

Table 2B.  
NEW HOUSING UNITS(1) AUTHORIZED FOR CONSTRUCTION: YEAR TO DATE DECEMBER 2023 AND 2021

| JURISDICTION                            | YEAR TO DATE DECEMBER |               |                       |        |               |                       | TOTAL HOUSING UNITS |         |               |        |             |      | SINGLE-FAMILY UNITS |         |               |        |             |      |
|---|-----------------------|---------------|-----------------------|--------|---------------|-----------------------|---------------------|---------|---------------|--------|-------------|------|---------------------|---------|---------------|--------|-------------|------|
|   | 2023                  |               |                       | 2021   |               |                       | Change              |         | State Percent |        | County Rank |      | Change              |         | State Percent |        | County Rank |      |
|   | TOTAL                 | SINGLE FAMILY | Percent Single Family | TOTAL  | SINGLE FAMILY | Percent Single Family | Net                 | Percent | 2023          | 2021   | 2023        | 2021 | Net                 | Percent | 2023          | 2021   | 2023        | 2021 |
|   |                       |               |                       |        |               |                       |                     |         |               |        |             |      |                     |         |               |        |             |      |
| STATE OF MARYLAND (2)                   | 18,124                | 10,516        | 58.0%                 | 18,611 | 12,340        | 66.3%                 | -487                | -2.6%   | 100.0%        | 104.4% |             |      | -1,824              | -14.8%  | 100.0%        | 104.4% |             |      |
| STATE SUM OF MONTHLY REPORTING PIPs (3) | 18,124                | 10,516        | 58.0%                 | 17,819 | 11,818        | 66.3%                 | 305                 | 1.71%   | 100.0%        | 100.0% |             |      | -1,302              | -11.0%  | 100.0%        | 100.0% |             |      |
| SUBURBAN COUNTIES                       | 15,645                | 9,512         | 60.8%                 | 15,738 | 11,301        | 71.8%                 | -93                 | -0.6%   | 86.3%         | 88.3%  |             |      | -1,789              | -15.8%  | 90.5%         | 95.6%  |             |      |
| INNER SUBURBAN COUNTIES (4)             | 8,602                 | 4,751         | 55.2%                 | 7,047  | 4,542         | 64.5%                 | 1,555               | 22.1%   | 47.5%         | 39.5%  |             |      | 209                 | 4.6%    | 45.2%         | 38.4%  |             |      |
| OUTER SUBURBAN COUNTIES(5)              | 6,564                 | 4,335         | 66.0%                 | 8,248  | 6,318         | 76.6%                 | -1,684              | -20.4%  | 36.2%         | 46.3%  |             |      | -1,983              | -31.4%  | 41.2%         | 53.5%  |             |      |
| EXURBAN COUNTIES(6)                     | 479                   | 426           | 88.9%                 | 443    | 441           | 99.5%                 | 36                  | 8.1%    | 2.6%          | 2.5%   |             |      | -15                 | -3.4%   | 4.1%          | 3.7%   |             |      |
| STATE BALANCE                           | 2,479                 | 1,004         | 40.5%                 | 2,081  | 517           | 24.8%                 | 398                 | 19.1%   | 13.7%         | 11.7%  |             |      | 487                 | 94.2%   | 9.5%          | 4.4%   |             |      |
| URBAN (7)                               | 1,411                 | 96            | 6.8%                  | 1,730  | 198           | 11.4%                 | -319                | -18.4%  | 7.8%          | 9.7%   |             |      | -102                | -51.5%  | 0.9%          | 1.7%   |             |      |
| NON SUBURBAN (8)                        | 1,068                 | 908           | 85.0%                 | 351    | 319           | 90.9%                 | 717                 | 204.3%  | 5.9%          | 2.0%   |             |      | 589                 | 184.6%  | 8.6%          | 2.7%   |             |      |
| BALTIMORE REGION                        | 6,701                 | 3,539         | 52.8%                 | 7,580  | 4,405         | 58.1%                 | -879                | -11.6%  | 37.0%         | 42.5%  |             |      | -866                | -19.7%  | 33.7%         | 37.3%  |             |      |
| ANNE ARUNDEL                            | 1,073                 | 948           | 88.4%                 | 1,745  | 1,405         | 80.5%                 | -672                | -38.5%  | 5.9%          | 9.8%   | 8           | 4    | -457                | -32.5%  | 9.0%          | 11.9%  | 5           | 3    |
| BALTIMORE COUNTY                        | 1,673                 | 1,119         | 66.9%                 | 986    | 886           | 89.9%                 | 687                 | 69.7%   | 9.2%          | 5.5%   | 3           | 7    | 233                 | 26.3%   | 10.6%         | 7.5%   | 3           | 5    |
| CARROLL                                 | 210                   | 126           | 60.0%                 | 481    | 481           | 100.0%                | -271                | -56.3%  | 1.2%          | 2.7%   | 15          | 10   | -355                | -73.8%  | 1.2%          | 4.1%   | 17          | 9    |
| HARFORD                                 | 1,536                 | 647           | 42.1%                 | 903    | 553           | 61.2%                 | 633                 | 70.1%   | 8.5%          | 5.1%   | 5           | 9    | 94                  | 17.0%   | 6.2%          | 4.7%   | 7           | 8    |
| HOWARD                                  | 798                   | 603           | 75.6%                 | 1,735  | 882           | 50.8%                 | -937                | -54.0%  | 4.4%          | 9.7%   | 9           | 5    | -279                | -31.6%  | 5.7%          | 7.5%   | 8           | 6    |
| BALTIMORE CITY                          | 1,411                 | 96            | 6.8%                  | 1,730  | 198           | 11.4%                 | -319                | -18.4%  | 7.8%          | 9.7%   | 6           | 6    | -102                | -51.5%  | 0.9%          | 1.7%   | 18          | 16   |
| SUBURBAN WASHINGTON                     | 7,502                 | 3,831         | 51.1%                 | 7,119  | 4,395         | 61.7%                 | 383                 | 5.4%    | 41.4%         | 40.0%  |             |      | -564                | -12.8%  | 36.4%         | 37.2%  |             |      |
| FREDERICK                               | 1,646                 | 1,147         | 69.7%                 | 2,803  | 2,144         | 76.5%                 | -1,157              | -41.3%  | 9.1%          | 15.7%  | 4           | 1    | -997                | -46.5%  | 10.9%         | 18.1%  | 2           | 1    |
| MONTGOMERY                              | 2,839                 | 1,023         | 36.0%                 | 1,857  | 793           | 42.7%                 | 982                 | 52.9%   | 15.7%         | 10.4%  | 2           | 3    | 230                 | 29.0%   | 9.7%          | 6.7%   | 4           | 7    |
| PRINCE GEORGE'S                         | 3,017                 | 1,661         | 55.1%                 | 2,459  | 1,458         | 59.3%                 | 558                 | 22.7%   | 16.6%         | 13.8%  | 1           | 2    | 203                 | 13.9%   | 15.8%         | 12.3%  | 1           | 2    |
| SOUTHERN MARYLAND                       | 1,609                 | 1,283         | 79.7%                 | 1,532  | 1,523         | 99.4%                 | 77                  | 5.0%    | 8.9%          | 8.6%   |             |      | -240                | -15.8%  | 12.2%         | 12.9%  |             |      |
| CALVERT                                 | 386                   | 386           | 100.0%                | 240    | 237           | 98.8%                 | 146                 | 60.8%   | 2.1%          | 1.3%   | 12          | 14   | 149                 | 62.9%   | 3.7%          | 2.0%   | 10          | 13   |
| CHARLES                                 | 95                    | 95            | 100.0%                | 933    | 933           | 100.0%                | -838                | -89.8%  | 0.5%          | 5.1%   | 19          | 8    | -838                | -89.8%  | 0.9%          | 7.9%   | 19          | 4    |
| ST. MARY'S                              | 1,128                 | 802           | 71.1%                 | 359    | 353           | 98.3%                 | 769                 | 214.2%  | 6.2%          | 2.0%   | 7           | 13   | 449                 | 127.2%  | 7.6%          | 3.0%   | 6           | 11   |
| WESTERN MARYLAND                        | 438                   | 438           | 100.0%                |        |               |                       |                     |         |               |        |             |      |                     |         | 4.2%          |        |             |      |
| ALLEGANY *                              | 16                    | 16            | 100.0%                |        |               |                       |                     |         |               |        | 24          |      |                     |         | 0.2%          |        |             | 24   |
| Frostburg*                              | 6                     | 6             | 100.0%                |        |               |                       |                     |         |               |        |             |      |                     |         | 0.1%          |        |             |      |
| Lonaconing town*                        | -                     | -             |                       |        |               |                       |                     |         |               |        |             |      |                     |         | 0.0%          |        |             |      |
| GARRETT                                 | 155                   | 155           | 100.0%                | 153    | 151           | 98.7%                 | 2                   | 1.3%    | 0.9%          | 0.9%   | 17          | 17   | 4                   | 2.6%    | 1.5%          | 1.3%   | 14          | 17   |
| WASHINGTON                              | 267                   | 267           | 100.0%                | 220    | 218           | 99.1%                 | 47                  | 21.4%   | 1.5%          | 1.2%   | 13          | 16   | 49                  | 22.5%   | 2.5%          | 1.8%   | 12          | 15   |
| UPPER EASTERN SHORE                     | 1,038                 | 784           | 75.5%                 |        |               |                       |                     |         |               |        |             |      |                     |         | 7.5%          |        |             |      |
| CAROLINE *                              | 49                    | 45            | 91.8%                 |        |               |                       |                     |         |               |        | 22          |      |                     |         | 0.4%          |        |             | 22   |
| Marydel town*                           | 1                     | 1             | 100.0%                |        |               |                       |                     |         |               |        |             |      |                     |         | 0.01%         |        |             |      |
| Preston town*                           | -                     | -             |                       |        |               |                       |                     |         |               |        |             |      |                     |         | 0.0%          |        |             |      |
| CECIL                                   | 230                   | 230           | 100.0%                | 366    | 349           | 95.4%                 | -136                | -37.2%  | 1.3%          | 2.1%   | 14          | 12   | -119                | -34.1%  | 2.2%          | 3.0%   | 13          | 12   |
| KENT *                                  | 75                    | 61            | 81.3%                 |        |               |                       |                     |         |               |        | 20          |      |                     |         | 0.6%          |        |             | 21   |
| Betterton town                          | -                     | -             |                       |        |               | 0.0%                  | 0                   |         | 0.0%          | 0.0%   |             |      | 0                   |         | 0.0%          | 0.0%   |             |      |
| Rock Hall town*                         | 3                     | 3             | 100.0%                |        |               |                       |                     |         |               |        |             |      |                     |         | 0.03%         |        |             |      |
| QUEEN ANNE'S                            | 535                   | 299           | 55.9%                 | 428    | 386           | 90.2%                 | 107                 | 25.0%   | 3.0%          | 2.4%   | 10          | 11   | -87                 | -22.5%  | 2.8%          | 3.3%   | 11          | 10   |
| TALBOT *                                | 149                   | 149           | 100.0%                |        |               |                       |                     |         |               |        | 18          |      |                     |         | 1.4%          |        |             | 15   |
| Easton                                  | 25                    | 25            | 100.0%                | 72     | 72            | 100.0%                | -47                 | -65.3%  | 0.1%          | 0.4%   |             |      | -47                 | -65.3%  | 0.2%          | 0.6%   |             |      |
| LOWER EASTERN SHORE                     | 836                   | 641           | 76.7%                 |        |               |                       |                     |         |               |        |             |      |                     |         | 6.1%          |        |             |      |
| DORCHESTER *                            | 71                    | 71            | 100.0%                |        |               |                       |                     |         |               |        | 21          | 0    |                     |         | 0.7%          |        |             | 20   |
| SOMERSET                                | 48                    | 40            | 83.3%                 | 40     | 40            | 100.0%                | 8                   | 20.0%   | 0.3%          | 0.2%   | 23          | 18   | 0                   | 0.0%    | 0.4%          | 0.3%   | 23          | 18   |
| WICOMICO                                | 196                   | 143           | 73.0%                 | 223    | 223           | 100.0%                | -27                 | -12.1%  | 1.1%          | 1.3%   | 16          | 15   | -80                 | -35.9%  | 1.4%          | 1.9%   | 16          | 14   |
| WORCESTER*                              | 521                   | 387           | 74.3%                 |        |               |                       |                     |         |               |        | 11          | 0    |                     |         | 3.7%          |        |             | 9    |
| Ocean city town                         | 133                   | 44            | 33.1%                 | 86     | 56            | 65.1%                 | 47                  | 54.7%   | 0.7%          | 0.5%   |             |      | -12                 | -21.4%  | 0.4%          | 0.5%   |             |      |

PREPARED BY MD DEPARTMENT OF PLANNING. PLANNING DATA SERVICES. JANUARY 2024.

SOURCE: U. S. DEPARTMENT OF COMMERCE. BUREAU OF THE CENSUS

(1) Includes new one family units, two family units, three and four family units and five or more family units.

(2) U. S. Bureau of the Census estimate based on survey

(3) Sum of reported and imputed responses to monthly permit issuing places questionnaires

(4) Anne Arundel, Baltimore, Montgomery and Prince George's Counties

(5) Calvert, Carroll, Cecil, Charles, Frederick, Harford, Howard, Queen Anne's and St. Mary's Counties

(6) Allegany, Washington and Wicomico Counties

(7) Baltimore City

(8) Caroline, Dorchester, Garret, Kent, Somerset, Talbot and Worcester Counties

\* Not available monthly prior to 2022

Specified PIP summaries included in county and county group total