



News Release

Maryland Comptroller Releases Report on Housing and the Economy

Report highlights factors driving housing affordability and migration to states with lower costs for housing

ANNAPOLIS, Md. (October 16, 2025) — The Office of the Comptroller of Maryland today released the latest installment in its State of the Economy series: [Housing and the Economy](#). This report provides a comprehensive analysis of Maryland's housing market, including trends in housing costs, supply and demand dynamics, and patterns of domestic migration—highlighting where Maryland residents are moving to and from. It also examines the relationship between housing affordability and availability, as well as their connection to broader economic performance.

The report explains Maryland's housing crisis, which is prompting many residents, especially younger individuals and middle-income families, to leave the state. It identifies regulatory barriers and inefficiencies in housing development processes as key factors limiting supply and inflating costs, posing a serious threat to Maryland's long-term economic stability.

“Stable and affordable housing is essential for Marylanders to build a secure financial future,” said **Comptroller Brooke E. Lierman**. “When people can’t afford to live here, they leave, and that has ripple effects. Our communities lose residents, businesses lose the workforce they rely on, and the state loses critical revenue needed to fund public services. If we want to grow Maryland’s economy and build a more affordable state, every level of government must work together to tackle rising housing costs and improve access and affordability.”

This report builds on the Comptroller’s inaugural [State of the Economy report \(January 2024\)](#) and continues a series aimed at informing policymakers, stakeholders, and the public about the structural forces shaping Maryland’s economic landscape and the challenges to building a more affordable Maryland.

Key Findings

Migration and Housing Affordability

Between 2010 and 2023, Maryland lost a total of 2.3 million residents to other states and gained an estimated 2 million residents from other states. Overall, Maryland gained residents thanks to international migration and natural net population growth. Between 2022 and 2024, Maryland ranked in the top 10 of all U.S. states for the largest net loss of residents to domestic migration, with 46,000 in 2022 (ranked 7th), 33,000 in 2023 (ranked 6th), and 18,500 in 2024 (ranked 6th).

- Maryland has lost the most residents (net) to:
 - Florida
 - Pennsylvania
 - North Carolina
 - Texas
 - Virginia
 - South Carolina
 - West Virginia
 - Delaware
- Maryland has gained the most residents (net) from:
 - Washington, D.C.
 - New York
 - New Jersey
- Pre-pandemic (2011 – 2019), residents leaving Maryland were typically older, higher-income residents (i.e., retirees), but Since the pandemic (2020 – 2022) younger and lower- and middle-income residents are also leaving the state, highlighting the potential role of housing affordability in driving that change.
Housing Costs
- Median rent in Maryland (\$1,721) is above the national median and is higher than most of the states that Maryland is losing residents to.
- The average wage in Maryland is \$28 per hour, and the wage needed to rent a 2-bedroom apartment in Maryland is \$39 per hour. That disparity is a lot less in the states where Marylanders are moving (with the exception of Florida).
- The median home in Maryland is higher (at \$446,400) than all of the states that Maryland is losing residents to (with the exception of Virginia).

- Separate from the sale price, it is more expensive to own a home in Maryland than in each state that Maryland is losing residents to, as measured by the “median monthly homeowner costs” (like mortgages, real estate taxes, insurance, utilities, condominium fees, etc.).
- Between 2000 and 2022, the share of households in Maryland earning enough income to afford the median-price home has fallen from 75% to less than 50% of households.

Housing Supply and Prices

- The cost of residential construction materials increased by 38% nationally between 2019 and 2024, and hourly wages in the construction industry increased by 22% nationally (and 23% in Maryland).
- The average cost of construction in Maryland (for materials and labor only) is about \$161/ square foot. Across the state cohort cost per square foot ranges from \$141 in North Carolina to \$184 in New Jersey.
- Nationally, regulation accounts for nearly 25% of the total cost of a new home; Maryland is ranked as the 6th most regulated state for housing development.
- Some of the key factors inhibiting supply and increasing the cost of housing in Maryland stem from zoning and other land use regulations, including:
 - Density limitations
 - Parking requirements
 - Public facility ordinances
 - Forest conservation obligations
- Other commonly cited pain points include:
 - Infrastructure limitations
 - Development impact fees and building excise taxes
 - Public input periods
 - Appeals rights
 - Process inefficiencies and administrative burden (for both government and developers)

Housing Supply and Demand

- Maryland has a current shortage of about 100,000 housing units and needs to build 590,000 new housing units to meet demand and growth projections by 2045.
- To meet the projected demand for housing, there will need to be 30,000 permits approved each year.
- Since 2014, Maryland has only permitted an average of 18,000 units annually.
- Maryland permits far fewer units annually than the states to which it is losing residents.
- On a per-household basis (to account for differences in population size), Maryland permitted an average of 8 new units per 1,000 residents between 2014 and 2024, while Delaware, North Carolina, South Carolina, Florida, and Texas permitted over 18 units per 1,000 residents each.

Comptroller Lierman will discuss the findings of the ***Housing and the Economy*** report with **Maryland Department of Housing and Community Development (DHCD) Secretary Jake Day** during an event on Thursday, October 16, in Annapolis. The event, “Maryland in Motion: Housing, Migration and the Economy,” will also feature a panel discussion with experts discussing how housing affordability is connected to broader state and national issues influencing revenues and economic performance in Maryland. The event will begin at 2 p.m. in the Louis L. Goldstein Treasury Building.

Seating is limited. Please RSVP to Media Relations Director Robyne McCullough at rmccullough@marylandtaxes.gov if you plan to attend.

[Read the Full Housing and the Economy Report](#)

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