

Demographic and Economic Conditions in Maine

Massachusetts Rhode Island and Maine
Chapter of the Appraisal Institute

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Demographics

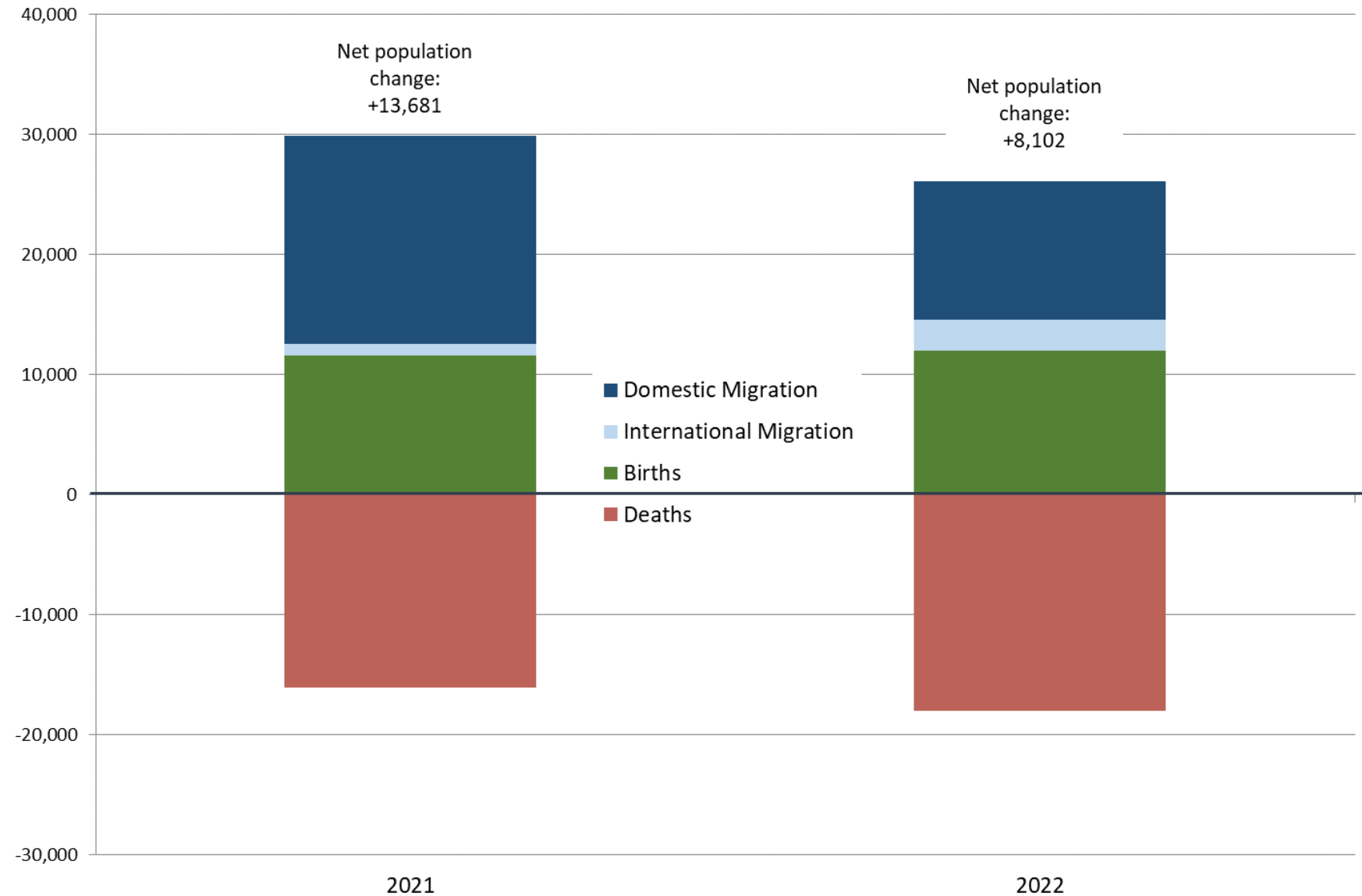
Components of Population Change, Maine

2020 Decennial
Population = 1,362,359
(42nd in U.S.)

Population increase of
2.6% from 2010-2020
(42nd in U.S.)

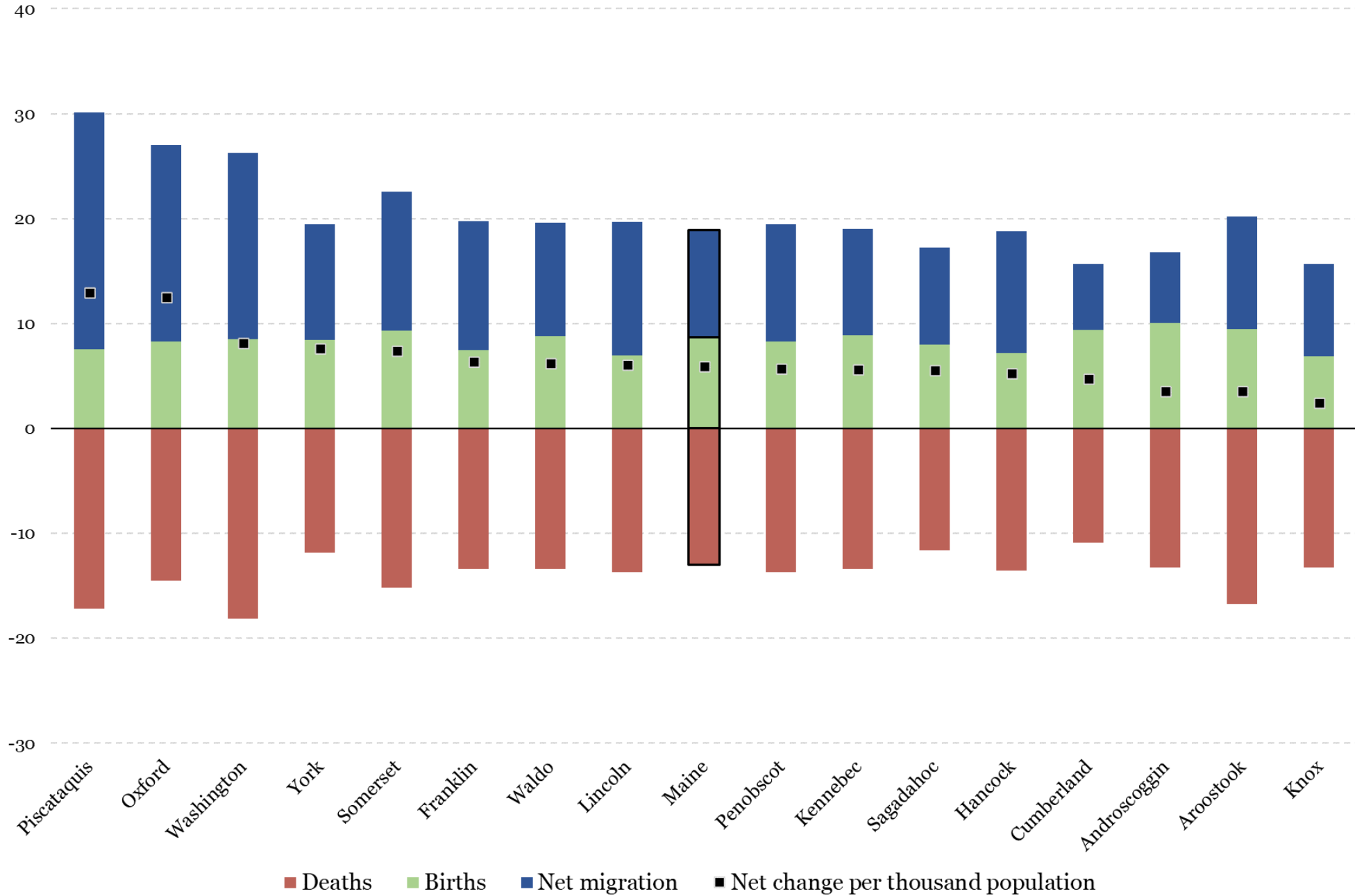
Population increase of
1.7% from 2020-2022
(14th in U.S.)

2022 net migration =
10.2 per thousand
(11th in U.S.)

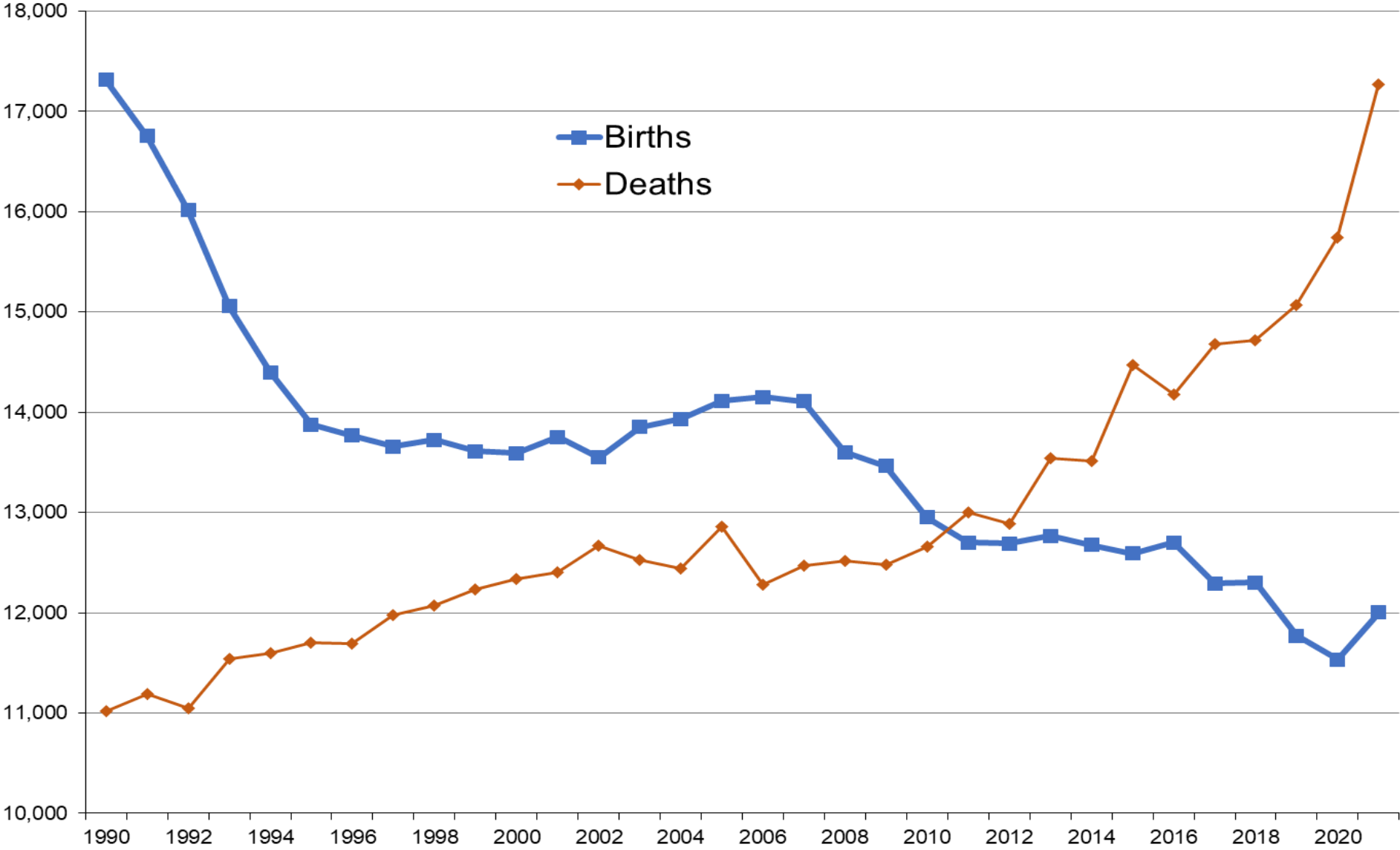


Components of Population Change in Maine, 2022

Rate per thousand population

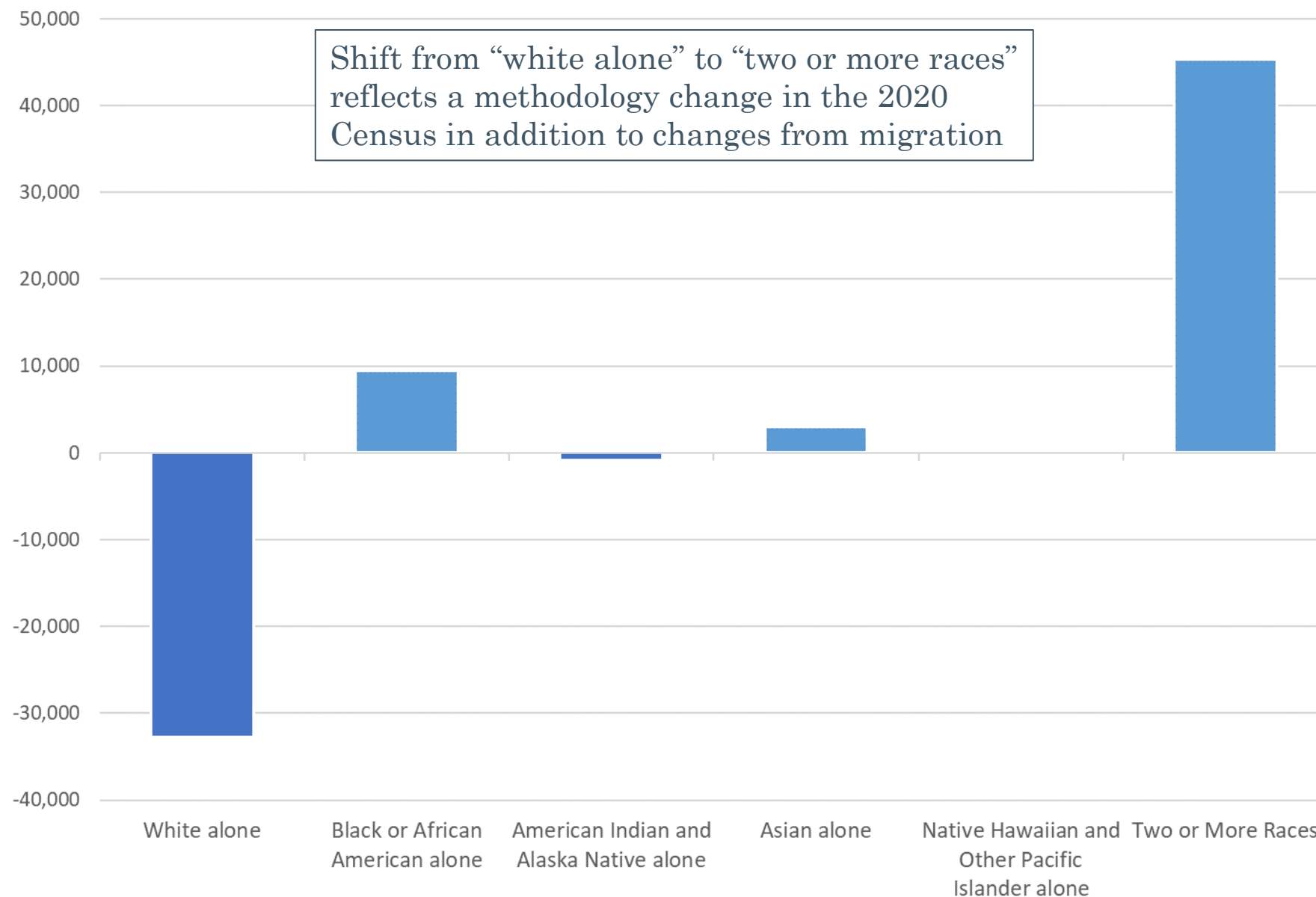


Births and Deaths per year in Maine



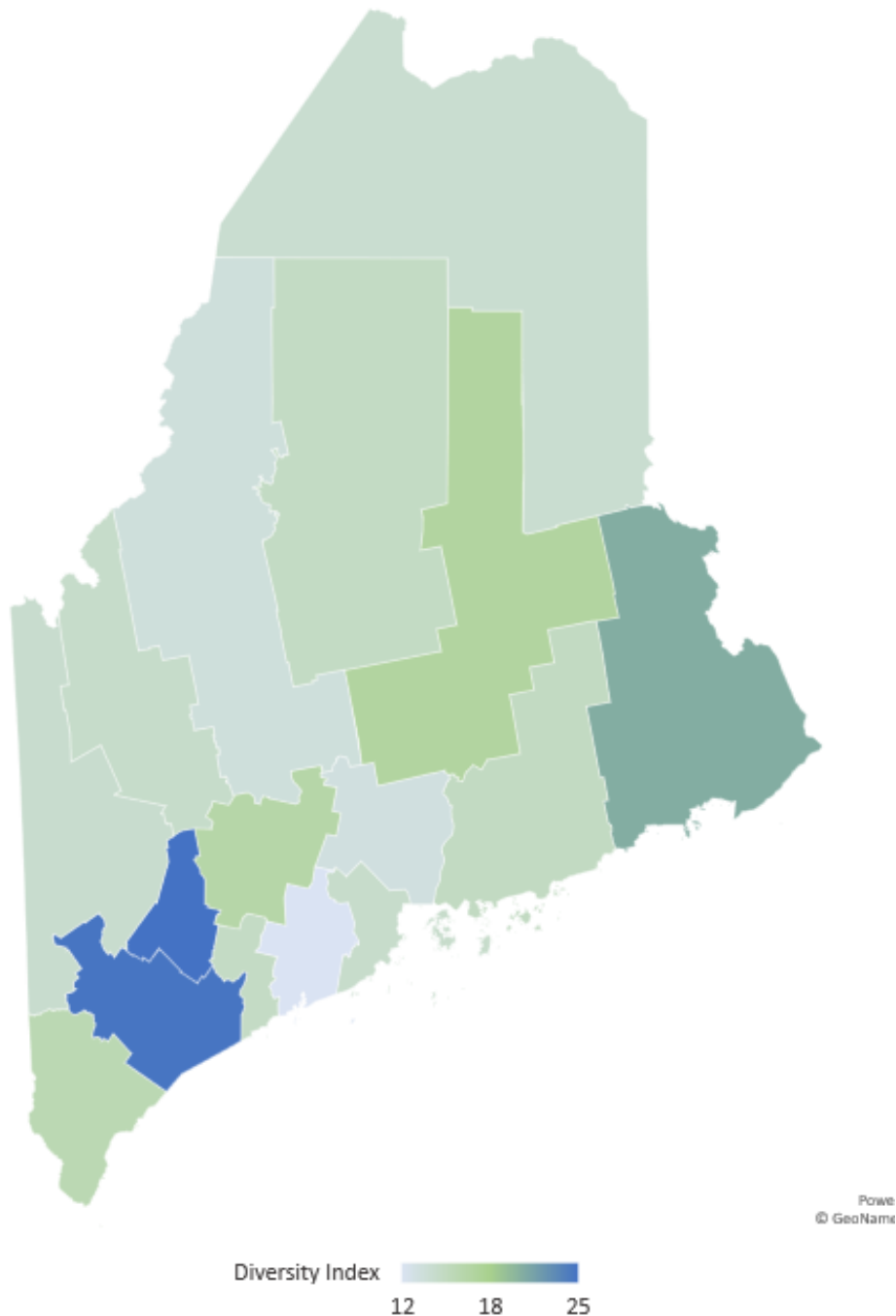
Source: Maine CDC, Office of Data, Research and Vital Statistics;
U.S. Census Bureau, Population Estimates

Change in Maine Population by Race, 2010-2020



Shift from “white alone” to “two or more races” reflects a methodology change in the 2020 Census in addition to changes from migration

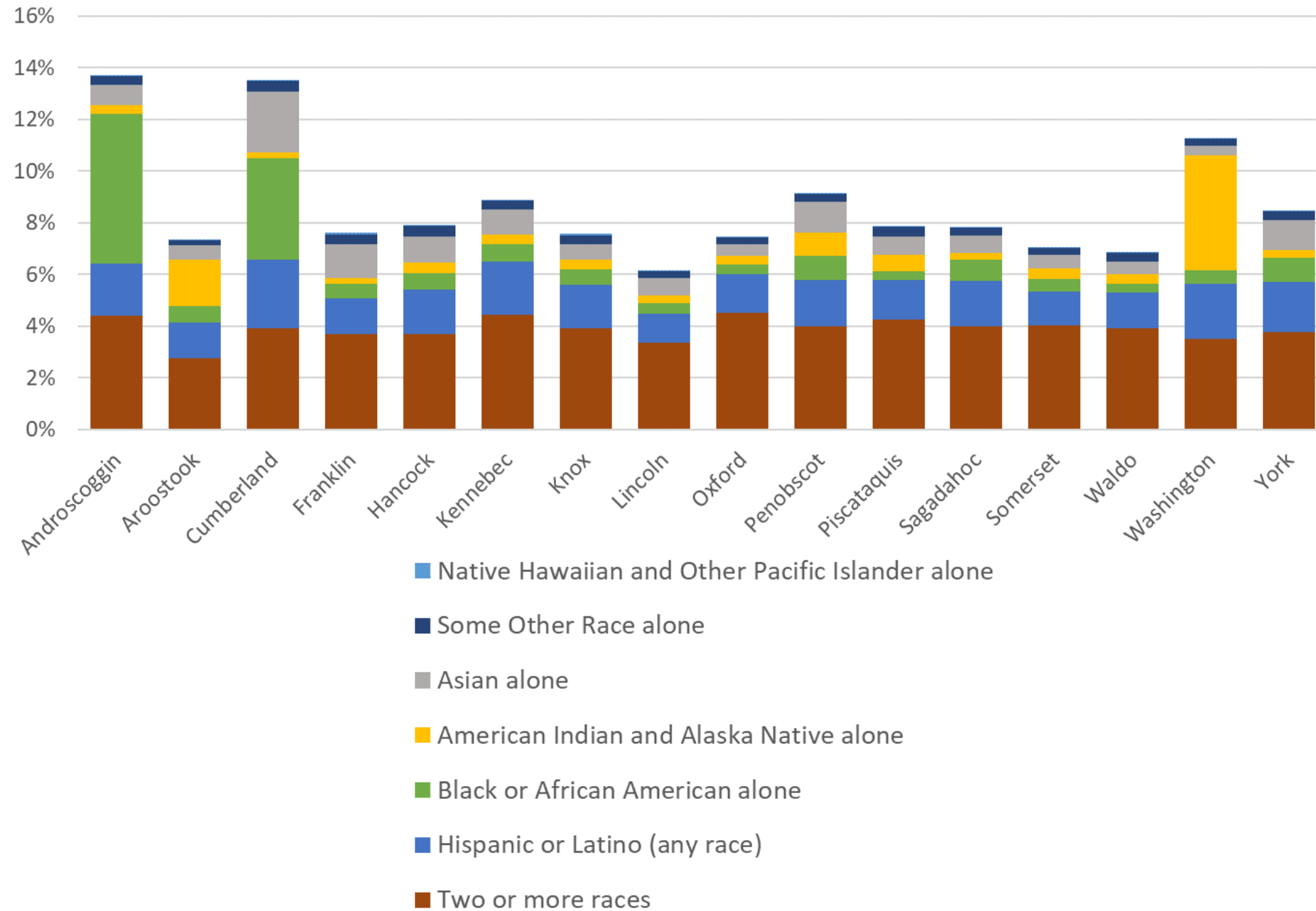
9.8% Black, Indigenous, and People of Color
Lowest percentage in U.S., but improved from 5.6% in 2010



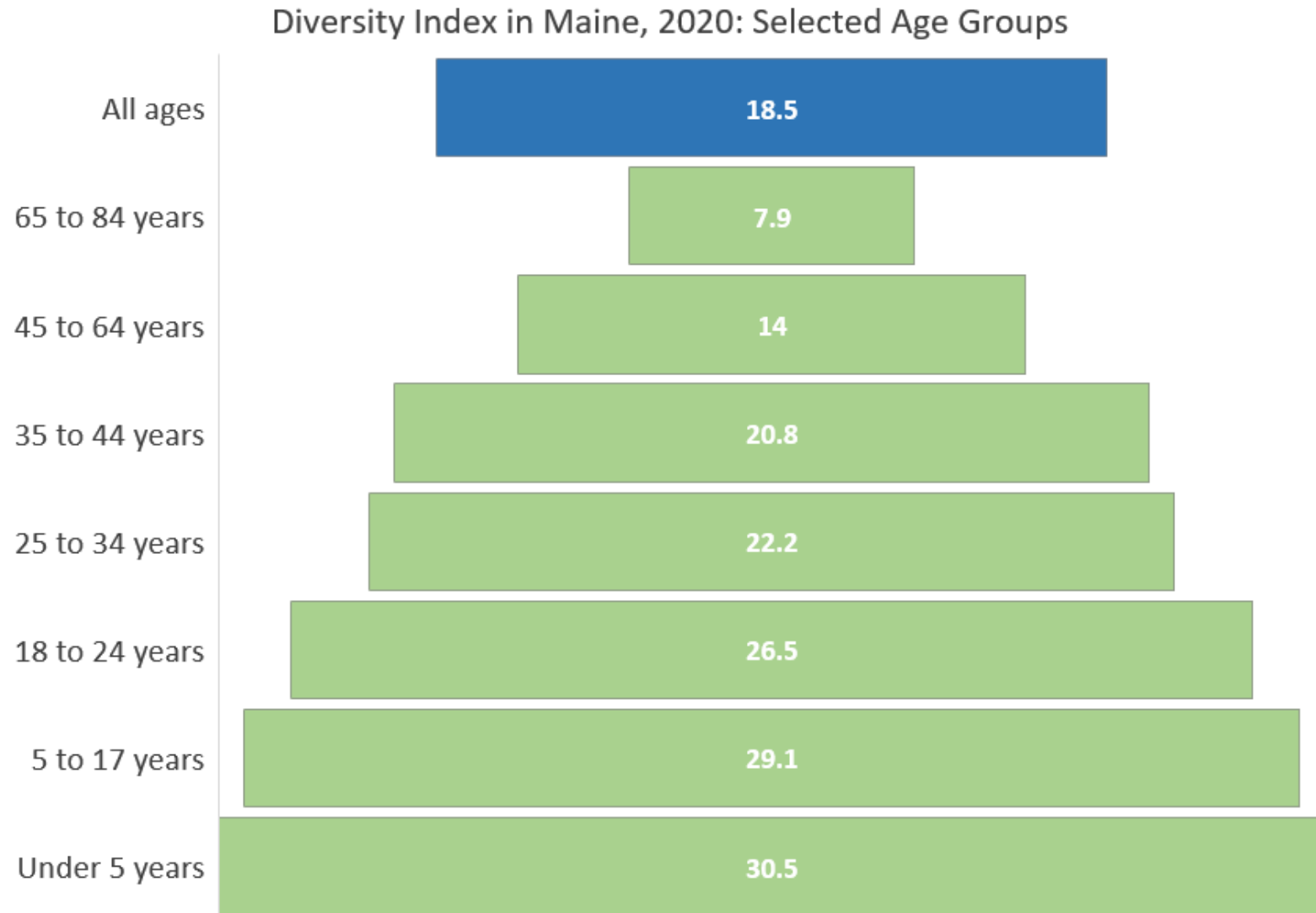
The diversity index tells us the chance that two people selected at random will be from different race or ethnicity groups

- In 2020, Maine ranked as the least diverse state in the U.S.
 - ME index = 18.5%
 - U.S. index = 61.1%
- But there is regional variation: Cumberland, Androscoggin, and Washington counties are more diverse

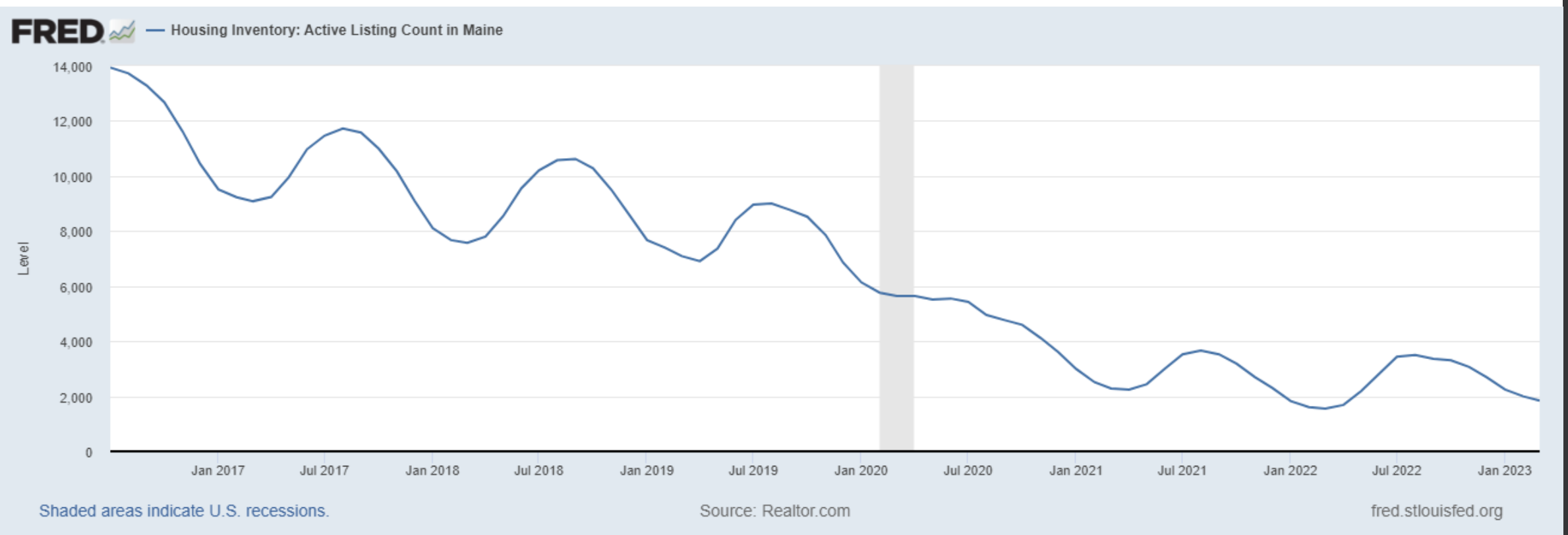
Share of 2020 Population by Race/Ethnicity Excluding White Alone



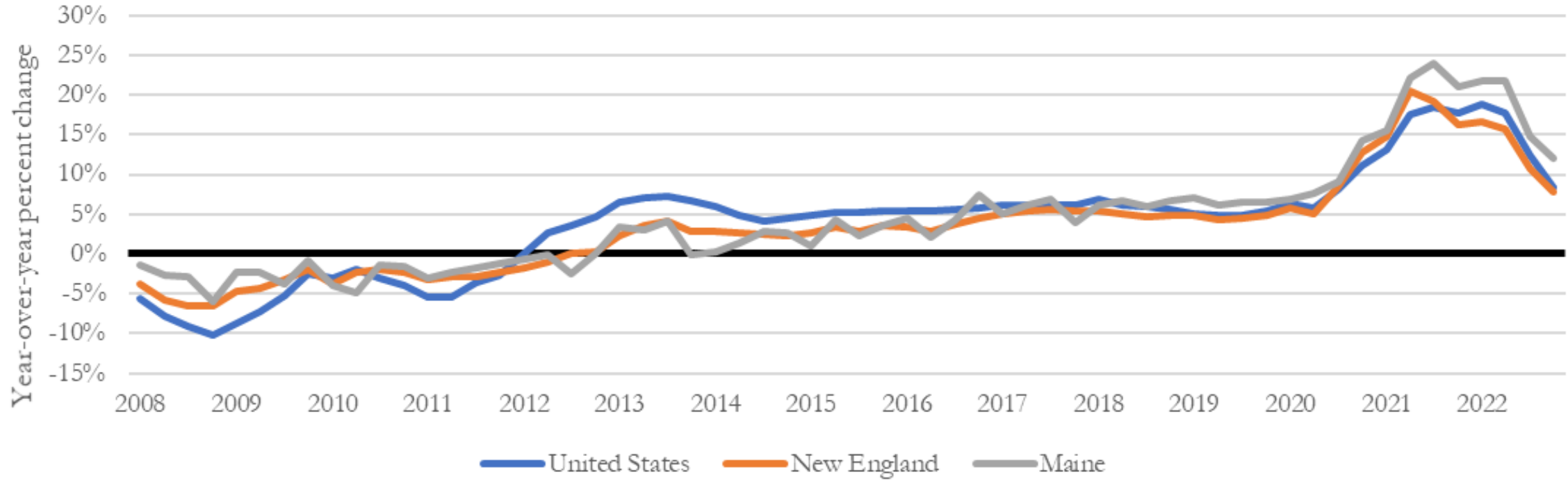
Younger generations in Maine are significantly more diverse than the state as a whole



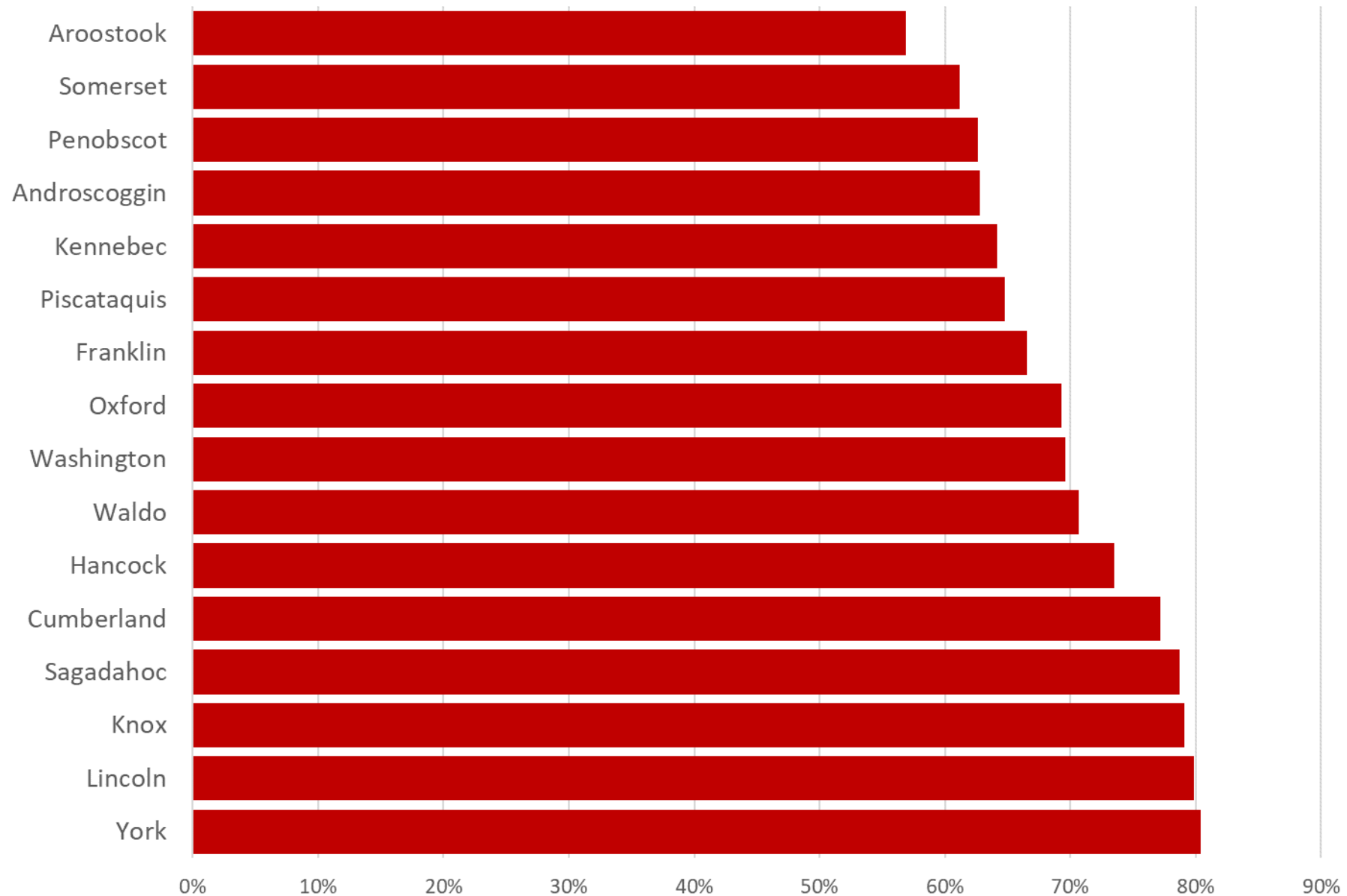
Migration into the state drove up demand for housing and further reduced the available supply



Percent Changes, Year-over-year in FHFA House Price Index (not seasonally adjusted)



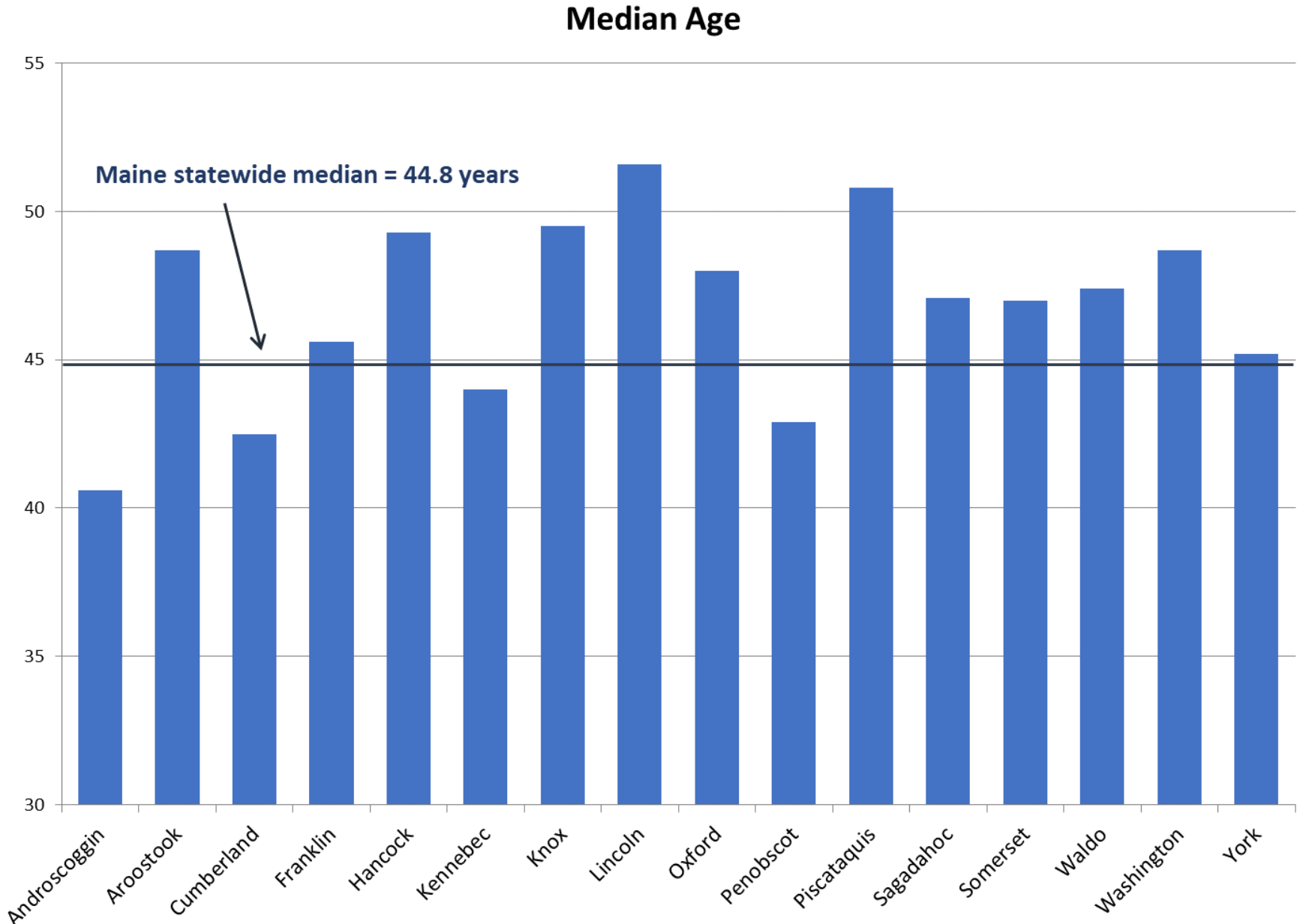
Percent of Households Unable to Afford Median Home, 2022



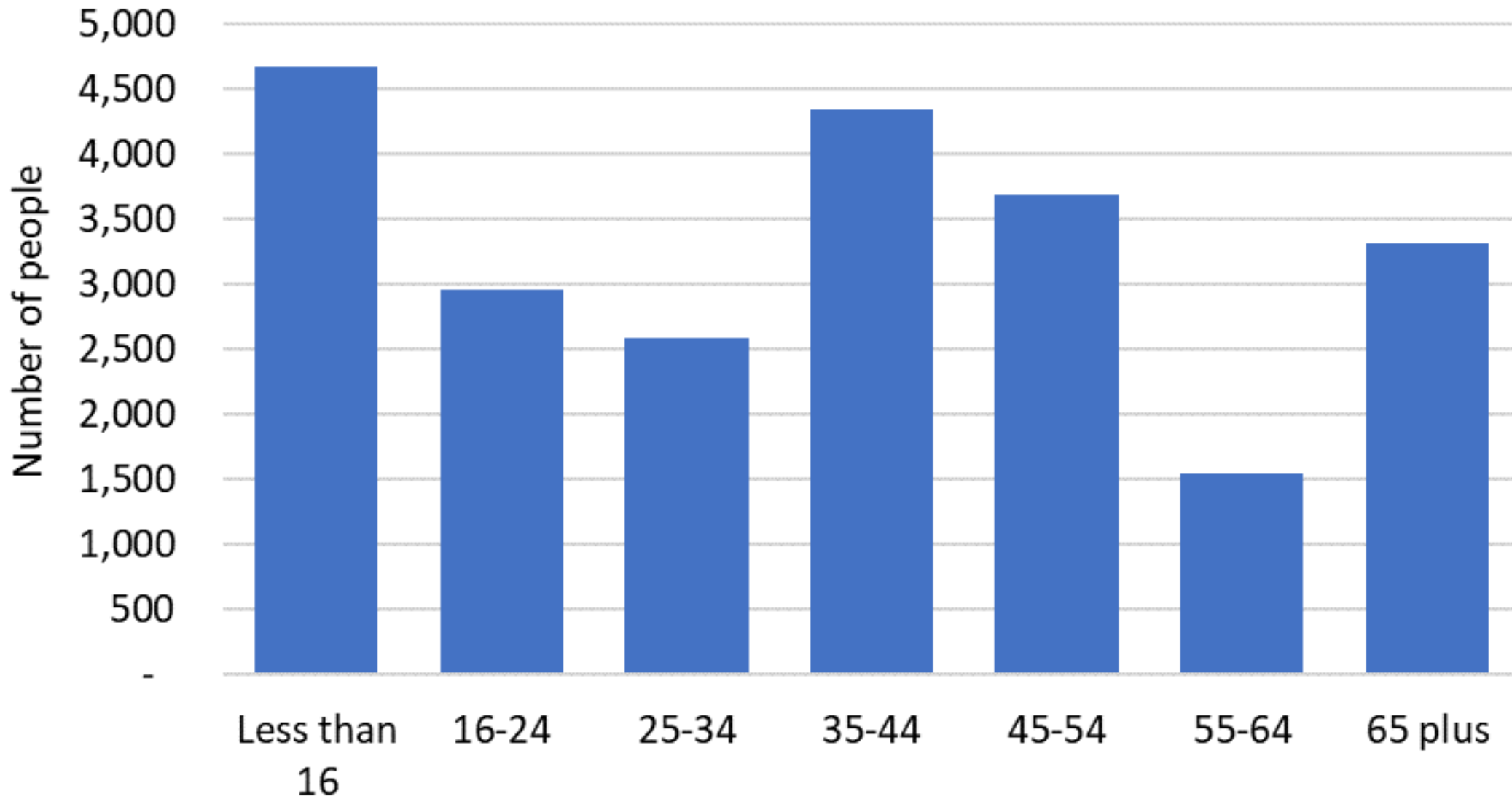
Maine has the oldest population...
...by median age
(44.8 years)
...and by % of population
age 65+ (22.5%)

BUT!

Maine was one of only
two states to see a
decrease in median age
from 2020 to 2021 and
was one of only four
states to not see an
increase from 2021 to
2022



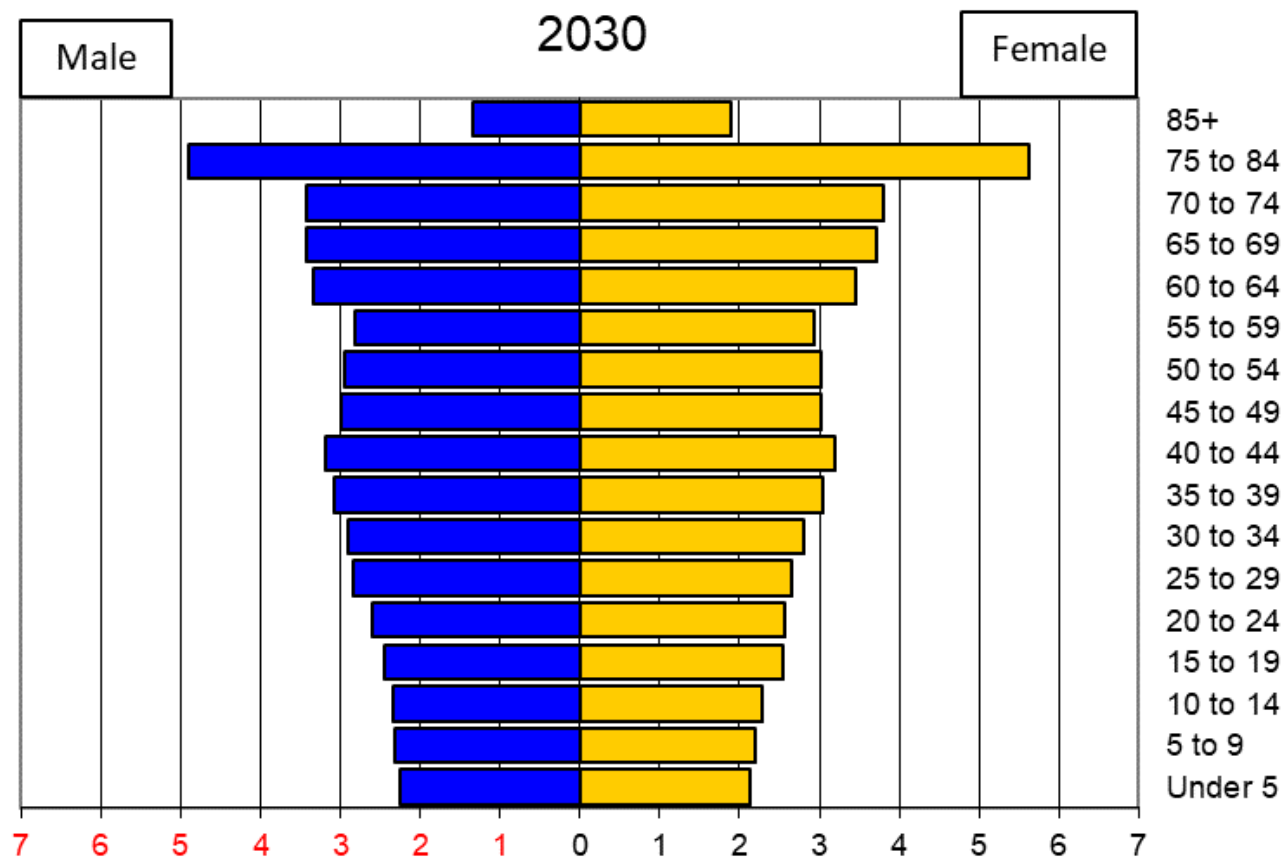
Net Migration by Age Cohort



The Baby Boom: 1946-1964

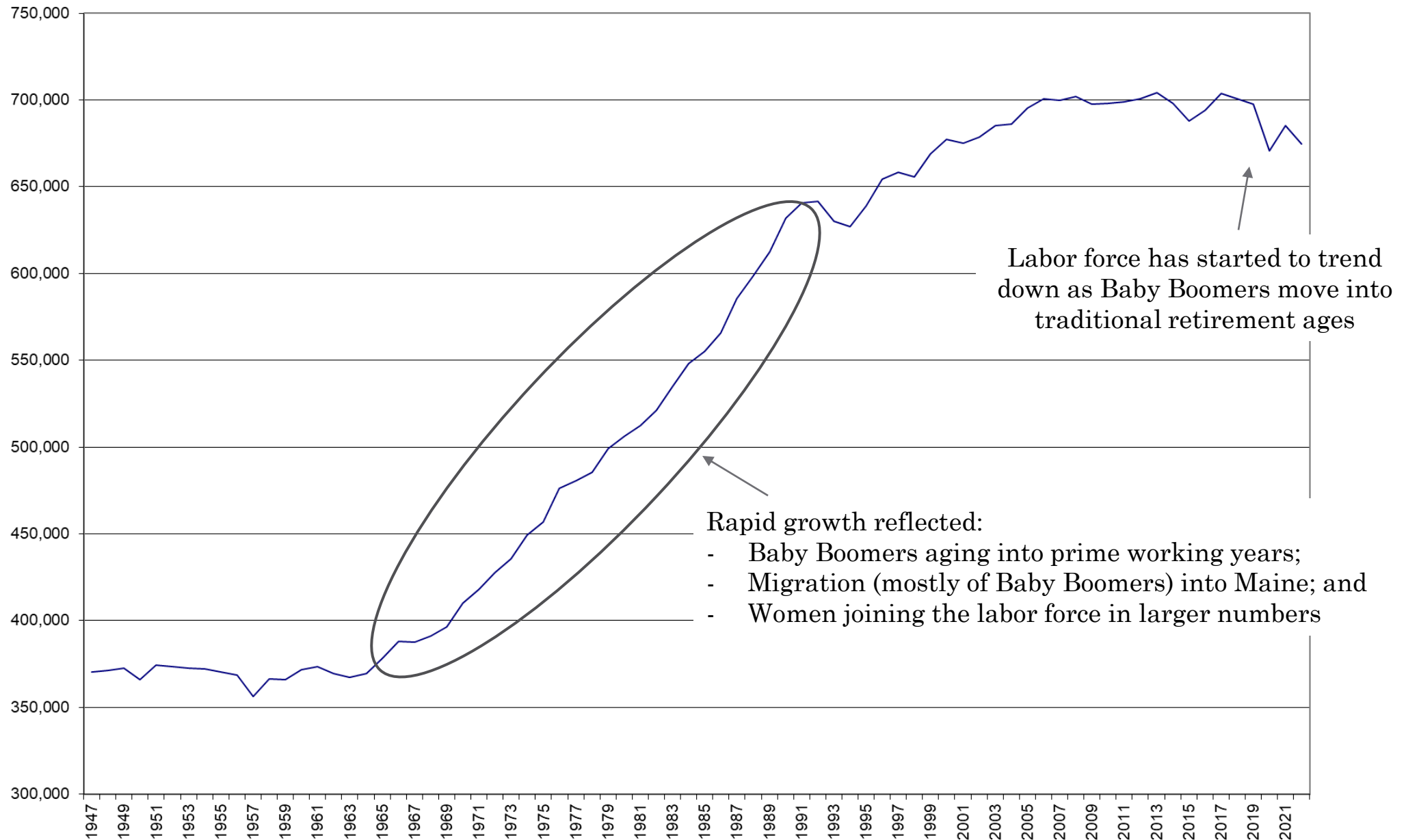
Baby Boom
generation in
2030: age 66-84

Baby Boom
generation in
2021: age 57-75

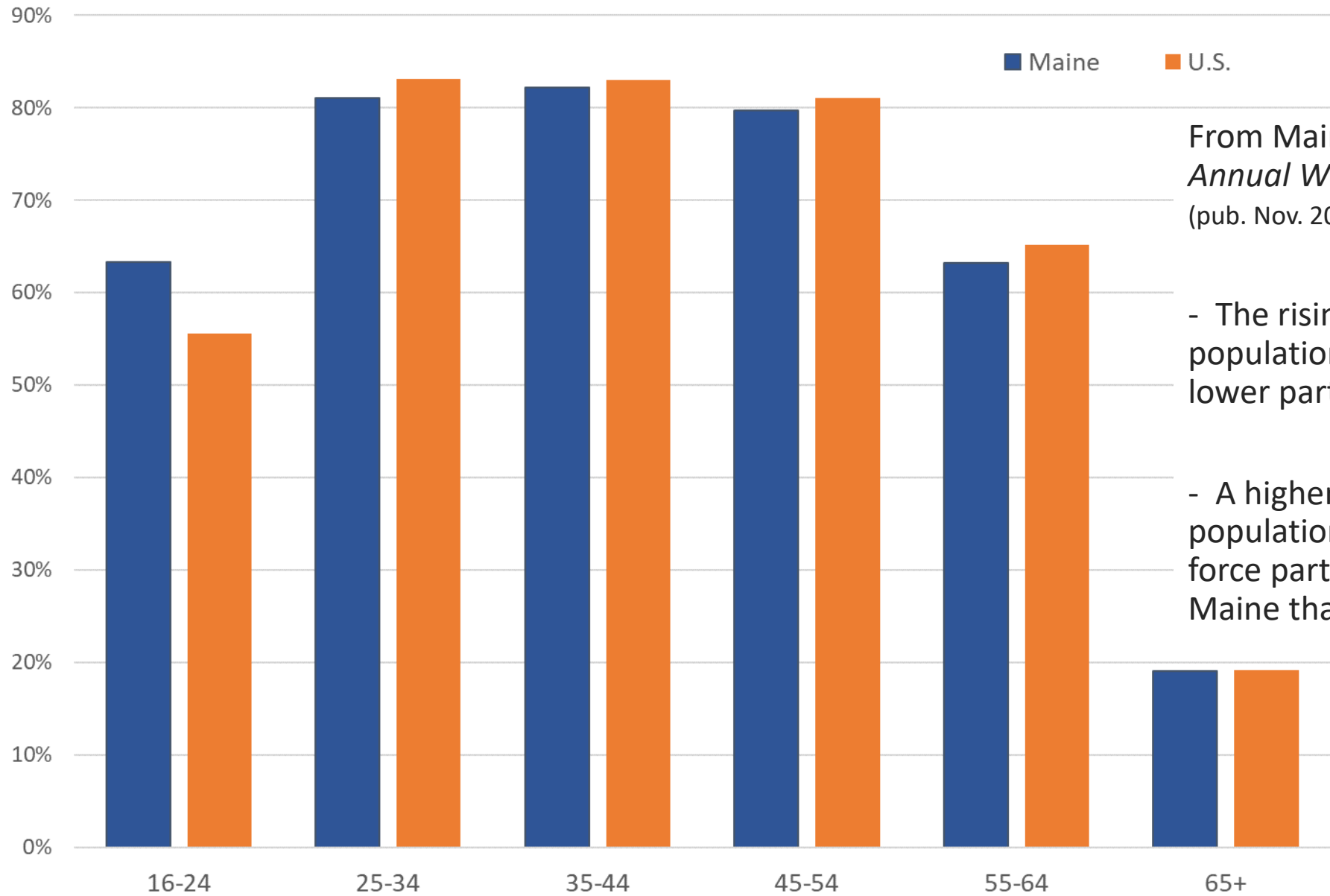


Workforce and Employment

Maine Civilian Labor Force



2022 Labor Force Participation Rate



From Maine Dept. of Labor’s
Annual Workforce Report for 2021
(pub. Nov. 2022):

- The rising share of retired population is the primary factor in lower participation in the state
- A higher share of retirement age population is the reason total labor force participation is lower in Maine than the nation

Maine's unemployment rate of 2.4% in May 2023 remains at a record low and is below the U.S. rate of 3.7%

County Rates (not seasonally adjusted)

May, 2023

County	Rate	Year ago	One-yr change	
Maine	2.6%	2.8%	-0.2	↓
Androscoggin	2.7%	2.8%	-0.1	↓
Aroostook	4.2%	4.5%	-0.3	↓
Cumberland	2.3%	2.4%	-0.1	↓
Franklin	3.8%	3.9%	-0.1	↓
Hancock	2.6%	3.0%	-0.4	↓
Kennebec	2.3%	2.7%	-0.4	↓
Knox	2.4%	2.8%	-0.4	↓
Lincoln	2.5%	2.7%	-0.2	↓
Oxford	3.0%	3.1%	-0.1	↓
Penobscot	2.6%	2.9%	-0.3	↓
Piscataquis	4.1%	4.0%	0.1	↑
Sagadahoc	2.2%	2.4%	-0.2	↓
Somerset	3.8%	3.8%	0.0	—
Waldo	2.6%	2.9%	-0.3	↓
Washington	3.6%	4.1%	-0.5	↓
York	2.2%	2.5%	-0.3	↓

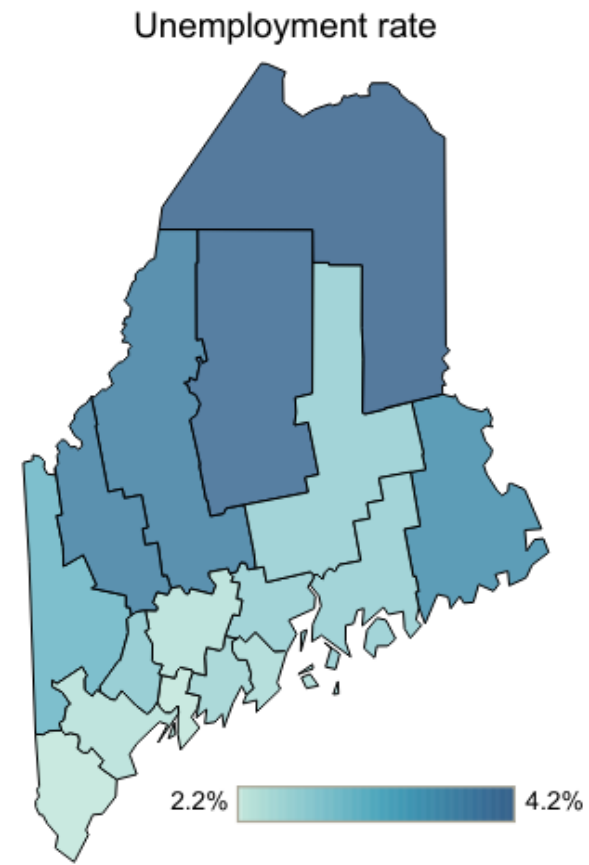
● Table

○ Graph

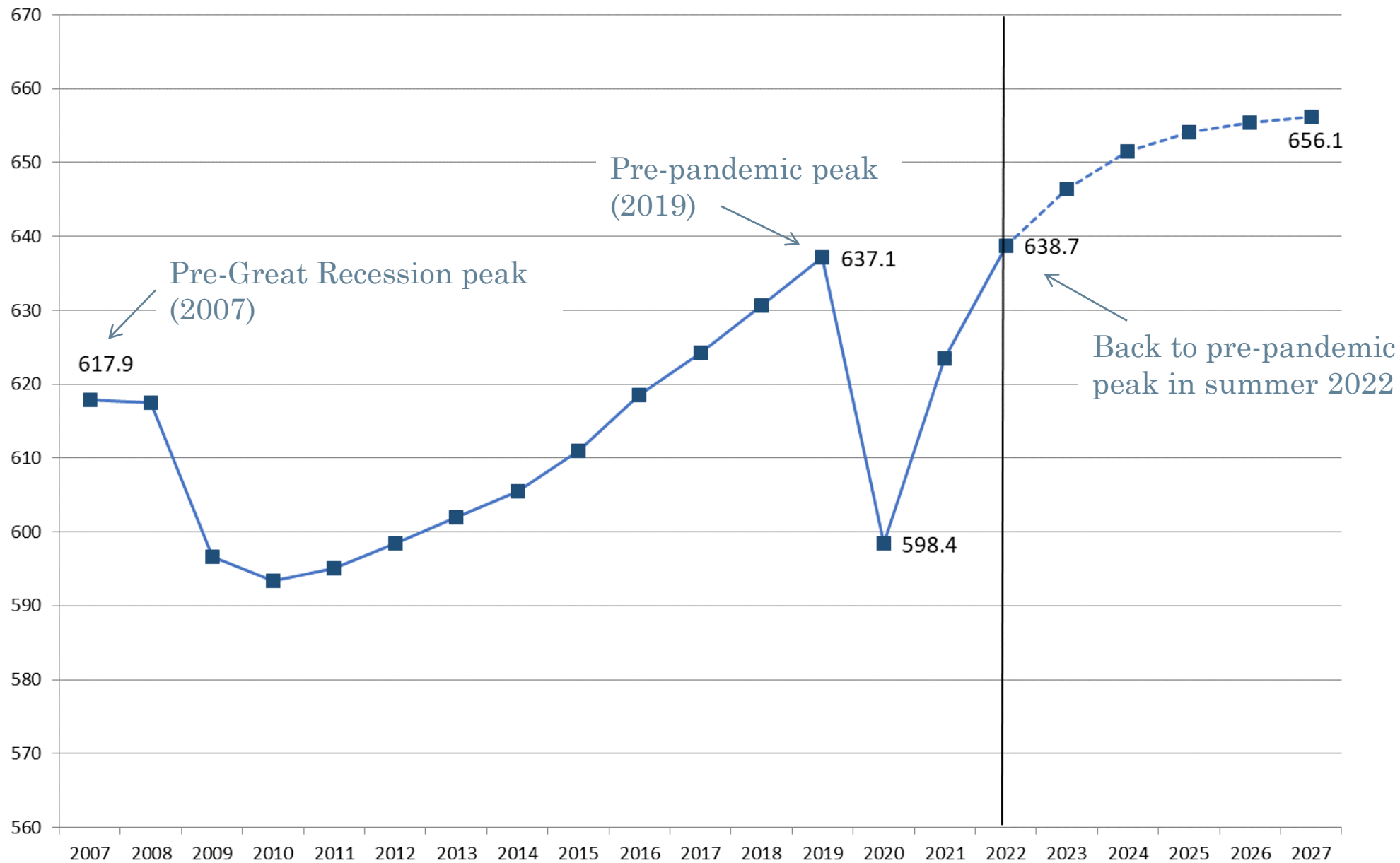
● Map/Graph Display

● Unemployment rate

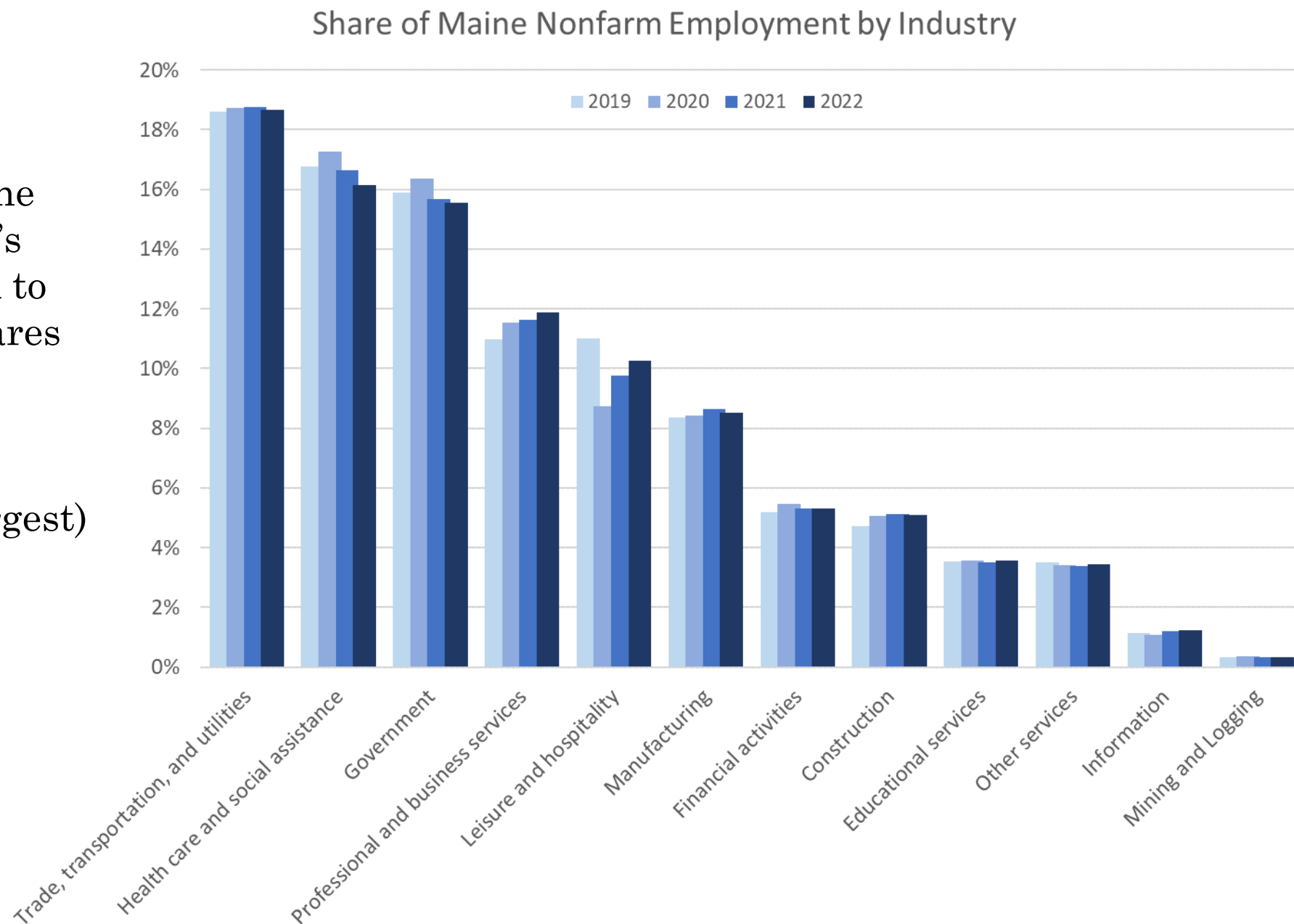
○ One-year change



Total Nonfarm Employment (in thousands) History and CEFC forecast



According to the Maine Department of Labor's Employment Outlook to 2030, the relative shares are not expected to change by much (the same sectors are still expected to be the largest)

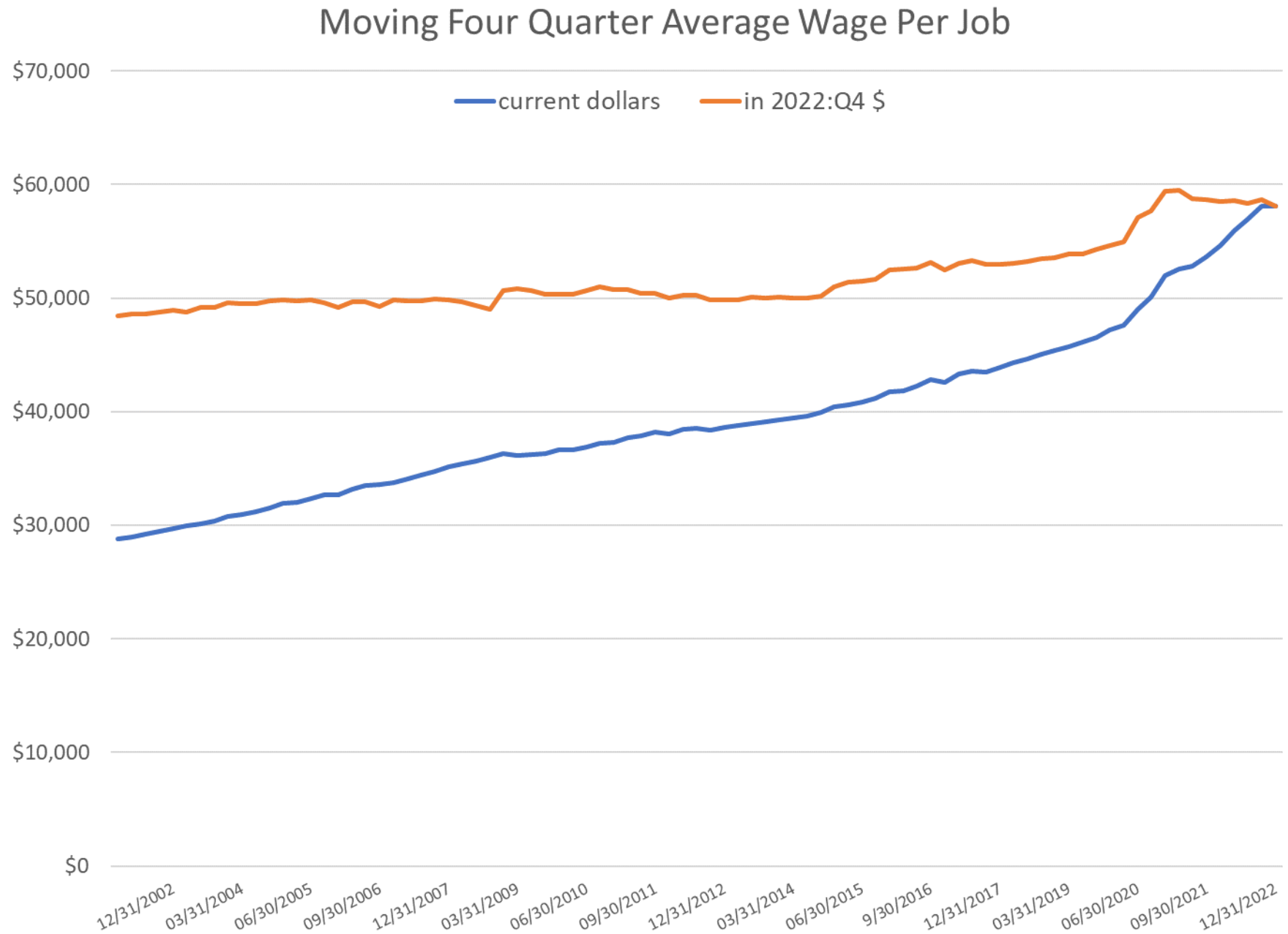


Workforce considerations

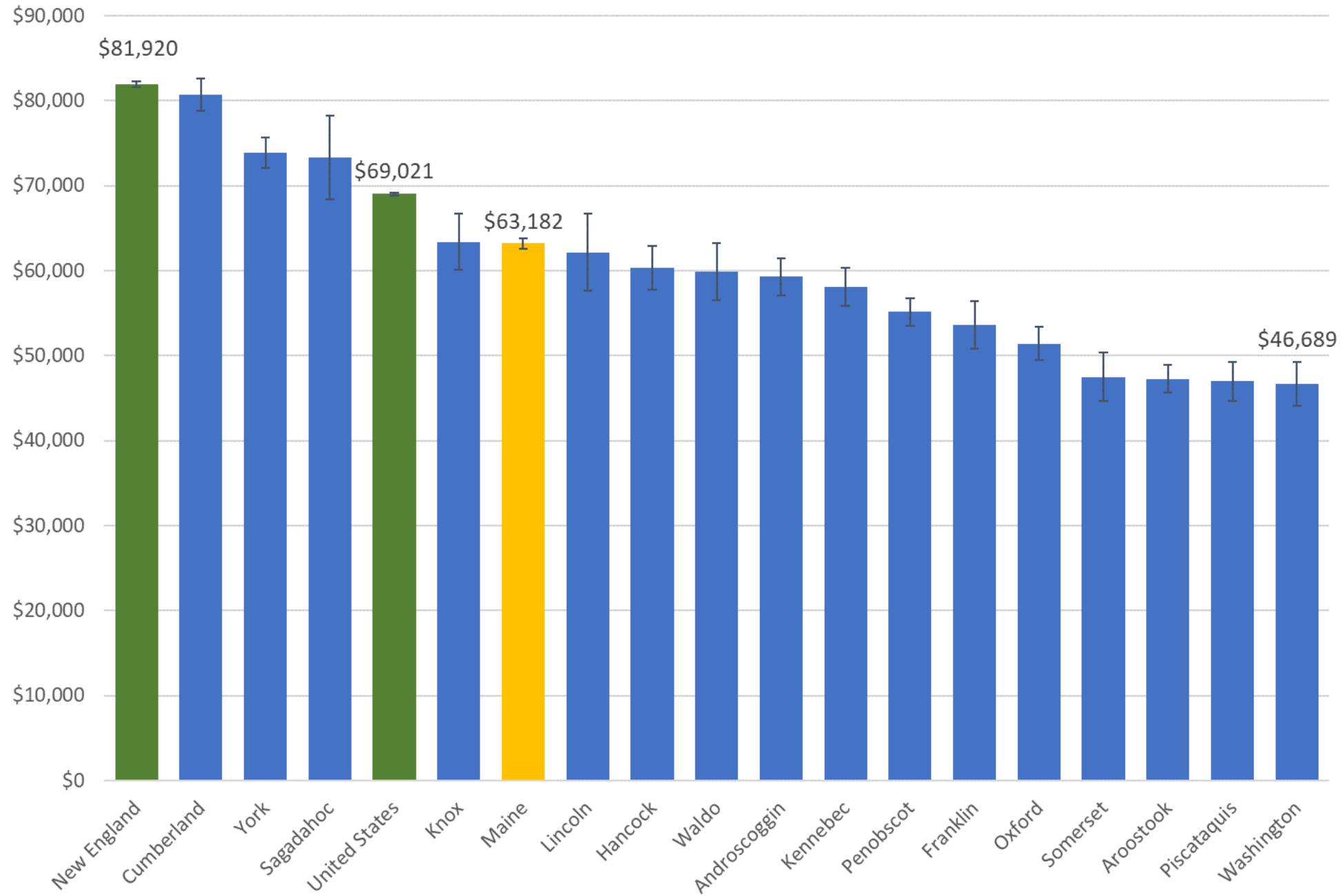
- Migration: will the trends continue?
 - *Remote work*: here to stay, but hybrid situations are geographically limiting
 - *Housing*: limited availability and unaffordability
 - *Dependent care*: limited availability and unaffordability
- Retirements: will some retirees rejoin the workforce?
- Wages: will the tight labor market continue to put upward pressure on wages?
- The Great Reshuffle: how does the search for “better” work pan out in the long run?
- Self-employment: are more workers choosing self-employment and gig work?
- Automation: will employers who struggle to find workers substitute with technology?

Wages, Income, and Inflation

Wages have increased sharply over the past two-plus years, but higher inflation has flattened out recent gains



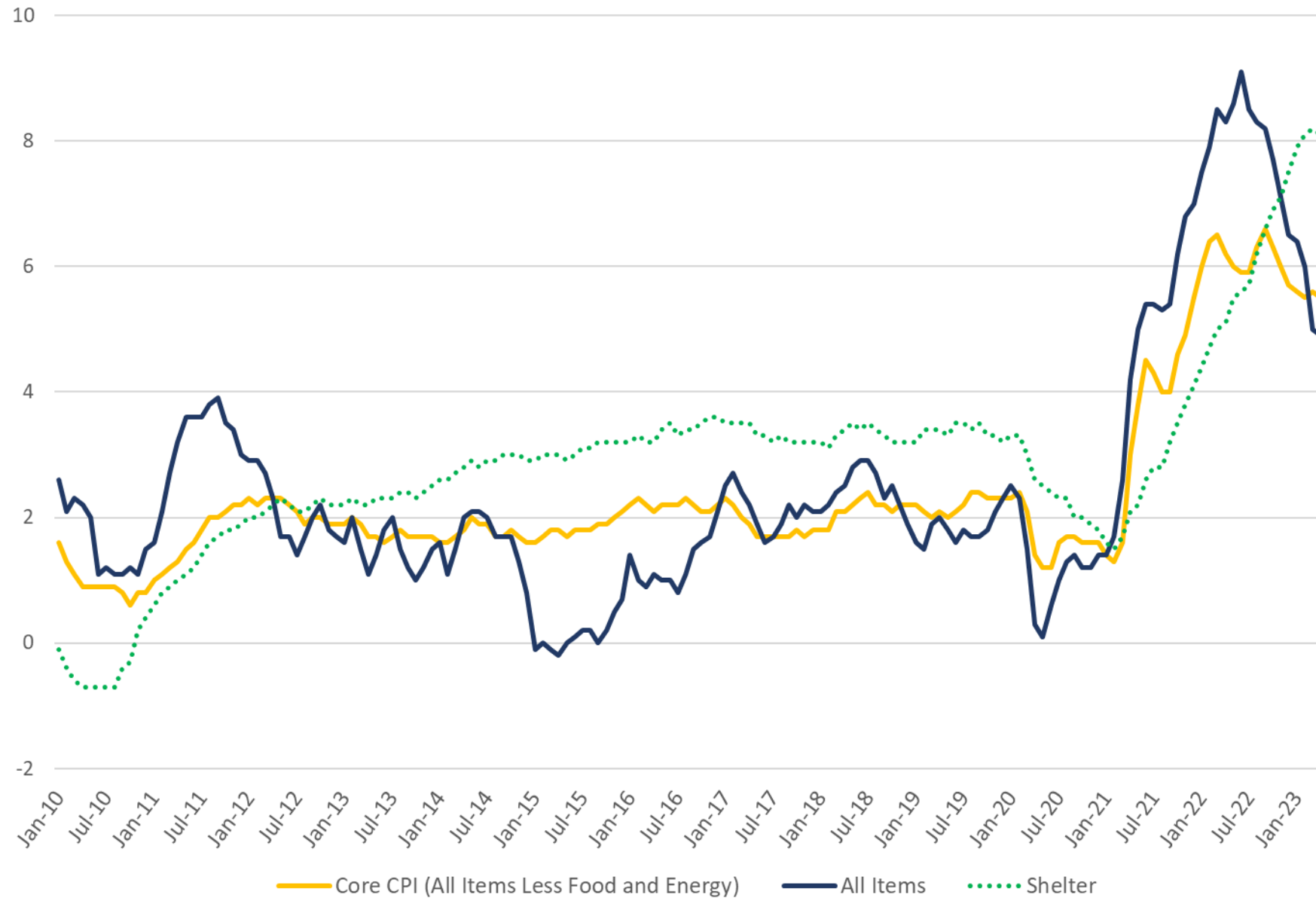
Median Household Income



Percent Change in Real Personal Income (2022 \$), Maine
2012-2022 and forecast to 2027



Year-over-year percent change in Consumer Price Index



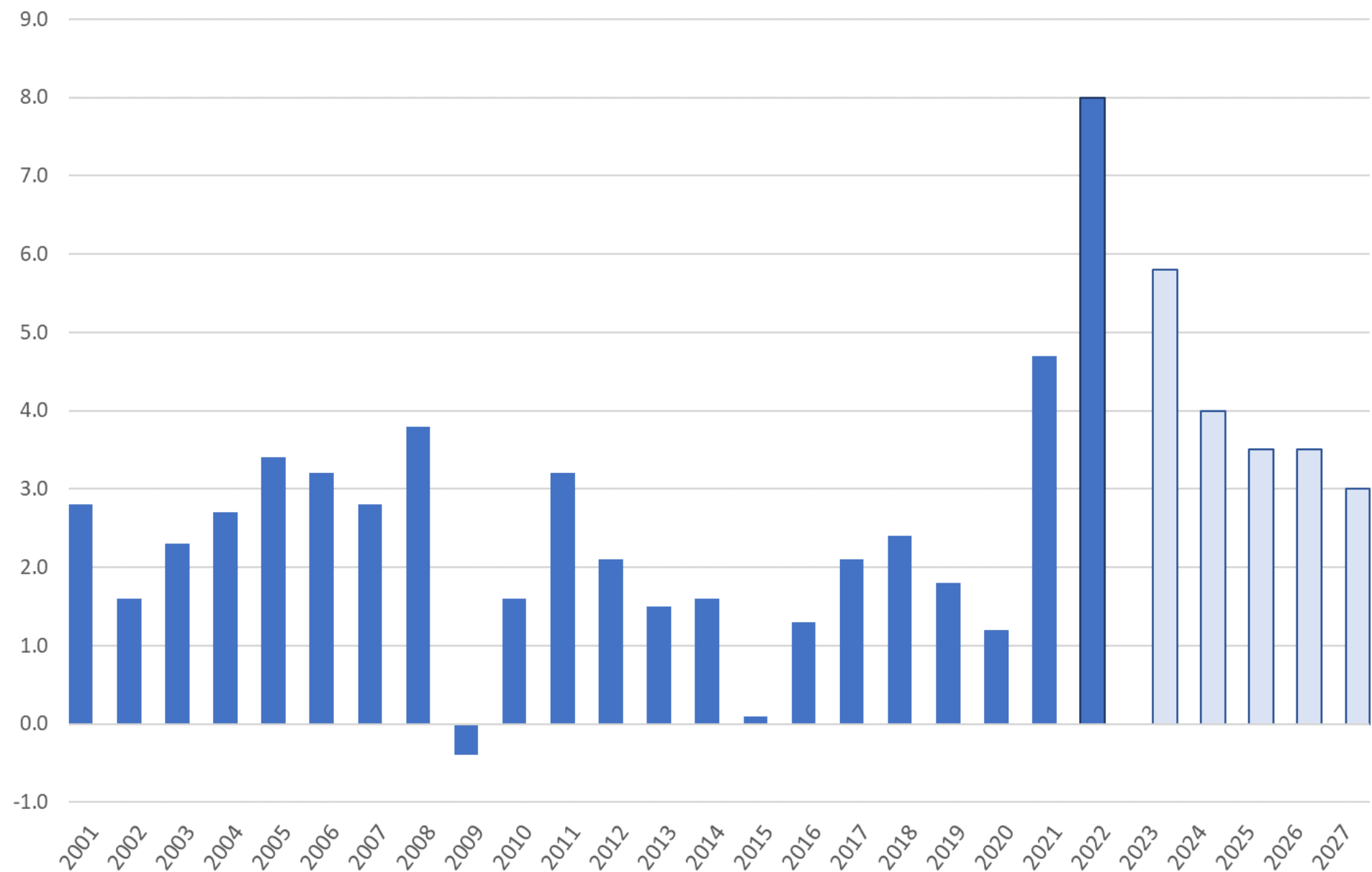
Source: U.S. Bureau of Labor Statistics (CPI-U, 1982-84=100, not seasonally adjusted)

What does this mean for interest rates?

Current target range: 5.0% to 5.25%

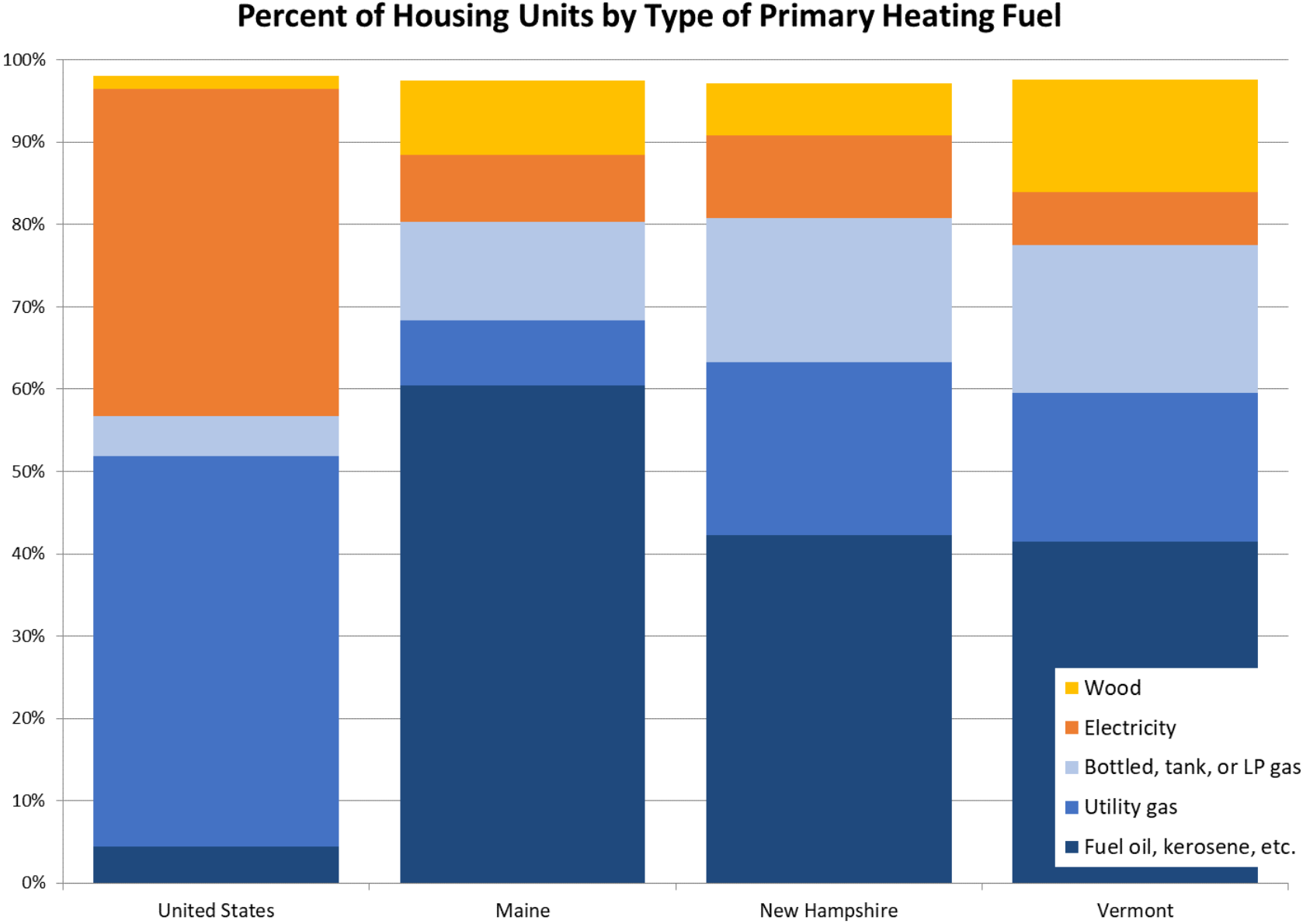
Median projection for 2023 from June 2023 Federal Open Market Committee statement is 5.6%, implying two more increases of 25 basis points this year

Year-over-year percent change in Consumer Price Index;
2001-2022 historical and 2023-2027 forecast



Sources: U.S. Bureau of Labor Statistics (CPI-U, 1982-84=100, seasonally adjusted);
CEFC report, April 1, 2023

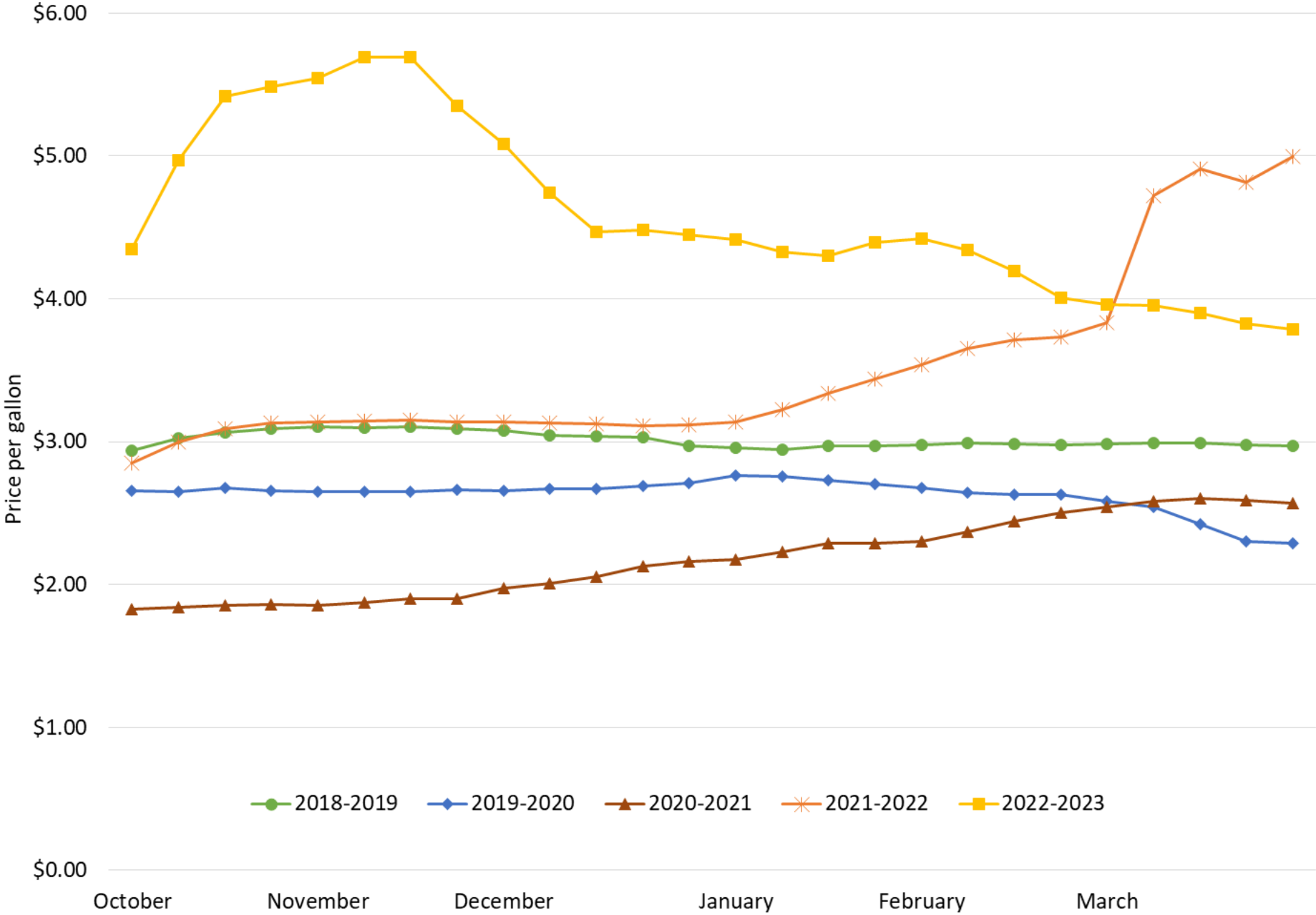
Maine’s heavy
reliance on
fossil fuels
exposes us to
price spikes
and volatility



Daily Europe Brent Spot Price (\$ per barrel)



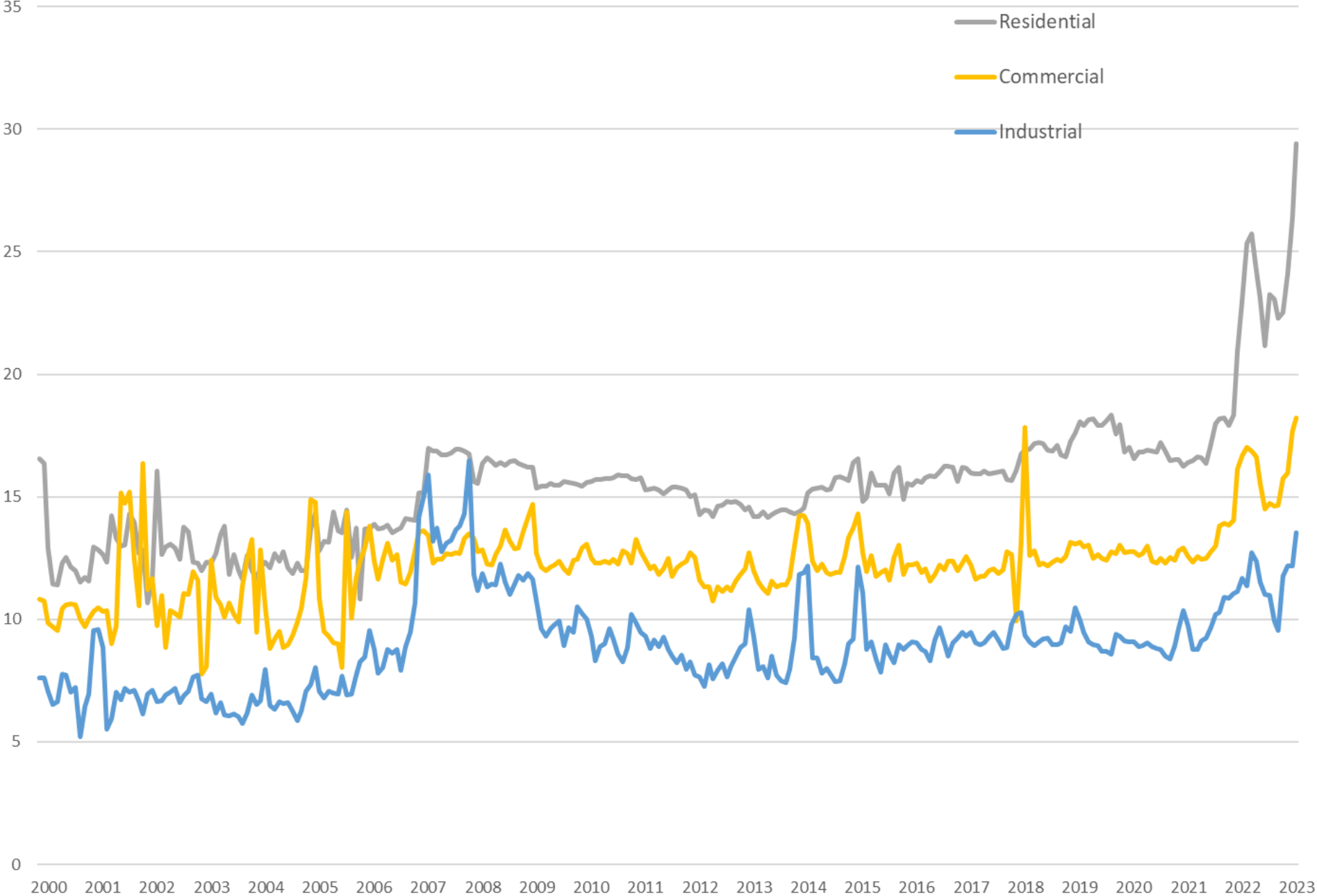
Maine No. 2 Heating Oil Residential Price



New England - Regular All Formulations Retail Gasoline Price Per Gallon

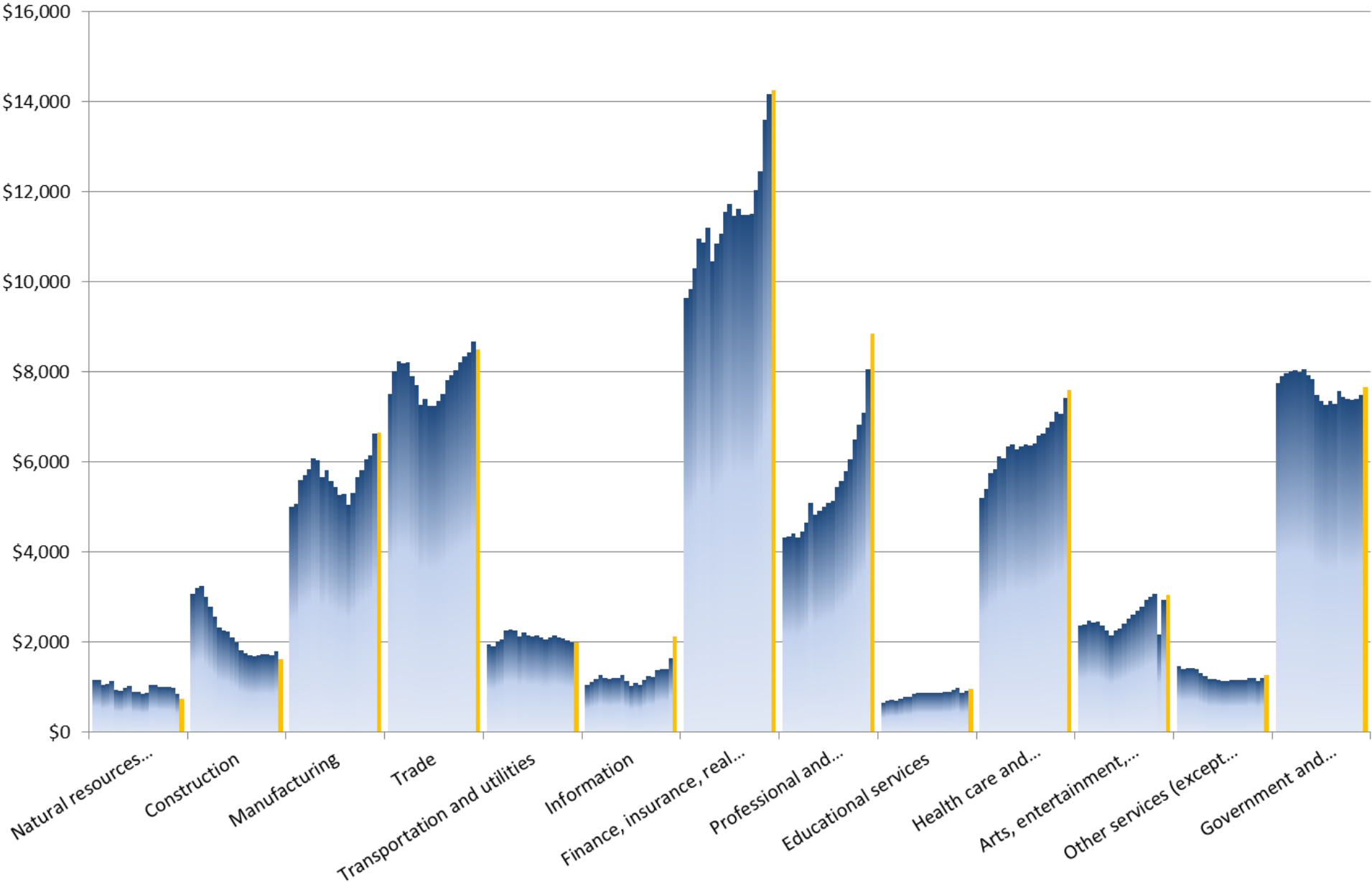


Retail Electricity Price, Maine (Cents/kWh)

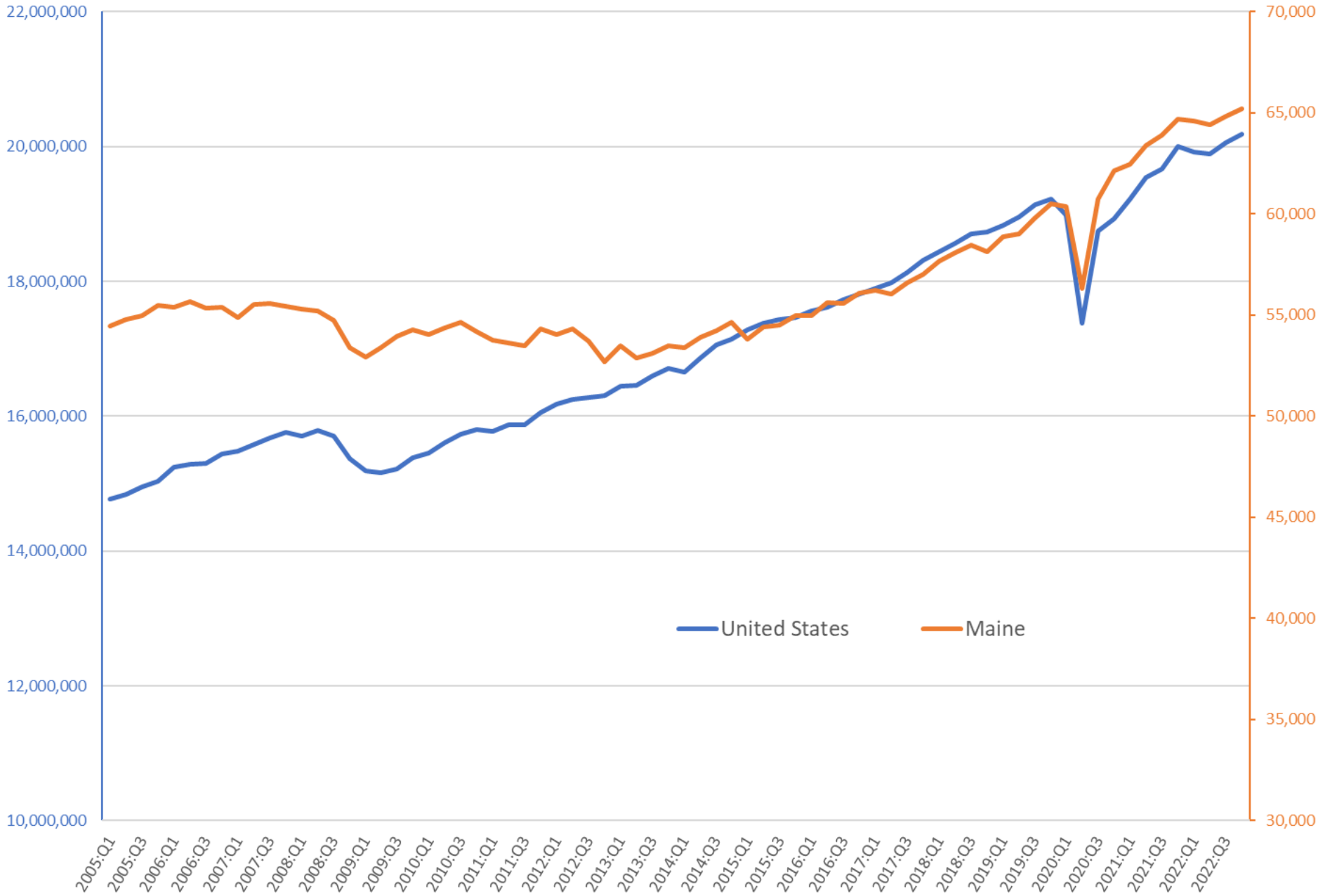


State Gross Domestic Product (GDP)

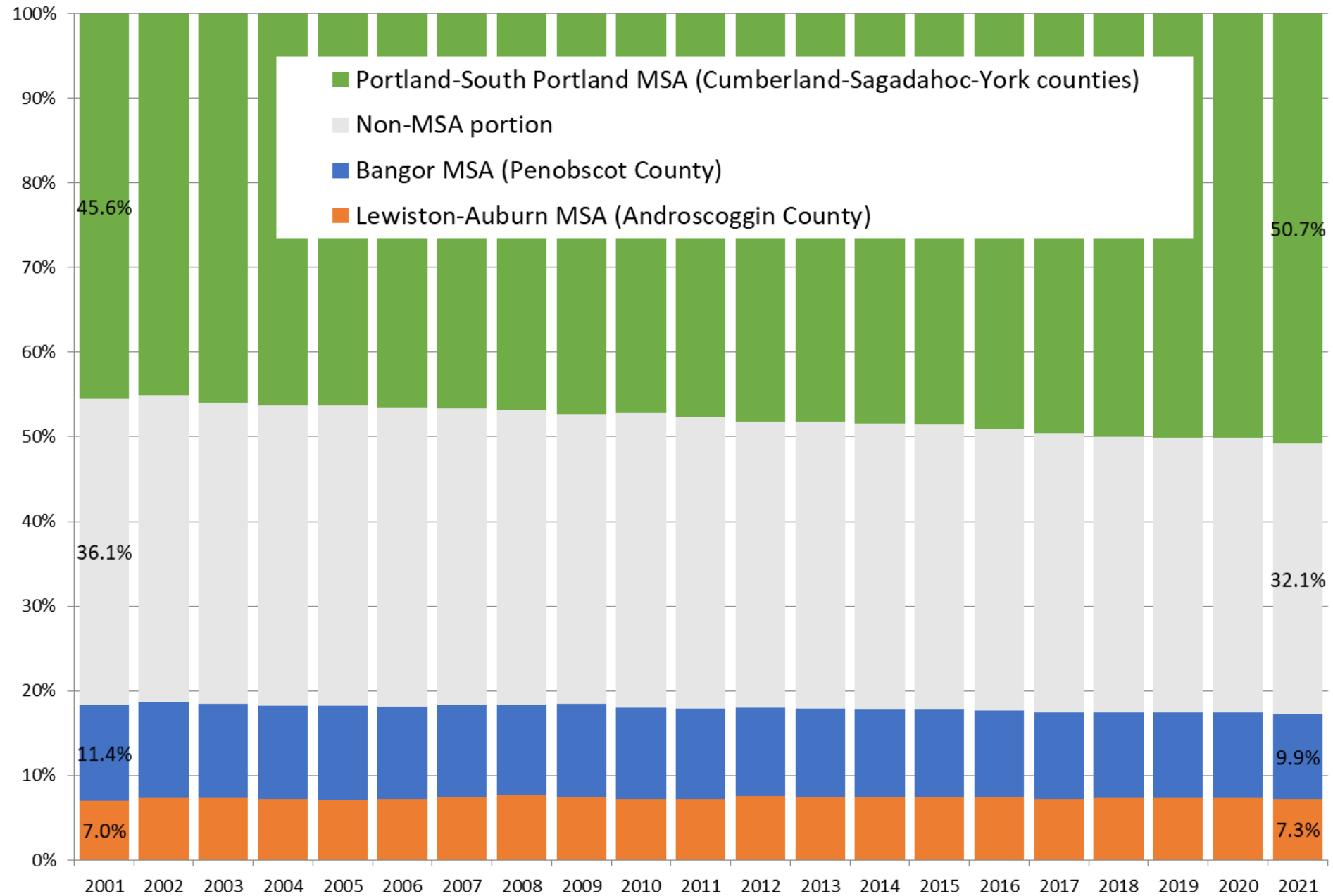
Maine Real GDP by Industry, 2002-2022
(in millions of chained 2012 dollars)



Quarterly Real GDP (in millions of chained 2012 dollars)



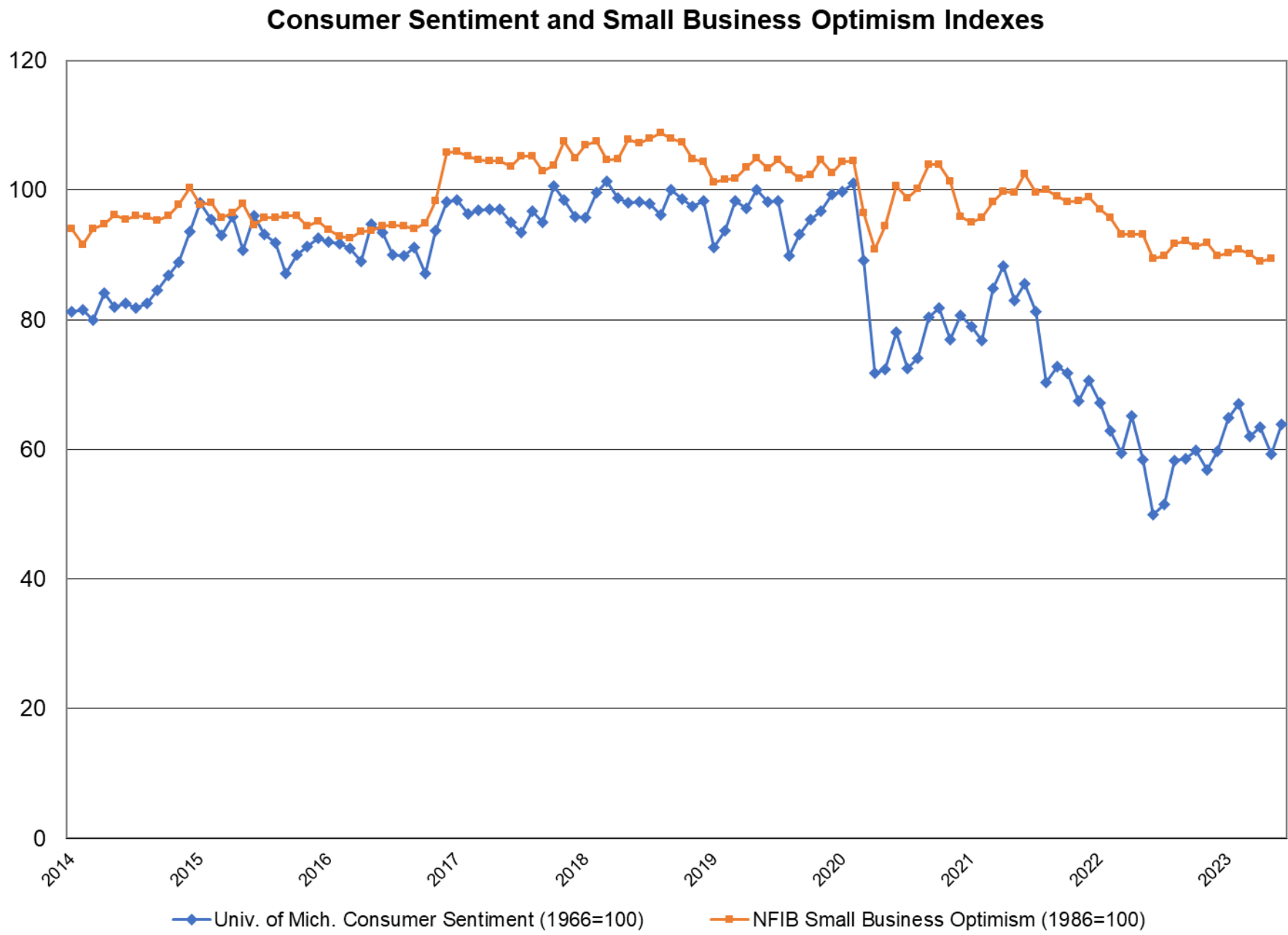
Share of Maine Real GDP by Metropolitan Area



Outlook

Consumer sentiment has been trending up since its all-time-low in June 2022, but has been volatile in recent months.

There were significant declines in short- and long-term economic outlook resulting from the debt ceiling debate. **Inflation and labor quality remain top issues facing small businesses.**



Select key assumptions from April 2023 CEFC report (emphasis added)

- There is an unequal distribution of supply and demand in the labor market. Demand for labor is high, supply is low, and unemployment rates are near historic lows in Maine and nationwide. Workers are experiencing higher wage growth, particularly for lower wage jobs. Some demographic trends, including a growing share of the population reaching retirement age, will continue to constrain labor supply. However, the Commission is optimistic that Maine will continue to see higher in-migration of working-age people in the coming years that will be more than sufficient to offset retirements in the forecast period.
- High inflation and interest rates have continued into 2023, though there have been improvements in some sectors, notably the energy sector. The Federal Reserve is expected to continue pursuing policies that will constrain inflation, but inflation risks are likely to take several years to fully ease.
- Rising interest rates, low supply of available properties, and ongoing in-migration are continuing to impact the housing market. Home sales are down, while sale prices have continued to increase. Affordability is of particular concern as more potential buyers to be priced out of the market. Higher home prices have contributed to higher rental prices.

Things to keep in mind:

- Housing costs have increased sharply as demand far outstripped supply and then interest rate hikes made mortgages more expensive – this limits availability for ongoing migration and workforce expansion
- Inflation has started slowing, but not quickly – the Federal Reserve has paused for now, but likely will continue to raise interest rates in response
- Will we see continued migration into Maine? Telework, housing, and dependent care are three key determinants
- Threat of recession is still out there as uncertainty remains elevated
- Maine has a robust Budget Stabilization Fund (around \$900 million) and spending from Maine Jobs and Recovery Plan is ongoing, which will help Maine weather a potential slowdown

One more piece of good news:

Maine's outlook
upgraded from
'stable' to
'**positive**' in
recent credit
rating

Moody's attributed its upgrade of Maine
to 'positive' because of Maine's
“continued GDP growth at or above
the national rate” and Maine's
growing population and employment
rates.

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