

MARYLAND

October Summary

Economic conditions in Maryland improved, according to recent reports. Payroll employment rose, the household unemployment rate declined, and housing market reports were upbeat.

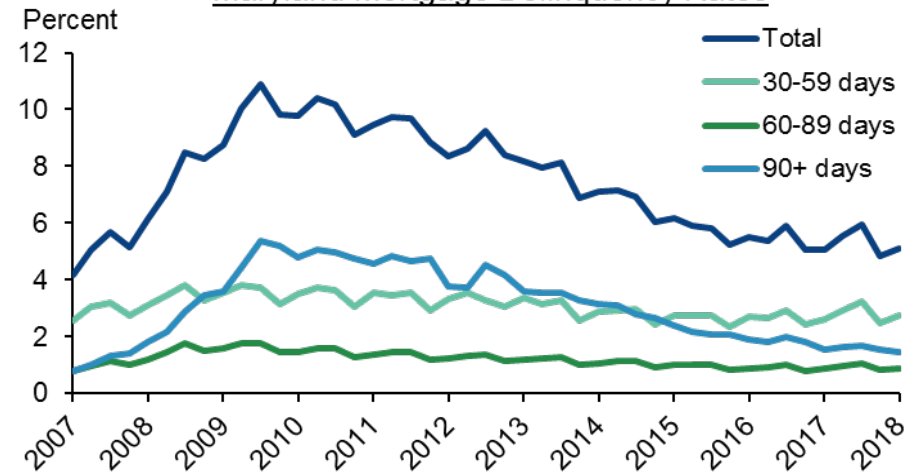
Labor Markets: Payroll employment rose 0.2 percent in Maryland in August as firms added 4,600 net new jobs. The leisure and hospitality industry reported the strongest job growth in the month (0.9 percent or 2,400 jobs), followed by professional and business services (0.5 percent or 2,400 jobs). Trade, transportation, and utilities and education and health services also posted sizeable increases in August, creating 2,100 jobs and 1,900 jobs, respectively. Meanwhile, job cuts were reported in the month in government (3,300 jobs), financial services (1,300 jobs), "other" services (300 jobs), and information (200 jobs). Since August 2017, total employment in Maryland grew 0.7 percent (20,300 jobs). The professional and business services industry reported the largest employment gain since last August, in absolute and percentage terms, by adding 17,700 jobs (4.0 percent). On the downside, the largest declines were reported by financial services and government, which lost 7,700 jobs and 5,700 jobs, respectively.

Household Conditions: The unemployment rate in Maryland edged down 0.1 percent to 4.2 percent in August, but remained 0.2 percentage point above the rate reported in August 2017. In the second quarter of 2018, the share of mortgages in Maryland with payments 90 or more days overdue was unchanged at 1.5 percent. Delinquency rates for fixed and adjustable rate conventional loans decreased slightly in the second quarter to 1.1 percent and 2.8 percent, respectively. Real personal income in Maryland increased 0.5 percent in the second quarter and was up 1.4 percent from a year earlier.

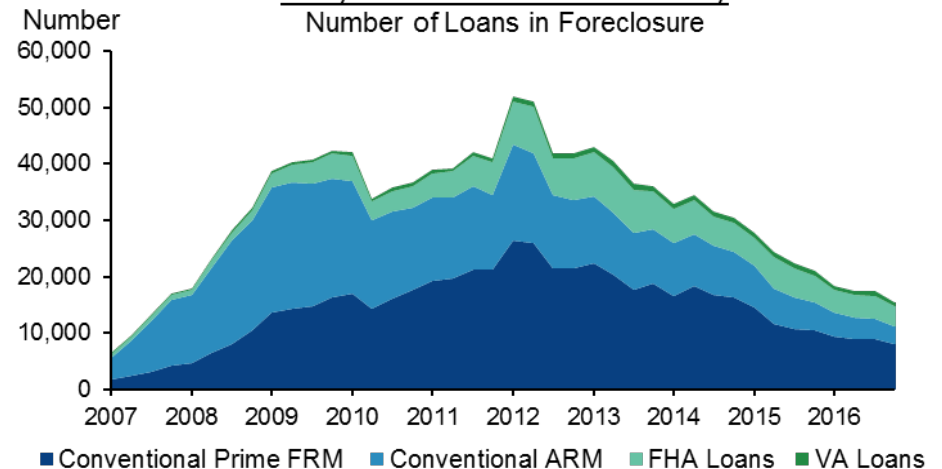
Housing Markets: Maryland issued 2,181 new residential permits in August, a 20.5 percent increase from the prior month and a 39.2 percent increase from August 2017. Permitting activity rose in every MSA in the month except Cumberland. Housing starts in Maryland totaled 24,600 in July, a 24.2 percent increase from the prior month and a 53.8 percent increase compared to August 2017. According to CoreLogic Information Solutions, home values in Maryland appreciated 0.7 percent in July and appreciated 2.8 percent since last July. Home prices rose in every MSA in the month and on a year-over-year basis.

A Closer Look at... Mortgage Delinquency and Foreclosure

Maryland Mortgage Delinquency Rates



Maryland Foreclosure Inventory
Number of Loans in Foreclosure



MARYLAND

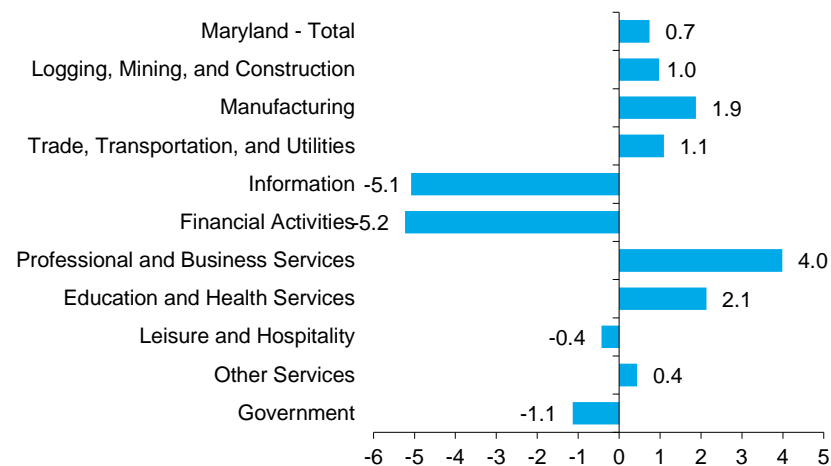
Labor Market Conditions

Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	August	149,279.0	0.13	1.59
Fifth District - Total	August	14,966.6	0.10	1.57
Maryland - Total	August	2,749.7	0.17	0.74
Logging, Mining, and Construction	August	165.2	0.36	0.98
Manufacturing	August	108.6	0.28	1.88
Trade, Transportation, and Utilities	August	472.6	0.45	1.09
Information	August	35.5	-0.56	-5.08
Financial Activities	August	139.4	-0.92	-5.23
Professional and Business Services	August	461.9	0.52	3.98
Education and Health Services	August	474.5	0.40	2.13
Leisure and Hospitality	August	279.0	0.87	-0.43
Other Services	August	114.4	-0.26	0.44
Government	August	498.6	-0.66	-1.13

Metro Payroll Employment (NSA)	Period	Level (000s)	YoY % Change
Baltimore-Towson MSA - Total	August	1,426.5	1.78
California-Lexington Park MSA - Total	August	45.3	1.12
Cumberland MSA - Total	August	38.9	0.78
Hagerstown MSA - Total	August	107.2	2.39
Salisbury MSA - Total	August	169.2	-1.51
Silver Spring-Frederick Metro Div. - Total	August	610.2	2.97

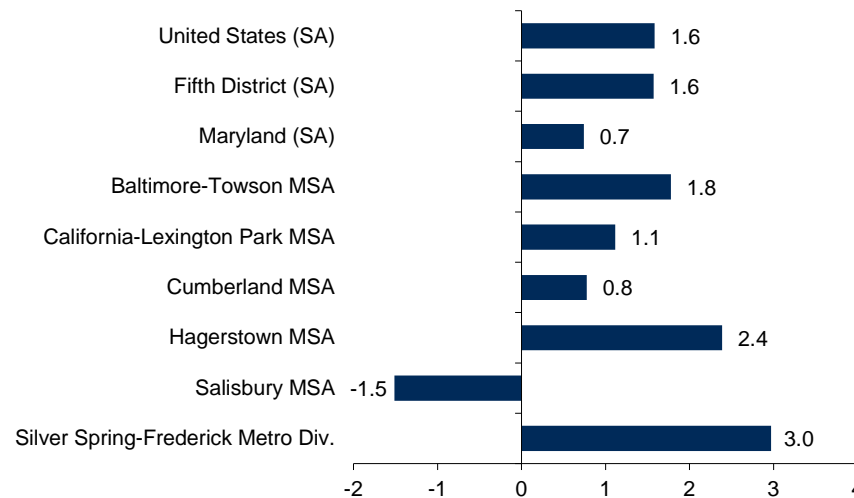
Maryland Payroll Employment Performance

Year-over-Year Percent Change in August 2018



Maryland Total Employment Performance

Year-over-Year Percent Change in August 2018



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

October 2018

FEDERAL RESERVE BANK OF RICHMOND

MARYLAND

Labor Market Conditions

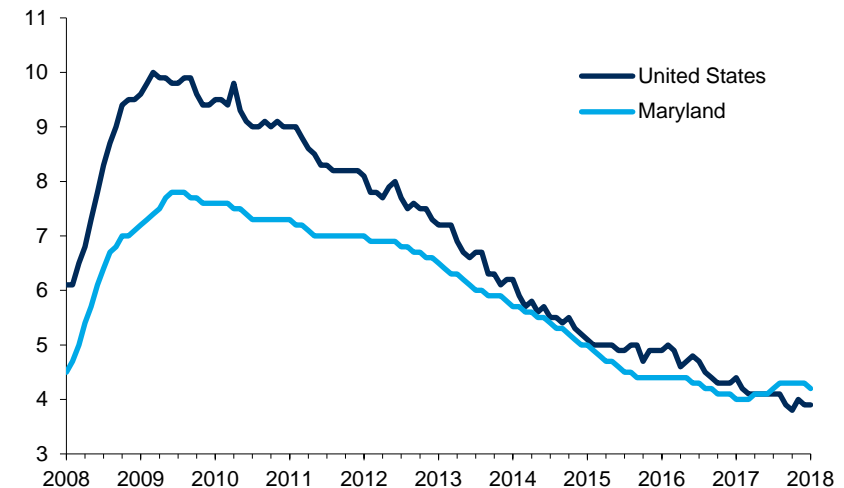
Unemployment Rate (SA)	August 18	July 18	August 17
United States	3.9	3.9	4.4
Fifth District	3.8	3.9	4.2
Maryland	4.2	4.3	4.0
Baltimore-Towson MSA	4.2	4.3	4.2
California-Lexington Park MSA	4.2	4.2	3.9
Cumberland MSA	5.8	5.9	5.5
Hagerstown MSA	4.4	4.4	4.3
Salisbury MSA	5.3	5.3	5.3
Silver Spring-Frederick Metro Div.	3.2	3.4	3.3

Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	August	161,776	-0.29	0.73
Fifth District	August	16,089	-0.06	0.57
Maryland	August	3,234	-0.04	0.27
Baltimore-Towson MSA	August	1,510	-0.24	0.20
California-Lexington Park MSA	August	55	-0.54	0.00
Cumberland MSA	August	45	-0.45	0.23
Hagerstown MSA	August	132	0.00	0.84
Salisbury MSA	August	187	-0.05	-1.37
Silver Spring-Frederick Metro Div.	August	695	-0.06	3.20

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	August	783,437	-18.41	-15.18
Fifth District	August	48,681	-11.57	-10.97
Maryland	August	12,095	-13.85	-11.48

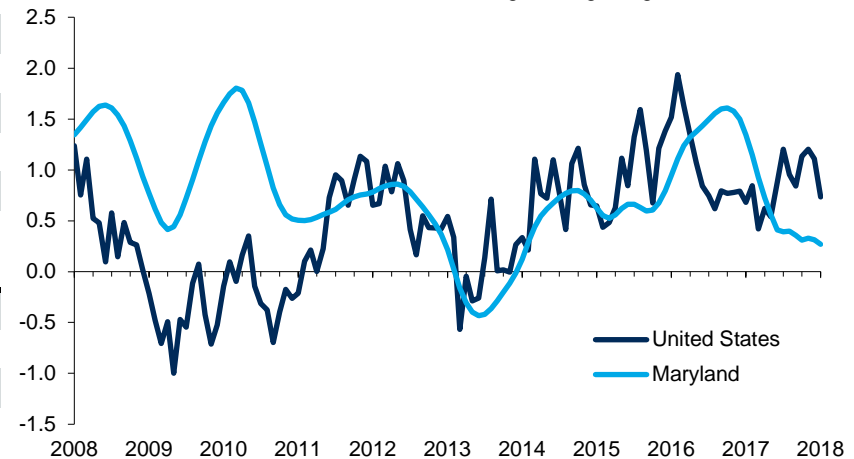
Maryland Unemployment Rate

Through August 2018



Maryland Labor Force

Year-over-Year Percent Change through August 2018



MARYLAND

Household Conditions

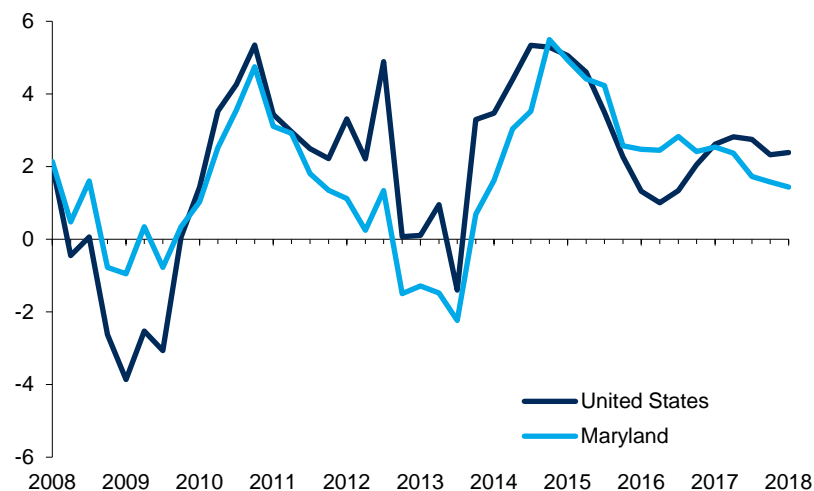
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q2:18	16,182,803	0.57	2.39
Fifth District	Q2:18	1,557,124	0.52	1.95
Maryland	Q2:18	351,706	0.45	1.44

Median Family Income	Period	Level (000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q2:18	94.9	0.00	4.17
Silver Spring-Frederick Metro Div.	Q2:18	120.8	0.00	5.78
Cumberland MSA	Q2:18	55.5	0.00	---
Hagerstown MSA	Q2:18	75.5	0.00	11.69
Salisbury MSA	Q2:18	71.8	0.00	4.36

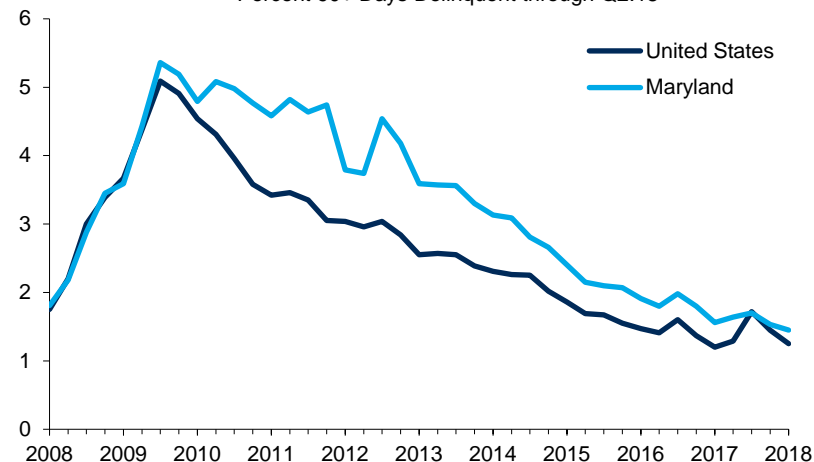
Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q2:18	200,159	7.38	-1.87
Fifth District	Q2:18	16,754	4.10	0.62
Maryland	Q2:18	4,499	4.75	0.60

Mortgage Delinquencies (% 90+ Days Delinquent)	Q2:18	Q1:18	Q2:17
United States			
All Mortgages	1.25	1.45	1.20
Conventional - Fixed Rate	0.94	1.12	0.92
Conventional - Adjustable Rate	1.97	2.20	2.12
Maryland			
All Mortgages	1.45	1.53	1.56
Conventional - Fixed Rate	1.11	1.19	1.20
Conventional - Adjustable Rate	2.85	2.99	3.03

Maryland Real Personal Income
Year-over-Year Percent Change through Q2:18



Maryland Mortgage Delinquencies
Percent 90+ Days Delinquent through Q2:18



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

October 2018

FEDERAL RESERVE BANK OF RICHMOND

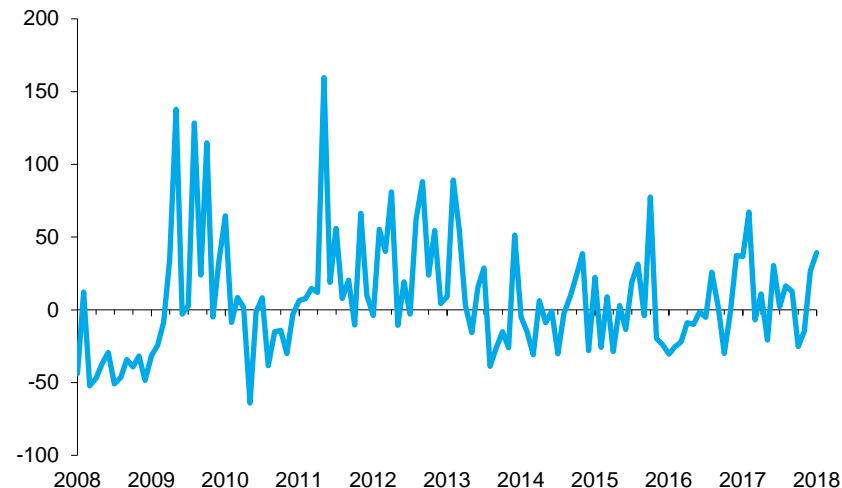
MARYLAND

Real Estate Conditions

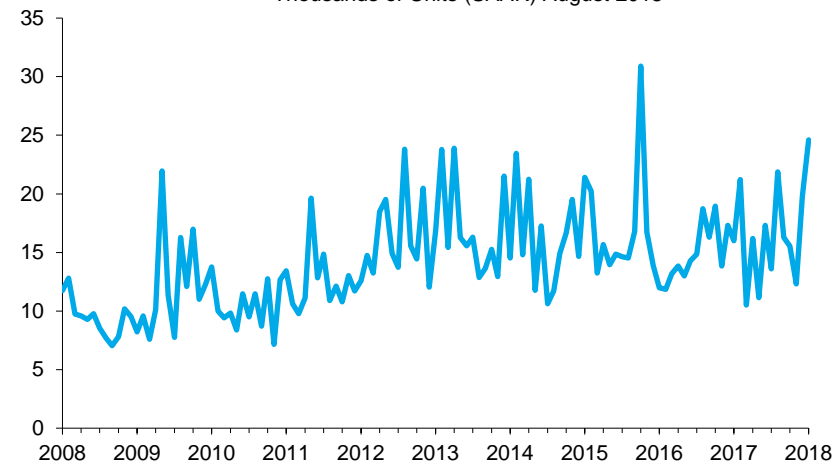
Permits: New Private Housing Units	Period	Level	MoM % Change	YoY % Change
United States	August	116,933	3.45	-2.22
Fifth District	August	16,204	15.10	8.18
Maryland	August	2,181	20.50	39.18
Baltimore-Towson MSA	August	1,239	23.16	48.21
Cumberland MSA	August	4	-66.67	---
Hagerstown MSA	August	154	32.76	-7.23
Salisbury MSA	August	289	14.23	-4.30

Total Private Housing Starts (SAA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	August	1,282	9.20	9.39
Fifth District	August	183	18.65	19.51
Maryland	August	24.6	24.19	53.78

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



Maryland Housing Starts
Thousands of Units (SAAR) August 2018



MARYLAND

Real Estate Conditions

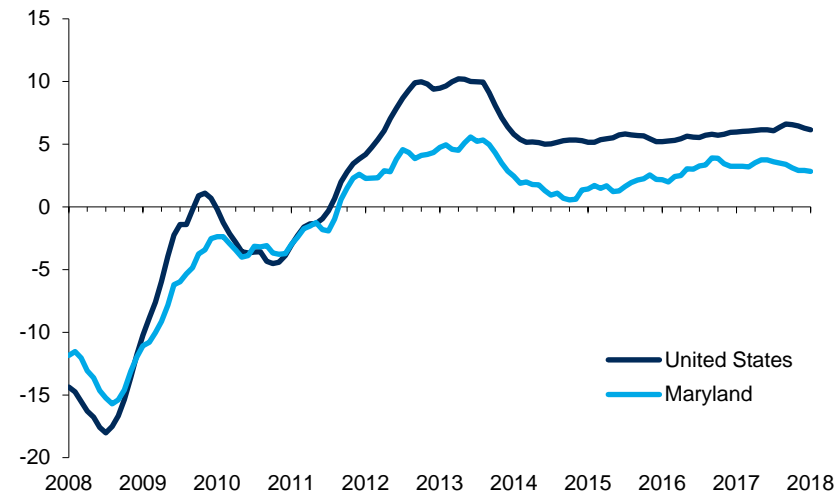
House Price Index (2000=100)	Period	Level	MoM % Change	YoY % Change
United States	July	204	0.34	6.16
Fifth District	July	202	0.16	3.69
Maryland	July	205	0.65	2.84
Baltimore-Towson MSA	July	202	0.62	2.27
Cumberland MSA	July	191	3.07	8.84
Hagerstown MSA	July	171	1.55	5.60
Salisbury MSA	July	215	1.24	2.40

Median Home Sales Price - NAR (N:)	Period	Level (\$000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q2:18	297	17.15	7.29
Cumberland MSA	Q2:18	95	10.09	-3.36
Hagerstown MSA	Q2:18	180	4.97	2.80

Median Home Sales Price - NAHB	Period	Level (\$000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q2:18	260	9.24	5.26
Silver Spring-Frederick Metro Div.	Q2:18	400	2.56	-2.20
Cumberland MSA	Q2:18	90	16.88	---
Hagerstown MSA	Q2:18	165	0.61	5.77
Salisbury MSA	Q2:18	193	8.43	13.53

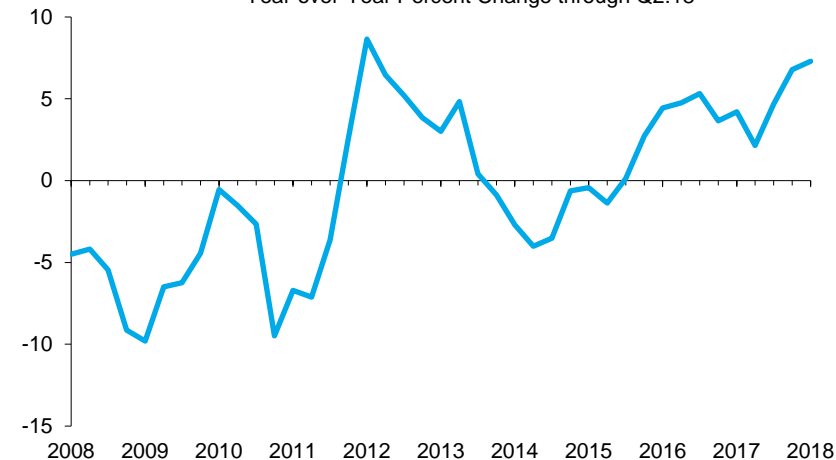
Maryland House Price Index (CoreLogic)

Year-over-Year Percent Change through July 2018



Baltimore-Towson MSA Median Home Sales Price (NAR)

Year-over-Year Percent Change through Q2:18



MARYLAND

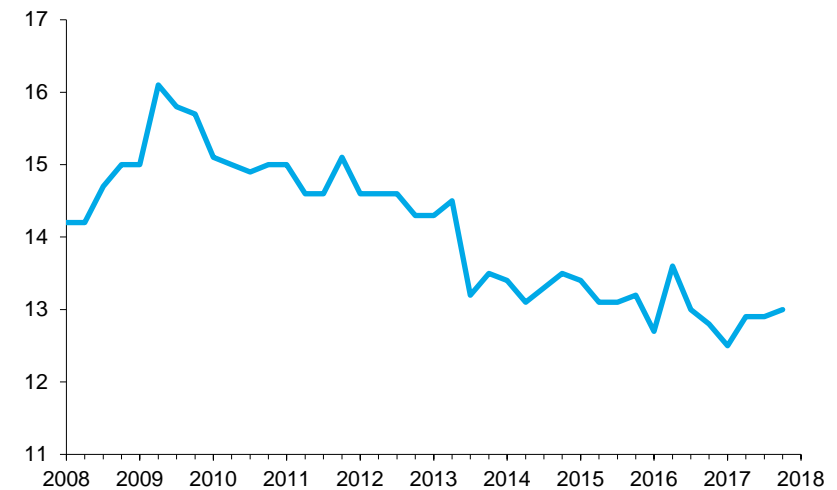
Real Estate Conditions

Housing Opportunity Index (%)	Q2:18	Q1:18	Q2:17
Baltimore-Towson MSA	73.7	79.7	77.6
Silver Spring-Frederick Metro Div.	67.0	68.3	64.6
Cumberland MSA	93.3	98.5	---
Hagerstown MSA	87.8	84.0	86.7
Salisbury MSA	79.5	81.8	84.8

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

