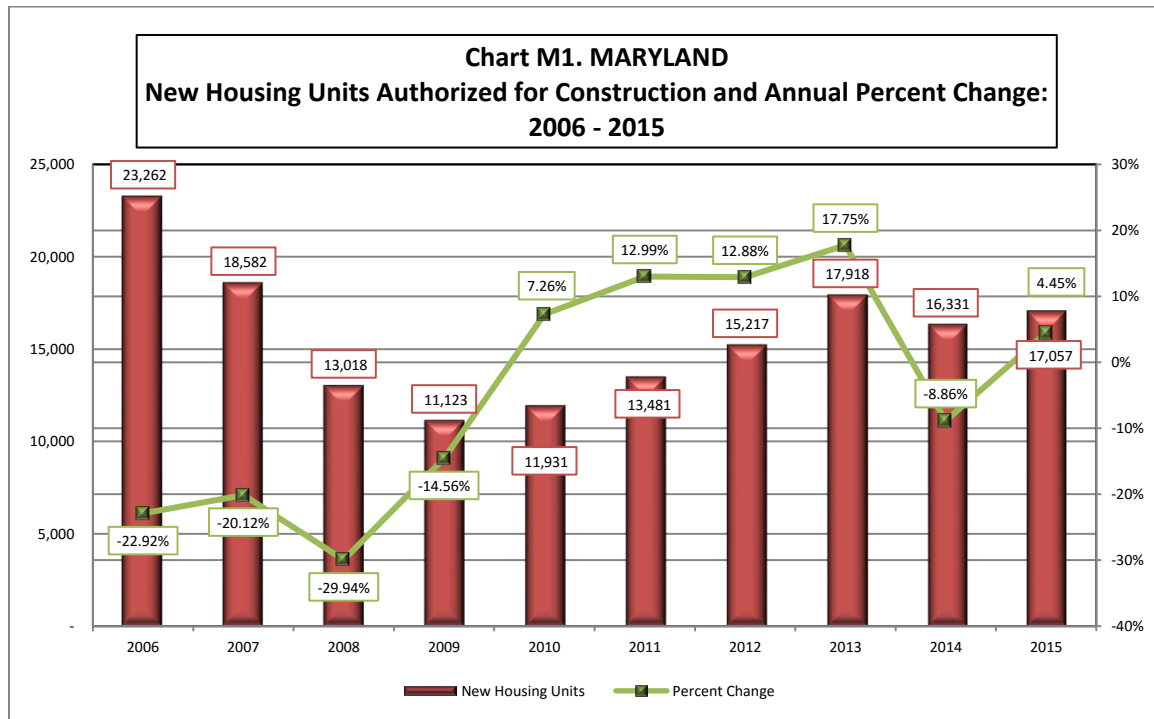


**NEW HOUSING UNITS AUTHORIZED
FOR CONSTRUCTION BY BUILDING PERMITS: 2015**

SUMMARY OF FINDINGS
State of Maryland: 2015¹

During 2015, building permit offices in the State authorized the construction of 17,057 new housing units. This is up 726 units (four percent) from the 16,331 new housing units authorized for construction during 2014.



This is the second highest report of new housing units authorized for construction this decade, and a significant increase in housing production compared to the level reported in 2014. (See also Chart M1. **MARYLAND New Housing Units Authorized for Construction and Percent Change: 2006 – 2015.**)

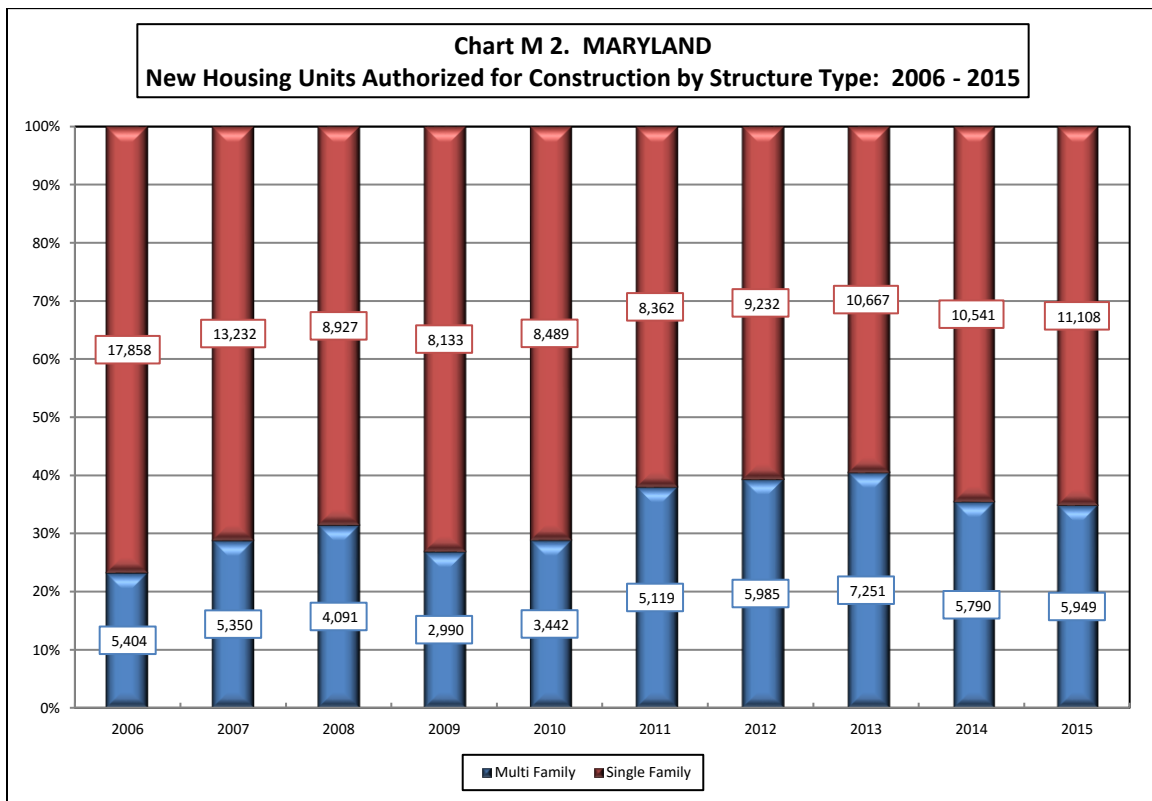
Before 2014, State permit issuing places reported four consecutive years of increasing new housing unit construction, so the current year's increase in new housing unit production, albeit slight, should be viewed as an indication that the State's home

¹ See Table 1. MARYLAND, REGION AND COUNTY GROUP New Housing Units Authorized for Construction by Building Permits: 2015 Building, Units, Structure Type and Value; and See Table 2. MARYLAND, REGION AND COUNTY GROUP New Housing Units Authorized for Construction by Building Permits: 2014 Building, Units, Structure Type and Value.

building industry is displaying resiliency, but remains weak from the national recession starting at the end of 2007.

The 2015 value of this construction is placed at \$3.1 billion. This is a gain of seven percent or \$191 million higher than the value of new housing construction activity reported in 2014.

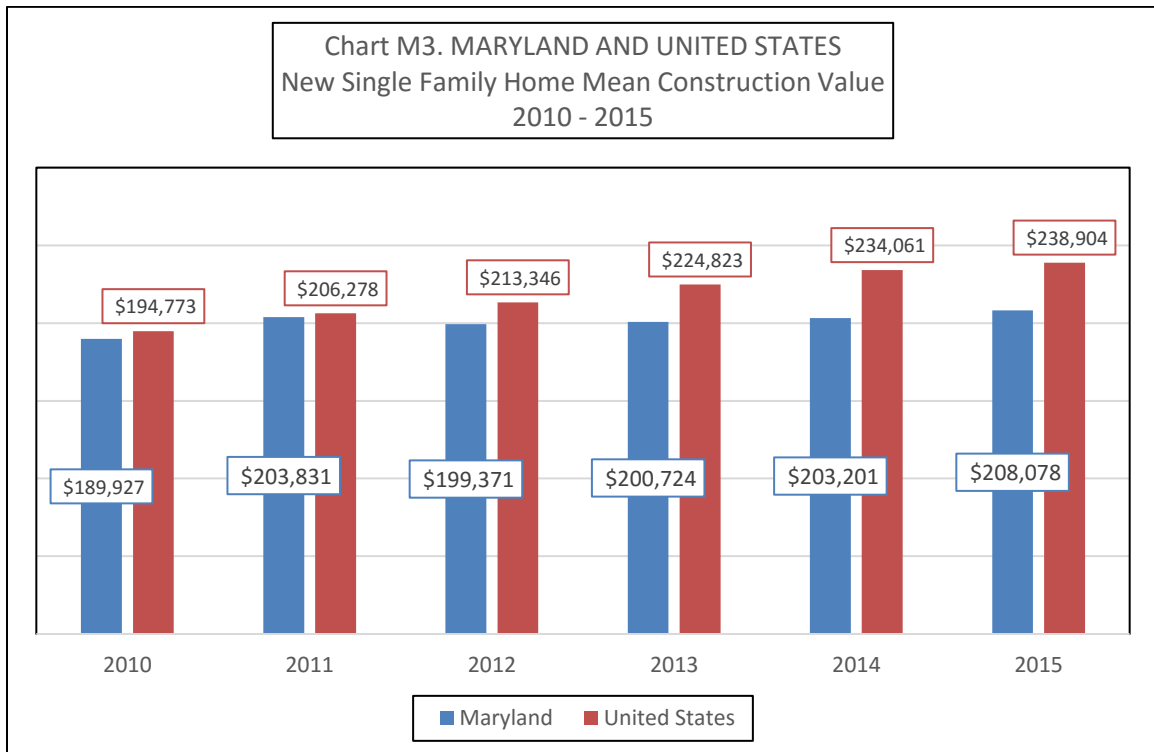
Single family home construction is the largest component of new residential development. It is also a leading economic indicator. Increasing new private home building generally foreshadows improving economic conditions. (See also Chart M2. **MARYLAND New Housing Units Authorized for Construction by Structure Type: 2006 – 2015.**



During 2015, the number of single family homes authorized for construction increased over five percent to 11,108. The previous year, Maryland permit issuing places authorized 10,541 new single-family units for construction, the first year for a net decrease in single family home construction since 2011.

New single family housing units have a construction value placed at \$2.3 billion during 2015. This is an increase of \$169.4 million from \$2.1 billion in 2014. It accounts for 75 percent of the value of all new housing unit construction in the State.

The average construction cost of a new single family home in the United States is \$238,904. Since 2010, Maryland homebuilding costs have been considerably lower than the national average. Currently, the 2015 average cost of building a new single family housing unit in the Maryland is \$208,078. This is 13 percent less than the construction cost Nationwide. (See also Chart M3. ***MARYLAND AND UNITED STATES New Single Family Home Mean Construction Value 2010 – 2015.***)



It will take more time before this sector is fully recovered and contributing to a growing economy, because the current levels of new single family homes authorized for construction remains a fraction of the annual number of new single family units delivered before the recession.

There are 5,949 new multi - family housing units authorized for construction during 2015. This is a three percent increase from the previous year, when 5,790 new multi - family housing units were authorized for construction.

The recent recession weakened the multi - family construction market, but not to the same extent as the single-family residential construction market. The fact is, multi - family housing developments increased during and after the recession while single family home construction has labored.

Increasing multi-family housing production is not necessarily a positive long term indicator of improving economic development. Many units are authorized for construction at once, followed by a lull in construction activity as pent up demand is met. A recent example of this is the State's 21 percent jump in new multi - family construction from 2012 through 2013, followed immediately by the 20 percent drop in multi - family construction during the next year.

Since multi-family housing production tends to fluctuate, its numbers may not be predictive of a sustainable economic rebound. As the economy gains strength, competition from the single family construction market will increase.

Still, aged multi - family properties must be replaced, and the demand for rental properties remain solid. The recession helped cause a shift of households from homeowners to renters. This increased the demand for rental units.

As a share of total new housing construction, the multi - family sector increased its share of the State's new housing inventory. In 2009 multi – family housing construction accounted for less than 27 percent of the new housing construction inventory. During 2015, new multi - family housing development accounts for 35 percent of all new residential construction. From 2010 through 2015, Maryland's five - year average share of new multi - family housing to total new housing is 36 percent.

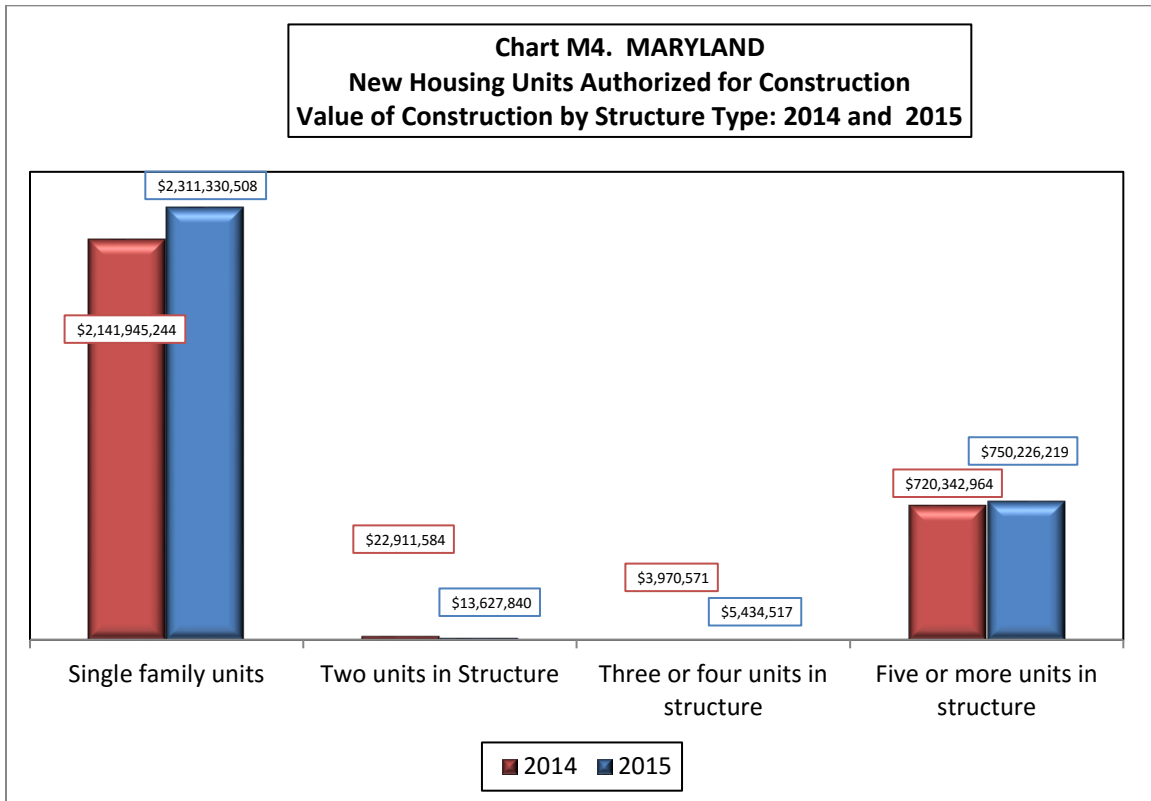
The value of new multi-family housing unit construction is placed at \$769.3 million. This is an increase of three percent or \$22.9 million) from 2014. (See also Chart M4.

MARYLAND New Housing Units Authorized for Construction Value of Construction by Structure Type: 2014 – 2015.)

The most common type of multi - family housing unit are in buildings containing five or more housing units. Typically, these buildings are garden style or hi–rise apartment or condominium buildings.

During the year, State jurisdictions authorized 5,789 new housing units for construction in 152 buildings containing five or more units. These apartment and condominium developments account for 97 percent of Maryland's new multi - family housing authorized for construction during 2015.

From the start of 2010 through the end of 2014, the count of renter-occupied households in Maryland increased by 38,000, more than 7,500 a year, according to the 2014 American Community Survey. This suggests the Maryland market for multi -family construction should be solid but more subdued over the near term. So despite rapid growth over recent years, additional, if slower, growth will be sustainable for multi - family home builders.



State Planning Regions: 2015

The State of Maryland has six State Planning Regions. They are the Baltimore Region, the Lower Eastern Shore Region, the Southern Maryland Region, the Suburban Washington Region, the Upper Eastern Shore Region and the Western Maryland Region. The component jurisdictions of each region are displayed on Map 1 **MARYLAND STATE PLANNING REGIONS**.

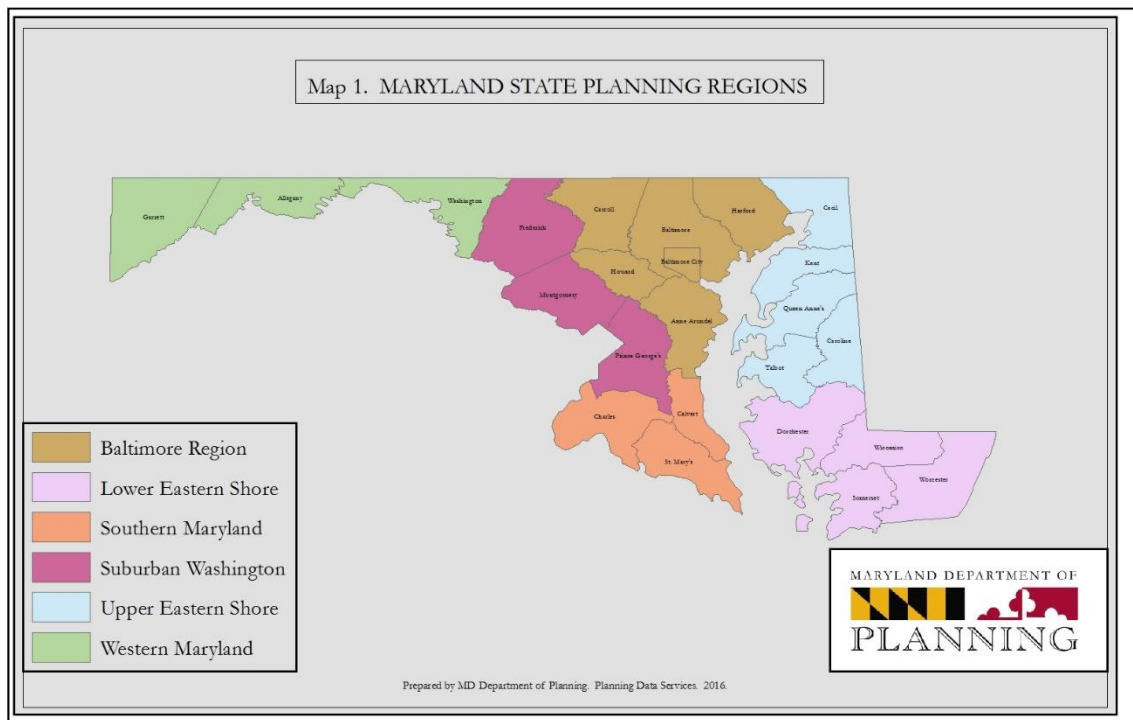
Baltimore State Planning Region

Of all Maryland State Planning Regions, the Baltimore Region has the largest population. Comprised of Anne Arundel, Baltimore, Carroll, Harford and Howard Counties and Baltimore City, the Baltimore State Planning Region hosts 2.75 million residents according to the U. S. Bureau of the Census' 2015 Population Estimates. These jurisdictions account for 46 percent of the State's total population of six million persons.

During 2015, Baltimore State Planning Region permit issuing places authorized 8,097 new housing units for construction. This is 47 percent of the State's new residential construction activity. (See Figure 1 **MARYLAND STATE PLANNING REGIONS New Housing Units Authorized for Construction: 2015**).

New residential construction activity in the Region during 2015 is a 17 percent increase (1,169 units), from the 6,927 new housing units authorized during 2014. (See also Chart MR.1 **MARYLAND STATE PLANNING REGIONS New Housing Units Authorized for Construction: 2011 – 2015**, and Chart MR.2 **MARYLAND STATE PLANNING REGIONS New Housing Units Authorized for Construction Annual Percent Change: 2011 – 2015.**)

Anne Arundel County, together with Howard County authorized most of the Region's new housing. Anne Arundel County authorized more new housing units for construction than any other political subdivision delivering 2,656 units. Howard County authorized 1,593 new housing units for construction.



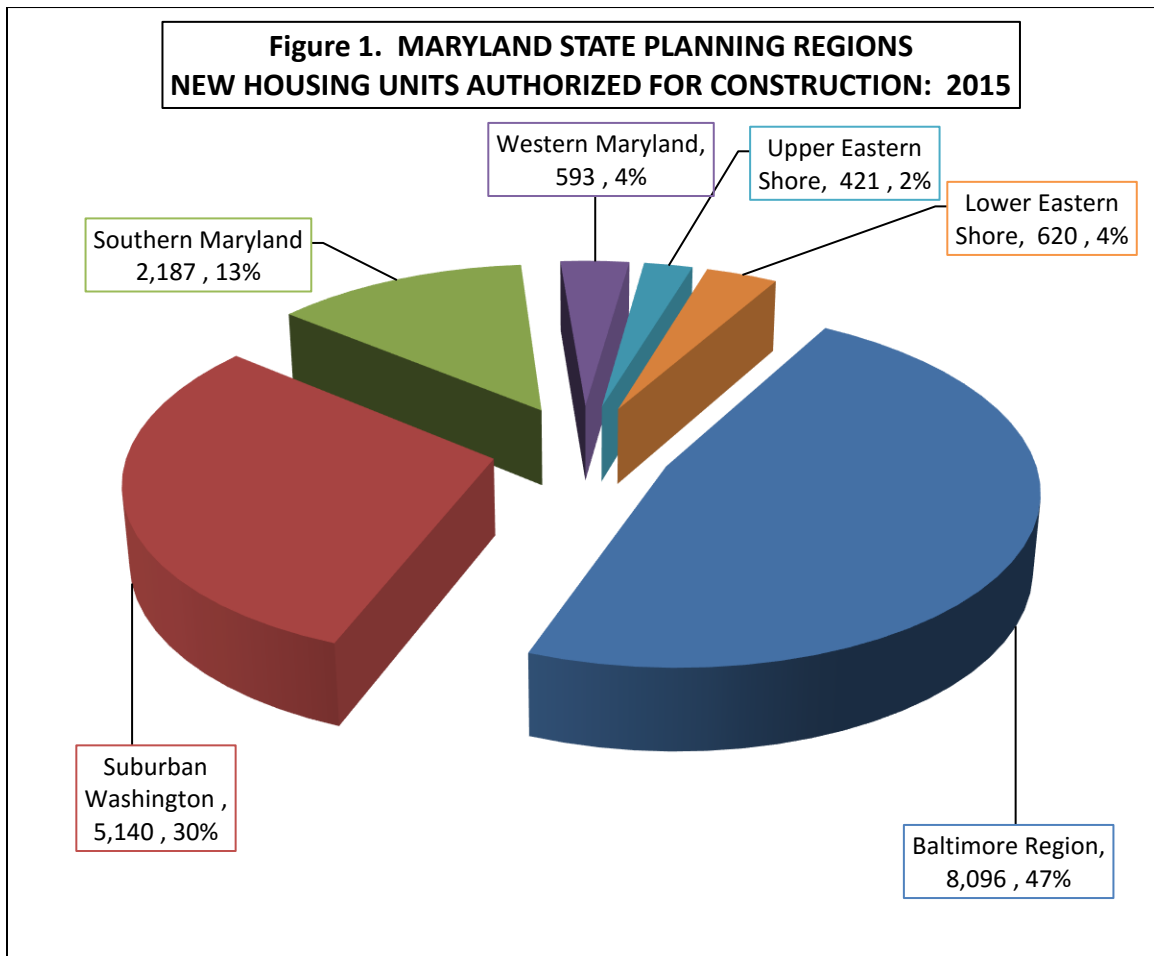
The value of the Region's new home building is placed at \$1.3 billion. This is the highest total value for new residential construction of any State Planning Region. It represents just over 42 percent of State's total cost of new residential construction of \$3.1 billion

There are 4,421 new single family housing units authorized for construction during 2015 in the Baltimore State Planning Region. This accounts for 55 percent of the Region's new housing during the year.

It also represents the lowest share reported for single family housing among the State Planning Regions. New single family home construction in the Region is down almost

two percent from the 4,494 single family homes built in 2014, when single family home construction comprised 65 percent of the Region's new residential construction activity. (See also Chart MR.3 **MARYLAND STATE PLANNING REGIONS New Housing Units Authorized for Construction by Structure Type: 2015.**)

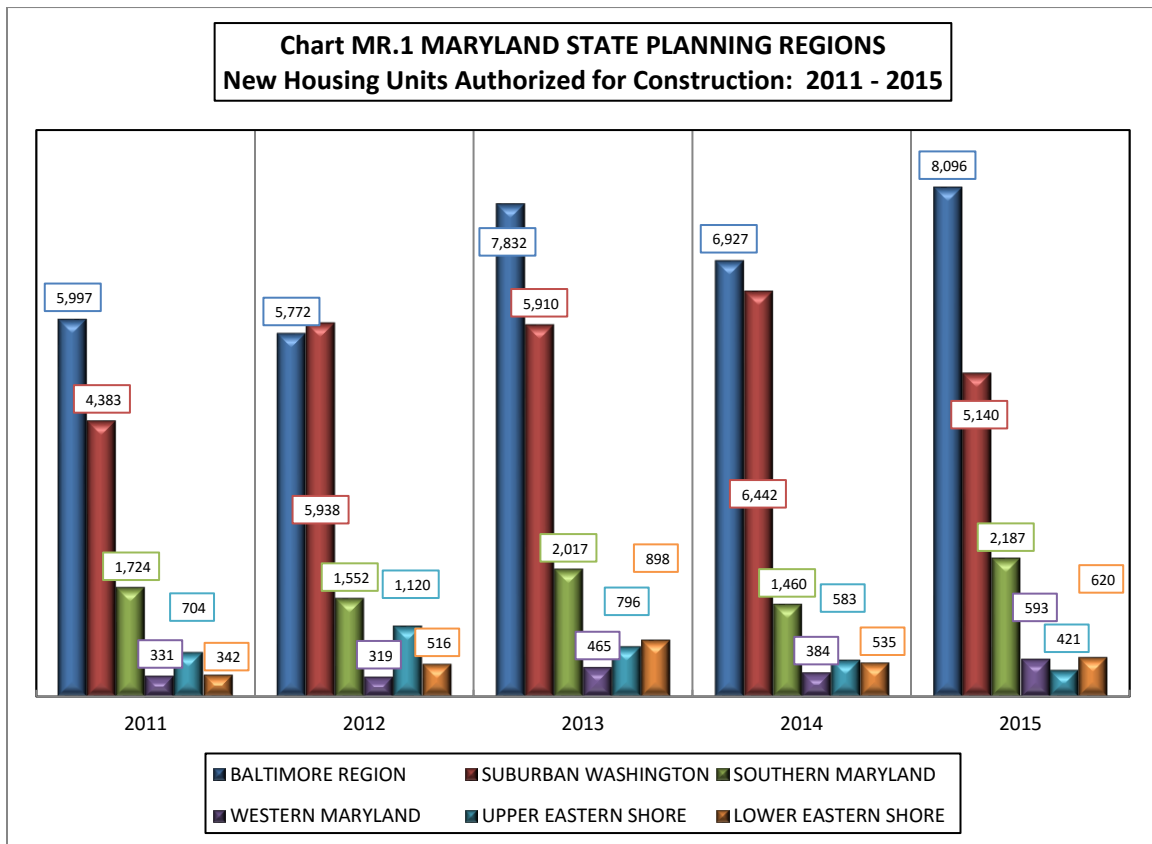
The value of new single family home construction in the Baltimore Region is \$853.4 million. The highest number of new single family homes are built in Anne Arundel (1,565 new houses) and Howard (1,113 new houses). (See also Chart MR.4 **MARYLAND STATE PLANNING REGIONS Change in New Single Family Home Construction: 2010 - 2014.**)



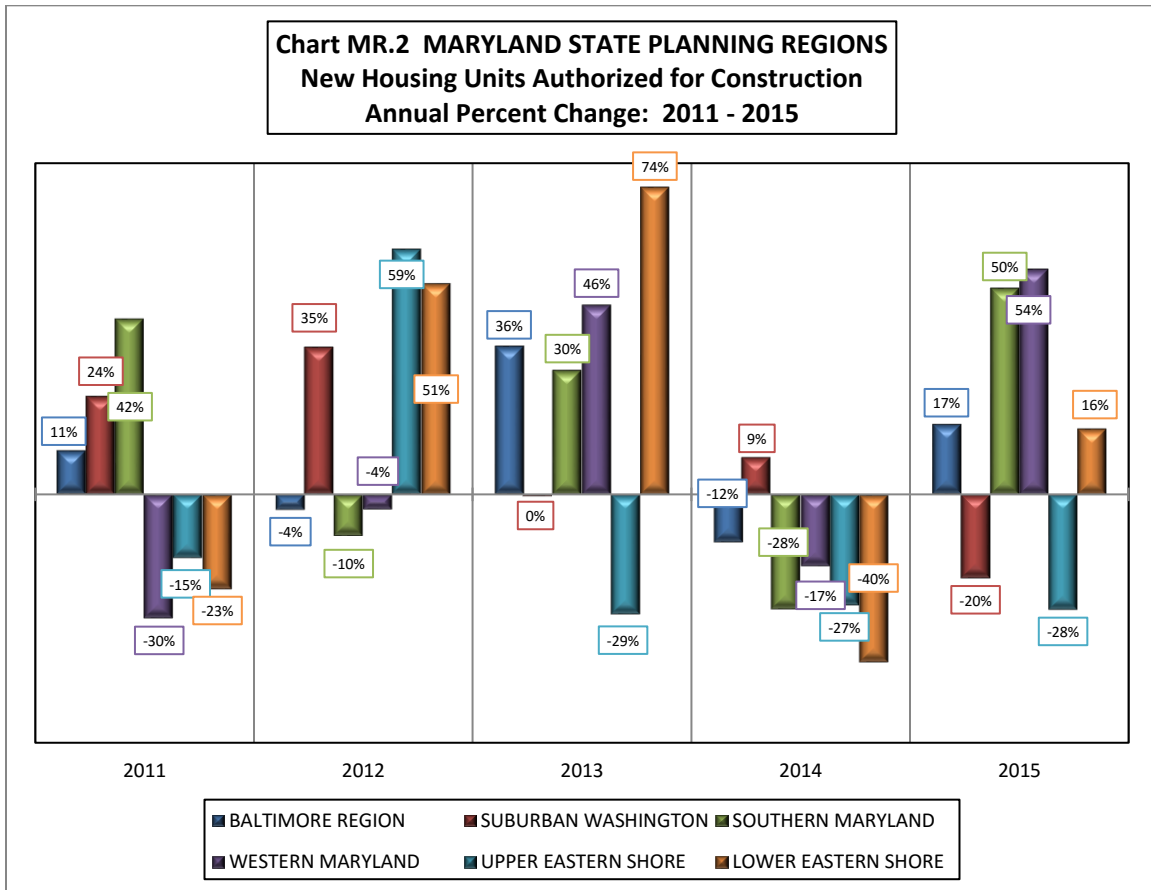
The average construction value of a new single-family home is \$193,031. This is about seven percent lower than the mean cost Statewide (\$208,078). It is also the lowest single family home average construction cost among the six State Planning Regions. (See also Chart MR.5 **MARYLAND AND STATE PLANNING REGIONS New Single Family Home Average Construction Value: 2014 and 2015.**)

New multi – family housing construction accounts for 45 percent of all new housing in the Baltimore State Planning region. Permit issuing places in the Region authorized 3,675 new multi-family housing units for construction in 111 buildings during 2015. This is a substantial increase (51 – percent) from the 2,433 new multi - family housing units authorized for construction during 2014. Nearly all of these units (97 percent or 3,571 dwellings) are in buildings containing five or more units.

The value of multi-family housing construction built in the Baltimore region is placed at \$451.5 million. The Region accounts for 59 percent of the value of the State's new multi–family housing unit construction.



Anne Arundel (1,091 units) and Baltimore City (1,074 units) authorized the highest number of new multi-family housing units for construction. (See also Chart MR.6a ***MARYLAND AND SPECIFIED PLANNING REGIONS New Multi - Family Housing Units Authorized for Construction: 2011 - 2015.***)



Suburban Washington State Planning Region

The population living in the Suburban Washington State Planning Region is the second highest among State regions with 2.2 million according to 2015 population estimates from the U. S. Bureau of the Census. Consisting of Frederick, Montgomery and Prince George’s Counties, the region contains 37 percent of the State’s total population of six million persons.

Permit issuing places in Suburban Washington authorized 5,140 new housing units for construction during 2015. This accounts for 30 percent of the State’s new residential construction activity. The 2015 value of the Region’s new residential construction is placed at \$1.04 billion or 34 percent of the State’s \$3.1 billion aggregate value of new residential construction. Most of these new dwellings (2,080 housing units) will be built in Montgomery County.

The Suburban Washington Region is one of two regions reporting a decrease in the number of new housing units authorized for construction compared to the previous year. New residential construction activity in 2015 is down 1,302 housing units (- 20

percent) from the 6,442 new housing units authorized for construction during 2014. This decrease is mostly attributable to the drop in new multi – family housing authorized for construction in Montgomery County (from 2,399 in 2014 to 713 new multi -family units in 2015).

Nearly 70 percent of the new housing units authorized for construction in Suburban Washington (3,545 new homes) are single family housing units. This accounts for 32 percent of the State's new single family housing units during 2015.

New single family home construction in the Suburban Washington State Planning Region was virtually unchanged from 2014 through 2015. The number reported in 2015 is just six more units than reported in 2014.

The average construction cost for a new single-family home in Suburban Washington is \$220,520. This is the third highest average construction cost for a new single family house among the State's six state Planning regions. It is six percent higher than the State average of \$208,078.

There are 1,595 new multi-family housing units authorized for construction in the Region during 2015. Nearly 98 percent or 1,559 of the Region's new multi - family housing units are in buildings containing five or more dwellings.

The share of new multi - family housing construction in the Washington Suburbs accounts for 27 percent of the State's new multi - family housing in 2015. This is a relatively severe drop in construction activity when compared to 2014.

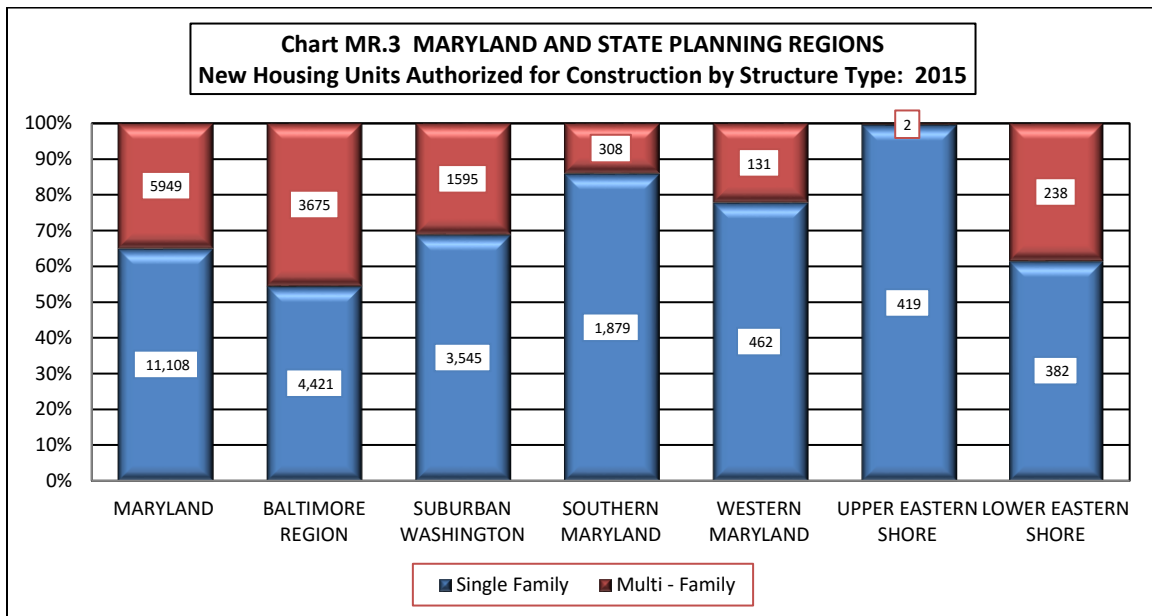
During 2014, Suburban Washington's share of new multi - family housing construction accounted for more than one half of the State's new multi - family residential construction (2,903 of 5,790 new multi - family housing units).

The drop in this sector is responsible for the Region's overall decline in new residential construction activity. It is 1,308 units less (-45 percent) than the number of new multi - family housing units authorized the previous year.

The value of new multi-family housing unit construction in the Suburban Washington State Planning Region is placed at \$256.7 million. This is one third of the State's total value of \$769.3 million reported for building new multi-family developments.

Most of Suburban Washington's new multi-family construction activity during 2015 takes place in Montgomery County. Permit issuing places there authorized 713 new multi - family housing units (44 percent of the Region's total). Frederick authorized 563 new multi – family housing units, up slightly from 504 new units authorized the year

before. Prince George's County authorized 319 new multi – family units for construction in 2015, after not issuing permits for new multi - family units in 2014.



Southern Maryland State Planning Region

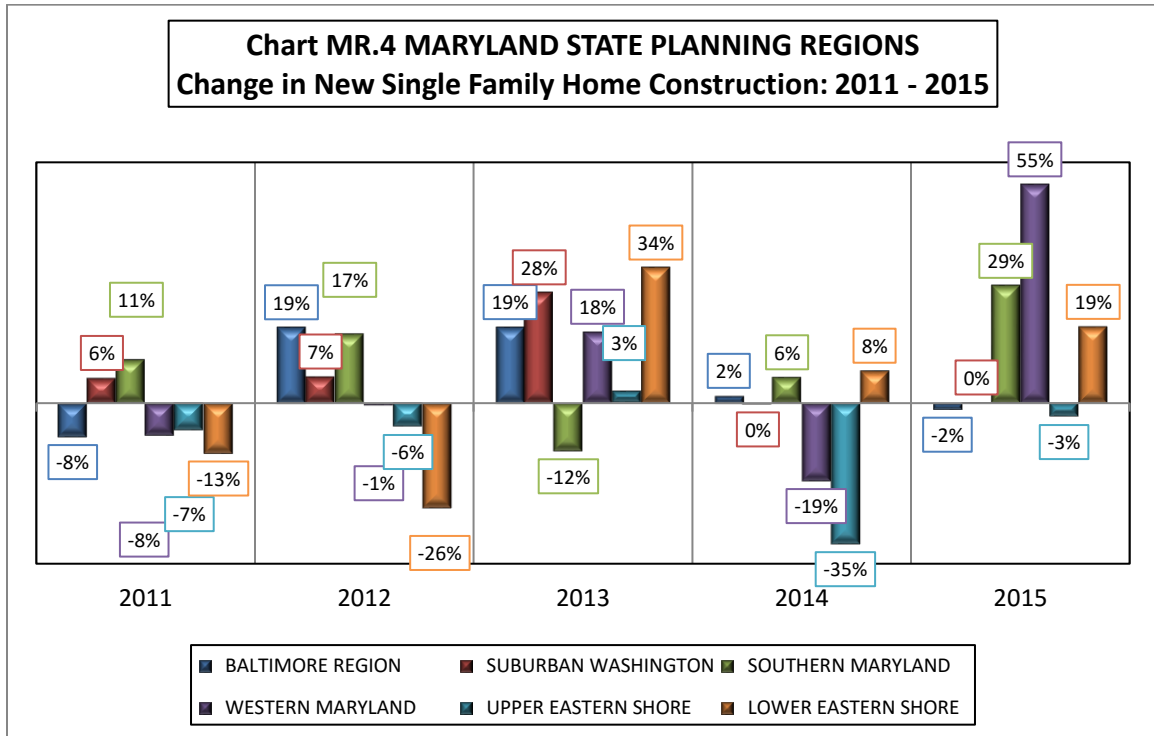
The Southern Maryland State Planning Region comprises Calvert, Charles and St. Mary's Counties. According to 2015 population estimates from the U. S. Bureau of the Census, the Region is home to 358,000 persons. This represents six percent of the State's total population of six million persons.

During 2015, Southern Maryland permit issuing places authorized 2,187 new housing units for construction. The value of new housing construction in the Region is placed at \$402.2 million. The Region accounts for nearly 13 percent of the State's total new housing construction activity, and 13 percent of the State's \$3.1 billion total value of new residential construction for the year.

Construction activity in the region increased by 727 units over the 1,460 units authorized during 2014. This is an increase of almost 50 percent. Most of the Region's new housing (54 percent) will be built in Charles County, where permit issuing places authorized 1,214 new housing units for construction.

New single family housing construction in the Southern Maryland State Planning Region increased substantially from 2014 through 2015. The 1,879 new units reported in 2015 is up 29 percent from the 1,460 new homes reported the previous year.

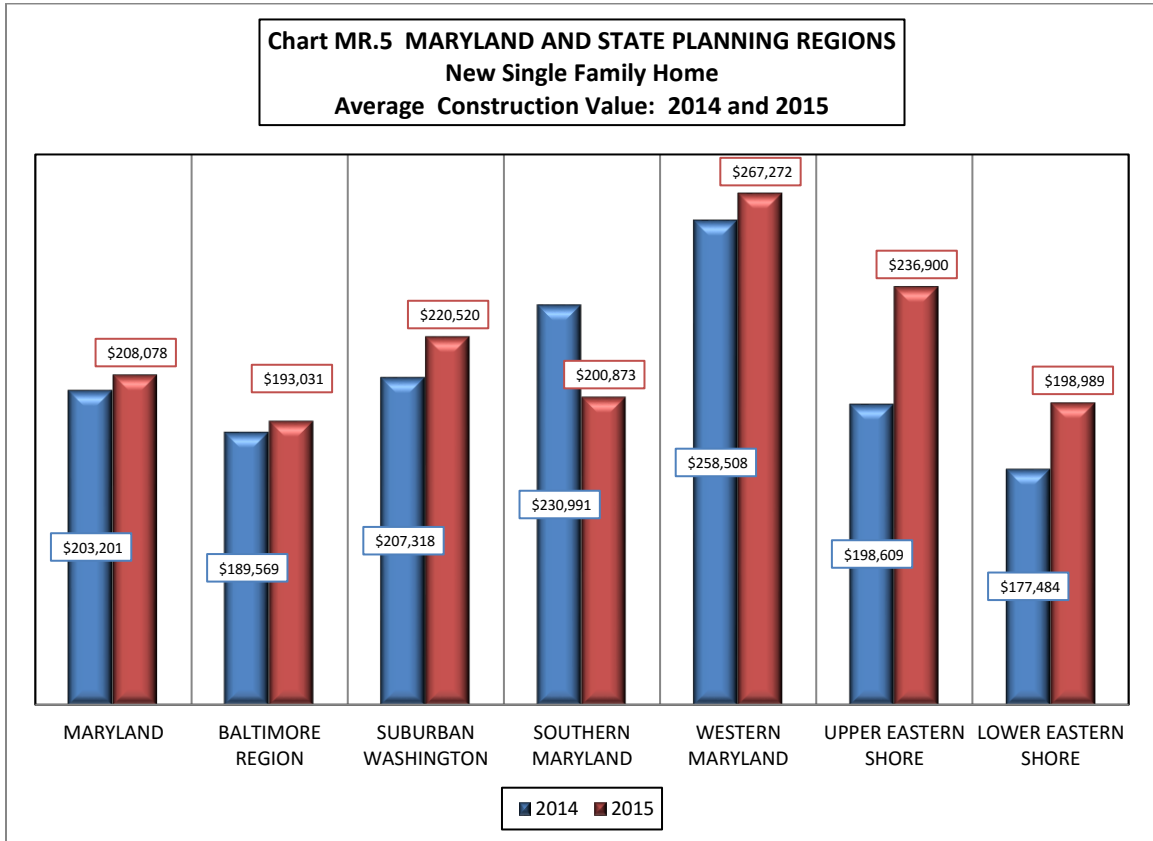
Close to nine of 10 new housing units authorized for construction (1,879 units), in the Southern Maryland State Planning Region are single family homes. However, as a share of new housing stock, new single family homes in the Region fell from just under one hundred percent to 86 percent from 2014 through 2015.



The average value of construction for a new single family home in the Southern Maryland State Planning region is placed at \$200,873. This ranks fourth among the State's six planning regions, and three percent lower than the State's average construction cost of \$208,078.

Across 2015 permit issuing places throughout the Region authorized building 17 new multi-family residential developments containing 308 new housing units. Southern Maryland accounts for five percent of the State's 2015 new multi-family housing unit production. Most of these new units will be delivered in Charles County where 13 residential buildings containing 288 new housing units are authorized for construction.

The construction value of new multi-family housing in Southern Maryland is reported at \$24.8 million. This represents three percent of the State's new multi-family housing construction value of \$769.3 million. (See also Chart MR.6b MARYLAND ***AND SPECIFIED PLANNING REGIONS New Multi-Family Housing Units Authorized for Construction: 2011 - 2015.***)



Western Maryland State Planning Region

The Western Maryland State Planning Region is composed of Allegany, Garrett and Washington Counties. These counties contain 252,000 persons, or four percent of the State’s population of six million residents, according to 2015 population estimates from the U. S. Bureau of the Census.

Permit issuing places in these jurisdictions authorized 593 new housing units during 2015. This is just over three percent of the State’s new housing construction. Over half of the new units (54 percent) will be built in Washington County (320 dwellings).

From 2014 through 2015, the Western Maryland State Planning Region experienced the highest percent increase in new housing units of any other State Planning Region. Housing production here is up 54 percent (209 units), compared to the number authorized for construction during 2014.

The value of this construction is placed at \$130.8 million. This is four percent of the State's new housing unit construction value, and 41 percent higher than the Region's \$84.8 million value of construction reported during 2014.

There are 462 new single family housing units valued at \$123.5 million authorized for construction during 2015. Single family home construction accounts for 78 percent of the new residential development in the Western Maryland State Planning Region.

New single family housing construction in the Western Maryland State Planning Region increased substantially from 2014 through 2015. The number reported in 2014 is a boost of 54 percent from 299 new homes reported the previous year.

The average cost for building a new single family home in the Western Maryland Region is \$267,272. This is the highest average construction value among State Planning Regions. It is 28 percent higher than the State's average construction cost of \$208,078.

Garrett County has the highest average value of construction for new single family homes built on the western bank of the Chesapeake Bay. New homes in Garrett, on average, cost \$298,028 to build. The high value of Garrett's single family construction is most likely tied to the construction of vacation homes in the vicinity of Deep Creek Lake.

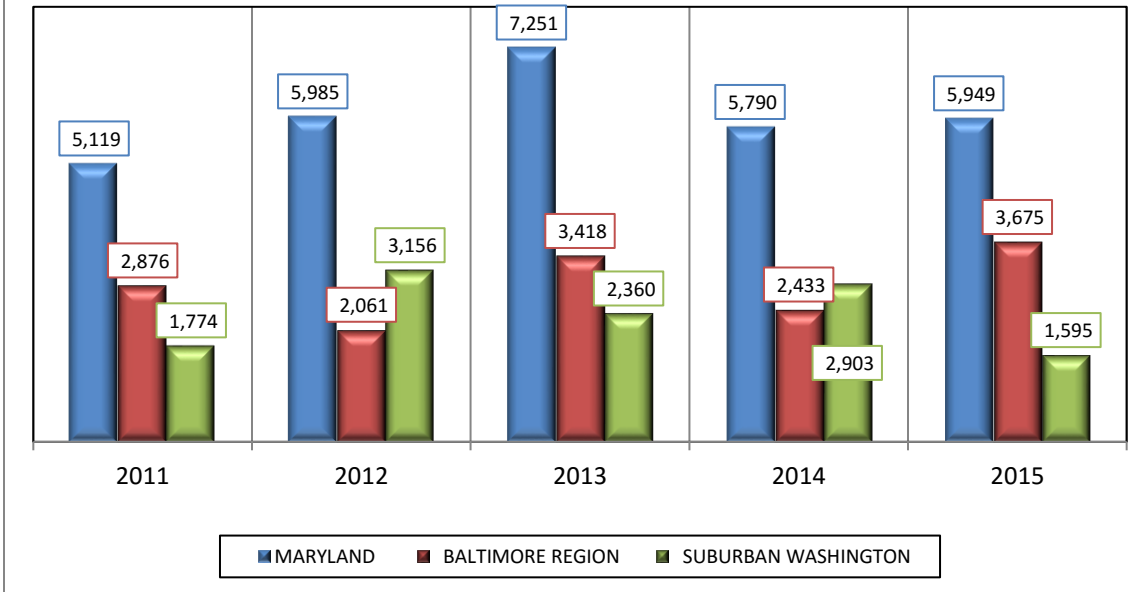
Relatively little multi - family housing construction takes place in the Region. During 2015, seven buildings containing 102 housing units are authorized for construction in Washington County, and one building containing 29 housing units is authorized in Allegany County. Garrett County did not authorize any new multi – family housing units for construction during the year

The 2015 value of multi–family housing construction in Western Maryland is placed at \$7.37 million. The current cost of multi - family housing construction indicates a slight (minus two percent) decrease from \$7.49 million reported in 2014, when five multi - family buildings containing 85 housing units were authorized for construction in the region's permit issuing places.

Upper Eastern Shore State Planning Region

Caroline, Cecil, Kent, Queen Anne's and Talbot Counties comprise the Upper Eastern Shore State Planning Region. According to 2015 population estimates from the U. S. Bureau of the Census, the total population is 241,200 persons, accounting for four percent of the State's total population of six million persons.

**Chart MR.6A Maryland and Specified State Planning Regions
New Multi Family Housing Units
Authorized for Construction: 2011 - 2015**



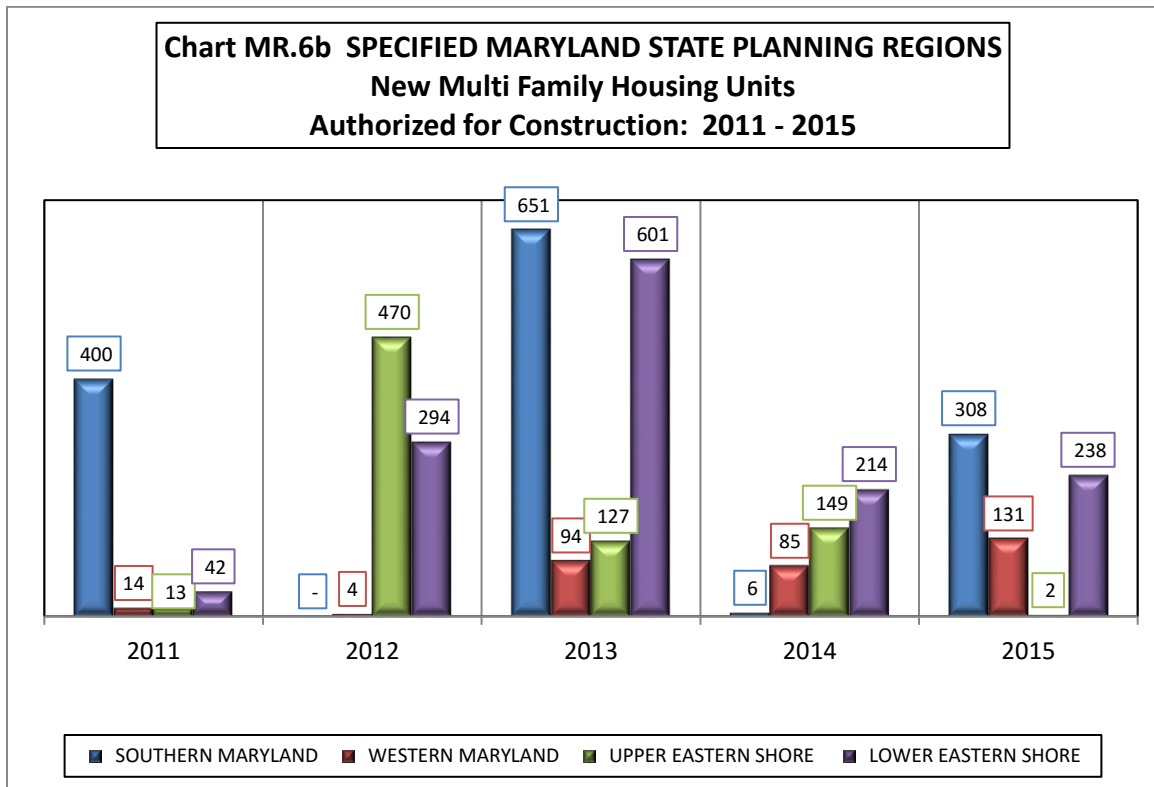
During 2015, Upper Shore Region permit issuing places authorized 421 new housing units for construction, a decrease of 162 units (28 percent) from 2014. New housing in the Region accounts for nearly three percent of the State's total new housing construction.

The value of the Region's new residential construction is placed at \$99.4 million. This is a 31 percent drop in construction value compared to 2014, when the value of new housing construction was placed at \$143 million. Most of the Region's new houses are built in Queen Anne's County. The 168 new housing units authorized for construction in Queen Anne's permit issuing places represents 40 percent of the Region's total.

There are 419 new single family housing units authorized for construction within Upper Eastern Shore permit issuing places. Single family home construction accounts for all but two of the new housing units permitted in the five counties during 2015. Single family home construction activity is down slightly more than three percent when compared with the 434 units authorized for construction during 2014.

The value of new single family home construction is placed at \$99.3 million. The region's average construction value for a new single-family home is \$236,900, ranking second among State Planning Regions. This is 14 percent above the State's average cost of \$208,078 for building a new single family homes.

Compared to other State Planning Regions very little multi - family housing construction takes place on the Upper Eastern Shore during 2015. One building containing two housing units was authorized for construction in Queen Anne's County. The value of this structure is placed at \$165,000. No other jurisdiction in the Region authorized new multi – family residential construction activity during the year.



Lower Eastern Shore State Planning Region

Dorchester, Somerset, Wicomico and Worcester Counties comprise the Lower Eastern Shore State Planning Region. The 2015 U. S. Census Bureau population estimate for these jurisdictions is 212,000 persons. The region's population accounts for almost four percent of the State's total population of six million persons.

During 2015, permit issuing places on the Lower Eastern Shore Region authorized 620 new housing units for construction. This is an increase of 85 units (16 percent), from 2014 when 535 new housing units were authorized for construction. New residential development on the Lower Eastern Shore accounts for nearly four percent of the new residential construction activity in the State. The majority of the new construction takes place in Worcester County. Permit issuing places in the County authorized 266 new units for construction. This is 43 percent of the Region's total.

The value of new home building in the four counties is placed at \$104.8 million. This is an increase of \$23.4 million (29 percent) from the Region's value of new residential construction in 2014 (\$81.3 million).

Single family homes account for 62 percent of Lower Eastern Shore new housing (382 dwellings) during 2015. This is 19 percent higher than in 2014 when 321 new houses were built. The average construction value of the Region's a new single family homes is \$198,989. This is four percent below the Statewide average construction cost of \$208,078.

The Lower Eastern Shore Region authorized the construction of 238 new multi-family housing units during 2015. This is an increase of 11 percent from 2014 when 214 new multi - family housing units were authorized for construction. Nearly all of the new multi-family housing is in buildings containing five or more units (226 units or 95 percent).

The 2015 value of construction for new multi-family dwellings in the Eastern Shore is \$28.8 million. This is \$4.4 million (18 percent) more than the value reported for building new multi - family housing units on the Lower Eastern Shore in 2014.

Residential Development Areas: 2015

Most new residential development in the State is moderate density, single-family housing built on small plots of land. These new housing units are built in counties within commuting distance of major employment centers. The physical geography of this development is categorized by four features related to urbanization (see Map 2). These features are:

- The jurisdiction's geographic proximity to the population cores of Baltimore City or the District of Columbia;
- The jurisdiction's population size;
- The jurisdiction's weighted population density; and
- The jurisdiction's current population trends.
-

Listed below are the five categories and their component jurisdictions:

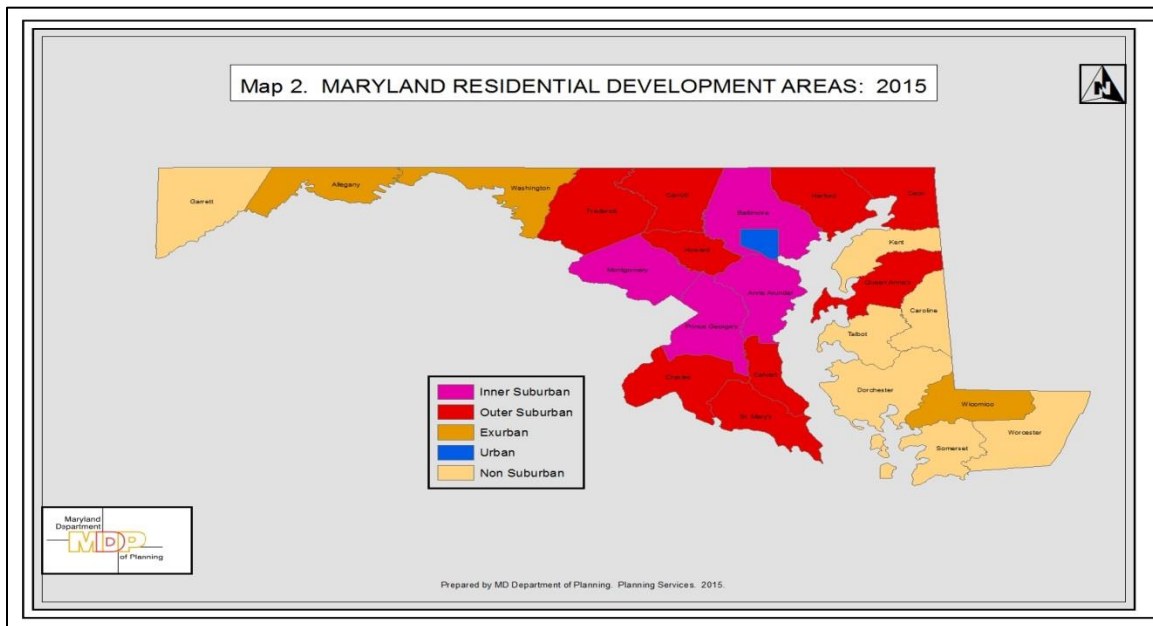
1. **Inner Suburban** (Anne Arundel, Baltimore, Montgomery and Prince Georges Counties);
2. **Outer Suburban** (Calvert, Carroll, Cecil, Charles, Frederick, Harford, Howard, Queen Anne's and St. Mary's Counties);
3. **Exurban** (Allegany, Washington and Wicomico Counties);

4. **Non – suburban** (Caroline, Dorchester, Garrett, Kent, Somerset, Talbot and Worcester Counties); and
5. **Urban** (Baltimore City).

Using 2015 population estimates from the U. S. Bureau of the Census, 86 percent of the State's population (5,155,522 of 6,006,401 persons), lives in the 16 jurisdictions classified Suburban (56 percent live in Inner Suburban jurisdictions, 25 percent live in Outer Suburban jurisdictions, and five percent live in Exurban jurisdictions).

Ten percent of the State's population lives in Baltimore City, the only primary jurisdiction classified Urban. Just under four percent of the population lives in primary jurisdictions not classified as suburban or urban.

During 2015, Suburban jurisdictions authorized the construction of 14,913 new housing units. This accounts for 87 percent of the State's total new residential construction. The value of this construction is placed at \$2.7 billion. (See Figure 2. MARYLAND RESIDENTIAL DEVELOPMENT AREAS New Housing Units Authorized for Construction: 2015). While comparable to the 14,926 housing units authorized for construction in 2014, this is the first year since 2009 that Suburban housing production declined from the previous year.

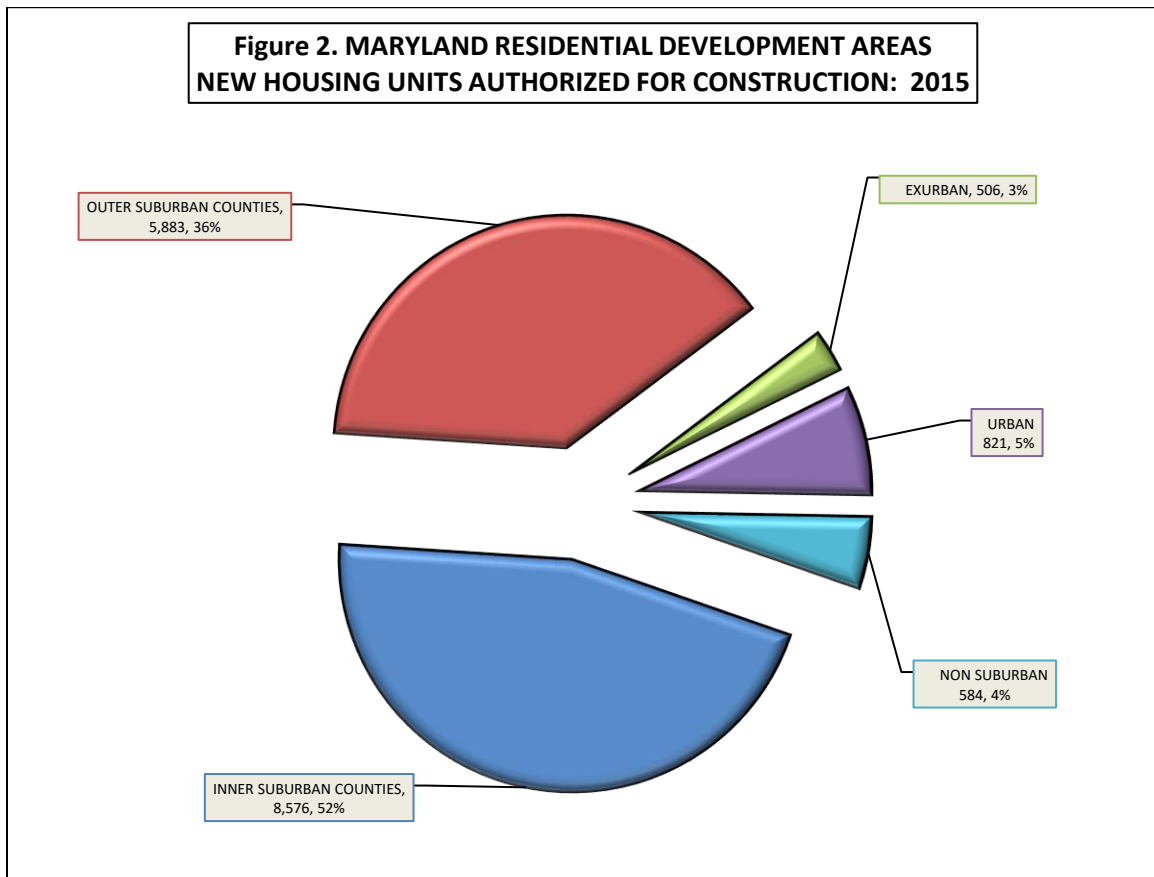


During 2015 suburban areas authorized 10,232 new single family homes for construction. This is 92 percent of the State's new single family homes. These dwellings have an aggregate construction value placed at \$2.1 billion with an average cost to build of \$206,435 or slightly less than the statewide average of \$208,078. (See also Chart

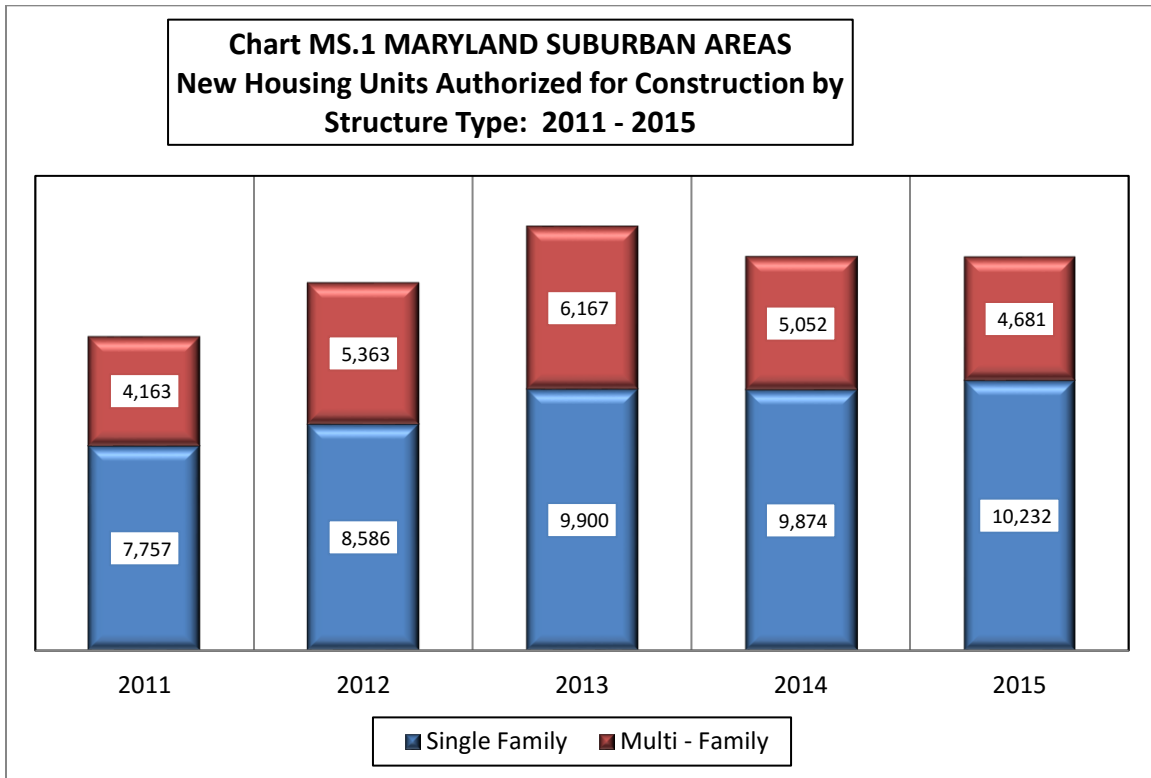
MS.1 MARYLAND SUBURBAN AREAS New Housing Units Authorized for Construction by Structure Type: 2011 – 2015.)

Maryland's suburban builders produced 4,681 new multi-family housing units during 2015. This is 79 percent of the State's new multi-family housing unit inventory. The current figure represents a decrease of 371 units from the 5,052 authorized during 2014. It is also the lowest number reported for multi-family residential development since 2011, when Suburban permit issuing places authorized 4,163 new units in multi-family unit buildings.

The 2015 construction value of multi-family housing construction in Suburban jurisdictions is placed at \$568,932,286 a decrease of 15 percent (\$102 million) over the value of construction reported in 2014.



Most of the new multi-family units are garden style or high rise apartments or condominiums (97 percent or 4,535 units). The value of which is placed at \$551 million or 97 percent of the total value of multi-family housing in the suburbs.



Inner Suburban Counties

Anne Arundel, Baltimore, Montgomery and Prince George’s Counties are the State’s Inner Suburban jurisdictions. They share political boundaries with either Baltimore City or Washington, DC, and have longstanding employment and transportation ties to the population cores of one or both of the two cities.

The Inner Suburban Counties contain more than half of the State’s population, according to the 2015 U. S. Bureau of the Census population estimate. These jurisdictions contain 3,344,974 persons. This is 56 percent of the State’s total population and 65 percent of Maryland’s suburban population.

During 2015, Inner Suburban permit issuing places authorized 7,805 new housing units. This accounts for 46 percent of the State’s new residential construction. (See Also Chart MD 1. ***MARYLAND RESIDENTIAL DEVELOPMENT AREAS New Housing Units Authorized for Construction: 2010 – 2015.***)

The Inner Suburbs is the only development area to show a decrease in new housing production from 2014 to 2015. The number of new housing units authorized for construction dropped 771 housing units (nine percent) from the 8,576 new housing

units authorized for construction the previous year. (See Also Chart MD 2. **MARYLAND RESIDENTIAL DEVELOPMENT AREAS Change in New Housing Units Authorized for Construction: 2011 – 2015.**)

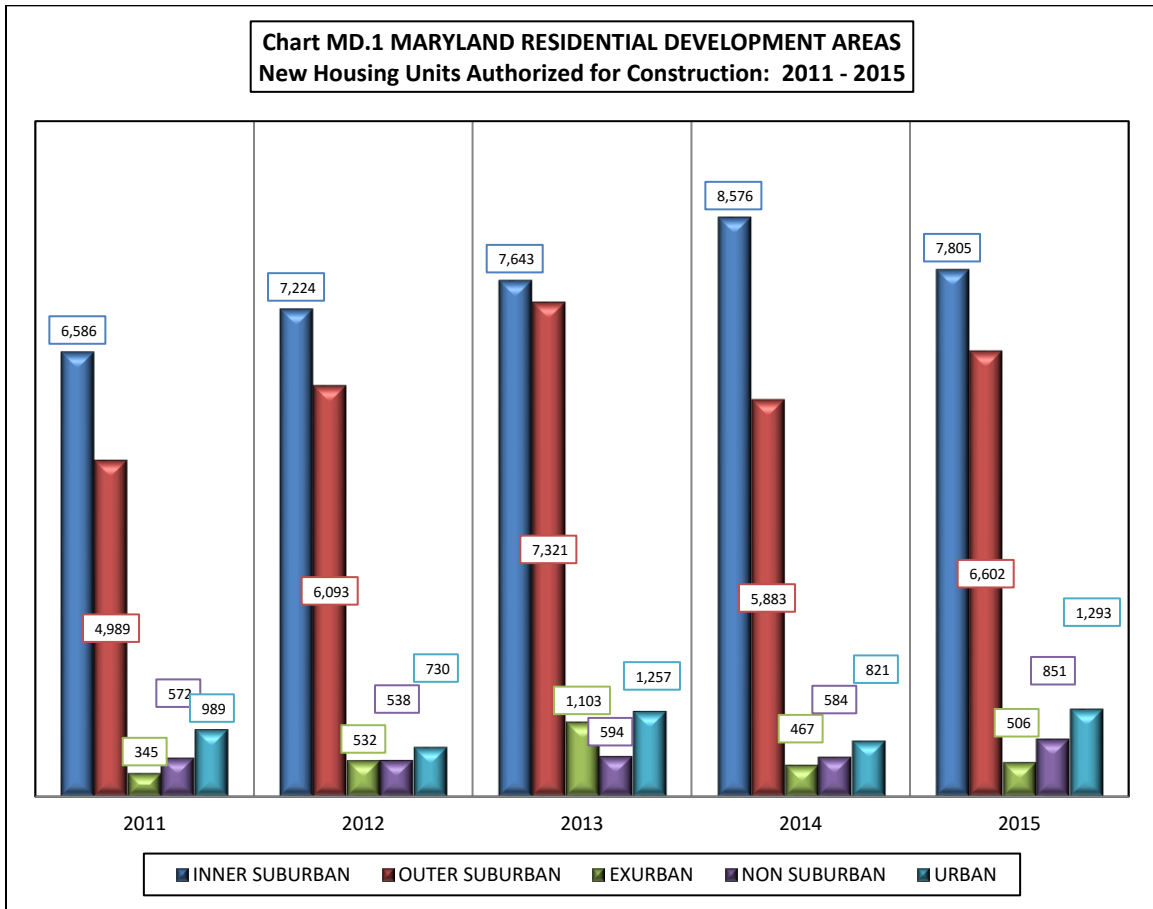
The value of new residential construction in the Inner Suburban jurisdictions is placed at \$1.4 billion during 2015. This is 45 percent of the State's \$3.1 billion value of new residential construction during the year. (See also Chart MD 3. **MARYLAND RESIDENTIAL DEVELOPMENT AREAS Value of New Housing Unit Construction: 2014 - 2015.**)

Statewide, about 46 percent (5,134) of the State's 11,108 new single family homes are built in these four counties. Single family home construction during 2015 is a decrease of 90 single family housing units from 2014, or nearly two percent.

The value of new single family home construction is placed at \$1.04 billion. The average construction value of an Inner Suburban new single family home is \$203,604. Although this is two percent below the Maryland average construction value of \$208,078 for a newly built home, it is five percent higher than the average value of construction for a single family home reported in 2014 (\$193,364). (See also Chart MD 5. **MARYLAND AND RESIDENTIAL DEVELOPMENT AREAS New Single Family Home Average Construction Value: 2014 - 2015.**)

The Inner Suburban counties authorized the construction of 2,671 new multi-family housing units during 2015. This represents a substantial decrease (-20 percent) from the 3,352 new multi-family housing units authorized for construction the previous year. (See also Chart MD 3. **MARYLAND AND RESIDENTIAL DEVELOPMENT AREAS New Housing Units Authorized for Construction by Structure Type: 2015.**)

The value of constructing multi-family buildings in the Inner Suburban counties is placed at \$341.7 million. Nearly 99 percent of the area's new multi-family construction value is for producing new apartment or condominium buildings. The Inner Suburban permit issuing places authorized the building of 2,635 units in 37 new buildings containing five or more units with a construction cost placed at \$338.2 million.



Outer Suburban Counties

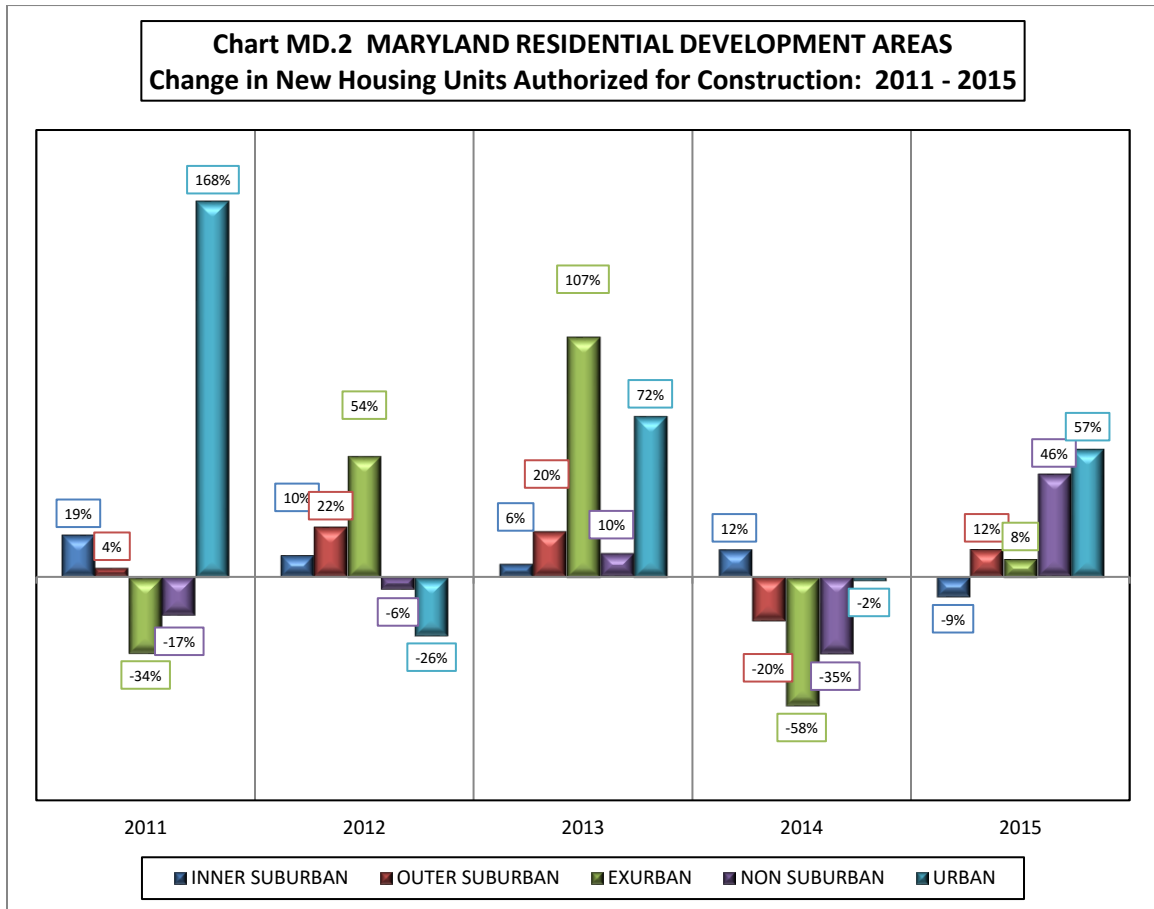
Calvert, Carroll, Cecil, Charles, Frederick, Harford, Howard, Queen Anne’s and St. Mary’s Counties comprise the Outer Suburban Counties. These are counties that neighbor Inner Suburban Counties and generally fast growing jurisdictions in the immediate vicinity of the Baltimore City and Washington, DC population cores.

These counties contain 1,486,065 persons according to the 2015 population estimates from the U. S. Bureau of the Census. This is 29 percent of the State’s suburban area population of 5,155,522 persons, and 25 percent of the State’s total population of 6,006,401.

During 2015, Outer Suburban Counties authorized 6,602 new housing units for construction. This accounts for 39 percent of the State’s new residential construction during the year.

Only once in the last five years has new housing production in the Outer Suburban Counties been less than the previous year. The 2015 total is an increase of 719 housing units compared to the 5,883 new units authorized during 2014. The 2015 value of Outer Suburban housing construction is placed at \$1.21 billion. This is 39 percent of the State's total new housing construction value.

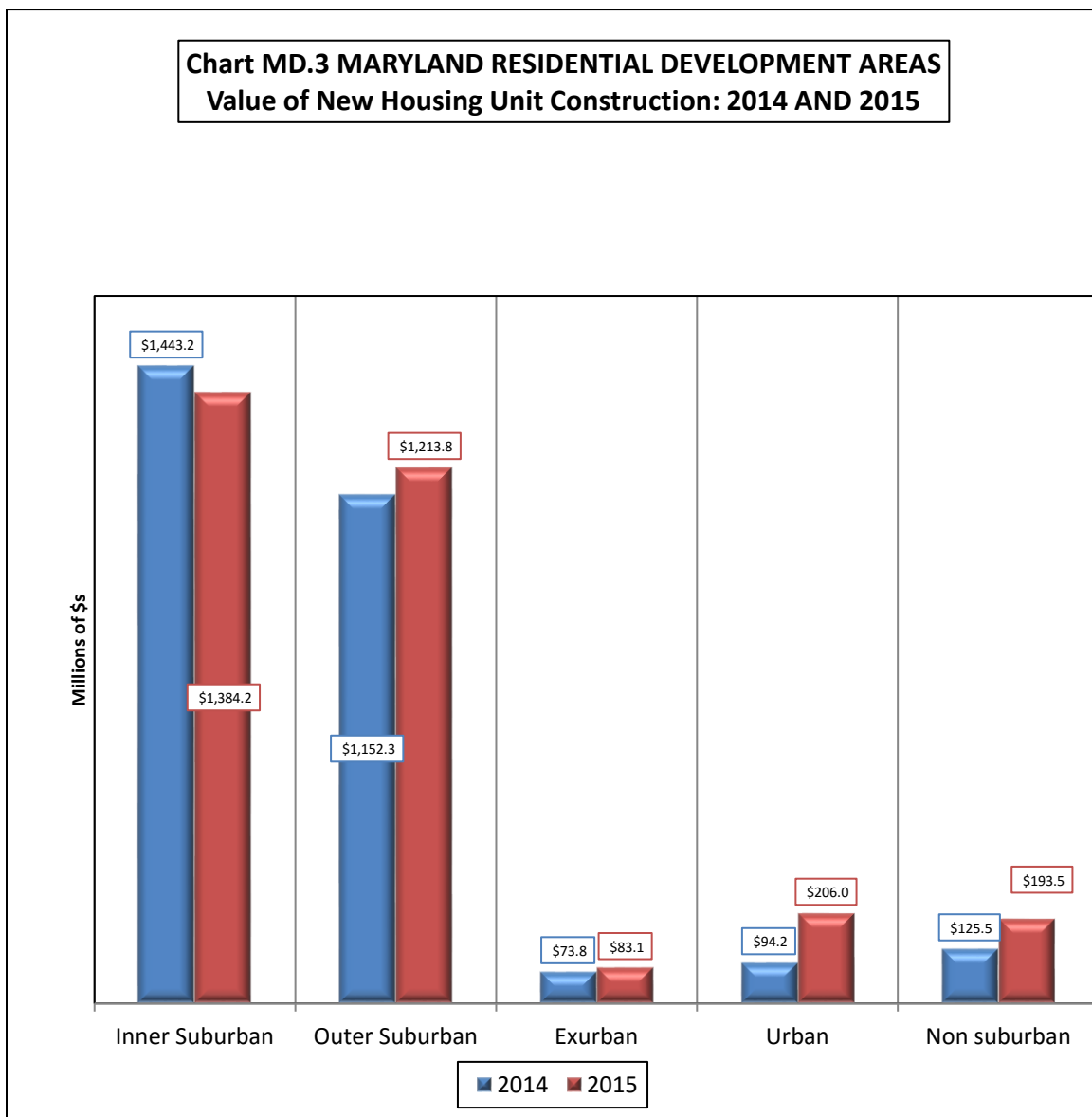
The new housing inventory in the Outer Suburban Counties is mostly single family dwellings (72 percent or 4,767 units). The number of new single family housing units authorized for construction during 2015 is 10 percent higher than the number of new single family housing units built in 2014 (4,324).



The value of new single family housing construction in Outer Suburban jurisdictions is placed at \$997.3 million. The average new home construction cost in the Outer suburbs is \$209,218. This is equivalent to the average cost of building a new home Statewide (\$208,078), but just under three percent of the construction value of new single family homes in the same areas reported for 2014 (\$214,318).

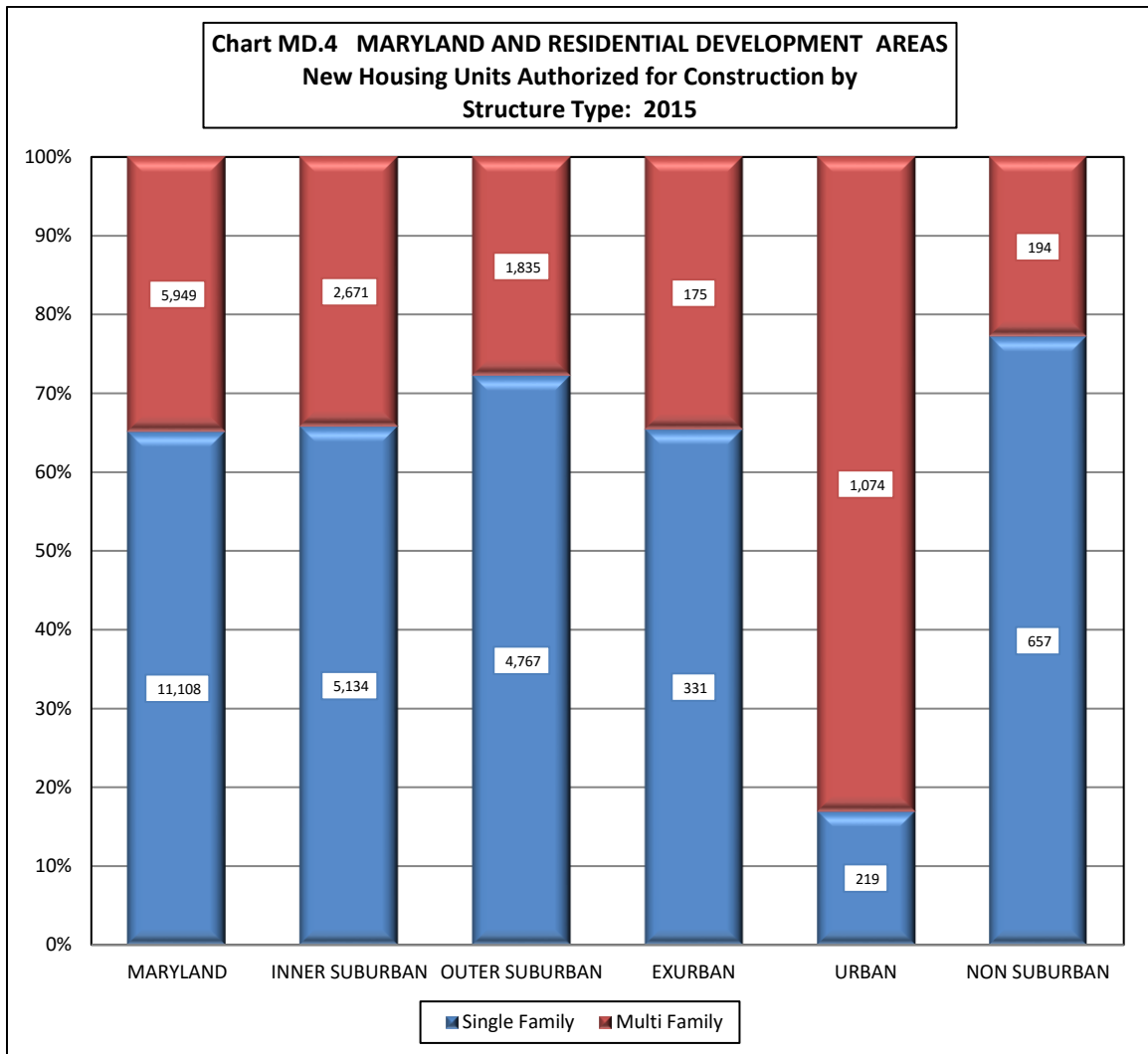
Permit issuing places in Outer Suburban jurisdictions authorized 1,835 new housing units in multi-family developments during 2015. This is 31 percent of the State's new multi-family housing unit development activity. It represents a substantial increase (276 units or 18 percent) from the 1,559 new multi-family housing units authorized during 2014.

The 2015 construction value of new Outer Suburban multi-family housing units is placed at \$216.5 million. Nearly all (95 percent) the new multi-family development is devoted to apartments and condominiums, as 1,739 of the new units are in 86 buildings containing five or more units.



Exurban Counties

Allegany, Washington and Wicomico Counties are classified Exurban Counties. These jurisdictions are distinct Metropolitan Statistical Area central counties, with large expanses of territory that are lightly populated. Workers from these jurisdictions are generally not a significant part of the Baltimore-Washington, DC employment interchange.



The total population in the three jurisdictions is 324,483 persons according to the 2015 population estimates from the U. S. Census Bureau. This is over five percent of the State's total population of 6,006,401 persons, and over six percent of the State's suburban population of 5,155,522 persons.

During 2015, these jurisdictions authorized 506 new housing units. This is an increase of 39 new homes (eight percent) from the 467 new housing units authorized for construction during 2014. New housing construction in Exurban jurisdictions accounts for almost three percent of the State's new residential construction in 2015.

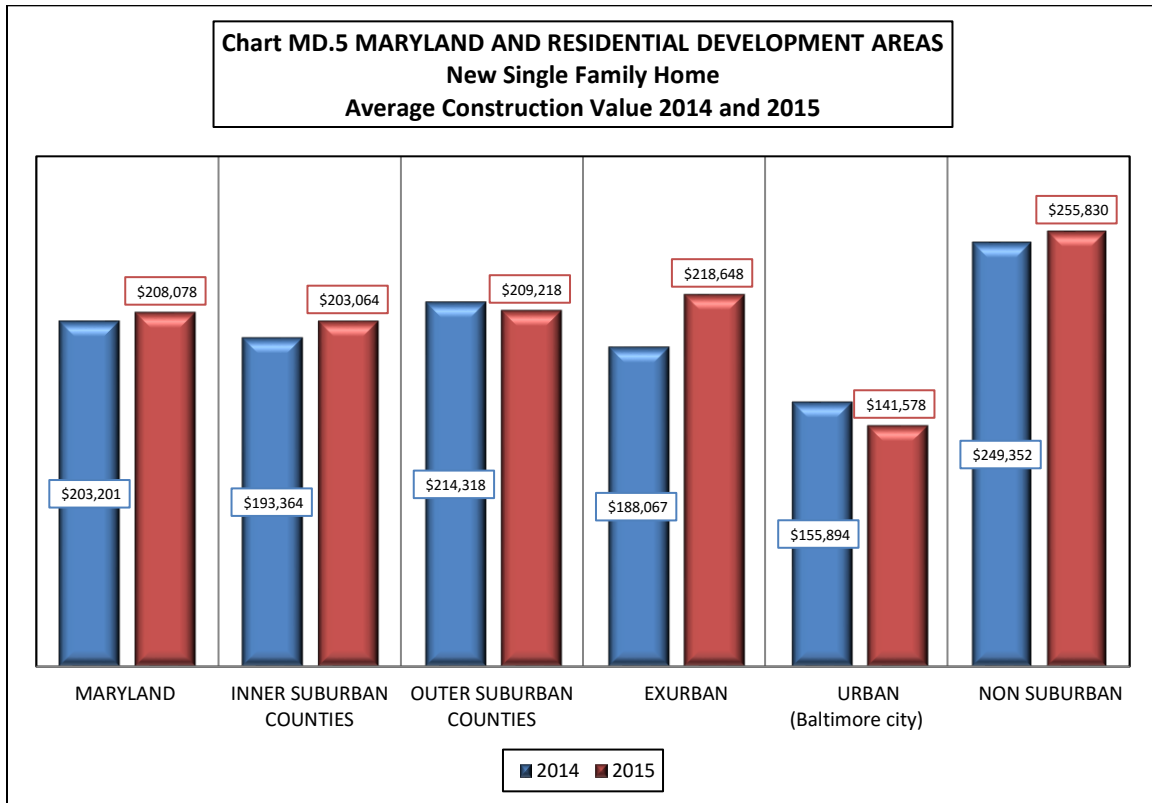
The value of new residential construction in Exurban counties is placed at \$83 million, or just about three percent of the State's total value of residential new construction. This is a significant increase in expenditures from 2014, when the value of new housing production in Exurban counties was placed at \$73.8 million.

Allegany, Washington and Wicomico Counties combined to authorize 331 new single family houses in 2015, an increase of five units from the 326 single family homes authorized for construction during 2014. Single family housing accounts for 65 percent of all new housing units authorized for construction by Exurban permit issuing places.

The 2015 value of new single family housing construction is \$72.4 million in Exurban counties. The average construction value of new single family homes is \$218,648 in these areas. This is five percent higher than the average cost of a new single family home in Maryland (\$208,078). The 2015 average construction value is 16 percent higher than the \$188,067 average new home construction value the previous year.

New multi - family housing unit construction activity in Exurban counties account for under four percent of the State's new suburban multi-family developments. Permit issuing places in these jurisdictions authorized 175 new multi-family housing units for construction during 2015. This is an increase from the 141 new multi-family housing units authorized in these counties during 2014.

The 2015 total value of multi-family building construction in the Exurbs is placed at \$10.7 million. This represents a 14 percent drop in spending compared to new multi-family housing construction in 2014, when the value of new multi - family housing unit was placed at \$12.5 million.

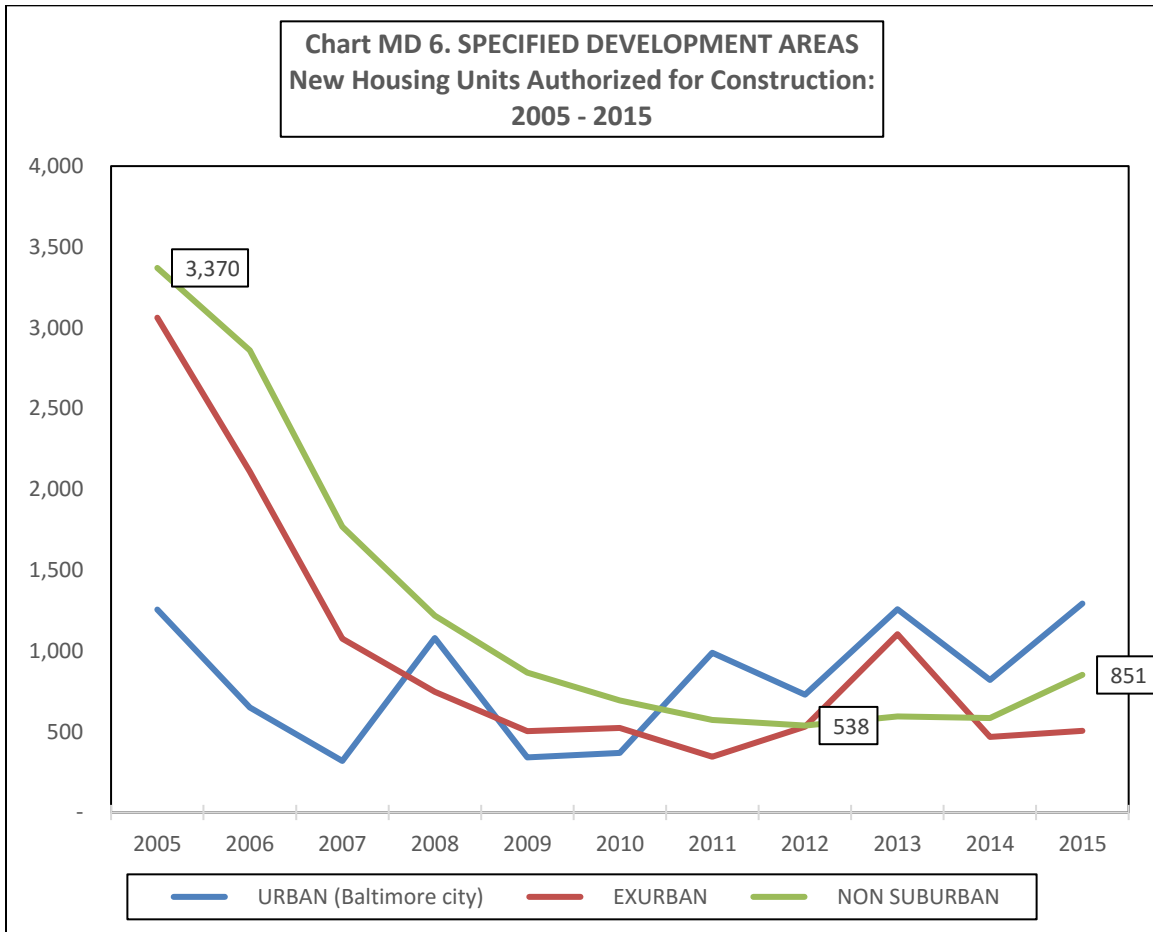


Non-suburban Non - urban Counties

During 2015 the State’s seven jurisdictions not classified as suburban or urban (Caroline, Dorchester, Garrett, Kent, Somerset, Talbot and Worcester Counties), authorized 851 new housing units for construction. This is just about five percent of the State’s new residential construction activity. New residential construction in these jurisdictions during 2015 is 46 percent higher than the 584 new housing units authorized for construction during 2014.

The value of new housing construction in these counties is placed at \$193 million. This is six percent of the total value of State residential construction activity of \$3.1 billion, and reflects an increase of 54 percent over the value of \$125.5 million reported in 2014.

There are 657 new single family homes authorized for construction in non – suburban counties during 2015. This is 77 percent of all new residential unit construction. This is the highest percent share for new single family housing construction among all specified development areas. The value of new single family home construction is placed at \$168.1 million.



The average cost to build a new single family home in a non-suburban jurisdiction during 2015 is \$255,830. This is higher than any suburban or urban area of the State, and is more than 23 percent higher than the average construction cost of new single family housing units Statewide (\$208,078). It represents a 2.6 percent increase over the \$249,352 average cost of building a new single family home in 2014.

Much like the Exurban areas, relatively little new multi – family housing construction takes place in non – suburban areas. During 2015, fourteen new buildings containing 194 dwelling units were authorized for construction. Just two of the seven non suburban jurisdictions authorized new multi - family housing construction during the year. Somerset and Worcester authorized 150 and 44 new multi - family housing units for construction, respectively.

The non – suburban area multi – family housing authorized during 2015 is a net increase of 36 new units for the area's multi - family housing since 2014. It represents an increase of 23 percent over the 158 multi - family housing units authorized in 2014.

The value of constructing new housing units in multi-family buildings is placed at \$25.4 million during 2015. This is an increase of 31.6 percent from the \$19.3 million value placed on new multi – family housing construction reported in 2014.

Maryland Jurisdictions²

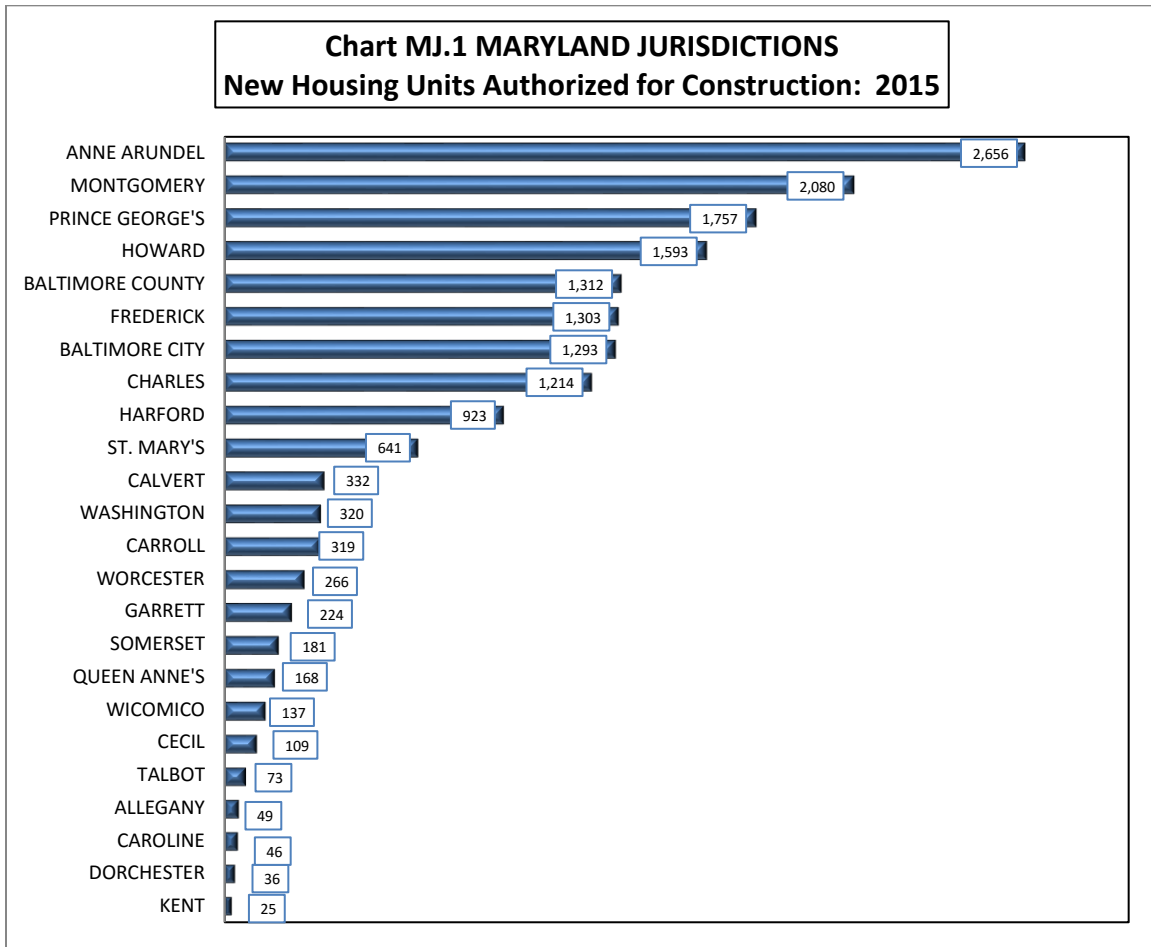
Four jurisdictions account for nearly one-half of Maryland's 17,057 new housing units during 2015. Anne Arundel County permit issuing places authorized 2,656 new dwellings, more than any other jurisdiction. When combined with what is reported for Montgomery (2,080 units), Prince George's (1,757 units) and Howard (1,593 units) Counties, these four jurisdictions account for 47 percent of the State's new housing production. (See also Chart MJ.1 MARYLAND **JURISDICTIONS New Housing Units Authorized for Construction: 2015.**)

Jurisdictions with the highest net increase in new housing units are Baltimore City, Prince George's and Charles Counties. Baltimore City increased 472 new units from the 821 new housing units reported the previous year. Prince George's County reported an annual increase of 465 new housing units from 1,292 new housing units in 2014, while Charles County housing production increased by 424 units from 790 new housing units reported in 2014.

Garrett County experienced the highest annual percent increase in new housing during 2015. Housing production in the County jumped 164 percent (from 85 to 224 new housing units) over the period.

Other jurisdictions reporting very high annual percentage increases in new housing units include; Allegany County (96 percent, an increase of 24 to 49 new housing units), Talbot County (70 percent, increasing from 43 to 73 new units), and Baltimore City's 57 percent increase from 821 new units).

² See Table 3. MARYLAND, REGION AND COUNTY GROUP New Housing Units Authorized for Construction by Building Permits: 2015 Building, Units, Structure Type and Value; and See Table 4. MARYLAND, REGION AND COUNTY GROUP New Housing Units Authorized for Construction by Building Permits: 2014 Building, Units, Structure Type and Value.

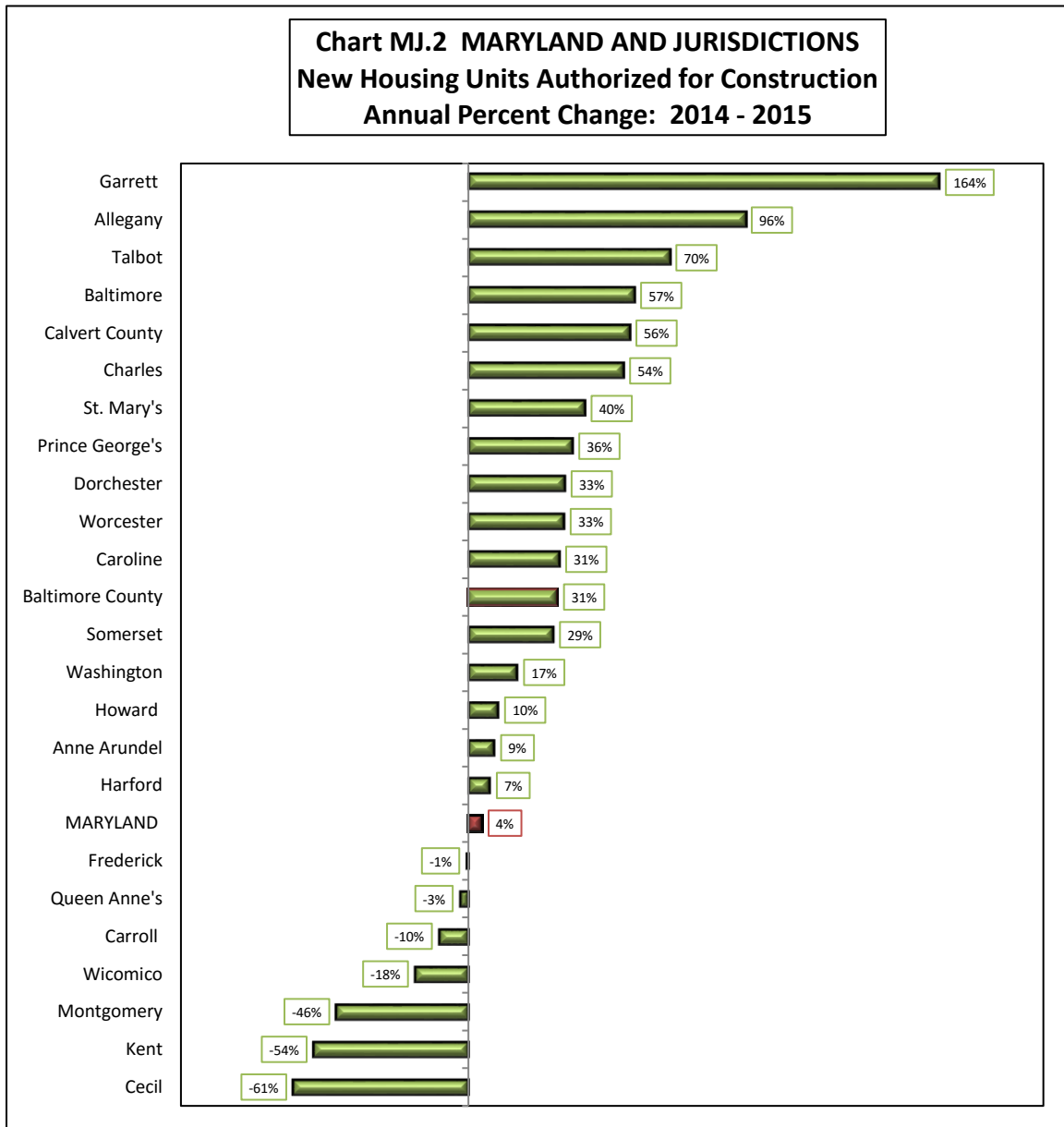


During 2015, seven of the State's 24 jurisdictions reported a decrease in new housing construction compared to 2014. No decrease, however, was as large, or has as much Statewide impact, as the one experienced in Montgomery County. Permit issuing places in the County authorized 1,759 fewer units built, most of which (1,686 units) are multi-family housing units.

The next largest negative annual change in housing units is less than 10 percent of the difference experienced in Montgomery County. Cecil County permit issuing places authorized 169 fewer units from 278 new housing units, and Carroll County authorized 109 fewer housing units from 355 new housing units for construction from the previous year.

The largest percentage reductions in annual new housing construction from 2014 to 2015 occurred in Cecil, Kent and Montgomery Counties. Cecil County housing production dropped 61 percent from 2014. In Kent County, the falloff in new housing is a loss of 54 percent from 54 housing units authorized in 2014. Montgomery County's new housing production is a decrease of 46 percent, from 3,839 new units in 2014. (See

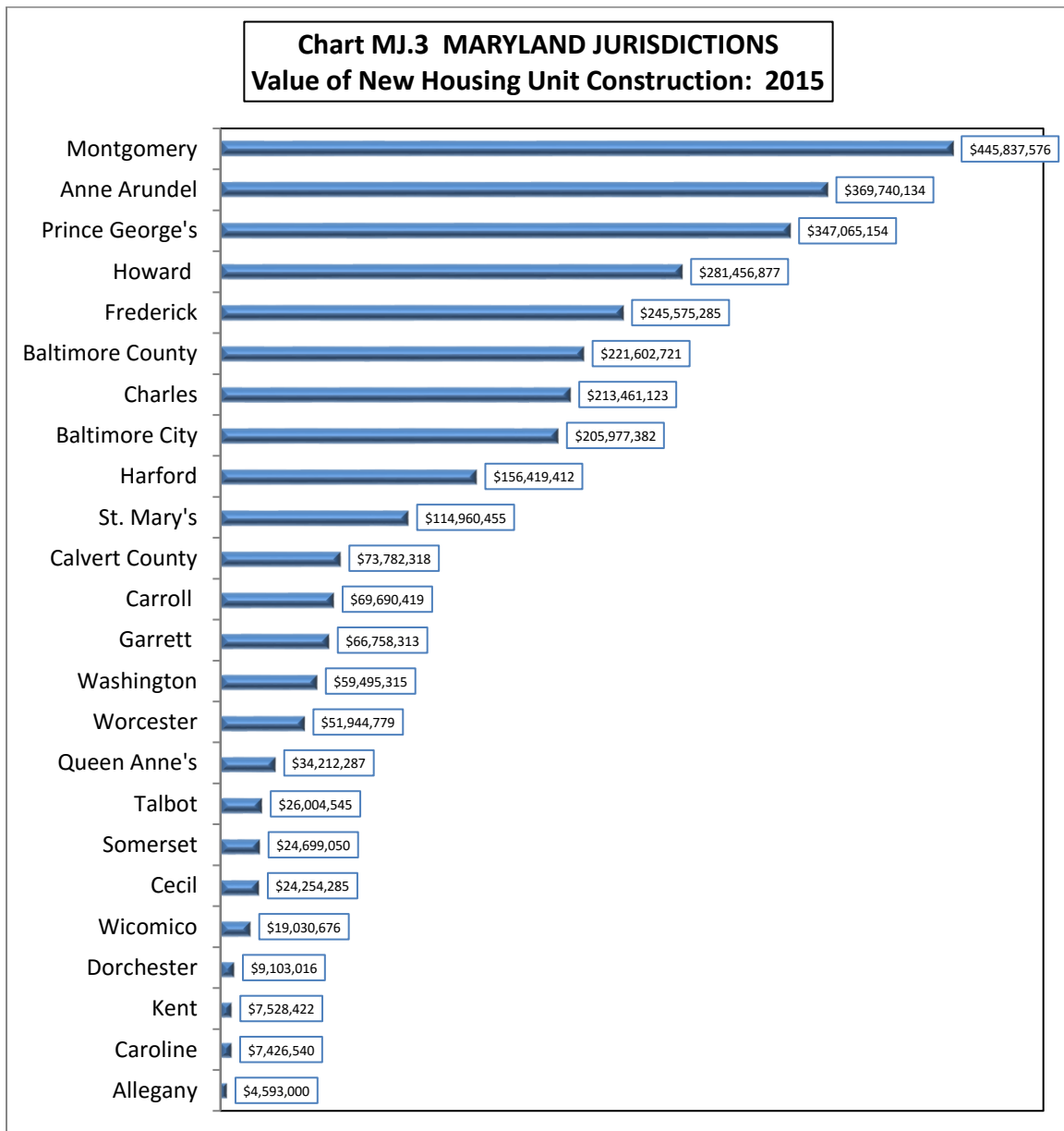
also Chart MJ.2 **MARYLAND AND JURISDICTIONS New Housing Units Authorized for Construction Annual Percent Change: 2014 - 2015.**)



The Statewide value of new residential construction during 2015 is placed at \$3.1 billion. This is almost a seven percent increase in value compared to 2014 when the annual value of new residential construction was placed at \$2.89 billion.

The jurisdiction with the highest reported construction value is Montgomery County (\$445.8 million), followed by Anne Arundel (\$369.7 million), Prince George's (\$347.1

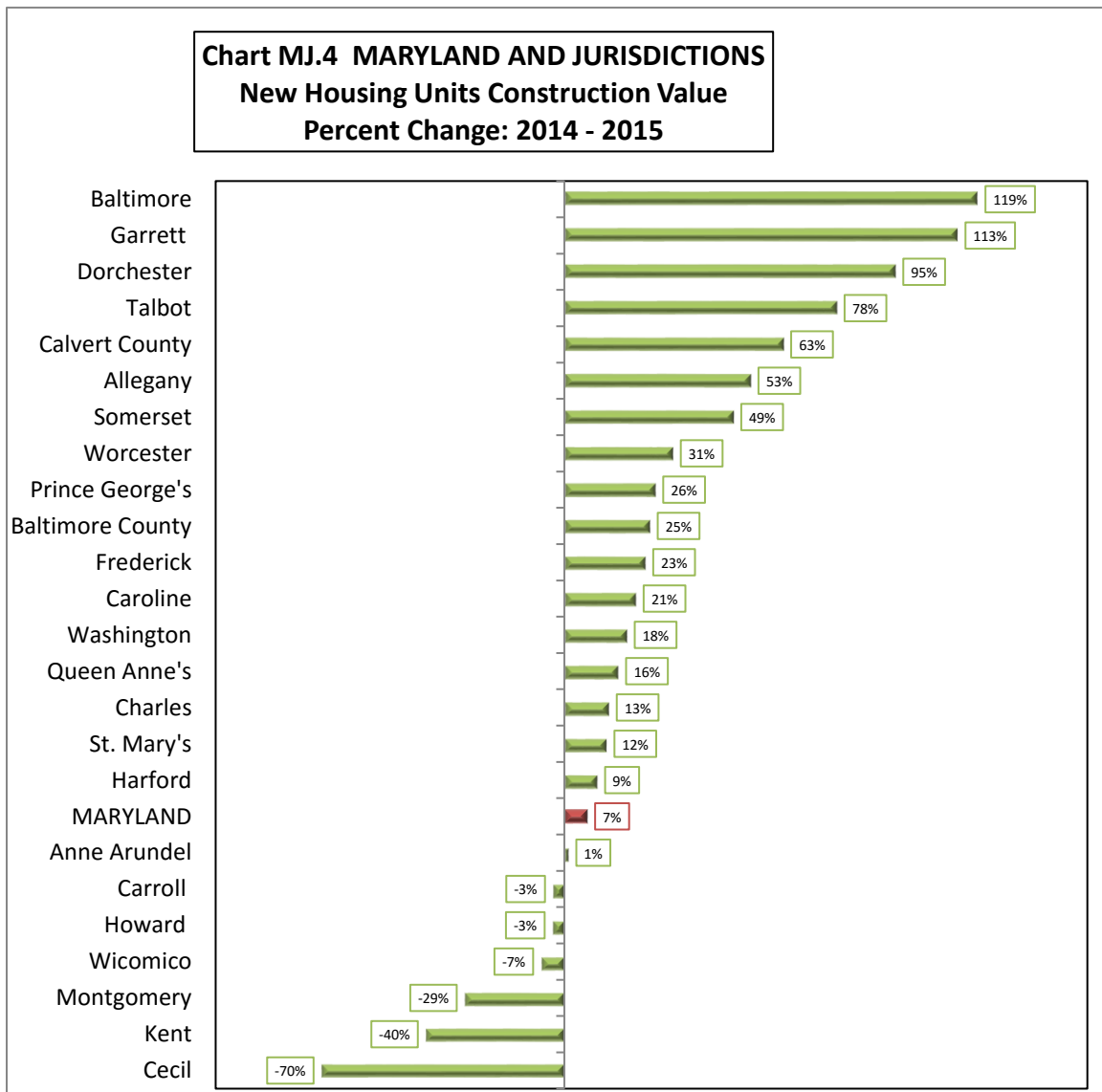
million), and Howard Counties (\$281.5 million). (See also Chart MJ.3 **MARYLAND JURISDICTIONS Value of New Housing Unit Construction: 2015.**)



The lowest 2015 value for new housing construction placed in jurisdictions is reported for Allegany County. The value of new housing construction in Allegany is placed at \$4.6 million. This is followed by Caroline County with housing production valued at \$7.4 million, Kent County with new home construction activity valued at \$7.5 million, and Dorchester County with permit issuing places reporting the value of their new residential construction costs at \$9.1 million.

Eighteen jurisdictions experienced an increase in the current dollar value of new housing construction from 2014 through 2015. The increase is highest in Baltimore City where the value of construction increased by \$111.7 million. (See also Chart MJ.4 **MARYLAND AND JURISDICTIONS New Housing Units Construction Value Percent Change: 2014 – 2015.**)

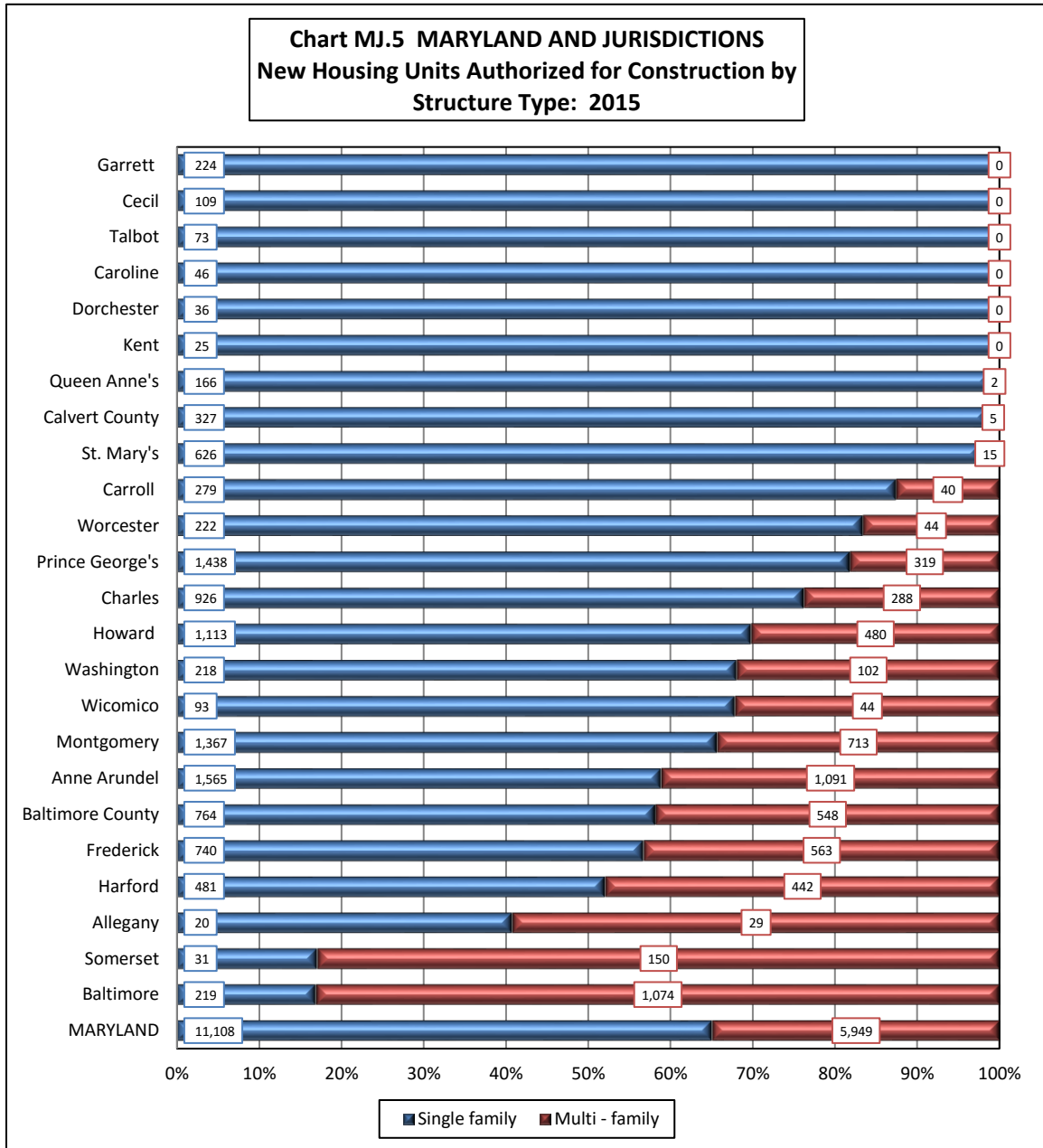
In Prince George's County the increase in the value of new home construction for the period is \$72 million. Frederick and Baltimore Counties are two other jurisdictions posting very high net increases in the value of new home construction, reporting increases of \$46.4 million and \$43.7 million, respectively.



Jurisdictions reporting the highest percent gain in the value of new home building from 2014 are Baltimore City (with an increase in construction value of 119 percent), Garrett

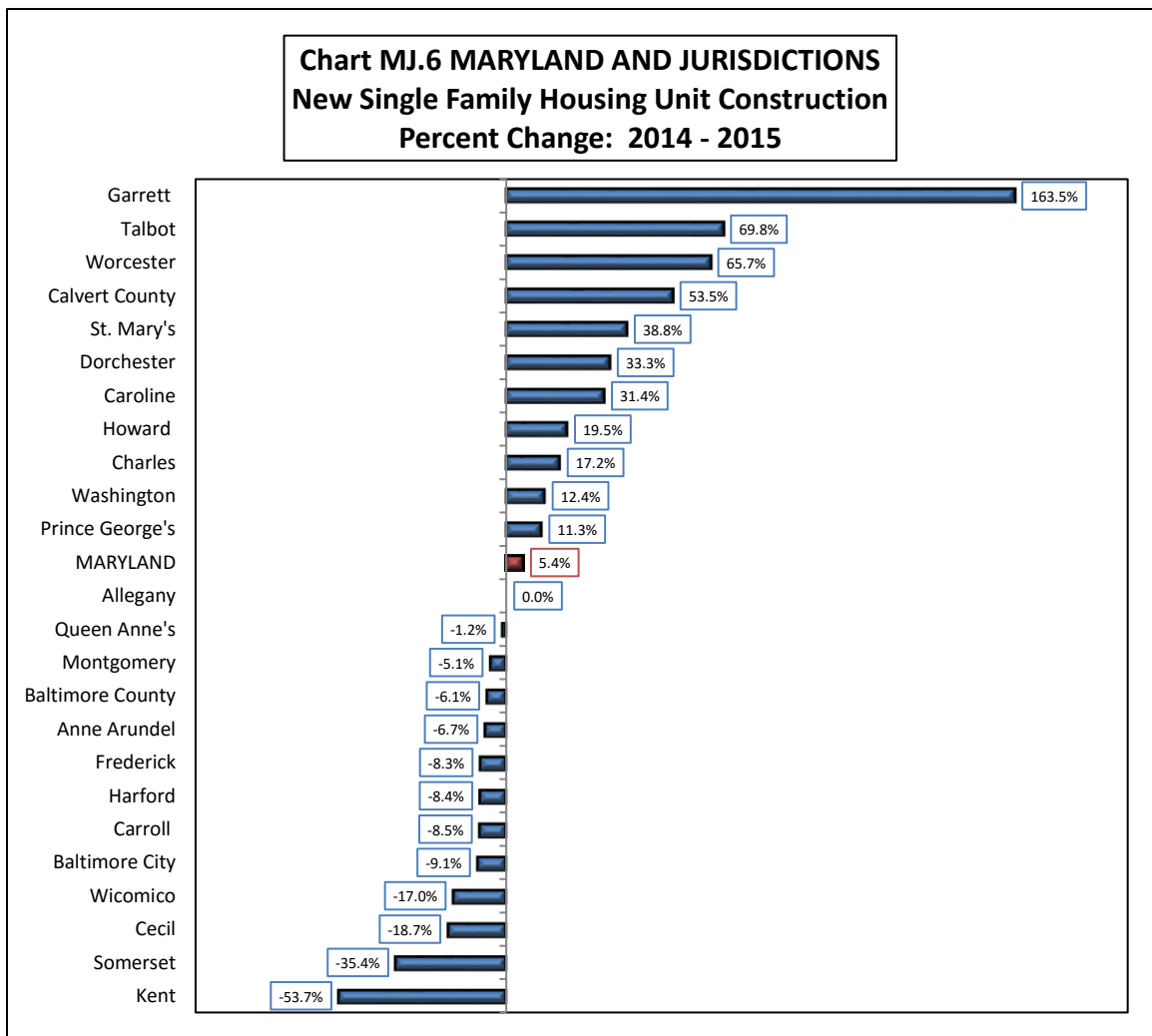
County (an increase of 113 percent), Dorchester (reporting an increase of 95 percent), and Talbot Counties (an increase of 78 percent).

Of the six jurisdictions experiencing a net reduction in the value of new housing construction between 2014 and 2015, the falloff was most severe within three counties. Permit issuing places in Montgomery, Cecil and Howard Counties reported over a \$10 million drop in the value of new housing unit construction (-\$179.3 million, -\$55.9 million, and -\$10.1 million, respectively).



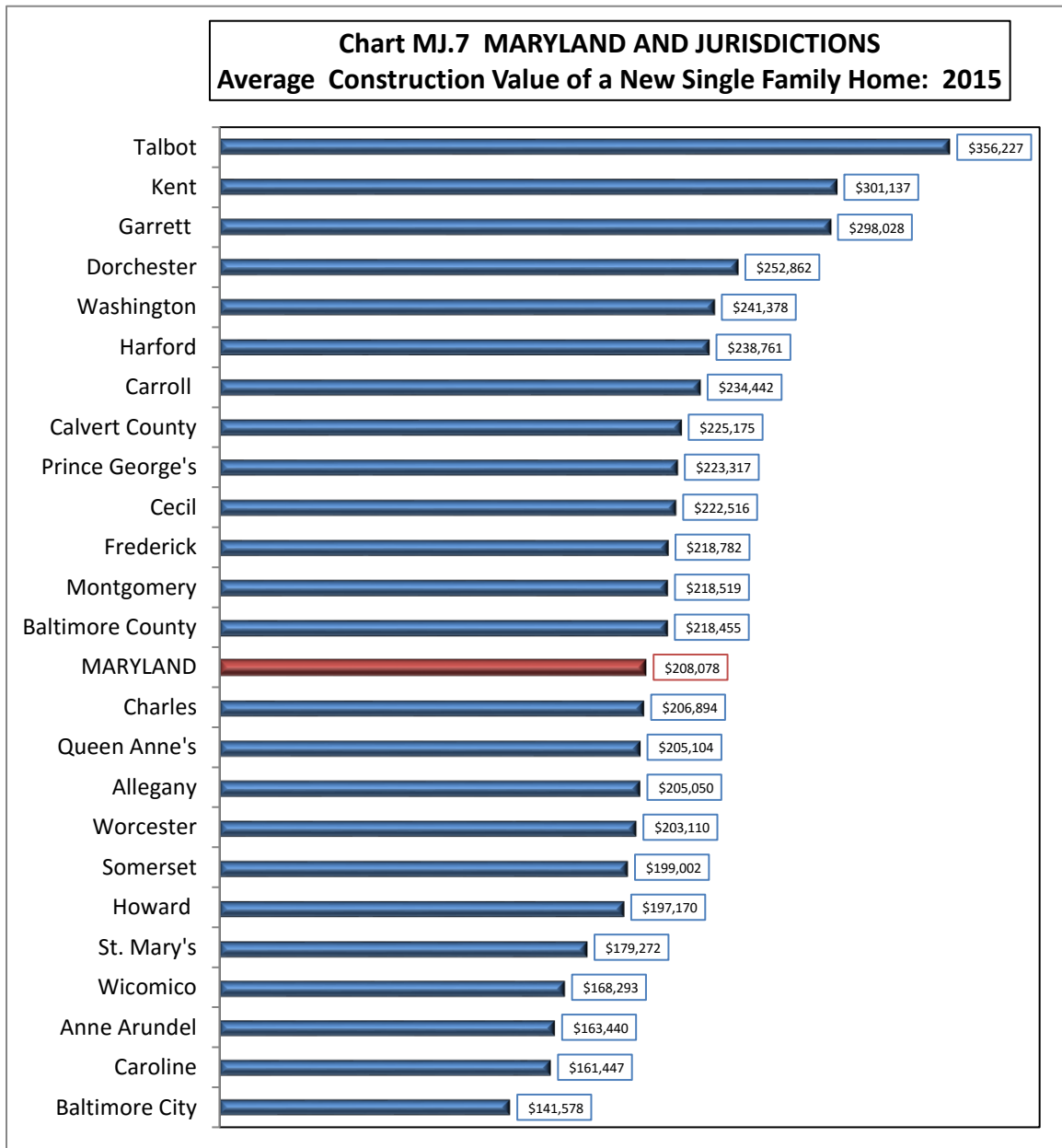
The biggest percent loss in the value of new home building activity from 2014 through 2015 are reported by in permit issuing places in Cecil County (- 70 percent), Kent County (- 40 percent), and Montgomery County (- 29 percent).

Single family home construction remains the dominant component of Maryland's new housing, comprising almost two – thirds of all new residential construction. The percentage share of single family housing was 65 percent in 2015, up slightly from just under 65 percent the previous year. (See also Chart MJ.5 **MARYLAND AND JURISDICTIONS New Housing Units Authorized for Construction by Structure Type: 2015.**)



All new housing units authorized for construction in five of the nine jurisdictions on the Eastern Shore are single family homes. These Jurisdictions are in Garrett, Cecil, Talbot, Caroline and Dorchester Counties.

Jurisdictions building the highest number of new single family housing units during 2015 are Anne Arundel (1,565 new units), Montgomery (1,367 new units), Prince George's (1,438 new units), and Howard Counties (1,113 new units). The lowest number of new single family housing units authorized for construction is reported by Allegany (20 new homes), followed by Kent (25 new homes), Somerset (31 new homes), and Dorchester Counties (36 new homes).



During 2015, eleven jurisdictions reported a net increase in the number of new single family housing units authorized for construction compared with the number reported in

2014. The highest net increase in new single family home construction occurred in Howard County (182 more single family homes), St. Mary's (175 additional single family homes), Prince George's County (146 more single family homes) and Garrett County with 139 more new single family homes authorized for construction than the previous year. Allegany County reported the same number of new single family housing units (20 houses) authorized for construction in both years.

Twelve jurisdictions faced decreases in the production of new single family houses compared with what was reported for 2014. Counties experiencing the largest net decreases in 2015 new single family home construction are Anne Arundel (113 fewer single family homes), Montgomery and (73 fewer single family homes), and Frederick (67 fewer single family homes).

The 2015 average cost of building a new single family home in the State is \$208,078. The average cost is highest in Talbot County, where the average value of construction for a new single family home is \$356,227. This is 71 percent higher than the State's average cost.

Other Jurisdictions with high average construction costs for a new single family home in 2015 are Kent County (\$301,137), Garrett County (\$298,028) and Dorchester County (\$252,862). (See also Chart MJ.7 **MARYLAND AND JURISDICTIONS Average Construction Value of a New Single Family Home: 2015.**)

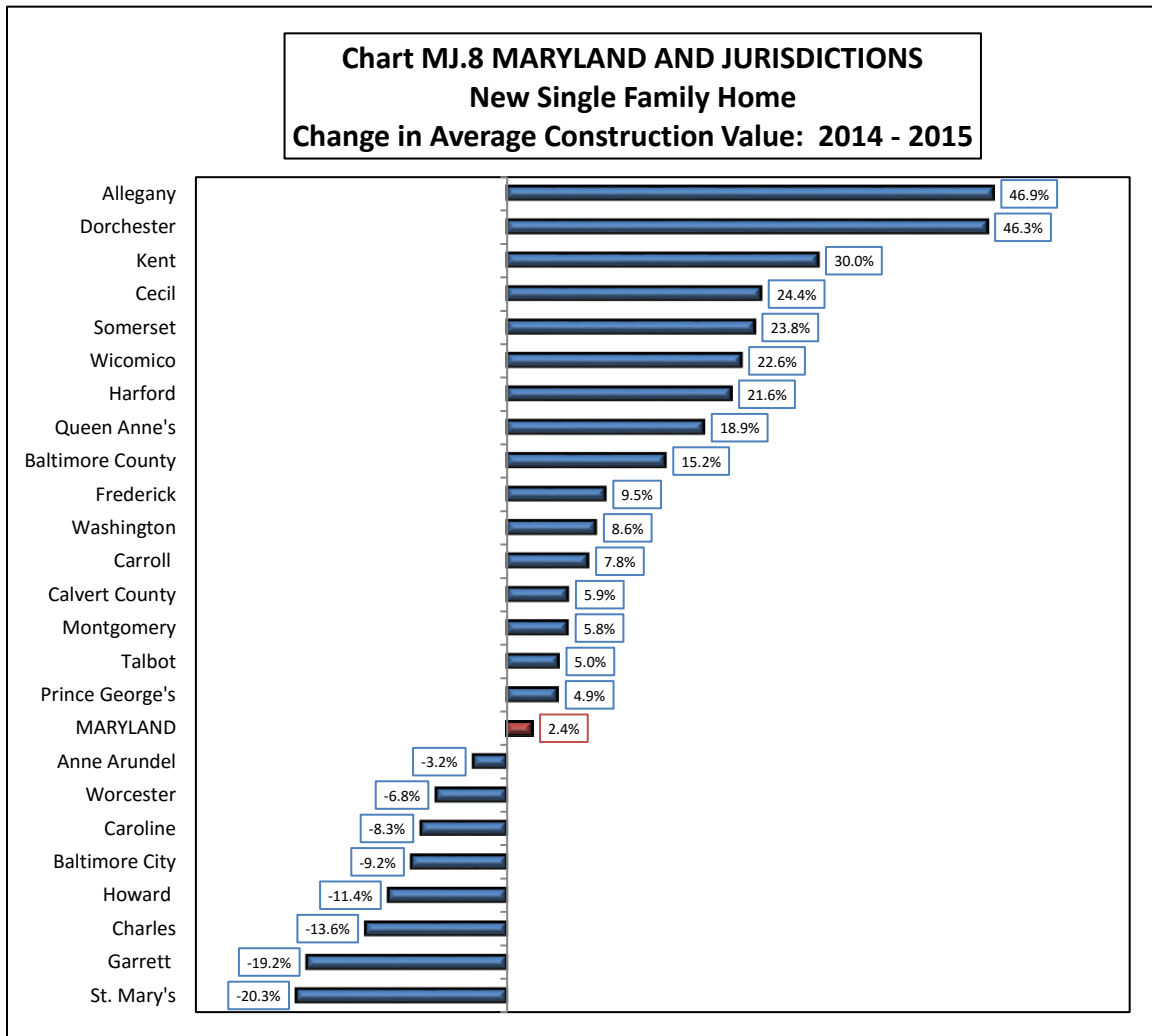
Allegany and Dorchester Counties report the highest annual percent increase in the average cost of building a new single family home. Allegany County's 2015 average new home construction cost of \$205,050 is up almost 47 percent from the 2014 average cost of \$139,625. Dorchester County's percent increase is nearly as high, with just over a 46 percent increase in the cost of new single family housing unit construction, from \$172,884 in 2014.

Other jurisdictions where the price tag for building a new house increased substantially include; Kent County (30 percent), Cecil and Somerset Counties (24.4 and 23.8 percent, respectively), Wicomico County (23 percent), and Harford County (22 percent).

Baltimore City has the lowest average value of construction for building a new single family home in 2015 (\$141,578). This is 32 percent lower than the State's average cost of \$208,078. The next lowest average construction costs for new single family housing units are reported for Caroline County (\$161,447), Anne Arundel County (\$163,440) and Wicomico County (\$168,293).

St. Mary's County reports the largest percent decrease in the average price of building a new single family house in 2015. The building costs there dropped 20 percent or an average of \$45,533 from \$224, 805 in 2014.

Other jurisdictions experiencing substantial drops in average single family home construction value include; Garrett (a decrease \$70,962 from \$368,990), Charles (a decrease of \$32,557 from \$239,451), and Howard (a decrease of \$25,391 from \$222,561). (See also Chart MJ.8 ***MARYLAND AND JURISDICTIONS New Single Family Home Change in Average Construction Value: 2014 - 2015.***)



Permit issuing places in Maryland authorized 5,949 new multi - family housing units for construction during 2015. This is an increase of 159 new housing units from 2014 or just under a three percent. Nearly one half (48 percent) of these new units are being built in three jurisdictions; Anne Arundel (1,091 units), Baltimore City (1,074 units) and Montgomery (713 units).

Counting the two new multi - family housing authorized for construction in Queen Anne's County, new multi - family housing is being developed in all State's Planning Regions. Statewide, this construction accounts for 35 percent of all new residential

construction activity in 2015. (See also Chart MJ.5 **MARYLAND AND JURISDICTIONS New Housing Units Authorized for Construction by Structure Type: 2015.**)

Seven jurisdictions have a higher share of new multi - family housing units to new single family units relative to the State. In three of these jurisdictions, new multi – family developments account for the majority of new residential construction.

During 2015, new multi - family housing construction activity dominates the home building market in Baltimore City and Somerset County (where the share in both jurisdictions is 83 percent); and Allegany County (where the share is 59 percent).

Other jurisdictions where new multi - family housing unit construction represents a high share of total residential construction activity are Harford County (48 percent), Frederick County (43 percent), Baltimore County (42 percent) and Anne Arundel County (41 percent).

Of the jurisdictions that authorized new multi - family housing units for construction during both years, the highest net change in new multi - family home construction from 2014 through 2015 is reported in Baltimore City (494 additional units), Baltimore County (358 additional units), Anne Arundel (328 additional units) and Harford Counties (107 additional units). (See also Chart MJ.9 **MARYLAND AND JURISDICTIONS New Multi - Family Housing Units Authorized for Construction Net Change: 2014 - 2015.**)

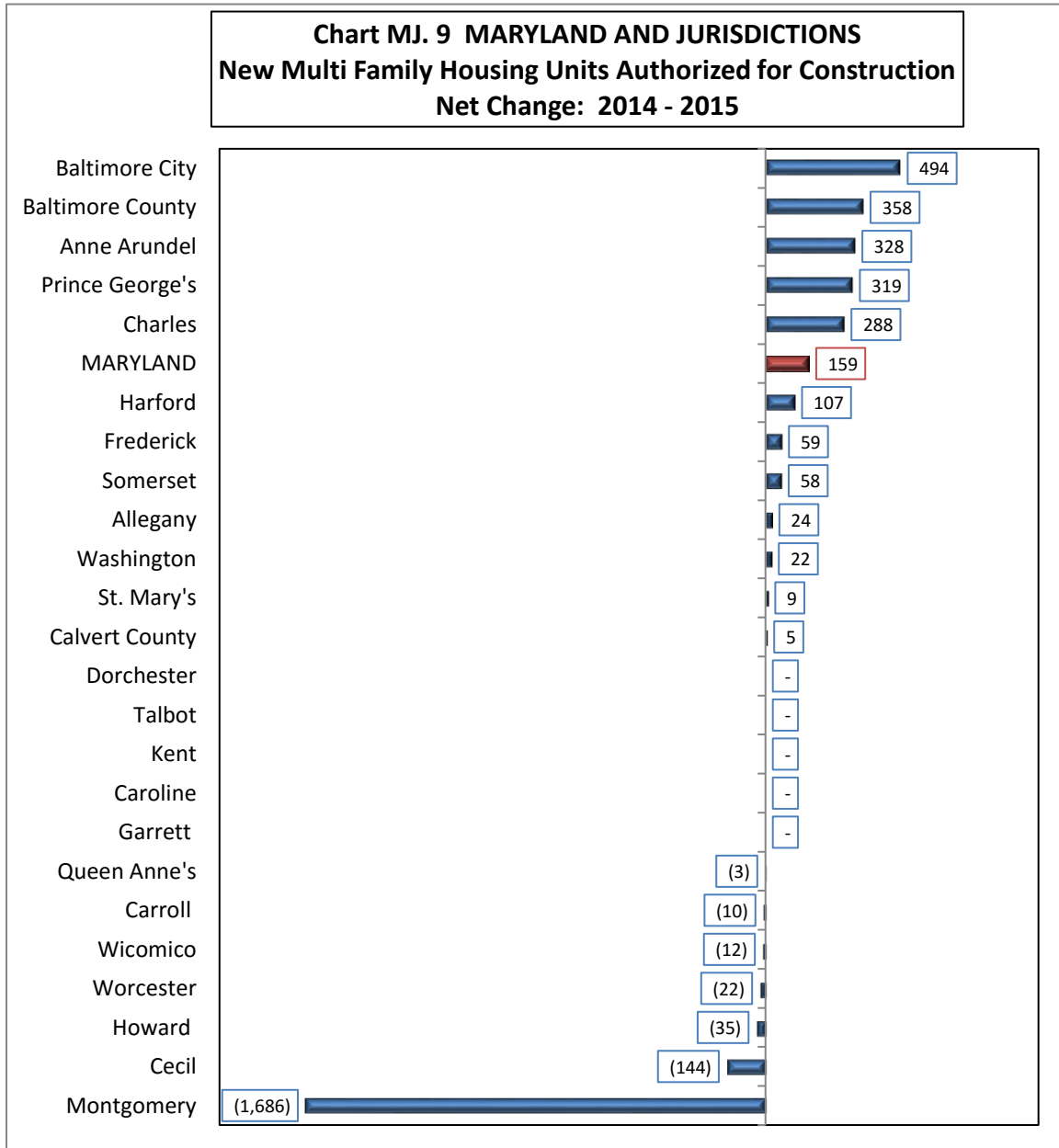
The highest annual percent increase in the construction of new multi – family housing units occurred in Allegany County. The jump from five units during 2014, to 29 units during 2015, reported by Allegany County permit issuing places represents a 480 percent increase.

There are other jurisdictions that report considerable surges in 2015 new multi - family development activity compared to activity in 2014. These jurisdictions are; Baltimore County (188 percent), St. Mary's County (150 percent), Baltimore City (85 percent) and Somerset County (63 percent).

The most significant annual decrease in new multi - family housing unit construction is reported by permit issuing places in Montgomery County. By authorizing 1,686 fewer multi - family units than the previous year, the dearth in new construction nearly erases the increase of 2,057 new multi – family housing units authorized in other parts of the State.

The next largest net decreases in new multi - family housing development activity in the State are reported for Cecil County (144 fewer new multi - family housing units), Howard County (35 fewer multi - family units), and Worcester County (22 fewer multi - family units).

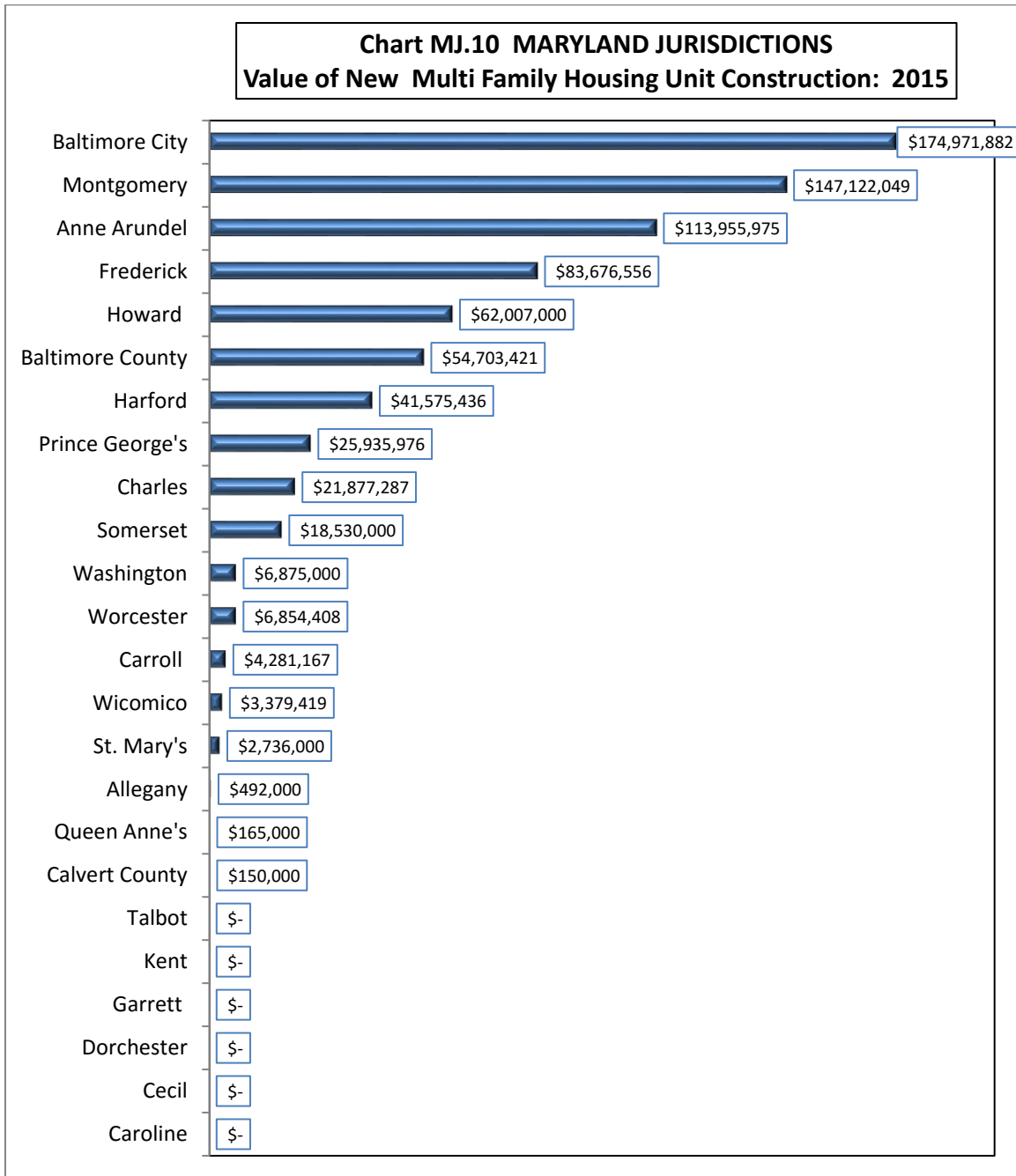
Permit issuing places in six jurisdictions (Caroline, Cecil, Dorchester, Garrett, Kent, and Talbot Counties) did not authorize any new multi-family housing units for construction during 2015.



Permit issuing places in Cecil County did not authorize new multi - family housing units for construction during 2015. During 2014, permit issuing places in the County authorized 144 new multi - family housing units. This causes Cecil County to have the largest annual percent decrease new multi – family housing unit construction (-100 percent) from 2014 through 2015.

Among jurisdictions that authorized new multi - family housing unit construction for both 2014 and 2015, Montgomery County's is the largest, falling 70 percent. Other jurisdictions also report considerable percentage reductions in 2015 new multi - family development activity compared to activity in 2014, although the net impact is not as stern.

Queen Anne's County new multi - family construction activity decreased 60 percent to two new units from five units in 2014. Worcester County (-33 percent to 44 new units), Wicomico County (-21 percent from 66 new units) and Carroll Counties (-20 percent to 40 new multi – family housing units), also report large percentage reductions in annual multi - family housing construction.



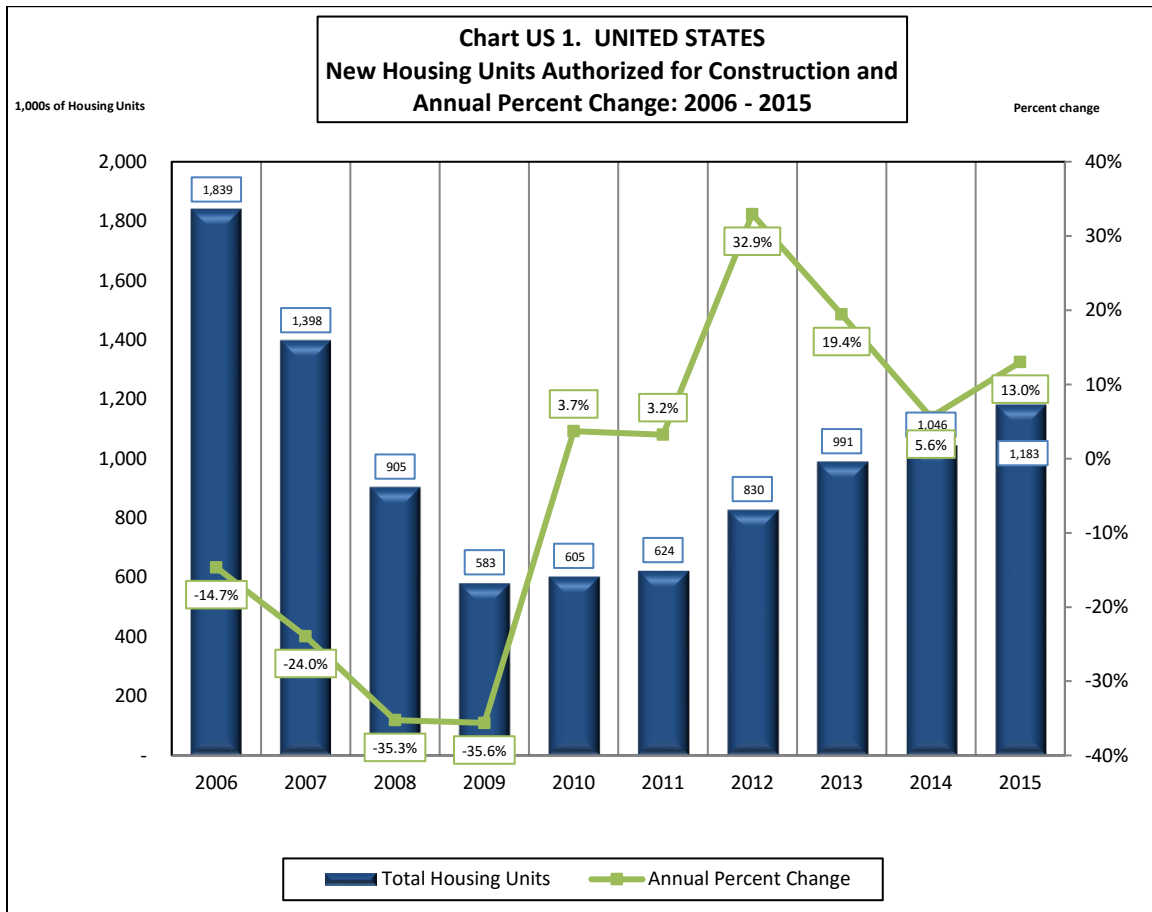
Statewide, the 2015 value of construction for new multi - family housing units is placed at \$769.3 million. This is an increase of \$22.1 million or three percent from 2014, when the reported value was \$747.2 million. (See also Chart MJ.10 **MARYLAND AND JURISDICTIONS Value of New Multi - Family Housing Units Construction: 2015.**)

Jurisdictions with the highest value reported for new multi - family building construction are; Baltimore City (\$174.9 million), and Montgomery and Anne Arundel Counties (\$147.1 million and \$114 million, respectively). These jurisdiction account for 57 percent of the annual value reported (\$436 million). In comparison, 44 percent of the value of new multi – family housing built in the State during 2014 (\$327.8 million), was attributable to new development in Montgomery County, alone.

Jurisdictions reporting the highest percent change in new multi - family construction value are; Baltimore City increasing 209 percent from \$56.7 million, St. Mary's (150 percent from \$1.1 million), Allegany County (146 percent from \$200,000), Baltimore County (132 percent from \$23.6 million), Frederick County (121 percent from \$37.9 million) and Somerset County (108 percent from nine million dollars).

Maryland jurisdictions with permit issuing places reporting 2015 value at more than one third less the value of new multi – family housing construction reported in 2014 are; Queen Anne's (- 75 percent from \$650,000), Montgomery (- 55 percent), and Worcester (-34 percent from \$10.4 million).

United States: 2015³

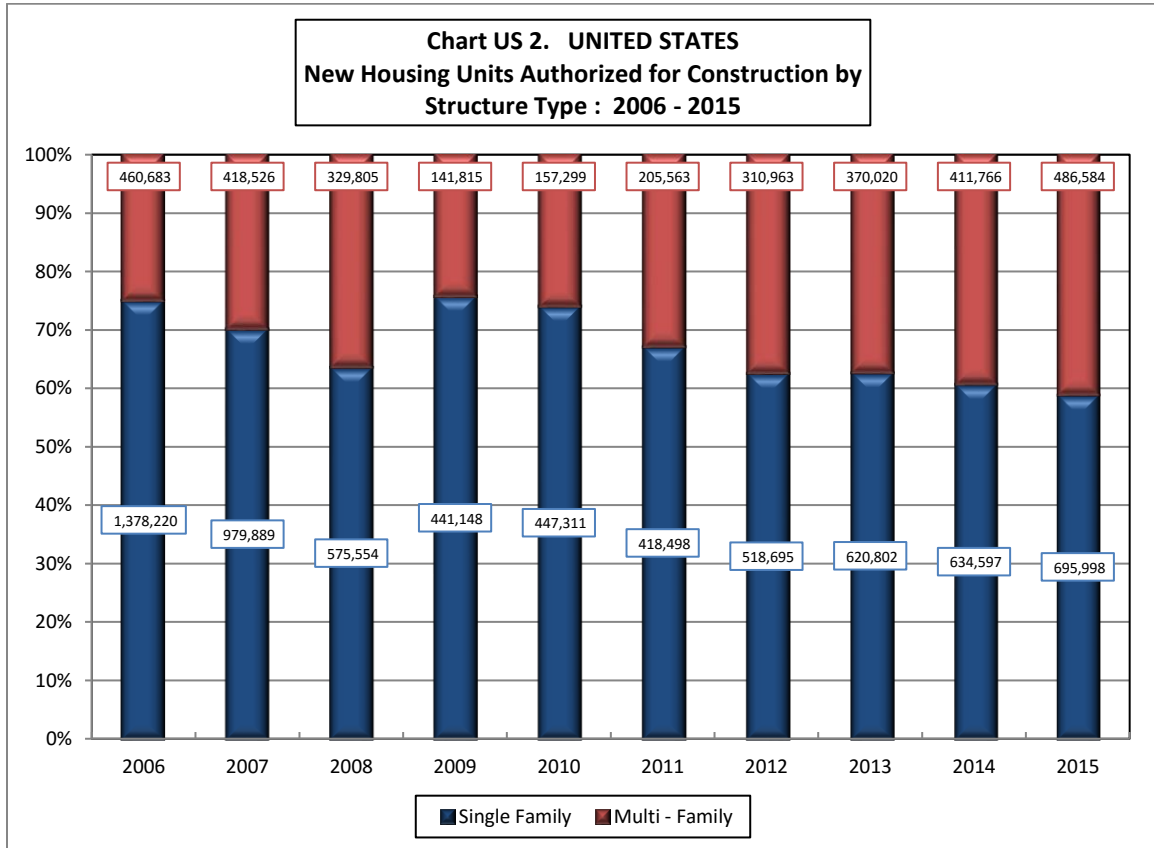


During the year United States permit issuing places authorized 1,182,582 new housing units for construction. This is an increase of 136,219 units (13 - percent), over the 1,046,363 new housing units authorized during 2014. Nationally new housing production has increased six consecutive years since falling to a low of 583,000 new housing units authorized for construction during 2009. (See Chart US 1. *UNITED STATES New Housing Units Authorized for Construction and Annual Percent Change: 2006 – 2015.*)

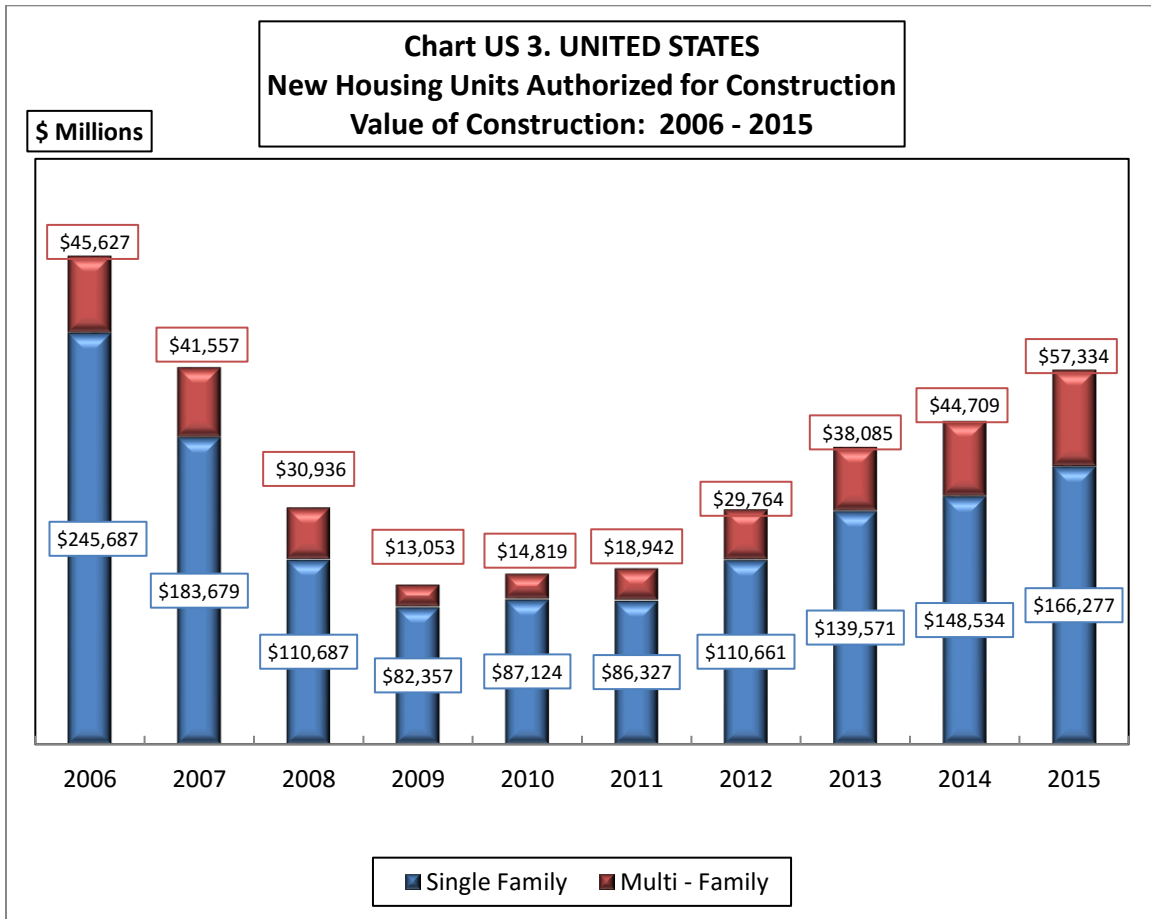
Contributing to the overall net increase in total annual housing production is strong multi-family housing development activity. During the year United States permit issuing places authorized 486,584 new multi – family housing units for construction. This is an increase of 74,818 units or 18 percent from 2014 when 411,766 multi - family dwellings were permitted.

³ SOURCE: Residential Construction Branch, Economic Indicators Division, U.S. Census Bureau. Annual Reports. See also Table 1. **UNITED STATES, REGIONS AND STATES NEW HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMITS: 2015 Buildings, Structure Type and Value**; and Table 2. **UNITED STATES, REGIONS AND STATES NEW HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMITS: 2014 Buildings, Structure Type and Value.**

Multi – family housing units are units built in structures containing two or more housing units. The overwhelming majority of new multi - family housing is in apartment and condominium buildings containing five or more units. Currently 454,507 units, or 93 percent of all multi - family buildings contain five or more units.

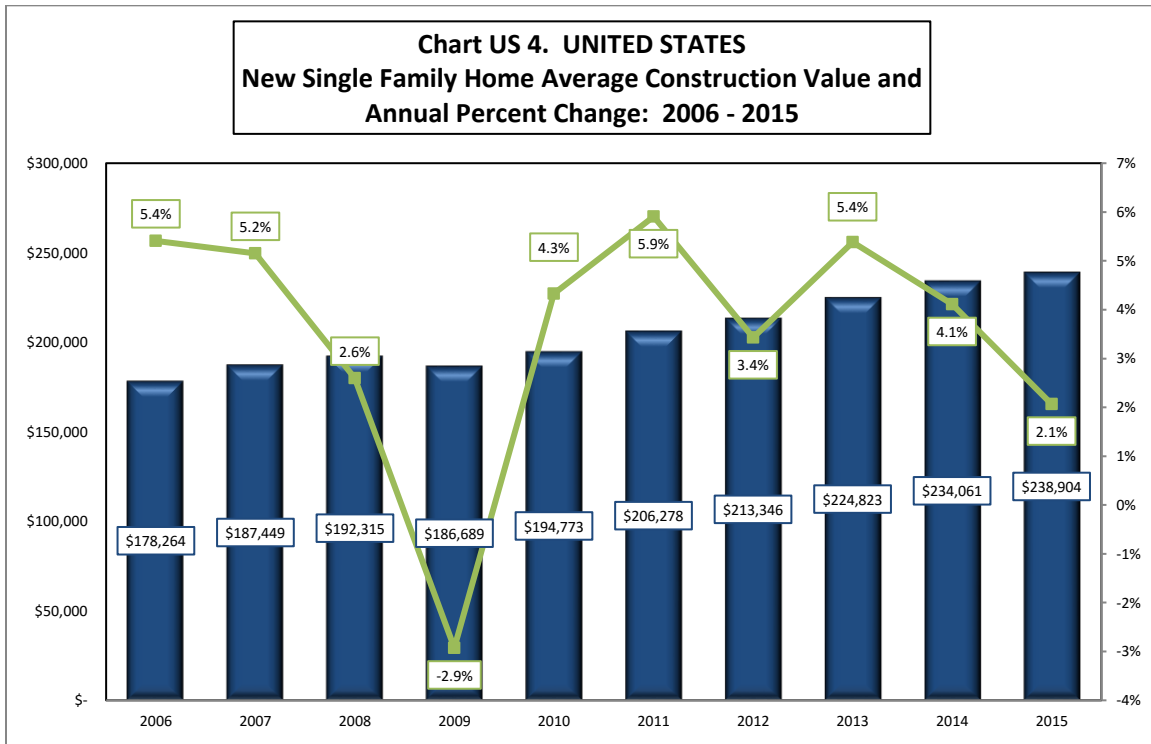


For the year, permit issuing places authorized the construction of 695,998 new single family homes. This is an increase of 10 percent, since increasing just two percent the previous year to 634,597. This suggests the residential construction industry’s recovery from the Recession of 2007 remains stable as both structure types of new residential housing display substantial growth. (See Chart US 2. *UNITED STATES New Housing Units Authorized for Construction by Structure Type: 2006 – 2015.*)



The value of the Nation’s new housing construction is placed at \$223.6 billion. This is 16 percent higher than 2014, when the value of construction was reported at \$193.2 billion.

The total value of new single family home construction is placed at \$166.3 billion, this is up 16 percent from 2014 when the value of new single family home construction was placed at \$148.5 billion. The annual average construction cost for a new single family home is \$238,904. This is two percent higher than the average cost of \$234,061 in 2014. (See Chart US 3. *UNITED STATES New Housing Units Authorized for Construction Value of Construction by Structure Type: 2006 – 2015*; and Chart US 4. *UNITED STATES New Single Family Home Average Construction Value and Annual Percent Change: 2006 - 2015*.)



Nationally the current value of new multi-family housing construction is placed at \$57.3 billion. This is a \$12.6 billion bounce (or an increase of 28 percent), over the \$44.7 billion construction value reported for new multi-family housing construction during 2014.

Nearly all of the increase can be attributed to new garden style or hi-rise apartment and condominium building construction. New construction of buildings containing five or more housing units increased to \$53.3 billion from \$41.1 billion in 2014, a net change of \$12.2 billion (a 30 percent increase).

U. S. Regions: 2015⁴

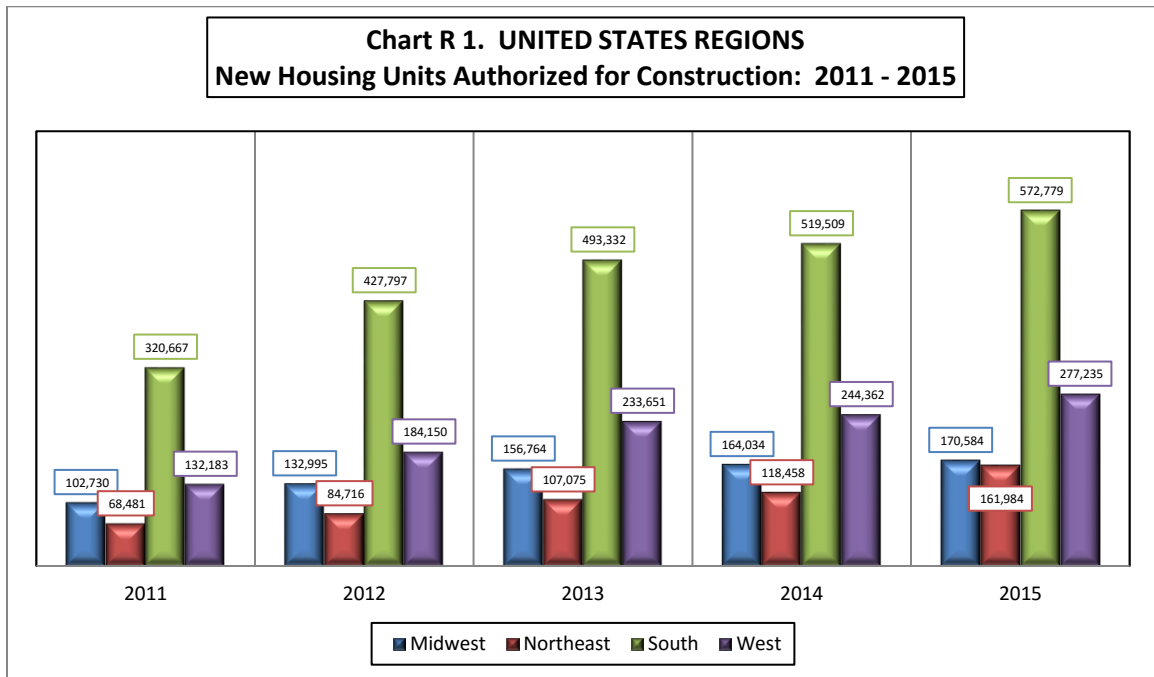
The number of new housing units authorized for construction during 2015 increased in all four major geographic regions of the United States from the prior year. Housing production in the Northeast Region increased almost 37 percent, while the West Region and the South Region increased 13 percent and 10 percent, respectively. New housing units authorized for construction in the Midwest Region increased about four percent.

The Midwest Region

⁴ See Table 1. **UNITED STATES, REGIONS AND STATES NEW HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMITS: 2015 Buildings, Structure Type and Value**; and Table 2. **UNITED STATES, REGIONS AND STATES NEW HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMITS: 2014 Buildings, Structure Type and Value**.

During 2015, permit issuing places in the 12 states comprising the Midwest Region (Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota and Wisconsin), authorized the construction of 170,584 new housing units. This accounts for 14 percent of the Nation's new housing inventory, and represents an increase of 6,550 new units over 164,034 housing units authorized for construction during 2014. (See also Chart R 1. UNITED STATES REGIONS New Housing Units Authorized for Construction: 2011 – 2015.)

Midwest States reporting the highest number of new housing units include; Ohio (20,047 units), Illinois (19,571 units), Minnesota (19,545 units), Indiana (18,483 units), and Missouri (18,344 units). Nationally, these areas rank 15th through 19th, respectively in new housing production. For perspective, our State would rank among this region's top seven in housing production. Maryland's new housing production ranks 24th among the 50 states and the District of Columbia in 2015.



Jurisdictions in the Midwest Region reporting relatively low numbers of new housing units include; South Dakota ranked 44th nationally with 4,482 units, North Dakota ranked 37th with 6,256 units, Nebraska ranked 35th with 8,096 units, Kansas ranked 33rd with 8,644 units, and Iowa ranked 29th with 12,097 new housing units authorized for construction.

The 2015 annual value of new housing unit construction in the Midwest Region is placed at \$33 billion. This is 15 percent of the construction value for new housing units in the United States. It is also a five percent increase over the \$30.3 billion value of new

construction in 2014. (See also Chart R 2. UNITED STATES REGIONS New Housing Units Authorized for Construction Value of Construction: 2011 – 2015.)

There are 104,673 new single family housing units authorized for construction in the Midwest Region, accounting for 61 percent of the Region's new housing. In comparison, new single family home construction accounts for 59 percent of all new residential construction activity for the Nation as a whole. The Midwest produces 15 percent of all new single family houses built in the country. (See also Chart R 3. UNITED STATES REGIONS New Housing Units Authorized for Construction by Structure Type: 2015.)

The Midwest Region's new single family home construction during 2015 is an increase of 4,785 units (over four percent), from 2014. The value of new Midwest Region single family housing increased to \$25.1 billion, an increase of seven percent from \$23.4 billion reported for 2014.

The average construction value of a new single family home in the Midwest Region is \$240,256. This is slightly higher than the national average cost of building a house (\$238,904). (See also Chart R 4. UNITED STATES AND U. S. REGIONS New Single Family Home Average Construction Value: 2015.)

Midwest Region permit issuing places authorized the construction of 65,911 new multi-family housing units during 2015. This accounts for 14 percent of all of the Nation's new multi-family housing units, and represents an increase of 1,765 units (almost three percent) over the 64,146 multi-family units built in 2014. The value of new Midwest Region multi-family housing increased to \$7.8 billion, an increase of 14 percent from \$6.9 billion reported for 2014.

During 2015, units in buildings containing five or more housing units amounted to 88 percent (58,310 units) of the Region's multi-family developments compared to 93 percent for the Nation as a whole. These buildings have a construction value placed at \$7 billion. This is 89 percent of the value of all new multi-family housing unit construction, and an increase of 13 percent from the \$6.2 billion value of apartment and condominium construction during 2014.

The Northeast Region

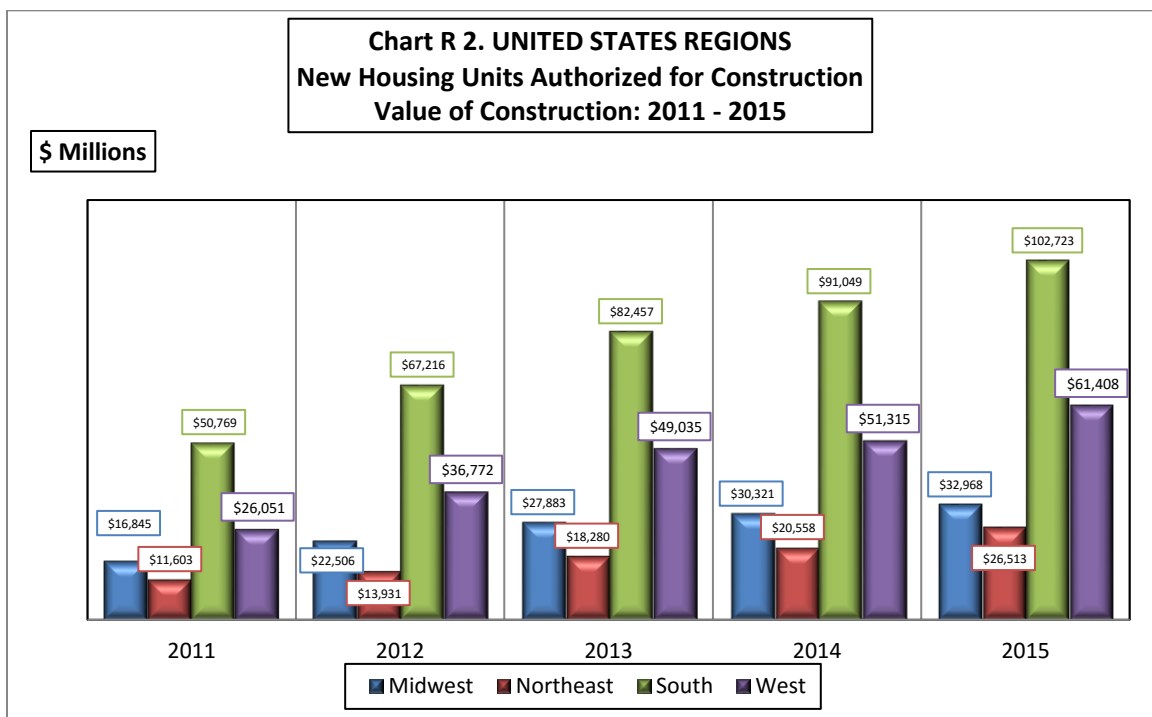
The Northeast Region has the smallest number of state equivalent jurisdictions among U. S. Regions. It is composed of seven states (Connecticut, Maine, New Hampshire, New Jersey, New York, Rhode Island and Vermont), and the Commonwealths of Massachusetts and Pennsylvania.

Permit issuing places in these jurisdictions authorized the construction of 161,984 new housing units. This is an increase of 37 percent (43,526 units) over the 118,458 new

housing units authorized in the Northeast during 2014. The Northeast Region experience the highest percent increase, and the second highest net increase in new housing units authorized for construction among United States Regions. This increased its U. S. share of new housing construction from 11 percent in 2014, to 14 percent through 2015.

The overwhelming majority of new housing units are built in New York. New York permit issuing places account for 46 percent (74,611 units), of the Region's new housing. It is followed by New Jersey (30,560 units), the Commonwealths of Pennsylvania and Massachusetts (22,854 units and 17,424 units, respectively), and Connecticut (6,077 units).

Nationally these jurisdictions rank 4th, 11th, 14th 23rd and 38th, respectively in new housing production. Maryland would rank among this region's top five in housing production, as we place 24th among the 50 states and the District of Columbia in 2015.



Jurisdictions in the Northeast Region reporting relatively low levels of new housing unit construction include Rhode Island (998 units), Vermont (1,998 units), Maine (3,699 units) and New Hampshire (3,763 units). Nationally these areas are ranked 51st, 48th, 46th and 45th, respectively.

Permit issuing places in the Northeast Region of the United States report the highest percent increase in the value of new residential construction among the four regions. The value of construction, or the construction cost of these units is placed at \$26.5

billion. This is 29 percent higher than the previous year's annual value of new housing unit construction reported at \$20.6 billion.

The Northeast Region is the only region in the country where building new single family homes does not make up the majority of residential construction. Slightly less than one – third (32 percent) of the new housing units built in the Northeast (52,415 dwellings) during 2015 are single family dwellings. New single family home construction in 2015 is four percent lower than it was in 2014, when 54,541 new single family housing units were authorized for construction.

The 2015 value of new single family home construction in the Region is placed at \$13.1 billion, or \$229 million lower than the 2014 value of \$13.4 billion. The average construction value of a new single family housing unit in the Northeast Region is \$250,519. This is the second highest average cost to build a new home among the four United States Regions. It is five percent higher than the national average construction cost (\$238,904).

Sixty - eight percent of all new housing in the Northeast Region is in multi – family buildings. This is the only United States Region that authorizes more multi - family housing units for construction than single family housing units. In addition, the Region experienced the highest increase in new multi - family housing production among all Regions.

There are 109,569 new multi - family housing units authorized for construction in the Northeast during 2015. This is an increase of over 71 percent (45,652 units) from the 63,917 multi - family housing units authorized for construction during 2014.

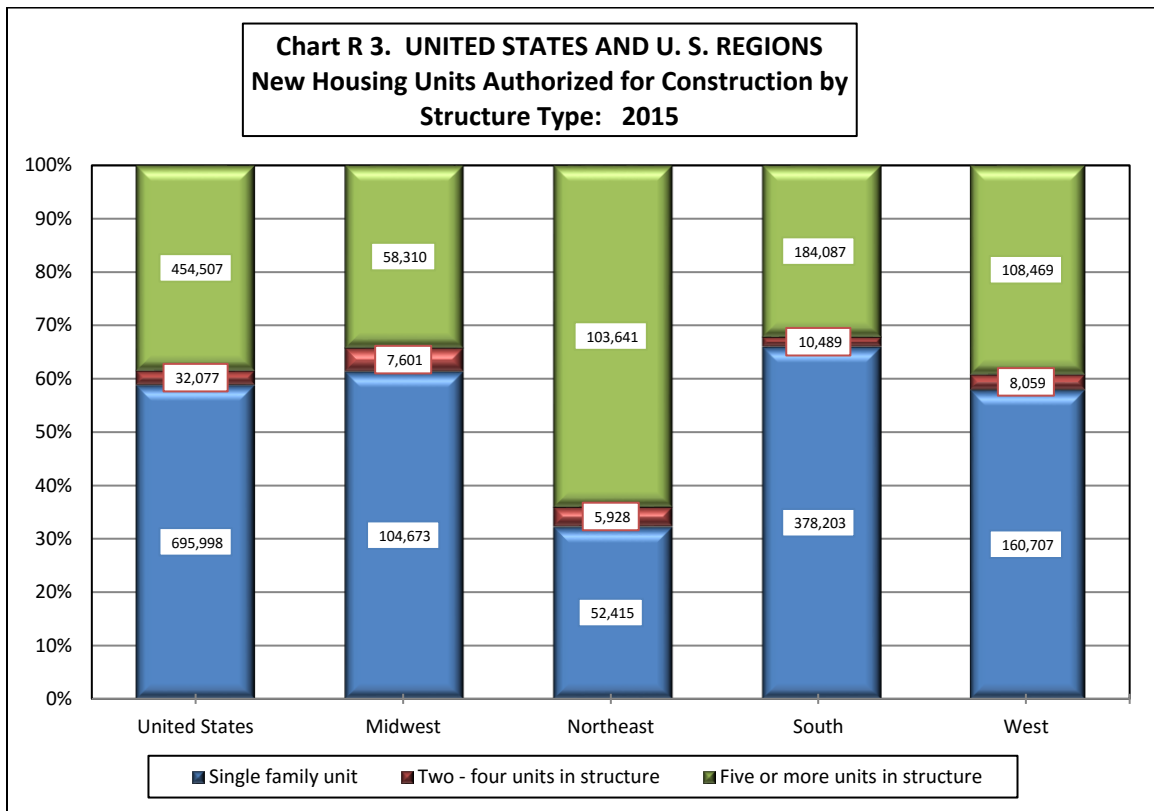
The value of these new multi - family residential developments is \$13.4 billion, an increase of 86 percent from the previous year. Most of the units in these developments (103,641 units or 95 percent), will be built in 3,079 buildings containing five or more housing units valued at \$12.6 billion.

The South Region

Fourteen states (Maryland, Alabama, Arkansas, Delaware, Florida, Georgia, Louisiana, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, and West Virginia), two Commonwealths (Kentucky and Virginia), and the District of Columbia comprise the South Region of the United States. It contains the highest number of states or state equivalent jurisdictions. It is also the Nation's largest home builder.

The South Region accounts for nearly one – half of all new housing units built in the United States during 2015. Permit issuing places in these jurisdictions authorized the

construction of 572,779 new housing units. This is an increase of 10 percent from the 519,509 new housing units authorized for construction during 2014.



Texas permit issuing places authorized more new housing units for construction than any other jurisdiction in the country (175,443 units). Other South Region jurisdictions reporting high numbers of new housing units include; Florida (with 109,924 units, and ranked 2nd), North Carolina (with 54,757 units, and ranked 5th), Georgia (with 45,549 units, and ranked 6th) and Tennessee (with 32,219 units, and ranked 8th). Maryland, with 17,057 new housing units ranks 24th among the 50 States and the District of Columbia. Within the region, Maryland ranks 8th among the 17 political jurisdictions.

South Region jurisdictions reporting relatively low numbers of new housing units authorized for construction include; West Virginia (2,814 units, and ranked 47th), the District of Columbia (4,956 units, and ranked 41st), Delaware (5,221 units, and ranked 40th), Mississippi (6,845 units, and ranked 36th) and Arkansas (8,500 units, and ranked 34th).

During 2015, the value of new housing unit construction in the South Region value is placed at \$102.7 billion. This is 46 percent of the total value of new residential

construction across the United States, and 13 percent higher than the \$91 billion construction value for new housing reported in 2014.

Two – thirds of the South's new housing units (378,203 dwellings) are single family dwellings, the highest share for single family home construction among all U. S. Regions. The South also accounts for over half (54 percent) of all new single family homes built in the United States.

New single family home construction value for the South Region is placed at \$83.6 billion. This is a 12 percent increase from the 2014 value of new single family home construction placed at \$74.6 billion.

The average construction value of a new single family housing unit authorized for construction in the South Region is \$221,002. This is seven percent below the national average cost of a new single family house (\$238,904), and the lowest average building cost for a new home among the four United States Regions.

Permit issuing places in the South Region authorized the construction of 194,576 new multi - family housing units during the year. This is the highest number of new multi - family housing units among all Regions. It is an increase of 18,103 new units (10 percent) over the previous year report, and accounts for 40 percent of all new multi - family housing construction in the country.

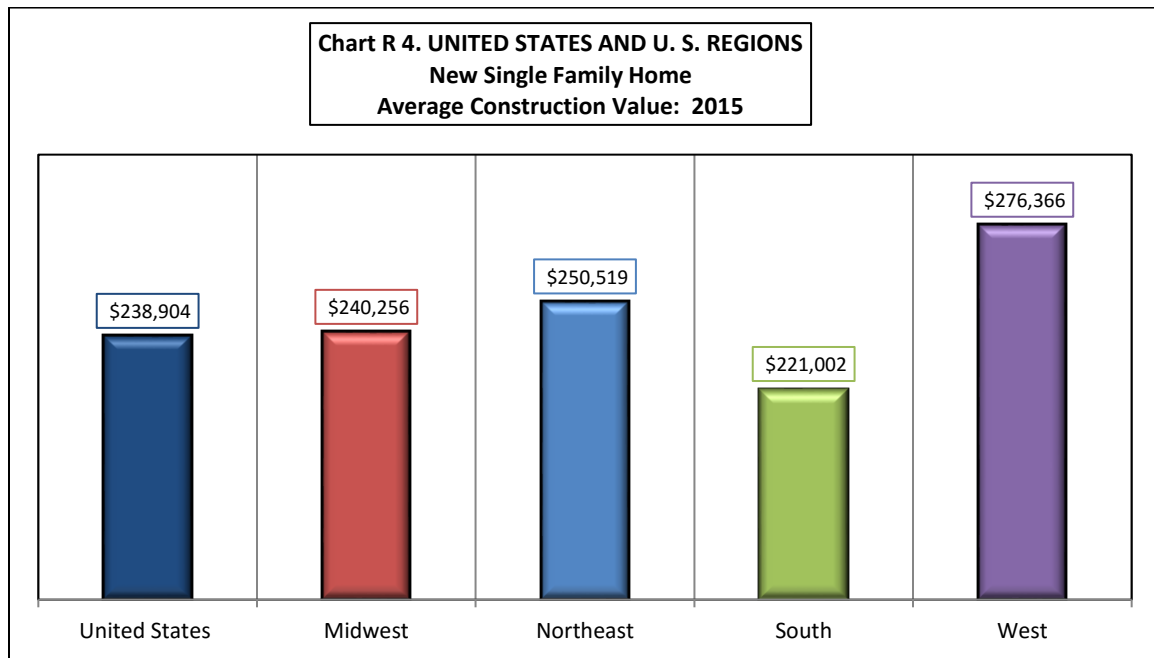
New multi - family housing construction in the Region is valued at \$19.1 billion and it accounts for one – third of the nation's total value of multi - family housing construction. This is 16 percent higher than the \$16.4 billion value of new multi - family construction during 2014. Of the new units delivered, 95 percent (184,087 units) will be built in 6,231 buildings containing five or more housing units. These buildings have a construction value placed at \$18 billion.

The West Region

The West Region is composed of the states of Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington and Wyoming. Permit issuing places in the West authorized the construction of 277,235 new housing units during 2015. This amounts to 23 percent of all new housing units built in the United States, and an increase of 13 percent from the 244,362 new housing units authorized for construction during 2014.

The highest number of new housing units are built in California (98,188 units), followed by Washington (40,374 units), Colorado (31,871 units), Arizona (28,910 units) and Utah (18,297 units). Nationally these jurisdictions rank third, seventh, ninth, 12th, and 20th,

respectively, in new housing production. Maryland's new housing production (ranked 24th nationally), would rank seventh among this region's 13 states in 2015.



Jurisdictions in the West Region reporting the lowest number of new housing units include Alaska (1,298 units), Wyoming (1,903 units), New Mexico (4,599 units), Montana (4,826 units) and Hawaii (5,422 units). These States rank 50th, 49th, 43rd, 42nd, and 39th, respectively.

New housing units produced in these States have a 2015 construction value \$61.4 billion in 2015. This is 27 percent of the value of new housing construction across the United States, and 20 percent higher than the \$51.3 billion value of new housing construction reported in 2014.

Fifty-eight percent (160,707 dwellings) of all new housing units built in the West Region are single family dwellings. This represents 23 percent of all new single family homes authorized for construction Nationwide, and an increase in new single family home construction from the previous year of 23,575 units or 17 percent.

The 2015 value of single family home construction is placed at \$44.4 billion. This is 27 percent of the construction value for all new single family homes in the United States, and 20 percent higher than the \$37.1 billion value of new single family home construction reported in 2014.

The 2015 annual average value of construction for a new single family housing unit authorized for construction in Western States is \$276,366. This is the highest average

cost for a new home among the four United States Regions. It is 16 percent higher than the national average cost of a new single family house (\$238,904). The average value rose two percent from the \$270, 621 average value reported in 2014.

There are 116,528 new multi - family housing units authorized for construction in the Region during 2015. This is about a nine percent increase over the 107,230 multi - family housing units authorized for construction in 2014.

The construction value of the new multi - family developments is placed at \$17 billion, an increase of 20 percent from the \$14.2 billion spent building multi - family developments in 2014. Of the new multi - family housing units authorized in 2015, 108,469 units or 93 percent will be built in 3,734 buildings containing five or more housing units.

Data Sources

U. S. Department of Commerce, Bureau of the Census, Manufacturing and Construction Statistics Division. Residential Construction Branch. Annual Building Permit Reports. Prepared by MD Department of Planning. Planning Services Division. 2016.