

MARYLAND

June Summary

Recent reports on the Maryland economy were somewhat downbeat. Payroll employment decreased while the unemployment rate held steady, and housing market indicators varied.

Labor Markets: Total employment in Maryland declined 0.2 percent in April as firms cut 4,300 jobs, on net, from payrolls. Jobs were lost in the majority of industries in April, with the largest declines coming from government (2,300 jobs), manufacturing (1,000 jobs), and education and health services (900 jobs). Meanwhile, only three industries reported job gains in the month: trade, transportation, and utilities (1,000 jobs), "other" services (900 jobs), and information (300 jobs). On a year-over-year basis, total employment in Maryland grew 0.3 percent (9,200 jobs). Education and health services reported the largest employment gain (11,100 jobs) and fastest growth (2.4 percent) since last April. The trade, transportation, and utilities and professional and business services industries also reported sizeable increases, creating 4,000 jobs and 3,200 jobs, respectively. Meanwhile, the largest declines were reported by leisure and hospitality and the government sector, which lost 4,000 jobs and 3,300 jobs, respectively.

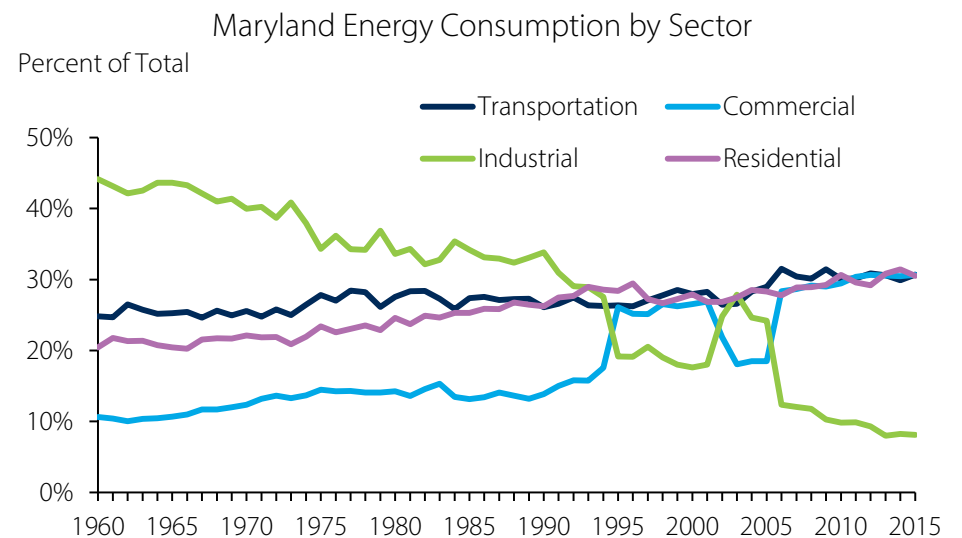
Household Conditions: The unemployment rate in Maryland was unchanged in April at 4.3 percent and increased 0.1 percentage point from April 2017. In the first quarter of 2018, the share of mortgages in Maryland with payments 90 or more days overdue edged down to 1.5 percent. Delinquency rates for fixed and adjustable rate conventional loans decreased slightly in the first quarter of 2018, to 1.2 percent and 3.0 percent, respectively. Real personal income in Maryland increased 0.4 percent in the fourth quarter and was up 1.6 percent from a year earlier.

Housing Markets: Maryland issued 1,555 new residential permits in April, a 21.9 percent decrease from the prior month but a 12.7 percent increase from April 2017. Permitting activity picked up in Hagerstown in the month and on a year-over-year basis; however, permitting activity declined in the remaining MSAs in the month. Housing starts in Maryland totaled 16,100 in April, a 25.5 percent decrease from the prior month and a 1.2 percent decrease compared to April 2017. According to CoreLogic Information Solutions, home values in Maryland appreciated 0.3 percent in April and 3.2 percent over the last twelve months. Home prices were up in each of the states' MSA except Salisbury in April and on a year-over-year basis.

A Closer Look at... Energy Consumption

The United States Energy Information Administration publishes state level information on energy production, consumption, prices, and expenditures in the State Energy Data System (SEDS). The most recent annual data is for 2015. The transportation sector consists of vehicles used to move persons and goods. The commercial sector consists of non-manufacturing businesses and government offices. The industrial sector consists of manufacturing, agricultural, mining, and construction businesses. The residential sector consists of private households.

- The commercial sector had the largest rise in its share of energy consumption, increasing from 10.6% in 1960 to 30.6% in 2015. The industrial sector experienced the biggest decline in the same timeframe, falling from 44.1% to 8.1%.
- Maryland ranked 40th in the nation for per capita energy consumption and last in the Fifth District with 233 million Btu.
- In 2015, the energy consumed by the industrial sector was less than one fifth of its share 55 years earlier.
- Per capita energy expenditures in 2015 were \$3,241, which ranked 40th in the U.S.



MARYLAND

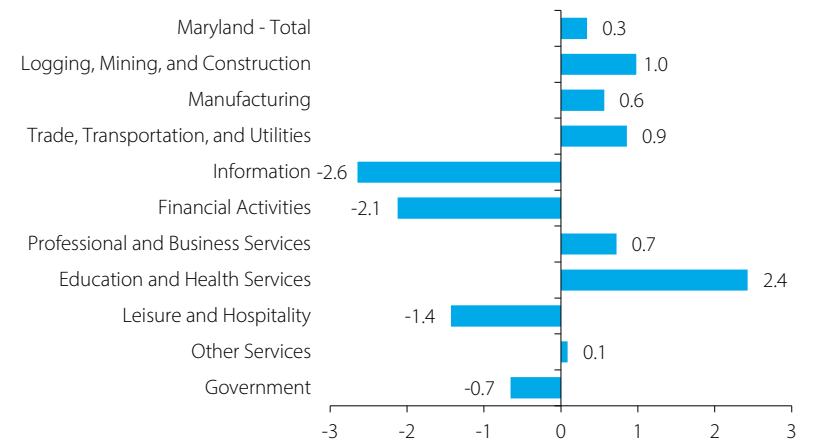
Labor Market Conditions

Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	April	148,424.0	0.11	1.56
Fifth District - Total	April	14,869.4	0.06	1.27
Maryland - Total	April	2,729.3	-0.16	0.34
Logging, Mining, and Construction	April	164.7	-0.30	0.98
Manufacturing	April	107.4	-0.92	0.56
Trade, Transportation, and Utilities	April	471.4	0.21	0.86
Information	April	36.8	0.82	-2.65
Financial Activities	April	142.8	-0.49	-2.12
Professional and Business Services	April	447.1	-0.13	0.72
Education and Health Services	April	468.3	-0.19	2.43
Leisure and Hospitality	April	275.9	-0.18	-1.43
Other Services	April	113.8	0.80	0.09
Government	April	501.1	-0.46	-0.65

Metro Payroll Employment (NSA)	Period	Level (000s)	YoY % Change
Baltimore-Towson MSA - Total	April	1,413.8	1.50
California-Lexington Park MSA - Total	April	45.1	0.67
Cumberland MSA - Total	April	39.6	1.02
Hagerstown MSA - Total	April	104.9	0.58
Salisbury MSA - Total	April	157.6	0.96
Silver Spring-Frederick Metro Div. - Total	April	595.5	0.88

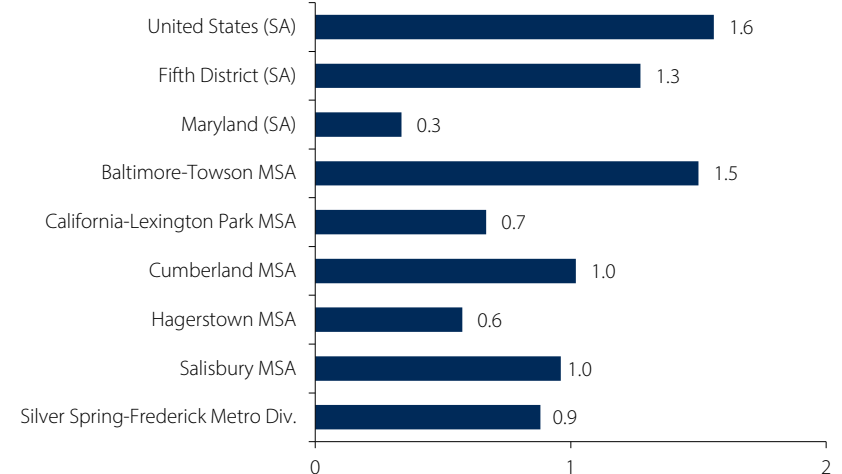
Maryland Payroll Employment Performance

Year-over-Year Percent Change in April 2018



Maryland Total Employment Performance

Year-over-Year Percent Change in April 2018



MARYLAND

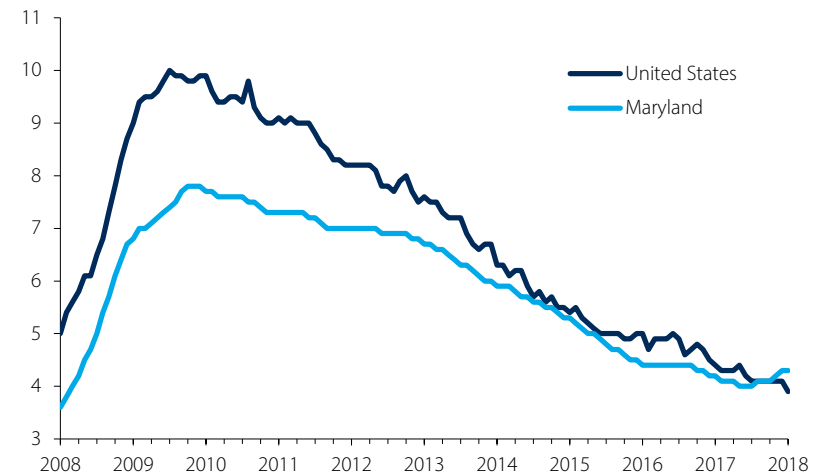
Labor Market Conditions

Unemployment Rate (SA)	April 18	March 18	April 17
United States	3.9	4.1	4.4
Fifth District	4.1	4.2	4.3
Maryland	4.3	4.3	4.2
Baltimore-Towson MSA	4.4	4.5	4.4
California-Lexington Park MSA	4.2	4.4	3.9
Cumberland MSA	6.0	5.9	5.8
Hagerstown MSA	4.5	4.5	4.1
Salisbury MSA	5.2	5.3	5.5
Silver Spring-Frederick Metro Div.	3.5	3.7	3.3

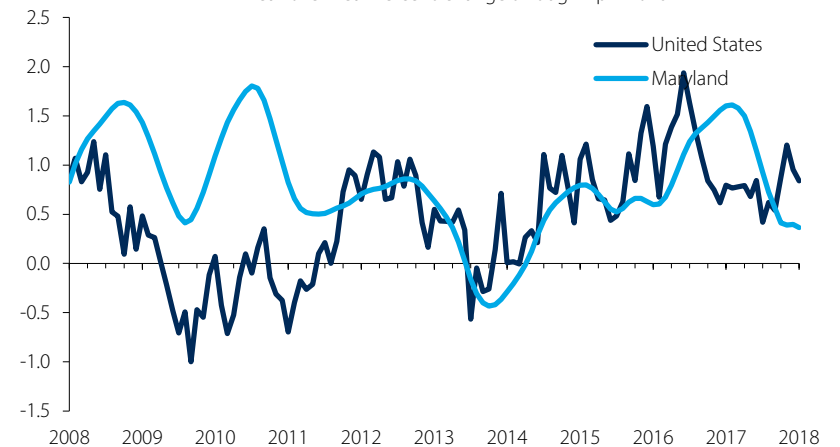
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	April	161,527	-0.15	0.84
Fifth District	April	16,057	0.06	0.83
Maryland	April	3,230	0.05	0.36
Baltimore-Towson MSA	April	1,509	-0.34	0.72
California-Lexington Park MSA	April	55	-0.18	0.18
Cumberland MSA	April	45	0.00	0.68
Hagerstown MSA	April	131	0.00	0.84
Salisbury MSA	April	191	-0.21	0.95
Silver Spring-Frederick Metro Div.	April	694	-0.44	3.50

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	April	890,384	4.31	-3.39
Fifth District	April	46,636	-0.14	-11.91
Maryland	April	11,613	-12.48	-26.25

Maryland Unemployment Rate
Through April 2018



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



MARYLAND

Household Conditions

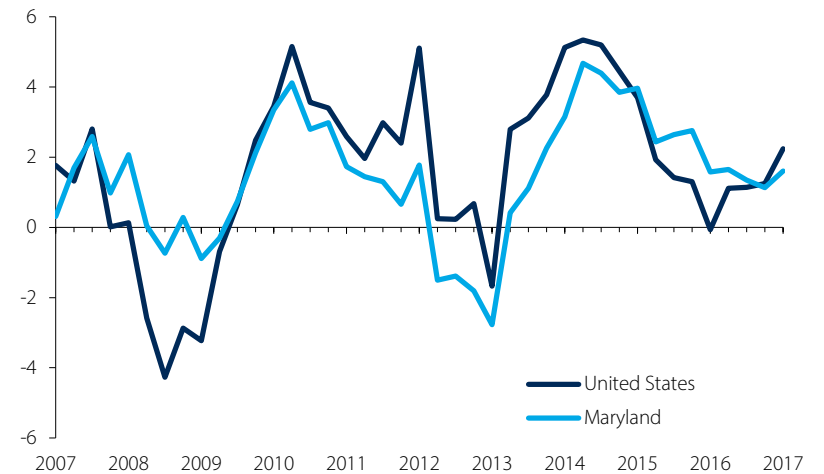
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q4:17	14,667,256	0.46	2.24
Fifth District	Q4:17	1,419,283	0.41	2.05
Maryland	Q4:17	321,609	0.38	1.61

Median Family Income	Period	Level (000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	2018	94.9	---	4.17
Silver Spring-Frederick Metro Div.	2018	120.8	---	3.25
Cumberland MSA	2018	55.5	---	---
Hagerstown MSA	2018	75.5	---	11.69
Salisbury MSA	2018	71.8	---	4.36

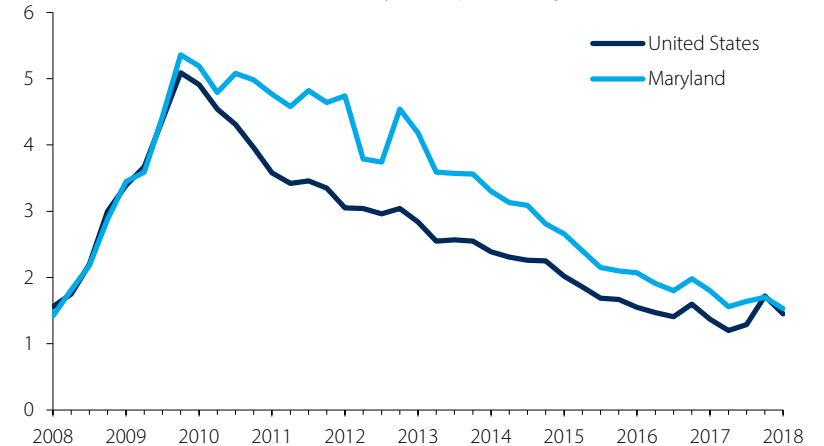
Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q1:18	186,410	5.48	-4.66
Fifth District	Q1:18	16,094	4.66	-3.26
Maryland	Q1:18	4,295	0.92	-5.65

Mortgage Delinquencies (% 90+ Days Delinquent)	Q1:18	Q4:17	Q1:17
United States			
All Mortgages	1.45	1.72	1.37
Conventional - Fixed Rate	1.12	1.32	1.11
Conventional - Adjustable Rate	2.20	2.50	2.39
Maryland			
All Mortgages	1.53	1.70	1.80
Conventional - Fixed Rate	1.19	1.32	1.47
Conventional - Adjustable Rate	2.99	3.24	3.38

Maryland Real Personal Income
Year-over-Year Percent Change through Q4:17



Maryland Mortgage Delinquencies
Percent 90+ Days Delinquent through Q1:18



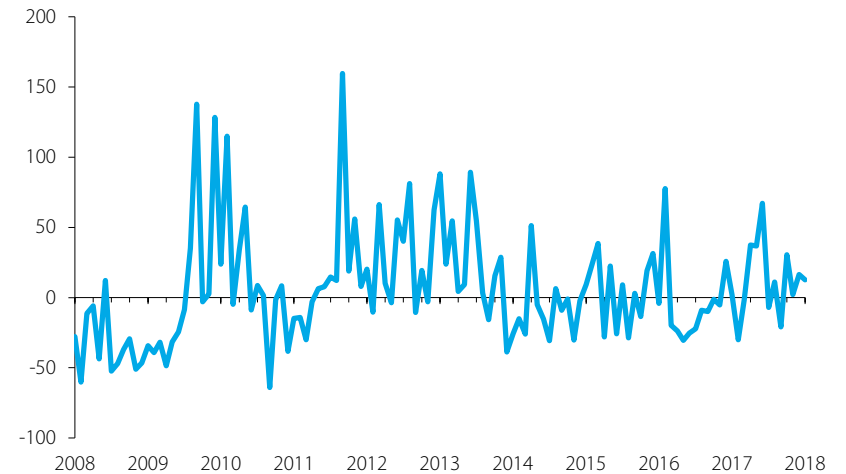
MARYLAND

Real Estate Conditions

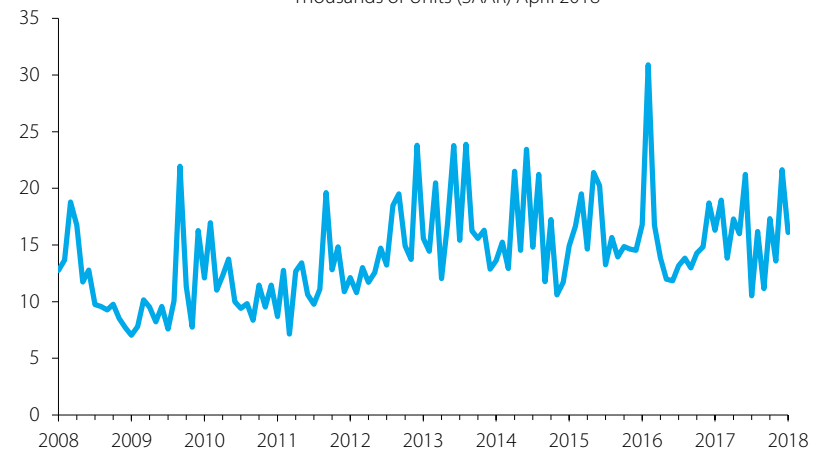
Permits: New Private Housing Units (NSA)	Period	Level	MoM % Change	YoY % Change
United States	April	119,860	1.95	16.79
Fifth District	April	14,410	-0.28	33.75
Maryland	April	1,555	-21.86	12.68
Baltimore-Towson MSA	April	785	-11.80	46.46
Cumberland MSA	April	2	-66.67	---
Hagerstown MSA	April	150	31.58	74.42
Salisbury MSA	April	264	-9.90	-0.38

Total Private Housing Starts (SAAR)	Period	Level (000s)	MoM % Change	YoY % Change
United States	April	1,287	-3.67	10.47
Fifth District	April	149	-4.93	17.27
Maryland	April	16.1	-25.51	-1.16

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



Maryland Housing Starts
Thousands of Units (SAAR) April 2018



MARYLAND

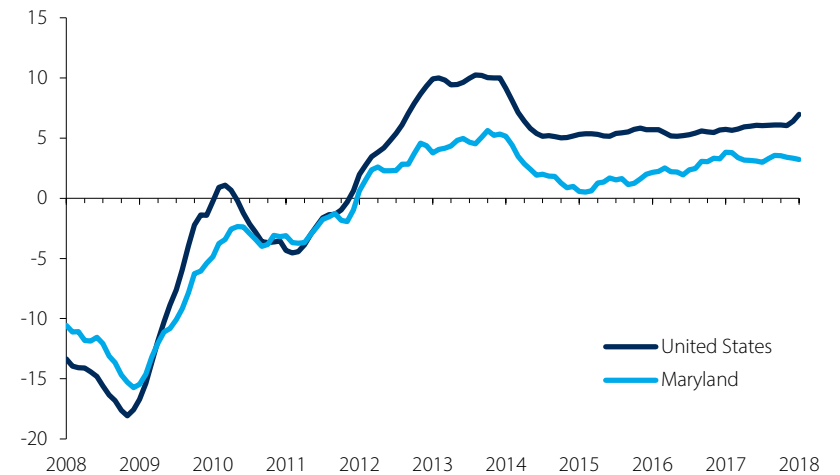
Real Estate Conditions

House Price Index (2000=100)	Period	Level	MoM % Change	YoY % Change
United States	March	199	1.47	6.99
Fifth District	March	197	0.40	3.83
Maryland	March	199	0.30	3.23
Baltimore-Towson MSA	March	196	0.66	3.62
Cumberland MSA	March	173	1.87	3.32
Hagerstown MSA	March	165	0.13	3.10
Salisbury MSA	March	209	-1.50	-0.35

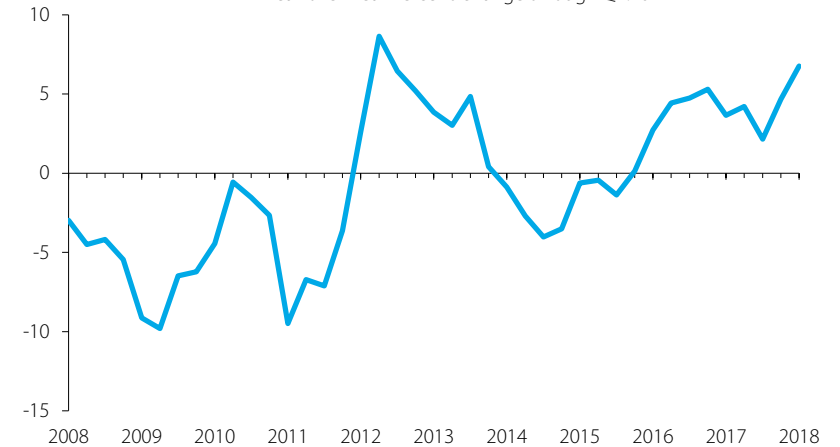
Median Home Sales Price - NAR (NSA)	Period	Level (\$000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q1:18	254	-1.44	6.78
Cumberland MSA	Q1:18	86	1.89	5.38
Hagerstown MSA	Q1:18	171	1.85	10.17

Median Home Sales Price - NAHB	Period	Level (\$000s)	QoQ % Change	YoY % Change
Baltimore-Towson MSA	Q1:18	238	-4.80	10.70
Silver Spring-Frederick Metro Div.	Q1:18	390	5.12	4.84
Cumberland MSA	Q1:18	77	-9.41	---
Hagerstown MSA	Q1:18	164	-3.53	9.33
Salisbury MSA	Q1:18	178	-9.64	-9.18

Maryland House Price Index (CoreLogic)
Year-over-Year Percent Change through March 2018



Baltimore-Towson MSA Median Home Sales Price (NAR)
Year-over-Year Percent Change through Q1:18



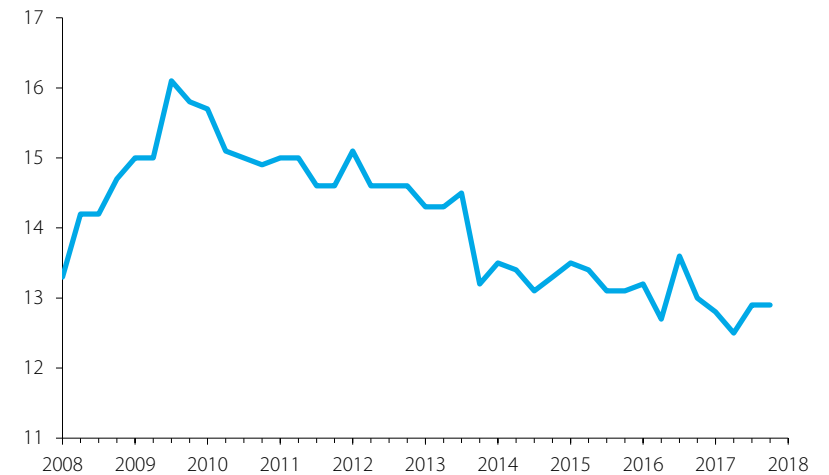
MARYLAND

Real Estate Conditions

Housing Opportunity Index (%)	Q1:18	Q4:17	Q1:17
Baltimore-Towson MSA	79.7	77.0	80.5
Silver Spring-Frederick Metro Div.	68.3	71.8	69.8
Cumberland MSA	98.5	96.9	---
Hagerstown MSA	84.0	80.4	89.7
Salisbury MSA	81.8	78.7	74.5

Commercial Vacancy Rates (%)	Q1:18	Q4:17	Q1:17
Office Vacancies			
Baltimore-Towson MSA	12.9	12.9	13.0
Retail Vacancies			
Baltimore-Towson MSA	5.7	5.6	5.5
Industrial Vacancies			
Baltimore-Towson MSA	11.0	11.0	11.2
Suburban Maryland (Washington, D.C. MSA)	---	---	---

Baltimore-Towson MSA Office Vacancy Rate
Through Q1:18



Baltimore-Towson MSA Industrial Vacancy Rate
Through Q1:18

