

# Research Bulletin

## Fourth Quarter 2014

October 2015

Special Projects Section • Countywide Planning Division • Prince George's County Planning Department

### POPULATION<sup>1</sup>

| Month/Year                        | Population <sup>1</sup> | Population Growth                                       | Race and Ethnicity                   | 2011    | 2012    | 2013    |
|-----------------------------------|-------------------------|---|--------------------------------------|---------|---------|---------|
| July 2014                         | 904,430                 | 10-Year Change<br>(2000–2010)<br>+61,905<br>or<br>+7.7% | White                                | 189,580 | 188,843 | 185,930 |
| July 2013                         | 890,081                 |   | Black or African American            | 560,701 | 555,713 | 560,653 |
| July 2012                         | 881,419                 | <b>Average Household Size (2010)</b>                    | American Indian and Alaska Native    | 2,830   | 2,526   | 2,970   |
| July 2011                         | 874,129                 |   | Asian                                | 35,727  | 35,833  | 36,546  |
| July 2010                         | 865,615                 |   | Native Hawaiian and Pacific Islander | 43      | 441     | 334     |
| July 2009                         | 856,161                 | Single-Family Average                                   | 2.86                                 |         |         |         |
| April 2000                        | 801,515                 | Multifamily Average                                     | 2.63                                 |         |         |         |
| April 2010                        | 863,420                 | County Average  | 2.74                                 |         |         |         |
| Some other race                   |                         |   |                                      | 63,971  | 59,409  | 65,755  |
| Two or more races                 |                         |   |                                      | 18,381  | 22,678  | 21,293  |
| Hispanic or Latino (of any race)  |                         |   |                                      | 132,496 | 129,470 | 134,192 |
| Household Population (2010)       | 844,092                 |   |                                      |         |         |         |
| Group Quarters Population *(2010) | 19,328                  |   |                                      |         |         |         |

\*Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

### EMPLOYMENT<sup>3</sup>

|   | 4th Quarter (2013) | 3rd Quarter (2014) | 4th Quarter (2014) |
|---|--------------------|--------------------|--------------------|
| Civilian Labor Force (Monthly Average)              | 483,366            | 484,698            | 483,243            |
| Resident Employment (Monthly Average)               | 452,107            | 455,320            | 457,655            |
| Unemployment (Monthly Average)                      | 6.4%               | 6.0%               | 5.3%               |
| Total Unemployment Benefit Claims (Monthly Average) | 2,424              | 1,658              | 1,481              |

| Jobs by Sector                     | 2011           | 2012           | 2013           |
|------------------------------------|----------------|----------------|----------------|
| Goods Producing (Annual Average)   | 33,003         | 32,529         | 31,657         |
| Service Providing (Annual Average) | 179,314        | 181,198        | 181,450        |
| Government Sector (Annual Average) | 86,616         | 86,122         | 86,722         |
| <b>Total</b>                       | <b>298,934</b> | <b>299,851</b> | <b>299,829</b> |

### INCOME\*

|  | 2011     | 2012     | 2013     |
|--|----------|----------|----------|
| Median Household Income <sup>1</sup>             | \$73,447 | \$73,568 | \$73,623 |
| Average Household Income <sup>1</sup>            | \$87,924 | \$88,474 | \$88,867 |
| Total Personal Income (in billions) <sup>2</sup> | \$37.5   | \$38.4   | \$38.5   |
| Per Capita Income <sup>2</sup>                   | \$42,889 | \$43,387 | \$43,362 |

Note: All dollar estimates are in current \$ (not adjusted for inflation)

\*American Community Survey 5-year estimates.

### HOUSING<sup>1</sup>

| Housing Occupancy      | 2011           | 2012           | 2013           | Change 2011–2013 |
|------------------------|----------------|----------------|----------------|------------------|
| Occupied Housing Units | 302,091        | 302,683        | 303,441        | 1,350            |
| Vacant Housing Units   | 24,914         | 25,120         | 24,991         | 77               |
| <b>Total</b>           | <b>327,005</b> | <b>327,803</b> | <b>328,432</b> | <b>1,427</b>     |

### ECONOMIC INDICATORS

|   | 2nd Quarter (2013)      | 1st Quarter (2014)      | 2nd Quarter (2014)      |
|---|-------------------------|-------------------------|-------------------------|
| Retail Sales Tax Collections <sup>4</sup>             | \$116,882,150           | \$122,595,424           | \$126,303,158           |
|   | <b>FY 2012 (Actual)</b> | <b>FY 2013 (Actual)</b> | <b>FY 2014 (Actual)</b> |
| Prince George's County Real Property Tax <sup>5</sup> | \$639,314,000           | \$630,338,000           | \$634,519,000           |
| Prince George's County Budget                         | \$3,231,420,949         | \$3,196,411,740         | \$3,175,335,640         |

## COMMERCIAL SPACE DEVELOPMENT AND LEASING ACTIVITY<sup>6</sup>

|   | 4th Quarter<br>(2013) | 3rd Quarter<br>(2014) | 4th Quarter<br>(2014) |
|---|-----------------------|-----------------------|-----------------------|
| Office Space Vacancy Rate                 | 18.1%                 | 18.8%                 | 19.1%                 |
| <b>Commercial Construction Deliveries</b> | <b>2014</b>           | <b>2013</b>           | <b>2012</b>           |
| Retail                                    | 506,690               | 455,764               | 140,470               |
| Flex                                      | 0                     | 40,980                | 0                     |
| Office                                    | 0                     | 58,994                | 268,762               |
| Hotel/Motel                               | 0                     | 27,927                | 0                     |
| Industrial                                | 173,690               | 622,486               | 69,567                |
| <b>Total Square Feet</b>                  | <b>680,380</b>        | <b>1,206,151</b>      | <b>478,799</b>        |

## 2014 COMMERCIAL INVENTORY

| Type        | Area (square feet) |
|-------------|--------------------|
| Retail      | 38,706,149         |
| Office      | 26,164,621         |
| Industrial  | 50,119,569         |
| Hotel/Motel | 7,946,651          |
| Flex        | 10,029,664         |

## RESIDENTIAL MARKET INDICATORS

| New Home Construction Activity                                     | 4th Quarter<br>(2013) | 3rd Quarter<br>(2014) | 4th Quarter<br>(2014) |
|--|-----------------------|-----------------------|-----------------------|
| Permits Issued <sup>1</sup>  | 337                   | 360                   | 273                   |
| <b>Existing Single Family (SF) Home Sales Activity<sup>7</sup></b> |                       |                       |                       |
| SF Detached Home Sales (Total Units)                               | 1,174                 | 1,304                 | 1,077                 |
| SF Attached Home Sales (Total Units)                               | 276                   | 336                   | 282                   |
| SF Detached Home Sales (Median Price)                              | \$235,000             | \$260,000             | \$250,000             |
| SF Attached Home Sales (Median Price)                              | \$170,000             | \$200,000             | \$194,000             |
| <b>New Single Family Home Sales Activity<sup>8</sup></b>           |                       |                       |                       |
| SF Detached Home Sales (Total Units)                               | 216                   | 185                   | 178                   |
| SF Attached Home Sales (Total Units)                               | 70                    | 119                   | 125                   |
| SF Detached Home Sales (Median Price)                              | \$443,160             | \$475,365             | \$477,435             |
| SF Attached Home Sales (Median Price)                              | \$320,000             | \$378,210             | \$384,990             |

## PHYSICAL FEATURES<sup>9</sup>

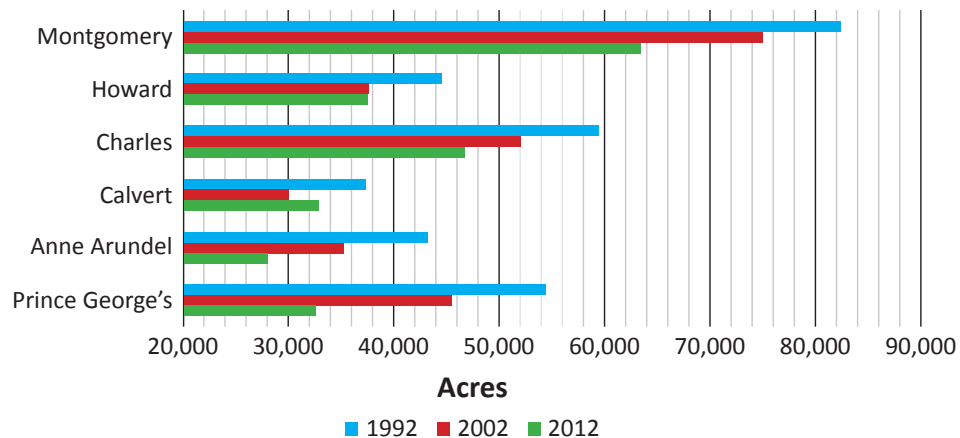
| Feature          | Area             |
|------------------|------------------|
| Land Area        | 487 square miles |
| Water Area       | 12 square miles  |
| M-NCPPC Parkland | 23,726 acres     |

## LAND IN FARMS IN MARYLAND AND SELECTED COUNTIES, 1992–2012<sup>10</sup>

|                 | 1992             | 2002             | 2012             |
|-----------------|------------------|------------------|------------------|
| Prince George's | 54,459           | 45,462           | 32,607           |
| Anne Arundel    | 43,320           | 35,218           | 28,111           |
| Calvert         | 37,320           | 30,032           | 32,901           |
| Charles         | 59,389           | 52,056           | 46,659           |
| Howard          | 44,623           | 37,582           | 37,475           |
| Montgomery      | 82,470           | 75,077           | 63,493           |
| <b>Maryland</b> | <b>2,223,476</b> | <b>2,193,063</b> | <b>2,030,745</b> |

Source: Census of Agriculture, 1992, 2002, and 2012.

### Farmland Trends in Selected Maryland Counties



<sup>1</sup> U.S. Department of Commerce, Bureau of the Census

<sup>2</sup> U.S. Department of Commerce, Bureau of Economic Analysis

<sup>3</sup> Maryland Department of Labor, Licensing and Regulation

<sup>4</sup> State of Maryland, Comptroller of Treasury

<sup>5</sup> Prince George's County Office of Management and Budget

<sup>6</sup> CoStar 2014, Run Date 10/23/2014

<sup>7</sup> Prince George's County Board of Realtors

<sup>8</sup> Metrostudy, 2015

<sup>9</sup> The M-NCPPC, Department of Parks and Recreation

<sup>10</sup> Census of Agriculture, 1992, 2002 and 2012