

Table 1. Labor Force and Employment in the Baltimore HMA, 1990 Through March 2008

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	12 Months Ending	
																			March 2007	March 2008
Labor Force	1,226.5	1,240.6	1,249.0	1,255.5	1,251.0	1,260.1	1,278.9	1,294.7	1,289.1	1,289.8	1,307.9	1,313.7	1,320.5	1,320.0	1,320.4	1,340.6	1,367.0	1,371.6	1,370.8	1,372.8
Resident Employment	1,164.8	1,154.0	1,156.8	1,169.9	1,177.3	1,189.8	1,209.1	1,226.2	1,226.5	1,237.4	1,257.9	1,256.9	1,257.5	1,256.0	1,258.9	1,281.4	1,312.4	1,320.3	1,316.5	1,321.7
Unemployment	61.7	86.6	92.2	85.6	73.7	70.3	69.8	68.5	62.6	52.4	50.0	56.8	63.0	63.9	61.5	59.2	54.6	51.3	54.4	51.2
Unemployment Rate (%)	5.0	7.0	7.4	6.8	5.9	5.6	5.5	5.3	4.9	4.1	3.8	4.3	4.8	4.8	4.7	4.4	4.0	3.7	4.0	3.7
Total Nonfarm Employment	1,152.8	1,108.0	1,091.9	1,097.9	1,114.9	1,129.9	1,140.8	1,168.4	1,189.2	1,220.6	1,250.5	1,257.0	1,251.0	1,248.9	1,264.0	1,285.6	1,306.6	1,319.3	1,310.3	1,321.7
Goods Producing	200.2	177.9	168.2	165.0	165.5	164.0	163.2	164.9	165.4	167.3	168.5	166.3	158.8	154.2	155.7	158.9	159.4	156.8	158.6	156.4
Natural Resources, Mining, & Construction	71.7	60.5	56.4	57.0	59.7	60.6	62.3	64.7	66.1	70.0	73.3	74.5	73.9	74.7	79.4	83.6	86.4	85.9	86.2	86.0
Manufacturing	128.5	117.4	111.8	108.0	105.7	103.4	101.0	100.2	99.3	97.4	95.2	91.8	85.0	79.5	76.3	75.3	73.1	70.9	72.4	70.3
Service Providing	952.6	929.7	923.8	932.9	949.5	966.6	978.5	1,003.4	1,023.3	1,053.2	1,081.9	1,090.8	1,092.2	1,094.8	1,108.3	1,126.7	1,147.2	1,162.6	1,151.7	1,165.4
Trade	199.6	190.3	184.1	181.9	184.6	185.5	184.9	189.6	192.4	196.2	201.1	199.5	196.2	196.4	198.0	198.3	200.7	201.4	200.9	201.3
Wholesale Trade	56.6	52.4	51.1	49.3	49.2	50.0	50.6	52.5	52.8	53.2	54.7	56.0	54.4	53.3	53.6	55.4	56.6	56.4	56.6	56.4
Retail Trade	143.0	137.9	133.0	132.6	135.4	135.5	134.3	137.1	139.6	143.0	146.4	143.5	141.8	143.1	144.4	142.9	144.1	145.0	144.4	144.8
Transportation & Utilities	36.5	35.3	35.9	35.3	39.4	40.6	39.8	40.1	39.5	41.7	43.5	42.9	41.7	41.8	43.3	44.3	45.2	45.4	45.4	45.2
Information	21.0	19.8	19.2	18.8	19.1	19.6	21.2	22.4	22.8	23.8	24.8	24.7	21.8	21.0	21.1	21.7	22.2	23.7	22.4	24.1
Financial Activities	74.5	74.1	74.3	74.3	75.4	73.7	74.1	75.8	76.8	78.3	78.3	79.5	80.2	82.3	82.0	82.8	82.7	81.1	82.4	80.5
Professional & Business Services	123.1	118.3	115.4	119.0	122.1	126.4	132.0	143.3	148.4	161.1	172.5	178.2	175.2	173.8	178.5	185.6	189.3	191.4	189.8	192.7
Education & Health Services	145.8	150.2	156.4	161.3	163.3	168.8	172.6	176.0	180.2	183.1	188.2	190.8	195.9	198.2	204.6	209.7	216.7	223.1	218.2	224.6
Leisure & Hospitality	90.9	88.5	88.6	91.8	93.9	96.8	96.3	98.3	100.9	102.6	103.3	102.2	105.2	107.4	110.1	111.8	113.9	117.0	114.6	117.6
Other Services	45.4	43.3	42.9	43.4	44.0	45.6	46.4	47.1	48.9	49.7	51.5	53.5	54.5	54.4	54.6	54.9	56.1	56.7	56.5	56.7
Government	216.5	209.9	206.9	207.2	207.7	208.9	210.0	210.8	213.4	216.9	218.7	219.7	221.6	219.4	216.2	217.6	220.5	222.8	221.6	222.8
Federal	53.4	51.5	49.9	49.0	48.3	47.8	46.7	47.3	46.4	45.2	44.8	42.5	42.2	42.1	41.3	41.4	41.1	40.7	41.0	40.7
State	70.8	67.0	66.4	67.5	68.0	68.3	68.3	67.1	65.8	69.2	69.8	71.6	72.6	71.0	69.7	70.2	70.6	71.2	71.0	71.1
Local	92.3	91.5	90.5	90.7	91.4	92.8	95.0	96.4	101.2	102.6	104.0	105.6	106.8	106.3	104.9	106.0	108.8	110.9	109.6	111.0

Notes: Data are for the Baltimore-Towson, MD Metropolitan Statistical Area, which also includes Queen Anne's County. Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Baltimore HMA, 1990 to April 1, 2011

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Baltimore HMA	2,348,219	2,512,431	2,617,000	2,661,000	16,421	0.7	13,071	0.5	14,667	0.6
City of Baltimore Submarket	736,014	651,154	624,500	618,500	- 8,486	- 1.2	- 3,332	- 0.5	- 2,000	- 0.3
Northern Suburbs Submarket	997,638	1,123,779	1,197,000	1,225,000	12,614	1.2	9,153	0.8	9,333	0.8
Southern Suburbs Submarket	614,567	737,498	795,500	817,500	12,293	1.8	7,250	1.0	7,333	0.9
Households										
Baltimore HMA	867,656	958,756	1,007,200	1,025,200	9,110	1.0	6,056	0.6	6,000	0.6
City of Baltimore Submarket	276,484	257,996	247,000	244,900	- 1,849	- 0.7	- 1,375	- 0.5	- 700	- 0.3
Northern Suburbs Submarket	373,721	432,047	466,400	478,000	5,833	1.5	4,294	1.0	3,867	0.8
Southern Suburbs Submarket	217,451	268,713	293,800	302,300	5,126	2.1	3,136	1.1	2,833	1.0

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2008. Forecast date: April 1, 2011. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Baltimore HMA, 1990, 2000, and Current

	Baltimore HMA			City of Baltimore Submarket			Northern Suburbs Submarket			Southern Suburbs Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	925,035	1,031,372	1,094,694	303,706	300,477	299,223	391,552	451,140	487,778	229,777	279,755	307,693
Occupied Units	867,656	958,756	1,007,200	276,484	257,996	247,000	373,721	432,047	466,400	217,451	268,713	293,800
Owners	550,287	639,044	700,300	134,424	129,869	133,000	257,862	307,775	341,600	158,001	201,400	225,700
%	63.4	66.7	69.5	48.6	50.3	53.8	69.0	71.2	73.2	72.7	74.9	76.8
Renters	317,369	319,712	306,900	142,060	128,127	114,000	115,859	124,272	124,800	59,450	67,313	68,100
%	36.6	33.3	30.5	51.4	49.7	46.2	31.0	28.8	26.8	27.3	25.1	23.2
Vacant Units	57,379	72,616	87,494	27,222	42,481	52,223	17,831	19,093	21,378	12,326	11,042	13,893
Available Units	33,340	31,533	31,694	14,366	15,328	13,323	12,300	11,266	12,128	6,674	4,939	6,243
For Sale	8,816	10,687	9,140	2,795	4,823	3,410	3,623	3,882	3,450	2,398	1,982	2,280
Rate (%)	1.6	1.6	1.3	2.0	3.6	2.5	1.4	1.2	1.0	1.5	1.0	1.0
For Rent	24,524	20,846	22,554	11,571	10,505	9,913	8,677	7,384	8,678	4,276	2,957	3,963
Rate (%)	7.2	6.1	6.8	7.5	7.6	8.0	7.0	5.6	6.5	6.7	4.2	5.5
Other Vacant	24,039	41,083	55,800	12,856	27,153	38,900	5,531	7,827	9,250	5,652	6,103	7,650

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2008.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Baltimore HMA, 1990 Through March 2008

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	12 Months Ending	
																			March 2007	March 2008
Baltimore HMA																				
Total	13,352	10,876	15,181	12,590	12,123	10,907	10,348	10,238	10,820	13,173	11,385	10,401	10,442	10,815	9,920	10,933	7,702	6,115	7,293	5,934
Single-family	9,323	9,125	13,059	10,241	10,319	9,368	8,951	8,193	7,864	10,073	9,281	8,428	8,802	7,998	7,145	8,001	5,908	4,632	5,433	4,072
Multifamily	4,029	1,751	2,122	2,349	1,804	1,539	1,397	2,045	2,956	3,100	2,104	1,973	1,640	2,817	2,775	2,932	1,794	1,483	1,860	1,862
City of Baltimore Submarket																				
Total	240	530	78	264	185	316	107	22	64	191	257	195	293	695	740	1,256	649	346	619	603
Single-family	159	244	78	155	185	189	70	17	64	46	219	115	181	206	433	643	332	207	323	146
Multifamily	81	286	0	109	0	127	37	5	0	145	38	80	112	489	307	613	317	139	296	457
Northern Suburbs Submarket																				
Total	7,898	6,110	8,885	6,735	6,715	5,504	5,432	5,454	4,913	7,054	5,868	6,387	6,243	5,640	4,979	5,404	4,072	2,503	3,711	2,536
Single-family	5,974	5,213	7,005	5,155	5,592	4,998	4,766	4,425	4,478	5,297	4,961	4,973	5,254	4,618	3,659	4,453	3,428	2,245	3,046	1,964
Multifamily	1,924	897	1,880	1,580	1,123	506	666	1,029	435	1,757	907	1,414	989	1,022	1,320	951	644	258	665	572
Southern Suburbs Submarket																				
Total	5,214	4,236	6,218	5,591	5,223	5,087	4,809	4,762	5,843	5,928	5,260	3,819	3,906	4,480	4,201	4,273	2,981	3,266	2,963	2,795
Single-family	3,190	3,668	5,976	4,931	4,542	4,181	4,115	3,751	3,322	4,730	4,101	3,340	3,367	3,174	3,053	2,905	2,148	2,180	2,064	1,962
Multifamily	2,024	568	242	660	681	906	694	1,011	2,521	1,198	1,159	479	539	1,306	1,148	1,368	833	1,086	899	833

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Baltimore HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	42,206	59,324	78,200	2.4	4.0
Median Household Income	36,550	49,938	61,010	2.5	2.9

Note: Data are for the broader Baltimore-Towson, MD Metropolitan Statistical Area, which includes Queen Anne's County.
Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2006 median household income—U.S. Census Bureau, American Community Survey, 2006