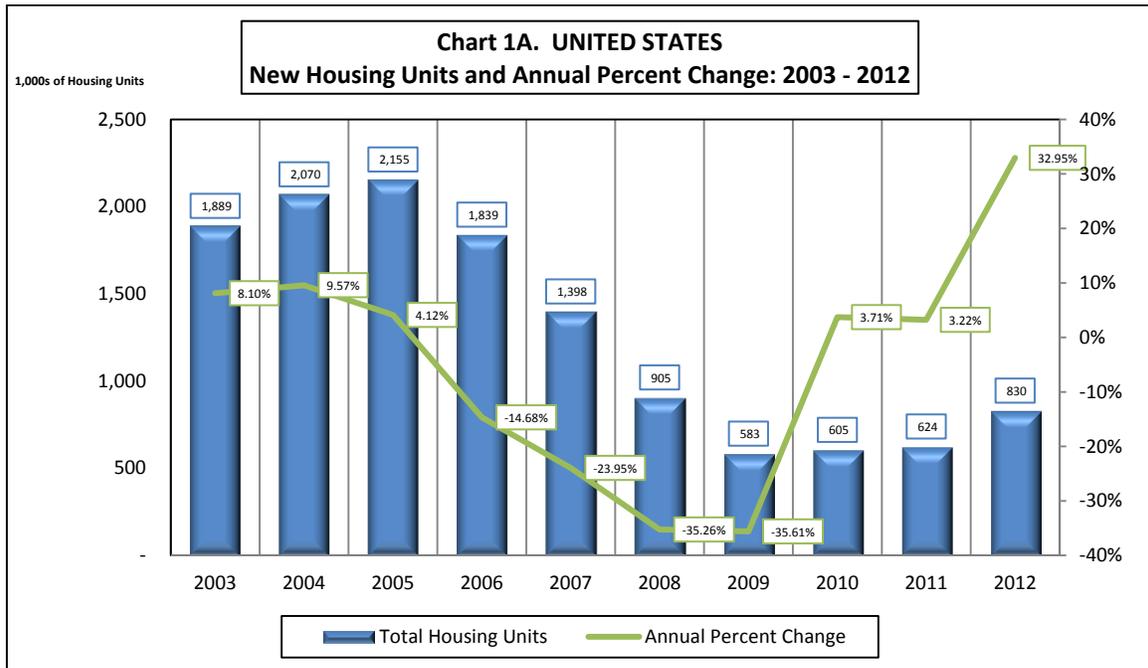


NEW HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMITS
Summary of Findings: 2012

United States¹

There were 829,658 new housing units authorized for construction in the United States during 2012. This is an increase of 205,597 units (32.95 percent), over the 624,061 units authorized for construction during 2011. Single family homes account for 62.52 percent of the construction (518,695 new units), while multi-family housing accounts for the remaining 37.48 percent (310,963 new units).



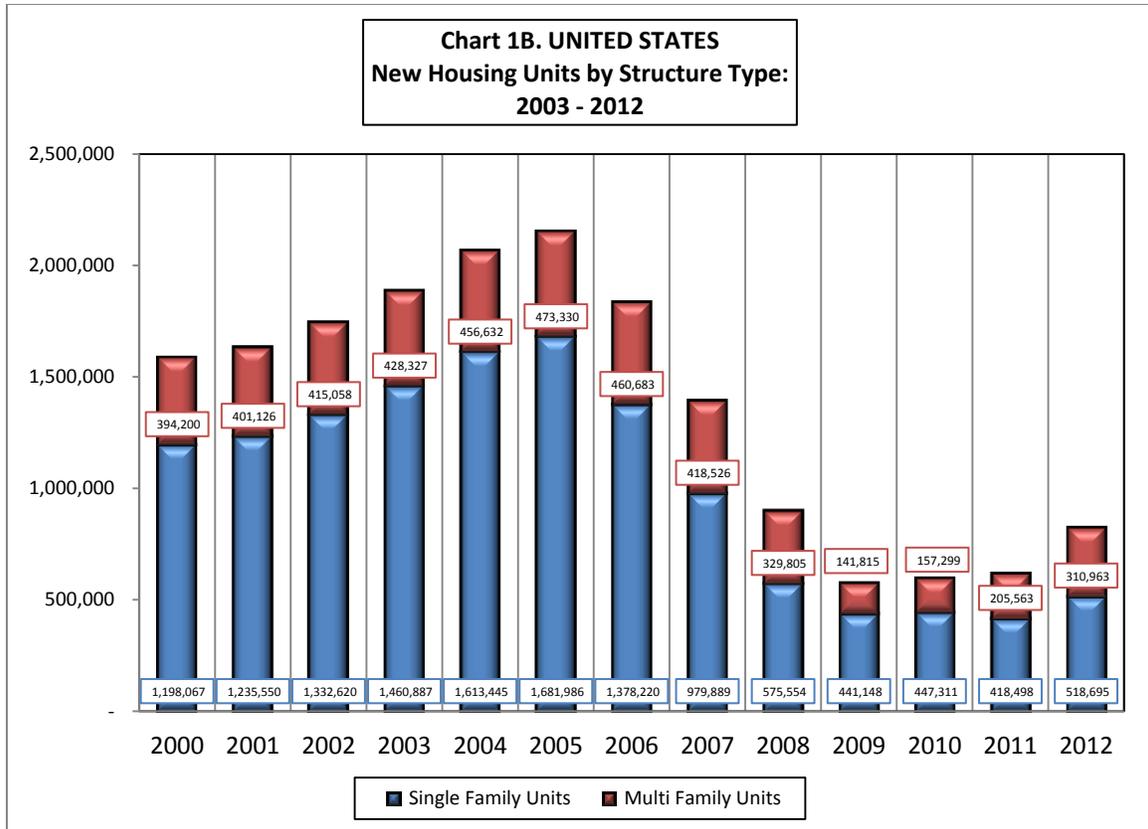
This is the third year in a row that national residential construction increased since 2009. That year marks the end of the global recession that began in 2007, as well as the nadir of home construction over the past 10 years.

Most of the three year increase in housing production is derived from activity in the multi-family unit construction sector. This category increased 10.92 percent, 30.68 percent and 51.27 percent, over successive years since 2009. Over the period, multi-family units grew from 24.32 to 37.48 percent of the Nation’s new housing inventory.

Increasing multi-family housing production is not necessarily a long term positive development for the national economy. Multi-family housing production tends to fluctuate. Many units are authorized for construction at once, followed by a lull in construction activity as pent up demand is met. Therefore its numbers may not be predictive of a sustainable economic rebound.

¹ See Charts 1A; 1B; 1C; 3; and 7.

Single family home construction on the other hand is the largest component of new residential development and a leading economic indicator. Increased new private home building generally foreshadows improving economic conditions.



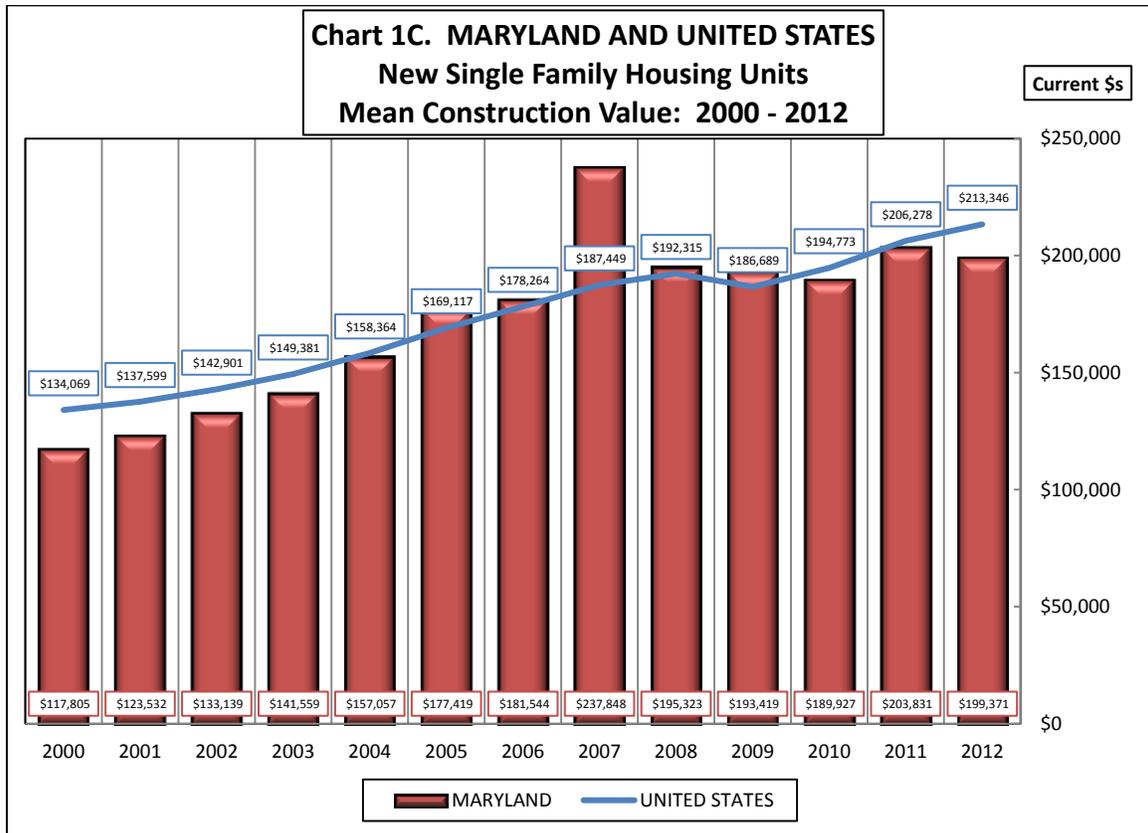
Typically new single family home construction improves before the Nation’s general financial system recovers from a slump. Therefore, the overall trend of increased home building is positive and good news for the country as a whole.

During 2012, U. S. permit issuing places authorized 518,695 single family dwellings for construction. While this is a substantial increase from 2011 when 418,498 new homes were permitted (an increase of 23.94 percent), it is at a considerably lower level than single family residential construction activity measured before the 2007 – 2009 recession, and therein lies the problem.

Historically, the national average of new single family homes authorized for construction exceeds one million units. In fact, from 2002 through 2006 U. S. building permit offices, on average, authorized the construction of almost 1.5 million new single family homes a year. The current pace of single family home development indicates that the recovery from the recent recession is more fragile than the total numbers infer.

Nationally, the value of all new housing construction authorized in 2012 is placed at \$140.4 billion. This is 33.40 percent higher than 2011, when the value of construction was reported at \$105.3 billion.

New single family home construction is placed at \$110.6 billion. The 2012 average cost of construction for a new single family home is \$213,346. This is 6.55 percent higher than the average construction value of a new Maryland single family home (\$199,371).

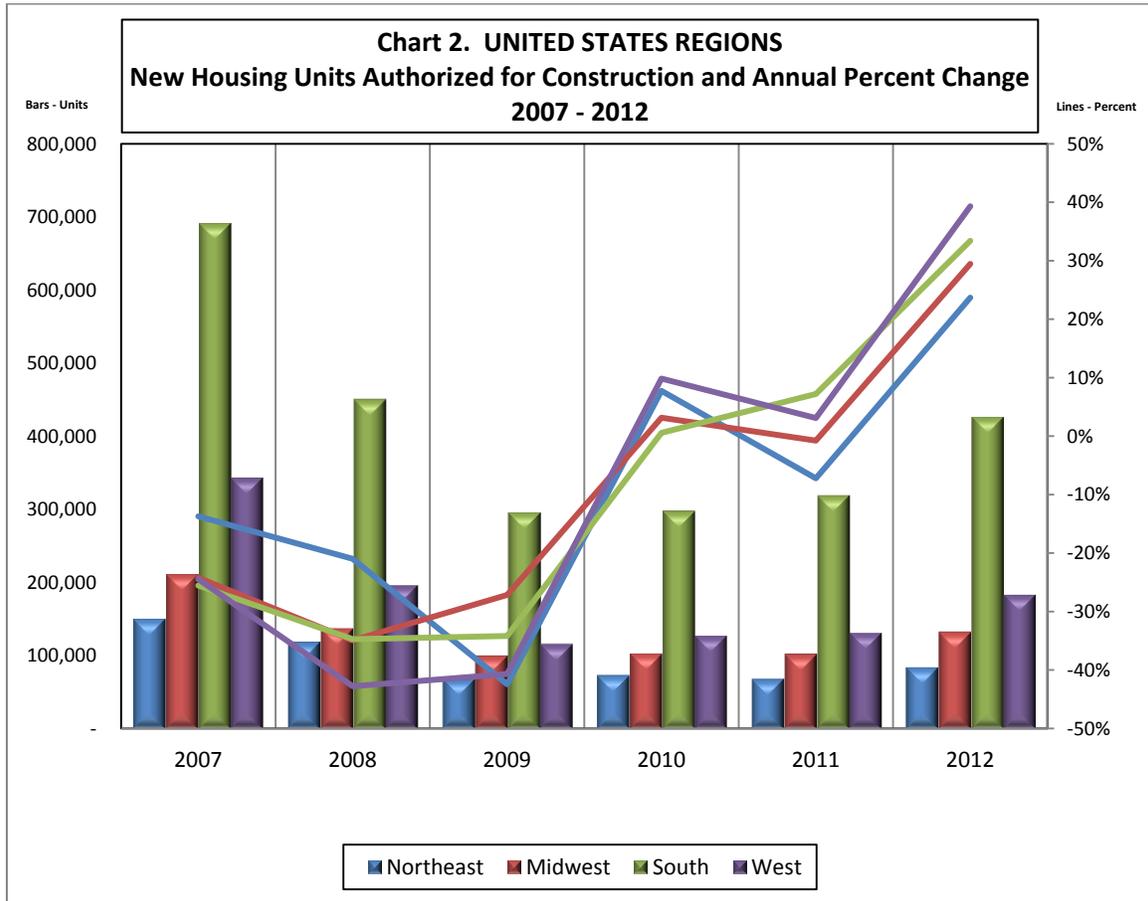


During the first half of the 2000s, the average cost of building a home in Maryland was cheaper than in other parts of the country. From 2000 through 2004, Maryland’s average home building cost is significantly less than the national average. During the second half of the decade, the average construction value in Maryland was higher than the national average.

The value of new multi-family housing construction is placed at \$29.8 billion. Almost 92 – percent of new multi-family housing authorized during 2012 is for units in apartment and condominium buildings containing five or more units. The value of these buildings is placed at \$27 billion.

United States Regions²

The South Region of the United States is the Nation’s largest home builder, experiencing the highest net increase in new home construction (107,130 new housing units). The number of new housing units built in the South soared by over one-third more than what was authorized the previous year. New housing units in the Region increased from 320,667 new units in 2011 to 427,797 new housing units during 2012.

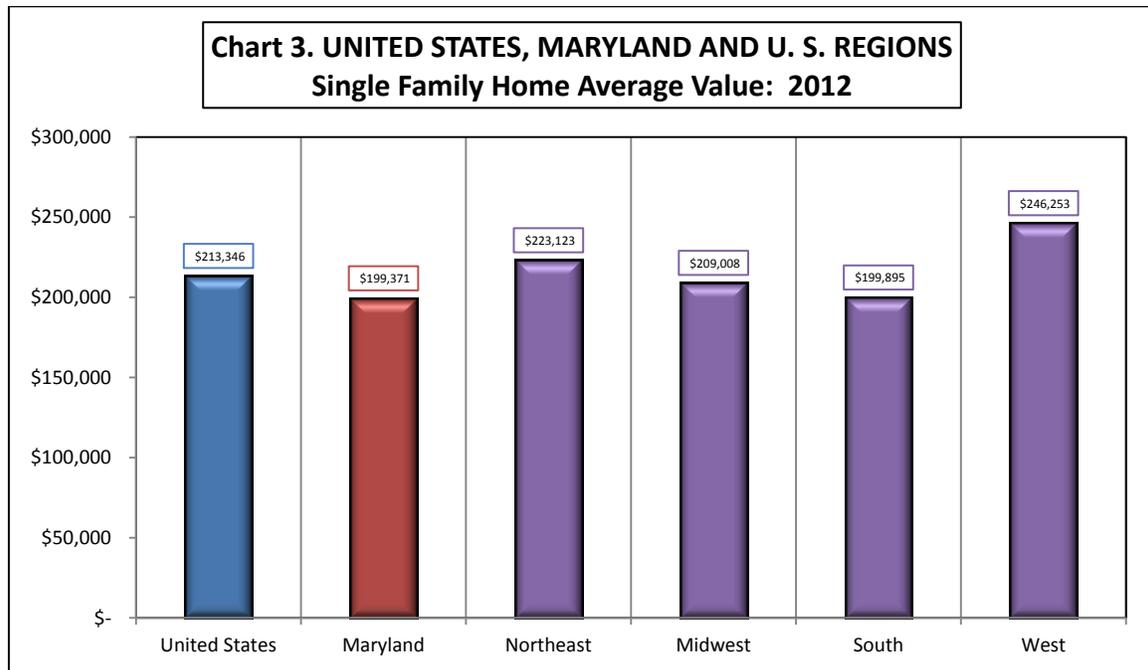


The total value of construction for new housing units authorized in the South Region is \$67.2 billion. The average construction cost for a single family home is \$199,895. The average cost of building a new single family home in the South Region is 6.3 percent lower than the national average of \$213,346.

The total value of 151,763 new multi-family housing units authorized for construction in the South is \$12 billion. Of these, 142,552 units or 93.93 percent are apartment or condominium developments. These buildings are valued at \$11.2 billion.

² http://www.census.gov/geo/reference/gtc/gtc_census_divreg.html
See Charts 2; 3 and 4.

The West Region experienced the highest percent increase in residential construction from 2011. Home building activity increased in the West Region by 39.31 percent over the 132,183 new units authorized in 2011, reaching 184,150 units in 2012.



The total value of construction for new housing units authorized in the West Region is \$36.8 billion. The average construction cost for a single family home is \$246,253. This is 15.42 percent higher than the national average of \$213,346.

The West Region authorized 72,941 new multi-family housing units for construction valued at \$9.4 billion. Of these, 66,868 units or 91.67 percent are in buildings containing five or more units. These buildings are valued at \$8.5 billion.

After a housing production decline from 2010 through 2011, the Midwest and Northeast Regions experienced substantial increases in building activity. The Midwest authorized 132,995 new housing units for construction during 2012. This is 30,265 more units than 2011 and an increase of 29.46 percent.

The total value of construction for new housing units authorized in the Midwest Region is \$22.5 billion. The average construction cost for a single family home is \$209,008. The average cost of building a new single family home in the Region is 2.03 percent lower than the national average of \$213,346.

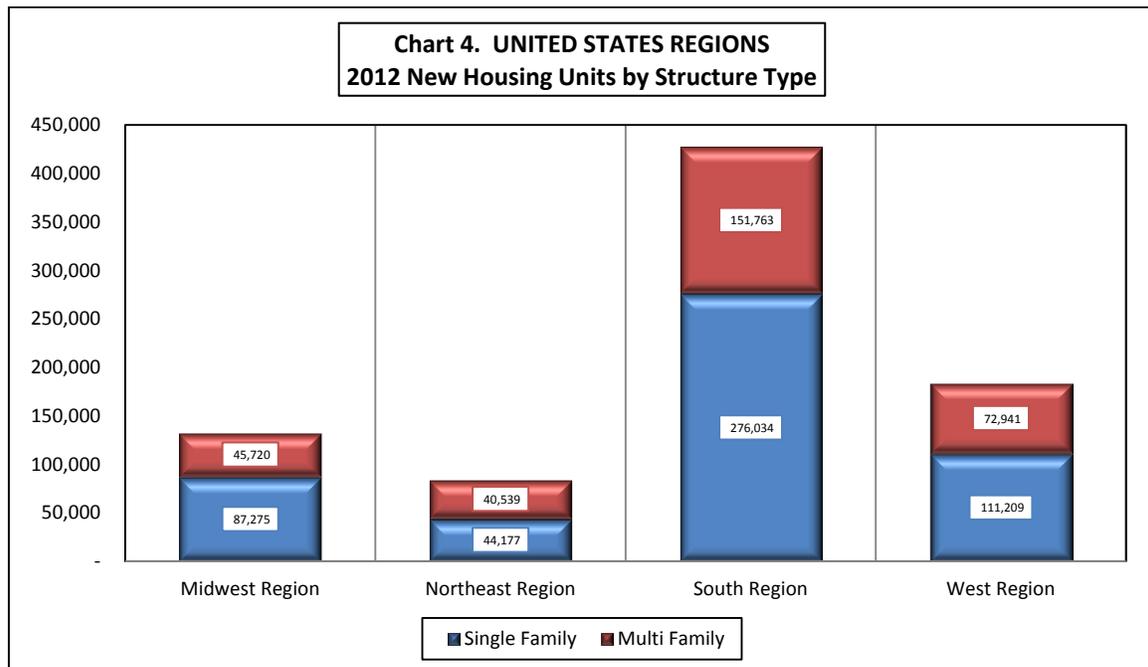
The total value of the 45,720 new multi-family housing units authorized for construction in the Midwest is \$4.3 billion. Of these, 40,022 or 87.53 percent are apartment or condominium developments. These buildings are valued at \$3.7 billion.

The Northeast Region of the United States showed a considerable increase in residential construction activity following its 7.22 percent decrease from 2010 through 2011. These States

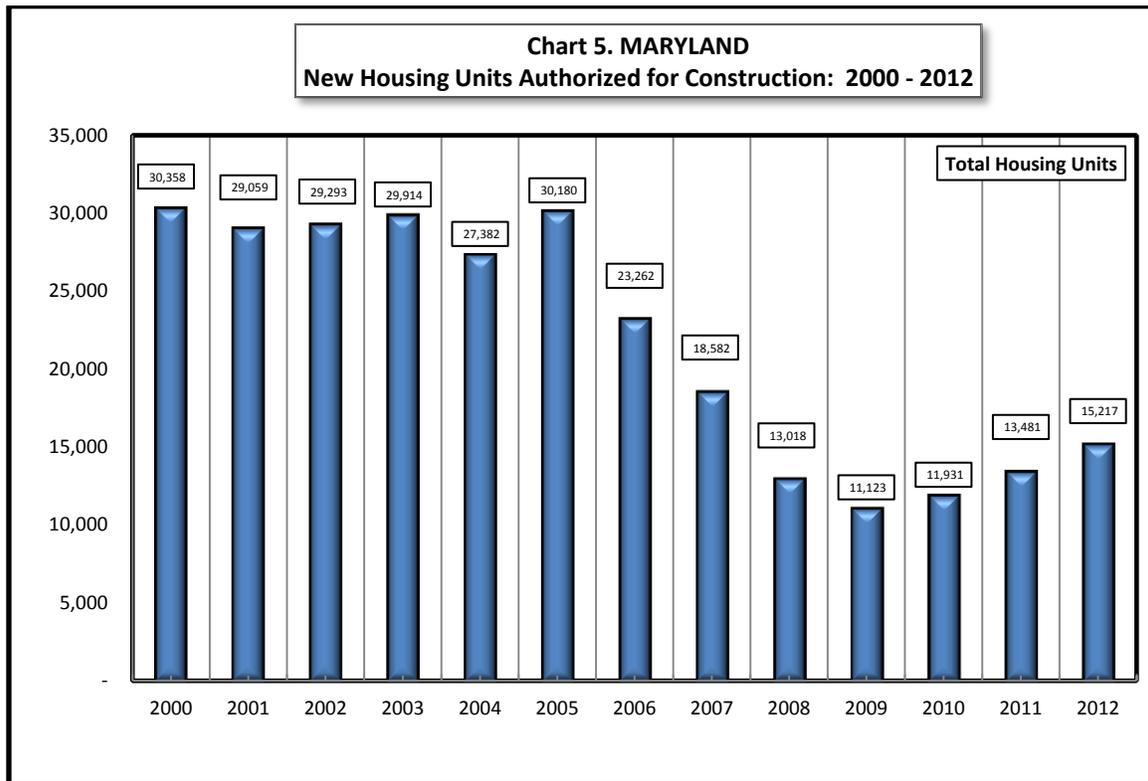
authorized 84,716 new units in 2012. This is 16,235 more units than 2011, and represents an increase of 23.71 percent.

The total value of construction for new housing units authorized in the Northeast Region is \$13.9 billion. The average construction cost for a single family home is \$223,123. The average cost of building a new single family home in the Midwest Region is 4.58 percent higher than the national average of \$213,346.

The Northeast Region authorized 40,539 new multi-family housing units for construction valued at \$4.1 billion. Of these, 35,620 units or 87.87 percent are in buildings containing five or more units. These buildings are valued at \$3.5 billion.



State of Maryland - New home construction increases three straight years³



During 2012, Maryland building permit offices authorized the construction of 15,217 new homes. The 2012 value of new residential development in Maryland is \$2.4 billion.

For the third year in a row, new home construction in Maryland rose from the prior year. The number of new housing units authorized for construction during 2012 is up 1,736 units (12.88 percent) from the 13,481 housing units authorized in 2011. It is 3,286 units more than the 2010 count of 11,931 new units authorized for construction, and 4,094 units higher than the 2009 count of 11,123 new units (increases of 27.54 percent and 36.80 percent, respectively).

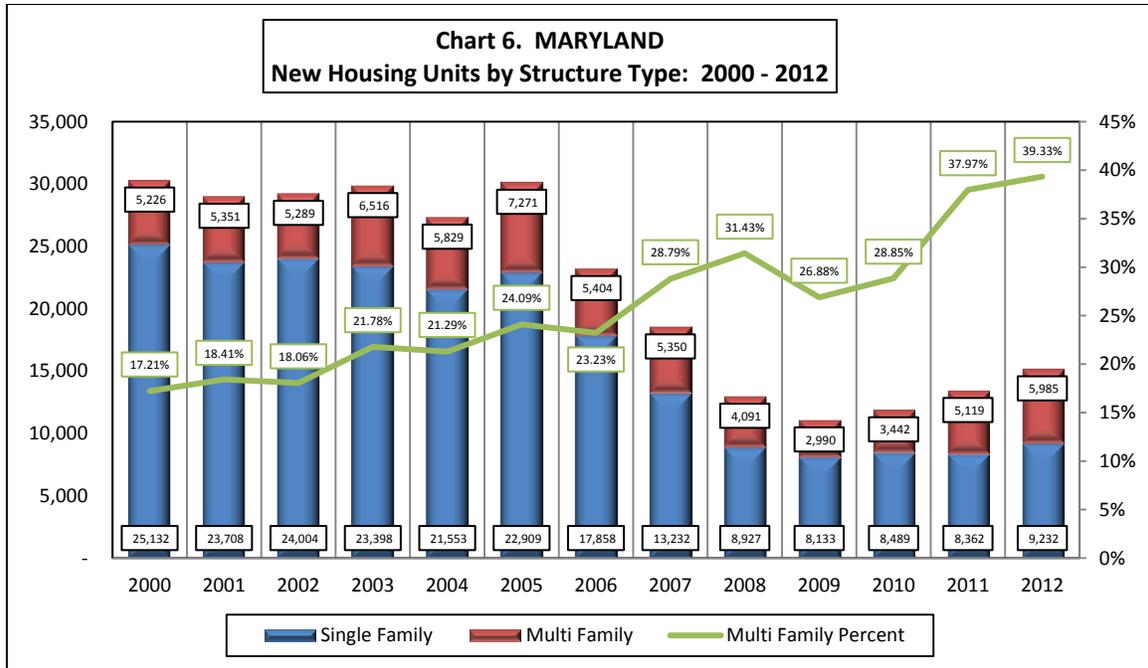
The largest component of Maryland's new residential development is single family home construction. During 2012, State permit issuing places authorized building 9,232 new single family homes. This is the highest annual number of single family homes since 2007, when 13,232 new single family homes were built. It is an increase of 870 units (10.40 percent) over the 8,362 houses authorized in 2011.

From 2000 through 2006, Maryland single family homes accounted for almost eight of ten new homes built (79.50 percent). Since the start of the national recession of 2007 – 2009, the State's annual average proportion of single family homes has declined dramatically.

Nationally, new single family home construction accounts for 62.52 percent of all new housing construction during 2012. In Maryland, new single family homes account for 60.67 percent of all

³ See Charts 3; 5; 6; 7; 10; 11A; 11B; 15; 16; 17A; 17B; 19; and 20.

new housing units built. This is the lowest proportion of single family housing built in the State during the 2000s and the third consecutive year that the ratio of single family housing units to total units has fallen. In 2009, single family homes accounted for 73.12 percent of all new units. This percentage declined to 71.15 percent in 2010, and dropped to 62.03 percent in 2011.

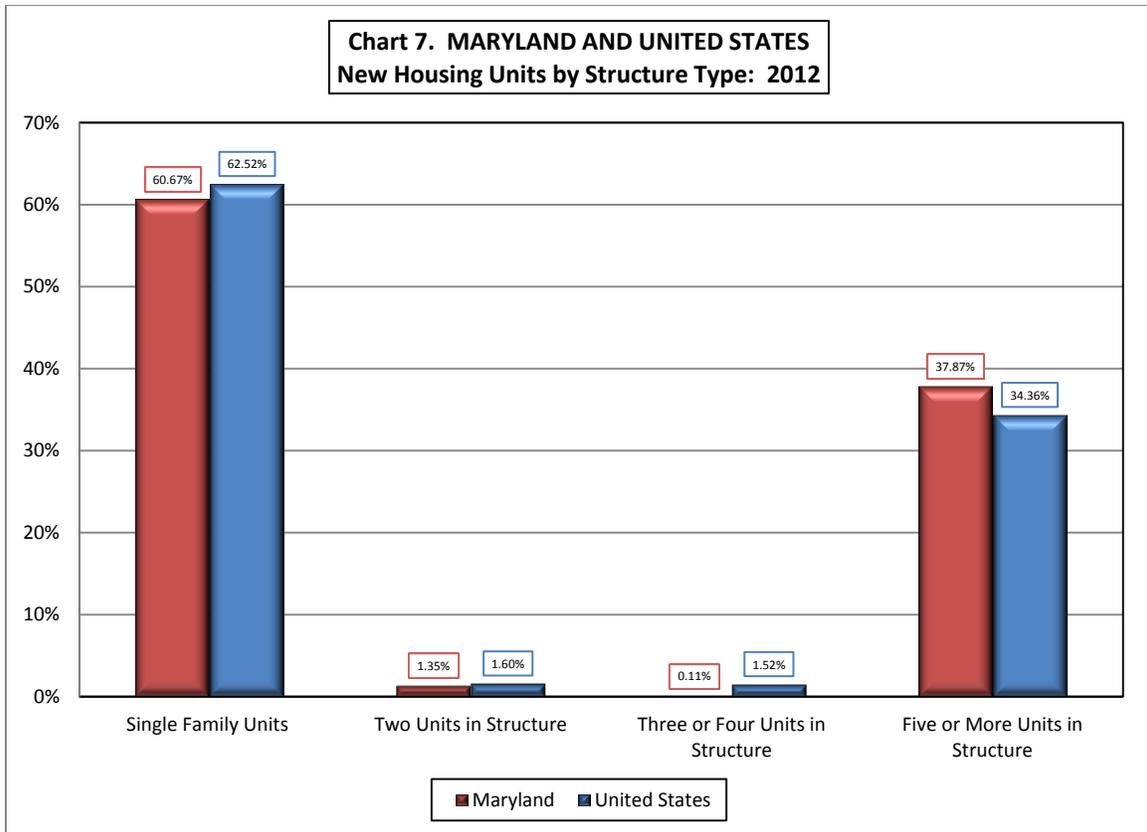


The 2012 value of single family home construction is placed at \$1.8 billion or 76.38 percent of the value of all new residential construction. The average construction cost of a new single family home is \$199,371. This is 6.55 percent below the national average cost of construction (\$213,346).

Maryland multi-family housing is growing faster than single family housing. There are 5,985 multi-family housing units authorized for construction during 2012. This is a 16.92 percent increase over 2011 when 5,119 multi-family units were authorized for construction and the highest annual multi-family construction total since 2005. Currently, nearly 40 – percent of the State’s new residential construction is producing new multi-family housing.

The largest component of multi-family housing construction is the production of dwellings in buildings containing five or more units. Typically these buildings contain garden style or hi – rise apartments or condominiums. During 2012, 96.29 percent of Maryland’s multi-family housing units (5,763 units) are authorized for construction in buildings containing five or more units.

The 2012 value of new multi-family housing unit construction is placed at \$569,274,497. This is up \$69,076,240 (13.81 percent) from 2011. The construction value of multi-family buildings containing five or more units is \$552,106,069 during 2012, an increase of \$71,353,583 or 14.84 percent from the previous year.



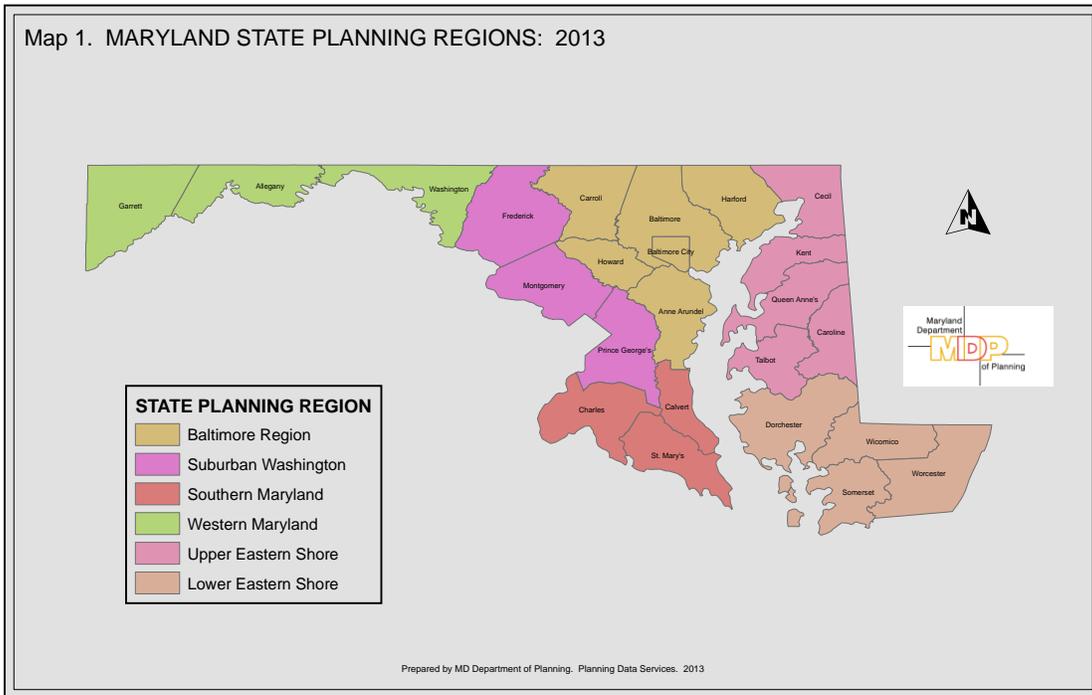
Regional Housing Development: 2012⁴

Maryland’s six State Planning Regions are titled Baltimore, Lower Eastern Shore, Southern Maryland, Suburban Washington, Western Maryland, and Upper Eastern Shore. The State Planning Region boundaries are displayed on Map 1.

Baltimore State Planning Region – Highest Aggregate Construction Value

The Baltimore State Planning Region has the highest population of all state planning regions. Comprised of Anne Arundel, Baltimore, Carroll, Harford and Howard Counties and Baltimore City, the region hosts 2,662,691 residents according to the 2010 Census of Population and Housing. These jurisdictions account for 46.12 percent of the State’s total population of 5,773,552 persons.

⁴ See Charts 8; 9; 10; 11A; 11B; and 12.



During 2012, Baltimore State Planning Region permit issuing places authorized 5,772 new housing units for construction. This is a decrease of 225 units (3.75 percent), from the previous year. Almost 38-percent of the State's new residential construction activity takes place in the Baltimore State Planning Region.

The value of the Region's new home building is placed at \$940,909,985. This is the highest total value for new residential construction of any State Planning Region. It represents just over 39-percent of State's total cost of new residential construction of \$2,409,865,497.

Single family housing accounts for 64.29 percent of the Baltimore Region's new housing. The average construction value of a new single-family home in the region is \$197,662. This is almost one percent lower than the mean cost Statewide (\$199,371), and ranks fourth among the six State Planning Regions.

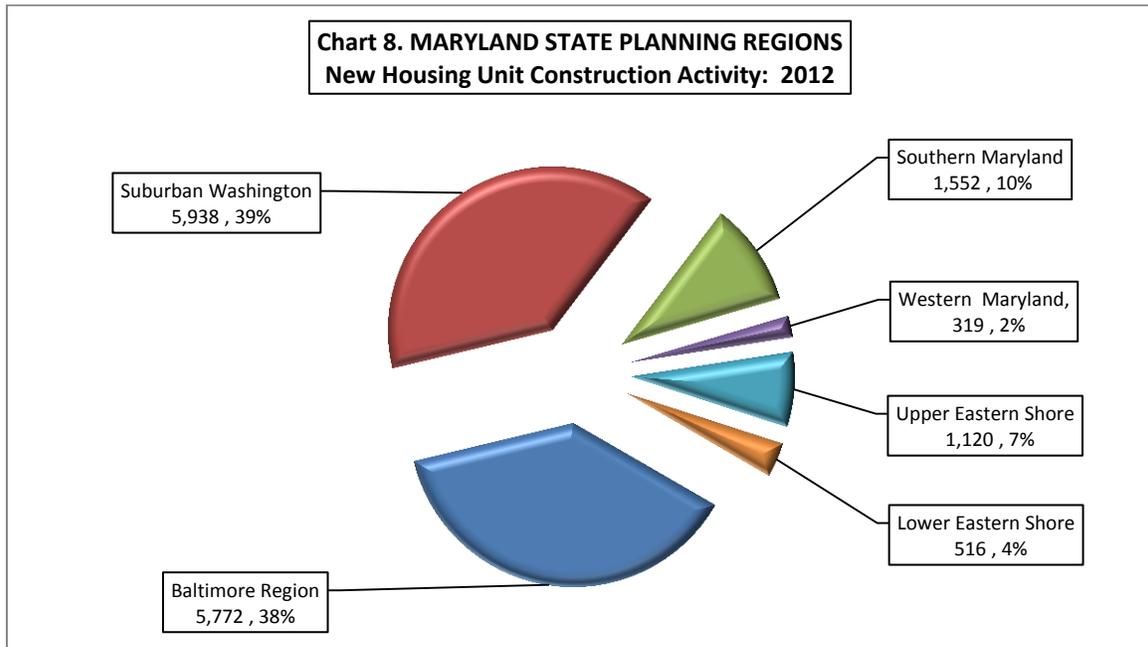
Permit issuing places in the Baltimore State Planning Region authorized 2,061 new multi-family units for construction during 2012. This is 34.44 percent of all new multi-family units Statewide. Jurisdictions authorizing the highest number of multi-family housing units in the Region include Howard County (748 units), Anne Arundel county (652 units) and Baltimore City (566 Units).

The value of multi-family housing construction is placed at \$207,384,950 or 36.43 percent of the State's new multi-family housing unit construction value. Practically all of these units (2,047 dwellings or 99.32 percent) are in buildings containing five or more units.

Suburban Washington – Highest Construction Activity

The Suburban Washington State Planning Region has the second highest population in the State with 2,068,582 residents according to the 2010 Census of Population and Housing. Consisting of Montgomery, Prince George’s, and Frederick Counties, this region contains 35.83 percent of the State’s total population.

Permit issuing places in Suburban Washington authorized 5,938 new housing units for construction during 2012. No State Planning Region authorized more housing units for construction than this region, as it accounts for almost four of every 10 new homes built (39.02 percent) in the State.



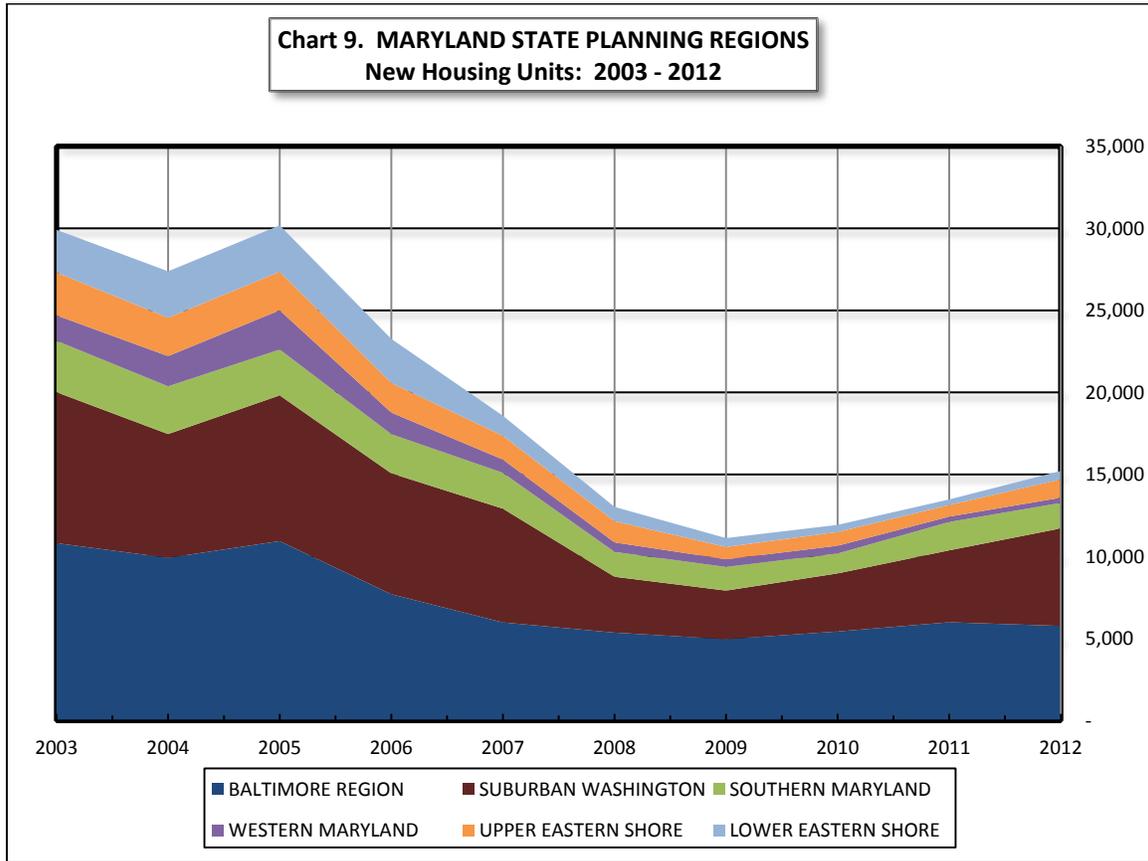
Suburban Washington’s 2012 housing construction is an increase of 1,555 units (35.48 percent) over 2011 totals. The 2012 value of the Region’s new residential construction is placed at \$861,019,336 or 35.73 percent of the State’s aggregate value of new residential construction.

Almost 47 percent of the new housing units authorized for construction in Suburban Washington (2,782 new homes) are single family housing units. This accounts for over thirty – percent (30.13 percent) of the State’s new single family housing units during 2012.

The average construction cost for a new single-family home in Suburban Washington is \$201,907. This is the third highest average construction cost for a new single family house among the State’s six state Planning regions. It is just over one - percent (1.27 percent) higher than the State average of \$199,371.

There is a high level of multi-family housing construction activity reported by the State’s Suburban Washington State Planning Region’s permit issuing places. The 3,156 new multi-family housing units authorized in the Suburban Washington region accounts for more than one

- half (52.73 percent) of the 5,985 new multi-family housing units authorized for construction Statewide.



The value of new multi-family housing unit construction in the Suburban Washington State Planning Region is placed at \$299,313,048. This is over one - half (52.58 percent) of the State’s total value of new multi-family housing developments.

Most of Suburban Washington’s multi-family construction activity takes place in Montgomery County. Almost nine of 10 new multi-family units built in the region are placed in this jurisdiction (2,807 of 3,156 new dwellings), and most (93.23 percent or 2,617 new dwellings) will be in buildings containing five or more units. In Frederick and Prince George’s Counties all of the new multi-family housing is in buildings containing five or more units (274 units, and 75 units, respectively).

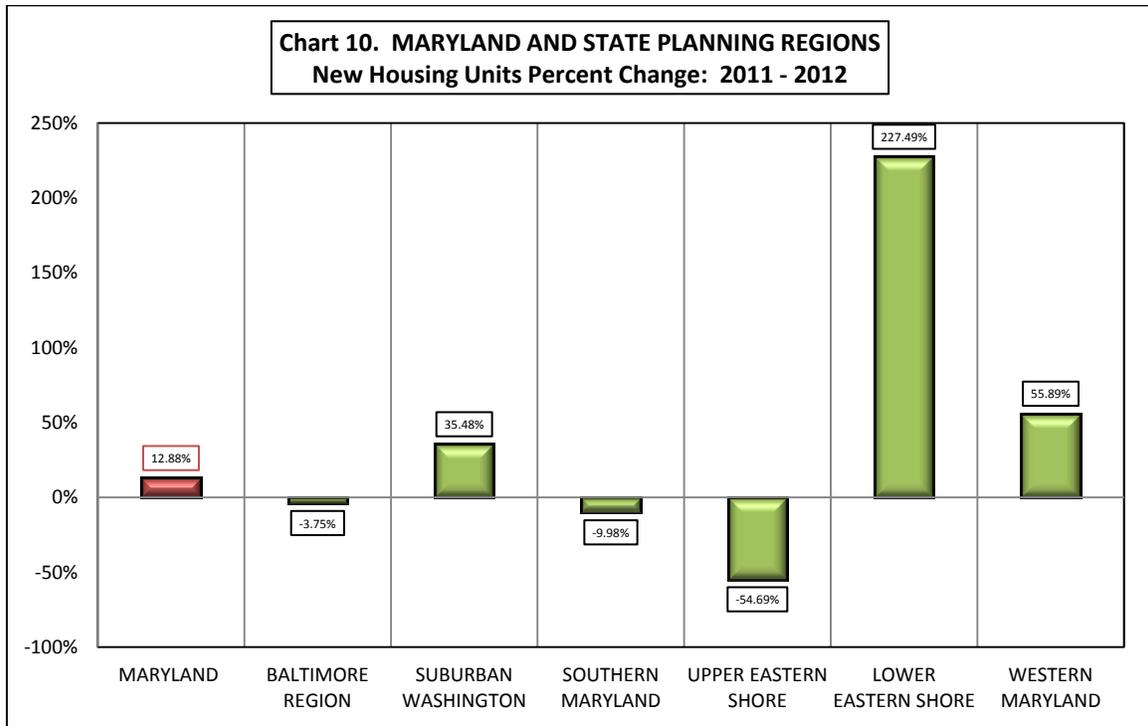
Southern Maryland – Highest Percentage of Single Family Housing

The Southern Maryland State Planning Region comprises Calvert, Charles and St. Mary’s Counties. It contains 340,439 persons and accounts for 5.9 percent of the State’s total population of 5,773,552 persons.

During 2012, the Region’s permit issuing places authorized 1,552 new housing units for construction. This is equal to 10.20 percent of the State’s total new housing construction

activity for the year. It is 172 units less than the 1,724 units authorized during 2011, a decrease of almost ten-percent. The value of new housing construction in Southern Maryland is placed at \$326,800,575.

All of Southern Maryland’s new residential construction is made up of single family homes. It is the only State Planning Region not to produce any multi-family housing developments during 2012. The average construction value for a new house is \$210,567. This ranks second among the planning regions, and is 5.62 percent higher than the statewide average cost of \$199,371.



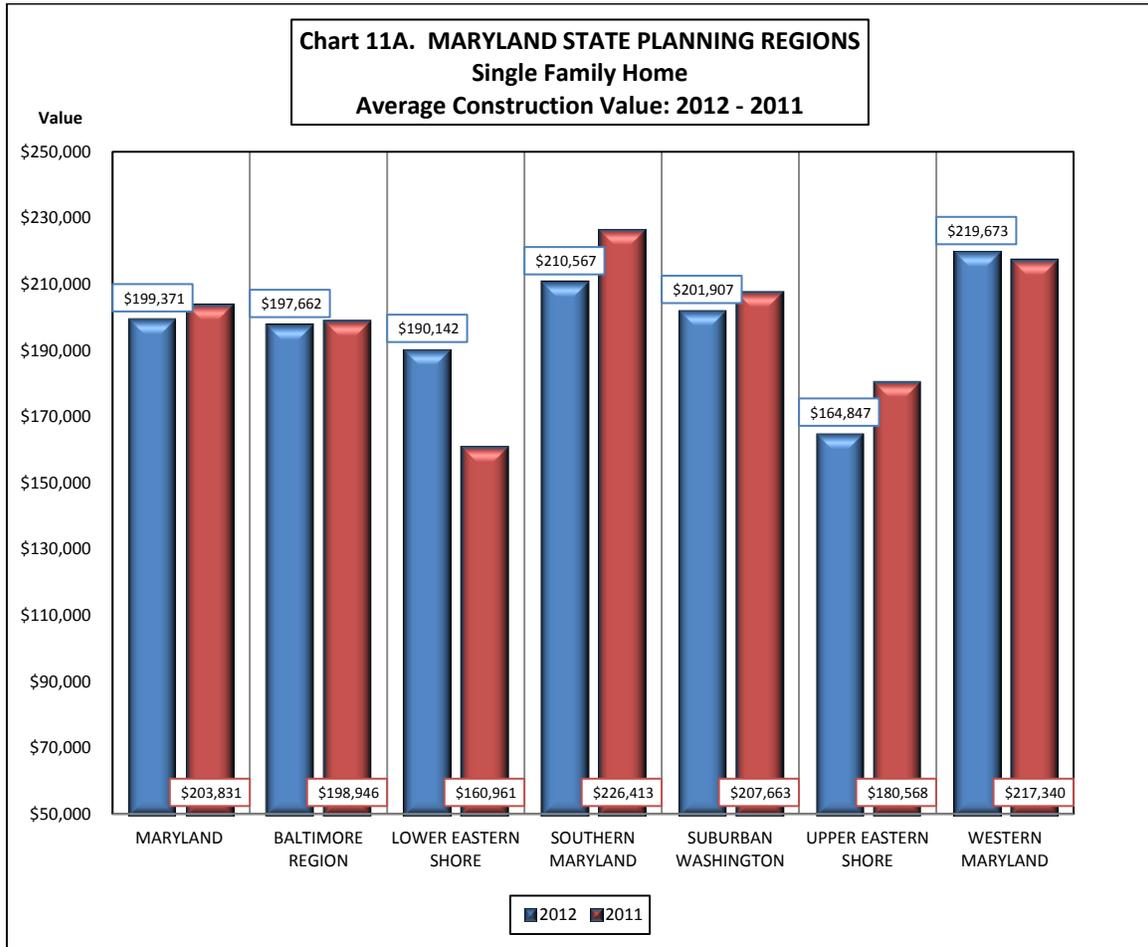
Western Maryland – Highest Mean Home Construction Value

The Western Maryland State Planning Region is composed of Allegany, Garrett and Washington Counties. These counties contain 252,614 persons, or 4.38 percent of the State’s population. Permit issuing places in these jurisdictions authorized 319 new housing units during 2012, or about two - percent of the State’s new housing construction.

This is a slight decrease (of 12 units) in residential construction compared to the number of homes built in 2011, but new housing construction activity in the region has declined seven consecutive years, since 2005, when 1,885 new housing units were authorized for construction.

The 2012 value of new residential construction in the region is placed at \$69,307,100. This is 2.88 percent of the State’s new housing unit construction value. New single family homes built in the Western Maryland State Planning Region have a higher average value of construction than homes built in the other State Planning Regions. The mean cost for building a new single

family home in the Region is \$219,673. This is 10.18 percent higher than the State’s average construction cost of \$199,371 for building a single family house.



With the exception of two duplexes built in Washington County, all of Western Maryland’s 2012 new residential construction is classified single family housing. The Washington County permit issuing places authorized four multi-family housing units in two buildings. The value of this construction is placed at \$110,000.

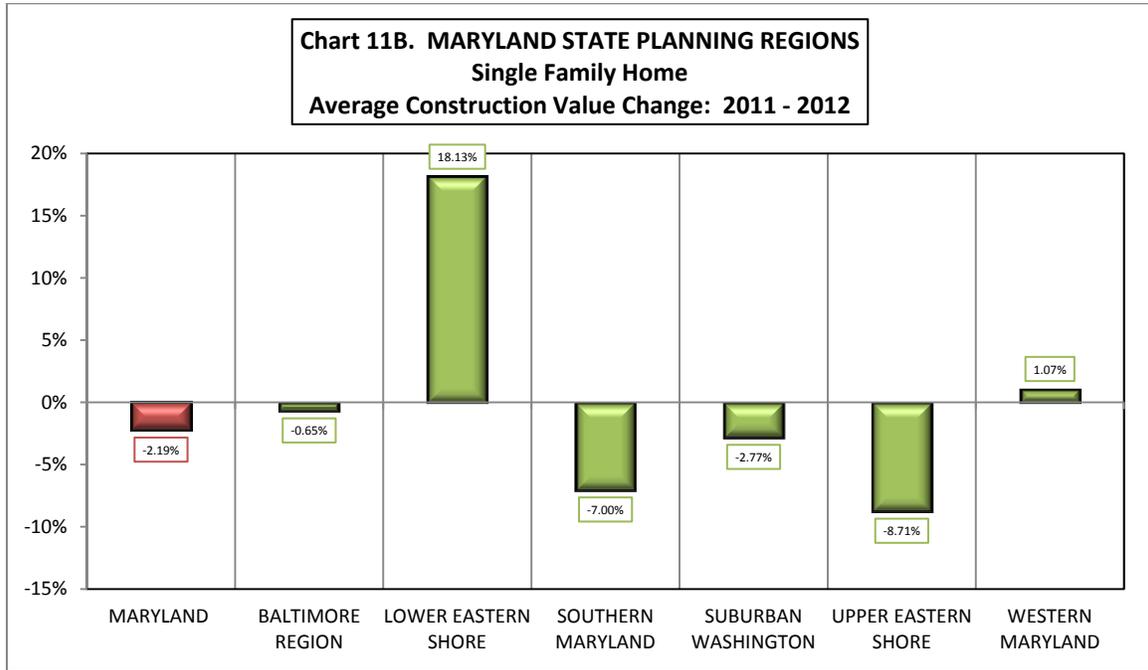
Upper Eastern Shore – Lowest Mean Single Family Home Construction Cost

The Upper Eastern Shore State Planning Region comprises Caroline, Cecil, Kent, Queen Anne’s and Talbot Counties. It has the fifth highest population among Maryland State Planning Regions. The total population is 239,951 persons, accounting for 4.16 percent of the State’s total population of 5,773,552 persons.

During 2012, Upper Shore permit issuing places authorized 1,120 new housing units for construction. This is an increase of 416 units (59.09 percent) from 2011. This is the second highest region wide percentage increase in new home construction Statewide. New housing in

the Upper Eastern Shore accounts for 7.36 percent of the State’s total new housing construction. The value of the Region’s new residential construction is placed at \$134,680,329.

The Upper Eastern Shore Region authorized 650 new single family homes during 2012. This is just over 58 percent of all new housing construction in the five counties. The value of new single family home construction is placed at \$107,150,427. The region’s average construction value for a new single - family home is \$164,847. This is 17.32 percent below the State average of \$199,371 and ranks sixth among State regions.



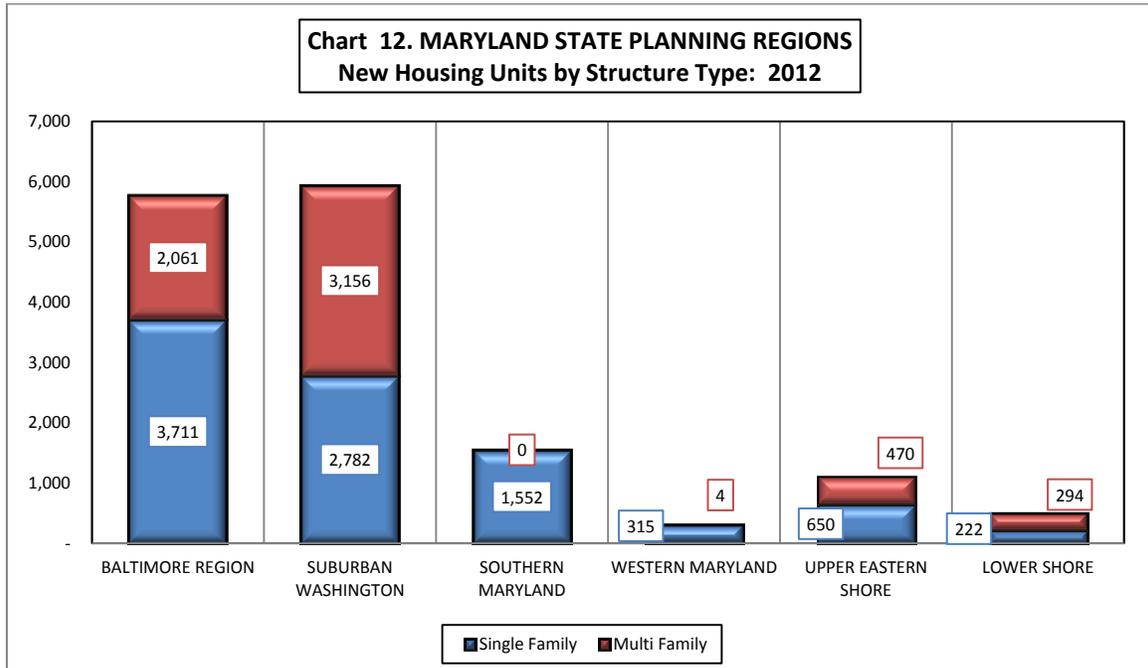
The Upper Eastern Shore State Planning Region authorized the construction 470 multi-family housing units during 2012. This is 7.85 percent of all multi-family housing authorized for construction, third highest among the six planning regions. Practically all of this construction takes place in Cecil County where all but two of the 470 units will be built. The value of multi-family housing construction in the upper Eastern Shore state Planning region is placed at \$27,529,902.

Lower Eastern Shore – Highest Increase in Mean Home Construction Value

Dorchester, Somerset, Wicomico and Worcester Counties make up the Lower Eastern Shore State Planning Region. The 2010 Census population count for the area is 209,275 persons. The region’s total population accounts for 3.6 percent of the State’s total population of 5,773,552 persons.

During 2012, permit issuing places in the region authorized 516 new housing units for construction. This is an increase of 174 units (50.88 percent), from the 2011 when 342 new housing units were authorized for construction. New residential development in the Lower Eastern Shore accounts for 3.39 percent of the housing construction activity in the State. The value of new home building in the four counties is placed at \$77,148,172.

Forty-three percent of all new housing units (222 dwellings) authorized for construction in the Lower Eastern Shore State Planning Region is single family housing. This is the lowest ratio of single family housing to total housing of any State Planning Region. It is comparable to the ratio reported for the Suburban Washington State Planning Region (46.85 percent single family housing).



New single family housing construction during 2012 was 26-percent lower than in 2011 when 300 homes were built. It is also the lowest reported output of single family homes produced in the Lower Eastern Shore State Planning Region since 1990. The average construction value of the Region's a new single-family homes is \$190,142. This ranks fifth among the State's six planning regions. It is 4.63 percent lower than the State average construction cost of \$199,371.

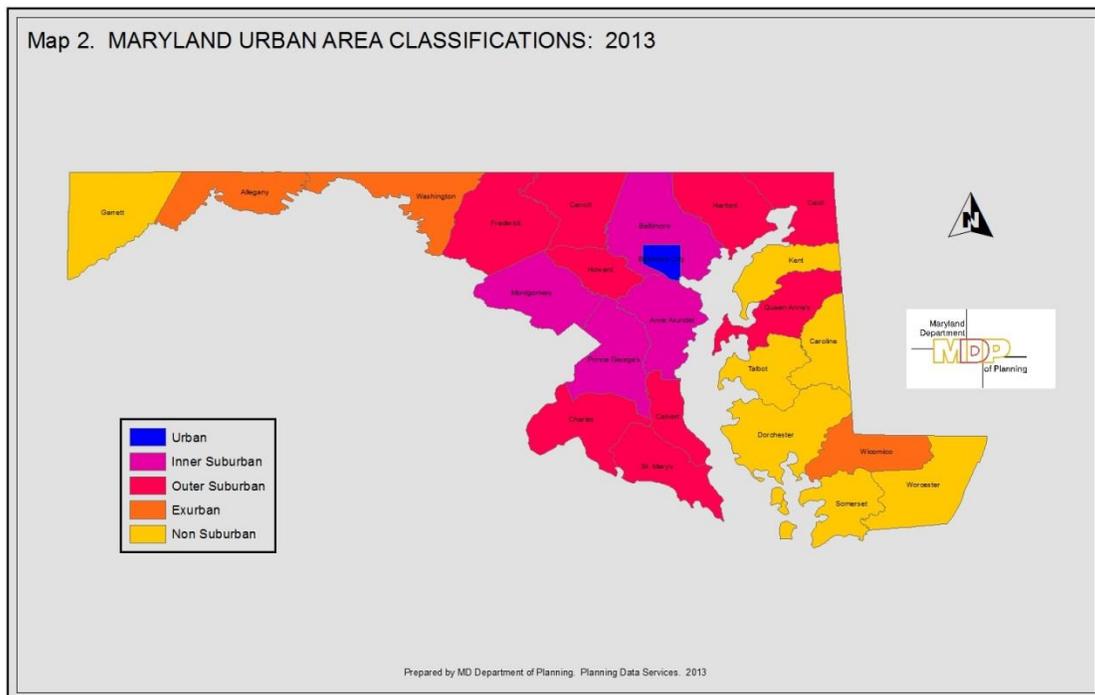
The Region authorized the construction of 294 new multi – family housing units during 2012. This is an increase of 252 units (six-hundred-percent). This is the highest number of new multi-family housing units authorized for construction since 2007, when 373 new multi-family dwellings were built.

The 2012 value of construction for multi-family dwellings in the Eastern Shore is \$34,936,597. Most of the multi-family housing is in buildings containing five or more units (282 units or 95.92 percent). Of these, the majority (240 units) will be built will be built in Wicomico County.

Suburban Area Housing Development: 2012⁵

In order to obtain a perspective on housing development incorporating population movement from high density areas to less concentrated areas, we classify Maryland jurisdictions⁶ into county groups based on four factors related to suburbanization:

- The geographic proximity of the jurisdiction to the population core of Baltimore City or the District of Columbia (see Map 2);
- The jurisdiction's population size;
- The jurisdiction's weighted population density; and
- Current population trends.



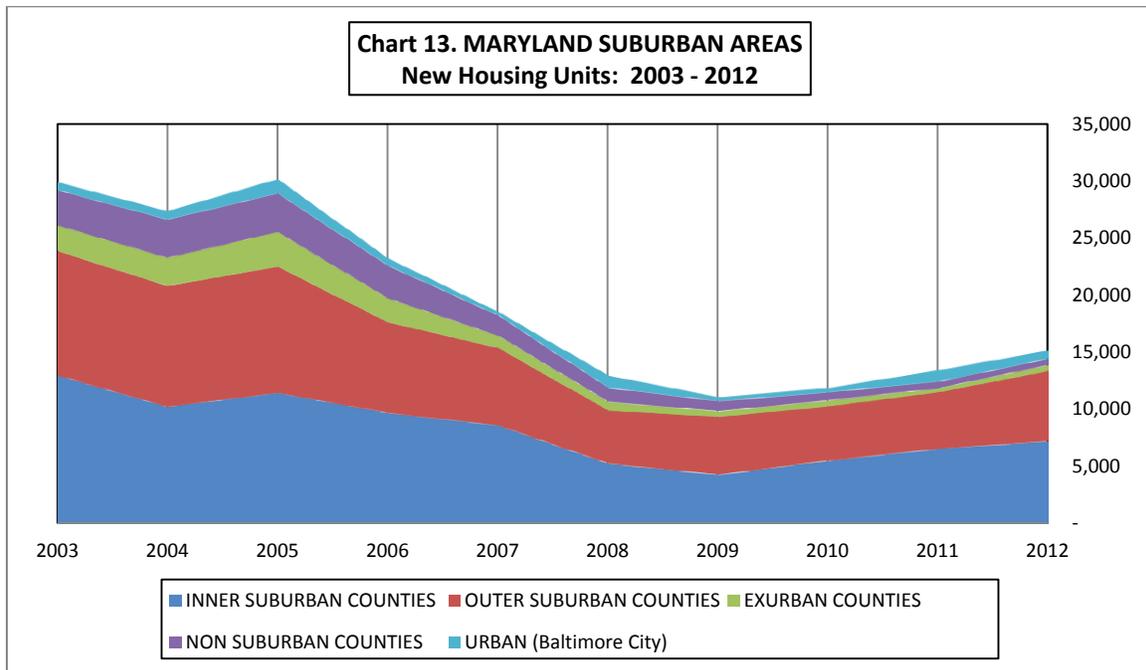
Residential development in Maryland suburbs is dominated by low density, single-family homes built on small plots of land. The homes are located within commuting distance of the major population centers. According to the 2010 Census of Population and Housing, over 85 percent of the State's population (4,920,907 of 5,773,552 persons), lives in the 16 jurisdictions classified suburban. Naturally most of the State's new housing units are built here as well.

During 2012, suburban jurisdictions authorized 13,949 new housing units (91.67 percent of the State's new housing production). These dwellings have an aggregate construction value placed at \$2,229,602,540. This is 92.52 percent of the value of new housing construction throughout

⁵ See Charts 13; 14; 15; 16; 17A; and 17B.

⁶ Residential development activity in Baltimore City is not included in findings discussing the State's suburban or non-suburban development. In Maryland, Baltimore City is defined as a completely urban entity, and characterized by its high population density and compact land area.

the State. During the period non suburban permit issuing places authorized the construction of 538 new housing units.



Permit issuing places in the Suburbs authorized 2,029 more housing units in 2012 than the previous year. This is a 17-percent increase over the 11,920 new units authorized in suburban jurisdictions during 2011. Housing production in Maryland suburban counties has increased every year since 2009 when 9,919 units were authorized for construction.

Suburban areas authorized 7,757 new single family homes for construction during 2012. This is slightly over 84-percent of the State’s new single family homes. However, single family home construction accounts for 65.08 percent of all new housing units in Maryland suburban areas compared to 89.59 percent of all new housing in Non - Suburban counties.

New single family homes in Maryland suburban jurisdictions cost \$200,594 to build, or a little more than the Statewide average of \$199,371. The average cost to build a single family home in Non Suburban jurisdictions is \$199,533.

Maryland’s suburban builders requested authority to produce 5,363 new multi-family housing units during 2012. This is 89.61 percent of the State’s new multi-family housing unit inventory, and represents an increase of 1,200 units over the 4,163 authorized the previous year. The 2012 figure is the highest number of new multi-family housing units since 2005, when 6,062 new dwellings were authorized for construction.

The construction value of multi-family housing construction in Suburban jurisdictions is placed at \$507,300,844. Most of these units are housing units in buildings containing five or more units (5,155 units or 86.13 percent), the value of which is placed at \$491,838,616 or 96.95 percent of the total value of multi-family housing in the suburbs.

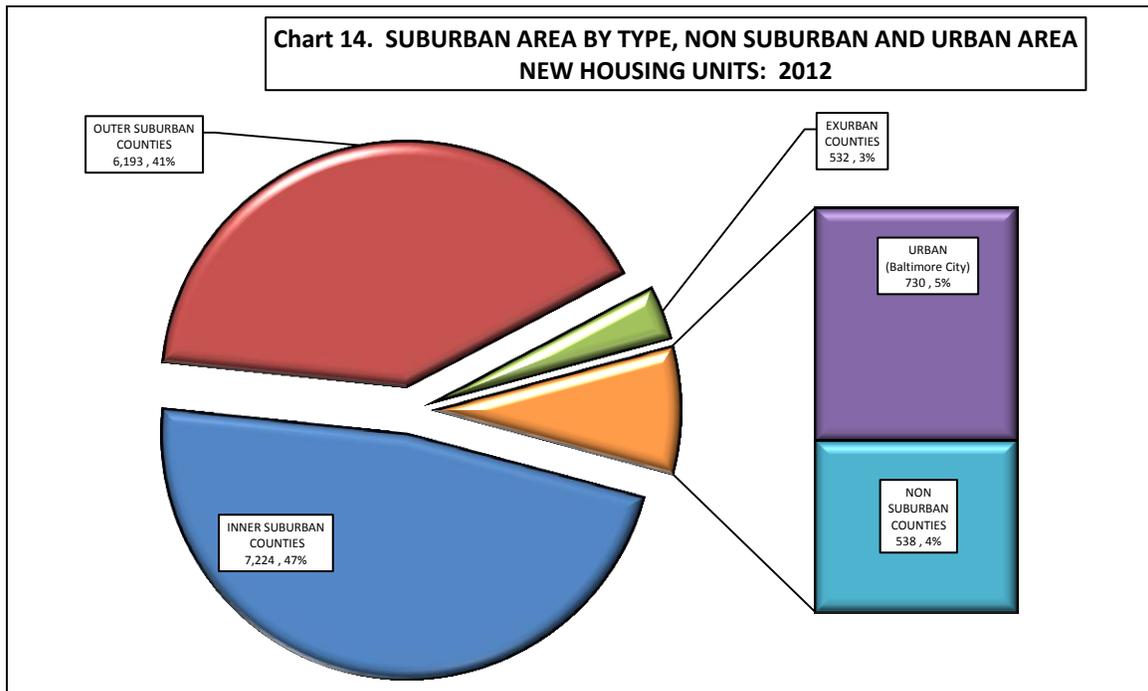
Suburban jurisdictions are further classified into three types;

Inner Suburban Counties,
Outer Suburban Counties, and
Exurban Counties.

Residential Development in Inner Suburban Counties

Anne Arundel, Baltimore, Montgomery and Prince George’s Counties are the State’s Inner Suburban Counties. They share political boundaries with Baltimore City and Washington, DC, and have longstanding employment and transportation ties to the population cores of the two cities. The four counties contain more than one-half of the State’s population (55.04 percent or 3,177,882 persons), and almost two – thirds (64.58 percent) of the State’s suburban area.

During 2012, Inner Suburban Counties authorized 7,224 new housing units, accounting for 47.47 percent of the State’s new residential construction. It is an increase of 638 housing units (9.69 percent) over what was authorized for construction during 2011. The value of new residential construction in the Inner Suburban jurisdictions is placed at \$1.1 billion. This is 44.58 percent of the value of all new residential construction in Maryland, and 48.19 percent of the State’s suburban area development value.



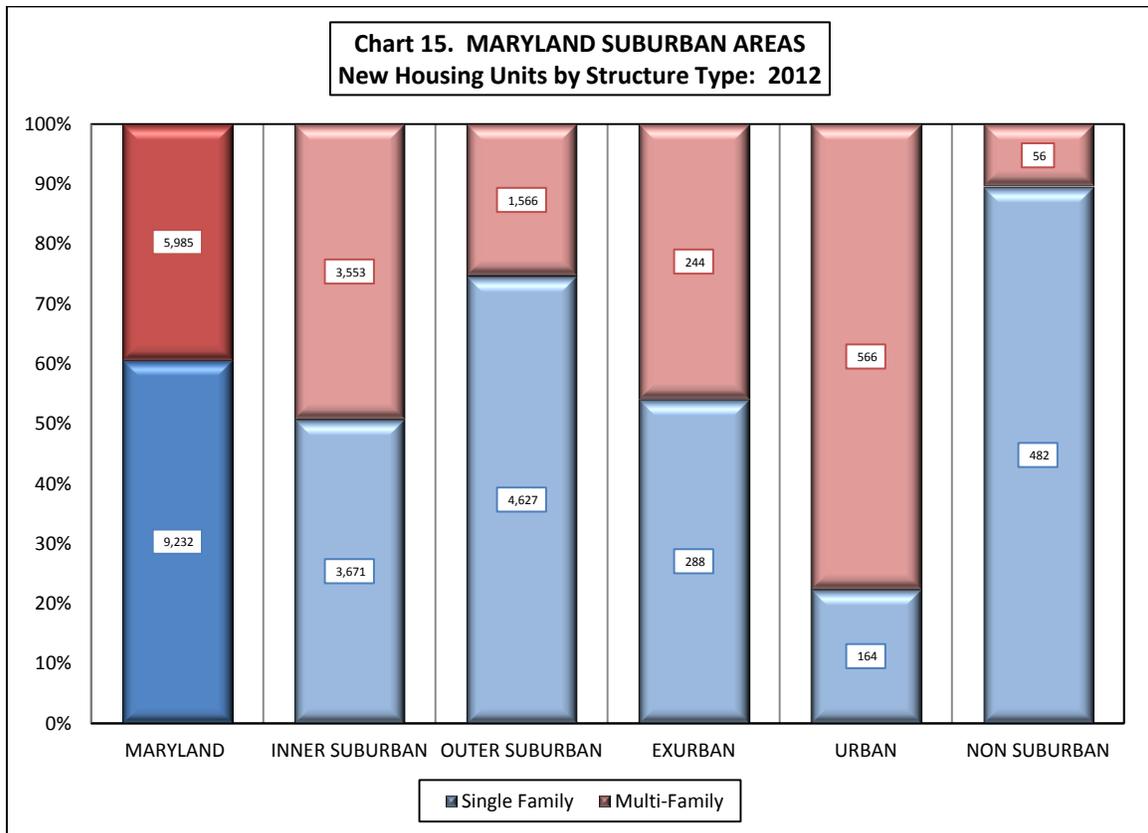
There are 3,671 single family homes authorized for construction in Inner Suburban jurisdictions during 2012. This is an increase of 340 housing units from 2011, a jump of slightly over ten-percent. Statewide, about four of every 10 (39.76 percent), single family homes are built in

these four counties. One of every two new housing units (50.82 percent or units) built in Inner Suburban jurisdictions is a single family house.

The average construction value of a new single family home in the Inner Suburbs is \$195,916. This is 1.52 percent less than the \$198,946 average value of construction for a single family home reported in 2011, and 1.73 percent below the Maryland average construction value of \$199,371 for a newly built home.

The bulk of the State’s new multi – family developments (59.37 percent) will be built in the Inner Suburbs. These permit issuing places authorized the construction of 3,553 of the State’s 5,985 new multi-family housing units during 2012. This is an increase of 298 dwellings over the 3,255 authorized during 2011, and the area’s highest level of multi-family housing unit construction activity since 2007, when 3,645 new units were authorized.

The value of constructing multi-family buildings in the Inner Suburban counties is placed at \$355,187,256. Nearly 96 – percent of this value is based on producing 3,355 new apartment or condominium developments, as the construction value for new housing units in buildings containing five or more units in the Inner Suburbs is \$340,775,028.



Residential Development in Outer Suburban Counties

Calvert, Carroll, Cecil, Charles, Frederick, Harford, Howard, Queen Anne’s and St. Mary’s Counties comprise the Outer Suburban Counties. These are counties that neighbor the Inner

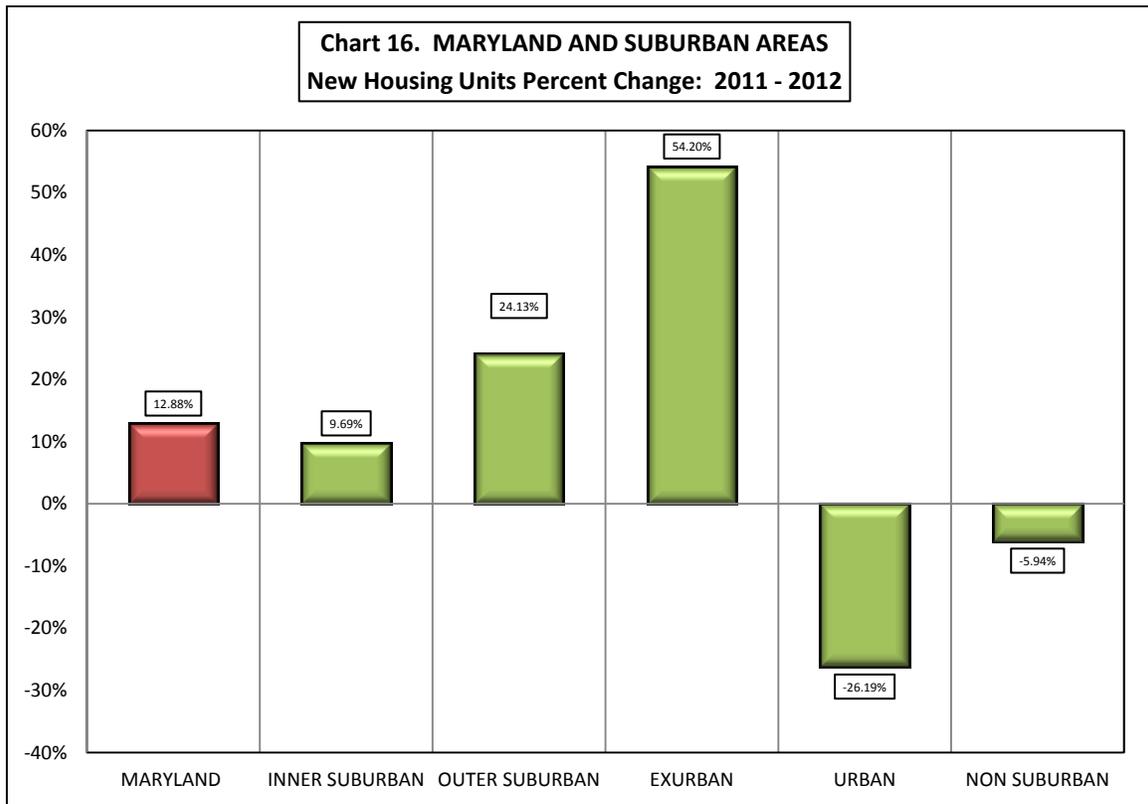
Suburban Counties and are the fastest growing jurisdictions in the immediate vicinity of the Baltimore City and Washington, DC population cores.

These counties contain 1,421,775 persons. This is 24.63 percent of the State’s total population, and 31 - percent of the State’s suburban area population.

During 2012, Outer Suburban Counties authorized 6,193 new housing units for construction. This accounts for 40.70 percent of the State’s new residential construction during the year. It is an increase of 1,204 housing units over the 4,989 new units authorized during 2011, and the highest level of new residential construction activity in the area since 6,804 new housing units were authorized during 2007.

The 2012 value of housing construction in the Outer Suburbs is placed at \$1.1 billion. This is just under 45 – percent of the State’s total new housing construction value, and nearly fifty (48.04) percent of the construction value of new housing authorized in all of the State’s suburban areas.

Unlike the Inner Suburban Counties, the Outer Suburban County’s new housing inventory is predominantly made up of single family dwellings. About three of four new housing units (4,627 of 6,193 new housing units) are single family homes. The number of new single family housing units authorized for construction during 2012, is an increase of 532 homes over the 4,095 built in 2011.

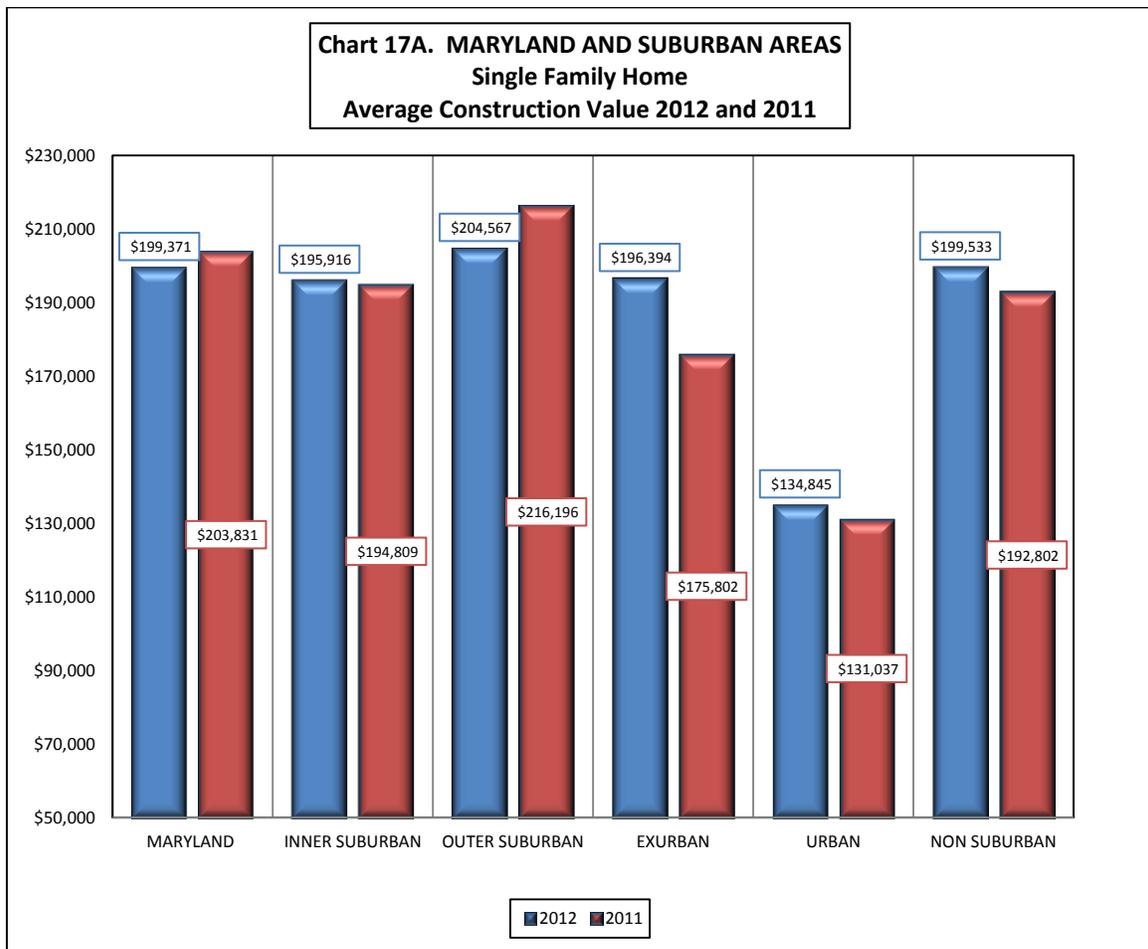


The 2012 average construction value for a new home in the Outer Suburban Counties is \$204,567. This is 5.38 percent lower than the previous year, when it cost \$216,196 to build a

new home in Maryland’s Outer Suburbs. It is still relatively more expensive to build a new home in the Outer Suburban jurisdictions. A new home here, on average, is 2.61 percent higher than the State’s 2012 average construction value of \$199,371.

Outer Suburban permit issuing places authorized the construction of 1,566 new multi-family housing units. This is an increase of 75.17 percent over the 894 multi-family housing units authorized during 2011, and accounts for 26.17 percent of the State’s new multi-family housing unit development activity.

The 2012 value of constructing multi-family residential developments in the Outer Suburban counties is placed at \$124,499,034. Nearly all (99.62 percent) of this value is for the production of apartments and condominiums, as 1,560 of the new multi-family units authorized for construction are in buildings containing five or more units.



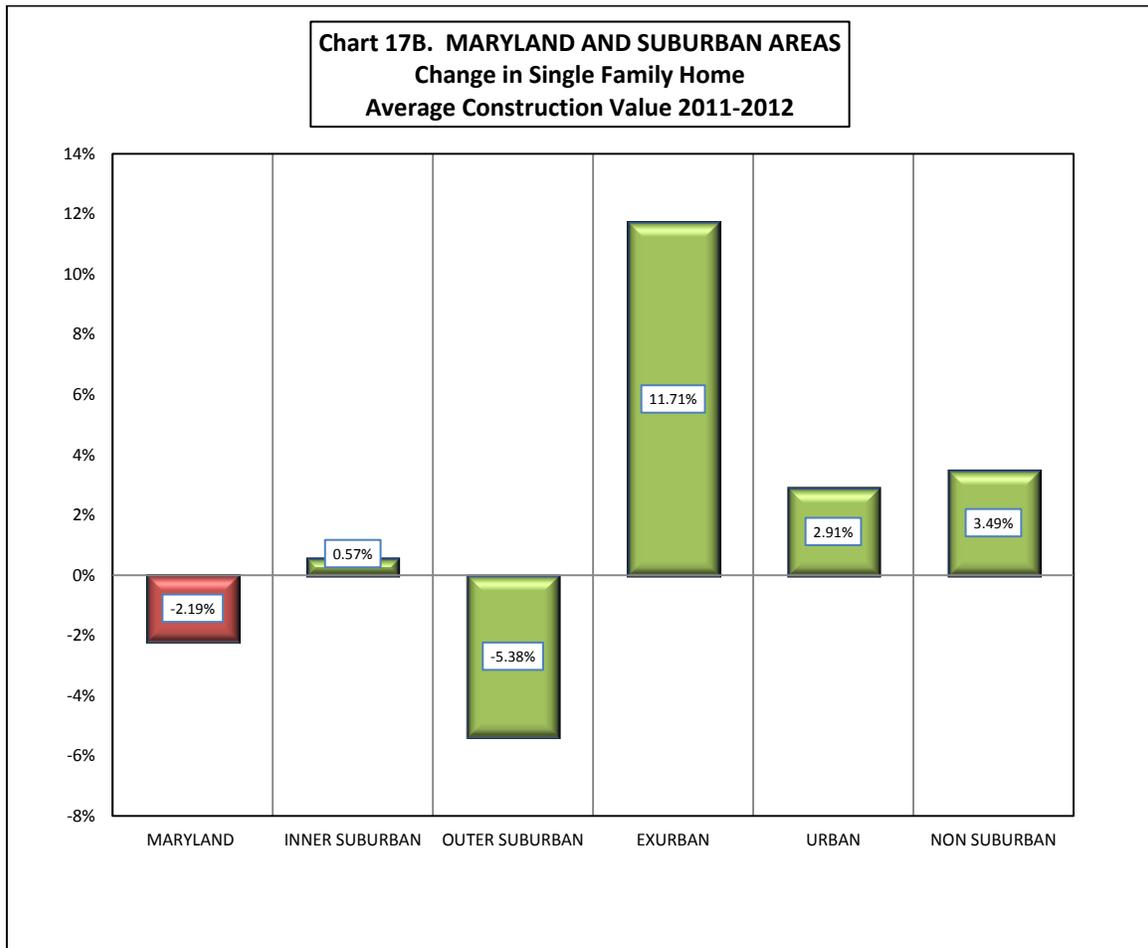
Residential Development in Exurban Counties

Allegany, Washington and Wicomico are classified Exurban Counties. These jurisdictions are distinct Metropolitan Statistical Area central counties, with weighted population densities that belie the fact that large portions of territory are distinctly non - urban in character. Workers

from these jurisdictions are generally not a significant part of the Baltimore - Washington, DC population core's employment interchange.

The total population in the three jurisdictions is 321,250 persons. This is 5.56 percent of the State's total population, and 6.53 percent of the State's suburban population.

During 2012, these jurisdictions authorized 532 new housing units or 3.50 percent of the State's new residential construction. It is an increase of (54.20 percent) over the 345 new housing units authorized for construction during 2011. The value of new residential construction in Exurban jurisdictions is placed at \$84,176,080. Home building in Maryland's Exurbs is 3.49 percent of the total value of residential new construction in the State, and 3.78 percent of the total value of the State's suburban development.



Over one-half (54.14 percent) of the new housing units authorized for construction by Exurban permit issuing places during 2012 are single family homes. Allegany, Washington and Wicomico Counties combined to authorize 288 new single family houses during the period. This is a 43 unit drop from the 331 single family homes authorized for construction during 2011.

The 2012 average construction value of new single family homes in Exurban Counties is \$196,394. This is 1.49 percent below the \$199,371 average new home construction value

Statewide. However it is also an 11.71 percent increase from the previous year. During 2011, the average cost to build a new home in these jurisdictions was \$175,802.

The permit issuing places in Exurban jurisdictions authorized 244 new multi-family housing units for construction. Practically all of this activity may be attributable to apartment and condominium building in Wicomico County. Wicomico permit issuing places authorized eight buildings containing 240 new units for construction.

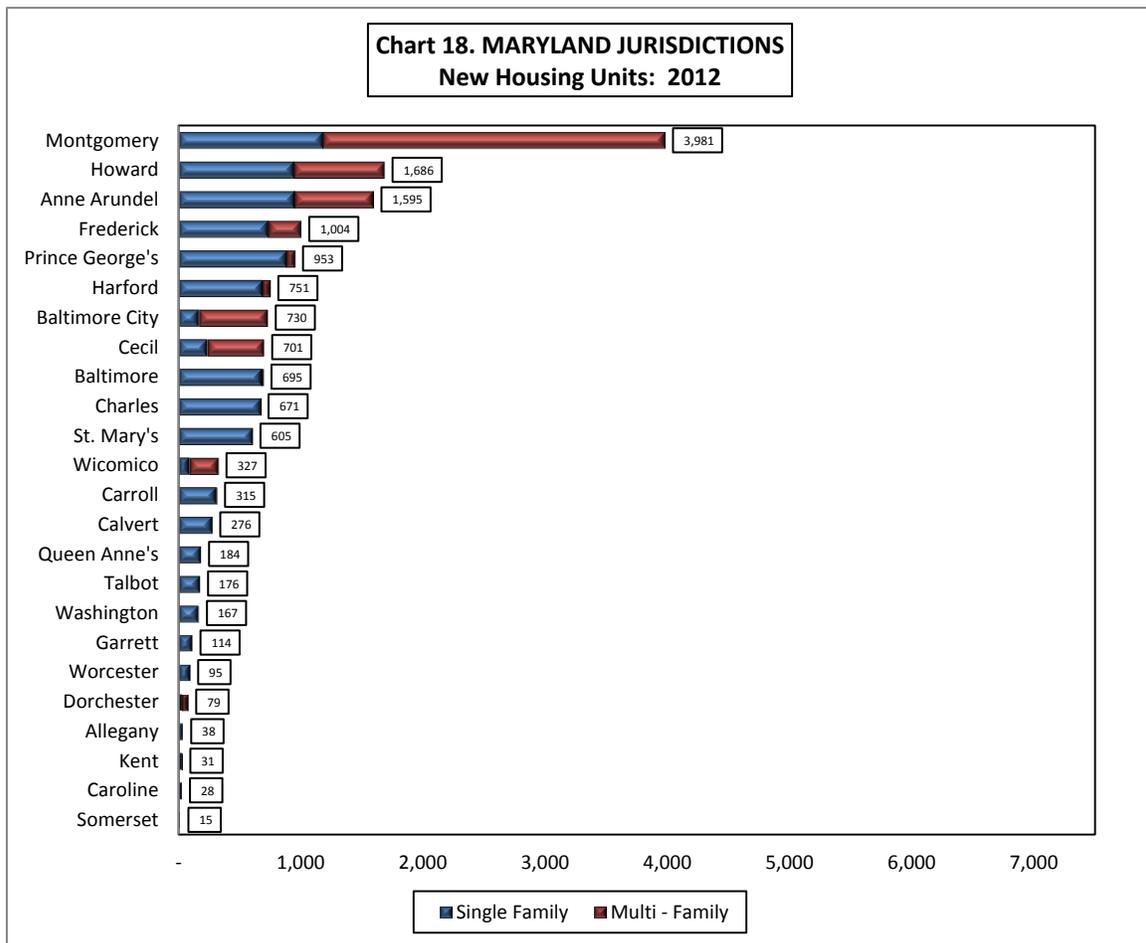
Exurban multi-family developments account for 4.08 percent of the State's 5,985 newly authorized multi-family housing units during 2012, a substantial increase over the 14 multi-family housing units authorized in these counties during 2011.

The total value of constructing multi-family buildings in the Exurbs is placed at \$27,614,554. Of this figure, \$27,504,554 or 99.60 percent will create high density housing on the Lower Eastern Shore.

Maryland Jurisdictions⁷

More than one quarter of the State's new housing units authorized for construction during 2012 are in in Montgomery County (26.16 percent). Permit issuing places in the county authorized 3,981 new dwellings, the most of any jurisdiction in the State.

Other areas of high new home construction activity include Howard (1,686 units), Anne Arundel (1,595 units), Frederick (1,004 units), and Prince George's Counties (953 units). Combined, these five jurisdictions account for 9,219 or 60.58 percent of the State's 2012 housing production.



Permit issuing places within these counties also account for the State's top reports of single family home production. Most new attached or detached single family homes will also be built in Montgomery (1,174 new single family homes), Anne Arundel (943), Howard (938), Prince George's (878), and Frederick Counties (730). These jurisdictions account for 50.51 percent of the State's single family home construction.

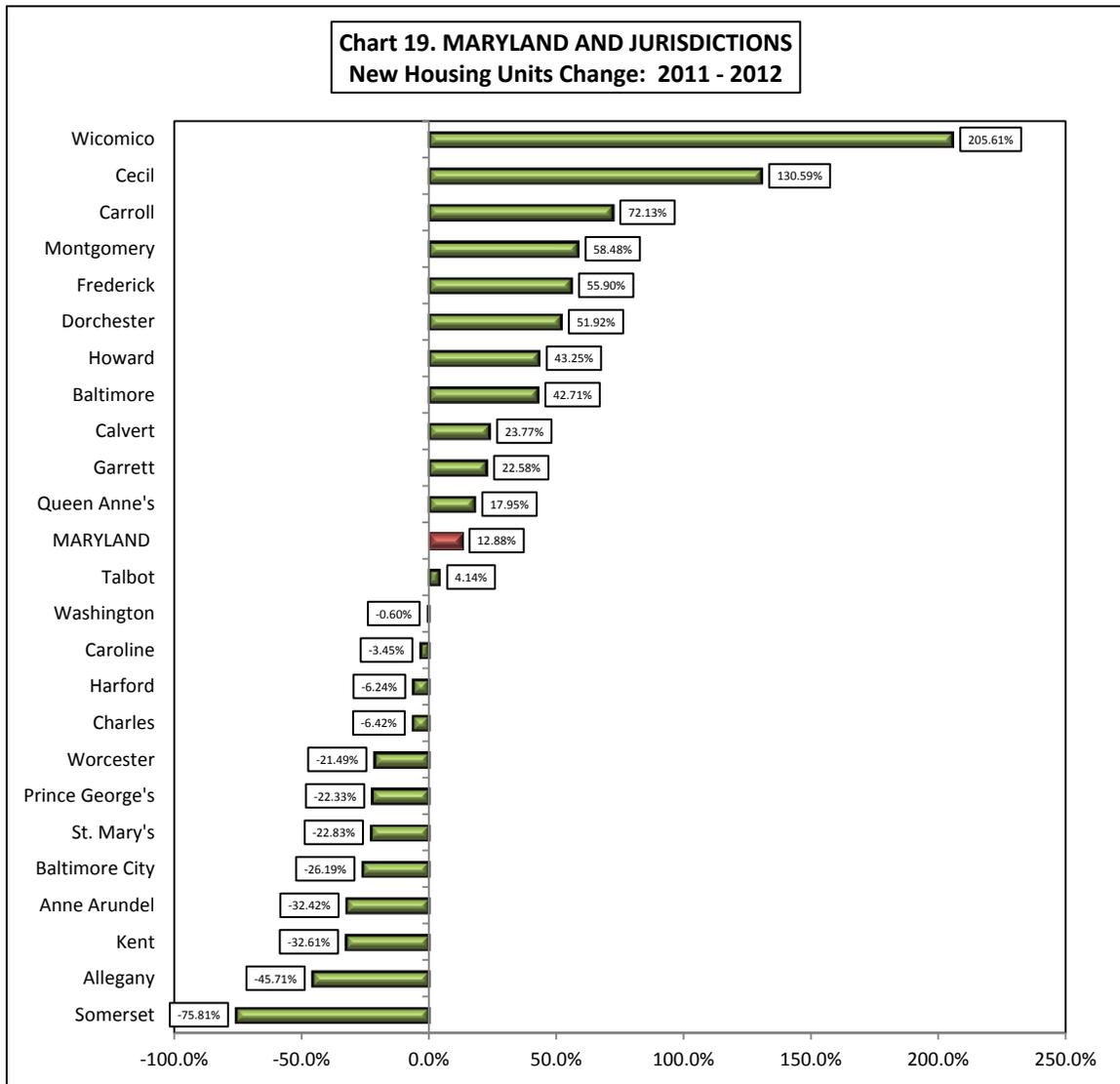
Just five jurisdictions in Maryland account for nearly 90-percent of the State's new multi – family housing construction activity (5,241 of 5,985 units or 87.57 percent). These jurisdictions are;

⁷ See Charts 18; 19; and 20.

Montgomery County (2,807 units), Howard County (748 units), Anne Arundel County (652 units), Baltimore City (566 units), and Cecil County (468 units).

The State's peak multi-family housing construction activity takes place in Montgomery County, where 47-percent of the new multi-family housing construction in the State takes place. Montgomery permit issuing places authorized over three times as many new multi-family units as Howard County, the jurisdiction authorizing the next highest amount.

New multi-family housing units authorized during 2012 account for more than two-thirds of the residential construction activity in Baltimore City (77.53 percent) and Wicomico (73.39 percent), Montgomery (70.51 percent) and Cecil Counties (66.76 percent). Eleven jurisdictions did not authorize any multi-family housing units during the year.

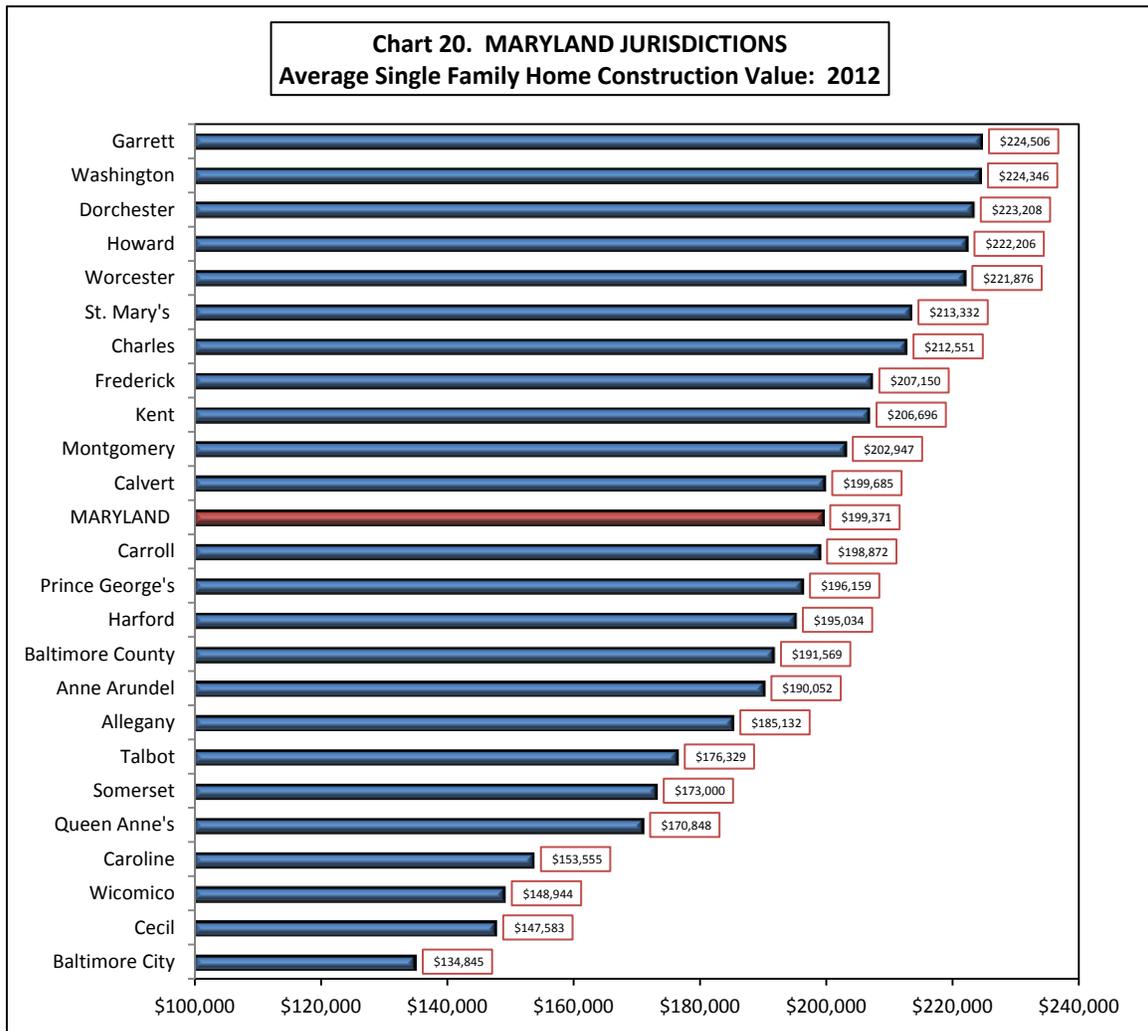


Most of the State's net growth in new housing units occurred in the Outer Suburban (1,204 new units) and Inner Suburban Counties (638 new units) clustering the Baltimore City and Washington DC population cores. However the jurisdictions experiencing the highest percent

change in new residential construction activity include the Exurban jurisdictions and Non suburban jurisdictions as well.

Wicomico County experienced the highest percentage change in total new housing units from 2011 through 2012. During 2011, the County authorized 107 new homes for construction. Housing construction activity jumped over 200 – percent during 2012, as an additional 220 units are authorized.

Several other jurisdictions experienced a substantially high percent increase of housing units authorized for construction the previous year. Jurisdictions with increases above fifty – percent from the preceding year include; Cecil, Carroll, Montgomery, Frederick and Dorchester Counties (130.59 percent, 72.13 percent, 58.48 percent, 55.90 percent, and 51.92 percent respectively).



Garret County has the highest average cost for building a single family home in 2012 (\$224,506). This is 12.61 percent higher than the State's average cost of \$199,371. Garrett's average cost is followed very closely by Washington (\$224,346), Dorchester (\$223,208), Howard (\$222,206) and Worcester (\$221,876) Counties.

On average, the cost of building new single family housing is least expensive in Baltimore City (\$134,845), followed by Cecil (\$147,583), Wicomico (\$148,944), Caroline (\$153,555) and Queen Anne's (\$170,848) Counties.

Data Sources

U. S. Department of Commerce, Bureau of the Census, Construction Statistics Division, Annual Building Permit Reports.

Prepared by MD Department of Planning, Planning Data Services.