St Mary’s County is a world-class center for research, development, testing and evaluation of aviation and unmanned autonomous systems (UAS) and advanced manufacturing and aircraft modification industries. The county has over 200 technology companies and support organizations and more aerospace engineers per capita than any place in the country.

As the county’s largest employer, the Naval Air Station (NAS) Patuxent River is home to the U.S. Navy’s Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD), employing approximately 25,000 military, civilian and contact personnel.

The AeroPark Innovation District is emerging as a major center for innovation and collaboration. Building on existing aviation interests, AeroPark includes education and research facilities as well as residential and retail space. The Southern Maryland Autonomous Research and Technology (SMART) Building at University Systems of Maryland at Southern Maryland is now operating a $87-million, 84,000 academic and research facility at AeroPark. Private sector industries generate $7 billion in economic output.

With over 500 miles of shoreline, St Mary’s offers high-tech jobs in a coastal setting with proximity to major metropolitan areas. St Mary’s has one of the youngest populations in Maryland with the median age of 36.5 and one of the strongest economies with the median income of $102,859.

### Population

<table>
<thead>
<tr>
<th>Year</th>
<th>St. Mary’s County Population</th>
<th>Southern Maryland*</th>
<th>Maryland</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>37,600</td>
<td>335,458</td>
<td>5,773,552</td>
</tr>
<tr>
<td>2020</td>
<td>41,675</td>
<td>372,195</td>
<td>6,055,802</td>
</tr>
<tr>
<td>2030**</td>
<td>48,450</td>
<td>407,360</td>
<td>6,254,500</td>
</tr>
</tbody>
</table>

*Calvert, Charles, and St. Mary’s counties

**Projections

Selected places population (2020): California 12,947; Lexington Park 13,317; Golden Beach 3,620; Leonardtown 4,745; Mechanicsville 1,724; Charlotte Hall 1,740

### Population Distribution (2021)

<table>
<thead>
<tr>
<th>Age</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5yrs</td>
<td>7,049</td>
<td>6.2%</td>
</tr>
<tr>
<td>5 - 19 yrs</td>
<td>23,834</td>
<td>21.1%</td>
</tr>
<tr>
<td>20 - 44 yrs</td>
<td>37,447</td>
<td>33.1%</td>
</tr>
<tr>
<td>45 - 64 yrs</td>
<td>30,348</td>
<td>26.8%</td>
</tr>
<tr>
<td>65 and over</td>
<td>14,531</td>
<td>12.8%</td>
</tr>
<tr>
<td>Total</td>
<td>113,209</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Median Age 36.1 Years

---

### Climate and Geography

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yearly Precipitation (inches)</td>
<td>46.2</td>
</tr>
<tr>
<td>Yearly Snowfall (inches)</td>
<td>14.5</td>
</tr>
<tr>
<td>Summer Temperature (°F)</td>
<td>75.3</td>
</tr>
<tr>
<td>Winter Temperature (°F)</td>
<td>37.6</td>
</tr>
<tr>
<td>Days Below Freezing</td>
<td>81.4</td>
</tr>
<tr>
<td>Land Area (square miles)</td>
<td>372.5</td>
</tr>
<tr>
<td>Water area (square miles)</td>
<td>37.7</td>
</tr>
<tr>
<td>Shoreline (miles)</td>
<td>536</td>
</tr>
<tr>
<td>Elevation (ft)</td>
<td>sea level to 192</td>
</tr>
</tbody>
</table>
**Brief Economic Facts**

**ST. MARY’S COUNTY, MARYLAND**

---

### LABOR AVAILABILITY

<table>
<thead>
<tr>
<th>Labor Mkt. Area</th>
<th>County</th>
<th>Civilian Labor Force (2022 avg.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Total civilian labor force</td>
</tr>
<tr>
<td></td>
<td></td>
<td>57,662</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Employment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>55,891</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unemployment</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,771</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Unemployment rate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.1%</td>
</tr>
</tbody>
</table>

Residents commuting outside the county to work (2017-2021): 15.3%

### EMPLOYMENT (2022)

**Industry** | **Estab.** | **Avg. Empl.** | **Empl. %** | **Avg. Wkly. Wage**
---|---|---|---|---
Federal Government | 44 | 10,331 | 22.4% | $2,312
State Government | 12 | 1060 | 2.3% | 1,047
Local Government | 58 | 4,030 | 8.7% | 1,134
Private Sector | 2,121 | 30,766 | 66.6% | 1,332
Natural resources and mining | 22 | 72 | 0.2% | 831
Construction | 283 | 1,998 | 4.3% | 1,372
Manufacturing | 40 | 328 | 0.7% | 924
Trade, Transportation, and utilities | 434 | 7,084 | 15.3% | 917
Information | 20 | 112 | 0.2% | 924
Financial activities | 162 | 665 | 1.4% | 1,332
Professional and business services | 512 | 11,500 | 24.9% | 1,940
Education and health services | 241 | 4,383 | 9.5% | 1,330
Leisure and hospitality | 233 | 3,771 | 8.2% | 421
Other Services | 175 | 852 | 1.8% | 730
Total | 2,234 | 46,187 | 100.0% | 1,528

Includes civilian employment only

### HOURLY WAGE RATES (2021)

**Selected Occupations** | **Median** | **Entry** | **Skilled**
---|---|---|---
Accountants | $37.96 | $23.75 | $47.66
Aerospace engineers | $59.42 | $39.00 | $68.24
Assemblers and Fabricators | $23.13 | $16.08 | $29.65
Bookkeeping/accounting clerks | $22.52 | $15.82 | $26.40
Computer hardware engineers | $57.04 | $38.21 | $63.88
Computer systems analysts | $38.75 | $28.93 | $52.69
Computer user support specialists | $23.42 | $17.68 | $31.92
Customer service representatives | $14.56 | $13.00 | $19.84
Electrical engineers | $50.30 | $37.81 | $61.79
Electronics engineering technicians | $64.80 | $48.11 | $72.53
Freight, stock and material movers | $16.71 | $13.13 | $19.29
Industrial truck operators | $21.81 | $17.24 | $25.17
Information security analyst | $48.56 | $33.28 | $62.14
Inspectors, testers, sorters | $26.65 | $19.02 | $33.24
Machinists | $30.74 | $22.48 | $34.90
Mechanical Engineers | $50.00 | $35.23 | $59.46
Network support specialists | $48.18 | $34.15 | $57.46
Packers and packagers hand | $16.44 | $13.60 | $18.37
Secretaries | $22.38 | $15.61 | $26.19
Shipping/receiving clerks | $17.68 | $13.73 | $21.66
Stock clerks and order fillers | $14.10 | $12.61 | $16.71

Wages are an estimate of what workers might expect to receive in Southern Maryland (Calvert, Charles and St. Mary’s counties) and may vary by industry, employer and locality.

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*Employee counts for federal and military facilities exclude contractors to the foodservice; includes higher education

*St. Mary’s, Calvert and Charles counties.
### SCHOOLS AND COLLEGES

#### Educational Attainment - age 25 & over (2017-2021)
- High school graduate or higher: 91.7%
- Bachelor’s degree or higher: 33.0%

#### Public Schools
- Number: 18 elementary; 4 middle/comb.; 3 high; 1 career/tech; 1 charter
- Enrollment: 17,493
- Cost per pupil: $15,910
- Students per teacher: 13.9
- High school career/tech enrollment: 2,426
- High school graduates: 1,151

#### Nonpublic Schools
- Number: 36

#### Higher Education (2020)
- 2-year institutions:
  - College of Southern Maryland: 6,081 degrees
- 4-year institutions:
  - St. Mary’s College of Maryland: 1,511 degrees

**Johns Hopkins University, University of Maryland College Park, and 5 other institutions offer programs at the University System of Maryland at Southern Maryland.**

*Includes four campuses in Calvert, Charles and St. Mary’s counties*

### INCOME (2017-2021)

#### Distribution

<table>
<thead>
<tr>
<th>Category</th>
<th>St. Mary’s Co.</th>
<th>Maryland</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under $25,000</td>
<td>10.4%</td>
<td>12.3%</td>
<td>17.2%</td>
</tr>
<tr>
<td>$25,000 - $49,999</td>
<td>12%</td>
<td>14.6%</td>
<td>19.6%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>12.9%</td>
<td>14.7%</td>
<td>16.8%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>12.6%</td>
<td>12.6%</td>
<td>12.8%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>23.2%</td>
<td>19.4%</td>
<td>16.3%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>14.6%</td>
<td>11.5%</td>
<td>7.8%</td>
</tr>
<tr>
<td>$200,000 and over</td>
<td>14.3%</td>
<td>15%</td>
<td>9.5%</td>
</tr>
</tbody>
</table>

#### Median household income
- $102,859
- $91,431
- $69,021

#### Average household income
- $120,986
- $120,234
- $97,196

#### Per Capita income
- $44,208
- $45,915
- $37,638

#### Total income (millions)
- $4,868
- $275,849
- $12,053,372

### HOUSING

#### Occupied Units 2017-2021
- 40,236 (71.7% owner occupied)

#### Housing Transactions
- Units Sold: 1,737
- Median Selling Price: $375,000

*All multiple listed properties excludes auctions and FSBO*

### BUSINESS AND INDUSTRIAL PROPERTY

#### Market Profile Data (2022)

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Low</th>
<th>High</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land – cost per acre</td>
<td>$12,000</td>
<td>$471,000</td>
<td>$156,600</td>
</tr>
<tr>
<td>Office/Commercial</td>
<td>$9,100</td>
<td>$2,525,600</td>
<td>$284,500</td>
</tr>
</tbody>
</table>

#### Rental Rates – per square foot

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Low</th>
<th>High</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse / Industrial</td>
<td>$8.09</td>
<td>$10.38</td>
<td>$9.23</td>
</tr>
<tr>
<td>Flex / R&amp;D / Technology</td>
<td>$10.86</td>
<td>$13.19</td>
<td>$12.13</td>
</tr>
<tr>
<td>Class A Office</td>
<td>$18.90</td>
<td>$20.51</td>
<td>$19.70</td>
</tr>
</tbody>
</table>
**TRANSPORTATION**

**Highways:** Maryland arteries in the county connect with U.S. 301, I-95 and I-495 (Washington D.C. Beltway)

**Rail:** The closest rail depot, CSX Transportation, is in adjacent Charles County at Waldorf

**Truck:** Nearly 60 local and long-distance trucking establishments are located in Southern Maryland

**Water:** Served by the Port of Baltimore, 50’ channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility; 81 miles from Leonardtown

**Air:** Served by Baltimore/Washington International Thurgood Marshall Airport (BWI), Washington Dulles International Airport and Ronald Reagan Washington National Airport; St. Mary’s County Regional Airport (www.stmarysmd.com/dpw/airport-operations) is available for private planes; 4150’ runway

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**RECREATION AND CULTURE**

**Parks:** Five state parks and 22 county parks, two year-round pools, boat ramps, beaches, fishing piers, tennis courts, picnic facilities, playgrounds, a skate park, and a disc golf course.

**Recreation and Leisure:** Boating, sailing, fishing, camping, hiking, cycling, paddling trails, golf courses, and three motor sports venues; waterside restaurants and marinas dot the county’s miles of shoreline; historic Leonardtown, the county seat, features a variety of shops, galleries, restaurants, a waterfront park and a winery.

**Sports and Athletics:** Team sports include soccer, basketball, roller hockey, lacrosse, football, and baseball; sports venues include a gymnastics center, four county recreation centers, and a variety of public parks with sports fields.

**Attractions:** St. Clement’s Island, site of Maryland’s founding; Historic St. Mary’s City, Maryland’s first capital and one of the nation’s premier archaeological and outdoor living history museums; Point Lookout Lighthouse, Blackstone Lighthouse, Point No Point Lighthouse and Piney Point Lighthouse, the oldest lighthouse on the Potomac River; 18th-century Sotterley Plantation; and Patuxent River Naval Air Museum.

**Arts & Entertainment District:** Leonardtown

**Events:** Over 50 festivals and fairs include the River Concert Series, Crab Festival, County Fair, Blessing of the Fleet, Oyster Festival/National Oyster Shucking Championships, and Wine Festival For more information, visit www.VisitStMarysMd.com.

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**UTILITIES**

**Electricity:** Southern Maryland Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier

**Gas:** Natural gas is available from Washington Gas; customers may choose their gas supplier; propane is available from Burch Propane and Taylor Gas Co.

**Water and Sewer:** St. Mary’s County Metropolitan Commission serves greater Lexington Park-Hollywood area and Piney Point; municipal system serves Leonardtown

**Telecommunications:** Local carrier is Verizon Maryland; cable internet or broadband service is available from Breezeline or Comcast; Long distance carriers include AT&T, Sprint, Verizon and others

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**GOVERNMENT**

**County Seat:** Leonardtown

**Government:** Five commissioners elected for four-year terms; commissioner form of government limits county legislative power to areas authorized by the General Assembly

James R. Guy, President, Commissioners of St. Mary’s County 301.475.4200, ext. 1350

David Weiskopf, County Administrator 301.475.4200, ext. 1321

**Website:** www.stmarysmd.com

**County Bond Rating:** AA+ (S&P); Aa1 (Moody’s); AA+ (Fitch)

**St. Mary’s County Department of Economic Development**

Chris Kaselemis, Director

23115 Leonard Hall Drive P. O. Box 653, Potomac Building

Leonardtown, Maryland 20650

Telephone: 301.475.4200 x1405

Email: ded@stmarysmd.com

www.yesstmarysmd.com

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**Sources:**

1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey

2 American Community Survey

3 U.S. Bureau of the Census

4 Maryland Department of Labor, Office of Workforce Information and Performance

5 U.S. Bureau of Labor Statistics

6 St. Mary’s County Department of Economic Development

7 Maryland Department of Commerce

8 Maryland State Department of Education; Maryland Higher Education Commission

9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury

10 Maryland Association of Realtors

11 Maryland State Archives; Maryland Association of Counties