

DEMOGRAPHIC AND ECONOMIC CONDITIONS IN MAINE

Roux Institute

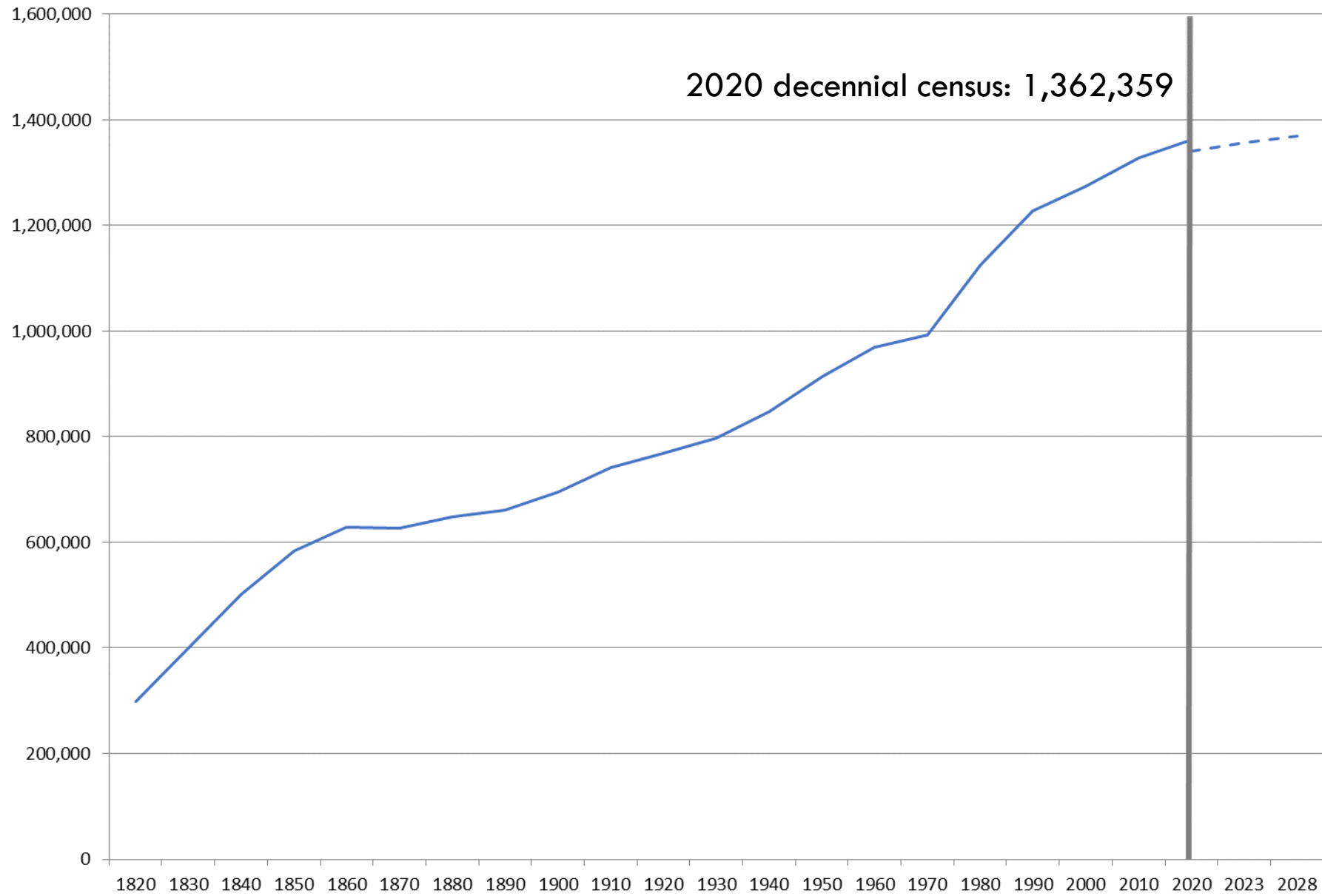
September 27, 2021

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Department of Administrative and Financial Services

Total Population, Maine

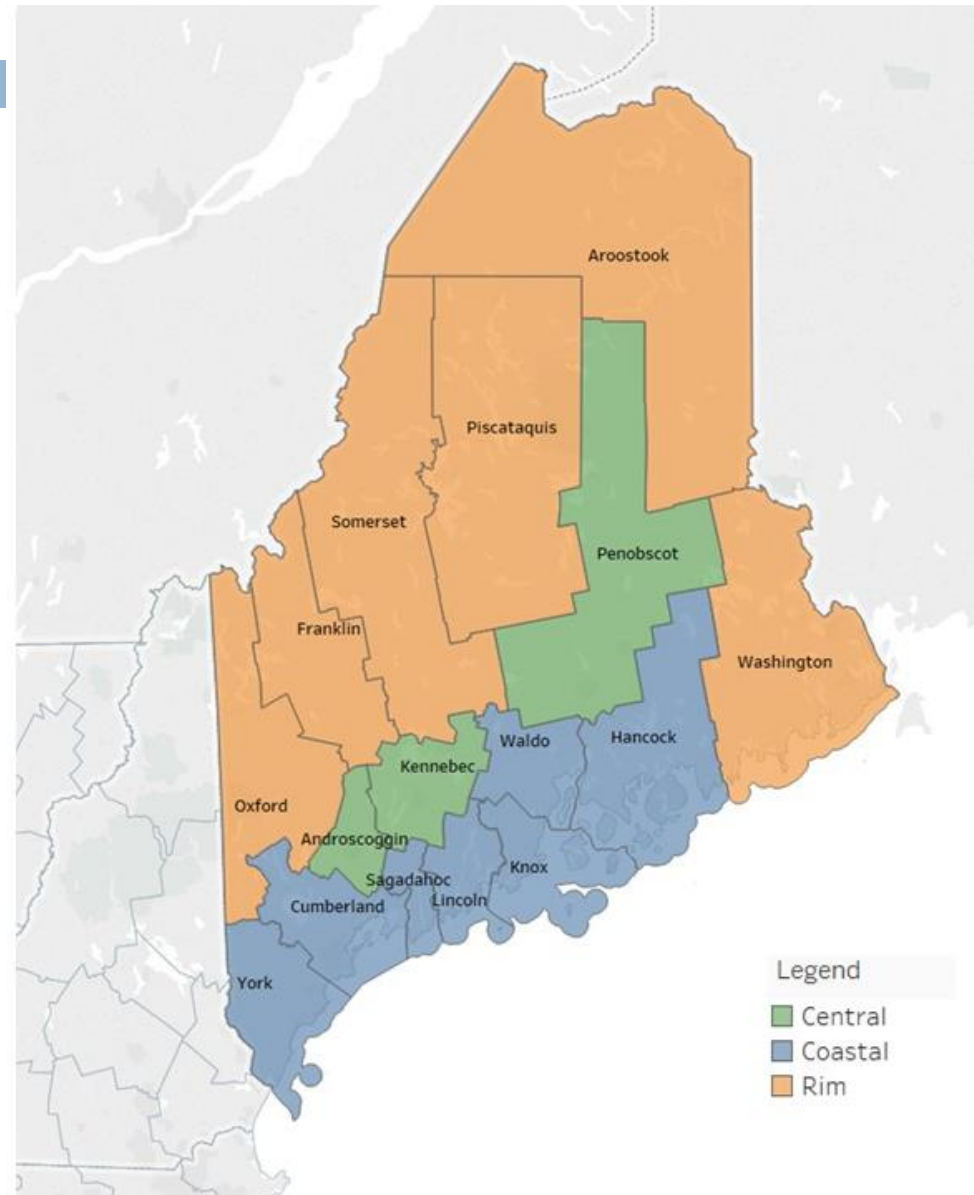


Sources: U.S. Census Bureau; State Economist population projections

Regions of Maine

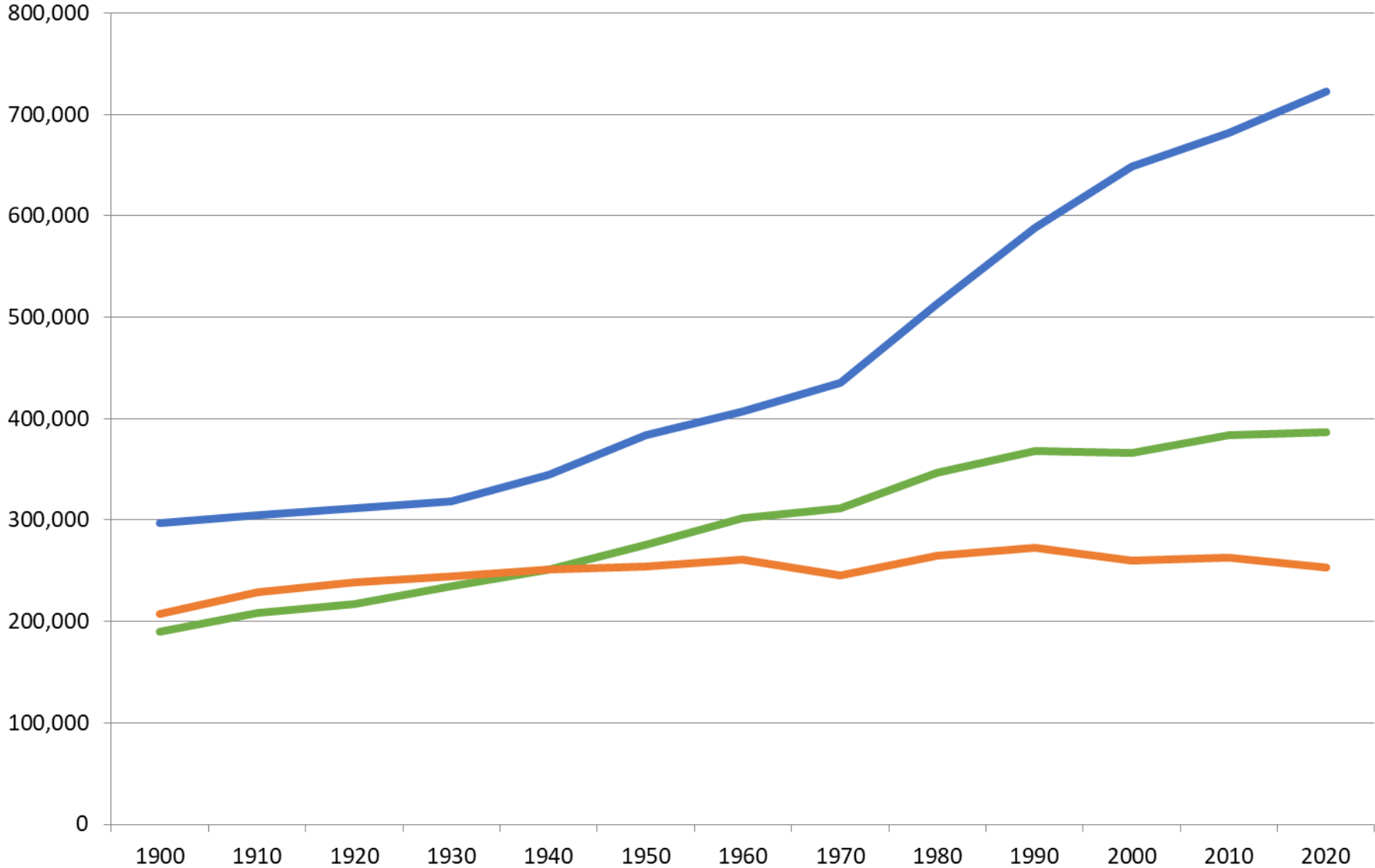
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- All six “rim” counties plus Penobscot had their highest decennial population count in a year other than 2020:
 - Aroostook: 1960
 - Franklin: 2010
 - Oxford: 2010
 - Penobscot: 2010
 - Piscataquis: 1920
 - Somerset: 2010
 - Washington: 1900



Total Population, Regions of Maine

Coastal Central Rim



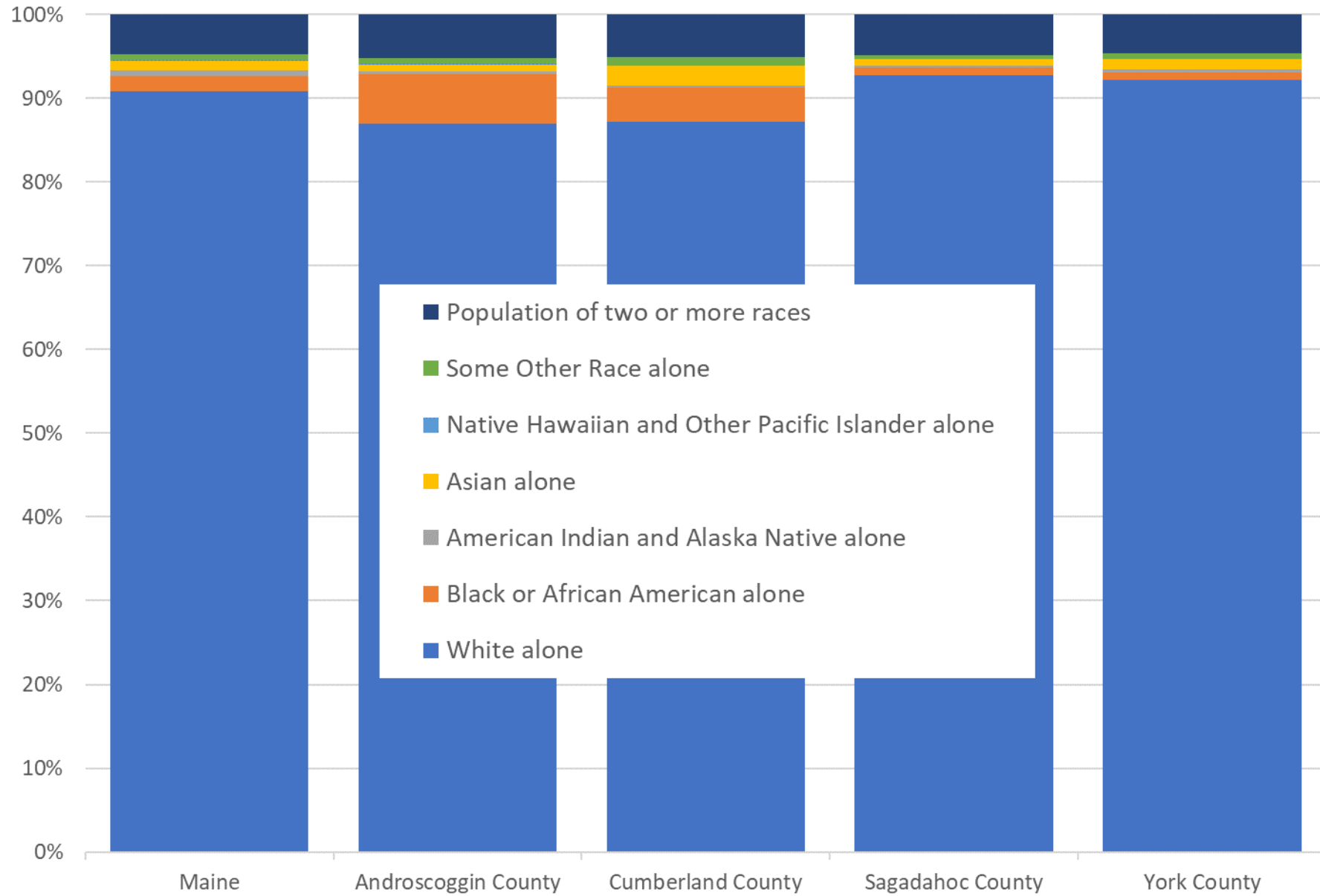
Maine: a demographic snapshot

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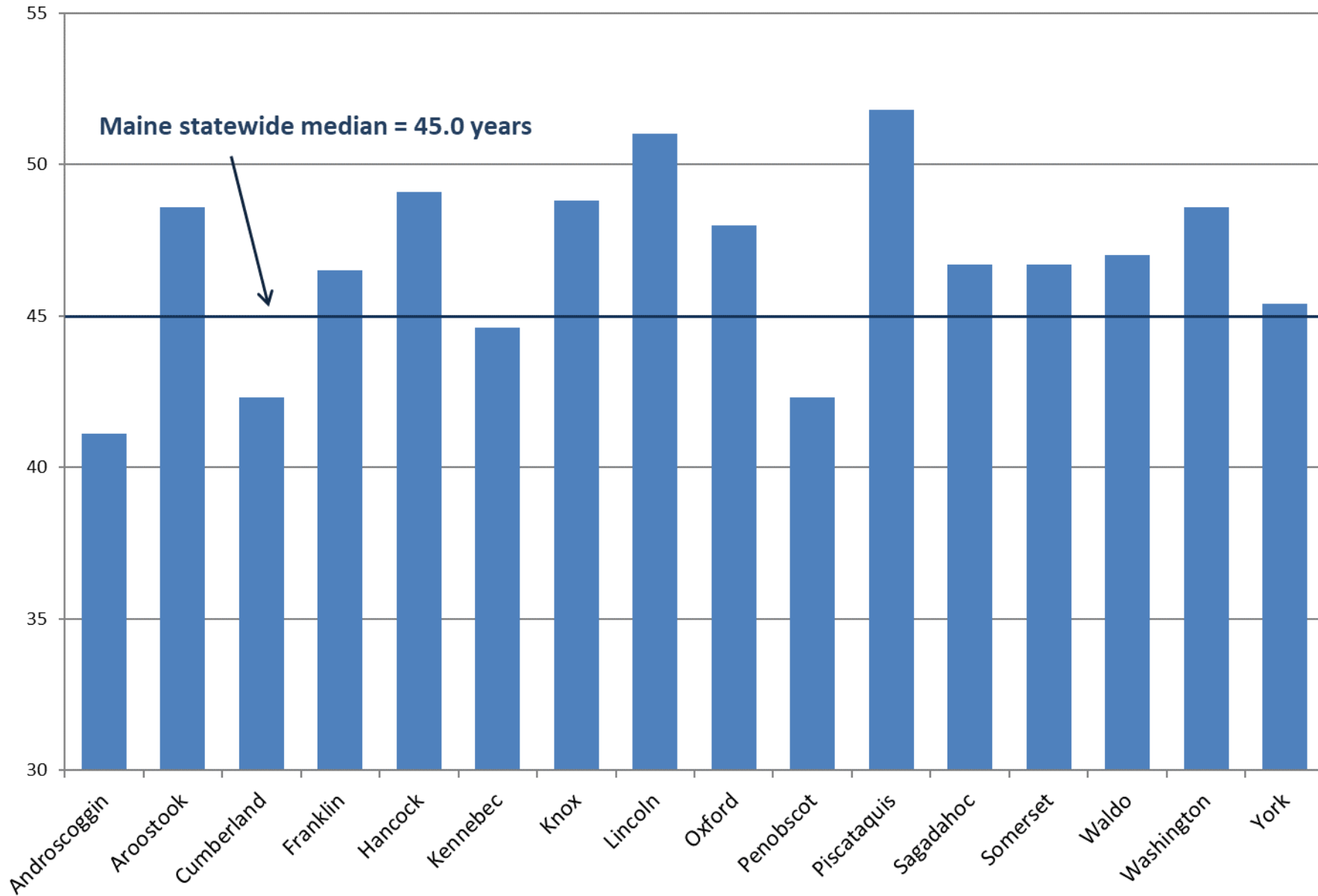
- 2020 Decennial Population: 1,362,359
 - ▣ 42nd largest in U.S.
- 2010 – 2020 Population Change: +2.6%
 - ▣ 42nd among U.S. states (ahead of WV, MS, IL, CT, MI, OH, WY, PA)
- 2019 Median age: 45.0 years
 - ▣ Oldest in U.S.
- 9.8% Black, Indigenous, and People of Color
 - ▣ Lowest percentage in U.S., but improved from 5.6% in 2010



Percent of Population by Race, 2020

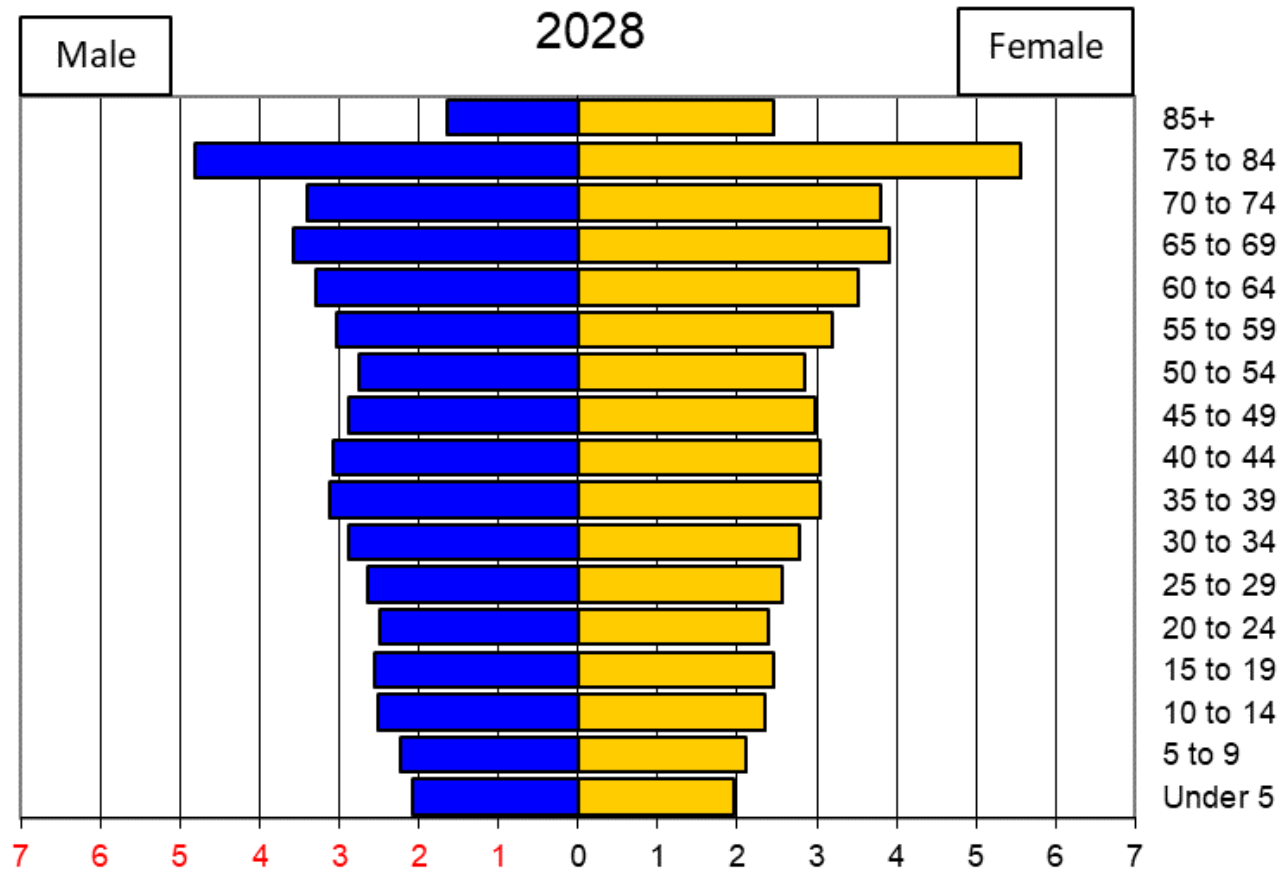


Median Age



The Baby Boom Wave

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Maine has seen an influx of home buyers from out of state during the pandemic (but who are they and how long will they stay?)

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Year-Over-Year Growth of Real Estate Transactions, Maine



- Maine REALTORS noted in their September 2021 press release a 12% increase in single-family home sales in Jan.-Aug. 2021 vs Jan.-Aug. 2020 along with a 14.8% increase in the median sales price in August 2021 compared to August 2020
- Out-of-state buyers normally represent about 1/4 of sales; in late 2020 they represented about 1/3 of sales

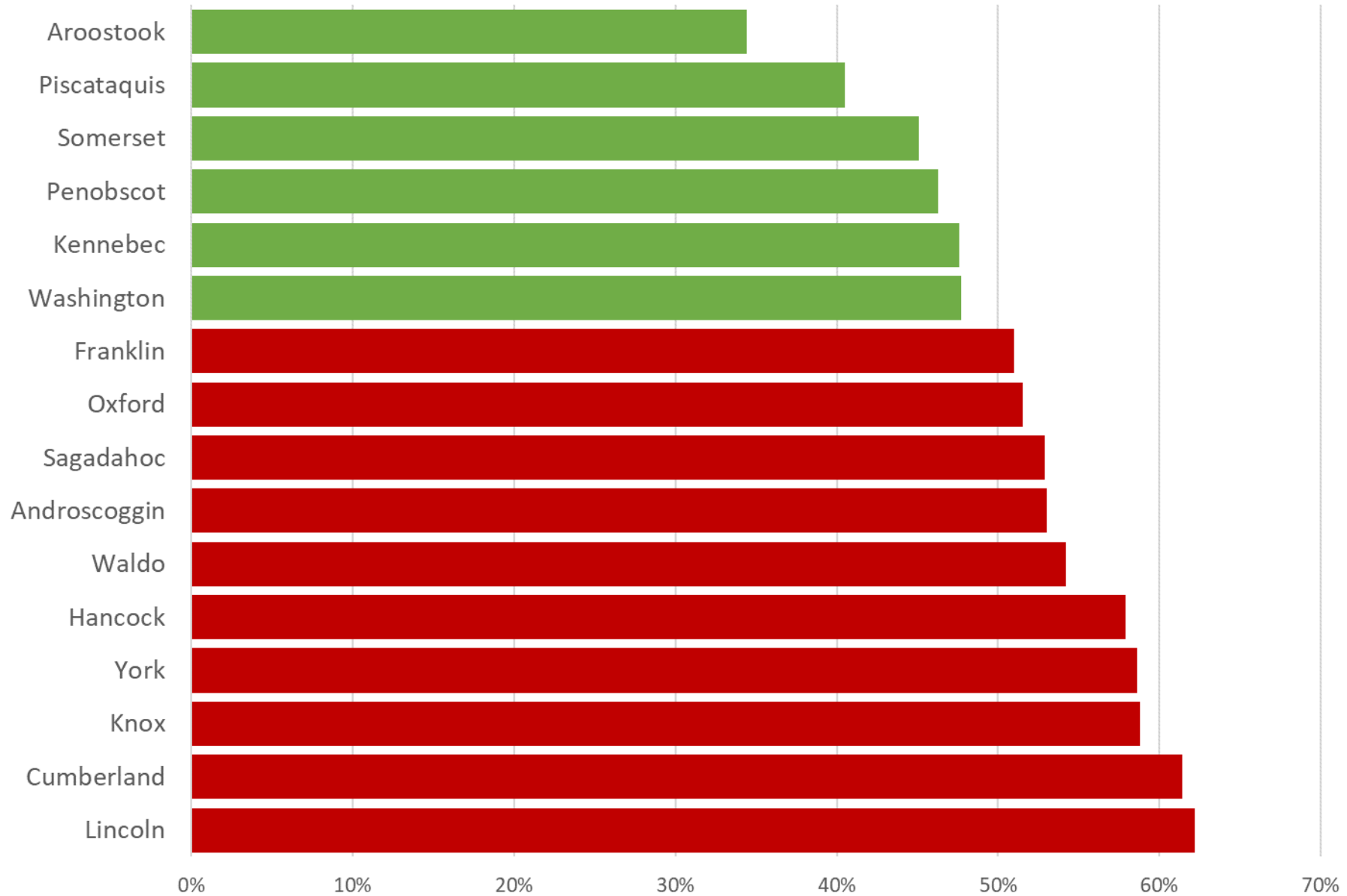
In June 2021, listings were 6 Days on Market statewide, compared to 14 days in 2020 and 13 days in 2019



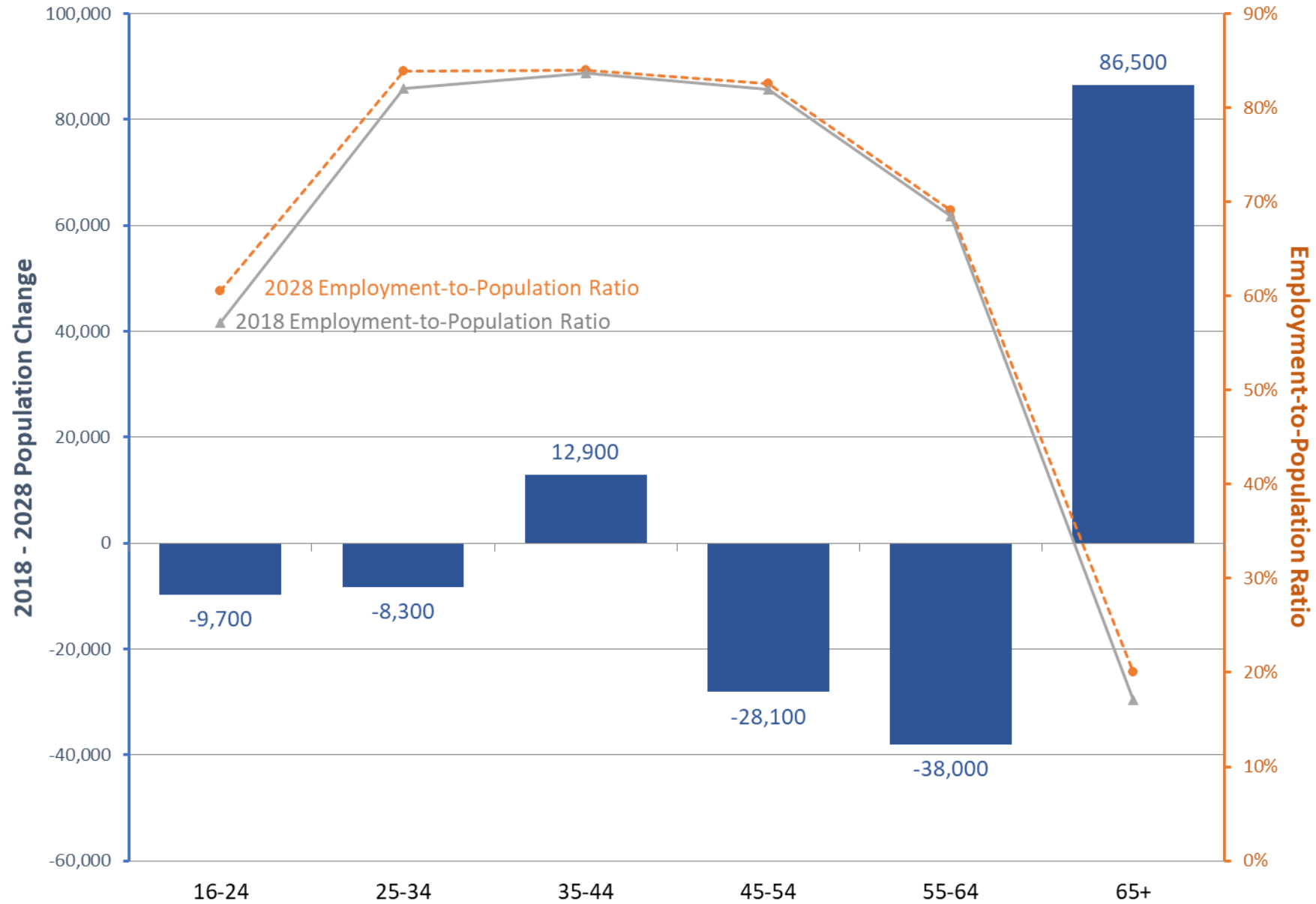
June-August 2021 compared to June-August 2020

Geography	No. of Units Sold	One Year Change (units)	Median Sale Price	One Year Change (Price)
Androscoggin	409	10.84%	\$250,000	15.41%
Aroostook	285	8.37%	\$130,000	20.37%
Cumberland	1277	2.74%	\$451,000	20.27%
Franklin	179	24.31%	\$225,000	15.83%
Hancock	293	7.72%	\$310,000	26.27%
Kennebec	543	-8.28%	\$260,000	24.40%
Knox	227	17.62%	\$355,000	39.22%
Lincoln	192	-5.88%	\$360,000	27.50%
Oxford	300	4.53%	\$267,000	36.92%
Penobscot	625	3.14%	\$209,000	17.42%
Piscataquis	104	-28.77%	\$172,500	16.95%
Sagadahoc	135	7.14%	\$355,000	28.88%
Somerset	208	-11.11%	\$182,250	22.77%
Waldo	188	2.73%	\$274,450	25.89%
Washington	175	19.05%	\$160,000	1.27%
York	892	-8.51%	\$400,000	18.04%
Maine	6,032	0.80%	\$310,250	19.90%

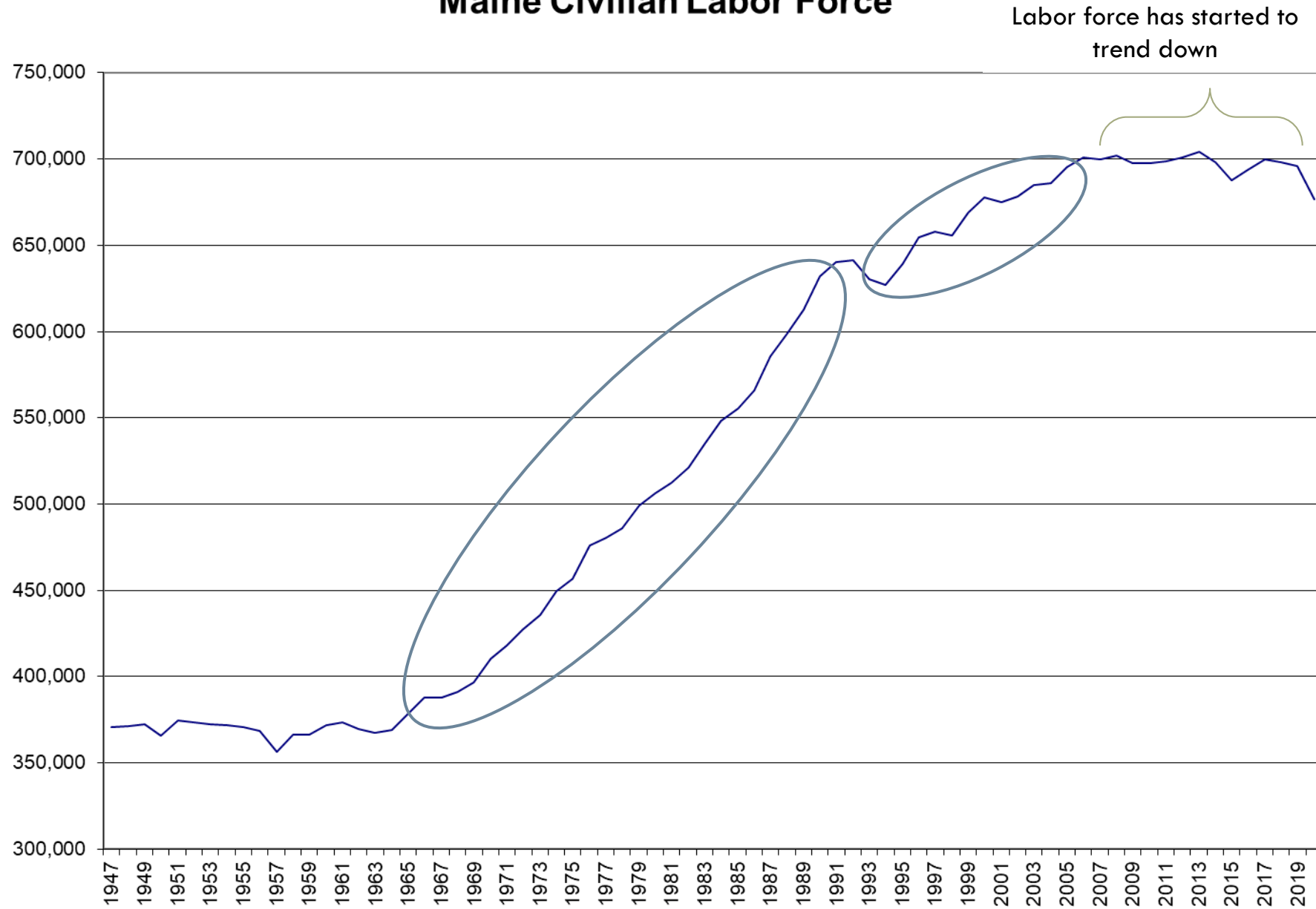
Percent of Households Unable to Afford Median Home



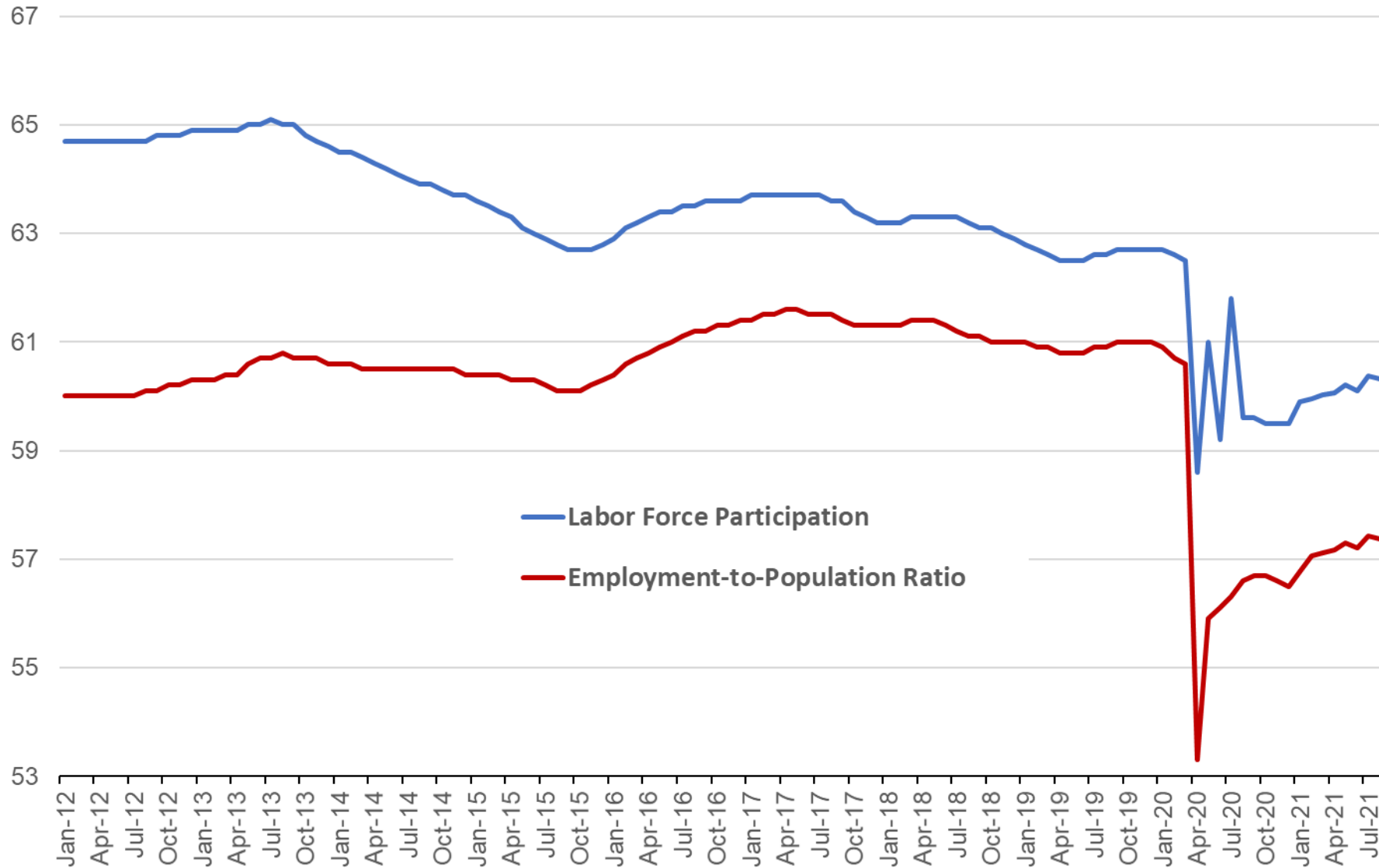
Population and Employment-to-Population Ratio Outlook by Age



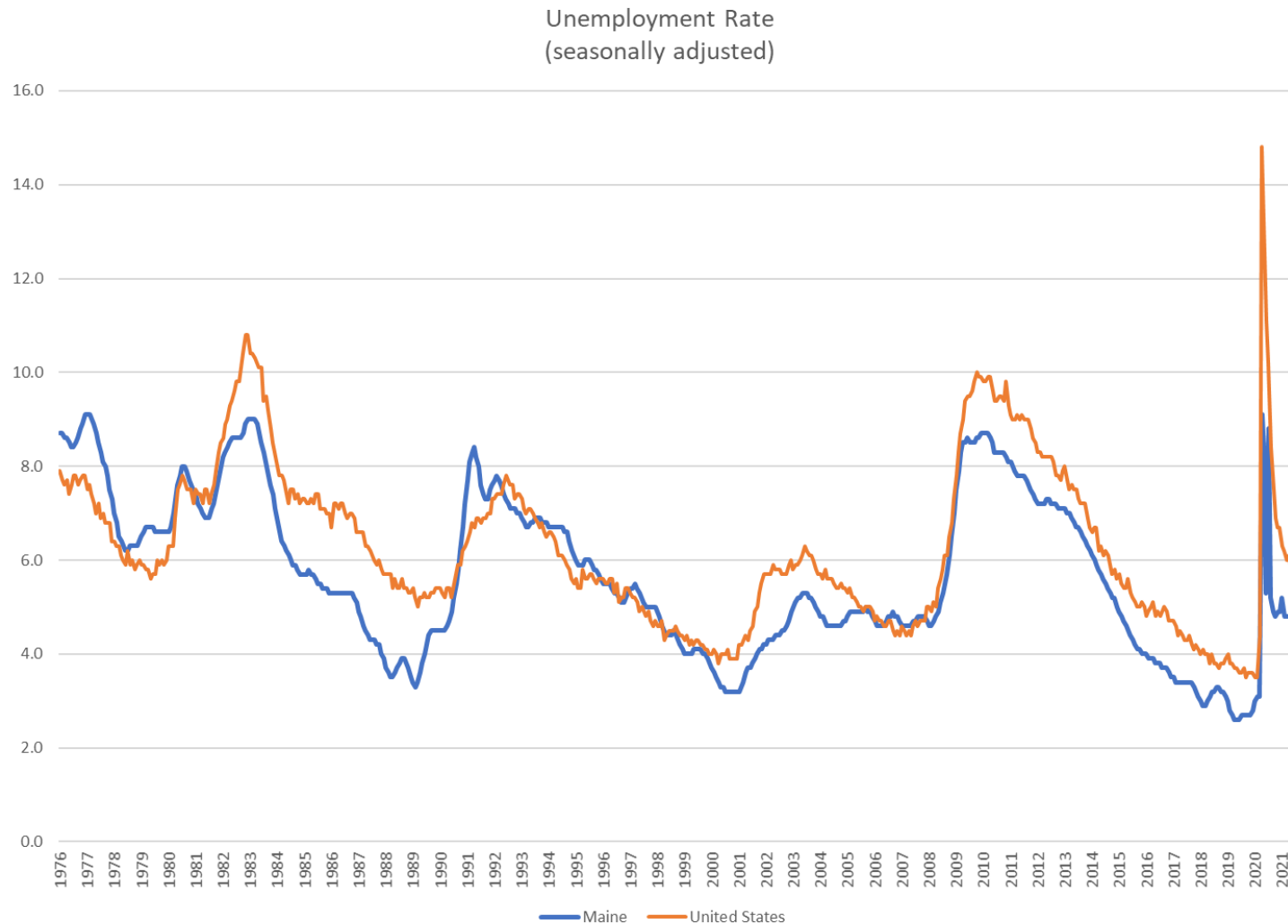
Maine Civilian Labor Force



Labor Force Participation & Employment-to-Population Ratio (Seasonally Adjusted)



In April 2020, Maine's official unemployment rate was 9.1% - the highest since February 1977. Even so, it underrepresented the true unemployment rate due to technical issues.



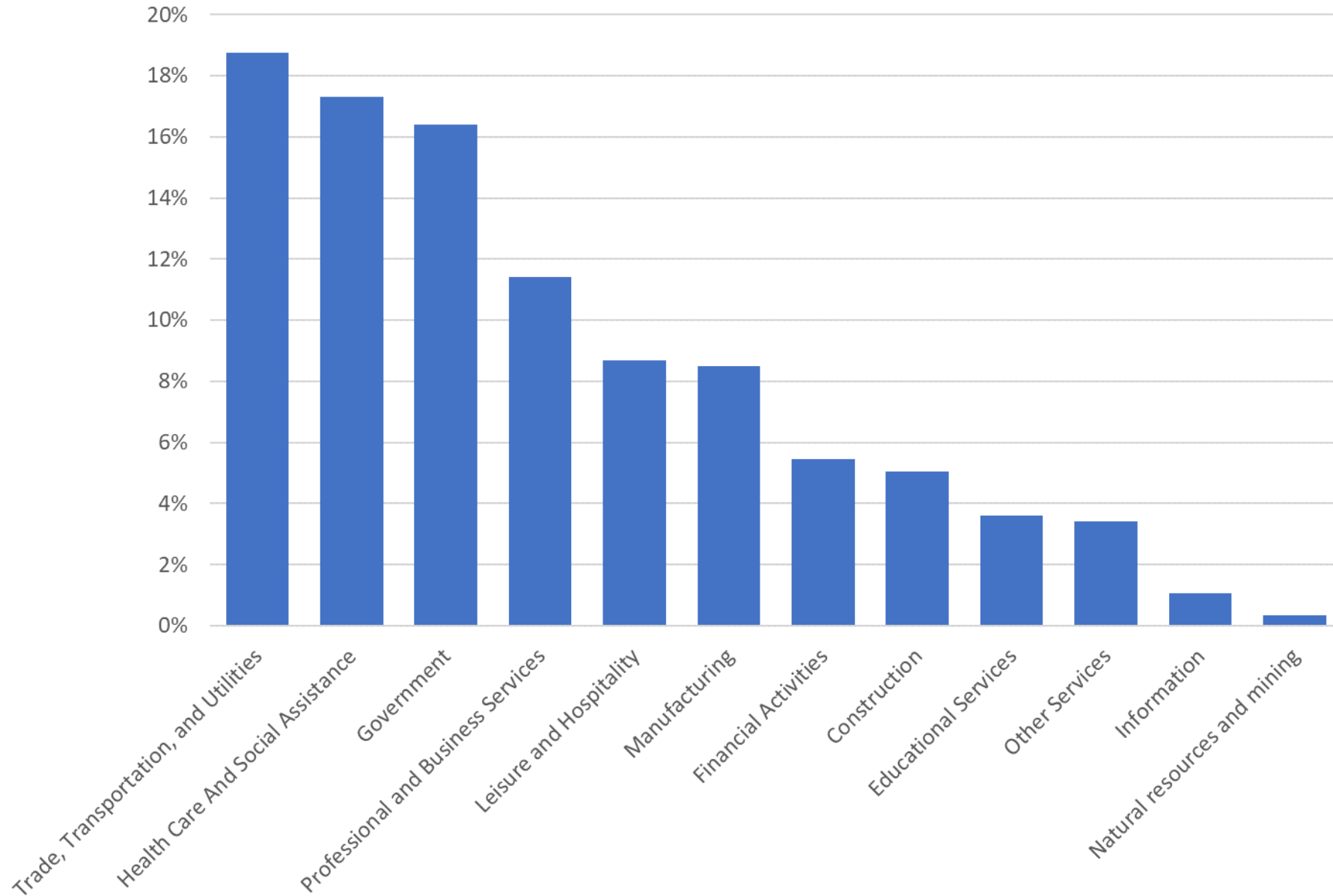
Maine's official unemployment rate in August 2021 was 4.9%, but the Maine Department of Labor estimates that if labor force participation were at Feb. 2020 levels the unemployment rate would be 8.4%

Maine DOL surveyed unemployment claimants and active job seekers on barriers to return to work

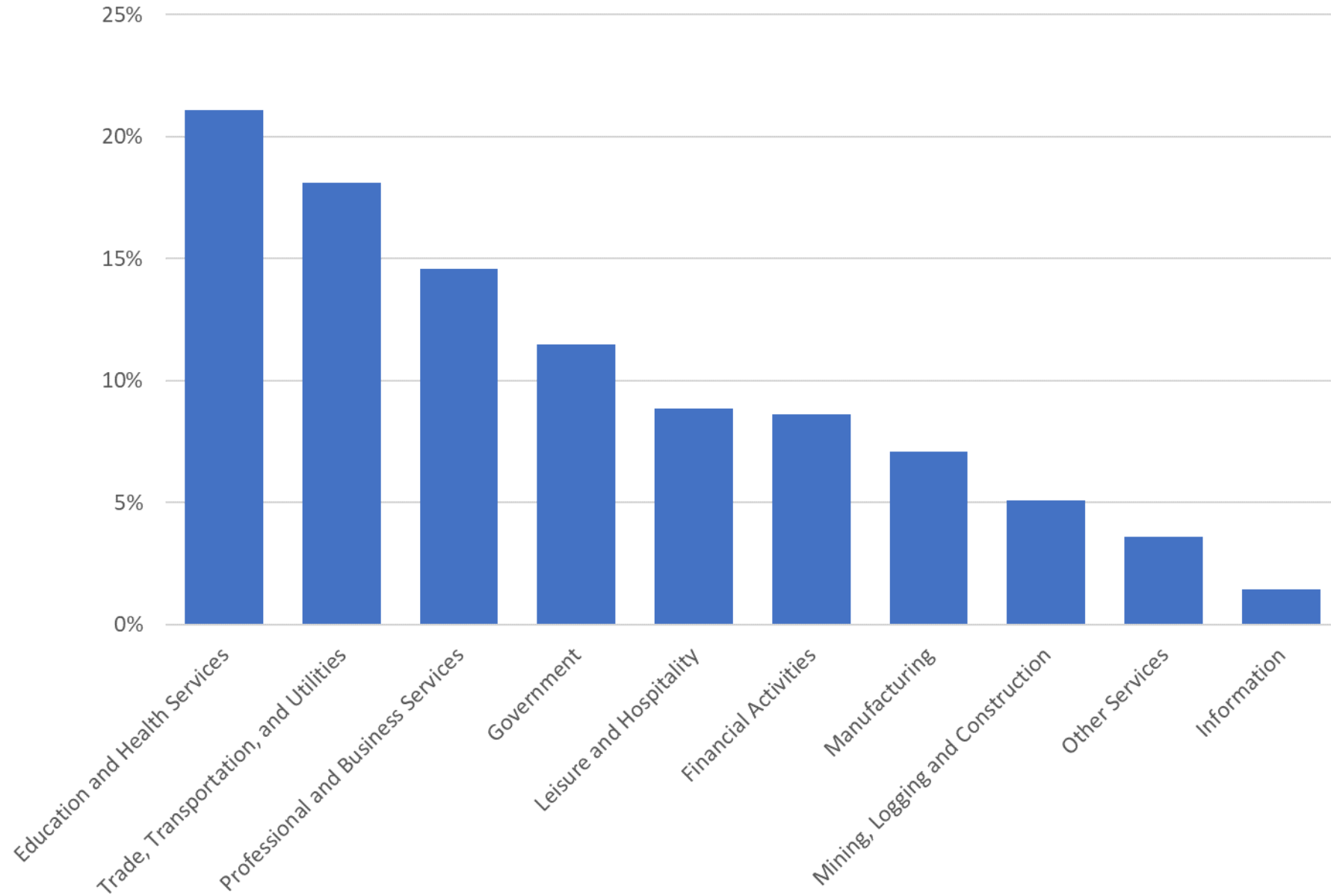
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- The most commonly cited barriers were “lack of opportunities that match my skill set” and “COVID health risks or concerns”
- Other reasons preventing return to work were concerns about job quality, inaccessibility of opportunities, and lack of social supports such as childcare or transportation
- Of those who did return to work, the most commonly cited enabling factors were that their previous employer rehired them (38%) and finding a job that matched their skillset (26%)

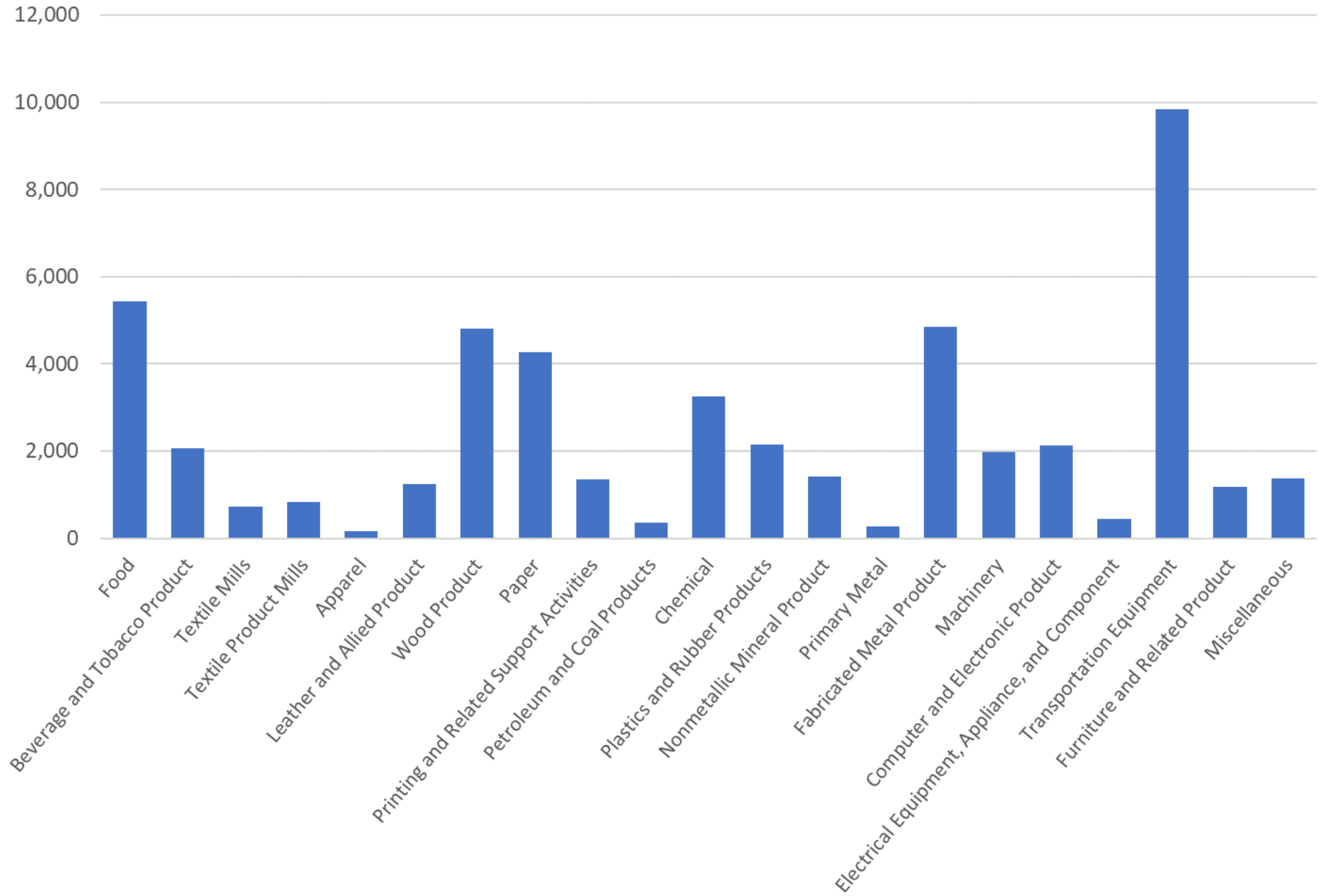
Share of Maine Nonfarm Employment by Industry, 2020



Share of Portland-South Portland MSA Employment by Industry, 2020



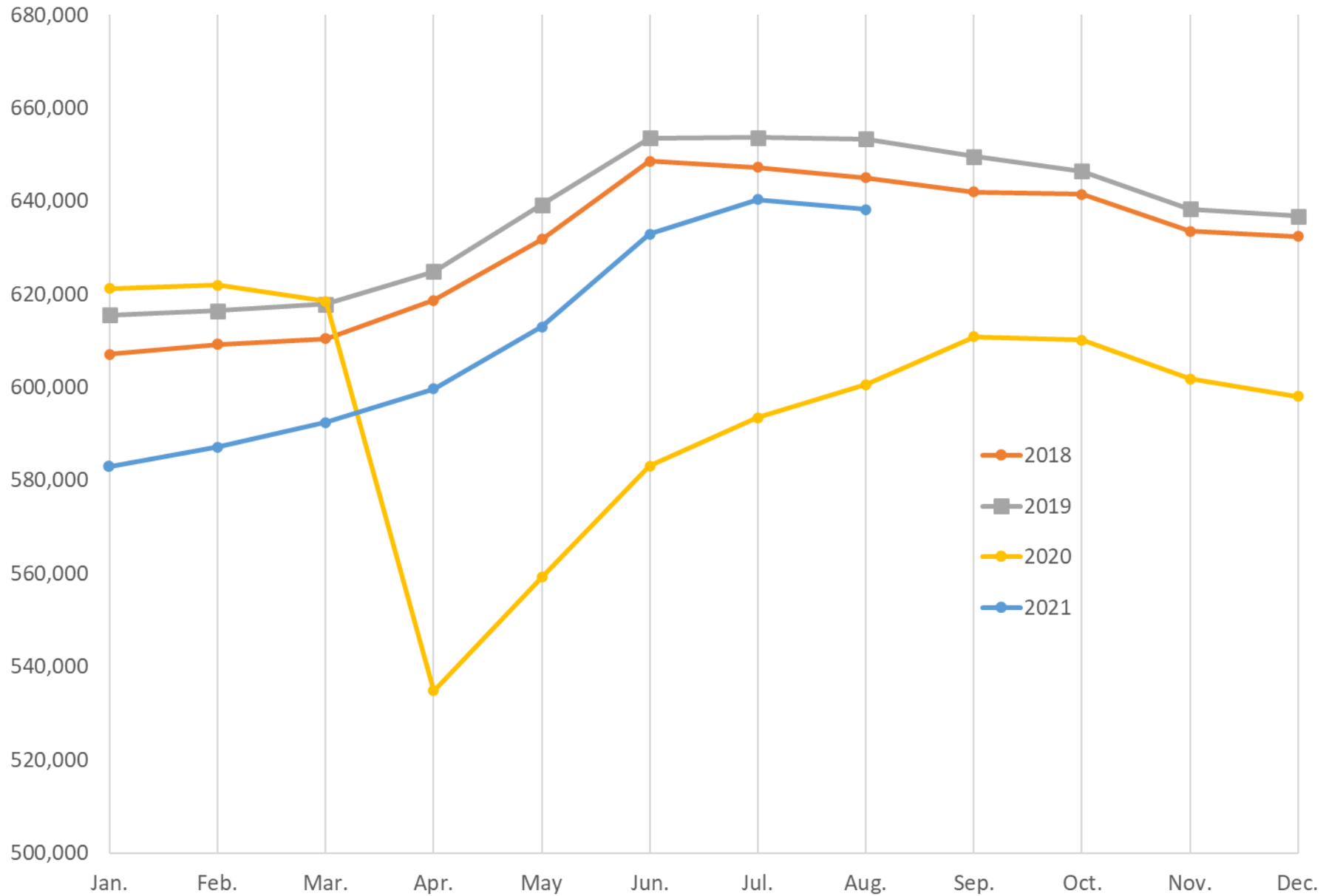
2020 Manufacturing Employment by Sector, Maine



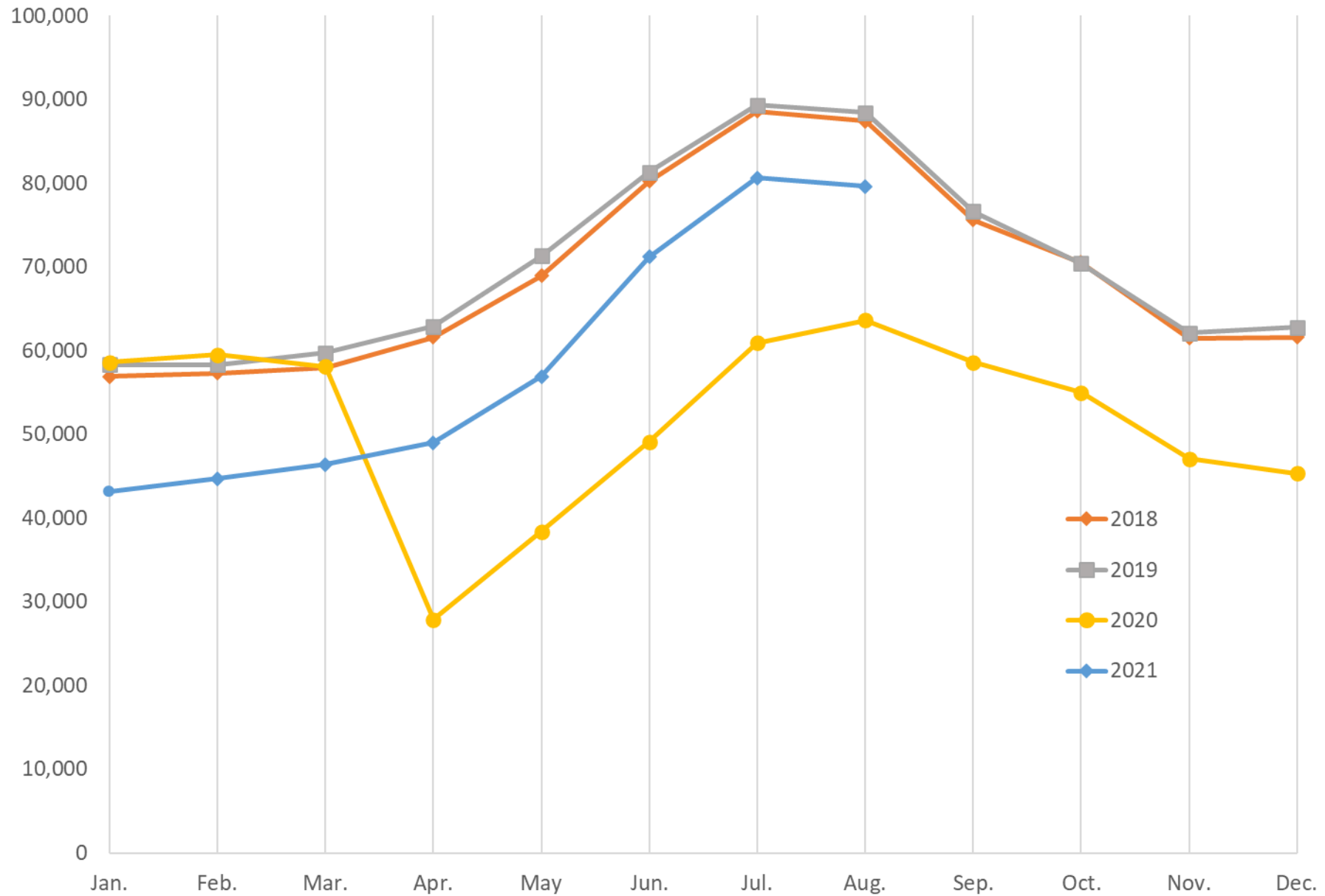
The net decrease in jobs is concentrated in low-wage sectors

	Net Change in Jobs February 2020 to August 2021				Average Weekly Wage	
					2019	2020
Professional & Business Services				600	\$1,180	\$1,270
Wholesale Trade				300	\$1,320	\$1,400
Federal Government				200	\$1,480	\$1,490
Private Educational Services				0	\$890	\$970
Other Services				0	\$680	\$760
Transportation, Warehousing & Utilities				-200	\$840	\$910
Manufacturing				-400	\$1,100	\$1,190
Information				-400	\$1,100	\$1,230
Construction				-700	\$990	\$1,070
Financial Activities				-1,100	\$1,150	\$1,460
Retail Trade				-1,100	\$580	\$650
State Government				-2,000	\$960	\$1,010
Healthcare & Social Assistance				-2,500	\$960	\$1,040
Local Government				-3,200	\$800	\$870
Leisure & Hospitality				-12,400	\$450	\$480

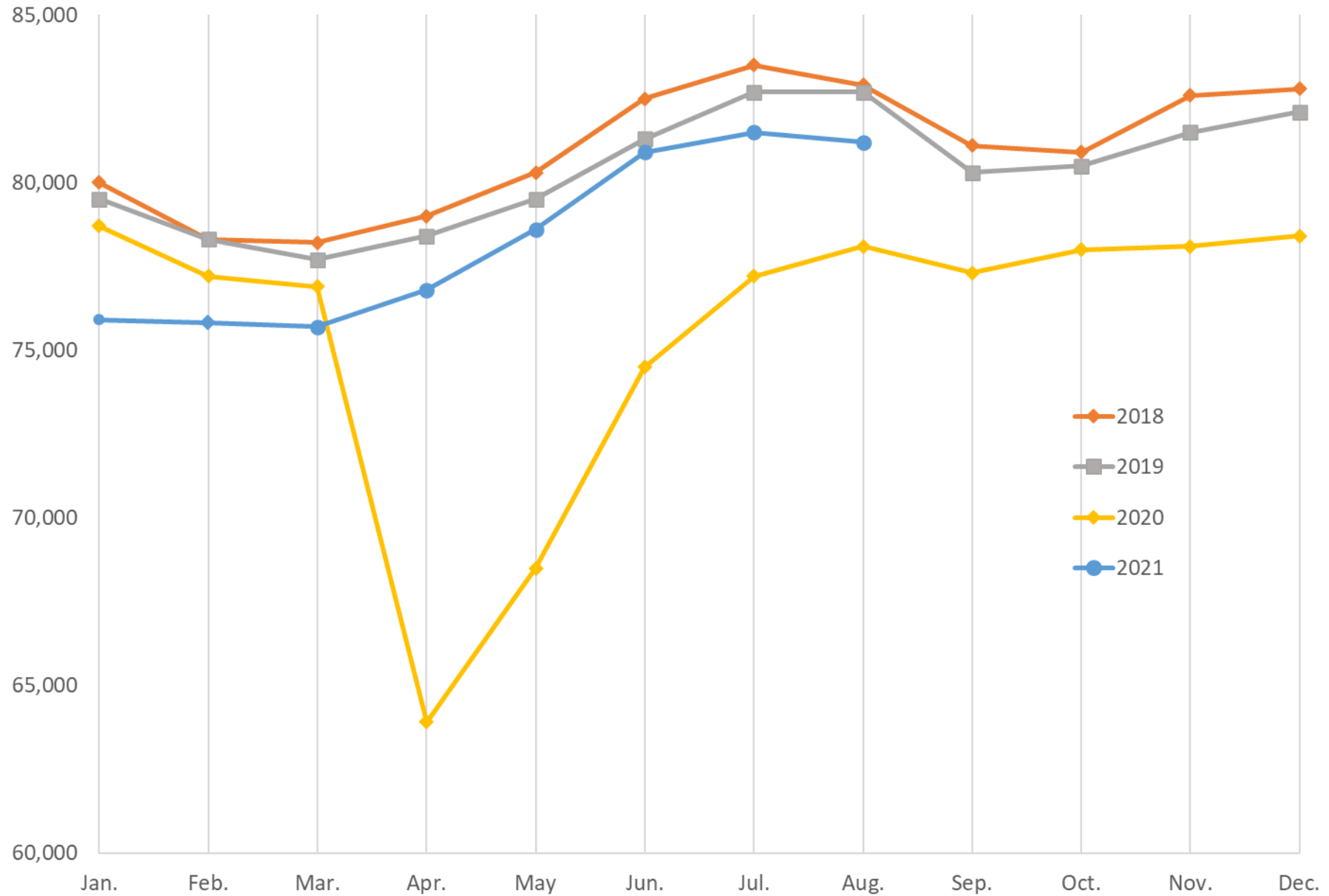
Total Nonfarm Employment, Not Seasonally Adjusted



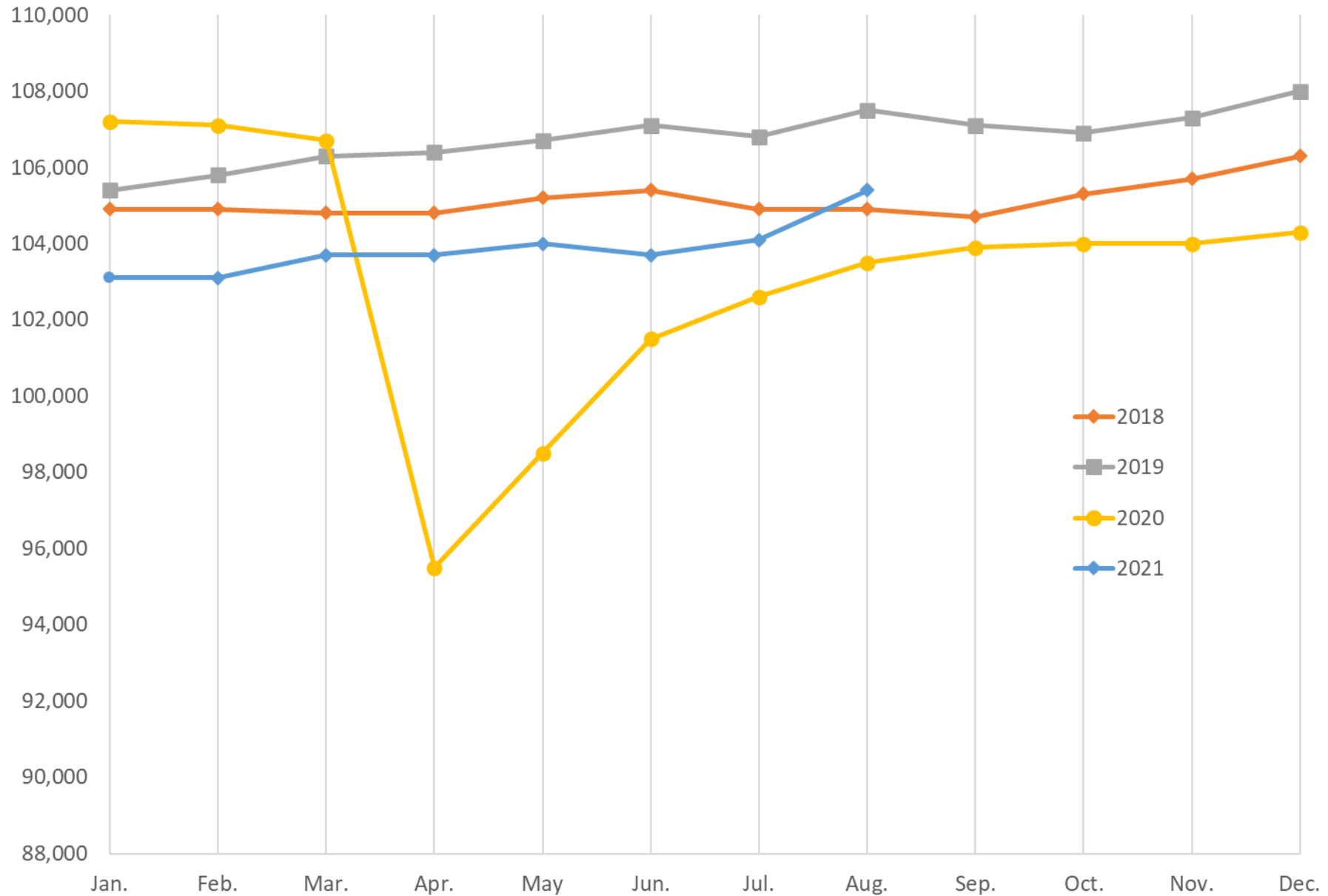
Leisure and Hospitality Employment, Not Seasonally Adjusted



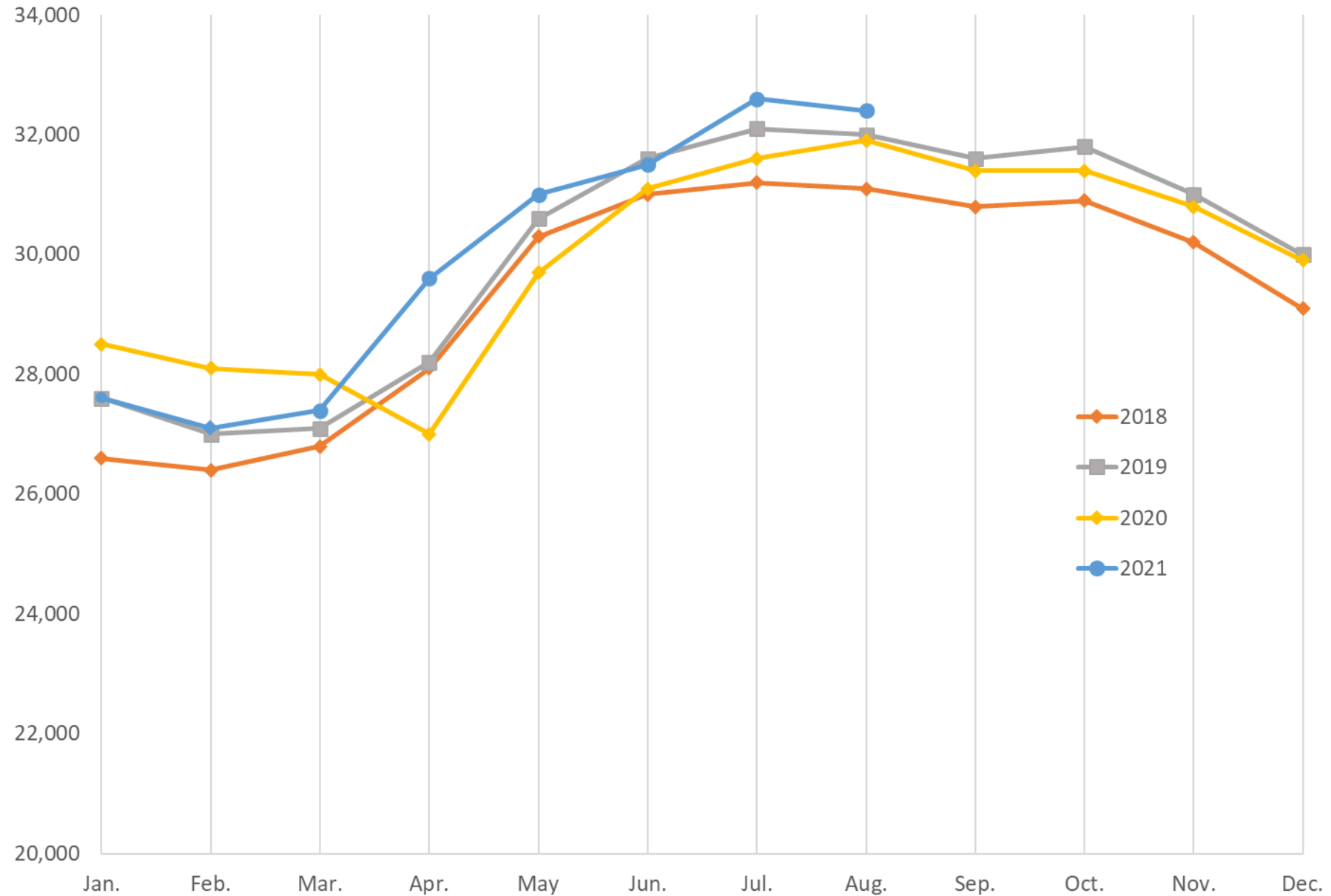
Retail Trade Employment, Not Seasonally Adjusted



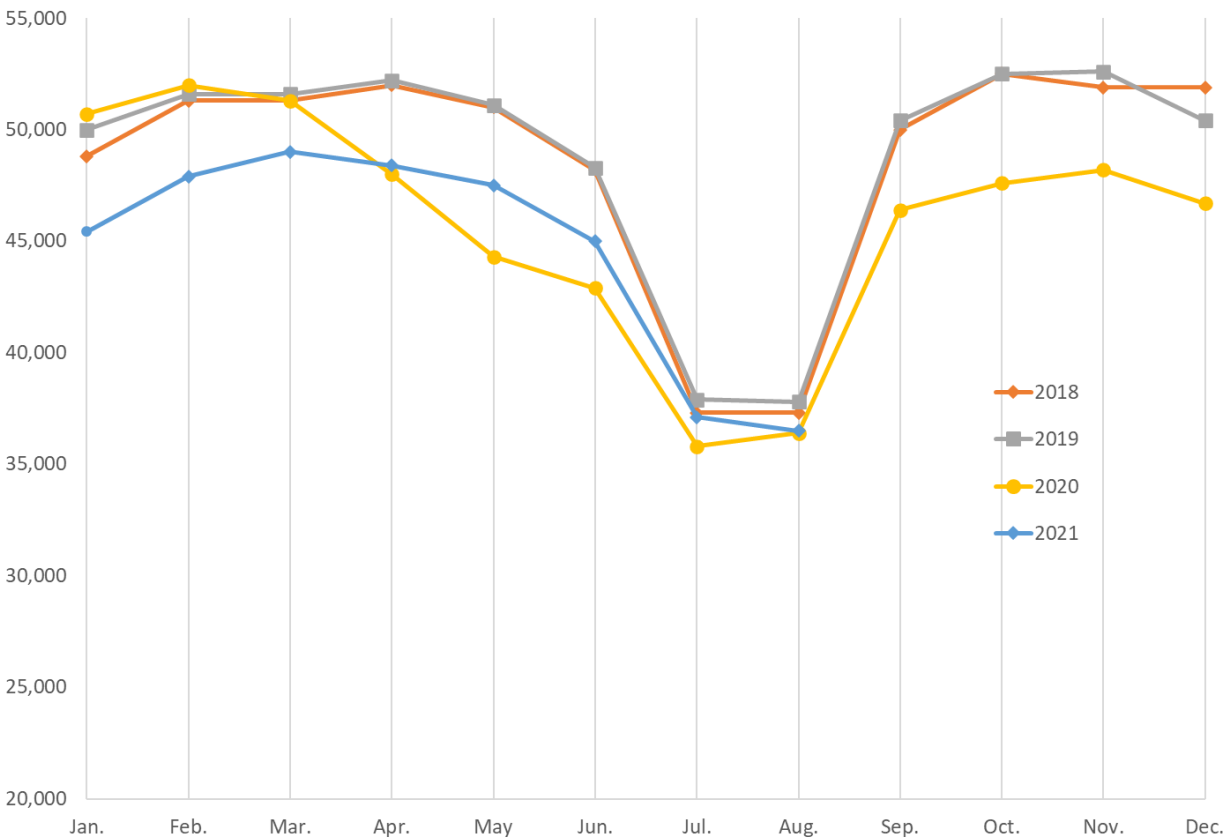
Health Care and Social Assistance Employment, Not Seasonally Adjusted



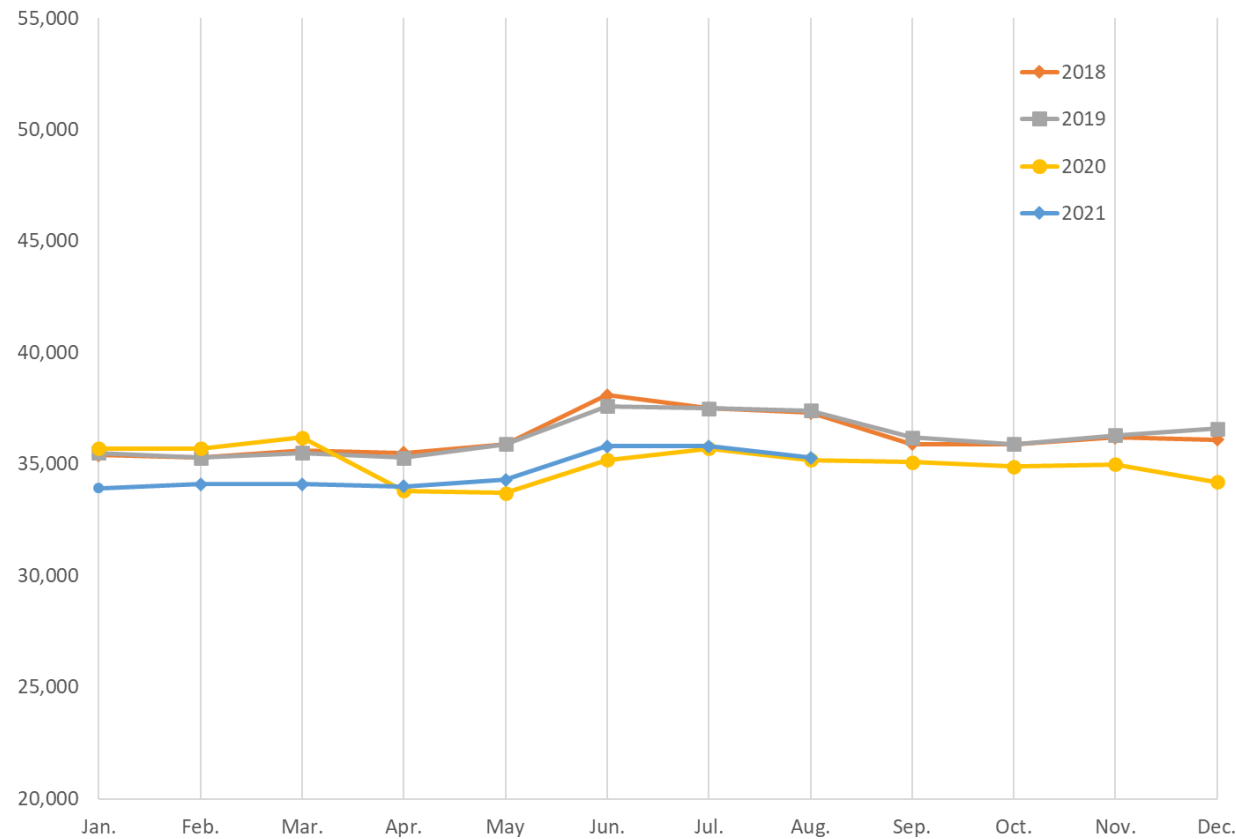
Construction Employment, Not Seasonally Adjusted



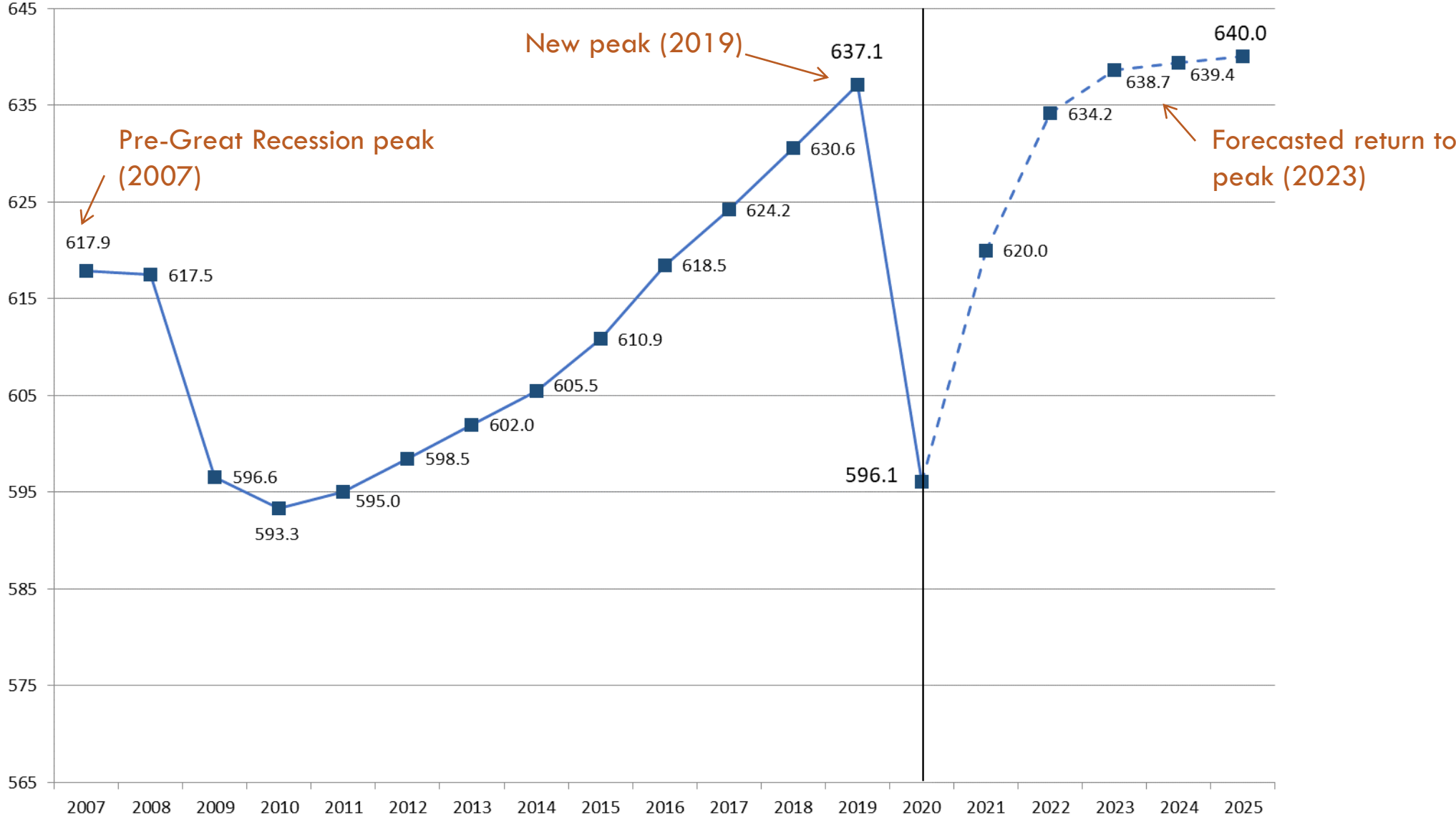
State & Local Government Education, Not Seasonally Adjusted



State & Local Government, Excluding Education, Not Seasonally Adjusted

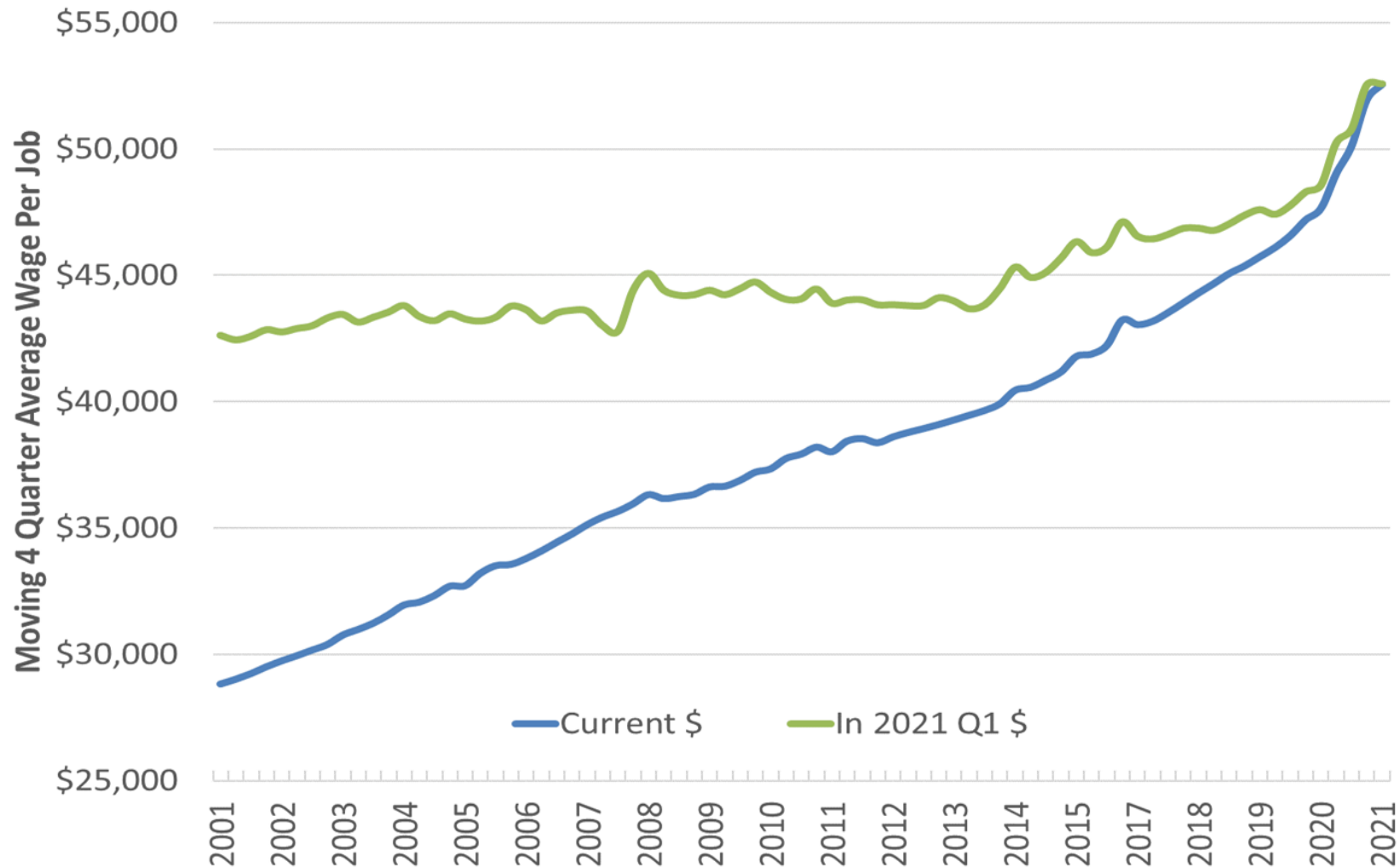


Total Nonfarm Employment (in thousands) History and CEFC forecast



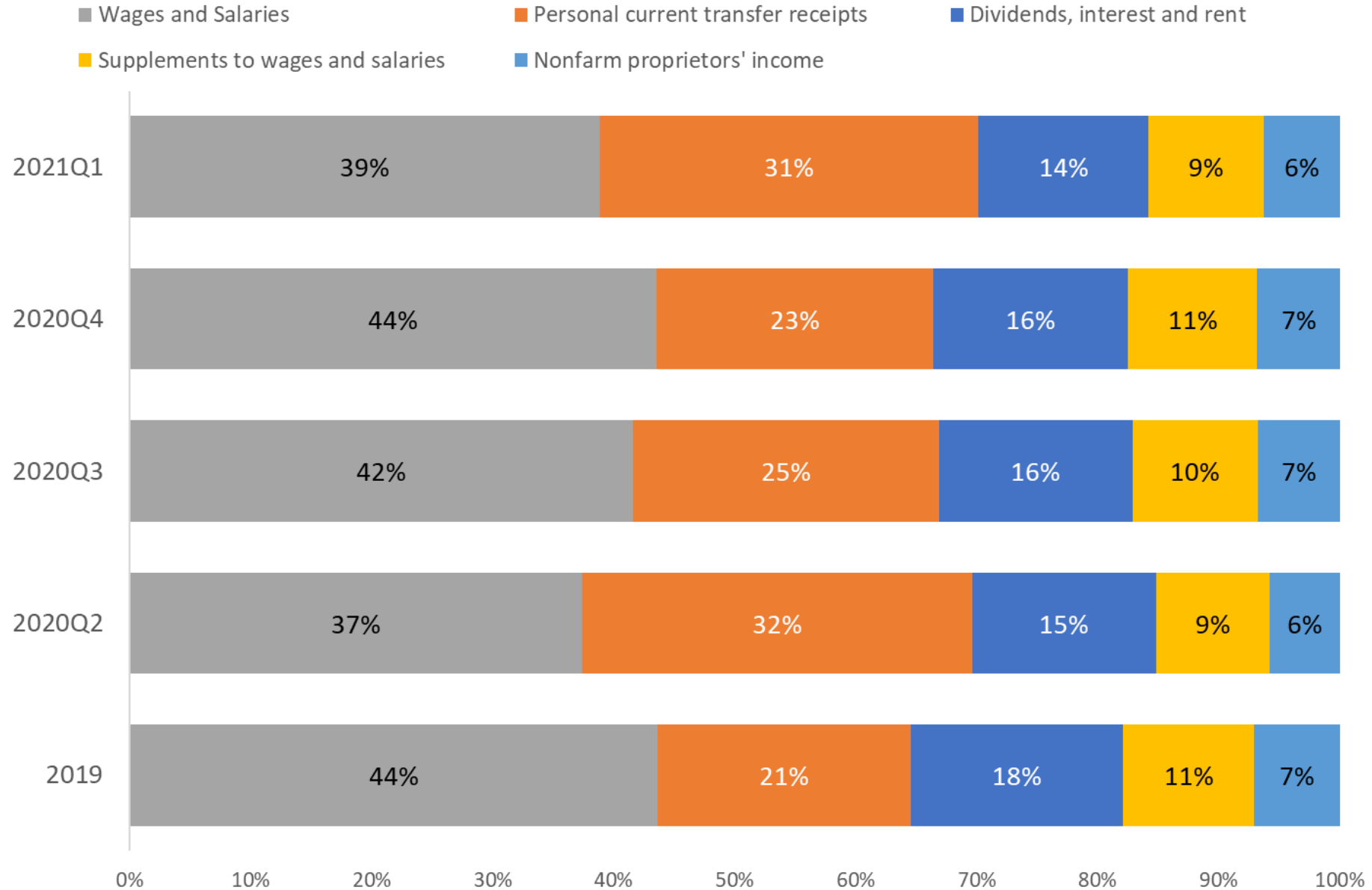
Higher total wages spread across fewer jobs drove the average wage per job up sharply in the pandemic era

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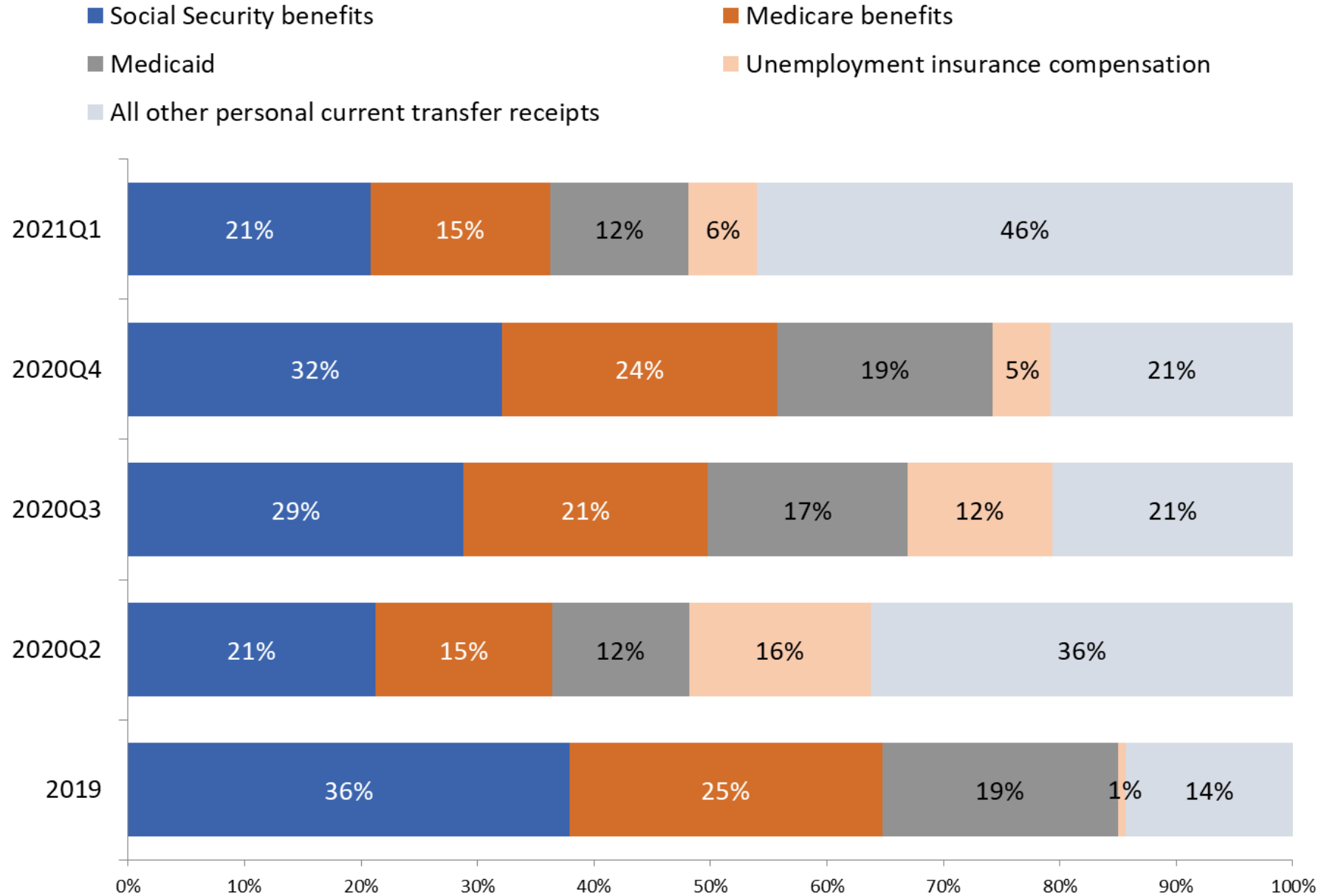


Source: Maine Department of Labor, Center for Workforce Research and Information,
<https://www.maine.gov/dafs/economist/sites/maine.gov.dafs.economist/files/inline-files/labor%20update.pdf>

Major Components of Personal Income, Maine



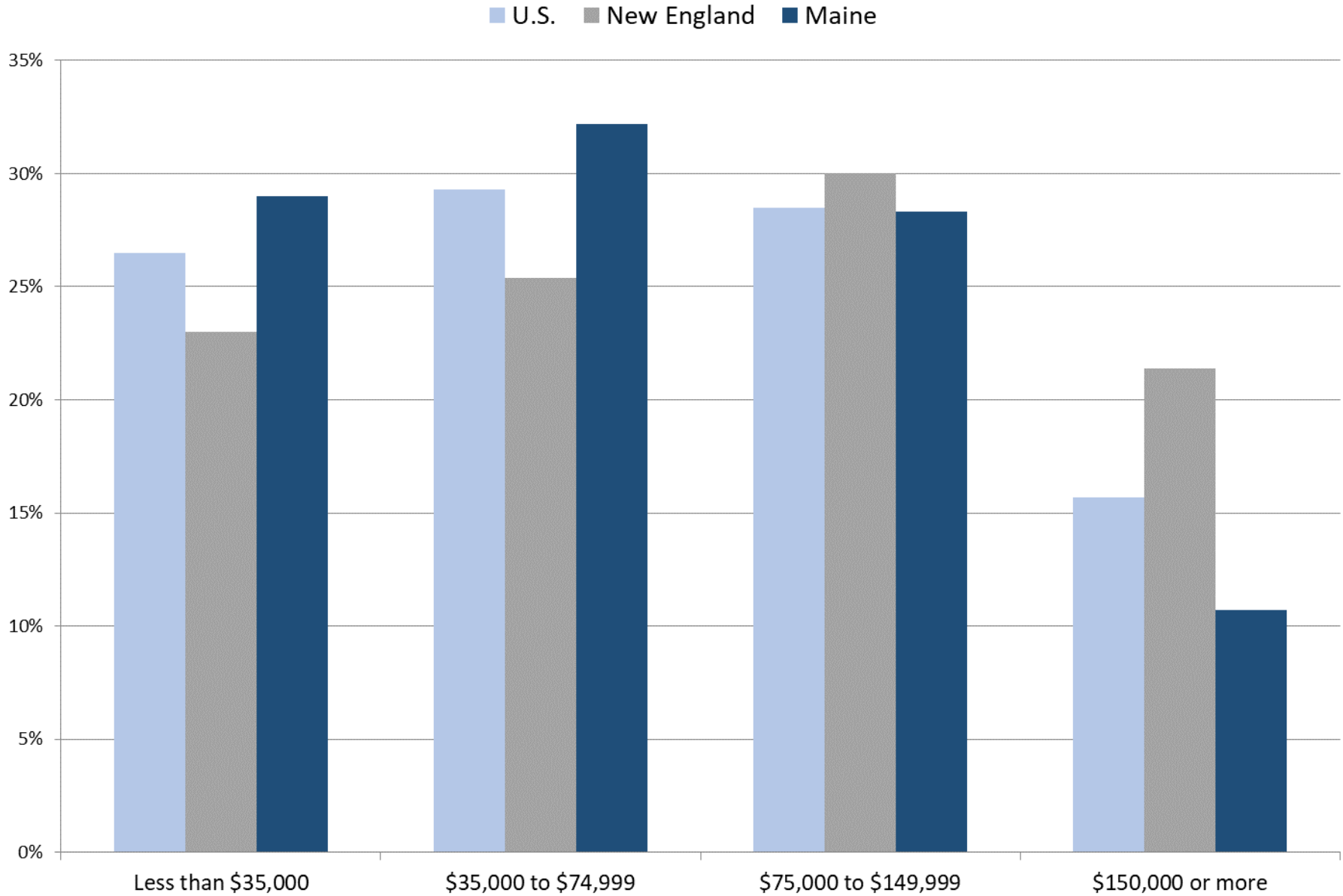
Components of Personal Current Transfer Receipts, Maine



Percent Change in Real Personal Income, Maine 2010-2020 and forecast to 2025

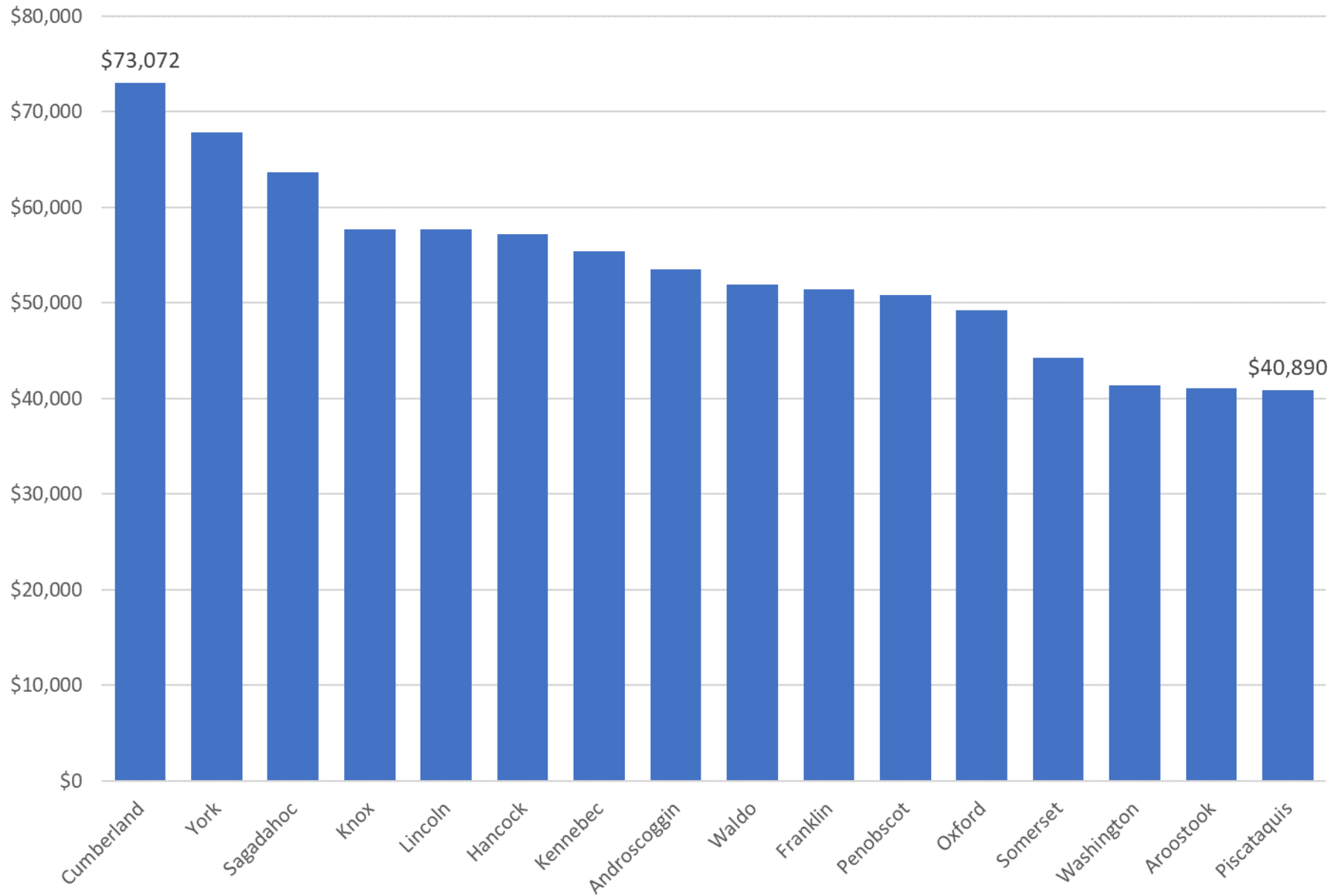


Percent of Households by Income Level, 2019



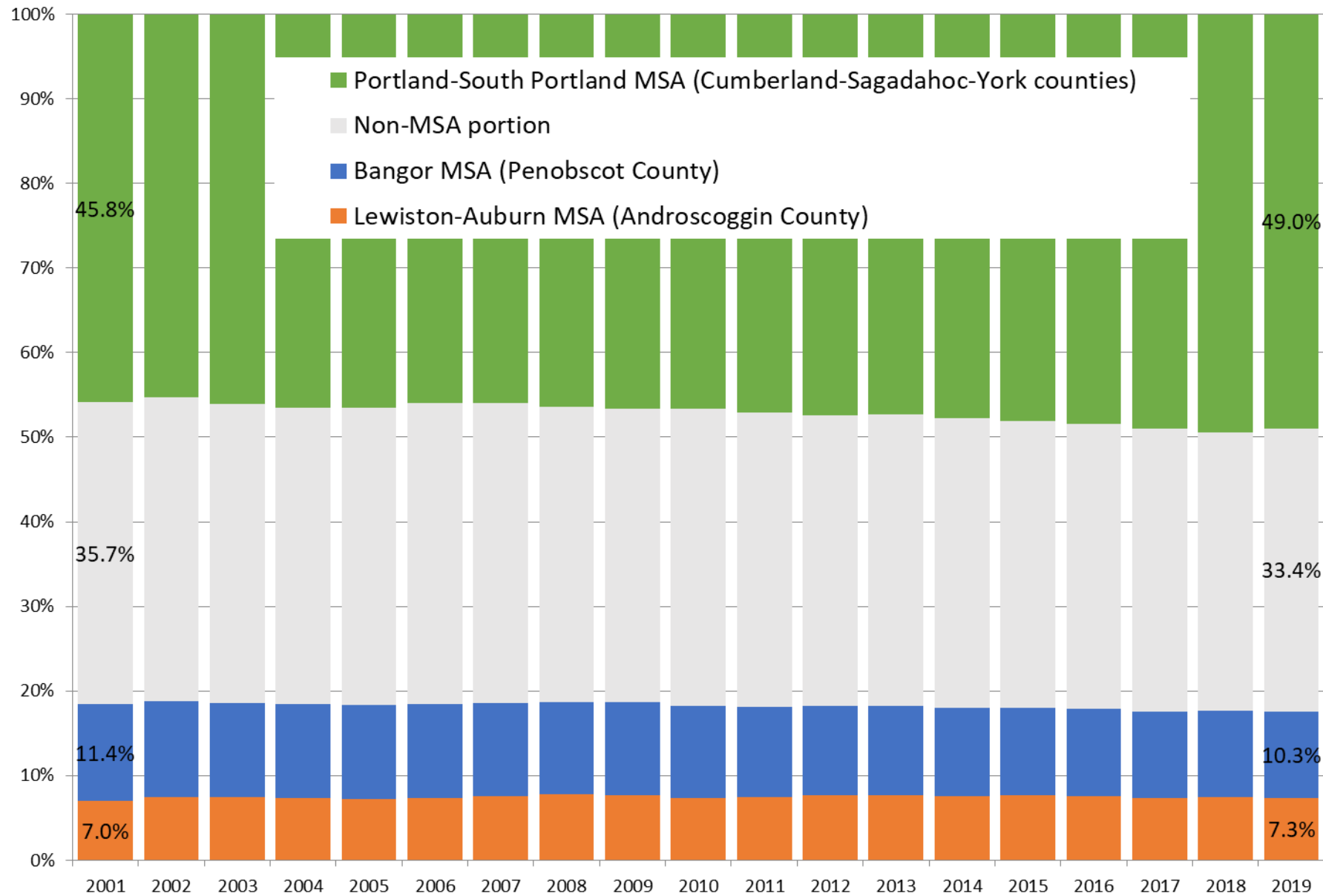
Source: U.S. Census Bureau, American Community Survey 1-year estimates

Median Household Income



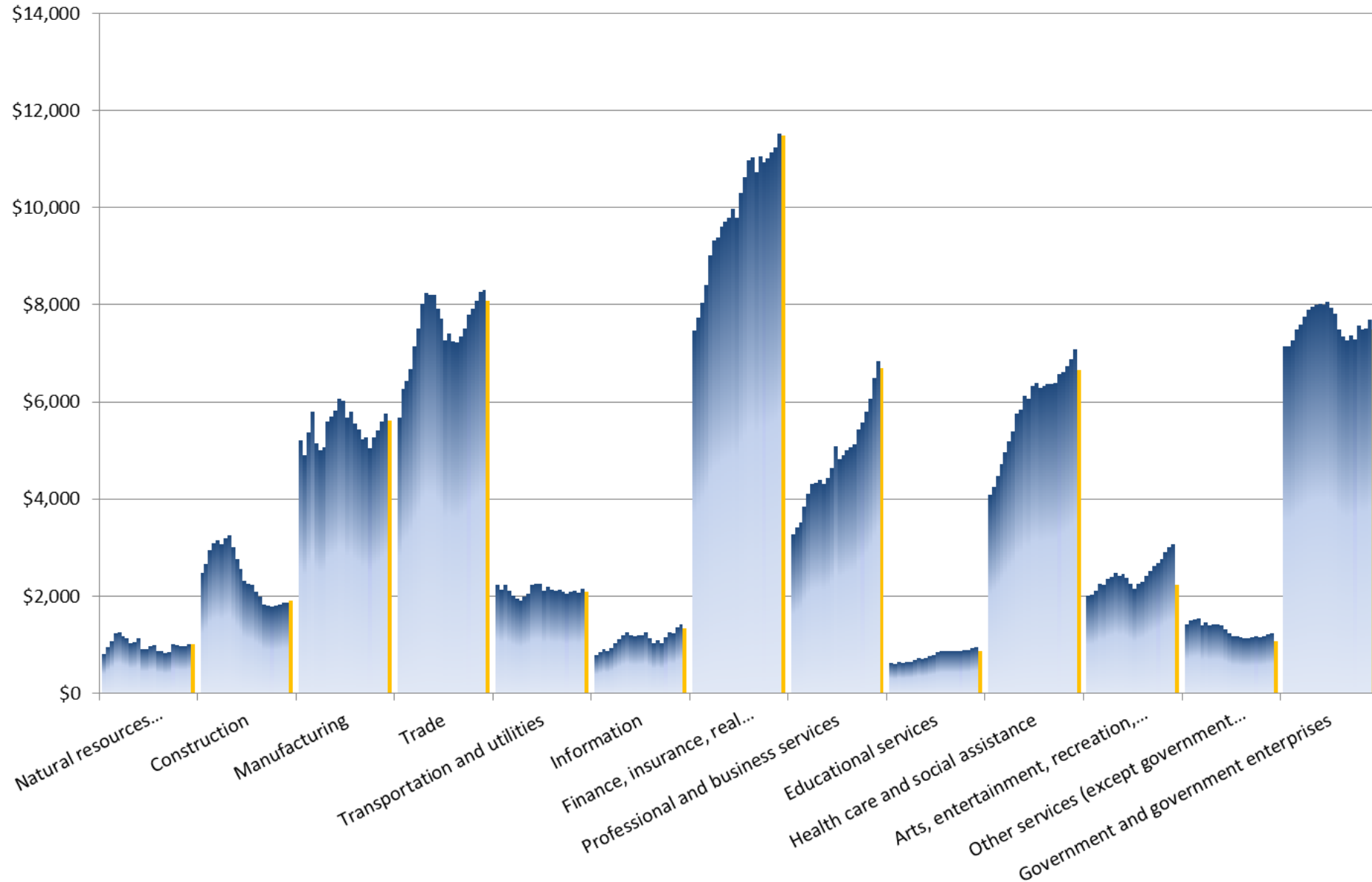
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-year estimates

Share of Maine Real GDP by Metropolitan Area

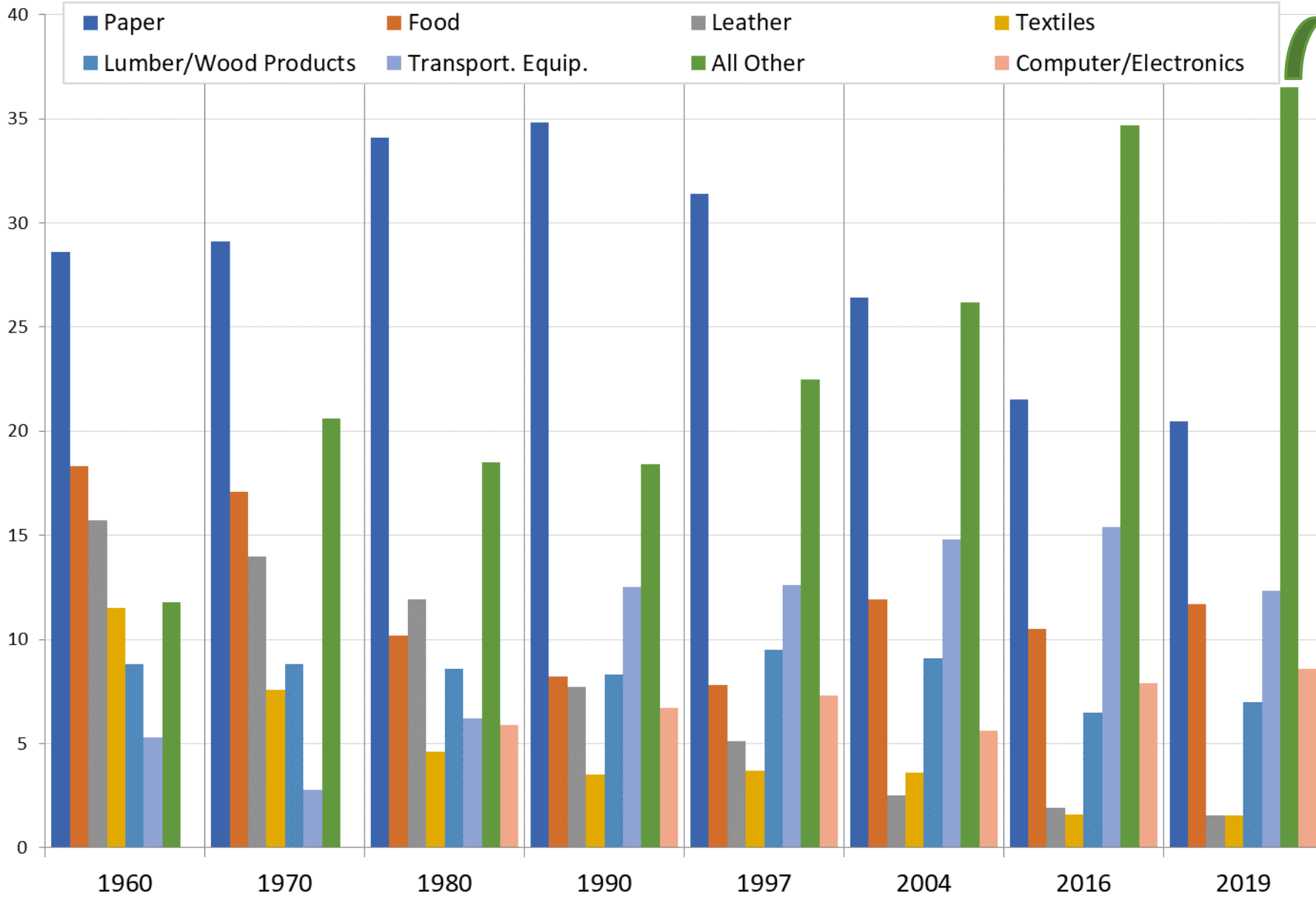


Source: U.S. Bureau of Economic Analysis

Maine Real GDP by Industry, 1997-2020 (in millions of chained 2012 dollars)



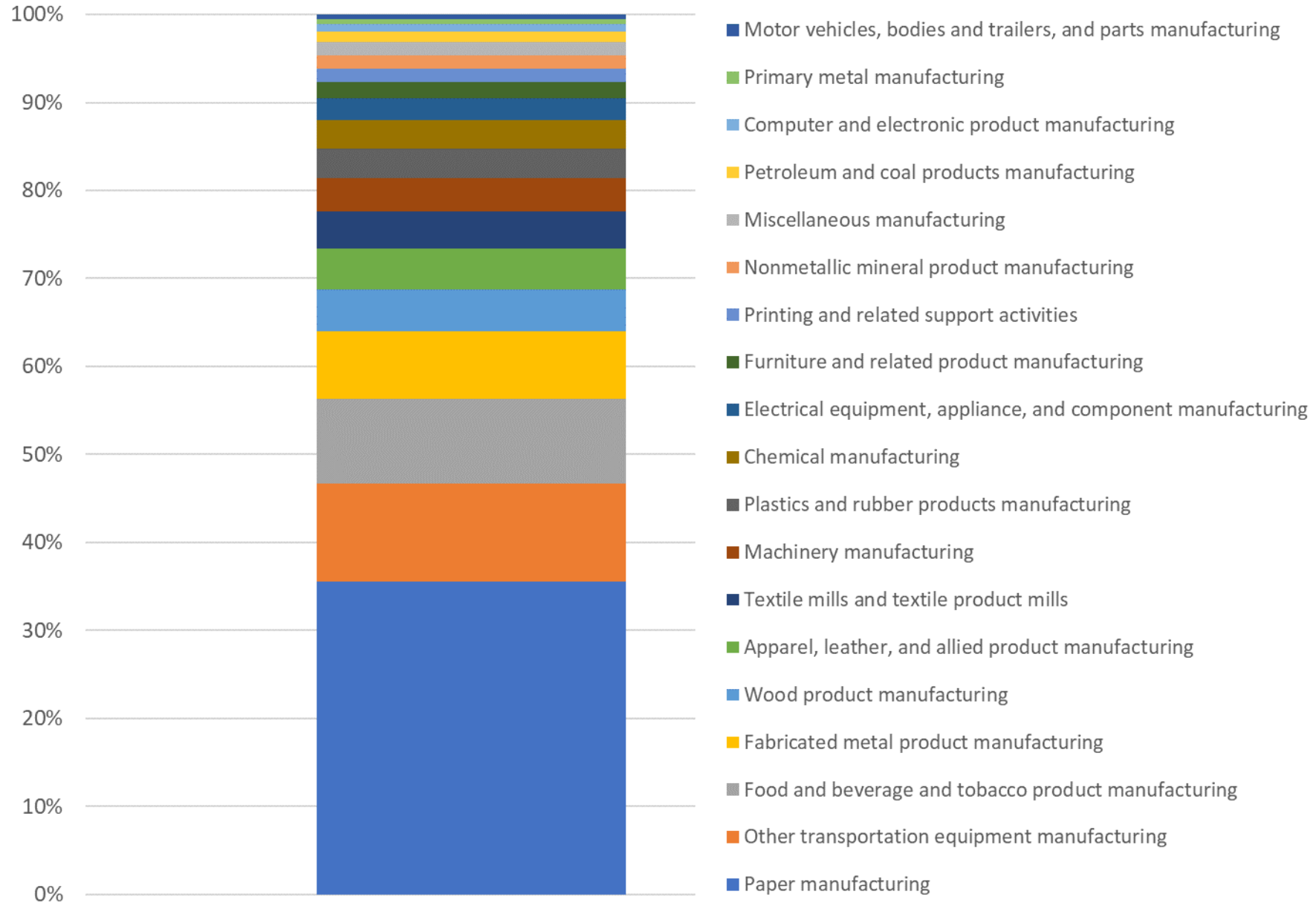
Share of Value of Manufactured Product by Selected Industry Groups



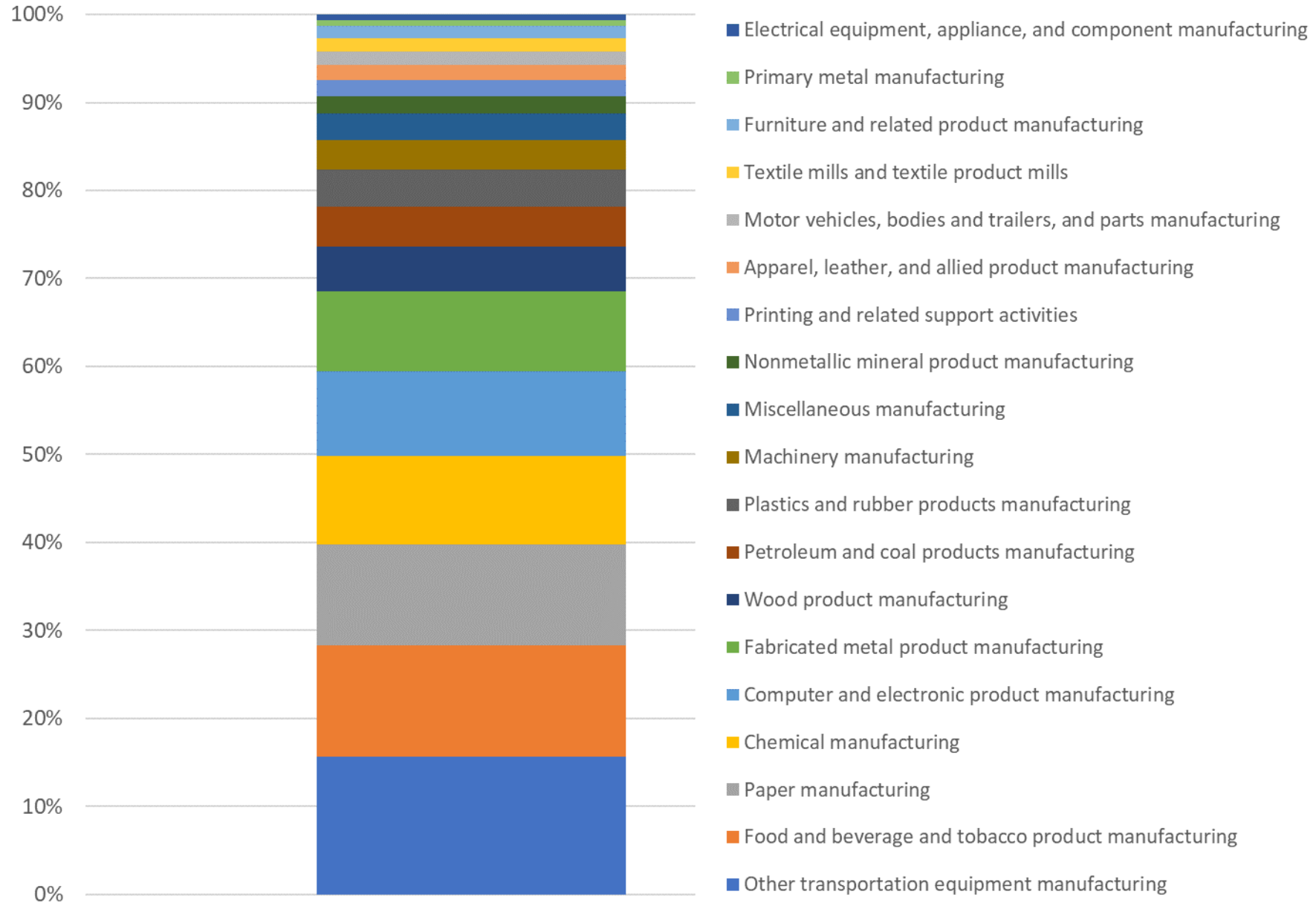
“All Other” in 2019:

- Fabricated metal product (7.6%)
- Beverage and tobacco product (6.7%)
- Chemical (5.2%)
- Machinery (5.0%)
- Plastics and rubber products (4.3%)
- Nonmetallic mineral product (2.2%)
- Miscellaneous (1.8%)
- Printing and related (1.5%)
- Furniture and related (1.5%)
- Petroleum and coal products (0.8%)
- Electrical equipment (0.1%)

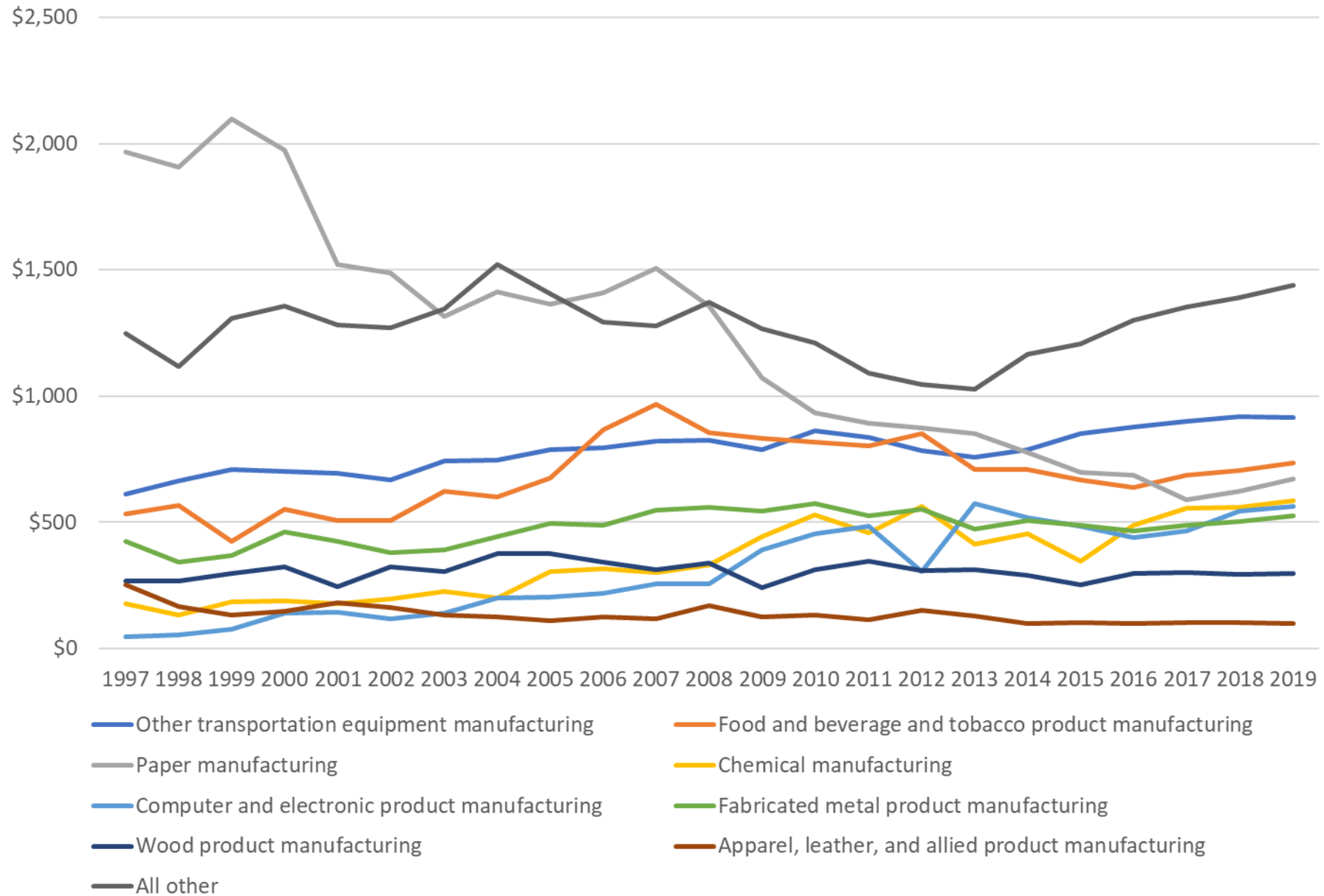
Share of 1997 Maine Manufacturing GDP (total = \$5.2 billion)



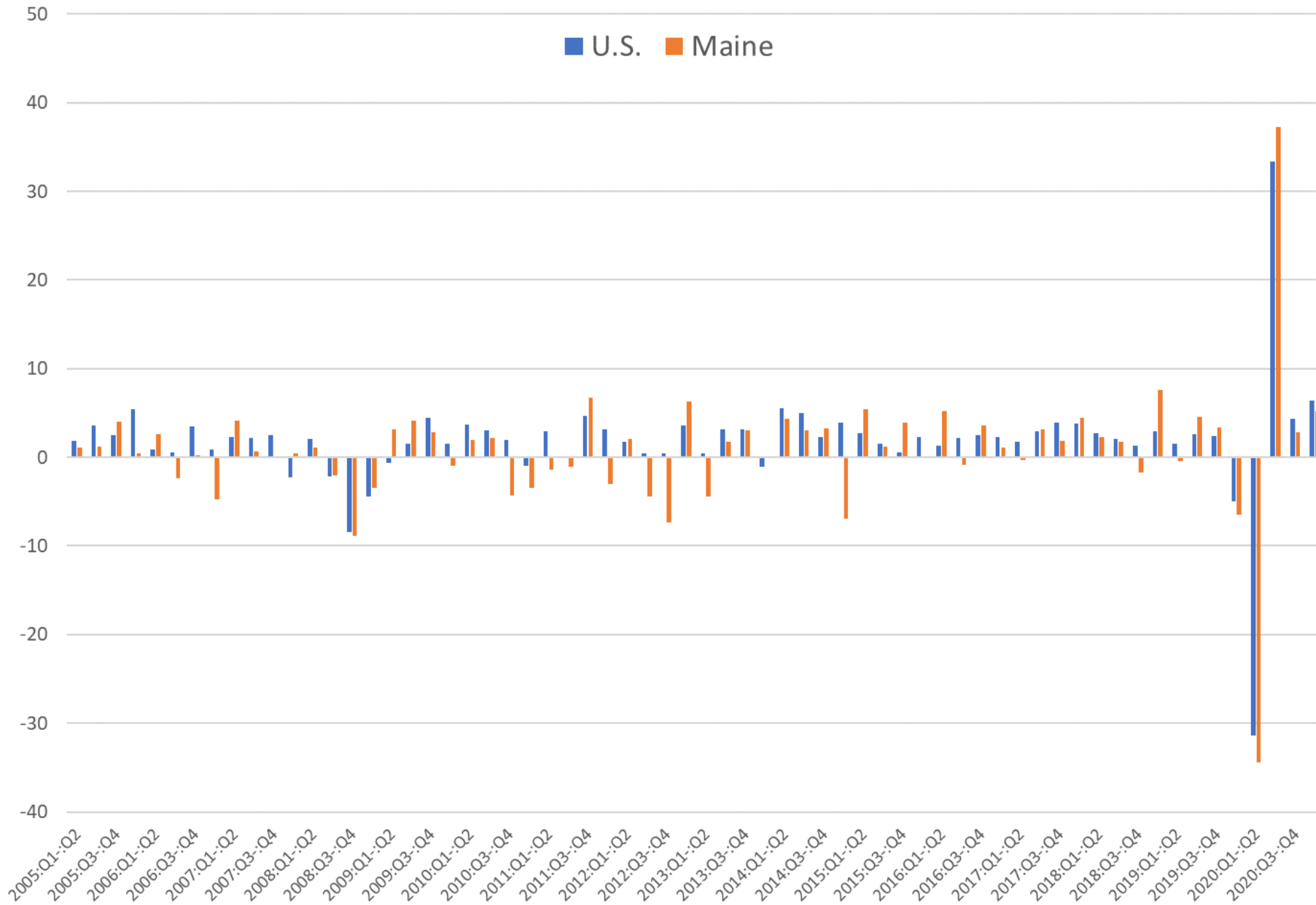
Share of 2019 Maine Manufacturing GDP (Total = \$5.6 billion)



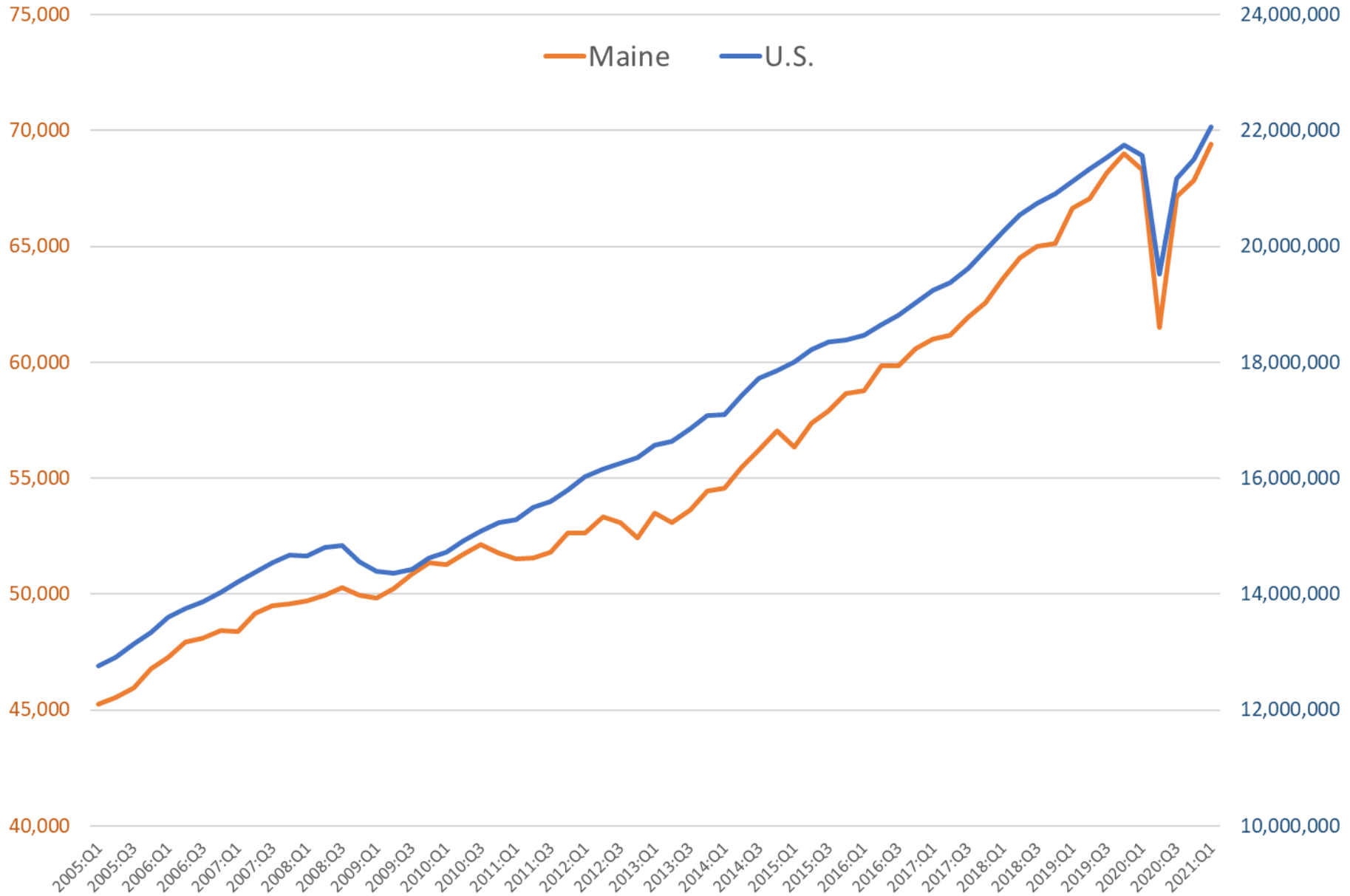
Maine Manufacturing Real GDP; selected sectors (millions of chained 2012 dollars)



Quarterly Real GDP, Annualized Percent Change from Previous Quarter



Quarterly GDP (in millions of current dollars)



Maine Taxable Retail Sales	% Change from July 2020 to July 2021	% Change from July 2019 to July 2021	% Change last three months / same 3 month period one year ago
Building Supply	9.6%	24.7%	15.9%
Food Store	6.6%	5.8%	8.2%
General Merchandise	18.4%	14.1%	26.8%
Other Retail	16.4%	66.9%	17.9%
Restaurant	57.3%	11.3%	71.5%
Lodging	108.9%	26.0%	171.1%
Auto Transportation	4.6%	19.9%	15.3%
Total	21.2%	23.5%	26.1%
Business Operating	12.7%	22.8%	15.8%
Personal Consumption	22.1%	23.6%	27.2%

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