



HARFORD COUNTY STATISTICS

MAY 2015

Prepared by the Harford County Office of Economic Development

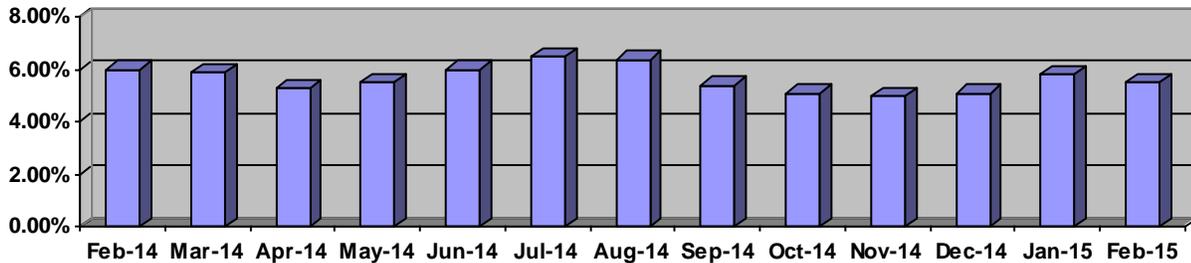
ECONOMIC INDICATORS

	Dec 2014	Jan 2015	Feb 2015	Mar 2015	Apr 2015	May 2015
Prime Rate	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%
Federal Funds	0.12%	0.12%	0.11%	0.11%	0.12%	0.12%
Mortgage Rate (30 yr)	3.93%	3.76%	3.59%	3.75%	3.70%	3.56%
Inflation Rate	1.66%	1.32%	0.76%	-0.09%	-0.03%	-0.07%
GDP Growth	+2.43%	+2.70%	+2.48%	+2.37%	+2.38%	+2.38%
Oil	\$57.49/bbl	\$46.46/bbl	\$52.43/bbl	\$49.78/bbl	\$49.55/bbl	\$57.48/bbl
Gold	\$1,217.00/oz.	\$1,231.50/oz.	\$1,238.50/oz.	\$1,175.75 oz.	\$1,198.50 oz.	\$1,185.75 oz.

Source: Financial Forecast Center, LLC

HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

	Feb 2014	Feb 2015	Avg 2015
Available Labor Force	138,144	134,976	134,566
Employment	129,861	127,505	126,925
Unemployment	8,332	7,471	7,641
Unemployment Rate	6.0%	5.5%	5.7%



Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	7.2%	\$4.67
Office	17.49%	\$22.54
Retail	3.3%	\$16.15/nnn

Source: Co-Star; May 2015

HARFORD CO. BOND RATING

Moody's	Aaa
Standard & Poor's	AAA
Fitch Ratings	AAA

PERMIT ACTIVITY

	2015 YTD	Apr 2015	Mar 2015	Feb 2015	Jan 2015	Dec 2014	2014 YTD	2013 Total	2012 Total	2011 Total	2010 Total	2009 Total	2008 Total	2007 Total	2006 Total	2005 Total
Residential	53	20	19	9	5	25	348	386	412	312	367	351	338	531	541	1,206
Apts/Condos	7	0	0	7	0	0	6	202	27	241	0	106	77	60	118	272
Other*	421	157	113	75	76	78	1,365	1,191	1,052	1,151	1,101	1,036	1,118	1,313	1,483	1,500
Total	481	177	132	91	81	103	1,719	1,779	1,491	1,704	1,468	1,495	1,533	1,904	2,142	2,978

Source: Harford County Dept. of Licensing & Permits and Planning & Zoning: Approved Permits with new construction on public sewer. *Revised

EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

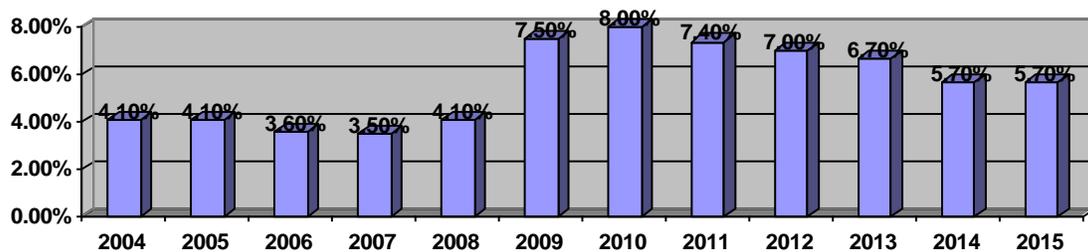
National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2013	7.9	7.7	7.6	7.5	7.6	7.6	7.4	7.3	7.2	7.3	7.0	6.7
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5									

Harford County 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	134,156	126,345	7,811	5.8
February	134,976	127,505	7,471	5.5
Average	134,566	126,925	7,641	5.7

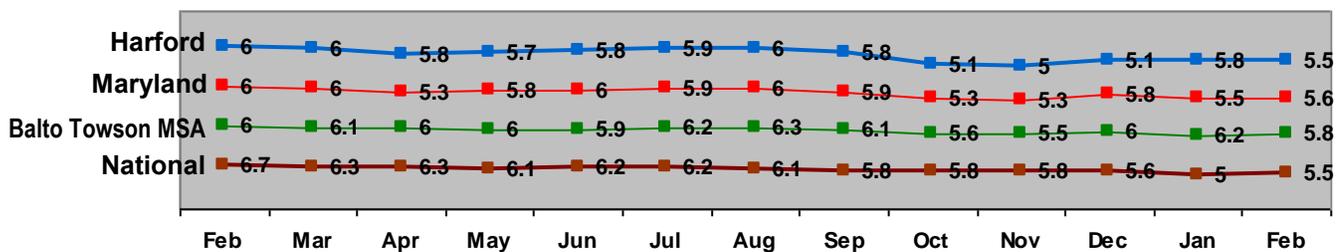
Maryland 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	3,099,638	2,917,300	182,338	5.9
February	3,100,327	2,927,762	172,565	5.6
March	3,111,431	2,942,938	168,493	5.4
Average	3,103,799	2,929,333	174,465	5.6

Baltimore-Towson MSA 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	1,449,661	1,360,611	89,050	6.1
February	1,453,610	1,368,594	85,016	5.8
Average	1,451,635	1,364,602	87,033	6.0

HARFORD COUNTY AVERAGE UNEMPLOYMENT 2004-2015



2014/2015 UNEMPLOYMENT RATE COMPARISON



*Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)

RESIDENTIAL PROPERTY STATS

MRIS: Long & Foster Market Minute

	Avg Sold Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2014	2013	2014	2013	2014	2013	2014	2013
April	\$254,176	\$255,917	174	200	115	109	93.6%	94.1%
% of Change	-0.68		-13.00%		+5.50%		0.57%	
May	\$268,986	\$267,747	257	249	99	110	95.0%	95.1%
% of Change	+3.69%		+3.21%		-10.00%		+0.18%	
June	\$274,379	\$277,685	267	259	85	86	94.8%	96.0%
% of Change	-1.19%		+3.09%		-1.16%		-1.28%	
July	\$262,229	\$257,934	298	319	80	84	95.2%	94.5%
% of Change	-5.03%		-6.58%		-4.76%		+0.70%	
August	\$273,621	\$259,655	243	268	76	82	93.1%	94.6%
% of Change	+5.38%		-9.33%		-7.32%		-1.51%	
September	\$261,567	\$254,595	252	235	92	82	93.3	94.8
% of Change	+10.17%		+7.23%		+12.20%		-1.60%	
October	\$245,276	\$252,641	251	218	96	80	92.7%	94.2%
% of Change	-2.92%		+15.14%		+20.00%		-1.58%	
November	\$248,482	\$259,992	194	181	89	83	93.2%	93.7%
% of Change	-4.43%		+7.18%		+7.23%		-0.60%	
December	\$253,852	\$252,533	241	200	98	85	92.3%	93.2%
% of Change	+0.52%		+20.50%		+15.29%		-0.90%	
	2015	2014	2015	2014	2015	2014	2015	2014
January	\$253,954	\$232,753	167	121	105	86	91.0%	94.0%
% of Change	+9.11		+38.02%		+22.09%		-3.20%	
February	\$243,202	\$240,656	154	124	122	127	92.6%	91.5%
% of Change	+1.06%		+24.19%		-3.94%		-0.17%	
March	\$254,800	\$240,903	219	184	103	103	93.0%	93.9%
% of Change	+5.77%		+19.02%		0.00%		-0.87%	

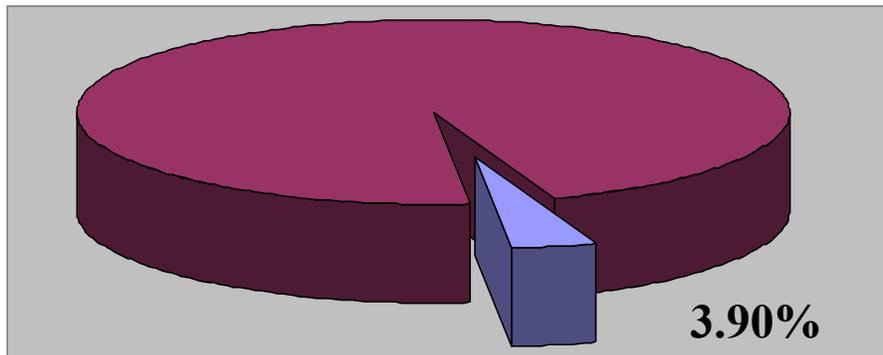
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2014	2013	2014	2013	2014	2013	2014	2013
April	1,386	1,332	7.7	6.5	583	451	311	283
% of Change	+4.0%		+20%		+29%		+10%	
May	1,500	1,408	5.6	5.5	535	452	319	263
% of Change	+7.0%		+2.0%		+18.0%		+21.0%	
June	1,566	1,414	5.8	5.3	514	438	314	268
% of Change	+11.0%		+11.0%		+17.0%		+17.0%	
July	1,584	1,398	5.3	4.2	468	442	285	270
% of Change	+13.0%		+25.0%		+6.0%		+6.0%	
August	1,549	1,397	6.3	5.0	444	423	305	258
% of Change	+11.0%		+26.0%		+5.0%		+18.0%	
September	1,641	1,397	6.3	5.6	484	355	251	207
% of Change	+17.0%		+12.0%		+36.0%		+21.0%	
October	1,575	1,680	6.2	6.3	410	422	275	211
% of Change	-6.0%		-2.0%		-3.0%		+30.0%	
November	1,442	1,390	7.4	7.1	289	296	228	166
% of Change	+4.0%		+4.0%		-2.0%		37.0%	
December	1,328	1,328	5.5	6.0	255	188	181	117
% of Change	0.0%		-9.0%		+36.0%		+55.0%	
	2015	2014	2015	2014	2015	2014	2015	2014
January	1,258	1,308	7.4	10.5	307	318	249	175
% of Change	+4%		-29%		-3%		+42%	
February	1,238	1,305	7.8	10.0	344	288	276	170
% of Change	-5.0%		-22.0%		+19.0%		+62.0%	
March	1,358	1,338	6.1	7.0	479	438	308	256
% of Change	+1.0%		-13.0%		+9.0%		+20.0%	



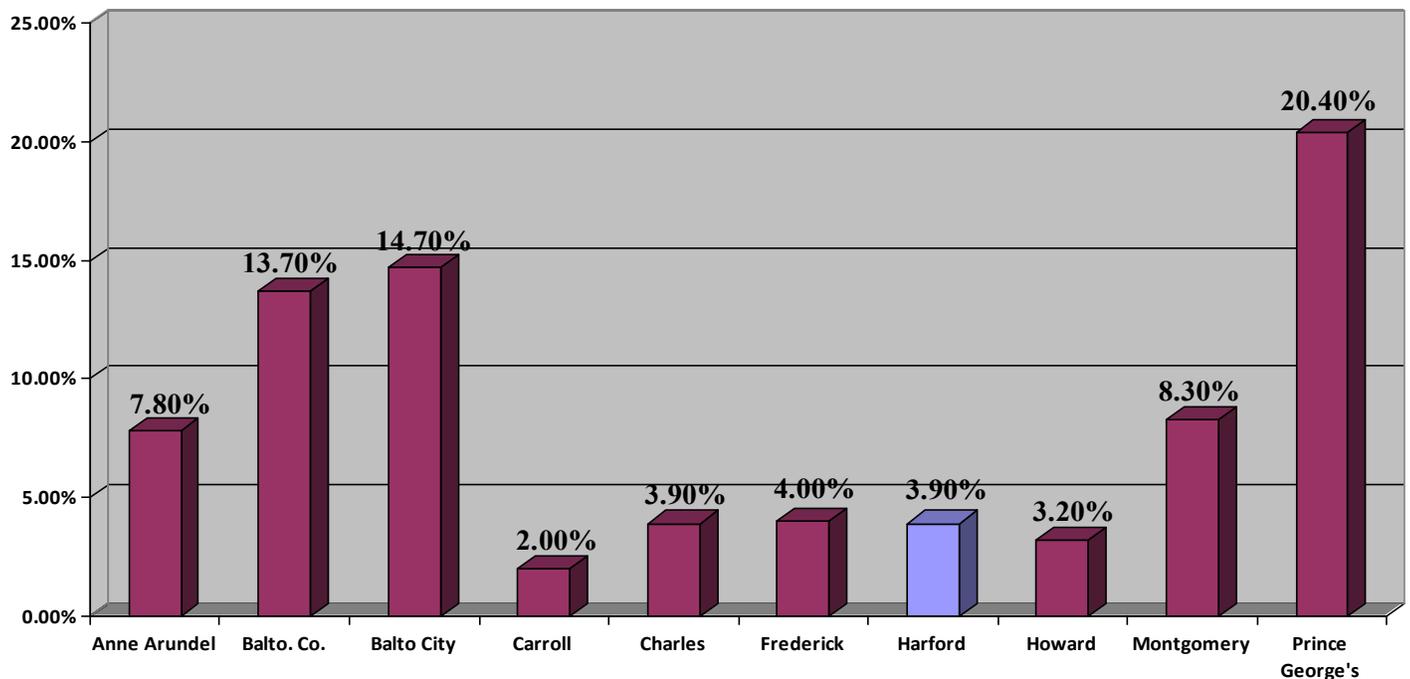
FORECLOSURE EVENTS

	Q4 2006	Q4 2007	Q4 2008	Q4 2009	Q4 2010	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014
Harford County	0	284	219	574	155	169	177	188	156	243	323	393	500	657	457	300	426	545
Maryland	715	9,722	10,030	16,788	5,984	3,654	4,181	4,347	4,153	6,381	9,339	10,989	11,617	12,742	12,589	11,344	11,637	13,959

HARFORD COUNTY PORTION OF MARYLAND FORECLOSURE EVENTS - Q4 2014



MARYLAND LARGE COUNTY COMPARISON FORECLOSURE EVENTS - Q4 2014



Monthly totals. Total foreclosure events include all notices of default, foreclosure sales as well as lender purchases of foreclosed properties. Source: MD DHCD



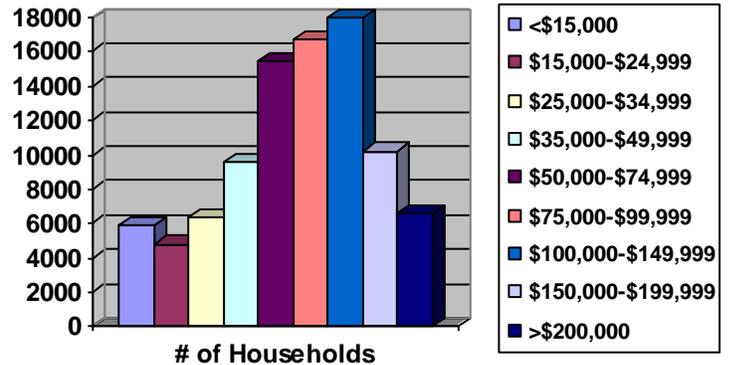
POPULATION, HOUSING & INCOME

Population (2015 Estimate)	252,473	Annual Population Growth Rate 2014-2019*	0.58%
Median HH Income	\$80,450	Annual HH Income Growth Rate 2012-2017*	0.63%
Avg. HH Income	\$98,224	Median Age	40.3
Per Capita Personal Income	\$36,578	Avg. Home Sales Price	\$254,800
# of Households	93,541		
Average HH Size	2.67		

Source: 2015 ESRI Demographic & Income Report

INCOME BY HOUSEHOLD

Income	# of Households	Percentage
<\$15,000*	5,894	6.3%
\$15,000-\$24,999	4,815	5.1%
\$25,000-\$34,999	6,327	6.8%
\$35,000-\$49,999	9,572	10.2%
\$50,000-\$74,999	15,466	16.5%
\$75,000-\$99,999	16,692	17.8%
\$100,000-\$149,999	17,991	19.2%
\$150,000-\$199,999	10,213	10.9%
>\$200,000	6,562	7.0%



*Poverty Level: The 2014 U.S. Federal Poverty Guidelines state that the Federal Poverty Level for a HH of 1 person is \$11,670; for 2 people is \$15,730; for 3 people is \$19,790

CONSUMER SPENDING

Product	Total Spent	Average Spent	Spending Potential Index
Mortgage Payments & Basics	\$1,246,958,466.00	\$13,330.61	142
Entertainment/Recreation	\$406,428,375.00	\$4,344.92	131
Food away from Home	\$401,123,054.00	\$4,288.21	131
Food at Home	\$617,508,048.00	\$6,601.47	126
Health Insurance	\$321,706,877.00	\$3,439.21	130
Apparel & Services	\$280,961,881.00	\$3,003.62	130

Consumer spending shows the amount spent by households on goods & services. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in Harford County relative to the national average of 100. Source: ESRI Retail Goods & Services Expenditures

POPULATION DATA FROM 2010 CENSUS

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
Harford County	145,930	182,132	+ 24.8%	218,590	+ 20.0%	244,826	+ 12.02%
Maryland		4,781,468	+ 13.4%	5,296,486	+ 10.8%	5,773,552	+ 9.0%
US	226,545,805	248,709,873	+ 9.8%	281,421,906	+ 13.2%	308,745,538	+ 9.7%



UTILITY

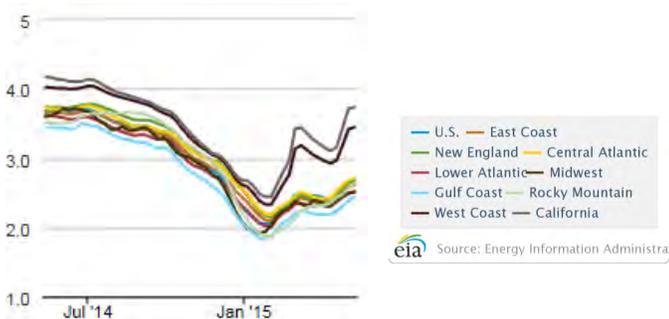
Gas Commodity Prices: Schedule D - Residential & Schedule C - General Service (Rates stated in cents/therm)

Month	2009	2010	2011	2012	2013	2014	2015
Jan	103.71	72.59	63.04	58.33	56.17	53.89	56.64
Feb	89.71	65.85	62.76	59.79	56.21	64.31	56.88
Mar	84.60	66.15	57.26	58.42	56.59	50.71	46.69
Apr	57.92	55.83	58.06	63.10	65.57	46.57	33.83
May	52.97	60.78	59.69	47.27	67.44	49.43	33.05
Jun	57.05	59.14	60.78	52.47	68.16	50.16	
Jul	61.71	67.20	62.31	56.22	63.13	49.71	
Aug	55.61	65.89	62.11	59.07	52.61	41.99	
Sep	49.89	56.08	56.75	54.19	54.30	42.32	
Oct	59.05	56.98	56.05	58.03	54.30	42.38	
Nov	62.99	56.23	57.51	54.71	58.14	50.56	
Dec	65.00	63.71	58.71	57.52	59.60	60.29	

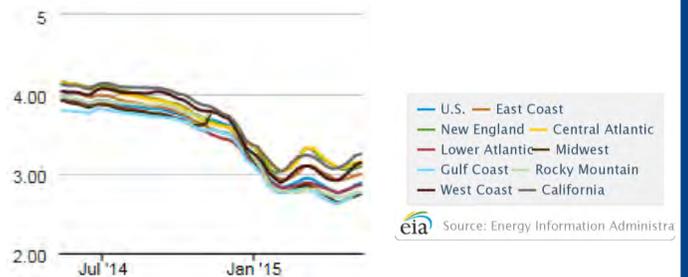
Source: BGE - www.bge.com; Please note that historical rates may not be an accurate indicator of future prices

GASOLINE & DIESEL COSTS

Regular Gasoline Prices



On-Highway Diesel Fuel Prices



Gasoline (Dollars per Gallon)				
05/11/15		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.691	+0.027	+0.278	-0.977
East Coast	2.608	+0.030	+0.256	-1.069
New England	2.665	+0.024	+0.306	-1.074
Central Atlantic	2.709	+0.036	+0.297	-1.020
Lower Atlantic	2.516	+0.028	+0.210	-1.105
Midwest	2.508	+0.009	+0.196	-1.088
Gulf Coast	2.436	+0.052	+0.253	-1.001
Rocky Mountain	2.634	+0.067	+0.315	-0.876
West Coast	3.444	+0.028	+0.490	-0.578
California	3.732	+0.021	+0.585	-0.437

Diesel Fuel (Dollars per Gallon)				
05/11/15		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.878	+0.024	+0.094	-1.070
East Coast	2.997	+0.019	+0.047	-1.044
New England	3.091	+0.025	-0.023	-1.066
Central Atlantic	3.151	+0.078	+0.029	-1.005
Lower Atlantic	2.860	+0.016	+0.074	-1.067
Midwest	2.748	+0.033	+0.073	-1.173
Gulf Coast	2.771	+0.020	+0.128	-1.026
Rocky Mountain	2.772	+0.008	-0.146	-1.198
West Coast	3.139	+0.027	+0.397	-0.897
California	3.250	+0.023	+0.189	-0.876