5	3.6	4.2
Maryland	4.0	4.1	4.1
Baltimore-Towson MSA	3.8	4.0	4.2
California-Lexington Park MSA	3.6	3.8	4.1
Cumberland MSA	5.4	5.6	5.7
Hagerstown MSA	4.1	4.3	4.3
Salisbury MSA	4.6	4.9	5.4
Silver Spring-Frederick Metro Div.	3.1	3.2	3.4

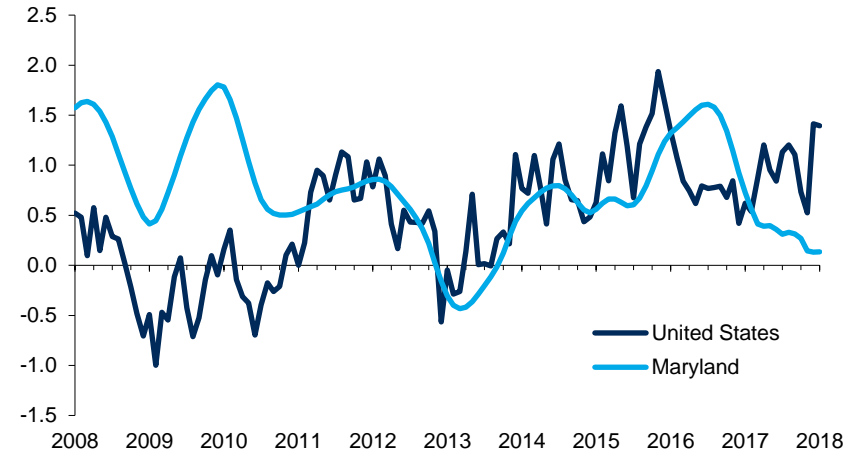
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	November	162,770	0.08	1.39
Fifth District	November	16,070	0.02	0.37
Maryland	November	3,226	-0.03	0.13
Baltimore-Towson MSA	November	1,503	0.02	0.21
California-Lexington Park MSA	November	55	0.18	0.00
Cumberland MSA	November	44	0.23	0.00
Hagerstown MSA	November	133	0.08	1.30
Salisbury MSA	November	190	0.64	0.16
Silver Spring-Frederick Metro Div.	November	694	-0.04	3.10

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	November	1,052,238	16.94	-5.86
Fifth District	November	59,346	-14.93	5.65
Maryland	November	14,389	11.15	-8.75

Maryland Unemployment Rate
Through November 2018



Maryland Labor Force
Year-over-Year Percent Change through November 2018



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

January 2019

FEDERAL RESERVE BANK OF RICHMOND

MARYLAND

Household Conditions

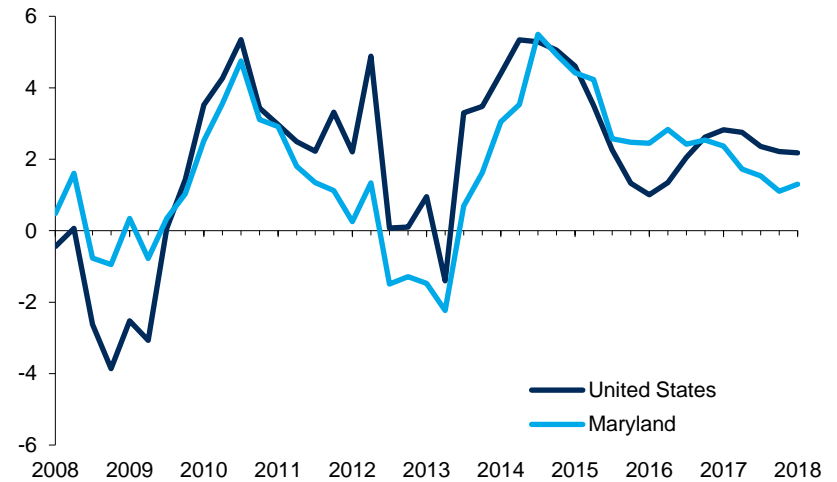
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q3:18	16,250,632	0.60	2.18
Fifth District	Q3:18	1,562,147	0.53	1.74
Maryland	Q3:18	352,534	0.57	1.30

Median Family Income	Period	Level (000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q3:18	94.9	0.00	4.17
Silver Spring-Frederick Metro Div.	Q3:18	118.7	-1.74	3.94
Cumberland MSA	Q3:18	55.5	0.00	---
Hagerstown MSA	Q3:18	70.2	-7.02	3.85
Salisbury MSA	Q3:18	71.8	0.00	4.36

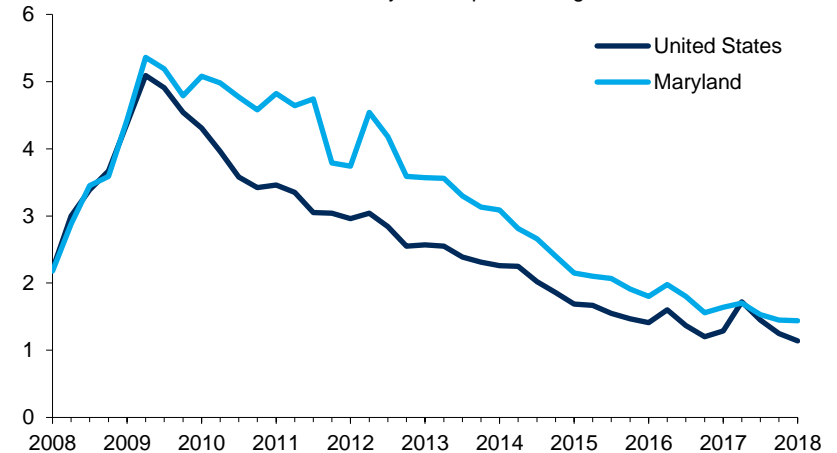
Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q3:18	187,490	-6.33	-1.08
Fifth District	Q3:18	15,279	-8.80	-0.85
Maryland	Q3:18	4,128	-8.25	0.98

Mortgage Delinquencies (% 90+ Days Delinquent)	Q3:18	Q2:18	Q3:17
United States			
All Mortgages	1.14	1.25	1.29
Conventional - Fixed Rate	0.83	0.94	0.98
Conventional - Adjustable Rate	1.85	1.97	2.17
Maryland			
All Mortgages	1.44	1.45	1.64
Conventional - Fixed Rate	1.08	1.11	1.29
Conventional - Adjustable Rate	2.88	2.85	3.12

Maryland Real Personal Income
Year-over-Year Percent Change through Q3:18



Maryland Mortgage Delinquencies
Percent 90+ Days Delinquent through Q3:18



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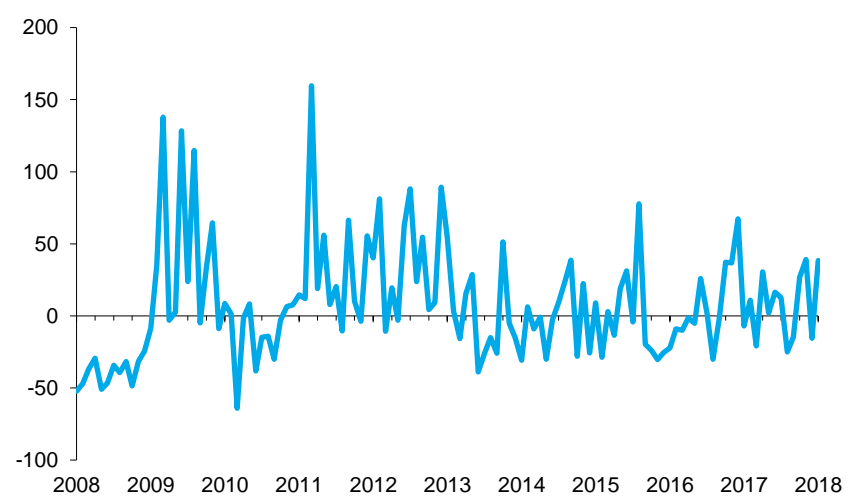
Real Estate Conditions

Permits: New Private Housing Units (NSA)	Period	Level	MoM % Change	YoY % Change
United States	October	112,566	13.27	-1.27
Fifth District	October	12,808	5.12	-10.28
Maryland	October	1,271	-17.20	38.45
Baltimore-Towson MSA	October	537	-46.67	47.93
Cumberland MSA	October	4	-66.67	---
Hagerstown MSA	October	96	-2.04	-2.04
Salisbury MSA	October	323	32.38	-9.01

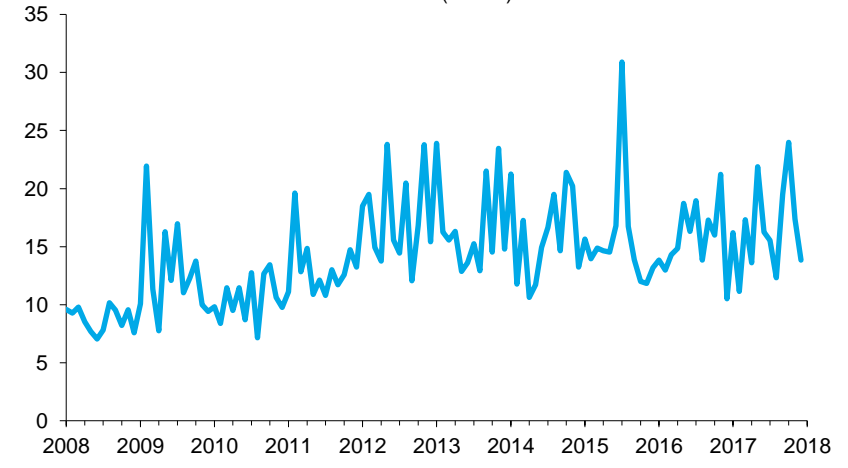
Total Private Housing Starts (SAAR)	Period	Level (000s)	MoM % Change	YoY % Change
United States	October	1,217	-1.62	-3.79
Fifth District	October	140	1.17	-14.62
Maryland	October	13.9	-20.31	31.78

Note: November 2018 data was not released for the following data series: Permits, New Private Housing Units (NSA) and Total Private Housing Starts (SAAR)

Maryland New Housing Units
Year-over-Year Percent Change through October 2018



Maryland Housing Starts
Thousands of Units (SAAR) November 2018



MARYLAND

Real Estate Conditions

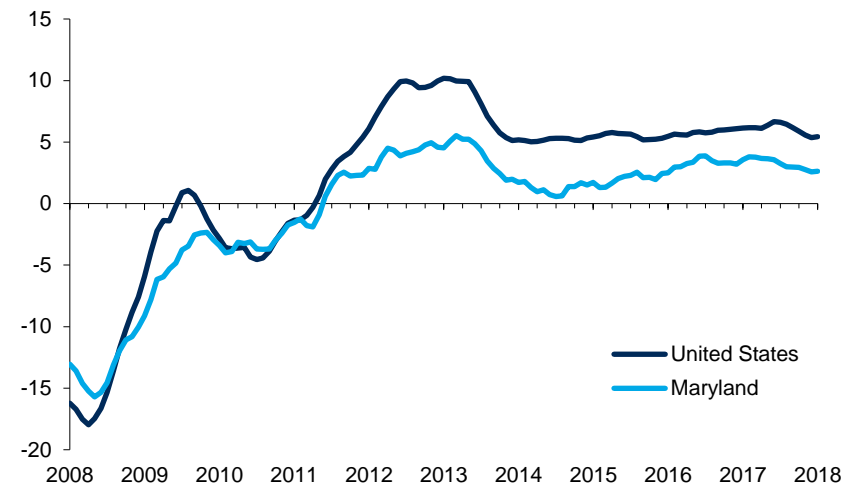
House Price Index (2000=100)	Period	Level	MoM % Change	YoY % Change
United States	October	205	0.47	5.44
Fifth District	October	203	0.06	3.93
Maryland	October	205	0.00	2.63
Baltimore-Towson MSA	October	201	0.06	2.33
Cumberland MSA	October	205	1.63	4.00
Hagerstown MSA	October	174	-0.96	6.14
Salisbury MSA	October	222	-1.10	2.17

Median Home Sales Price - NAR (N:)	Period	Level (\$000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q3:18	301	1.24	11.44
Cumberland MSA	Q3:18	110	16.23	14.42
Hagerstown MSA	Q3:18	188	4.79	8.85

Median Home Sales Price - NAHB	Period	Level (\$000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q3:18	278	6.92	11.20
Silver Spring-Frederick Metro Div.	Q3:18	420	5.00	5.00
Cumberland MSA	Q3:18	100	11.11	---
Hagerstown MSA	Q3:18	193	16.97	12.21
Salisbury MSA	Q3:18	200	3.63	2.56

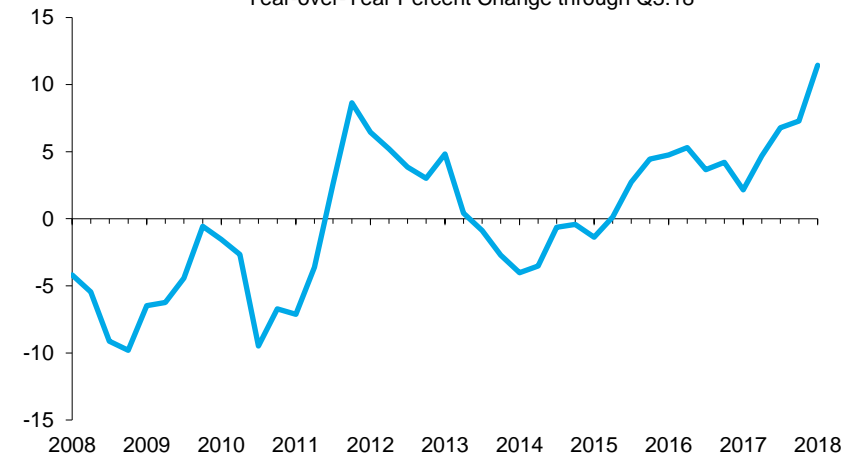
Maryland House Price Index (CoreLogic)

Year-over-Year Percent Change through October 2018



Baltimore-Towson MSA Median Home Sales Price (NAR)

Year-over-Year Percent Change through Q3:18



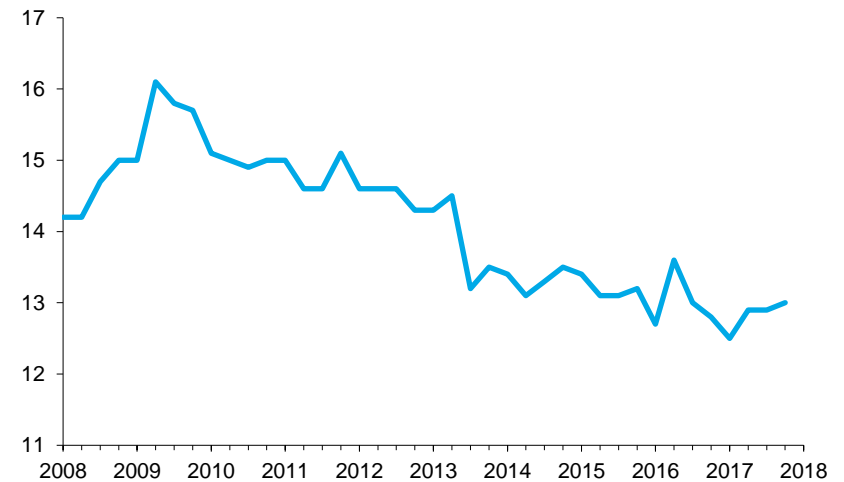
MARYLAND

Real Estate Conditions

Housing Opportunity Index (%)	Q3:18	Q2:18	Q3:17
Baltimore-Towson MSA	70.5	73.7	75.6
Silver Spring-Frederick Metro Div.	62.1	67.0	66.3
Cumberland MSA	90.8	93.3	---
Hagerstown MSA	78.6	87.8	84.8
Salisbury MSA	75.4	79.5	79.9

Commercial Vacancy Rates (%)	Q2:18	Q1:18	Q2:17
Office Vacancies			
Baltimore-Towson MSA	13.0	12.9	12.8
Retail Vacancies			
Baltimore-Towson MSA	5.6	5.7	5.6
Industrial Vacancies			
Baltimore-Towson MSA	11.2	11.0	10.8
Suburban Maryland (Washington, D.C. MSA)	---	---	---

Baltimore-Towson MSA Office Vacancy Rate
Through Q2:18



Baltimore-Towson MSA Industrial Vacancy Rate
Through Q2:18

