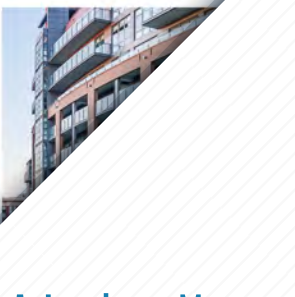


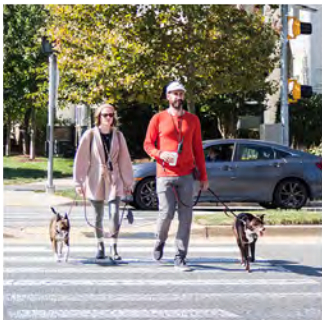
# COMMUNITY TRENDS REPORT



A Look at Montgomery County Communities Since 2010

Published January 2026

 **Montgomery Planning**  
RESEARCH & STRATEGIC PROJECTS



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## ACKNOWLEDGMENTS





# Executive Summary



## INTRODUCTION

Montgomery County is a large, populous, and diverse place, spanning 507 square miles and home to over 1 million residents. People experience a diverse built environment—from urban downtown activity centers to office and research campuses, single-family neighborhoods, and active and preserved agricultural areas. While the county has few incorporated cities, it is still comprised of many varied communities with unique characteristics driven by history, location, amenities, infrastructure, demographics, and land use mix. Some communities have experienced tremendous population and housing growth or demographic shifts over the past decade, while others have remained relatively unchanged or even lost residents overall.

Montgomery Planning’s Research & Strategic Projects (RSP) Division undertook this Community Trends Report to conduct a comprehensive study of changes to smaller, sub-county areas over time. The report divides the county into 37 “Community Trends Areas” (CTAs), which together cover the entire county, with information in each community profile organized into three themes—Place, People, and Housing—to provide a framework for a detailed look at how land use, demographics, and housing have changed in specific communities in recent years.

A deeper understanding of not only the county but of its many individual communities is essential to planning for a future that serves all its residents effectively and equitably. Montgomery Planning frequently conducts place-based analyses for its master planning work and has also examined trends at the countywide level, but it is also important to review trends for communities not actively being master planned.

Community geographies were drawn based on a review of various planning and Census division boundaries and conversations with Planning Department staff. The goal was to name distinctive communities, balanced with analyzing a reasonable number of communities overall and the availability of statistically significant data. The analysis of people and housing also considers changes over time from 2010 to 2022, based on data from the U.S. Census Bureau’s American Community Survey for those years. This Executive Summary provides an overview of countywide data and a summary of findings and implications from the Community Trends Areas analysis. Individual community profiles can be accessed through the [Community Trends Report Dashboard](#).

## SUMMARY OF FINDINGS ABOUT PLACE

The Place section in each profile details the community's current physical context: its location in the county, key geographic features, major transportation networks, general land use and development patterns, and places of interest, such as schools, community centers, and grocery stores. The study did not analyze changes over time due to a lack of available data; however, it nonetheless provides context for each CTA's built environment and illustrates the distribution of community amenities such as recreational facilities, parks, and grocery stores.

Montgomery County encompasses a range of urban, suburban, and rural land uses, resulting in a variety of development intensities across the county. The county's activity centers and growth corridors encompass areas with the most land development, more infrastructure and connectivity, higher population densities, and major employment centers, particularly in the southern and central portions of the county like Silver Spring, Bethesda, and Rockville. Medium-density activity centers like Germantown and Olney are less intensely developed while supporting significant clusters of residential neighborhoods and commercial development. Smaller, lower-density activity centers in communities like Cloverly and Potomac have primarily neighborhood-serving commercial development embedded in suburban residential neighborhoods. Large segments of the northern and western parts of the county are in the rural Agricultural Reserve, which is dedicated primarily to agriculture and environmental preservation.



Given its geographic situation and dense urban areas, especially close to Washington, DC, the county is highly and multimodally connected, internally and to other places. The county has 316 miles of state roads and 53 miles of federal roads, which include two interstate highways—Interstates 270 (I-270) and 495 (I-495, or Capital Beltway)—and other major roads that serve as key north-south or east-west connectors. The county also has transit service via the regional Metrorail's Red Line and Maryland Area Rail Commuter (MARC) trains, while the future Purple Line will add light rail service. Pedestrians, cyclists, and even equestrians can take advantage of the more than 250 miles of trails that connect with neighboring jurisdictions, such as the Anacostia Tributary Trail System and the Chesapeake and Ohio (C&O) Canal Trail.

The following trends stand out across communities:

- **Public safety, education, and recreational amenities are distributed across the county, though geographically larger and more densely populated Community Trends Areas have higher concentrations of such amenities.**

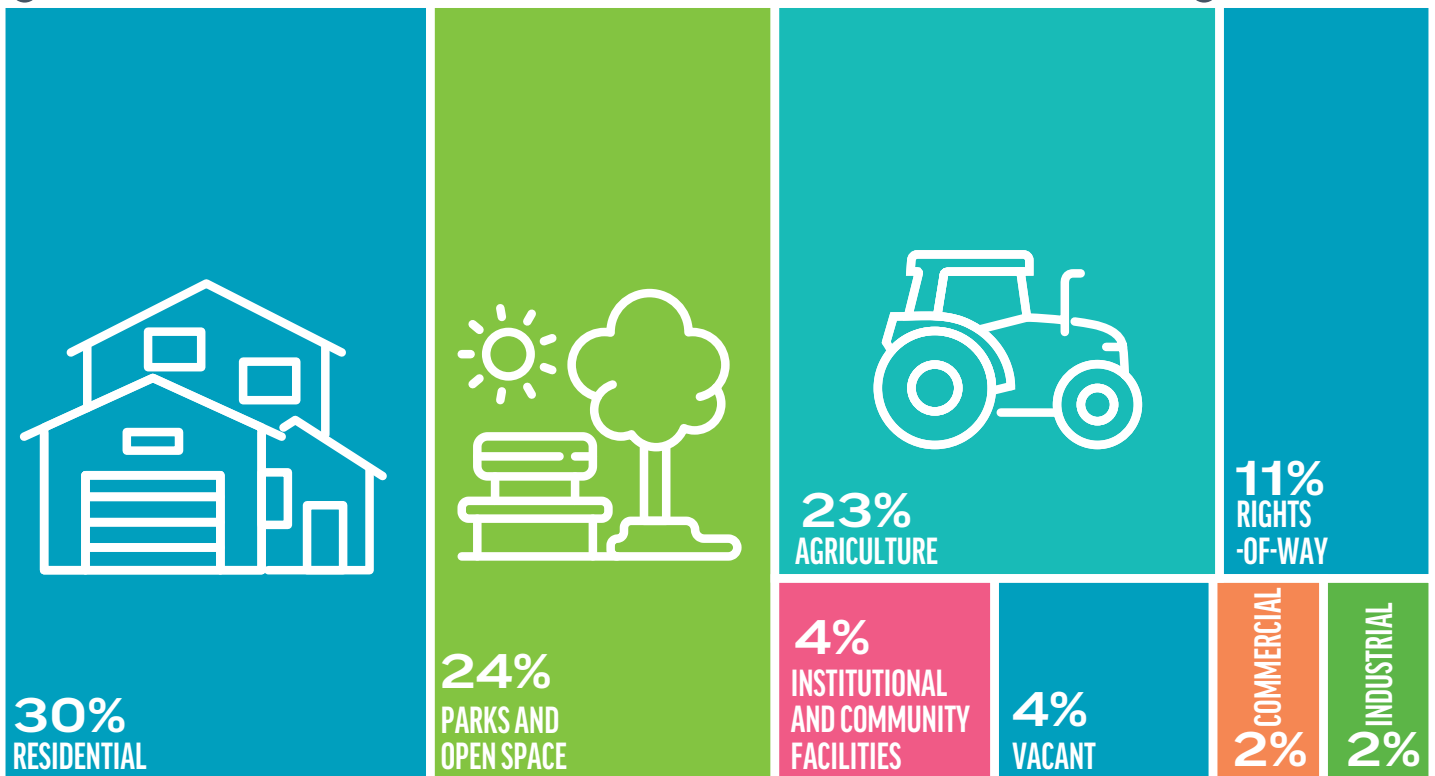
Places of interest are often clustered; for example, many public schools are in proximity to a library or a recreation center. In total, the county has 37 fire stations, 23 police facilities, 31 healthcare facilities (e.g., hospitals, treatment centers), 572 places of worship, 203 public schools, 53 recreation centers, 22 public libraries, and 238 grocery stores.

- **In descending order of land area occupied, Montgomery County's 507 square miles are used for residential, parkland, agricultural, institutional, commercial, and industrial purposes.**

Residential uses occupy 30% of land use, followed by parks and open space (24%), agriculture land (23%), institutional and community facilities (4%), and commercial and industrial uses (2% each). Vacant parcels constitute 4% of the county's land, while rights-of-way cover the remaining 11% of the county's area. Accounting for all land use types, 85% of the county's land is already developed or otherwise unavailable for new development.

*Policy Implication: As large tracts of vacant land and greenfields are no longer abundant, economic growth throughout the county relies upon redevelopment strategies, including sites previously considered unsuitable for development, such as parking lots, or leveraging air rights to expand existing buildings.*

## THREE LAND USES OCCUPY 77% OF MONTGOMERY COUNTY'S AREA.

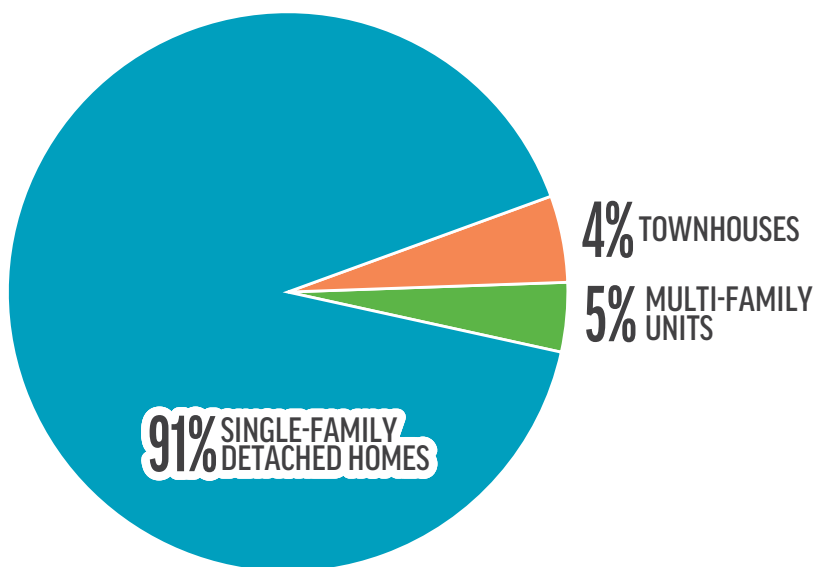


- While residential uses account for 30% (97,136 acres) of the county's total land area, single-family detached homes occupy a disproportionate amount of this acreage.

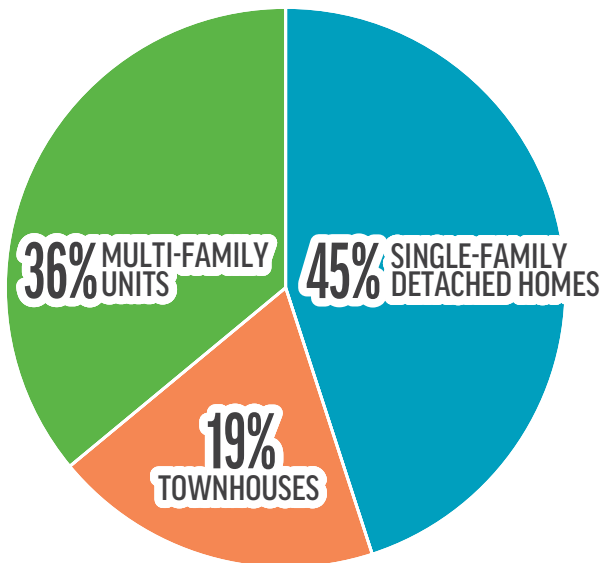
Of the county's residential land, 91% is used for single-family detached homes, but these only constitute 45% of the county's housing stock. At the same time, townhouses comprise 4% of the county's residential land and 19% of the housing stock, while multi-family units make up 5% of the county's residential land and 36% of the housing stock. As a percentage of a CTA's land use, single-family detached homes occupy the greatest share of land in Colesville (56%). Townhomes and multi-family buildings occupy the greatest share of land in Leisure World, at 27% and 23%, respectively. In terms of number of units, however, townhome development can be seen in growing communities such as Clarksburg and Germantown and in recent mixed-use centers such as Park Potomac, while multi-family properties are concentrated in the dense activity centers of Bethesda, Silver Spring, and Rockville.



## RESIDENTIAL LAND



## HOUSING UNITS



- **Commercial uses include 71 million square feet of office development and 37 million square feet of retail development on land that amounts to less than 2% of the county’s land area.**

Commercial activities are concentrated inside the Capital Beltway, in the county’s urban centers, and along the I-270 corridor. North Bethesda has the greatest amount of office development, with 14.7 million square feet. The Great Seneca Life Sciences community has the greatest percentage share of office land use, with 23.5% of its land devoted to office purposes. Gaithersburg has the greatest amount of retail development, with over 6 million square feet<sup>1</sup> (5.5% of the CTA’s land area), and Rockville has the second largest amount with 4.7 million square feet of retail space.

- **Several federal campuses occupy a significant amount of land area and development space across many CTAs in Montgomery County.**

Federally owned buildings in the county exceed 15 million square feet of the county’s nearly 908 million square feet of development and include the National Institute of Health (NIH) in Bethesda, the National Institute of Standards and Technology (NIST) in Gaithersburg, and the Food and Drug Administration (FDA) in White Oak.

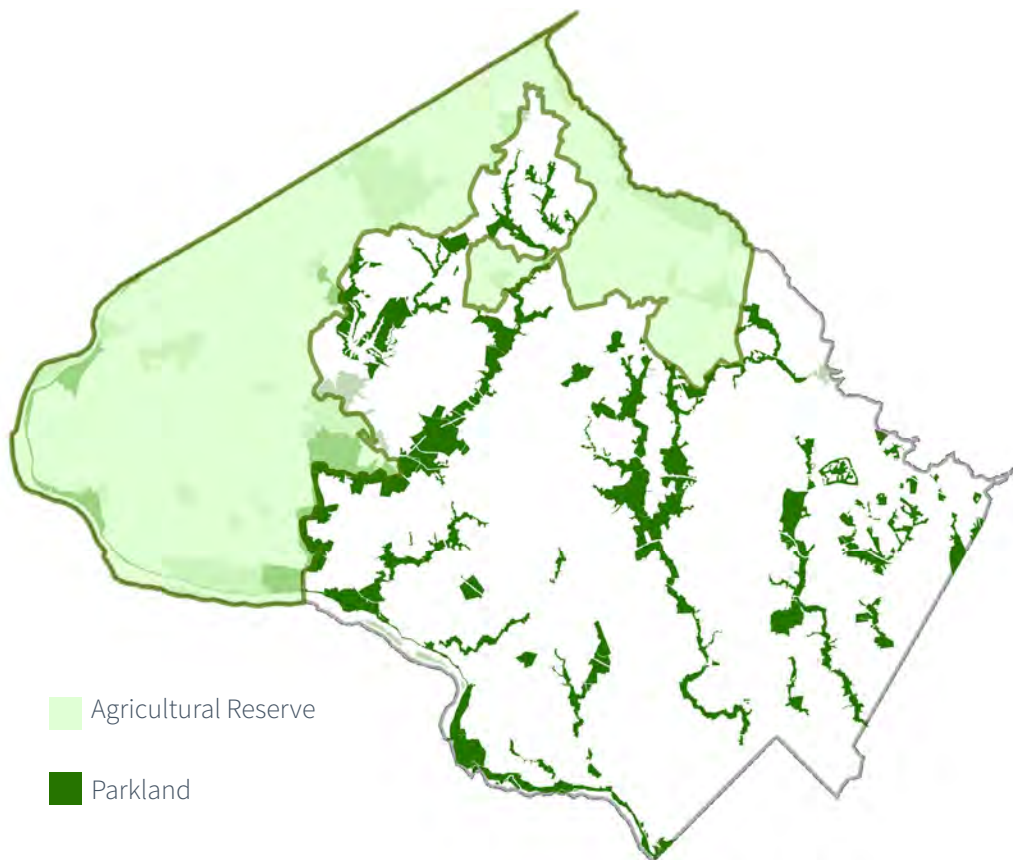
*Policy Implication: While federal facilities have long been an important component of Montgomery County’s economy and land use, recent changes in the federal government’s operations present an opportunity to reconsider the use of federal space and possibly identify areas where property could be converted for local commercial or residential use.*

- **The county’s considerable amount of green space includes land in the Agricultural Reserve, an extensive parks system, and a widespread tree canopy.**

Around 23% of the county’s land is used for agricultural purposes, concentrated in the Agricultural Reserve East and Agricultural Reserve West communities. The county’s 60,000 acres of parkland include county, state, and national parks. While nearly every community has at least one park, the share of land used for public parks ranges from 1.5% in Leisure World to 39.5% in Germantown. The county has a tree canopy cover of 46.7%, and residential areas tend to have greater tree cover relative to those with a greater percentage of commercial or industrial land use.


*Policy Implication: Further analysis of tree canopy coverage by land use may be helpful in developing tailored strategies to increase coverage in different types of areas.*

1. At the time of this analysis, the now closed Lakeforest Mall was still counted as a retail use in Maryland State Department of Assessments and Taxation (SDAT) data.



 **93,000**  
ACRES IN THE  
AGRICULTURAL  
RESERVE

  
**60,000**  
ACRES OF PARKLAND

 **TREES COVER 46.7%**  
OF THE COUNTY'S LAND

- **Many areas are well on their way to becoming “complete communities,” as envisioned in *Thrive Montgomery 2050*, with a vibrant mix of community amenities, facilities, housing types, and employment—but others still have gaps in access to services.**

Key to this effort is the co-location of public amenities—such as libraries, parks, recreation centers, schools, trails, and multi-modal transportation infrastructure—alongside community-serving retail and services like grocery stores and healthcare facilities, and housing. That combination increases opportunities for residents to access them closer to their homes, the key characteristic of a complete community. While places such as Connecticut-Veirs Mill Crossroads lack many of these types of amenities and facilities, others with more amenities like North Bethesda have them more geographically spread out, such that these amenities are harder to reach through car-free modes.

Most of the county was originally developed to accommodate automobile travel, but places like these still have the potential to become more compact complete communities where residents can bike, walk, or take transit to places within their own community for many basic needs and for recreation. Gaithersburg and Rockville are examples of well-resourced communities where particular neighborhoods (e.g., the Kentlands in Gaithersburg) embody elements of a complete community. In contrast, certain communities on the western side of the county, particularly Darnestown and Travilah, have much fewer amenities overall. The supply of amenities is driven by household, employment, and population density. Thus, lower density areas of the county will have fewer amenities.

*Policy Implication: A “complete community” is not a one-size-fits-all concept and must be adjusted based on factors including location and development density.*

## SUMMARY OF FINDINGS ABOUT PEOPLE

The People section in each profile focuses on who lived in the community and changes to demographic characteristics from 2010 to 2022, including population, age structure, racial and ethnic diversity, English language usage and ability, educational attainment, commuting, vehicle availability, household types, and household income.

Montgomery County's population is highly educated, racially and socioeconomically diverse, and trending older. The total population grew by 12% between 2010 and 2022. The county's higher growth rate of 50% among residents ages 65 and above is one of its most notable population characteristics, especially as fewer young children lived in the county in 2022 compared to 2010, reflecting a national trend of people having fewer children. At the same time, although household composition remained relatively stable overall between 2010 and 2022, with families comprising about 70% of all households, the most notable trend is the declining percentage of households with children under age 18, which fell from 34% of all households (and 49% of families) in 2010 to 32% of households (46% of families) by 2022.

The county's significant racial diversity is another defining demographic characteristic: as people of color have become the majority of residents since 2010, all racial and ethnic groups except for the White population grew in numbers and as a share of residents. From 2010 to 2022, the percentage growth was sizeable among the Hispanic (39%), Asian (24%), and Black (23%) populations. Even though the White population saw declining numbers between 2010 and 2022, it remained the largest group in 2022, comprising 41% of residents. This growing racial diversity is reflected in the numbers of residents speaking a language other than English at home, which grew 26% from 2010 to 2022 and comprised 42% of residents by 2022.

In terms of education, Montgomery County residents are highly educated relative to the nation and have become even more so in the past decade. More than half (60%) of adults ages 25 and over in 2022 had at least a bachelor's degree, and a third (33%) had a graduate or professional degree, a group that increased by 25% and outpaced growth in other educational attainment categories from 2010 to 2022. Populations with a high school degree or some college education or no high school degree also rose by 3% and 10%, respectively. As educational attainment

levels increased, so did household income. The average household income increased by 38% from 2010 to 2022, outpacing the inflation rate of 29% for the same period, and more households entered higher income categories between 2010 and 2022, with those earning \$200,000 or more as the fastest-growing group (104% increase). The number of households earning less than \$100,000 declined by 18% during this time, while the number of households making between \$100,000 and \$149,999 remained the same but declined as a share of all households.

Trends related to commuting to work reflect the impacts of the COVID-19 pandemic, such as the increase of employed residents working from home (from 6% in 2016 to 22% in 2022) and the decline of workers commuting by car (from 76% to 65%). The number of households with no access to a vehicle increased by 9% from 2010 to 2022, keeping pace with growth in the number of households.

The following trends stand out across communities:

- **Not surprisingly, population growth is correlated with housing growth.**

From 2010 to 2022, Clarksburg experienced the greatest percentage population growth—137%, or nearly 18,000 people—driven by considerable new development of single-family housing units. In parallel, Metrorail-accessible communities of Silver Spring and North Bethesda added close to 10,000 residents each, or around 25% growth for each area, predominantly due to new multi-family buildings. By comparison, Montgomery County's population increased by 12% from 2010 to 2022.

*Policy Implication: With population growth concentrated in a handful of areas, this highlights the need to consider how to broadly support growth in a larger number of communities in the county with the appropriate infrastructure.*

- **The county’s aging population continues to be a major theme in recent demographic studies, including this report.**

Across most communities, the population ages 65 and over was the fastest growing age group. In Upper Rock Creek, North Potomac, Germantown, and several other communities, the percentage of older adults more than doubled. The Leisure World CTA continued to have the highest percentage of older residents, with 78% in 2022, given that most of its residents live in an age-restricted development. Other communities comprised of 20% or more older adults represent different geographical areas of the county, such as Agricultural Reserve East, Chevy Chase, Colesville, and Potomac.

*Policy Implication: This trend indicates potentially growing demand for certain services and infrastructure, such as healthcare and older adult housing. Some communities with large concentrations of an older population are in more remote parts of the county that lack access to transit and healthcare too, so it may take additional effort to support these populations.*

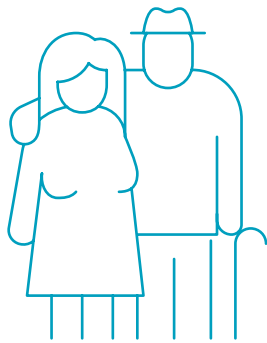
- **The younger adult cohort also grew, albeit at a much slower rate in most communities.**

The county’s population ages 18 to 34 grew by 8% from 2010 to 2022. Young adults increased their share of the population in the Great Seneca Life Sciences community from 25% to 41%. Silver Spring was the CTA with the next-highest percentage of young adults in 2022 at 32%; the nearly 3,000 young adult residents it added from 2010 to 2022 totaled more than every other individual community in absolute terms. The noteworthy growth in these two communities may be related to the significant new multi-family housing growth in these areas recently, as that provides additional housing options often suitable for younger adults. In Takoma Park and East Silver Spring, however, the young adult population declined by 40% and 25%, respectively.

*Policy Implication: The working-age population is a critical component of Montgomery County’s workforce, yet it grew more slowly than the county’s overall population. This trend could create challenges for the labor market if there are not enough workers to support business growth.*

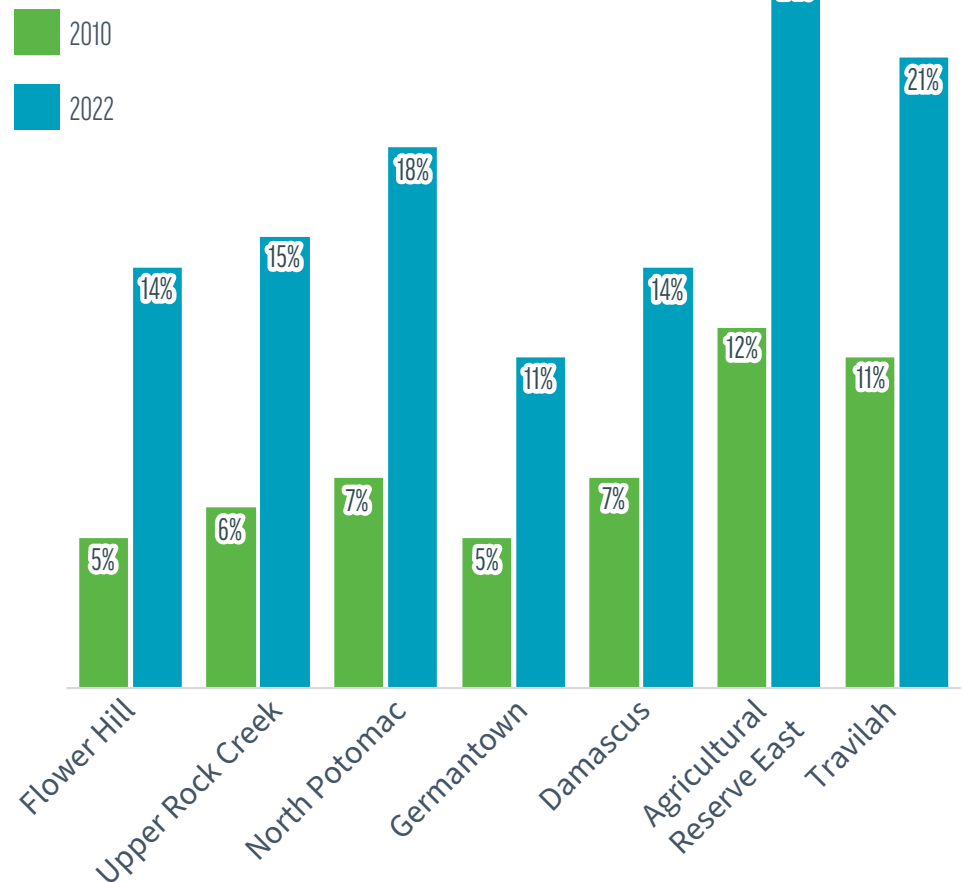
## MONTGOMERY COUNTY’S AGING POPULATION

In **7** communities, the percentage of older adults had at least doubled.



Countywide, people **65+ years old** were the fastest growing age group.

PERCENT AGES 65+ YEARS



- **The population of residents under age 18 also had low growth across most communities and increased only 5% countywide between 2010 and 2022.**

Travilah and Damascus had the largest declines of this age group, at 38% and 30%, respectively. In other communities, however, the child population grew at a more rapid rate than the total population. These communities include ones with little total population growth, such as Takoma Park where the population of children grew by 27%, and those with more overall growth such as North Bethesda, where a 36% increase in the population of children exceeded total population growth of 24%. Clarksburg, Cabin John-Glen Echo, and East Silver Spring each had the highest share of children relative to the overall population (nearly 30%).

- **Moreover, the number of households with children only grew by 2% from 2010 to 2022, reflecting the low growth rate of the child population despite the county's 10% growth rate for all family households.**

Clarksburg (49%) and Burtonsville (46%) featured the highest percentage of households with children in 2022, likely due to predominantly single-family housing and high homeownership rates. Places with the lowest percentage of family households also had the lowest percentages of children, which include mostly age-restricted Leisure World (2%), Great Seneca Life Sciences (12%), and Silver Spring (21%).

*Policy Implication: With the child population growing more slowly than the county's overall population, this trend points to lower potential demand for schools and other facilities specifically serving this population in the medium term and continued concerns about having an adequate labor force in the long term.*

- **Twenty-two communities had a majority population comprising people of color, an increase of four since 2010 and reflective of the county's overall diversity, with 59% of all residents being persons of color in 2022.**

The four new communities crossing the 50% threshold were Great Seneca Life Sciences, North Potomac, Rockville, and Upper Rock Creek. Communities in the eastern part of the county continued to have the highest percentages of Black residents, with Fairland becoming the only majority-Black community (54%) by 2022, followed by White Oak (50%). Three communities had the highest percentages of Asian residents since 2010; by 2022, North Potomac led with 41%, followed by Clarksburg (37%) and Travilah (32%). With the largest concentration of Hispanic residents in 2010, Connecticut-Veirs Mill Crossroads was the only majority Hispanic community (53%) by 2022. Other communities with large percentages of Hispanic residents were scattered throughout the county, including East Silver Spring, Flower Hill, and Glenmont, where about 40% of residents were Hispanic in 2022.

*Policy Implication: Increasing racial diversity across the county indicates a growing demand for specific services that may need to be culturally sensitive, geographically concentrated, and/or otherwise tailored to discrete needs of certain groups. Further, racial equity is also an important consideration in making sure that different populations, particularly historically disadvantaged groups, do not face significant barriers to accessing facilities and amenities.*



## MONTGOMERY COUNTY IS RACIALLY DIVERSE

### TOP 3 COMMUNITIES BY RACE/ETHNICITY

#### ASIAN RESIDENTS:

1. North Potomac - 41%
2. Clarksburg - 37%
3. Travilah - 32%

#### HISPANIC RESIDENTS:

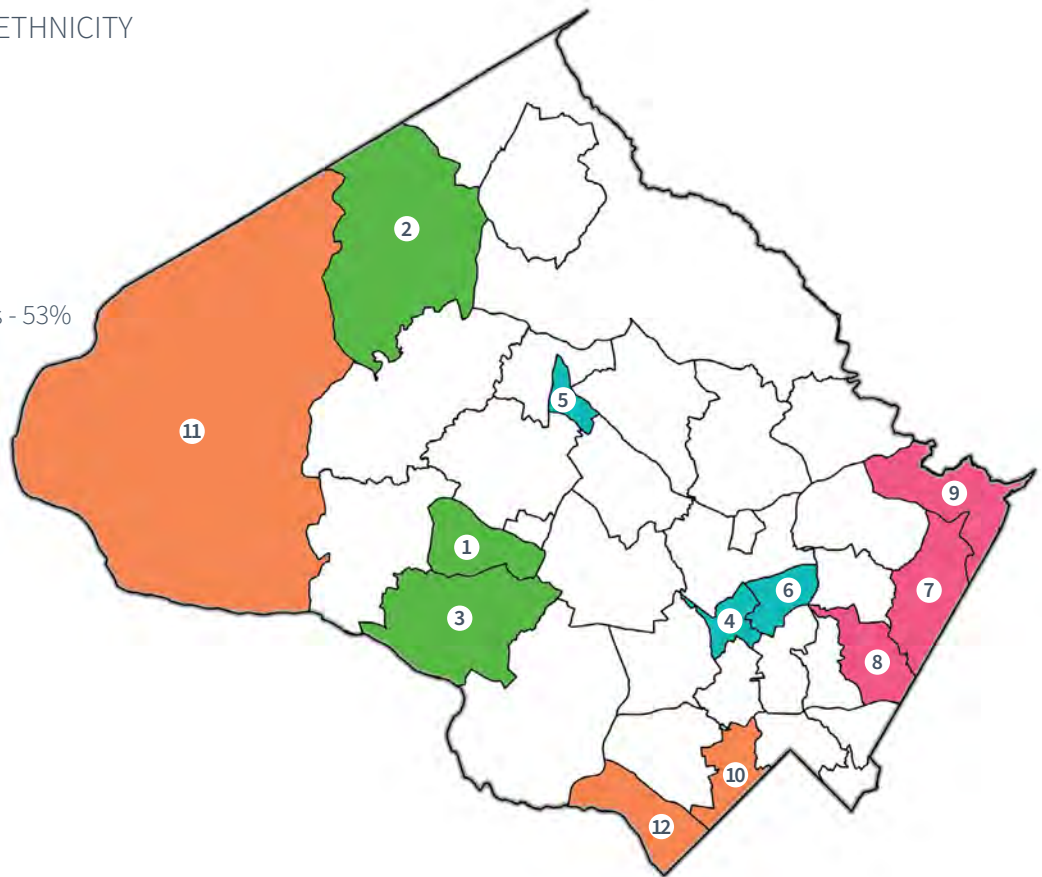
4. Connecticut-Veirs Mill Crossroads - 53%
5. Flower Hill - 41%
6. Glenmont - 40%

#### BLACK RESIDENTS:

7. Fairland - 54%
8. White Oak - 50%
9. Burtonsville - 38%

#### WHITE RESIDENTS:

10. Chevy Chase - 76%
11. Agricultural Reserve West - 73%
12. Cabin John-Glen Echo - 73%



- **In line with this racial and ethnic diversity, many residents countywide speak a non-English language at home.**

In 2022, 42% of residents countywide and a majority of residents in nine communities reported speaking a language other than English at home. Communities with the highest percentages in 2022—Connecticut-Veirs Mill Crossroads (72%), Glenmont (62%), and East Silver Spring (60%)—were also the only ones that had a majority of residents speaking a non-English language at home in 2010. While 15% of residents countywide reported speaking English less than “very well” in 2022, three communities had about double that percentage: Connecticut-Veirs Mill Crossroads (31%), East Silver Spring (30%), and Flower Hill (28%).

*Policy Implication: These large and growing numbers of residents lacking fluency in English create potential barriers for communication and access to resources in some communities. Therefore, translation services to and from non-English languages as well as continued support for English for Speakers of Other Languages (ESOL) programs could be crucial to these populations.*

- **The county’s residents remain highly educated – 60% of people ages 25 and over had at least a bachelor’s degree as of 2022.**

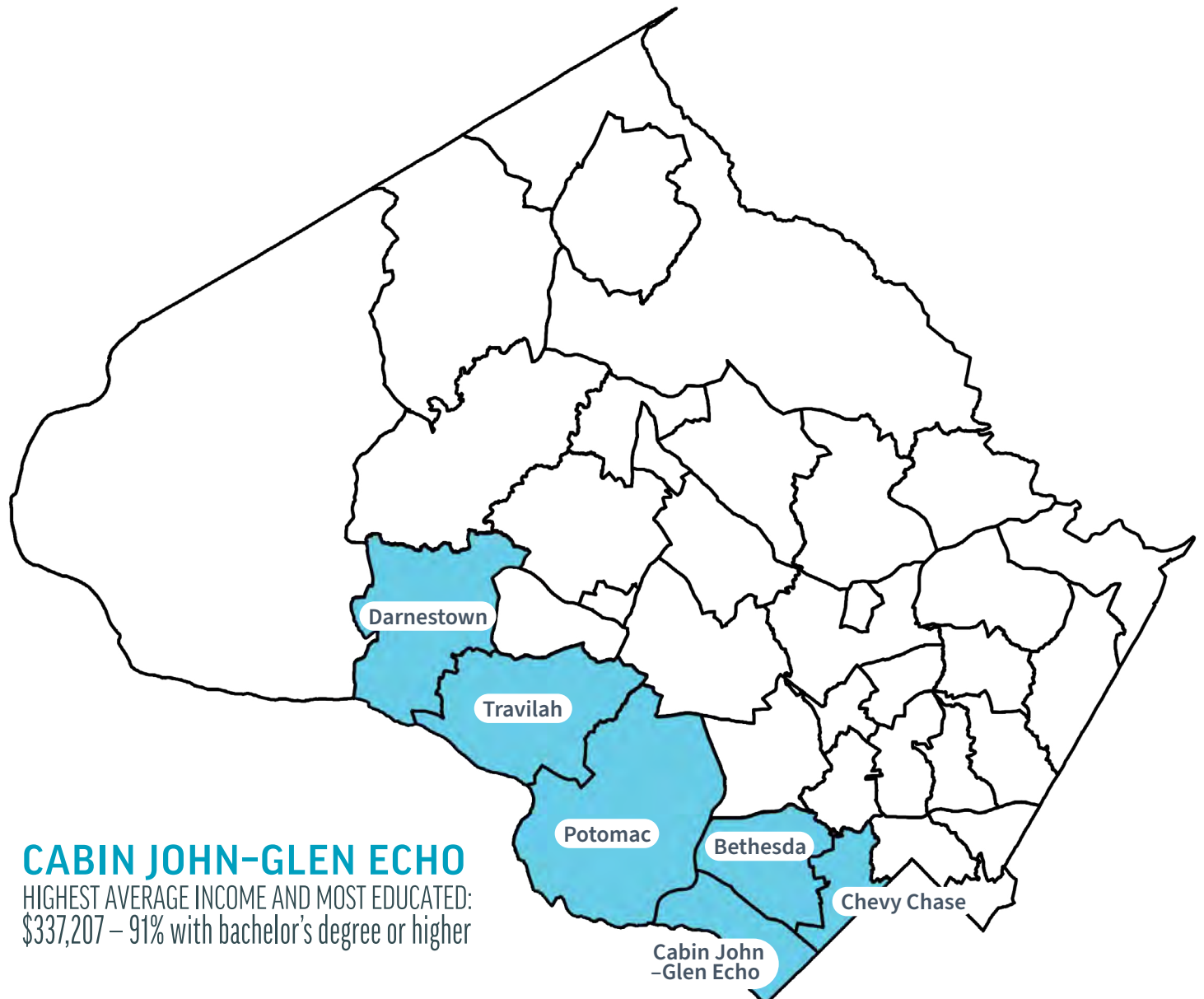
The percentage of college-educated residents both countywide and in most communities exceeded the national rate of 34% in 2022, and rankings of educational attainment levels across communities remained similar over time. The five most highly educated communities in 2022, sorted by percentage of people ages 25 and over with at least a bachelor’s degree, were Cabin John-Glen Echo (91%), Chevy Chase (88%), Bethesda (87%), Potomac (85%), and Travilah (81%). These five communities are clustered in the southwestern part of the county. Adjacent areas, such as North Bethesda, North Potomac, and Silver Spring, also had a higher educational attainment level than the county as a whole.

- **A highly educated population correlates with higher incomes.**

Most communities with average household incomes above \$200,000 were in the western and southwestern parts of the county, where the county’s most-educated populations are also concentrated; Cabin John-Glen Echo, Travilah, and Chevy Chase lead with average incomes at or above \$300,000 in 2022. Meanwhile, communities with the lowest average household incomes in the county tended to have lower—though still noteworthy—educational attainment levels as well. For example, East Silver Spring, Flower Hill, and Montgomery Village had average incomes of less than \$120,000 in 2022, and the share of people ages 25 and over with at least a bachelor’s degree was closer to 40%.

*Policy Implication: Increasing opportunities for higher education may help residents find higher-paying jobs. Training facilities located near or within less economically advantaged communities would further allow their residents better access to more education.*

## Communities with the **HIGHEST AVERAGE INCOME** were also among the **MOST EDUCATED** in 2022.





## SUMMARY OF FINDINGS ABOUT HOUSING

The Housing section in each profile analyzes the community's housing conditions from 2010 to 2022, including the age and types of housing,<sup>2</sup> homeownership rates, home values, housing costs, and affordability. Montgomery County has a diverse housing stock with 410,541 units as of 2024. Single-family detached units comprised 45% of the housing stock and tend to be older while single-family attached units (typically townhouses and often newer) accounted for 19% of units. The remaining 36% of units were in multi-family structures including low-rise and high-rise multi-plexes and apartment buildings.

While Montgomery County has witnessed continuous housing growth since the 1960s, construction peaked in the 1980s with more than 80,000 units built during this decade. Since 2010, 47,359 units, or 12% of the existing housing stock, were built. Of these units, 61% were in multi-family buildings, reflecting the recent trend of more multi-family housing growth relative to single-family unit developments. Further, most multi-family units are now in larger buildings, such as high rises, as recent multi-family developments have prioritized this building type, rather than for smaller structures such as garden-style apartments or small multi-plex buildings (e.g. duplexes, triplexes).

Even though the housing stock has expanded since 2010, homeownership rates and housing affordability remain important issues. The homeownership rate declined from 69% in 2010 to 66% in 2022, a change that can be partially explained by the concurrent increase in multi-family development, which tends to create apartments for rent, whereas single-family homes are more likely to be owner-occupied.

Increases in home values and housing costs also present challenges to residents' ability to live in Montgomery County. In 2022, the average home value was \$705,564, versus the national average home value of \$261,584. While the average home value in the county decreased from 2010 to 2016, it was higher than the 2010 figure in 2022 by nearly \$150,000, or 27%. Average monthly housing costs for homeowners with a mortgage increased by only 14%, or \$400; however, the average monthly gross rent increased by 40%, or nearly \$600, exceeding the inflation rate of 29% for the 2010-2022 period. With these rising costs affecting renters in particular, an increasing number of households became cost-burdened, but the share of cost-burdened renters remained essentially constant at about 50% since 2010.

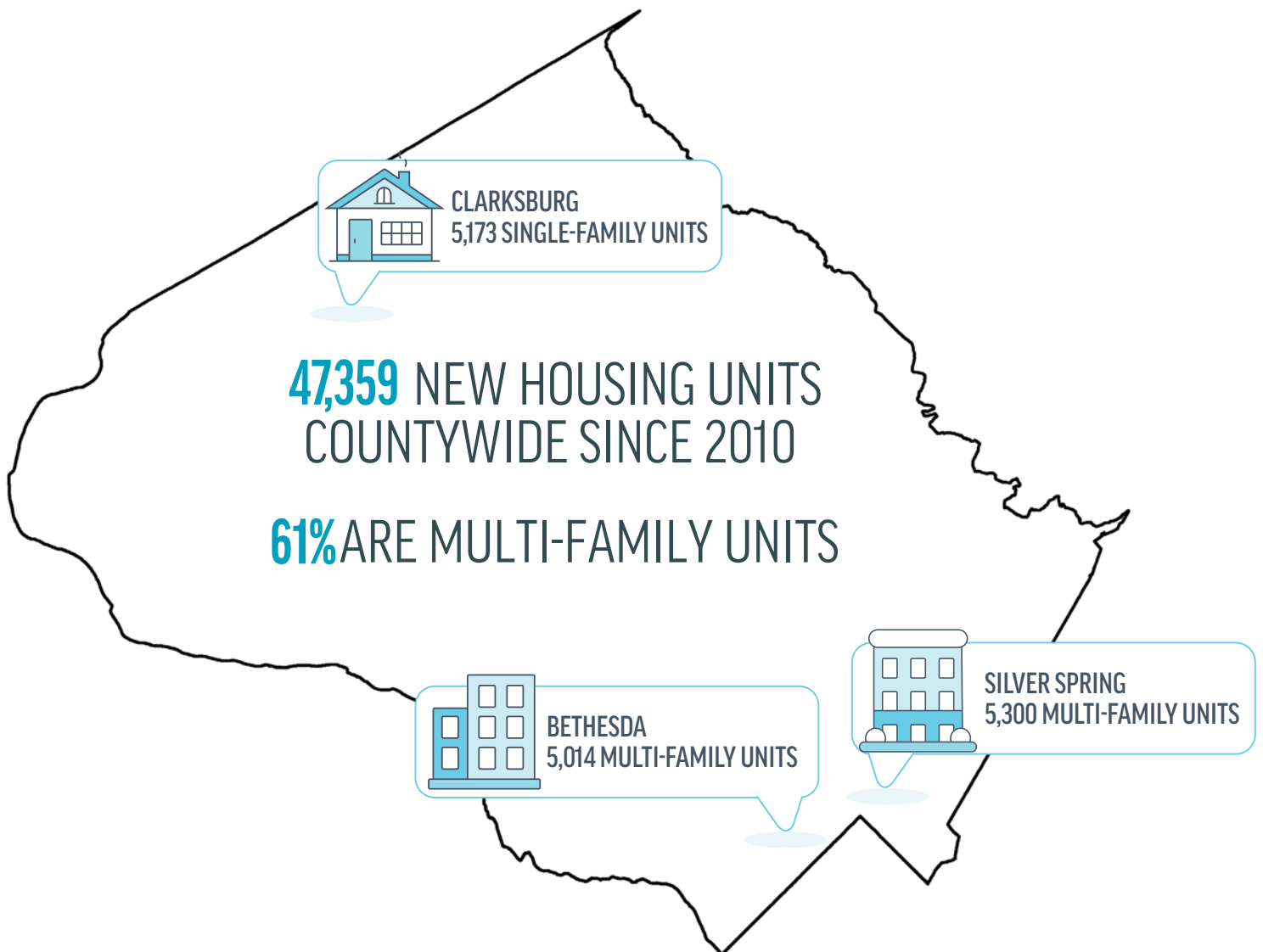
2. Information for housing age and type include existing units as of 2024 and was sourced from Montgomery Planning's parcel data instead of the Census Bureau's American Community Survey.

The following trends stand out across communities:

- **The county has recently seen more multi-family housing growth relative to single-family unit development.**

Silver Spring and Bethesda have had the most multi-family development since 2010, with 5,300 and 5,014 newly constructed units, respectively. Clarksburg has seen the most single-family development of any CTA, with 1,921 new single-family detached units and 3,252 townhomes built since 2010; this was also the greatest overall housing growth of all CTAs, accounting for 56% of the community's housing units built since 2010.

*Policy Implication: Housing diversity is critical to supporting mixed-income communities and helping people stay in their communities even as their housing needs change. A diverse housing stock helps meet the changing needs of an aging and diversifying population while also being a key component of establishing more affordable options for all and helping households “right-size” their home. For example, aging residents should be able to downsize to a smaller unit with less upkeep, while working-age adults may need extra space for an expanding family. Greater housing diversity can also help suburban and urban communities retain existing residents and attract new ones.*



- **In all but a few communities, homeowners comprised the majority of households due to the concentration of single-family housing stock.**

The county’s homeownership rate is largely related to the prevalence of single-family homes, which are more likely to be owner-occupied. Communities with predominantly single-family housing, such as Travilah and Upper Rock Creek, had homeownership rates of around 95% in 2022. Conversely, those with a higher percentage of multi-family housing units, such as Silver Spring and Great Seneca Life Sciences, had significantly lower homeownership rates of 33% and 19%, respectively.

*Policy Implication: While the planning process cannot dictate housing tenure, further research through the Planning Department’s Housing Needs Assessment to determine whether there is a larger need for more for-sale or rental housing could enhance approaches to housing development.*

- **Homes in Montgomery County range in value, with average 2022 home values spanning from \$305,000 in age-restricted Leisure World to over \$1.3 million in Chevy Chase.**

In certain high-income communities, such as Chevy Chase and Bethesda, the average home values saw faster growth of 54% and 59%, respectively. Other communities, including Damascus, Leisure World, and Burtonsville, saw practically little to no growth in their average home values.

*Policy Implication: Home values have grown faster in places closer to employment centers, reaffirming the need to improve access to places of work via transportation networks and diversify the location of employment centers across the county.*

- **In percentage terms, average costs for homeowners rose by less than average home values due to owner-occupants’ living in their homes long-term, many being locked into lower-interest mortgages.**

In some communities, such as Burtonsville, Leisure World, and Ashton-Sandy Spring, the average homeowner costs remained relatively flat, but in North Bethesda, Cabin John-Glen Echo, and Bethesda, they increased by around 30% in each area.

*Policy Implication: This trend has contributed to people staying in their homes longer because they cannot afford or are otherwise unwilling to move, resulting in less turnover of for-sale housing. This presents challenges for both current homeowners and households seeking to enter homeownership in terms of their ability to find housing at affordable price points or “right-size” their home.*

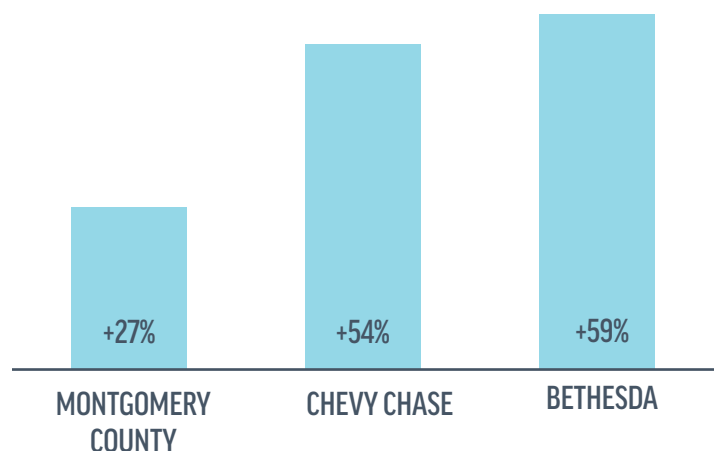
- **Housing costs for renters countywide and in many communities increased at a greater rate than for homeowners and outpaced inflation.**

In 2022, renters in high-income communities like Cabin John-Glen Echo and Chevy Chase paid an average of over \$3,000 per month in rental costs, while average costs for renters in East Silver Spring, Connecticut-Veirs Mill Crossroads, and Takoma Park were closer to \$1,500 per month. With rising housing costs, the share of cost-burdened renters in the county has remained at around 50% since 2010.

*Policy Implication: This trend is contributing to rising inequality between homeowners and renters given the divergence in cost burdens. Rising housing costs disproportionately affect renters and place additional economic challenges on these households, including their prospects for future homeownership.*



HOME VALUES IN **CHEVY CHASE** AND **BETHESDA** GREW THE FASTEST SINCE 2010 AND BY 2022 EXCEEDED **\$1.3 MILLION**



## CONCLUSION

This report provides comprehensive data on a variety of indicators about place, people, and housing, including time series data from 2010 to 2022 for people and housing. By presenting information about Montgomery County at both a countywide and community scale, the report, plus related [online interactive dashboard](#), provides information on communities across the county, highlighting variations in age, race, ethnicity, income, educational attainment, housing type, affordability, etc. The goal is to help planners, policymakers, and other stakeholders make informed decisions. Demographic shifts and housing affordability issues underscore the need for thoughtful policies that prioritize equity, sustainability, and resilience. By focusing on compact and corridor-focused growth, diversifying housing options, and co-locating essential amenities, the county can create complete communities that not only address current gaps in accessibility and services but also accommodate the evolving needs of aging populations and diverse households. These efforts will help ensure that every community thrives, fostering inclusive growth and improving quality of life for all residents.





# Introduction

Montgomery County is a large, populous, and diverse place, home to over one million people within its 507 square miles just outside of Washington, DC. It has dense urban downtowns such as Bethesda and Silver Spring, car-oriented suburbs including Colesville and Kensington, and rural enclaves in Poolesville and Damascus. Some areas have witnessed tremendous growth over the past decade while others have remained relatively unchanged. Aging populations dominate certain areas, while other places have become destinations for younger adults and families. Each neighborhood offers varied amenities, levels of affordability, and opportunities for its residents. These differences help to create distinct communities, each with its own demographic, housing, and land use characteristics. This Community Trends Report aims to tell the story of each of these unique communities.

While Montgomery Planning's Research & Strategic Projects (RSP) Division frequently conducts place-based analyses for master plans and has examined trends at the countywide level, it has not comprehensively studied changes to smaller areas over time.<sup>1</sup> Analyzing sub-county level information for the entire county helps to contextualize changes and highlight challenges that each community faces. In this report, Montgomery County joins peer jurisdictions and organizations in using evidence-based data to inform the public.<sup>2</sup> Factual data can help validate or refute anecdotal knowledge about a place and reveal existing conditions and emerging trends that are important

1. See [Montgomery County Trends: A Look at People, Housing and Jobs Since 1990](#).

2. For examples, see the neighborhood profiles in [State of New York City's Housing and Neighborhoods](#) by the New York University Furman Center for Real Estate and Urban Policy and the [Super Neighborhood](#) products by the City of Houston, TX, Planning and Development Department.

to community members and policymakers. This report compiles and condenses large amounts of information and centers data-driven analysis to portray an accurate picture of the county's diverse communities over time.

We hope this report facilitates community conversations and informs policy decisions alike with its broad understanding of key demographic, housing, and land use features. Using visual representations, descriptive data tables, and written explanations, the community profiles are designed to be accessible to citizens, decision makers, and other stakeholders. While the report does not dive deeply into individual topics or exhaustively analyze each community, it nonetheless seeks to propose and answer questions around developing and diverging trends. For example, the county's population has been aging overall, reflecting a national pattern—yet some places added significant numbers of children and young adults, too. Why do these places buck the overall trajectory? What can citizens and community leaders do to spur similar growth in other communities?

A data-driven understanding of existing conditions and historical behavior forms the basis needed for formulating actions that address these questions. The information provided in this report should be used as a starting point for further analysis, exploration, and informed policymaking.

# DEFINING “COMMUNITIES”: THE COMMUNITY TRENDS AREA

While the definition of what geographical area constitutes a particular “community” can vary widely, concrete boundaries are necessary to conduct an accurate quantitative analysis of characteristics and trends. For this publication, the county is delineated into 37 sub-county areas, called “Community Trends Areas” (CTAs), to serve as the unit of analysis; throughout the report, the terms “Community Trends Areas” and “communities” are used interchangeably. CTAs comprised census block groups, the smallest geographic level for which much of this report’s data are available.

RSP staff conducted extensive research on other delineation methods. For example, many CTAs closely follow other established geographic boundaries that also

approximate communities, namely, Census Designated Places (CDPs), incorporated municipalities, and the Planning Department’s planning areas. Planning staff provided valuable input for the delineation process, including general sentiments of residents in specific areas of the county regarding which communities they belong to. Some areas may have well-defined boundaries and a strong sense of identity but are grouped as part of a larger CTA due to data reliability issues for smaller areas. CTA names largely reflect established place names or major features within their boundaries.

## COMMUNITY PROFILES

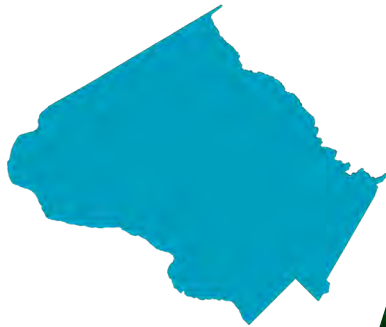
The report contains 38 “community profiles,” one for Montgomery County and each of the county’s 37 CTAs. Each profile is organized into three sections—Place, People, and Housing—to provide the physical context of each community before information about its residents and housing.

- **Place** details the community’s physical location in the county, key geographic features, major transportation networks, general land use and development patterns, and notable places of interest. Land use and development include categories such as residential, parks, office, and retail, among others, and the amount of each type of use category. Places of interest denote both public amenities such as fire stations and libraries and privately owned facilities like grocery stores and places of worship. Information for this section is as of 2024 from Montgomery Planning’s internal administrative data that it created or sourced from other local, state, and private entities, including the Maryland State Department of Assessments and Taxation (SDAT), Montgomery County Parks Department, Montgomery County government agencies, and ESRI.<sup>3</sup>
- **People** focuses on who lives in the community, with analysis of population, age structure, racial and ethnic diversity, English language usage and ability, educational attainment, commuting, vehicle availability, household types, and household income. This section specifically highlights demographic changes since 2010. Data for all indicators are from the American Community Survey (ACS) for 2010, 2016, and 2022.<sup>4</sup>
- **Housing** analyzes the community’s housing conditions, including the age and types of housing, homeownership rates, home values, housing costs, and affordability. This section also highlights the amount of new residential construction and changes to housing characteristics since 2010. Housing age and type as of 2024 are from SDAT property data; homeownership, home values, housing costs, and affordability data are from the 2010, 2016, and 2022 ACS.

Each section begins with a brief descriptive analysis, followed by accompanying maps, tables, and graphs to paint a broad picture of the land use, demographic, and housing features and noteworthy trends of each community.

3. Data from these sources were pulled in 2024 when analysis for this report began.

4. The most recent year of ACS data available was for 2022 when analysis for this report began.



# Montgomery County

1



## Geographic Context of Montgomery County

A major county in the Washington Metropolitan Area, Montgomery County encompasses 507 square miles, or more than 324,000 acres (see Table 1-1), and includes urban, suburban, and rural areas. The county is bordered by the District of Columbia to the south and Virginia's Fairfax and Loudoun Counties across the Potomac River to the southwest. Three Maryland counties form the remaining borders: Frederick County to the northwest, Howard County across the Patuxent River to the northeast, and Prince George's County to the southeast (see Map 1-1). With more than one million residents, Montgomery County is the largest jurisdiction by population in Maryland and the second largest in the Washington Metropolitan Area behind Fairfax County.<sup>1</sup> In terms of land area, it is the fourth largest in the metropolitan area after Frederick County, MD (660 square miles), Fauquier County, VA (647 square miles), and Loudoun County, VA (516 square miles).

## Road, Rail, and Trail Connections

Montgomery County connects to adjacent jurisdictions by road, rail, and trail. Major roads include two interstates—Interstate Highways 270 (I-270) and 495 (I-495, or Capital Beltway), plus U.S. Route 29—and a network of state roads, including state Routes 355, 97, and 190 as key north-south connectors and state Routes 200 (Intercounty Connector, or ICC), 28, and 193 as primary east-west connectors. In total, the county has 316 miles of state roads and 53 miles of federal roads.

The county also includes 12 stations along 37 miles of the regional Metrorail's Red Line, which is operated by the Washington Metropolitan Area Transit Authority (WMATA) and connects downtown Washington, DC, to nearby jurisdictions. Additionally, the Maryland Transit Administration (MTA) operates a line of the Maryland Area Rail Commuter (MARC) service, a limited-service commuter rail, with 11 stations in the county along CSX-owned tracks to Union Station in Washington, DC. The MTA is currently constructing the Purple Line, an east-to-west light rail system that will link 10 stations in Montgomery County to 11 stations in Prince George's County.

In addition to these road and rail systems, a 250-plus mile network of extensive hiking, biking, and equestrian trails connect Montgomery County with neighboring jurisdictions. The Anacostia Tributary Trail System starts in southern Washington, DC, and traverses northeast into Prince George's County and northwest into the eastern

side of Montgomery County. Sligo Creek Trail, Northwest Branch Trail, and Rachel Carson Greenway Trail are part of the Anacostia trail network. Additionally, the Chesapeake and Ohio (C&O) Canal Trail runs for 185 miles southeast to northwest between Georgetown, DC, and Cumberland, MD, covering nearly 40 miles in Montgomery County and passing through the Great Falls area of Potomac.

## Places of Interest

With over one million people, Montgomery County requires a large number of distributed public amenities to serve residents' needs, including public services such as fire stations, police facilities, schools, recreation centers, and libraries, and privately owned places of worship, grocery stores, and more. While larger communities have more of these, such places of interest are found countywide.

The county has 37 fire stations, including two rescue stations, spread across 28 of the 37 Community Trends Areas (see Table 1-2). In addition to six district police stations, there are 17 other substations and division offices, many of which are located in the center of the county. The county has a total of 31 healthcare facilities, which include both private hospitals and County-owned health and human service facilities; these are clustered in the south of the county and along the I-270 corridor, with fewer points in the northern and eastern communities. Many places of worship are scattered all throughout the county. While Agricultural Reserve East has one of the lowest population densities in the county, it has 29 places of worship, the third-largest number after Rockville and Gaithersburg. Places of interest are often clustered, and many of the over 200 schools are in close proximity to a library or a recreation center. Though distributed throughout the county, these children-centric public services are particularly concentrated in the denser urban centers of Silver Spring, Bethesda, and Wheaton.



*Despite having one of the lowest population densities in Montgomery County, Agricultural Reserve East has 29 places of worship, the third-largest number after Rockville and Gaithersburg.*

1. As defined by the U.S. Census Bureau in 2023.



*Nearly all communities in Montgomery County have at least one grocery outlet—Gaithersburg and Rockville have the most with 25 supermarkets each.*

## Activity Centers and Growth Corridors

Montgomery County’s wide range of development intensities has led to urban, suburban, and rural characteristics in different areas. Growth corridors and many of the county’s activity centers encompass areas with the most land development, more infrastructure and connectivity, higher population densities, and major employment centers, particularly in the southern and central portions of the county.<sup>2</sup>

In the most urbanized communities, such as Silver Spring and Bethesda, larger activity centers with higher residential and/or commercial density also serve as downtowns or major employment areas. Less intensely developed medium-density activity centers are located in Germantown, Olney, and other communities that also maintain significant clusters of residential neighborhoods and commercial development. Beyond the growth corridors, smaller, lower-density activity centers in communities like Cloverly and Potomac have primarily neighborhood-serving commercial development embedded in suburban residential neighborhoods. Large segments of the northern and western parts of the county, including portions of communities such as Agricultural Reserve West, are in the rural Agricultural Reserve, which is dedicated primarily to agriculture and environmental preservation.

## Residential Land Use

Residential uses constitute 30% of the county’s total land, with the majority (91%) of that area used for single-family detached properties (see Table 1-3). This housing type comprises 45% of all housing units in the county and is more prevalent in communities outside of growth corridors, such as Colesville and Travilah. While nearly one-fifth of the county’s housing stock, or almost 77,000 units, are townhouses, they comprise just 1.2% of the county’s

2. *Thrive Montgomery 2050*, the county’s general land use plan update adopted in 2022, divides the county into three distinct areas (corridor-focused growth area, limited growth area, and rural areas and Agricultural Reserve) and identifies four types of activity centers (Large Centers, Medium Centers, Smaller Centers, and Villages and Neighborhood Centers) to help balance and guide growth in areas with similar land use characteristics.

total land area. Considerable townhouse construction has occurred in recently developing areas like Clarksburg, as well as in specific mixed-used nodes like the Park Potomac development in the Rockville CTA. Multi-family uses and recent growth thereof are predominant in the county’s downtowns of Bethesda and Silver Spring, and other large activity centers, including Rockville and North Bethesda. However, despite multi-family buildings constituting 36% of county housing units, these small and dense units occupy only 1.6% of county land.



*Single-family detached housing comprise only 45% of all housing units in Montgomery County but occupies 91% of its residential land.*

## Commercial Land Use

While the county is a major employment center in the region and in the State of Maryland, office and retail uses total less than 2% of its land area. These activities are concentrated inside the Capital Beltway in the Bethesda and Silver Spring urban centers and along the I-270 corridor through hubs in the middle of the county within North Bethesda, Rockville, Gaithersburg, and Germantown. The county also has 71 million square feet of office development. The Great Seneca Science Corridor CTA, home to many biotechnology companies, has 48% of its total development as office development, the highest percentage of any community. Several federal offices are also located within Montgomery County and function as notable job centers, with sizeable campuses including the National Institutes of Health (NIH) in Bethesda, the National Institute of Standards and Technology (NIST) in Gaithersburg, and the Food and Drug Administration’s (FDA) Federal Research Center in White Oak. Retail establishments occupy more than 37 million square feet of development in the form of large regional malls such as Westfield Mall in Wheaton, mixed-use town centers such as Pike and Rose in North Bethesda, and neighborhood-serving retail in Kemp Mill-Four Corners.

## Institutional Land Use

Institutional and community facilities, including schools and hospitals, also add to the fabric of Montgomery County and comprise 4% of the land area. Together, more than 200 public schools, nearly 600 places of worship, and 30 healthcare facilities, along with the aforementioned federal properties, account for the more than 95 million square feet of “Other use” development noted in Table 1-1.

## Environmental Land Use

In addition to residential, commercial, and institutional development, a considerable portion of Montgomery County has been used for various types of green space. The establishment of the Agricultural Reserve in 1980 to preserve 93,000 acres in the far northern part of the county as open space and farmland is a unique feature of the county’s land use. As a result, 23% of the county’s land is used for agricultural purposes today, and most of this land is in the Agricultural Reserve.

Montgomery County also has an extensive parks system, with 19% of land area (approximately 60,000 acres) used for parkland. This includes parks owned and managed by the Montgomery County Parks Department, part of The Maryland-National Capital Park and Planning Commission (M-NCPPC), such as Little Bennett Regional Park in Clarksburg and Fairland Recreational Park in Burtonsville, along with state and national parks including Seneca Creek State Park and the C&O Canal National Historical Park. In line with this focus on the environment, 47% of the county has tree canopy cover; however, this coverage varies widely by Community Trends Areas, spanning from 25% in the Great Seneca Life Sciences community to 59% in Ashton-Sandy Spring.

Table 1-1: Montgomery County, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	324,393
Total development (square feet)	907,616,956
<i>Key environmental indicators</i>	
Parkland (acres)	59,938
Tree canopy cover (percent)	46.67
<i>Key development types</i>	
Office use (square feet)	71,354,077
Retail use (square feet)	37,214,932
Industrial use (square feet)	28,601,405
Other use (square feet)	95,369,944
Residential use (dwelling units)	410,541

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

## Future Development Potential

Accounting for all these types of land uses, 85% of the county’s land is already developed or otherwise unavailable for new development. While large tracts of vacant land and greenfields are no longer abundant, other creative ways exist to allow for more efficient use of the current supply of redevelopable land, including sites previously considered unsuitable for development, such as parking lots, or leveraging air rights to expand existing buildings.



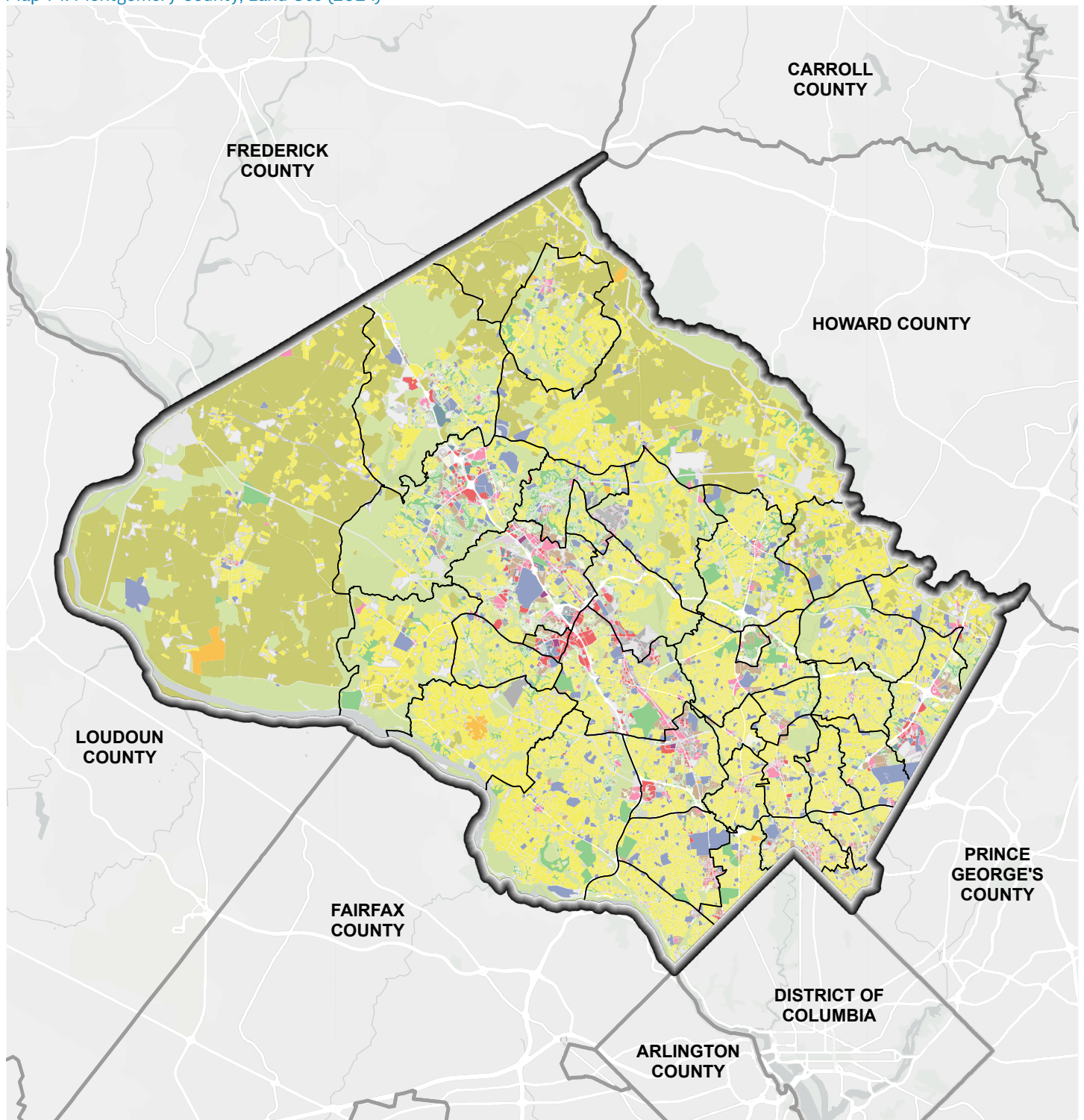
85% of Montgomery County’s land is already developed or otherwise unavailable.

Table 1-2: Montgomery County, Places of Interest (2024)

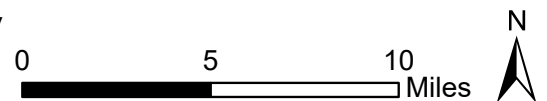
Place of Interest	Number
Fire Station	37
Grocery Store	238
Healthcare Facility	31
Library	22
Place of Worship	572
Police Facility	23
Public School	203
Recreation Center	53

Source: Montgomery Planning (August 2024).

Map 1-1: Montgomery County, Land Use (2024)



- |                                |                                  |                            |                        |
|--------------------------------|----------------------------------|----------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Parking and Transportation | Single-Family Detached |
| Agriculture                    | Mixed-Use Office                 | Parks                      | Utility                |
| Cultural                       | Multi-Family                     | Research and Development   | Vacant                 |
| Industrial                     | Office                           | Retail                     | Warehouse              |
| Open Space/Recreation          | Single-Family Attached           |                            |                        |



Source: Montgomery Planning (August 2024).

Table 1-3: Montgomery County, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	23.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	4.0%
Mixed-Use Office	< 1.0%
Multi-Family	1.6%
Office	< 1.0%
Open Space/Recreation	4.7%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	18.8%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	1.2%
Single-Family Detached	27.1%
Utility	1.6%
Vacant	3.9%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Montgomery County has a racially and socioeconomically diverse, highly educated, and aging population of 1,056,910 residents as of 2022. That number grew by 12% from the 2010 population of fewer than one million; in the same period, the number of households increased by 9% to 385,284 households. Similarly, the population density rose by 12% between 2010 and 2022, increasing from 1,921 to 2,143 people per square mile.



*Montgomery County’s racial diversity continues to grow—from 2010 to 2022, its Hispanic population increased by 39%, its Asian population by 24%, and its Black population by 23%.*

## An Aging County

The most notable characteristic of the county population’s age distribution is the high rate of growth of its older adult population (ages 65 and above) relative to younger cohorts. As the fastest growing age group, the population ages 65 and over increased by 50% from 2010 to 2022 (see Table 1-4 and Figure 1-1), while other age groups grew at the much slower rate of 8% or less. While the numbers of both young children (ages 0 to 4) and young adults (ages 18 to 34) increased between 2010 and 2016, these groups each saw a decline in population between 2016 and 2022. Notably, fewer young children lived in Montgomery County in 2022 compared to 2010, reflecting a national trend of people having fewer children. As a result, the share of older adult residents shifted from 12% in 2010 to 16% in 2022. All other age groups saw a decline in their shares of the population.

## Growing Racial Diversity

Montgomery County’s significant racial diversity is another defining demographic characteristic. As people of color have become the majority of residents since 2010 (see

Table 1-5 and Figure 1-2), all racial and ethnic groups except for the White population grew in numbers and as a share of residents from 2010 to 2022. Among the major groups, the Hispanic population increased by 39%, the Asian population by 24%, and the Black population by 23%. While the fastest growing group was the “other races” category, which includes multi-racial people, its 108% growth rate was due to much smaller total numbers; their absolute increase of 28,788 people was less than that of Hispanic, Asian, or Black residents. Even though the White population saw declining numbers between 2010 and 2022, it remained the largest group in 2022, comprising 41% of residents.

This growing racial diversity is reflected in the rising numbers of residents speaking a language other than English at home, a group that grew 26% from 2010 to 2022 (see Table 1-6). The county also had 13% more residents who reported speaking English less than “very well,” but this group remained at 15% of the county population ages 5 and over as its rate of growth kept pace with overall population growth.

Table 1-4: Montgomery County, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	947,230	100%	1,026,371	100%	1,056,910	100%
0 to 4 years	63,510	7%	66,799	7%	62,299	6%
5 to 17 years	166,295	18%	174,905	17%	179,952	17%
18 to 34 years	198,814	21%	218,224	21%	214,010	20%
35 to 44 years	142,603	15%	142,875	14%	146,573	14%
45 to 64 years	261,886	28%	282,881	28%	283,379	27%
65 years and older	114,122	12%	140,687	14%	170,697	16%

*Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.*

Table 1-5: Montgomery County, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	947,230	100%	1,026,371	100%	1,056,910	100%
White, non-Hispanic	482,754	51%	471,476	46%	437,619	41%
Black or African American, non-Hispanic	156,096	16%	177,896	17%	191,958	18%
Asian, non-Hispanic	129,852	14%	148,778	14%	160,373	15%
Other races, non-Hispanic	26,686	3%	37,671	4%	55,474	5%
Hispanic or Latino	151,842	16%	190,550	19%	211,486	20%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

### Highly Educated Residents

Montgomery County residents have been consistently highly educated—and have become even more so in the past decade. Among adults ages 25 and over, 57% had at least a bachelor’s degree in 2010, and by 2022, this figure had grown to 60% (see Table 1-7), largely driven by higher numbers of people with graduate or professional degrees.<sup>3</sup> This group increased by 25% and outpaced growth in other educational attainment categories. The population with only a bachelor’s degree grew by 14%, that with a high school degree or some college education by 3%, and that with no high school degree by 10%. By 2022, 33% of the adults ages 25 and over had a graduate or professional degree, which also became the largest educational attainment category.

### More Work from Home

Table 1-8 shows impacts of the COVID-19 pandemic, as the percentage of employed residents working from home increased from 6% in 2016 to 22% in 2022. Prior to the pandemic, around three-quarters of workers commuted by car, but this share decreased to about two-thirds of workers in 2022 as many workers shifted to work-from-home arrangements, while the share of workers with car-free commutes declined by 27% between 2010 and 2022. The number of households with no access to a vehicle increased by 9%, keeping pace with household growth, and the percentage of households in this category stayed at 8% throughout the 2010-2022 period.

Table 1-6: Montgomery County, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	883,720	100%	959,572	100%	994,611	100%
Speak non-English language at home	331,711	38%	382,120	40%	416,755	42%
Speak English less than “very well”	134,634	15%	136,871	14%	152,227	15%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 1-7: Montgomery County, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	644,820	100%	703,977	100%	729,862	100%
No high school degree	57,914	9%	62,205	9%	63,816	9%
High school degree or some college education	221,088	34%	232,723	33%	227,922	31%
Bachelor’s degree only	173,891	27%	186,973	27%	198,924	27%
Graduate or professional degree	191,927	30%	222,076	32%	239,200	33%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

3. Nationally, 28% of adults ages 25 and over had at least a bachelor’s degree in 2010, which increased to 34% in 2022.

Table 1-8: Montgomery County, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	502,308	100%	537,814	100%	551,214	100%
Commuting by driving	383,796	76%	403,638	75%	357,415	65%
Car-free commute	87,903	17%	99,501	19%	63,867	12%
Worked from home	26,864	5%	30,439	6%	120,968	22%
Percent of households with no vehicles	27,768	8%	28,388	8%	30,292	8%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

### Households with Fewer Children

Household composition remained relatively stable overall between 2010 and 2022 (see Table 1-9). Families continued to be the most prevalent household type and comprised approximately 70% of all households. The remaining 30% were nonfamily households, including single-person households. The rate of growth in the number of families and nonfamily households kept pace with overall growth, resulting in little shift in their respective share of all households. The most notable trend is the declining percentage of households with children under age 18. In 2010, 34% of all households (and 49% of all families) had children, but this figure dropped to 32% of households

(46% of all families) by 2022, as the number of such households remained relatively unchanged. The subset of families with a single parent followed a similar pattern. This trend is associated with other trends, including the slower growth of the child population as more households chose to have fewer or no children and increasing numbers of older households had children who grew up or moved away. While the average household size increased from 2.66 people in 2010 to 2.77 in 2016 but decreased to 2.72 in 2022, these shifts are relatively small compared with long-term historical trends.

Table 1-9: Montgomery County, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	353,177	100%	367,764	100%	385,284	100%
Family households	242,950	69%	256,128	70%	266,286	69%
Families with children	119,415	34%	122,307	33%	121,957	32%
Single-parent families with children	27,201	8%	29,671	8%	27,014	7%
Nonfamily multi-person households	21,226	6%	20,106	5%	22,483	6%
Nonfamily single-person households	89,001	25%	91,530	25%	96,515	25%
<i>Average household size</i>	2.66	NA	2.77	NA	2.72	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

### Rising Incomes

Table 1-10 shows that more households entered higher income categories between 2010 and 2022, and as a result, average household income increased. These figures are based on nominal dollars, so not all changes reflect real income growth. However, the average household income increased by 38% from 2010 to 2022, outpacing the rate of inflation for the same period.<sup>4</sup> Related to this rise in average income, the county gained households earning \$150,000 or more and lost households earning less than \$100,000,

both in absolute numbers and as a percentage of all households. The number of households making between \$100,000 to \$149,999 remained the same but declined as a share of all households over time. Households earning \$200,000 or more was the fastest-growing income group, increasing by 104% and doubling both in their number and as a percentage of households between 2010 and 2022. The number of households earning less than \$100,000 declined by 18% during this time.

4. Inflation based on the U.S. Bureau of Labor Statistics' Consumer Price Index for all urban consumers (CPI-U) for the Washington Metropolitan Area was calculated to be 29% from 2010 to 2022.

Table 1-10: Montgomery County, Household Income

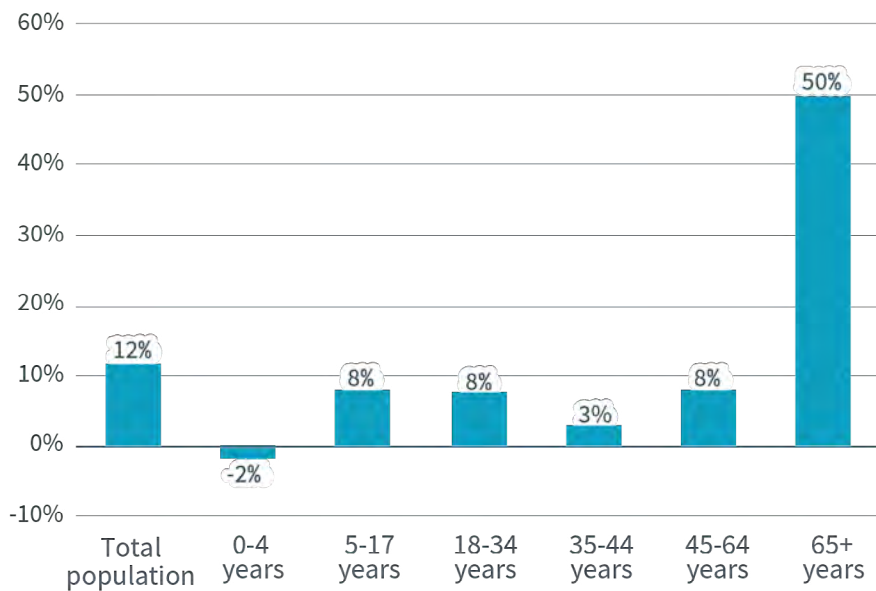
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	353,177	100%	367,764	100%	385,284	100%
Less than \$50,000	86,704	25%	85,265	23%	70,712	18%
\$50,000 to \$99,999	100,950	29%	97,839	27%	83,553	22%
\$100,000 to \$149,999	70,523	20%	71,160	19%	70,577	18%
\$150,000 to \$199,999	40,973	12%	44,291	12%	50,495	13%
\$200,000 or more	54,027	15%	69,209	19%	109,947	29%
Average household income	\$125,557	NA	\$135,849	NA	\$172,866	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

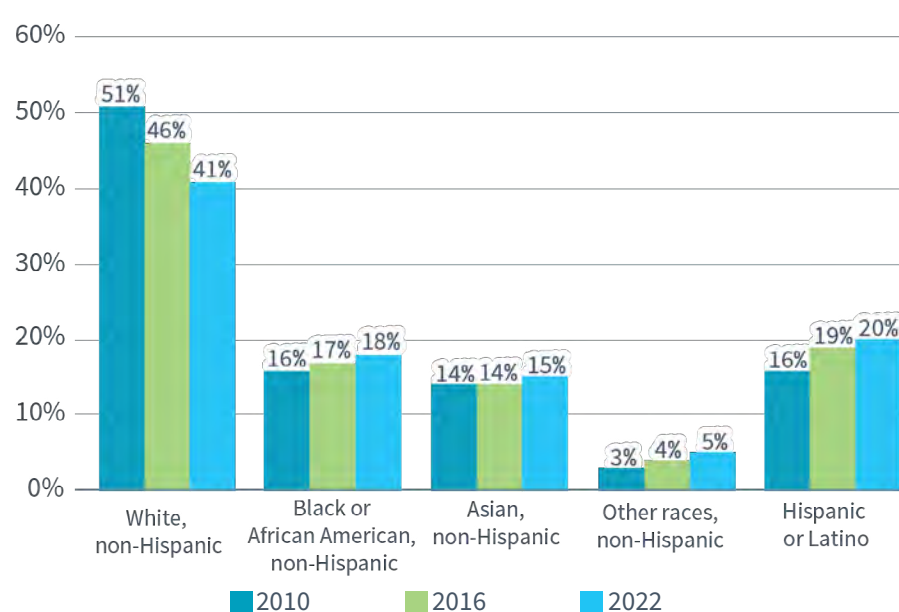
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 1-1: Montgomery County, Percent Change by Age (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

Figure 1-2: Montgomery County, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Montgomery County has a diverse housing stock with significant numbers of units of every major housing type and from different eras of construction. As of 2024, the county had 410,541 housing units. Single-family detached units comprised 45% of the housing stock, single-family attached units (typically townhouses) accounted for 19% of units, and the remaining 36% of units were in multi-family structures like low-rise and high-rise multi-plexes and apartment buildings. On average, single-family detached units were the oldest type of housing in the county, with an average age of 54 years. Townhouses and multi-family units are younger, with average ages of 35 and 37 years, respectively.

## More Multi-Family Construction

While Montgomery County has witnessed continuous housing growth since the 1960s, construction peaked in the 1980s with more than 80,000 units built during this decade. Since 2010, 47,359 units, or 12% of the existing housing stock, were built. Of these units, 61% were in multi-family buildings, reflecting the recent trend of more multi-family housing growth relative to single-family unit developments (see Table 1-11 and Figure 1-3). Further, most multi-family units are now in larger buildings, such as high rises, as recent multi-family developments have prioritized this building type, rather than for smaller structures such as garden-style apartments or small multi-plex buildings (e.g. duplexes, triplexes).

## Homeownership and Housing Costs

Even as housing stock has expanded since 2010, homeownership rates and housing affordability remain important issues. The homeownership rate declined from 69% in 2010 to 66% in 2022 (see Table 1-12), a change that can be partially explained by the concurrent increase in multi-family development, which tends to create apartments for rent, whereas single-family homes are more likely to be owner-occupied.

Increases in home values and housing costs also present challenges to residents' ability to live in Montgomery County. In 2022, the average home value was \$705,564, versus the national average home value of \$261,584. While the average home value in the county decreased from 2010 to 2016, it was higher than the 2010 figure in 2022 by nearly \$150,000, or 27%. Average monthly housing costs for homeowners with a mortgage increased by only 14%, or \$400. However, the average monthly gross rent increased by 40%, or nearly \$600, exceeding the inflation rate for the 2010-2022 period (see Table 1-12 and Figure 1-4).<sup>5</sup> With rising housing costs affecting renters in particular, an increasing number of these households became burdened by housing costs. However, the share of renters who were cost-burdened has essentially remained constant at around 50% since 2010.

5. Inflation based on the U.S. Bureau of Labor Statistics' Consumer Price Index for all urban consumers (CPI-U) for the Washington Metropolitan Area was calculated to be 29% from 2010 to 2022.

Table 1-11: Montgomery County, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	410,541	100%	185,976	100%	76,661	100%	147,904	100%
Before 1960	76,497	19%	65,730	35%	1,836	2%	8,931	6%
1960 to 1969	65,545	16%	31,783	17%	1,877	2%	31,885	22%
1970 to 1979	53,185	13%	21,753	12%	12,177	16%	19,255	13%
1980 to 1989	80,749	20%	28,150	15%	31,650	41%	20,949	14%
1990 to 1999	40,147	10%	16,411	9%	10,582	14%	13,154	9%
2000 to 2009	39,386	10%	13,249	7%	8,833	12%	17,304	12%
2010 or later	47,359	12%	8,805	5%	9,706	13%	28,848	20%
Unknown year	7,673	2%	95	0%	0	0%	7,578	5%
Average year built*	1980	NA	1970	NA	1989	NA	1987	NA
Average age*	44	NA	54	NA	35	NA	37	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).



The average home value in Montgomery County was \$705,564 in 2022, compared to the national average of \$261,584.

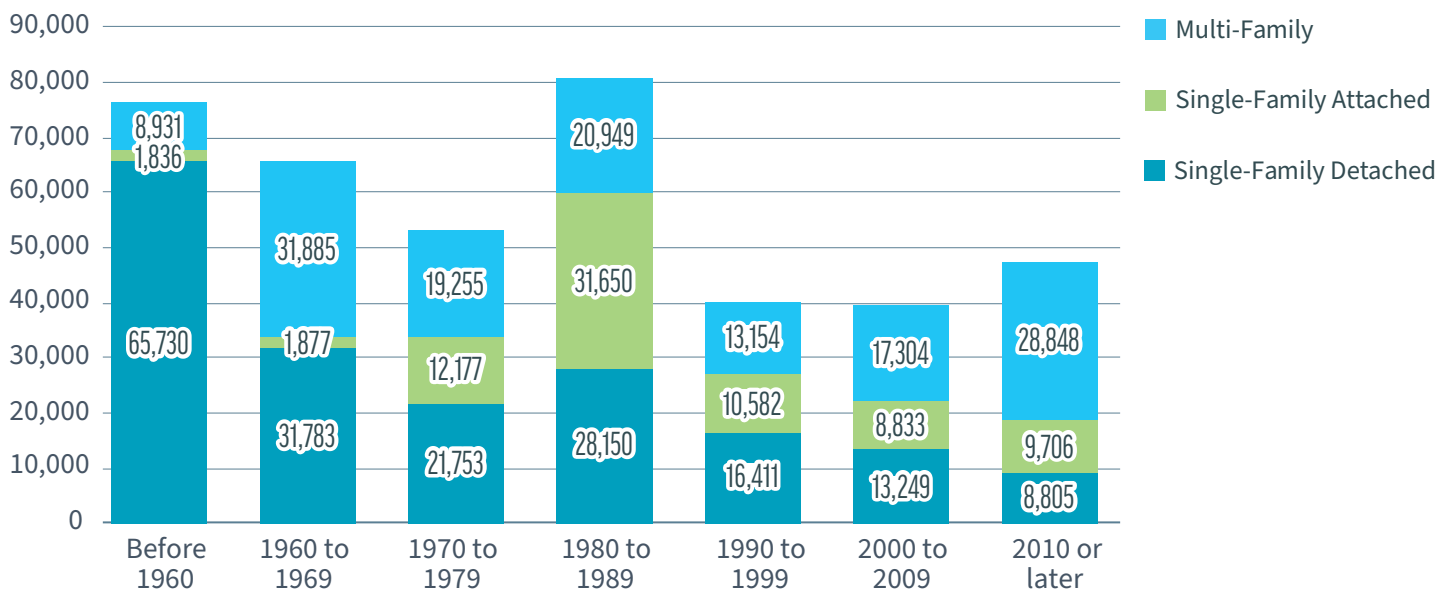
Table 1-12: Montgomery County, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	244,815	69%	241,201	66%	252,457	66%
Average homeowner costs (with mortgage)	\$2,805	NA	\$2,723	NA	\$3,205	NA
Average housing value (for homeowners)	\$556,625	NA	\$546,270	NA	\$705,564	NA
Rent-burdened households	52,724	51%	62,075	51%	64,056	50%
Average gross rent	\$1,496	NA	\$1,693	NA	\$2,092	NA

NA Not Applicable.

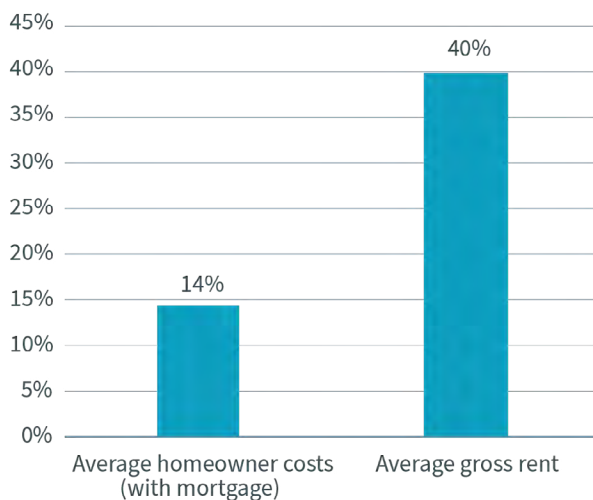
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 1-3: Montgomery County, Number of Housing Units by Year Built and Type (2024)

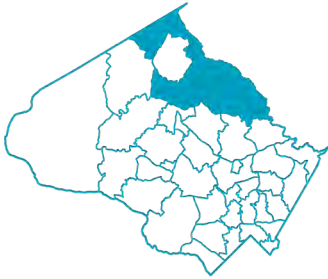


Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Figure 1-4: Montgomery County, Change in Average Homeowner and Renter Costs (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# Agricultural Reserve East

2



# PLACE

Table 2-1: Agricultural Reserve East, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	42,476
Total development (square feet)	13,476,485
<i>Key environmental indicators</i>	
Parkland (acres)	6,830
Tree canopy cover (percent)	44.29
<i>Key development types</i>	
Office use (square feet)	23,963
Retail use (square feet)	44,944
Industrial use (square feet)	29,836
Other use (square feet)	622,411
Residential use (dwelling units)	4,367

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 2-2: Agricultural Reserve East, Places of Interest (2024)

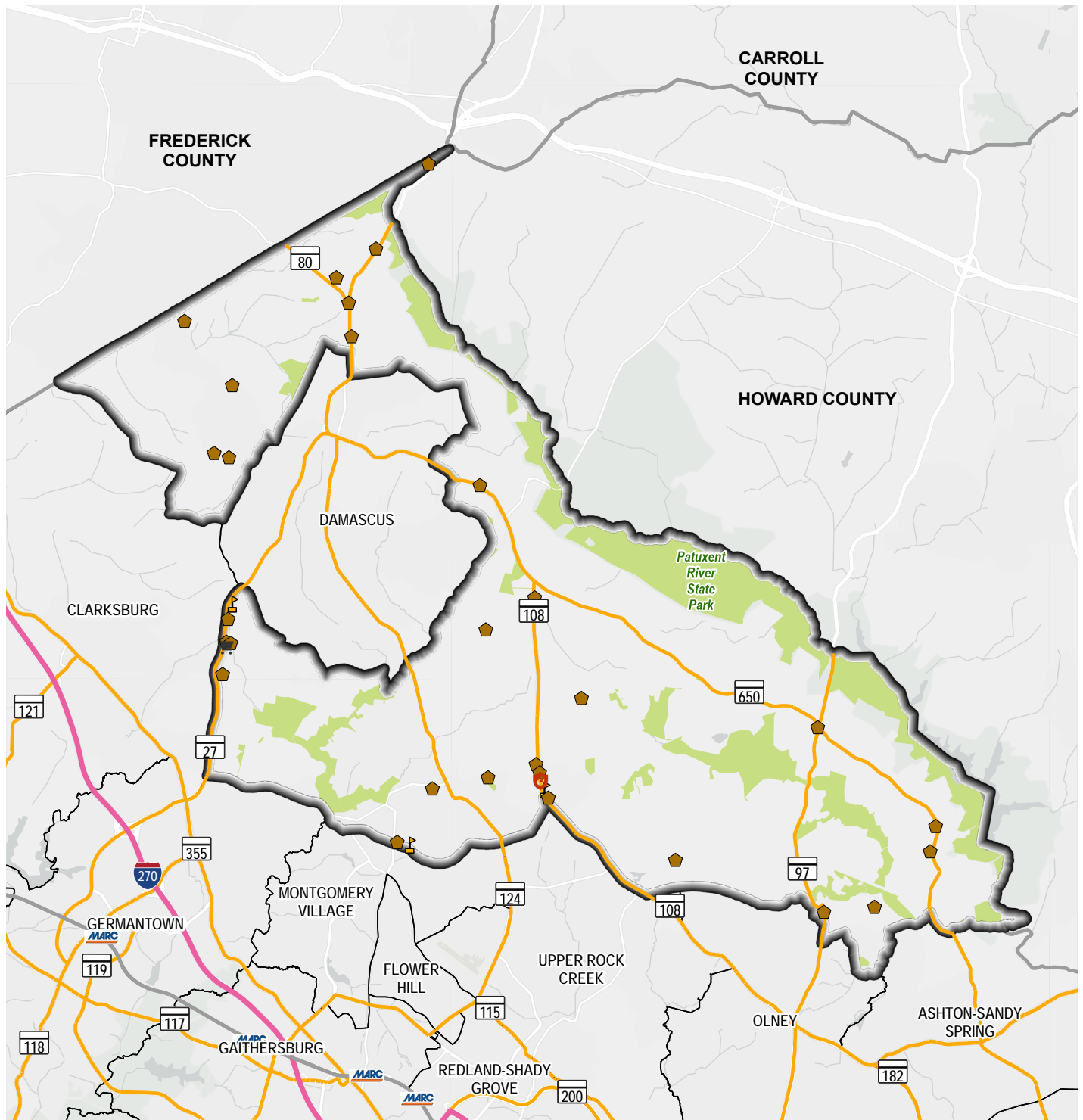
Place of Interest	Number
Fire Station	1
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	29
Police Facility	0
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

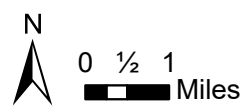
In the northernmost corner of the county, Agricultural Reserve East borders Frederick, Carroll, and Howard Counties. It is the second largest community by land area, and, with much of it forming part of the Agricultural Reserve, nearly half of its land is used for agricultural purposes. Additionally, a significant amount of parkland—more than 6,800 acres—accounts for approximately 16% of the CTA’s land area. The area has few facilities and amenities overall which include one grocery store, a fire station, and three public schools. However, it has 29 places of worship that comprise much of the 622,000 square feet of “Other use” development listed in Table 2-1. Given its distance from the county’s more urban areas, Agricultural Reserve East does not have direct access to the region’s Metrorail or commuter rail networks.



Map 2-1: Agricultural Reserve East, Places of Interest (2024)

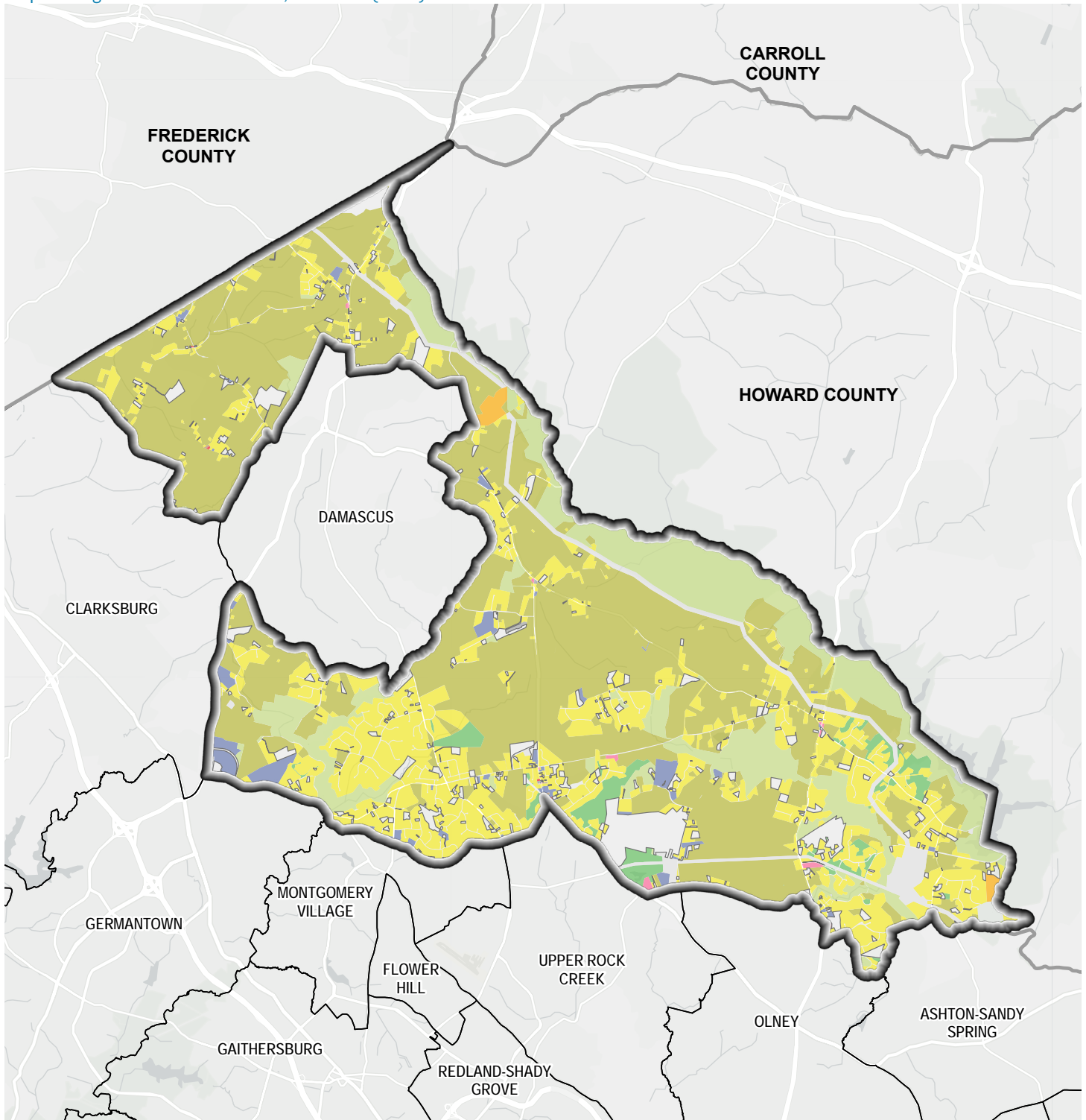


- |                                |              |               |                  |
|--------------------------------|--------------|---------------|------------------|
| Community Trends Area Boundary | Major Road   | Park          | Place of Worship |
| Freeway                        | MARC Line    | Fire Station  | Public School    |
|                                | MARC Station | Grocery Store |                  |

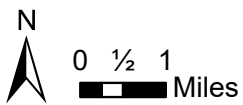


Source: Montgomery Planning (August 2024).

Map 2-2: Agricultural Reserve East, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Industrial                       | Office                     | Parks                    | Single Family Detached |
| Agriculture                    | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Utility                |
| Cultural                       | Multi-Family                     | Parking and Transportation | Retail                   | Vacant                 |
|                                |                                  |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 2-3: Agricultural Reserve East, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	47.1%	Parks	15.6%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	1.6%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	22.4%
Multi-Family	< 1.0%	Utility	2.7%
Office	< 1.0%	Vacant	4.8%
Open Space/Recreation	2.1%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

In 2022, Agricultural Reserve East was the second least densely populated community in Montgomery County, with 192 people per square mile and 12,553 total residents. While population growth remained flat from 2010 to 2022, the population has aged considerably, with declining numbers of children and a fast-growing older adult population. By 2022, older adults substantially outnumbered children (see Table 2-4 and Figure 2-1), and the number of residents ages 65 and over had grown by 127%, doubling their share of the population between 2010 and 2022. Children under age 18 became a smaller percentage of the population in that time, and the population under age 5 in 2022 was one of the lowest in the county at just 3%.

However, many other aspects of the community in 2022 remained relatively unchanged from 2010. While the White population continued to be the largest racial or ethnic group, the Hispanic population was the fastest-growing group, increasing by 116%. More than half of residents

ages 25 and over had at least a bachelor’s degree. The vast majority of households (82% in both 2016 and 2022) were families, but the percentage of all households with children decreased from 38% in 2010 to 25% in 2022, reflecting the community’s declining numbers of children over the past decade. Approximately one-third of households earned less than \$100,000 and another one-third earned \$200,000 or more. Related to its lack of access to public transit and greater reliance on automobiles, Agricultural Reserve East had a very small percentage of workers with a car-free commute.



*Although the vast majority of households in Agricultural Reserve East were families, the percentage of all households with children decreased from 38% in 2010 to 25% in 2022.*

Table 2-4: Agricultural Reserve East, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,319	100%	12,720	100%	12,553	100%
0 to 4 years	551	5%	443	3%	363	3%
5 to 17 years	2,333	21%	2,565	20%	1,828	15%
18 to 34 years	1,363	12%	1,587	12%	1,973	16%
35 to 44 years	1,532	14%	1,346	11%	1,212	10%
45 to 64 years	4,208	37%	4,675	37%	4,155	33%
65 years and older	1,333	12%	2,103	17%	3,022	24%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 2-5: Agricultural Reserve East, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,319	100%	12,720	100%	12,553	100%
White, non-Hispanic	8,930	79%	9,202	72%	8,878	71%
Black or African American, non-Hispanic	618	5%	867	7%	983	8%
Asian, non-Hispanic	642	6%	1,488	12%	672	5%
Other races, non-Hispanic	*	*	240	2%	443	4%
Hispanic or Latino	731	6%	923	7%	1,577	13%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 2-6: Agricultural Reserve East, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	10,768	100%	12,277	100%	12,190	100%
Speak non-English language at home	1,664	15%	2,156	18%	2,369	19%
Speak English less than “very well”	*	*	632	5%	549	5%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 2-7: Agricultural Reserve East, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	7,718	100%	8,912	100%	9,317	100%
No high school degree	*	*	470	5%	482	5%
High school degree or some college education	3,035	39%	3,432	39%	3,853	41%
Bachelor’s degree only	2,064	27%	2,522	28%	2,733	29%
Graduate or professional degree	2,224	29%	2,488	28%	2,249	24%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 2-8: Agricultural Reserve East, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	5,887	100%	6,494	100%	6,401	100%
Commuted by driving	4,910	83%	5,649	87%	4,710	74%
Car-free commute	*	*	257	4%	191	3%
Worked from home	528	9%	546	8%	1,464	23%
Percent of households with no vehicles	*	*	*	*	*	*

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 2-9: Agricultural Reserve East, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,918	100%	4,364	100%	4,372	100%
Family households	3,272	84%	3,598	82%	3,595	82%
Families with children	1,477	38%	1,453	33%	1,077	25%
Single-parent families with children	*	*	141	3%	178	4%
Nonfamily multi-person households	*	*	53	1%	232	5%
Nonfamily single-person households	540	14%	713	16%	545	12%
Average household size	2.89	NA	2.91	NA	2.86	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 2-10: Agricultural Reserve East, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,918	100%	4,364	100%	4,372	100%
Less than \$50,000	*	*	620	14%	745	17%
\$50,000 to \$99,999	831	21%	947	22%	599	14%
\$100,000 to \$149,999	853	22%	848	19%	825	19%
\$150,000 to \$199,999	606	15%	773	18%	745	17%
\$200,000 or more	1,186	30%	1,175	27%	1,458	33%
Average household income	\$166,248	NA	\$161,131	NA	\$191,099	NA

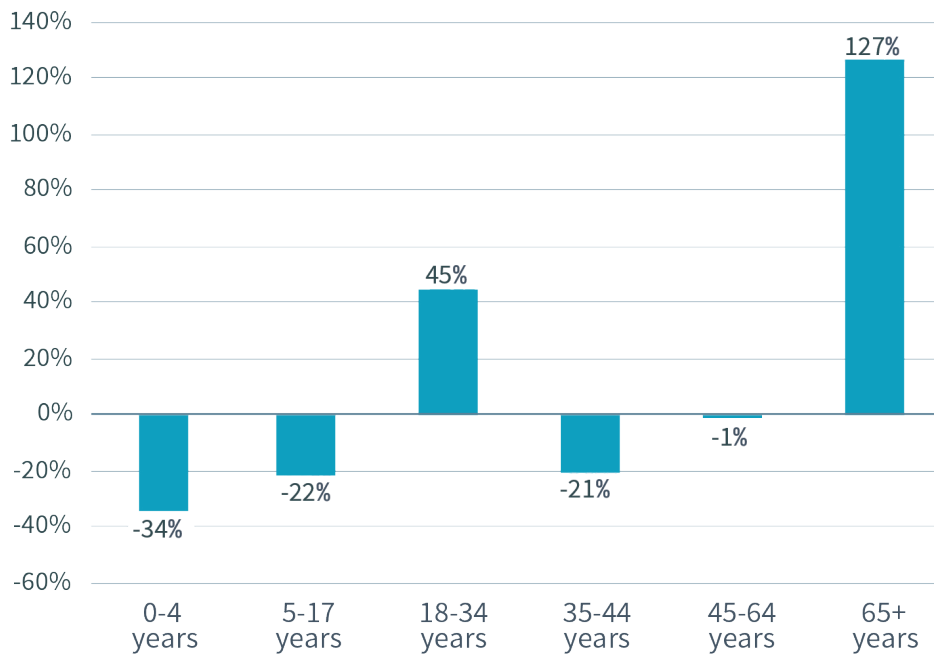
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 2-1: Agricultural Reserve East, Percent Change by Age (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

# HOUSING

The housing stock in Agricultural Reserve East is almost entirely single-family detached homes. Of the existing housing units, 95% were built before 2010; the small amount of more recent construction was all single-family detached homes. In line with the prevalence of such units, this community had one of the highest homeownership rates in the county, with 94% of all households living in

owner-occupied homes. Between 2010 and 2016, average home values in this area decreased by \$119,000, or 17%, yet by 2022, housing values returned to previous levels, reaching an average of \$873,000. Since 2010, both average home values and average homeowner costs in Agricultural Reserve East have continued to exceed county averages.

Table 2-11: Agricultural Reserve East, Housing Units by Year Built, Age, and Type (2024)

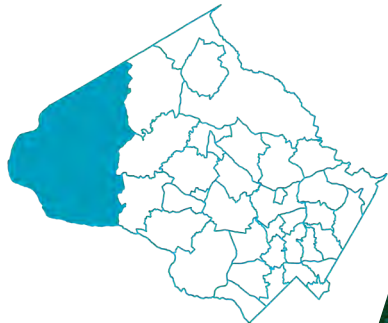
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	4,367	100%	4,352	100%	0	100%	15	100%
Before 1960	790	18%	781	18%	0	NA	9	60%
1960 to 1969	498	11%	498	11%	0	NA	0	0%
1970 to 1979	799	18%	799	18%	0	NA	0	0%
1980 to 1989	772	18%	772	18%	0	NA	0	0%
1990 to 1999	660	15%	660	15%	0	NA	0	0%
2000 to 2009	627	14%	627	14%	0	NA	0	0%
2010 or later	215	5%	215	5%	0	NA	0	0%
Unknown year	6	0%	0	0%	0	NA	6	40%
Average year built*	1975	NA	1975	NA	NA	NA	1951	NA
Average age*	49	NA	49	NA	NA	NA	73	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 2-12: Agricultural Reserve East, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,733	95%	4,073	93%	4,111	94%
Average homeowner costs (with mortgage)	\$3,336	NA	\$3,152	NA	\$3,553	NA
Average housing value (for homeowners)	\$712,702	NA	\$593,637	NA	\$872,697	NA
Rent-burdened households	*	*	111	45%	171	75%
Average gross rent	*	NA	\$1,700	NA	\$2,004	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Agricultural Reserve West



# PLACE

Table 3-1: Agricultural Reserve West, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	67,901
Total development (square feet)	9,665,259
<i>Key environmental indicators</i>	
Parkland (acres)	7,881
Tree canopy cover (percent)	41.44
<i>Key development types</i>	
Office use (square feet)	28,650
Retail use (square feet)	172,443
Industrial use (square feet)	116,602
Other use (square feet)	1,041,639
Residential use (dwelling units)	3,472

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

With the largest land area of any CTA, Agricultural Reserve West is the westernmost community in Montgomery County and borders Frederick and Loudoun Counties. Most of the community’s land form part of the Agricultural Reserve, with nearly two-thirds of this community’s land use categorized for agricultural use and an additional 7,800 acres (or 14%) used for parkland. Only about 7% of the land has residential uses, with much of this housing clustered in downtown Poolesville, where the Poolesville Elementary School, Poolesville High School, Maggie Nightingale Library, and several churches are located. Notably, Agricultural Reserve West has three stops on the MARC Brunswick Line, offering connectivity to the rest of Montgomery County and Washington, DC. The Izaak Walton League of America Conservation Farm, a 623-acre recreational area with campgrounds and youth programming, is managed by a conservation group and shown as the large cultural parcel in the southern part of the community (see Map 3-2).

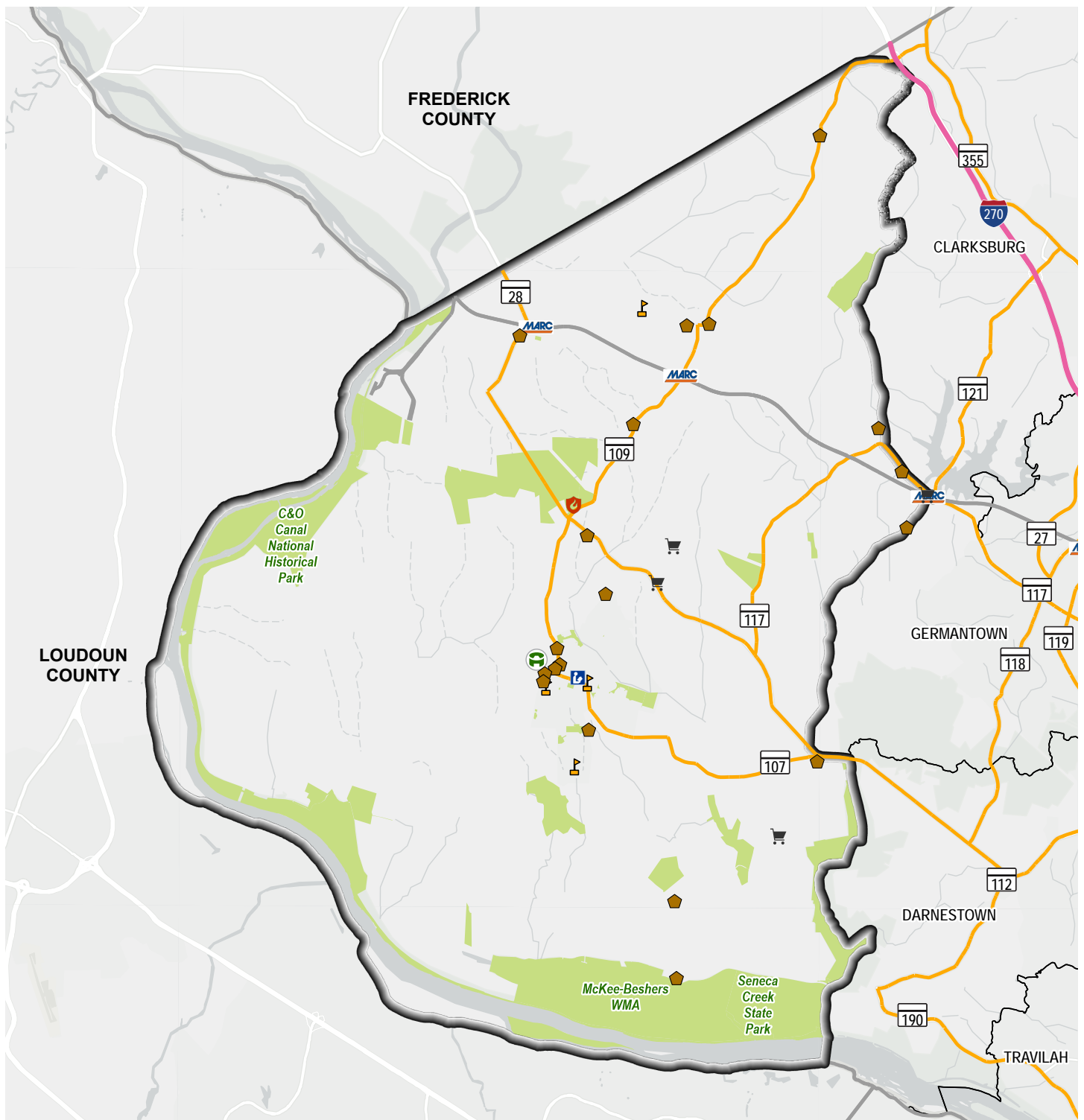
Table 3-2: Agricultural Reserve West, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	4
Healthcare Facility	0
Library	1
Place of Worship	19
Police Facility	0
Public School	4
Recreation Center	1

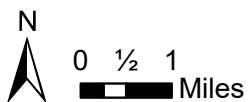
Source: Montgomery Planning (August 2024).



Map 3-1: Agricultural Reserve West, Places of Interest (2024)

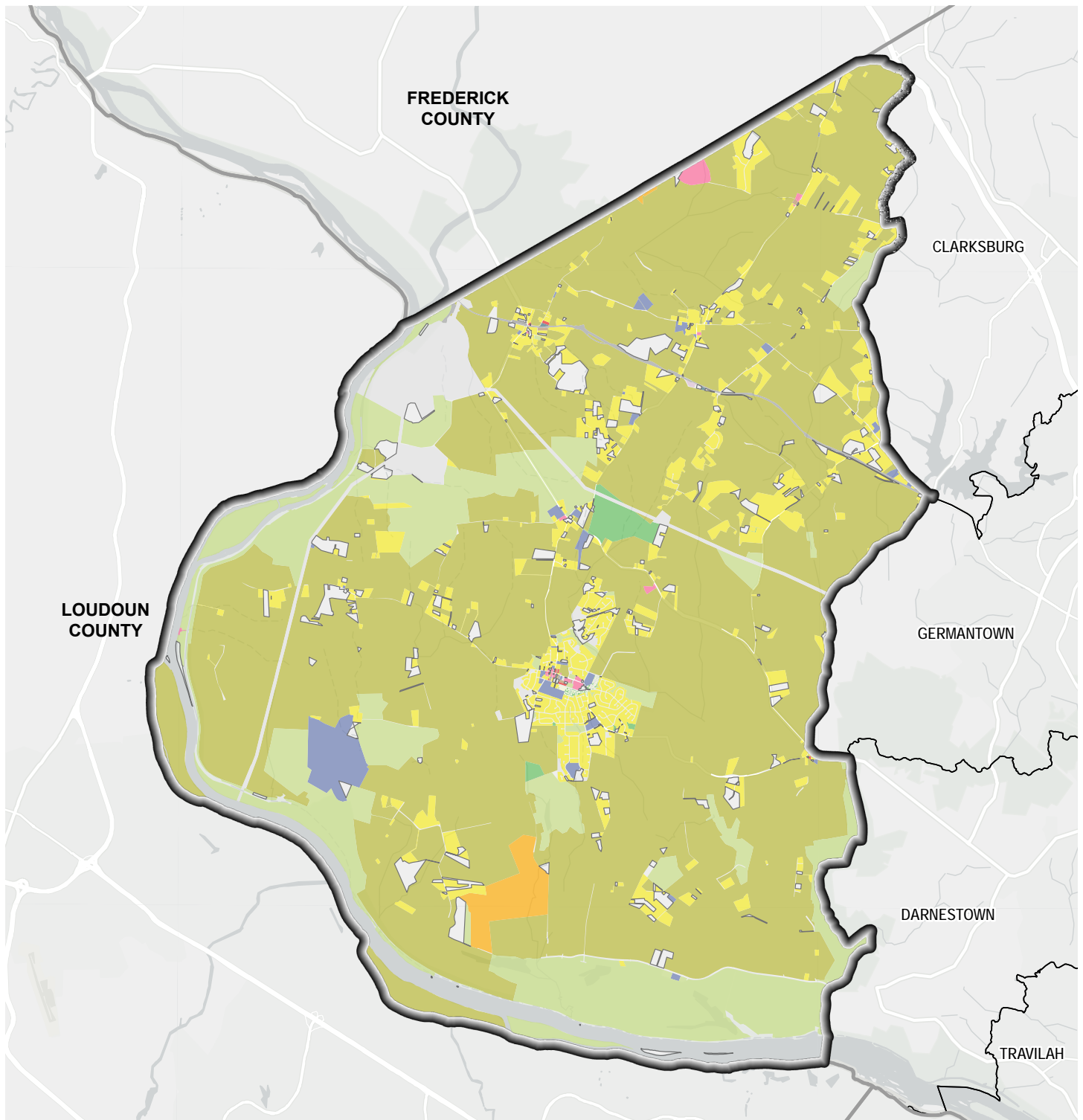


- |                                |              |                  |                   |
|--------------------------------|--------------|------------------|-------------------|
| Community Trends Area Boundary | MARC Line    | Grocery Store    | Public School     |
| Freeway                        | MARC Station | Library          | Recreation Center |
| Major Road                     | Park         | Place of Worship |                   |
|                                | Fire Station |                  |                   |

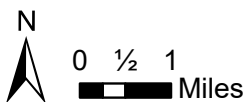


Source: Montgomery Planning (August 2024).

Map 3-2: Agricultural Reserve West, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parking and Transportation | Retail                   | Utility                |
| Cultural                       | Office                           | Parks                      | Single Family Attached   | Vacant                 |
| Industrial                     |                                  |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 3-3: Agricultural Reserve West, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	64.3%	Parks	13.8%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	1.1%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	7.3%
Multi-Family	< 1.0%	Utility	2.5%
Office	< 1.0%	Vacant	3.0%
Open Space/Recreation	< 1.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

In 2022, Agricultural Reserve West had 9,566 residents and was thus the least densely populated community in the county, with 95 people per square mile. Children under age 18 comprised 22% of the population, and 18% were ages 65 and over. Households were predominantly families (81%), and 35% of households had children. Although this community's overall population was slow-growing and had been one of the least racially diverse in the county, it diversified with rapid growth of its non-White population, particularly its Hispanic population, which increased by 123% from 2010 to 2022.

The community also became more educated and wealthier over this period. While nearly half of residents ages 25 and over had at least a bachelor's degree in 2010, this share increased to 62% by 2022. Furthermore, in 2010, the share of households with incomes below \$100,000 (46%) and above \$100,000 (53%) was nearly even. By 2022, with 44% of households earning \$200,000 or more, the shift towards more households in this income group increased the community's average household income by 44% to \$203,000.

Table 3-4: Agricultural Reserve West, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,460	100%	8,815	100%	9,566	100%
0 to 4 years	347	4%	354	4%	575	6%
5 to 17 years	1,758	21%	1,697	19%	1,502	16%
18 to 34 years	1,117	13%	1,492	17%	1,373	14%
35 to 44 years	1,370	16%	1,100	12%	1,237	13%
45 to 64 years	2,898	34%	3,140	36%	3,184	33%
65 years and older	971	11%	1,033	12%	1,695	18%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-5: Agricultural Reserve West, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,460	100%	8,815	100%	9,566	100%
White, non-Hispanic	7,314	86%	7,320	83%	7,023	73%
Black or African American, non-Hispanic	510	6%	548	6%	535	6%
Asian, non-Hispanic	*	*	370	4%	563	6%
Other races, non-Hispanic	*	*	106	1%	400	4%
Hispanic or Latino	469	6%	471	5%	1,045	11%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-6: Agricultural Reserve West, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	8,113	100%	8,461	100%	8,991	100%
Speak non-English language at home	981	12%	807	10%	1,535	17%
Speak English less than "very well"	*	*	*	*	631	7%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-7: Agricultural Reserve West, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	5,728	100%	5,854	100%	6,809	100%
No high school degree	*	*	264	5%	367	5%
High school degree or some college education	2,810	49%	2,702	46%	2,221	33%
Bachelor's degree only	1,419	25%	1,768	30%	2,273	33%
Graduate or professional degree	1,368	24%	1,119	19%	1,948	29%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-8: Agricultural Reserve West, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	4,674	100%	4,678	100%	4,689	100%
Commuted by driving	3,951	85%	3,899	83%	2,827	60%
Car-free commute	353	8%	328	7%	201	4%
Worked from home	354	8%	437	9%	1,615	34%
Percent of households with no vehicles	*	*	*	*	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-9: Agricultural Reserve West, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,988	100%	3,023	100%	3,297	100%
Family households	2,345	78%	2,363	78%	2,675	81%
Families with children	1,079	36%	1,003	33%	1,167	35%
Single-parent families with children	*	*	158	5%	147	4%
Nonfamily multi-person households	100	3%	101	3%	113	3%
Nonfamily single-person households	543	18%	560	19%	509	15%
Average household size	2.83	NA	2.91	NA	2.90	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 3-10: Agricultural Reserve West, Household Income

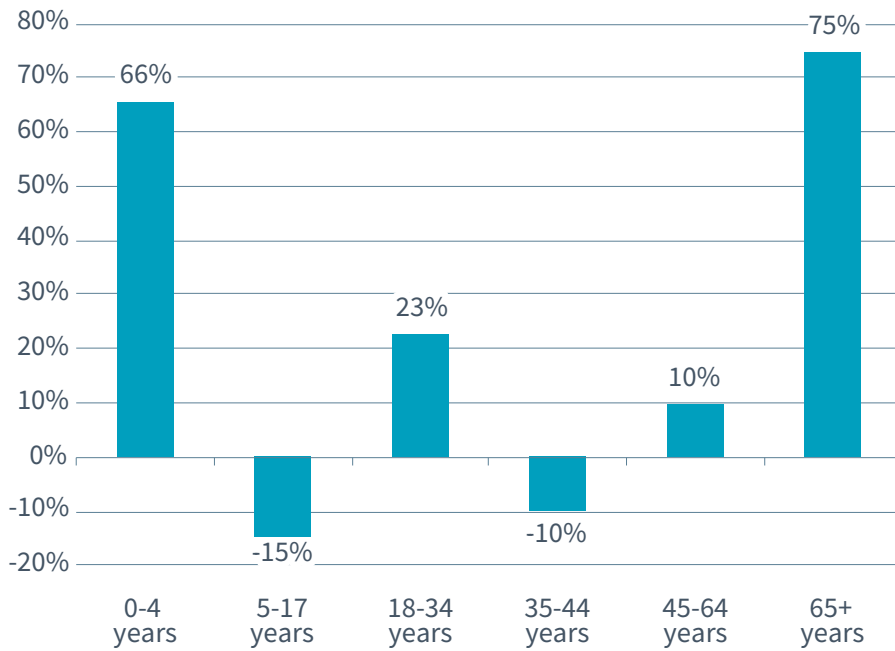
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,988	100%	3,023	100%	3,297	100%
Less than \$50,000	720	24%	489	16%	385	12%
\$50,000 to \$99,999	659	22%	617	20%	558	17%
\$100,000 to \$149,999	488	16%	668	22%	468	14%
\$150,000 to \$199,999	581	19%	520	17%	451	14%
\$200,000 or more	541	18%	730	24%	1,435	44%
Average household income	\$141,070	NA	\$158,969	NA	\$203,443	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 3-1: Agricultural Reserve West, Percent Change by Age (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Agricultural Reserve West is predominantly single-family detached homes, with a small cluster of townhouses near downtown Poolesville. Development in this community began prior to 1960, and 86% of all current units were built before 2010. Nearly all homes built since then were single-family detached units, and this community accordingly had a very high

homeownership rate by 2022, amounting to 90% of all households. Both average home values and average homeowner costs in Agricultural Reserve West did not increase significantly from 2010 onward, but the average home value of nearly \$700,000 in 2022 matched the county’s average.

Table 3-11: Agricultural Reserve West, Housing Units by Year Built, Age, and Type (2024)

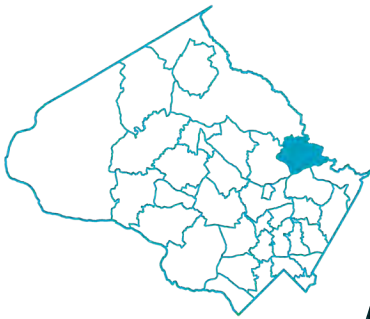
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	3,472	100%	3,099	100%	353	100%	20	100%
Before 1960	633	18%	619	20%	0	0%	14	70%
1960 to 1969	194	6%	190	6%	0	0%	4	20%
1970 to 1979	1,124	32%	787	25%	336	95%	1	5%
1980 to 1989	246	7%	246	8%	0	0%	0	0%
1990 to 1999	590	17%	589	19%	0	0%	1	5%
2000 to 2009	210	6%	210	7%	0	0%	0	0%
2010 or later	474	14%	457	15%	17	5%	0	0%
Unknown year	1	0%	1	0%	0	0%	0	0%
Average year built*	1975	NA	1976	NA	1976	NA	1914	NA
Average age*	49	NA	48	NA	48	NA	110	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 3-12: Agricultural Reserve West, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	2,613	87%	2,536	84%	2,974	90%
Average homeowner costs (with mortgage)	\$2,742	NA	\$2,943	NA	\$3,453	NA
Average housing value (for homeowners)	\$597,527	NA	\$602,207	NA	\$697,868	NA
Rent-burdened households	*	*	109	25%	132	48%
Average gross rent	\$1,428	NA	\$1,590	NA	\$2,051	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Ashton-Sandy Spring

Table 4-1: Ashton-Sandy Spring, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,349
Total development (square feet)	7,209,697
<i>Key environmental indicators</i>	
Parkland (acres)	660
Tree canopy cover (percent)	58.87
<i>Key development types</i>	
Office use (square feet)	67,438
Retail use (square feet)	107,129
Industrial use (square feet)	7,700
Other use (square feet)	1,234,781
Residential use (dwelling units)	2,147

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 4-2: Ashton-Sandy Spring, Places of Interest (2024)

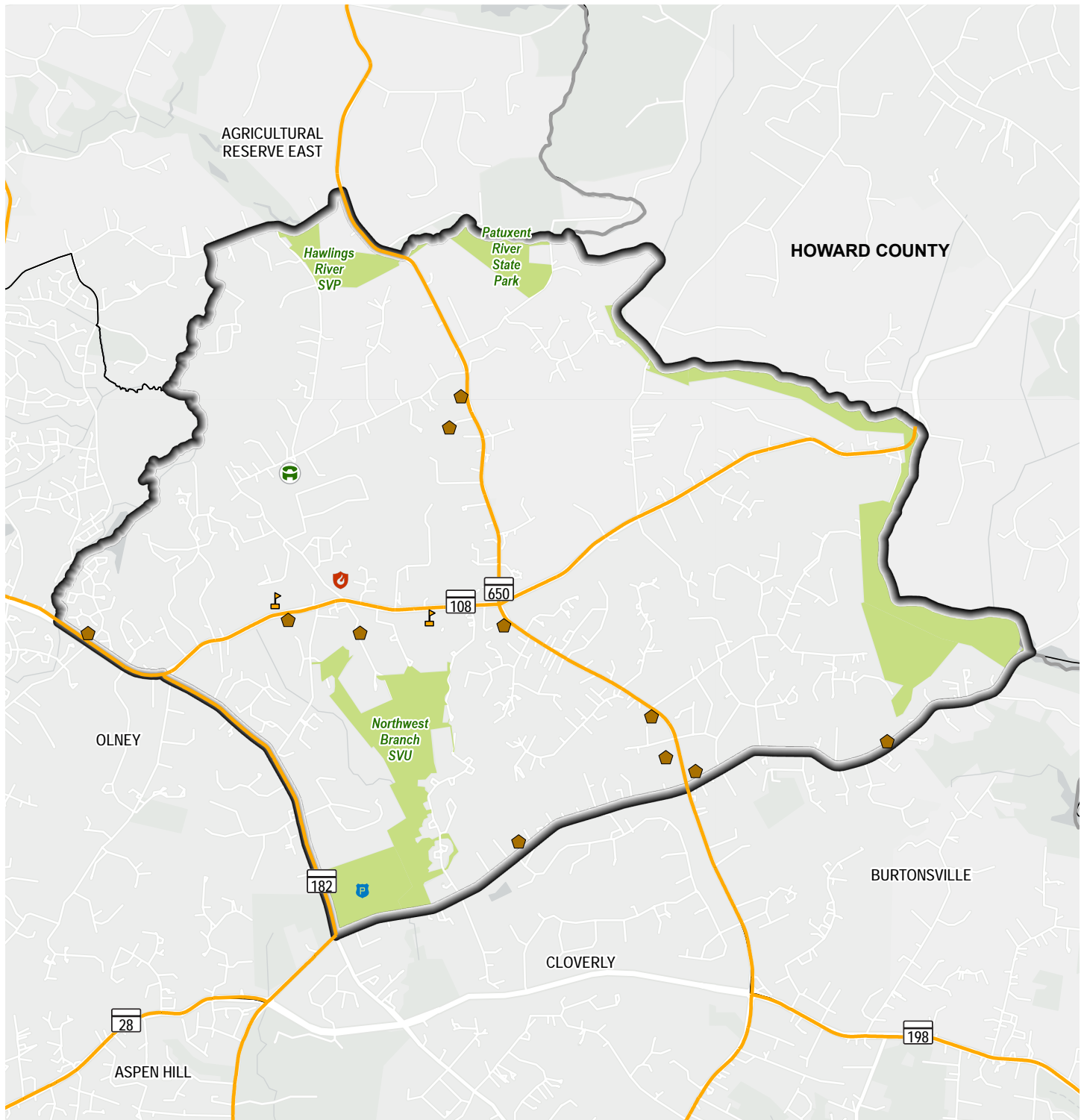
Place of Interest	Number
Fire Station	1
Grocery Store	0
Healthcare Facility	0
Library	0
Place of Worship	11
Police Facility	1
Public School	2
Recreation Center	1

Source: Montgomery Planning (August 2024).

Ashton-Sandy Spring is located in the northeastern part of the county. This primarily residential community has considerable agricultural, park, and open space and recreational land uses alongside mostly single-family housing. Ashton Village Center, a small commercial area, lies at the intersection of state Routes 108 and 650 (New Hampshire Avenue) and offers a few retail options. The Northwest Branch Stream Valley Park comprises 189 acres in the community, and its southern portion along state Route 182 (Norwood Road) is the Woodlawn Manor Cultural Park. This site features a museum in a converted stone barn, as well as several trails and grounds once part of the Underground Railroad. Another notable landmark, the Sandy Spring Friends School, is a private educational institution shown in Map 4-2 as the large institutional/community facility parcel bordering the Northwest Branch Stream Valley to the west. Along with the community’s two public schools—Sherwood Elementary School and Sherwood High School—schools constitute nearly half of the “Other use” development square footage listed in Table 4-1.



Map 4-1: Ashton-Sandy Spring, Places of Interest (2024)

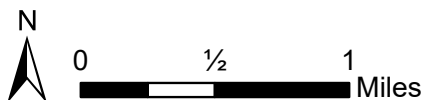
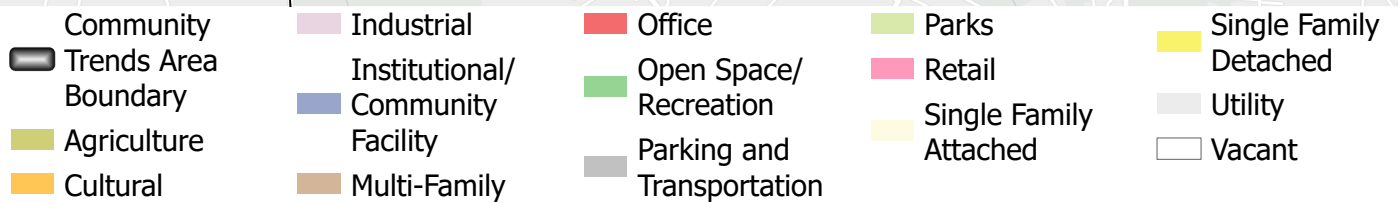
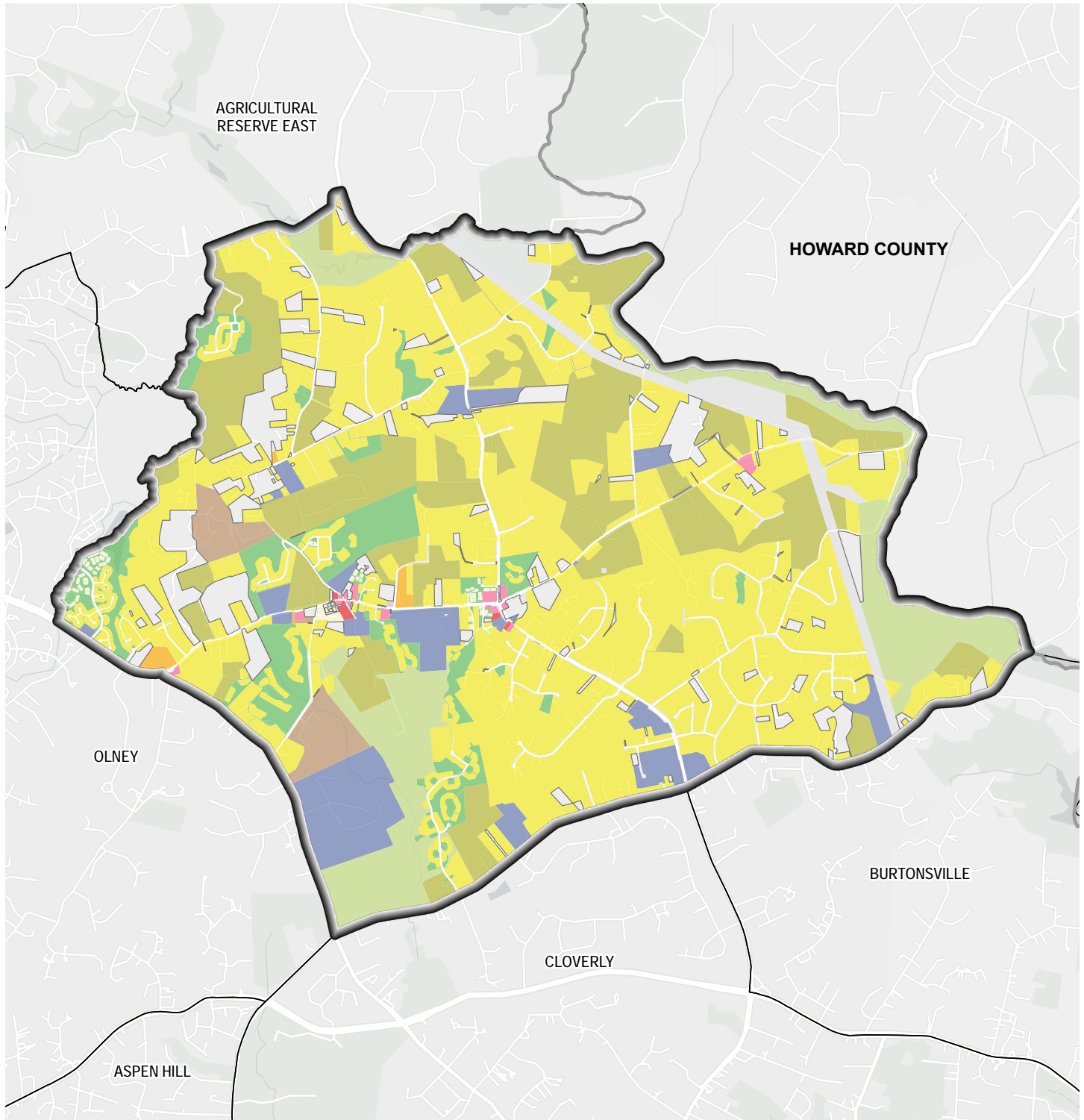


- |                                |                  |                   |
|--------------------------------|------------------|-------------------|
| Community Trends Area Boundary | Park             | Police Facility   |
| Major Road                     | Fire Station     | Public School     |
|                                | Place of Worship | Recreation Center |



Source: Montgomery Planning (August 2024).

Map 4-2: Ashton-Sandy Spring, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 4-3: Ashton-Sandy Spring, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	17.8%	Parks	9.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	5.6%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	44.2%
Multi-Family	1.8%	Utility	2.5%
Office	< 1.0%	Vacant	6.6%
Open Space/Recreation	5.9%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

One of Montgomery County’s smaller and less densely populated communities, Ashton-Sandy Spring had 6,484 residents in 2022, though its total population and many demographic characteristics have remained relatively stable over time. The community had a similar number of residents under age 18 and ages 65 and over in 2022, each with slightly less than one-quarter of the population. Other racial and ethnic groups were present in smaller percentages than the 67% of residents who identified as

White. Among persons ages 25 and over, approximately 60% had at least a bachelor’s degree. Families were the predominant type of households (83% in 2022) and about one-third of all households had children. In contrast, the number of single-person households declined from 20% in 2010 to 11% in 2022, a decrease of 45% (see Table 4-9 and Figure 4-1). A general shift towards a greater number of households earning \$200,000 or more raised the average household income by 46% to \$215,000 in 2022.

**Table 4-4: Ashton-Sandy Spring, Age**

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	6,100	100%	6,501	100%	6,484	100%
0 to 4 years	321	5%	103	2%	317	5%
5 to 17 years	1,341	22%	1,397	21%	1,185	18%
18 to 34 years	629	10%	1,115	17%	977	15%
35 to 44 years	695	11%	607	9%	713	11%
45 to 64 years	1,975	32%	1,944	30%	1,747	27%
65 years and older	1,139	19%	1,335	21%	1,545	24%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

**Table 4-5: Ashton-Sandy Spring, Race and Hispanic Ethnicity**

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	6,100	100%	6,501	100%	6,484	100%
White, non-Hispanic	4,357	71%	4,171	64%	4,326	67%
Black or African American, non-Hispanic	846	14%	1,077	17%	790	12%
Asian, non-Hispanic	448	7%	482	7%	477	7%
Other races, non-Hispanic	*	*	138	2%	347	5%
Hispanic or Latino	353	6%	633	10%	544	8%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

**Table 4-6: Ashton-Sandy Spring, English Language Usage and Ability**

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	5,779	100%	6,398	100%	6,167	100%
Speak non-English language at home	1,123	19%	869	14%	1,075	17%
Speak English less than “very well”	*	*	331	5%	426	7%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 4-7: Ashton-Sandy Spring, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	4,185	100%	4,381	100%	4,571	100%
No high school degree	*	*	108	2%	372	8%
High school degree or some college education	1,448	35%	1,694	39%	1,478	32%
Bachelor's degree only	1,315	31%	1,441	33%	1,067	23%
Graduate or professional degree	1,276	30%	1,137	26%	1,654	36%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 4-8: Ashton-Sandy Spring, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	2,798	100%	2,950	100%	3,214	100%
Commuted by driving	2,441	87%	2,437	83%	2,104	65%
Car-free commute	*	*	209	7%	192	6%
Worked from home	152	5%	287	10%	897	28%
Percent of households with no vehicles	*	*	146	7%	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 4-9: Ashton-Sandy Spring, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	2,083	100%	2,174	100%	2,206	100%
Family households	1,588	76%	1,607	74%	1,829	83%
Families with children	795	38%	707	33%	712	32%
Single-parent families with children	146	7%	198	9%	180	8%
Nonfamily multi-person households	71	3%	*	*	142	6%
Nonfamily single-person households	424	20%	524	24%	235	11%
<i>Average household size</i>	2.76	NA	2.85	NA	2.79	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 4-10: Ashton-Sandy Spring, Household Income

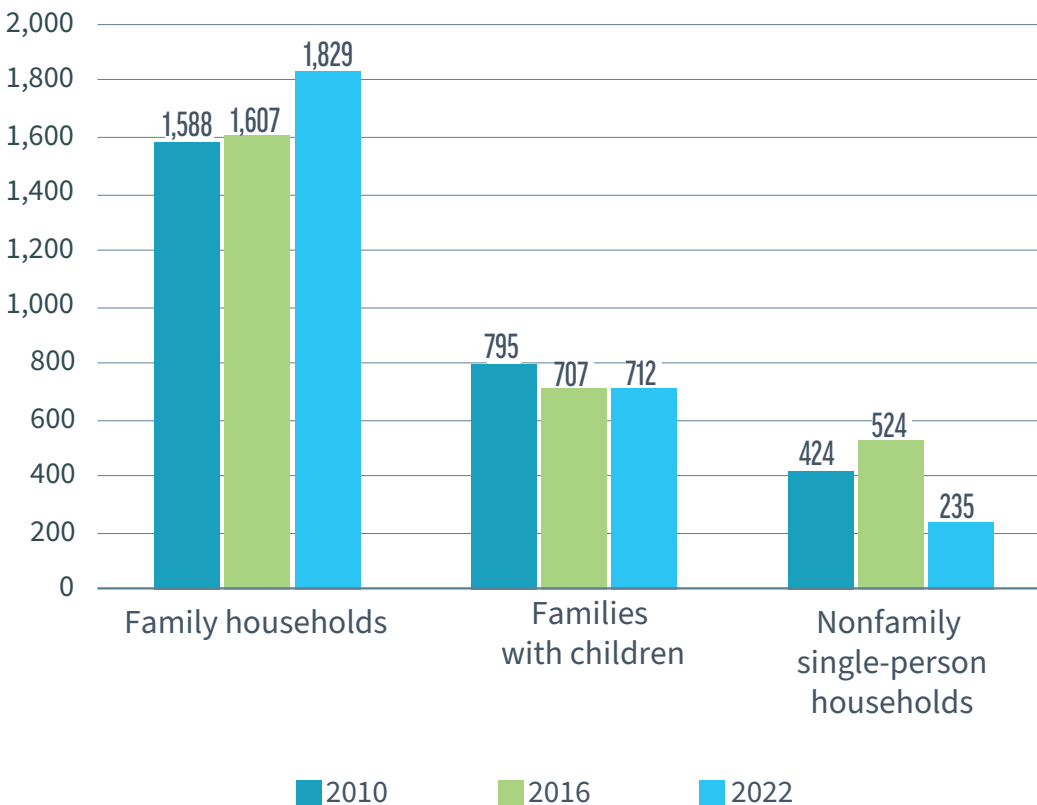
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,083	100%	2,174	100%	2,206	100%
Less than \$50,000	574	28%	477	22%	107	5%
\$50,000 to \$99,999	326	16%	465	21%	399	18%
\$100,000 to \$149,999	363	17%	240	11%	529	24%
\$150,000 to \$199,999	278	13%	375	17%	358	16%
\$200,000 or more	541	26%	616	28%	813	37%
Average household income	\$147,448	NA	\$155,749	NA	\$215,424	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 4-1: Ashton-Sandy Spring, Number of Households by Type (2010, 2016, 2022)



Note: "Families with children" is a subset of "Family households."

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

# HOUSING

Single-family detached homes were the predominant housing type in Ashton-Sandy Spring as of 2024, but a sizeable number of townhouses also existed. Most housing units (91%) were built before 2010, with just a small amount of housing built since. One of the more recent multi-family developments is the Homes on Quaker Lane apartments, situated southwest of the Northwest Branch Stream Valley. This development for residents ages 62 and over is co-located with the Friends House retirement community.

In line with the prevalence of single-family homes, the community had a high homeownership rate in 2022, with 91% of all households living in owner-occupied homes. While average home values dipped between 2010 and 2016 before returning to original levels in 2022, average gross rent in the area continually increased over the 2010-2022 period, surpassing the county average of \$2,092 per month.

Table 4-11: Ashton-Sandy Spring, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	2,147	100%	1,719	100%	348	100%	80	100%
Before 1960	296	14%	296	17%	0	0%	0	0%
1960 to 1969	298	14%	298	17%	0	0%	0	0%
1970 to 1979	157	7%	157	9%	0	0%	0	0%
1980 to 1989	368	17%	196	11%	172	49%	0	0%
1990 to 1999	459	21%	328	19%	131	38%	0	0%
2000 to 2009	386	18%	386	22%	0	0%	0	0%
2010 or later	183	9%	58	3%	45	13%	80	100%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1982	NA	1978	NA	1992	NA	2020	NA
Average age*	42	NA	46	NA	32	NA	4	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 4-12: Ashton-Sandy Spring, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	1,636	79%	1,827	84%	2,009	91%
Average homeowner costs (with mortgage)	\$3,557	NA	\$3,697	NA	\$3,487	NA
Average housing value (for homeowners)	\$747,406	NA	\$653,776	NA	\$732,034	NA
Rent-burdened households	374	84%	194	56%	*	*
Average gross rent	\$1,402	NA	\$1,545	NA	\$2,280	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Aspen Hill

5

# PLACE

Table 5-1: Aspen Hill, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,706
Total development (square feet)	27,288,628
<i>Key environmental indicators</i>	
Parkland (acres)	822
Tree canopy cover (percent)	44.83
<i>Key development types</i>	
Office use (square feet)	55,360
Retail use (square feet)	1,181,814
Industrial use (square feet)	0
Other use (square feet)	2,014,867
Residential use (dwelling units)	18,784

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 5-2: Aspen Hill, Places of Interest (2024)

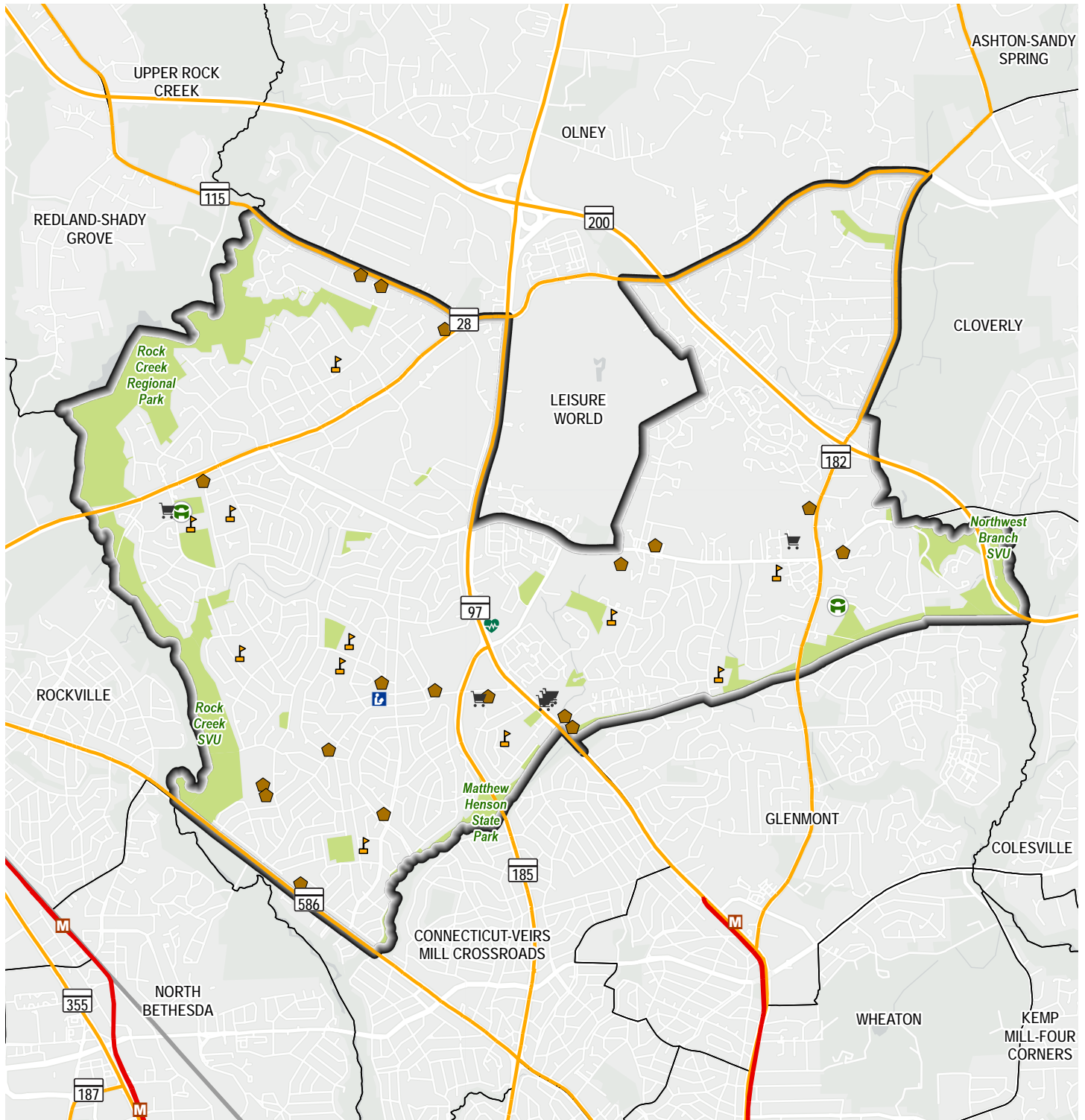
Place of Interest	Number
Fire Station	0
Grocery Store	8
Healthcare Facility	1
Library	1
Place of Worship	18
Police Facility	0
Public School	11
Recreation Center	2

Source: Montgomery Planning (August 2024).

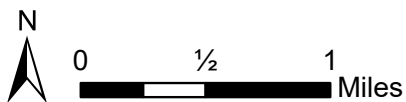
Aspen Hill is a predominantly residential community located directly east of the City of Rockville. While more than half of its land is used for housing, 22% of the area is parkland and open space and recreational use with two major parks—Rock Creek Park and Matthew Henson State Park—and two large country clubs. Aspen Hill Shopping Center and Northgate Plaza, at the intersection of state Routes 185 (Connecticut Avenue) and 97 (Georgia Avenue), form the commercial hub of the area and offer grocery stores and other retail options; several of the community’s multi-family developments are concentrated around these shopping centers. The large institutional/community facility land use in the center of the area (see Map 5-2) is the Gate of Heaven Cemetery, established in 1956. Eleven public schools in Aspen Hill contribute to the large square footage of “Other use” development seen in Table 5-1, along with two recreation centers and a public library.



Map 5-1: Aspen Hill, Places of Interest (2024)

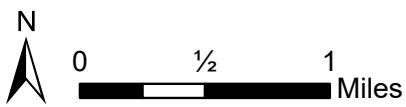
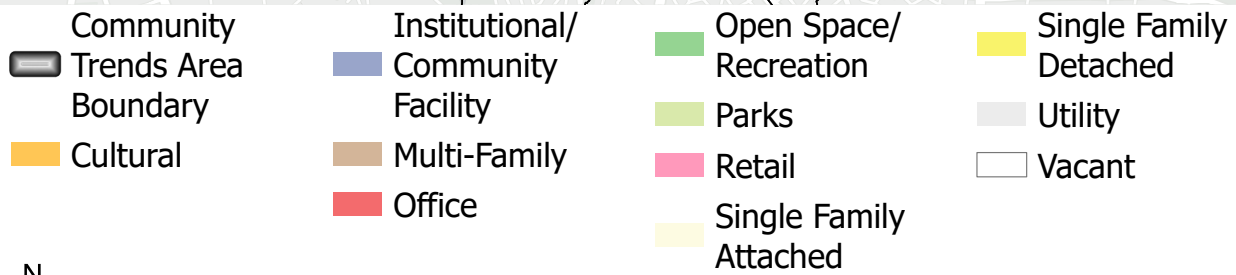
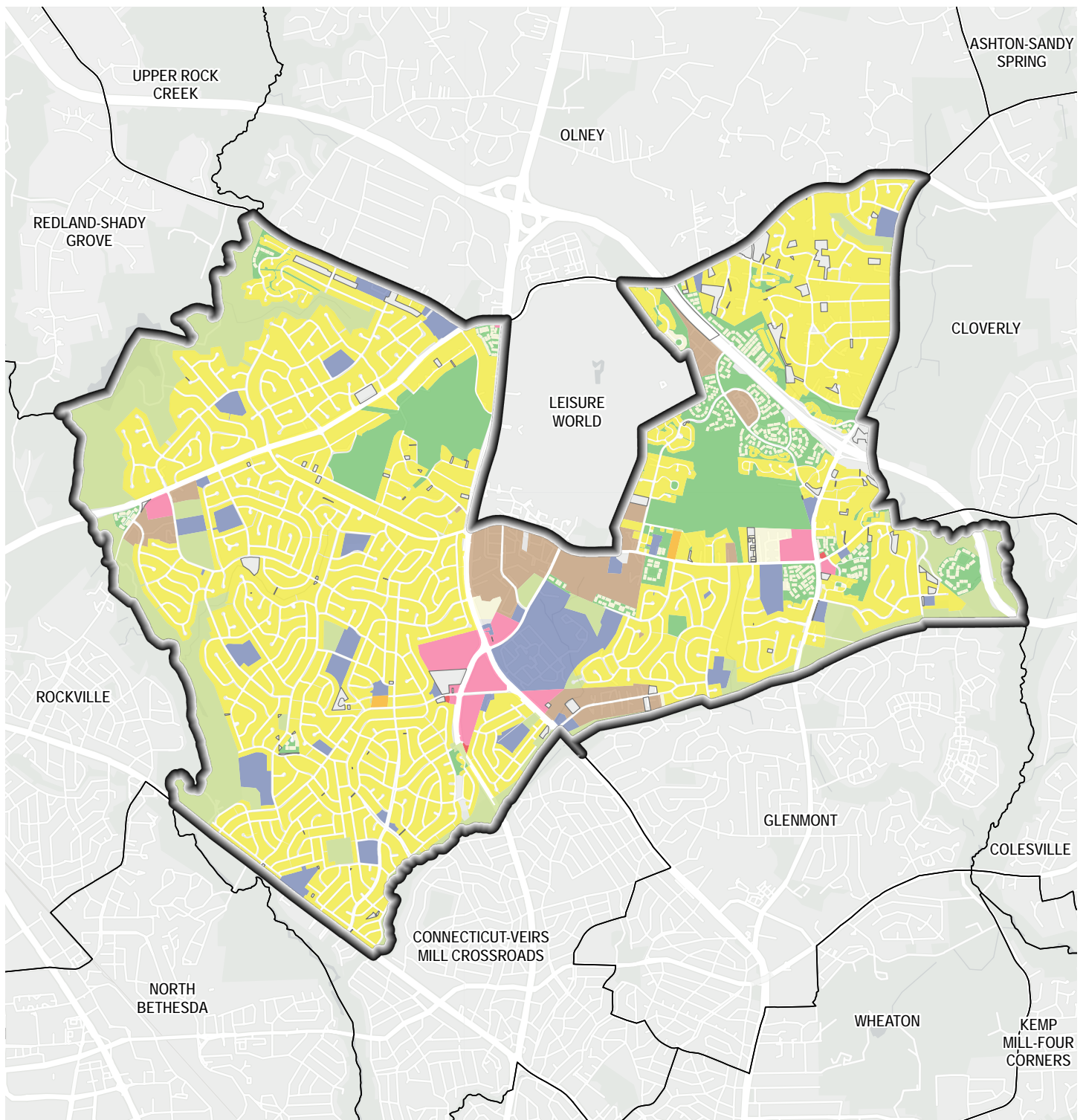


- |                                |               |                     |                   |
|--------------------------------|---------------|---------------------|-------------------|
| Community Trends Area Boundary | Metro Station | Healthcare Facility | Public School     |
| MARC Line                      | Park          | Library             | Recreation Center |
| Major Road                     | Grocery Store | Place of Worship    |                   |
| Metrorail Line                 |               |                     |                   |



Source: Montgomery Planning (August 2024).

Map 5-2: Aspen Hill, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 5-3: Aspen Hill, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	12.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.8%
Institutional/Community Facility	5.6%	Single-Family Attached	1.8%
Mixed-Use Office	< 1.0%	Single-Family Detached	45.5%
Multi-Family	4.4%	Utility	< 1.0%
Office	< 1.0%	Vacant	1.8%
Open Space/Recreation	9.2%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

In 2022, Aspen Hill was Montgomery County’s fourth most populous community; its 58,087 residents totaled a 13% increase from 2010. Residents ages 65 and over were the fastest growing age group in that time—their population increased by 28%—and the expanding young adult population saw a 19% increase in the number of residents ages 18 to 34. Aspen Hill’s sizeable Hispanic population increased by 65%, accounting for much of the community’s overall growth (see Table 5-5 and Figure 5-1).

Nearly three-quarters of households were families, and more than one-third of all households had children. Education levels and English usage and proficiency

remained relatively constant between 2010 and 2022. Around 57% of adults ages 25 and over did not have a bachelor’s degree, and approximately half of residents spoke a language other than English at home, while 20% of residents reported not speaking English “very well.” Notwithstanding this demographic stability, the community saw considerable increases in income; the share of households earning less than \$100,000 declined from 64% to 46% over these 12 years, while the share of households earning more than \$150,000 grew from 18% to 35%. Accordingly, average household income increased by 42% to over \$135,000 in 2022.

Table 5-4: Aspen Hill, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	51,485	100%	56,479	100%	58,087	100%
0 to 4 years	3,263	6%	3,856	7%	3,423	6%
5 to 17 years	9,357	18%	9,474	17%	10,808	19%
18 to 34 years	10,833	21%	12,910	23%	12,910	22%
35 to 44 years	7,841	15%	7,515	13%	7,957	14%
45 to 64 years	13,562	26%	15,175	27%	14,514	25%
65 years and older	6,629	13%	7,550	13%	8,475	15%

Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 5-5: Aspen Hill, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	51,485	100%	56,479	100%	58,087	100%
White, non-Hispanic	20,554	40%	18,912	33%	19,309	33%
Black or African American, non-Hispanic	12,315	24%	12,179	22%	10,857	19%
Asian, non-Hispanic	5,777	11%	6,040	11%	5,629	10%
Other races, non-Hispanic	1,530	3%	2,404	4%	3,603	6%
Hispanic or Latino	11,308	22%	16,945	30%	18,689	32%

Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 5-6: Aspen Hill, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	48,223	100%	52,623	100%	54,664	100%
Speak non-English language at home	21,560	45%	26,655	51%	26,871	49%
Speak English less than “very well”	9,708	20%	10,525	20%	11,051	20%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 5-7: Aspen Hill, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	34,602	100%	38,442	100%	37,733	100%
No high school degree	5,427	16%	5,391	14%	5,919	16%
High school degree or some college education	14,449	42%	16,674	43%	15,567	41%
Bachelor’s degree only	8,241	24%	8,680	23%	8,518	23%
Graduate or professional degree	6,484	19%	7,697	20%	7,729	20%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 5-8: Aspen Hill, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	26,726	100%	29,530	100%	29,988	100%
Commuted by driving	20,537	77%	23,227	79%	20,494	68%
Car-free commute	4,910	18%	5,204	18%	3,455	12%
Worked from home	1,038	4%	978	3%	5,548	19%
Percent of households with no vehicles	1,759	10%	1,365	7%	1,335	7%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 5-9: Aspen Hill, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	18,127	100%	18,368	100%	18,584	100%
Family households	13,380	74%	13,638	74%	13,631	73%
Families with children	6,131	34%	6,433	35%	6,726	36%
Single-parent families with children	2,209	12%	2,278	12%	1,494	8%
Nonfamily multi-person households	815	4%	804	4%	1,413	8%
Nonfamily single-person households	3,931	22%	3,925	21%	3,540	19%
Average household size	2.83	NA	3.04	NA	3.10	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 5-10: Aspen Hill, Household Income

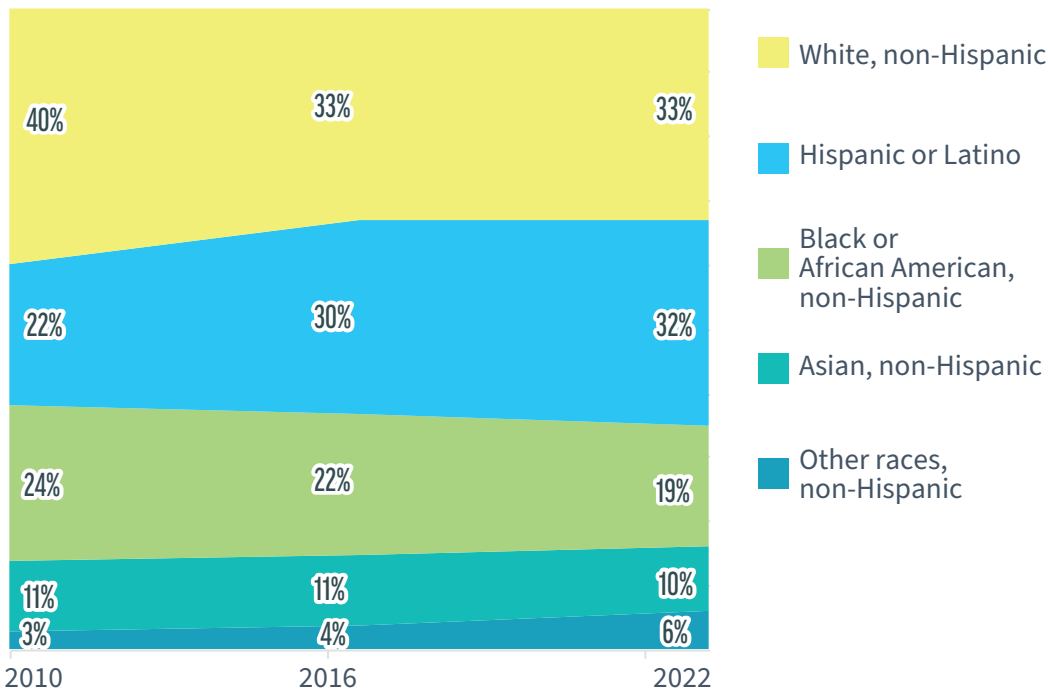
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	18,127	100%	18,368	100%	18,584	100%
Less than \$50,000	6,087	34%	5,298	29%	4,068	22%
\$50,000 to \$99,999	5,353	30%	5,692	31%	4,490	24%
\$100,000 to \$149,999	3,387	19%	3,139	17%	3,582	19%
\$150,000 to \$199,999	1,718	9%	2,014	11%	2,579	14%
\$200,000 or more	1,582	9%	2,225	12%	3,865	21%
Average household income	\$95,277	NA	\$108,147	NA	\$135,433	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 5-1: Aspen Hill, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Aspen Hill has a wide variety of housing types. While slightly more than half of the existing housing units were single-family detached homes, the housing stock included significant numbers of townhouses and small multi-family structures, such as garden-style apartments. More than 90% of housing units were built before 2000, with very little housing growth after 2010. In 2022, approximately two-thirds of all households owned their homes, a share similar to the percentage of single-family houses relative to all units. Housing costs and values in 2022 were lower in this area than other parts of Montgomery County, with an average gross rent of \$1,940 per month and an average home value of around \$532,000, compared to the county average gross rent of \$2,092 per month and average home

value of \$705,564. Despite the area’s relative lower housing costs, the average gross rent had increased by 41% from 2010 to 2022, at which point nearly 60% of renters were burdened by rising housing costs.



*The average gross rent in Aspen Hill increased 41% from 2010 to 2022, with 60% of its renters paying more than 30% of their income on housing.*

Table 5-11: Aspen Hill, Housing Units by Year Built, Age, and Type (2024)

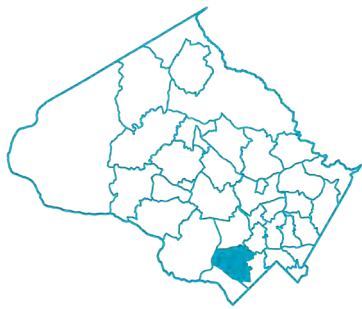
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	18,784	100%	9,847	100%	2,624	100%	6,313	100%
Before 1960	2,787	15%	2,787	28%	0	0%	0	0%
1960 to 1969	6,031	32%	4,771	48%	50	2%	1,210	19%
1970 to 1979	3,720	20%	1,224	12%	291	11%	2,205	35%
1980 to 1989	3,573	19%	670	7%	1,709	65%	1,194	19%
1990 to 1999	1,197	6%	225	2%	516	20%	456	7%
2000 to 2009	146	1%	106	1%	40	2%	0	0%
2010 or later	202	1%	64	1%	18	1%	120	2%
Unknown year	1,128	6%	0	0%	0	0%	1,128	18%
Average year built*	1972	NA	1966	NA	1985	NA	1979	NA
Average age*	52	NA	58	NA	39	NA	45	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 5-12: Aspen Hill, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	12,203	67%	12,070	66%	12,143	65%
Average homeowner costs (with mortgage)	\$2,378	NA	\$2,386	NA	\$2,652	NA
Average housing value (for homeowners)	\$462,236	NA	\$398,612	NA	\$531,651	NA
Rent-burdened households	3,456	63%	3,555	59%	3,578	58%
Average gross rent	\$1,374	NA	\$1,509	NA	\$1,940	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Bethesda

6



# PLACE

Table 6-1: Bethesda, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,089
Total development (square feet)	77,105,538
<i>Key environmental indicators</i>	
Parkland (acres)	262
Tree canopy cover (percent)	42.84
<i>Key development types</i>	
Office use (square feet)	9,312,059
Retail use (square feet)	1,717,655
Industrial use (square feet)	204,724
Other use (square feet)	20,729,898
Residential use (dwelling units)	24,401

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 6-2: Bethesda, Places of Interest (2024)

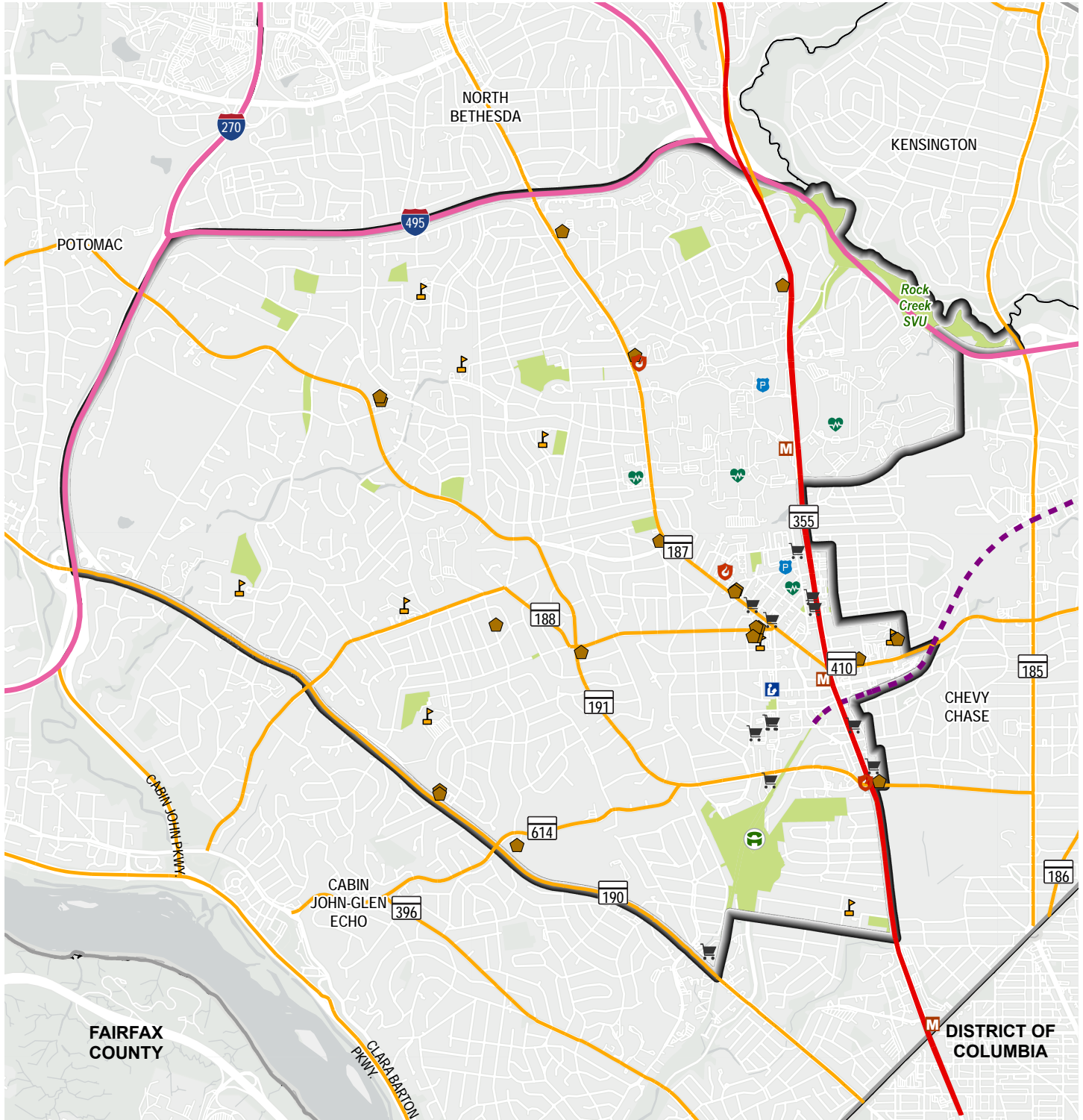
Place of Interest	Number
Fire Station	3
Grocery Store	13
Healthcare Facility	4
Library	1
Place of Worship	21
Police Facility	2
Public School	9
Recreation Center	1

Source: Montgomery Planning (August 2024).

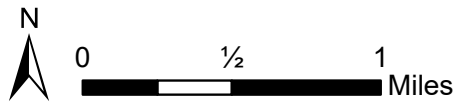
In the southwest part of Montgomery County, Bethesda is the county’s largest mixed-use center. Its southern border is only 2.5 miles from Washington, DC, and its northern boundary is marked by I-495 (Capital Beltway). While nearly half of its land is used for single-family detached housing, downtown Bethesda, at the intersection of state Routes 355 (Wisconsin Avenue), 187 (Old Georgetown Road), and 410 (East-West Highway), serves as a key commercial center. It hosts a mix of office, retail, and multi-family residential uses and has a concentration of grocery stores and public amenities, including the Connie Morella Library. Additionally, the area includes two major federal agency campuses—the National Institutes of Health (NIH) and the Walter Reed National Military Medical Center—seen in Map 6-2 as the largest institutional/community facility parcels. These buildings constitute 70% of the nearly 21 million square feet of “Other use” development type in Table 6-1. As one of the county’s central urban cores, Bethesda is well-connected by public transit, with two stations on the Washington Metrorail Red Line, and the forthcoming Purple Line planned to pass through the community and terminate at the Bethesda stop.



Map 6-1: Bethesda, Places of Interest (2024)

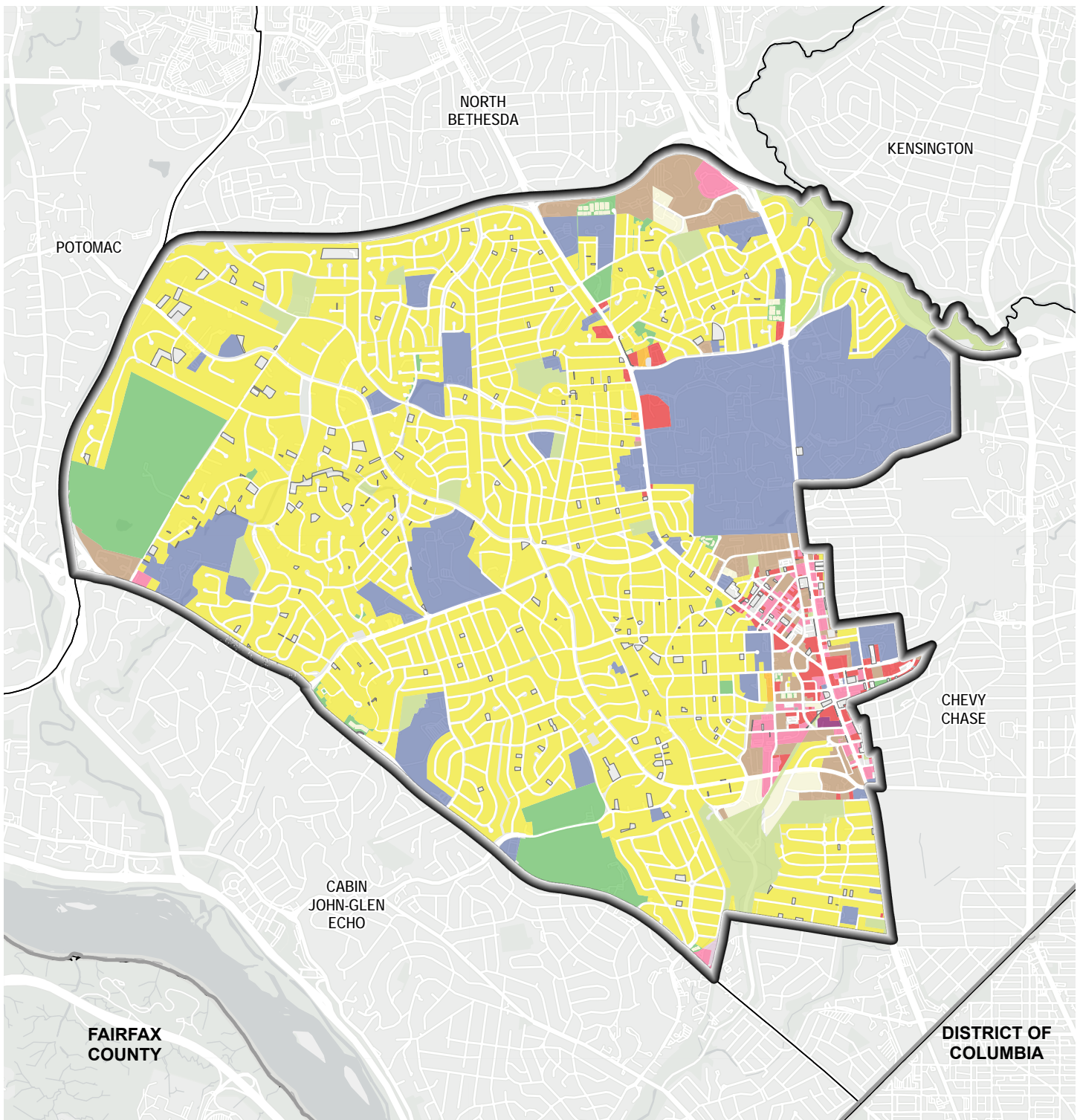


- |                                |                |                     |                  |                   |
|--------------------------------|----------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Park                | Library          | Recreation Center |
| Freeway                        | Metro Station  | Fire Station        | Place of Worship | Police Facility   |
| Major Road                     | Purple Line    | Grocery Store       | Public School    |                   |
|                                | MARC Line      | Healthcare Facility |                  |                   |



Source: Montgomery Planning (August 2024).

Map 6-2: Bethesda, Land Use (2024)



- |                      |                                  |                            |                        |                        |
|----------------------|----------------------------------|----------------------------|------------------------|------------------------|
| Trends Area Boundary | Institutional/Community Facility | Office                     | Parks                  | Single Family Detached |
| Cultural             | Mixed-Use Office                 | Open Space/Recreation      | Retail                 | Utility                |
| Industrial           | Multi-Family                     | Parking and Transportation | Single Family Attached | Vacant                 |
|                      |                                  |                            |                        | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 6-3: Bethesda, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	4.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.1%
Institutional/Community Facility	15.9%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	46.7%
Multi-Family	3.1%	Utility	< 1.0%
Office	1.1%	Vacant	1.5%
Open Space/Recreation	5.7%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
Source: Montgomery Planning (August 2024).



## PEOPLE

Bethesda is home to a highly educated, wealthy population that is rapidly diversifying and has access to a car-free lifestyle. In 2022, this community had 47,968 residents, an overall increase of 14% from 2010. The population ages 65 and older grew by 39%, faster than any other age group in that time. The Hispanic and Black populations were among the fastest growing racial and ethnic groups and increased by 66% and 81%, respectively. Related in part to that growing diversity, the number of speakers of a language other than English at home rose by 25% from 2010 to 2022.

The CTA's population was among the county's most educated in 2010 and became increasingly so as the

share of the population ages 25 and over with a graduate or professional degree increased from 52% to 59% in 2022. Single-person households comprised a third of all households, which was partly reflected in the community's large numbers of multi-family housing units. The average household income, already high relative to that of other communities, grew by 45% after 2010, coinciding with the growing share of households earning \$200,000 or more annually. Bethesda's relatively high share of workers with a car-free commute and households without a vehicle demonstrates the community's access to high-quality transit, providing more opportunities to live and commute car-free.

Table 6-4: Bethesda, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	42,063	100%	44,499	100%	47,968	100%
0 to 4 years	2,242	5%	2,566	6%	2,480	5%
5 to 17 years	7,021	17%	7,273	16%	8,115	17%
18 to 34 years	8,101	19%	8,260	19%	8,830	18%
35 to 44 years	6,118	15%	5,563	13%	5,812	12%
45 to 64 years	12,124	29%	12,721	29%	13,781	29%
65 years and older	6,458	15%	8,116	18%	8,950	19%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 6-5: Bethesda, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	42,063	100%	44,499	100%	47,968	100%
White, non-Hispanic	32,821	78%	32,942	74%	33,124	69%
Black or African American, non-Hispanic	1,342	3%	1,396	3%	2,427	5%
Asian, non-Hispanic	4,441	11%	4,841	11%	5,834	12%
Other races, non-Hispanic	*	*	1,721	4%	2,469	5%
Hispanic or Latino	2,482	6%	3,600	8%	4,114	9%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 6-6: Bethesda, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	39,821	100%	41,933	100%	45,488	100%
Speak non-English language at home	10,529	26%	11,122	27%	13,119	29%
Speak English less than "very well"	*	*	2,412	6%	2,937	6%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 6-7: Bethesda, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	30,327	100%	32,187	100%	34,176	100%
No high school degree	*	*	593	2%	775	2%
High school degree or some college education	4,488	15%	4,845	15%	3,539	10%
Bachelor's degree only	9,281	31%	9,078	28%	9,718	28%
Graduate or professional degree	15,827	52%	17,670	55%	20,144	59%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 6-8: Bethesda, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	22,941	100%	24,003	100%	25,659	100%
Commuted by driving	14,101	61%	14,576	61%	11,925	46%
Car-free commute	6,476	28%	7,002	29%	5,193	20%
Worked from home	2,127	9%	2,159	9%	8,182	32%
Percent of households with no vehicles	1,751	10%	1,635	9%	1,992	10%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 6-9: Bethesda, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	17,994	100%	18,462	100%	20,250	100%
Family households	10,696	59%	11,251	61%	12,147	60%
Families with children	5,107	28%	5,208	28%	5,730	28%
Single-parent families with children	*	*	687	4%	863	4%
Nonfamily multi-person households	1,157	6%	1,322	7%	1,369	7%
Nonfamily single-person households	6,141	34%	5,889	32%	6,734	33%
Average household size	2.33	NA	2.39	NA	2.35	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 6-10: Bethesda, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	17,994	100%	18,462	100%	20,250	100%
Less than \$50,000	2,990	17%	2,833	15%	2,709	13%
\$50,000 to \$99,999	3,966	22%	3,899	21%	3,278	16%
\$100,000 to \$149,999	3,297	18%	3,098	17%	2,578	13%
\$150,000 to \$199,999	2,162	12%	2,370	13%	2,597	13%
\$200,000 or more	5,580	31%	6,262	34%	9,088	45%
Average household income	\$190,645	NA	\$207,666	NA	\$277,310	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Bethesda is overwhelmingly characterized by single-family detached homes and large multi-family apartment buildings, as well as some of the highest housing costs and home values in Montgomery County. While most of the single-family housing was built by 1970, 38% of the area’s multi-family development occurred since 2010. As a result, multi-family units became the majority of the housing stock and comprised 54% of all units in 2024. Much of the post-2010 growth was particularly concentrated after the *Bethesda Downtown Plan* was approved in 2017 (see Table 6-11 and Figure 6-1).

Related to the diverse housing stock, 60% of households were homeowners, and the remaining 40% were renters. Housing costs increased for both homeowners and renters,

with the latter experiencing a sharper rise in housing costs after 2010 than the former. Average home values rose by 59% to over \$1.3 million in 2022, which was the highest percentage growth of all communities, but there was also a 47% increase to an average monthly rent of \$2,555 in 2022.



*Average home values in Bethesda rose by 59% between 2010 and 2022 to over \$1.3 million, which was the highest percentage growth of all communities.*

Table 6-11: Bethesda, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	24,401	100%	10,489	100%	735	100%	13,177	100%
Before 1960	7,833	32%	5,889	56%	466	63%	1,478	11%
1960 to 1969	3,430	14%	1,548	15%	28	4%	1,854	14%
1970 to 1979	1,880	8%	419	4%	38	5%	1,423	11%
1980 to 1989	1,101	5%	277	3%	81	11%	743	6%
1990 to 1999	1,485	6%	321	3%	57	8%	1,107	8%
2000 to 2009	2,258	9%	792	8%	56	8%	1,410	11%
2010 or later	6,265	26%	1,242	12%	9	1%	5,014	38%
Unknown year	149	1%	1	0%	0	0%	148	1%
Average year built*	1981	NA	1966	NA	1965	NA	1993	NA
Average age*	43	NA	58	NA	59	NA	31	NA

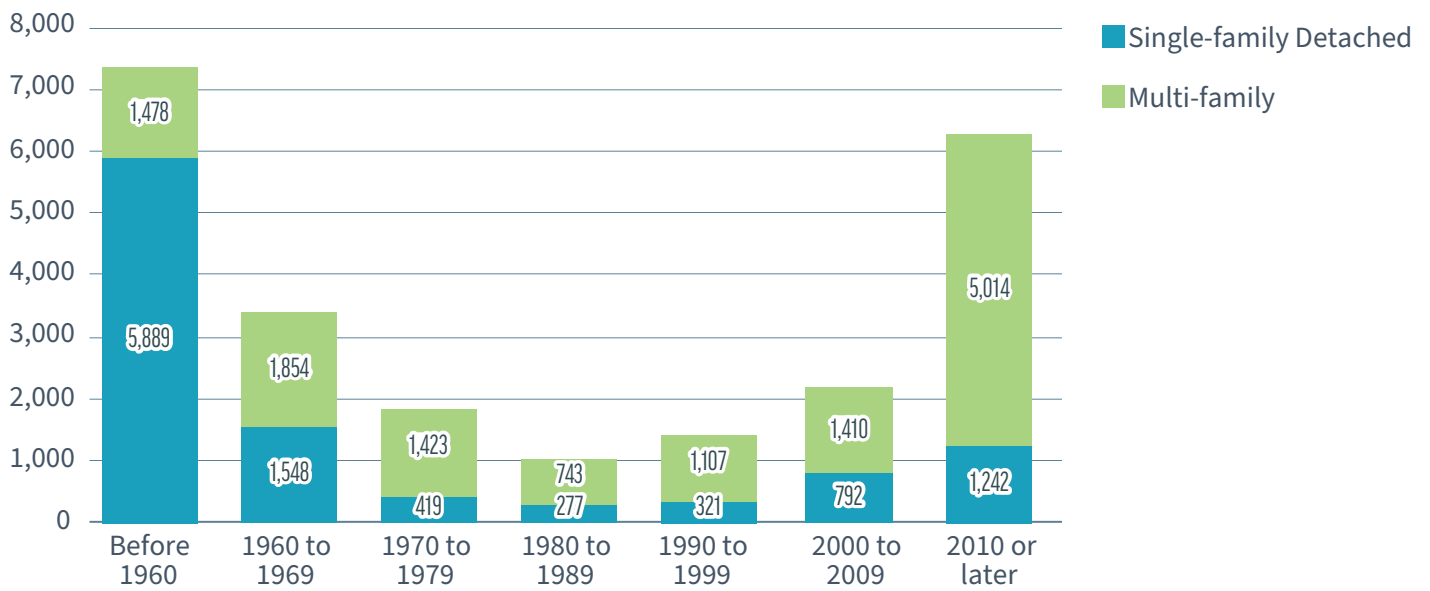
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 6-12: Bethesda, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	11,873	66%	11,577	63%	12,383	61%
Average homeowner costs (with mortgage)	\$3,852	NA	\$3,843	NA	\$5,078	NA
Average housing value (for homeowners)	\$819,899	NA	\$954,181	NA	\$1,301,610	NA
Rent-burdened households	2,357	40%	2,683	40%	3,348	45%
Average gross rent	\$1,736	NA	\$1,991	NA	\$2,555	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

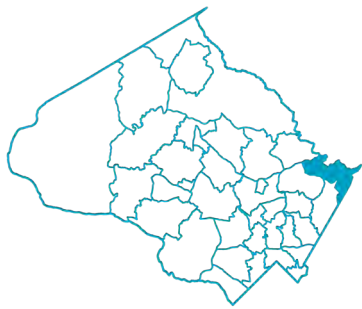
Figure 6-1: Bethesda, Number of Housing Units by Year Built and Type (2024)



Note: Single-family attached housing units are not shown due to small numbers.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).





# Burtonsville

7



# PLACE

Table 7-1: Burtonsville, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	5,949
Total development (square feet)	7,267,789
<i>Key environmental indicators</i>	
Parkland (acres)	1,604
Tree canopy cover (percent)	58.48
<i>Key development types</i>	
Office use (square feet)	272,410
Retail use (square feet)	389,091
Industrial use (square feet)	423,058
Other use (square feet)	513,794
Residential use (dwelling units)	2,931

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 7-2: Burtonsville, Places of Interest (2024)

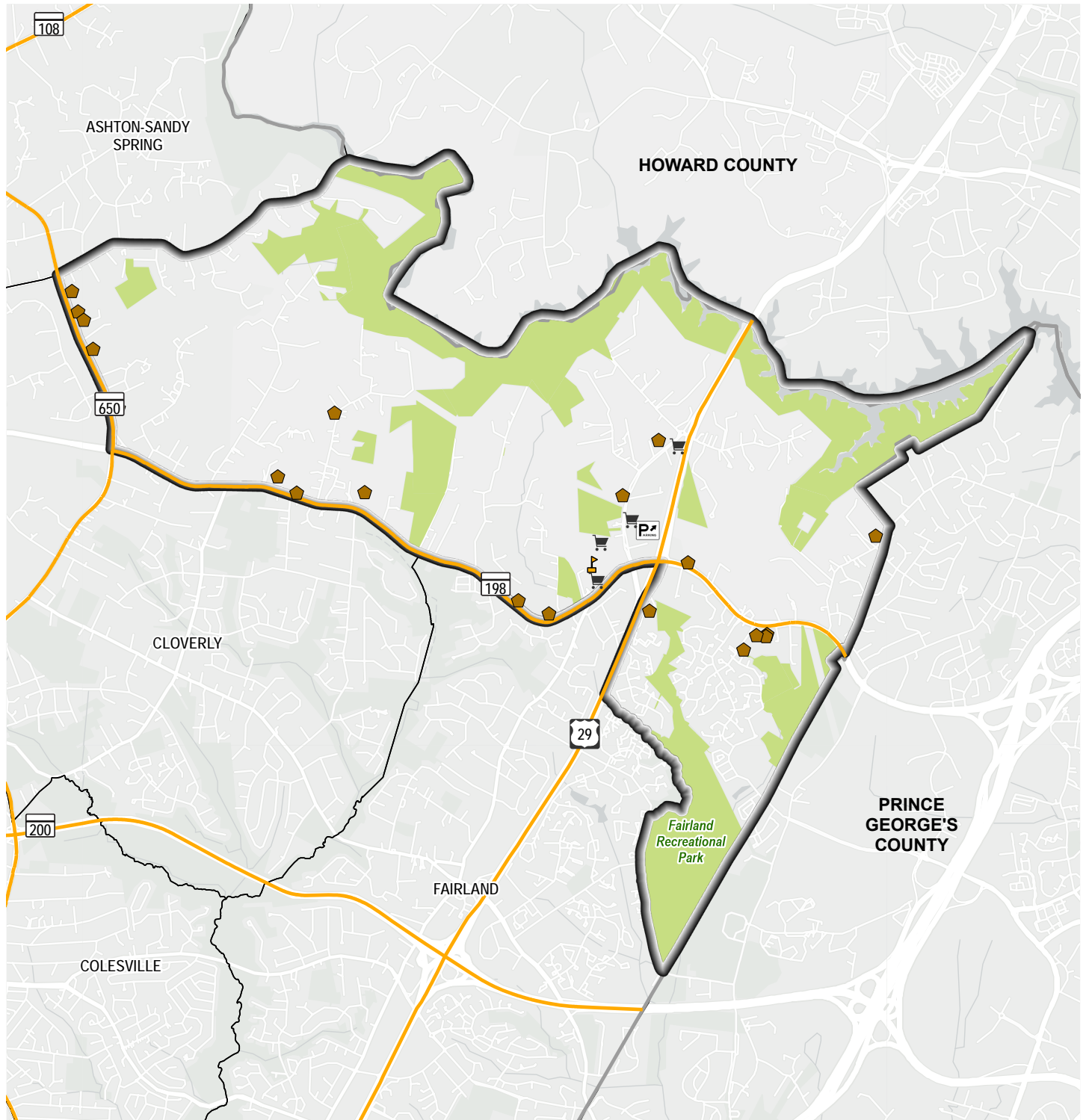
Place of Interest	Number
Fire Station	0
Grocery Store	4
Healthcare Facility	0
Library	0
Place of Worship	20
Police Facility	0
Public School	1
Recreation Center	0

Source: Montgomery Planning (August 2024).

Burtonsville is the easternmost community in the county and borders both Howard and Prince George’s Counties. Approximately 40% of the land is allocated for agricultural uses and parkland, notably with Fairland Recreational Park in the southern part of the community. Single-family detached units occupy nearly all the 32% of land used for residential purposes. Two shopping centers, Burtonsville Town Square and the newly renovated Burtonsville Crossing, are located along U.S. Route 29 (Columbia Pike) and include two grocery stores (Giant Food and Sprouts Farmers Market), fast casual restaurants, and other upcoming retail options. Given the semi-rural nature of this community, no public rail transit options exist; however, a Park & Ride lot off U.S. Route 29 is available for commuters traveling between Baltimore and Washington, DC.



Map 7-1: Burtonsville, Places of Interest (2024)

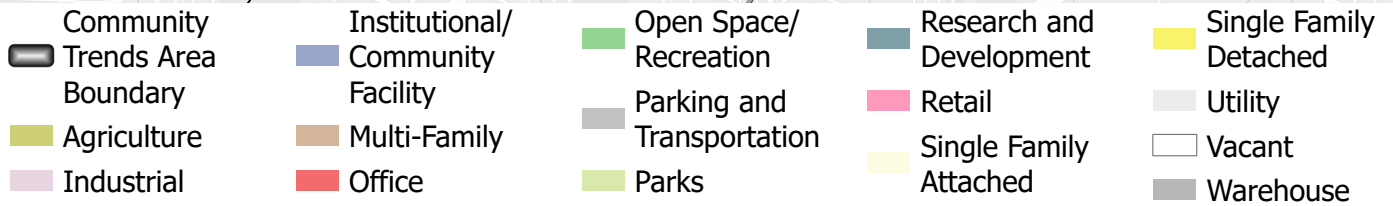
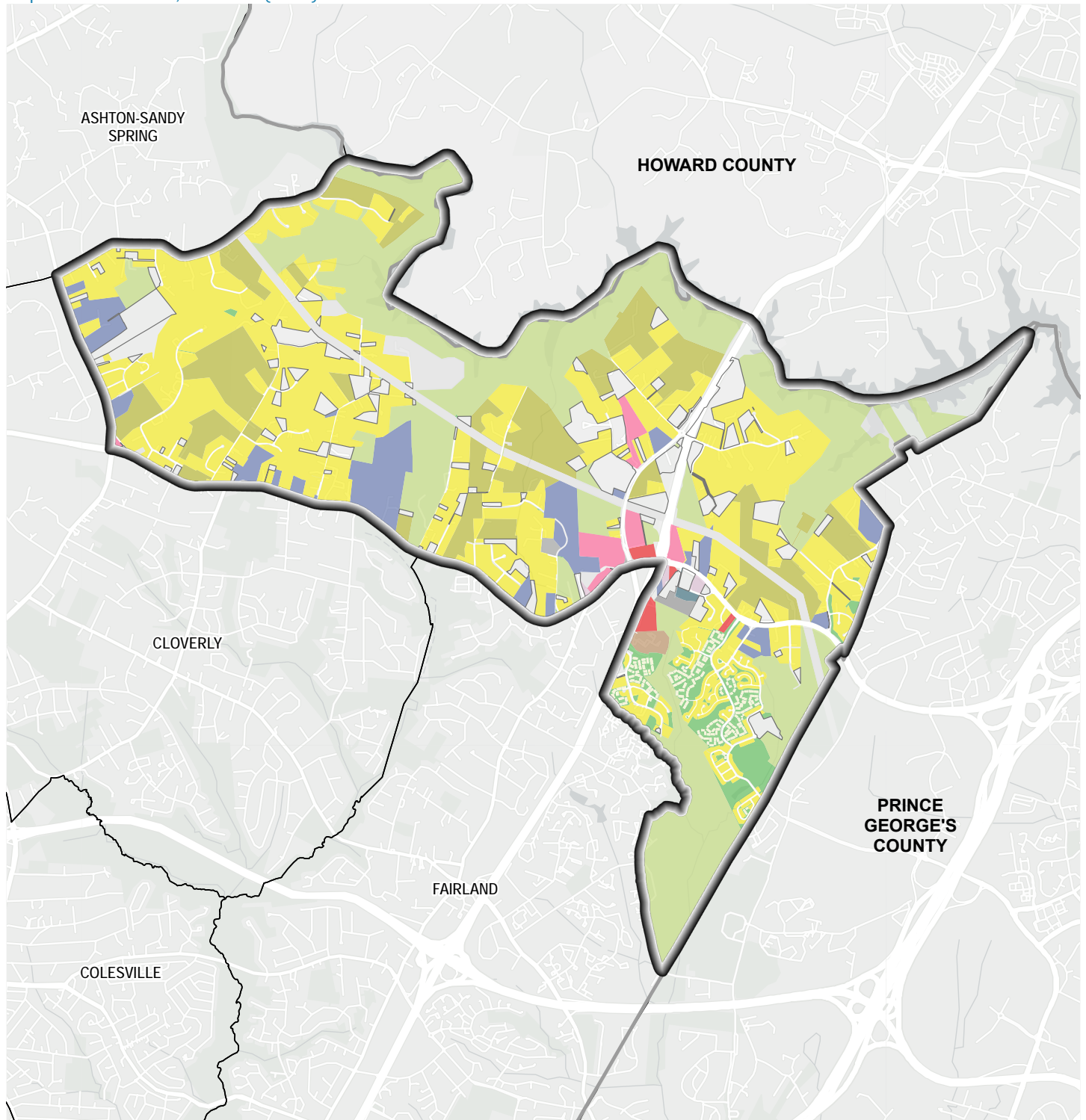


- |                                |                   |                  |
|--------------------------------|-------------------|------------------|
| Community Trends Area Boundary | Park and Ride Lot | Place of Worship |
| Major Road                     | Park              | Public School    |
|                                | Grocery Store     |                  |



Source: Montgomery Planning (August 2024).

Map 7-2: Burtonsville, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 7-3: Burtonsville, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	11.9%	Parks	27.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.3%
Institutional/Community Facility	5.1%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	30.9%
Multi-Family	< 1.0%	Utility	3.5%
Office	< 1.0%	Vacant	7.2%
Open Space/Recreation	2.6%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Burtonsville had 9,072 residents in 2022, and, though the population had not grown significantly since 2010, some facets of this community changed. Like other areas of eastern Montgomery County, this community is home to a large Black population with growing numbers of other racial and ethnic groups (see Table 7-5 and Figure 7-1). One of the fastest growing of those was the CTA's Hispanic population, which increased by 88% from 2010 to 2022. The community's diversity was further reflected by the majority of residents (53% in 2022) who spoke a language other than English at home.

Educational attainment levels increased in the years at hand as the share of adults ages 25 and over with at least a bachelor's degree grew from 40% to 50%. The average household income increased by 43% to \$152,000 in 2022, with fewer households earning less than \$100,000 and

more households with higher incomes over time. Despite many demographic changes, Burtonsville continued to have a youthful population and families with children: 26% of the population was under age 18 in 2022, and 46% of households were families with children. In part due to the prevalence of this household type, the average household size of 3.32 people was larger than that of many other communities in the county.



Reflective of Burtonsville's diversity, 53% of its residents in 2022 spoke a language other than English at home.

Table 7-4: Burtonsville, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	7,996	100%	9,255	100%	9,072	100%
0 to 4 years	709	9%	575	6%	610	7%
5 to 17 years	1,682	21%	2,031	22%	1,755	19%
18 to 34 years	1,522	19%	1,903	21%	1,755	19%
35 to 44 years	1,252	16%	1,198	13%	1,494	16%
45 to 64 years	2,231	28%	2,738	30%	2,320	26%
65 years and older	600	8%	810	9%	1,138	13%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 7-5: Burtonsville, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	7,996	100%	9,255	100%	9,072	100%
White, non-Hispanic	2,412	30%	2,373	26%	1,738	19%
Black or African American, non-Hispanic	3,383	42%	4,104	44%	3,423	38%
Asian, non-Hispanic	1,312	16%	1,110	12%	2,083	23%
Other races, non-Hispanic	*	*	416	4%	659	7%
Hispanic or Latino	623	8%	1,252	14%	1,169	13%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 7-6: Burtonsville, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	7,287	100%	8,680	100%	8,462	100%
Speak non-English language at home	3,019	41%	3,538	41%	4,448	53%
Speak English less than “very well”	*	*	897	10%	1,070	13%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 7-7: Burtonsville, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	4,797	100%	5,840	100%	5,921	100%
No high school degree	*	*	473	8%	542	9%
High school degree or some college education	2,254	47%	2,462	42%	2,413	41%
Bachelor’s degree only	973	20%	1,562	27%	1,710	29%
Graduate or professional degree	959	20%	1,343	23%	1,256	21%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 7-8: Burtonsville, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	4,044	100%	4,805	100%	5,073	100%
Commuted by driving	3,353	83%	4,314	90%	3,805	75%
Car-free commute	370	9%	224	5%	220	4%
Worked from home	288	7%	234	5%	1,006	20%
Percent of households with no vehicles	*	*	95	3%	69	3%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 7-9: Burtonsville, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,448	100%	2,909	100%	2,725	100%
Family households	2,053	84%	2,188	75%	2,313	85%
Families with children	1,147	47%	1,170	40%	1,251	46%
Single-parent families with children	*	*	414	14%	282	10%
Nonfamily multi-person households	87	4%	129	4%	*	*
Nonfamily single-person households	308	13%	592	20%	366	13%
Average household size	3.24	NA	3.17	NA	3.32	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 7-10: Burtonsville, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,448	100%	2,909	100%	2,725	100%
Less than \$50,000	*	*	605	21%	261	10%
\$50,000 to \$99,999	824	34%	801	28%	630	23%
\$100,000 to \$149,999	572	23%	722	25%	792	29%
\$150,000 to \$199,999	365	15%	388	13%	465	17%
\$200,000 or more	180	7%	393	14%	577	21%
Average household income	\$106,566	NA	\$120,377	NA	\$152,229	NA

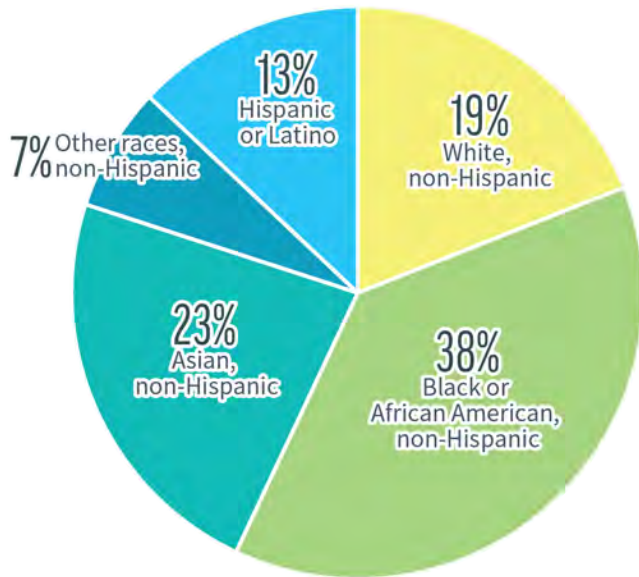
NA Not Applicable.

\* Estimates are not reliable.

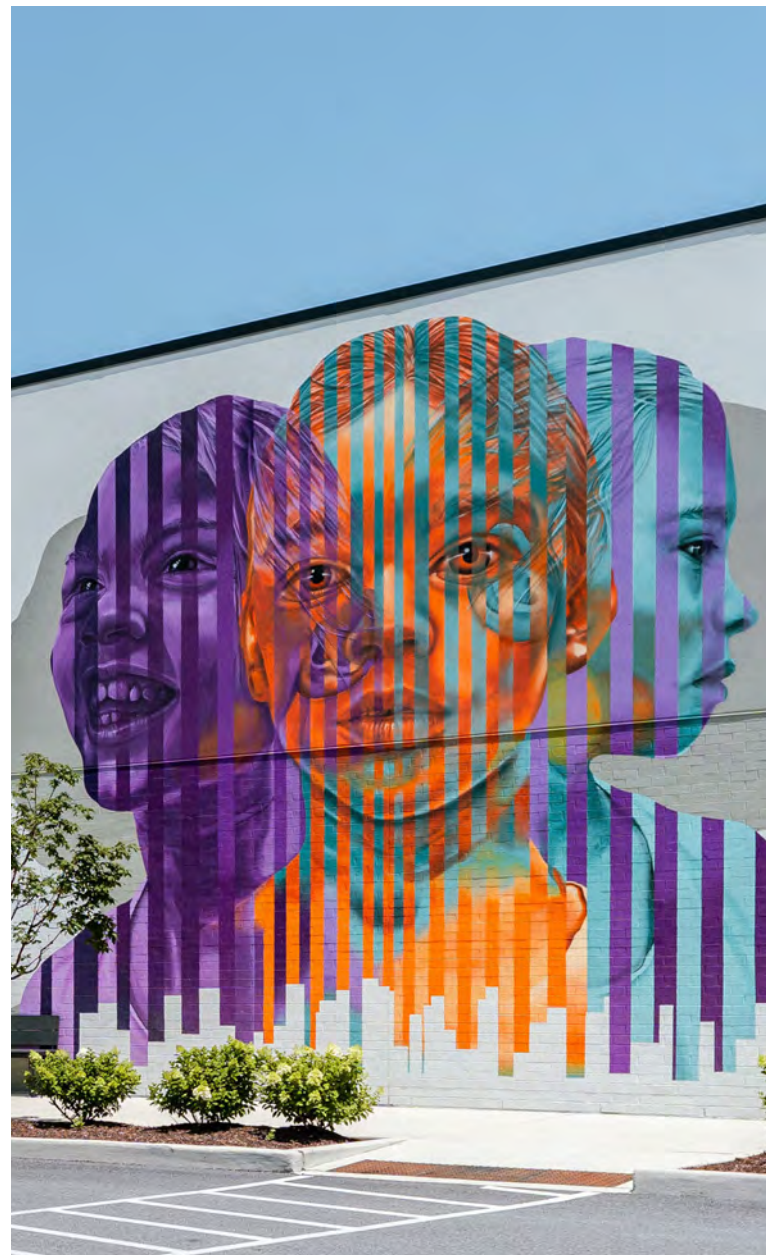
Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 7-1: Burtonsville, Percent by Race and Hispanic Ethnicity (2022)



Source: U.S. Census Bureau, 2022 American Community Survey, 5-year estimates.



# HOUSING

Burtonsville’s housing stock is predominantly single-family homes, with detached units outnumbering townhouses and comprising approximately half of all housing units. The community’s sole multi-family complex, Country Place Apartments, is located off U.S. Route 29 and was built in 1978. Approximately 84% of all housing units were built before 2010, and the majority of units constructed since has been single-family detached homes. More than

three-quarters of households owned their homes in 2022. Average home values remained flat at around \$521,000 from 2010 onward. Average rental costs did not experience a significant increase, and the average gross rent of \$2,174 per month in 2022 was close to the county average of around \$2,100 per month.

Table 7-11: Burtonsville, Housing Units by Year Built, Age, and Type (2024)

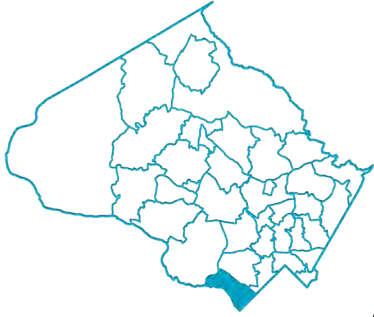
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	2,931	100%	1,498	100%	1,121	100%	312	100%
Before 1960	220	8%	220	15%	0	0%	0	0%
1960 to 1969	161	5%	161	11%	0	0%	0	0%
1970 to 1979	317	11%	125	8%	0	0%	192	62%
1980 to 1989	1,202	41%	435	29%	767	68%	0	0%
1990 to 1999	383	13%	157	10%	226	20%	0	0%
2000 to 2009	186	6%	151	10%	35	3%	0	0%
2010 or later	340	12%	247	16%	93	8%	0	0%
Unknown year	122	4%	2	0%	0	0%	120	38%
Average year built*	1986	NA	1983	NA	1991	NA	1979	NA
Average age*	38	NA	41	NA	33	NA	45	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

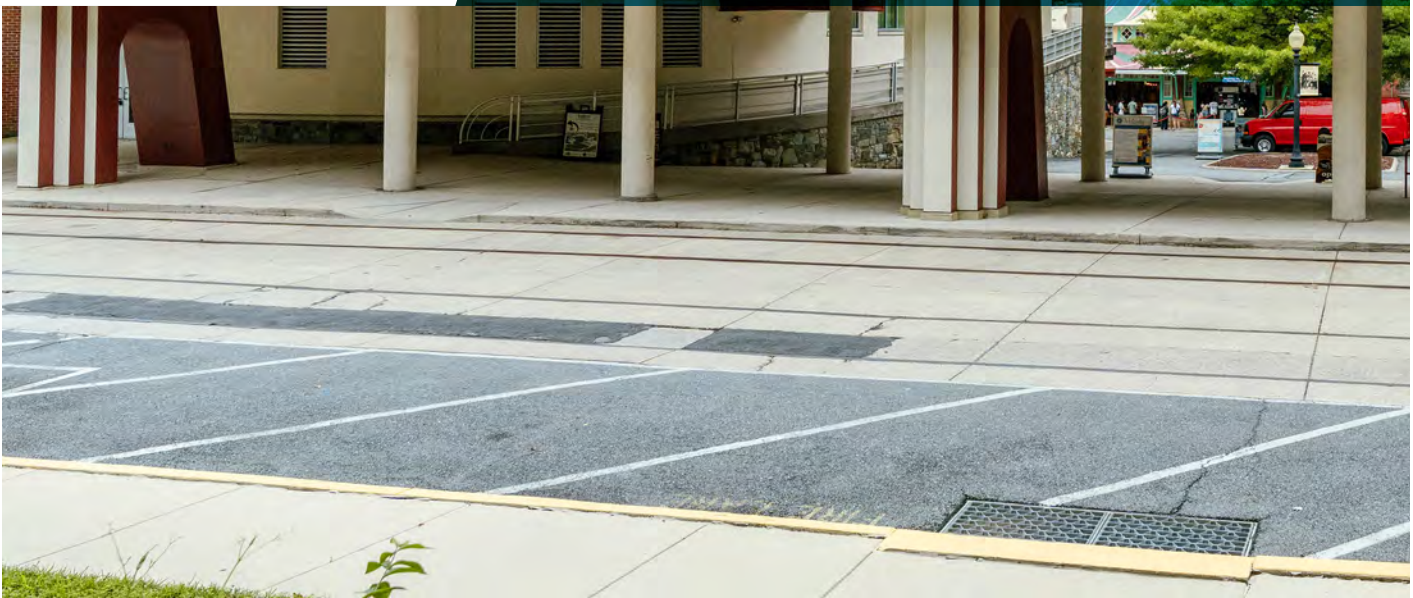
Table 7-12: Burtonsville, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	1,852	76%	2,115	73%	2,161	79%
Average homeowner costs (with mortgage)	\$3,210	NA	\$2,351	NA	\$2,804	NA
Average housing value (for homeowners)	\$521,202	NA	\$418,833	NA	\$521,428	NA
Rent-burdened households	*	*	486	67%	152	30%
Average gross rent	\$1,695	NA	\$1,790	NA	\$2,174	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Cabin John-Glen Echo



# PLACE

Table 8-1: Cabin John-Glen Echo, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	4,694
Total development (square feet)	23,966,120
<i>Key environmental indicators</i>	
Parkland (acres)	971
Tree canopy cover (percent)	51.62
<i>Key development types</i>	
Office use (square feet)	198,325
Retail use (square feet)	719,354
Industrial use (square feet)	479,442
Other use (square feet)	2,277,500
Residential use (dwelling units)	8,735

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 8-2: Cabin John-Glen Echo, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	7
Healthcare Facility	0
Library	1
Place of Worship	16
Police Facility	0
Public School	4
Recreation Center	1

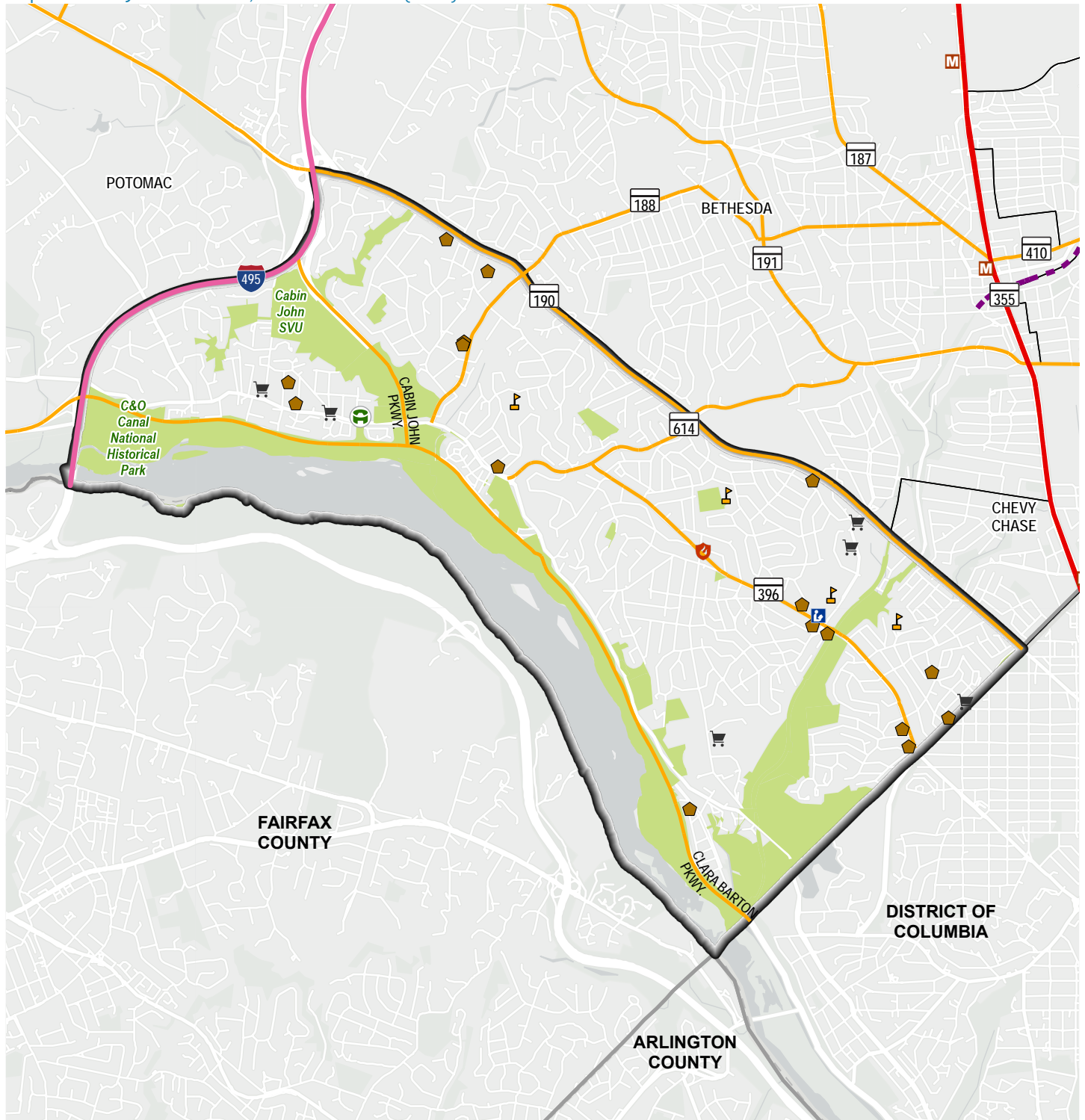
Source: Montgomery Planning (August 2024).

Cabin John-Glen Echo is the southernmost community in the county and is bordered by state Route 190 (River Road) to the north, the Washington, DC, boundary to the east, the Potomac River to the south, and I-495 (Capital Beltway) to the west. This community’s residential land primarily comprises single-family detached houses, plus a couple of large multi-family apartment buildings. A considerable portion of the CTA’s land is used for parks, with the Cabin John Stream Valley in the west and Little Falls Stream Valley in the east. The land along the Potomac River includes the C&O Canal National Historical Park and the Glen Echo Park, a former amusement park site that now hosts cultural organizations and artist studios.

Two existing mixed-use centers in the area are Westbard Square and the Shops at Sumner Place. Located along River Road, Westbard Square is a retail hub currently increasing its commercial space and adding an assisted living facility, redevelopment that is expected to be complete by 2027. Another small shopping mall with retail options with a planned multi-family development, the Shops at Sumner Place is located north of the Clara Barton Parkway. Institutional and community facilities in the area include four public schools, the Little Falls Library, and the National Intelligence University, which constitutes more than half of the square footage of “Other use” development listed in Table 8-1.



Map 8-1: Cabin John-Glen Echo, Places of Interest (2024)

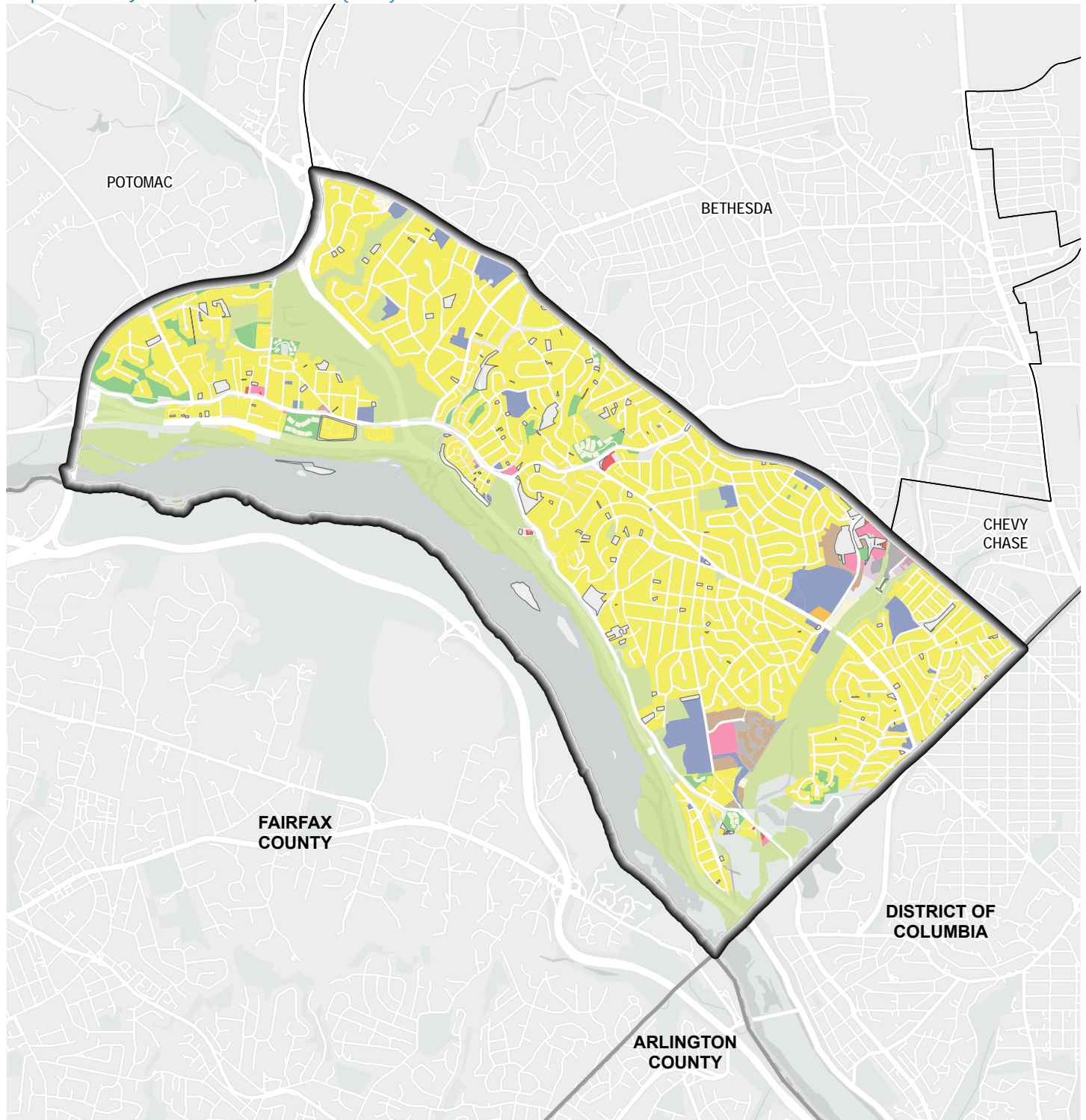


- |                                |                |               |                   |
|--------------------------------|----------------|---------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Fire Station  | Public School     |
| Freeway                        | Metro Station  | Grocery Store | Recreation Center |
| Major Road                     | Purple Line    | Library       | Place of Worship  |
|                                | Park           |               |                   |



Source: Montgomery Planning (August 2024).

Map 8-2: Cabin John-Glen Echo, Land Use (2024)



- |                                |                                  |                            |                        |           |
|--------------------------------|----------------------------------|----------------------------|------------------------|-----------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Retail                 | Utility   |
| Cultural                       | Multi-Family                     | Parking and Transportation | Single Family Attached | Vacant    |
| Industrial                     | Office                           | Parks                      | Single Family Detached | Warehouse |



Source: Montgomery Planning (August 2024).

Table 8-3: Cabin John-Glen Echo, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	3.2%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	1.8%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	17.4%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	39.1%
Utility	< 1.0%
Vacant	2.0%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
Source: Montgomery Planning (August 2024).



Cabin John-Glen Echo is one of the most educated and wealthy communities in Montgomery County, but little overall population growth occurred between 2010 and 2022. Among its 22,684 residents in 2022, 27% were under age 18, a relatively high share compared to most other communities in the county. However, the community had a relatively low percentage of young children (4%) as well as working-age adults (54%), led by a notable decrease of 21% in the population ages 35 to 44 after 2010. Families were the most common type of households, and 39% of all households had children as of 2022. Though it remained less racially diverse than most other communities, Cabin

John-Glen Echo’s residents of color nearly doubled from 14% to 27%, with particularly significant growth in the Hispanic population. High and stable levels of education were reflected in the very large percentage of adults ages 25 and over with at least a bachelor’s degree (90% in 2022), a majority of whom also had a graduate or professional degree. This community remained wealthy, with 58% of households earning \$200,000 or more in 2022, the only income group with growth since 2010. The average household income, already one of the highest in the county throughout the 2010-2022 period, increased by 46% to \$337,000 in 2022 (see Table 8-10 and Figure 8-1).

Table 8-4: Cabin John-Glen Echo, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	21,462	100%	22,081	100%	22,684	100%
0 to 4 years	1,279	6%	1,021	5%	876	4%
5 to 17 years	4,726	22%	4,676	21%	5,146	23%
18 to 34 years	2,090	10%	2,210	10%	2,635	12%
35 to 44 years	2,945	14%	2,701	12%	2,321	10%
45 to 64 years	6,975	32%	7,178	33%	7,332	32%
65 years and older	3,447	16%	4,295	19%	4,374	19%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 8-5: Cabin John-Glen Echo, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	21,462	100%	22,081	100%	22,684	100%
White, non-Hispanic	18,459	86%	18,008	82%	16,631	73%
Black or African American, non-Hispanic	*	*	370	2%	715	3%
Asian, non-Hispanic	1,205	6%	1,771	8%	1,919	8%
Other races, non-Hispanic	*	*	699	3%	1,284	6%
Hispanic or Latino	1,088	5%	1,233	6%	2,135	9%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 8-6: Cabin John-Glen Echo, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	20,183	100%	21,060	100%	21,808	100%
Speak non-English language at home	4,221	21%	4,275	20%	5,346	25%
Speak English less than “very well”	*	*	812	4%	871	4%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 8-7: Cabin John-Glen Echo, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	14,452	100%	15,121	100%	15,131	100%
No high school degree	*	*	*	*	290	2%
High school degree or some college education	2,017	14%	1,876	12%	1,124	7%
Bachelor’s degree only	4,214	29%	4,120	27%	4,748	31%
Graduate or professional degree	8,027	56%	8,927	59%	8,969	59%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 8-8: Cabin John-Glen Echo, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	10,657	100%	10,673	100%	11,055	100%
Commuted by driving	8,135	76%	7,883	74%	6,414	58%
Car-free commute	1,347	13%	1,668	16%	993	9%
Worked from home	1,102	10%	990	9%	3,469	31%
Percent of households with no vehicles	*	*	207	3%	186	2%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 8-9: Cabin John-Glen Echo, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	8,120	100%	8,168	100%	8,164	100%
Family households	5,912	73%	6,100	75%	6,508	80%
Families with children	3,226	40%	2,815	34%	3,174	39%
Single-parent families with children	*	*	265	3%	372	5%
Nonfamily multi-person households	392	5%	323	4%	135	2%
Nonfamily single-person households	1,816	22%	1,745	21%	1,521	19%
Average household size	2.64	NA	2.69	NA	2.77	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 8-10: Cabin John-Glen Echo, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	8,120	100%	8,168	100%	8,164	100%
Less than \$50,000	*	*	810	10%	618	8%
\$50,000 to \$99,999	1,331	16%	1,068	13%	906	11%
\$100,000 to \$149,999	1,383	17%	1,345	16%	1,001	12%
\$150,000 to \$199,999	1,110	14%	1,044	13%	933	11%
\$200,000 or more	3,397	42%	3,901	48%	4,706	58%
Average household income	\$231,601	NA	\$257,679	NA	\$337,207	NA

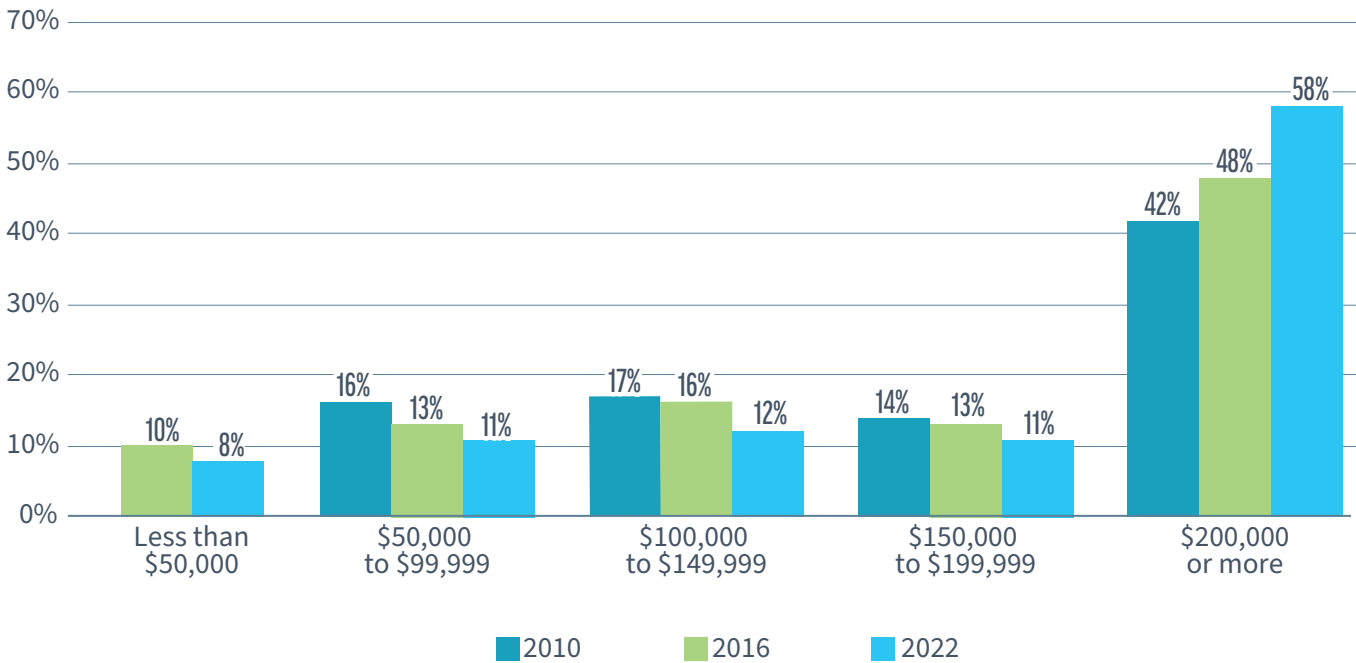
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 8-1: Cabin John-Glen Echo, Percent by Household Income (2010, 2016, 2022)



Note: Estimate for the category "Less than \$50,000" in 2010 is not reliable and therefore not shown.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

# HOUSING

The housing stock in Cabin John-Glen Echo was predominantly single-family detached homes in 2024, though a notable number of multi-family units also existed, with over half of these in condominium buildings in the Westbard area and around the Shops at Sumner Place. Just over half of all housing units was built before 1960—and 93% before 2010—and limited housing growth occurred after 2010. Most households (84%) in the area

were homeowners in 2022. This community’s high housing values and costs partly reflect the wealth of many of its residents. Average home values between 2010 and 2022 were considerably greater than the county average and increased by 41% to \$1,262,000. While average homeowner costs rose by 29% since 2010, average gross rents increased by 52% during this same period, partly explaining the 58% of renters who were cost-burdened in 2022.

Table 8-11: Cabin John-Glen Echo, Housing Units by Year Built, Age, and Type (2024)

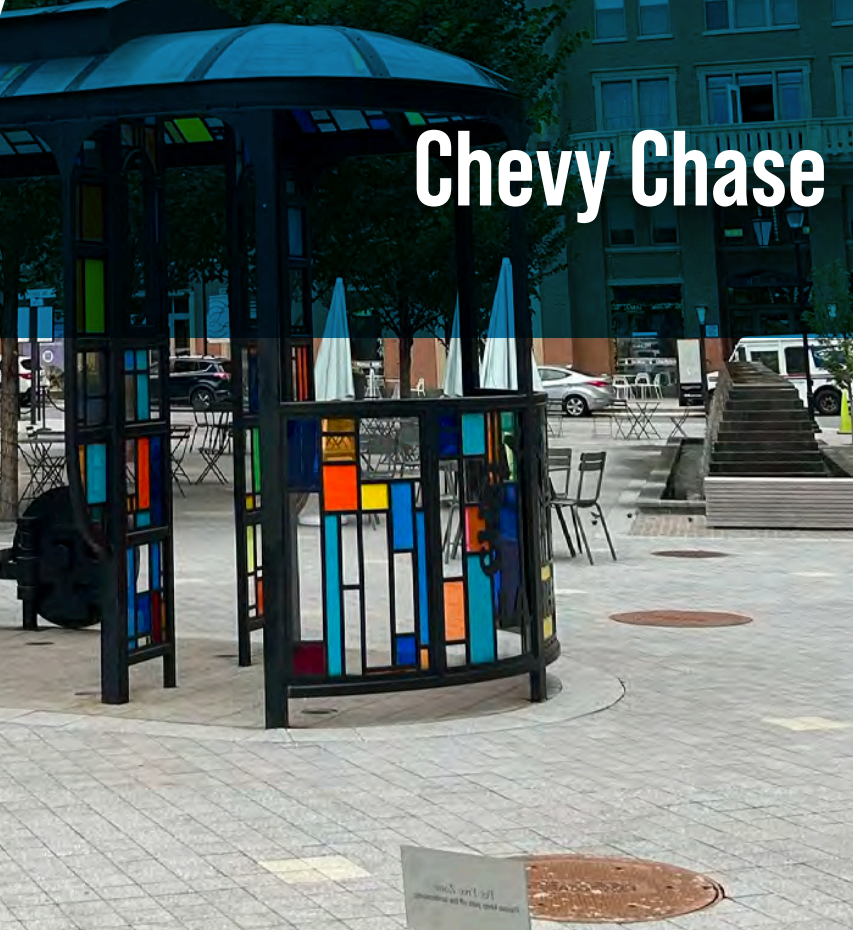
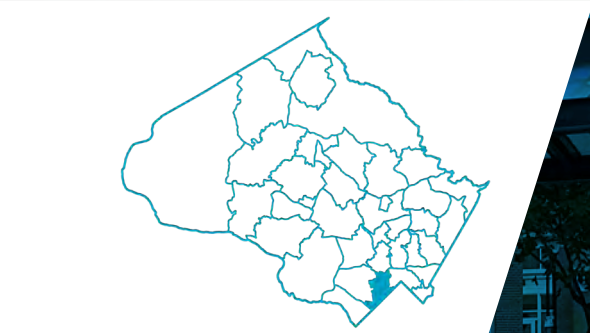
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	8,735	100%	7,066	100%	337	100%	1,332	100%
Before 1960	4,455	51%	4,301	61%	0	0%	154	12%
1960 to 1969	1,254	14%	831	12%	37	11%	386	29%
1970 to 1979	865	10%	364	5%	0	0%	501	38%
1980 to 1989	720	8%	457	6%	247	73%	16	1%
1990 to 1999	248	3%	236	3%	12	4%	0	0%
2000 to 2009	616	7%	358	5%	0	0%	258	19%
2010 or later	560	6%	519	7%	41	12%	0	0%
Unknown year	17	0%	0	0%	0	0%	17	1%
Average year built*	1965	NA	1962	NA	1986	NA	1975	NA
Average age*	59	NA	62	NA	38	NA	49	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 8-12: Cabin John-Glen Echo, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,780	83%	7,032	86%	6,897	84%
Average homeowner costs (with mortgage)	\$3,893	NA	\$3,968	NA	\$5,037	NA
Average housing value (for homeowners)	\$897,978	NA	\$1,017,873	NA	\$1,262,213	NA
Rent-burdened households	*	*	539	49%	671	58%
Average gross rent	\$2,170	NA	\$2,254	NA	\$3,291	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Chevy Chase

# PLACE

Table 9-1: Chevy Chase, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,929
Total development (square feet)	28,542,541
<i>Key environmental indicators</i>	
Parkland (acres)	268
Tree canopy cover (percent)	47.62
<i>Key development types</i>	
Office use (square feet)	2,069,616
Retail use (square feet)	880,613
Industrial use (square feet)	68,073
Other use (square feet)	1,250,634
Residential use (dwelling units)	12,360

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 9-2: Chevy Chase, Places of Interest (2024)

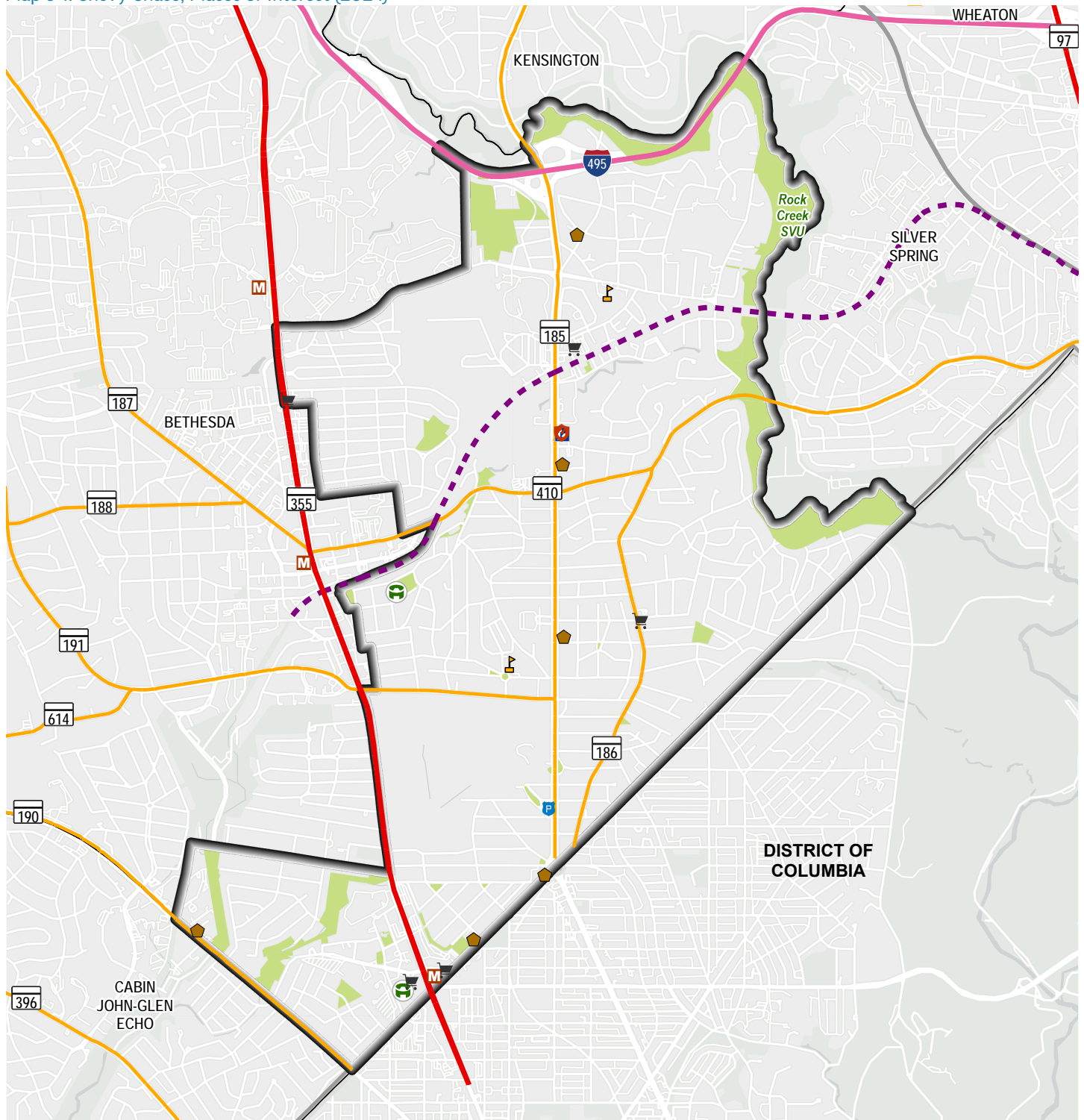
Place of Interest	Number
Fire Station	1
Grocery Store	5
Healthcare Facility	0
Library	1
Place of Worship	6
Police Facility	1
Public School	2
Recreation Center	2

Source: Montgomery Planning (August 2024).

Chevy Chase is in the southern part of Montgomery County, with Washington, DC, as its southeast boundary and the Rock Creek Stream Valley as its northeast boundary. I-495 (Capital Beltway) passes across the northernmost part of the CTA, and state Route 185 (Connecticut Avenue) runs through the middle of the community. The southern portion of this CTA includes Friendship Heights, one of the county’s designated downtowns with a Metrorail Red Line station. The community will have a Purple Line station at Chevy Chase Lake, a new mixed-use development along Connecticut Avenue. Nearly half of the land is used for residential purposes, primarily single-family detached units, but multi-family structures are more common in Friendship Heights and around Chevy Chase Lake. Open space, recreation areas, and parks account for more than 20% of land use, with much of this located in the Columbia Country Club and Chevy Chase Club (the large green parcels in Map 9-2) and in Rock Creek Park. Retail uses, including grocery stores and shopping centers, are concentrated near the existing and future transit stations. Located in Friendship Heights, the site of the GEICO Corporate office is the largest single office use parcel, accounting for one-quarter of the two million square feet of office development listed in Table 9-1. Many public facilities are located along Connecticut Avenue, including a police station, a library, and a fire station. The large cultural parcel in the area’s northeast (see Map 9-2) is the Historic Woodend Sanctuary and Mansion, Nature Forward’s headquarters that also serves as an event venue available for rent by the public.



Map 9-1: Chevy Chase, Places of Interest (2024)

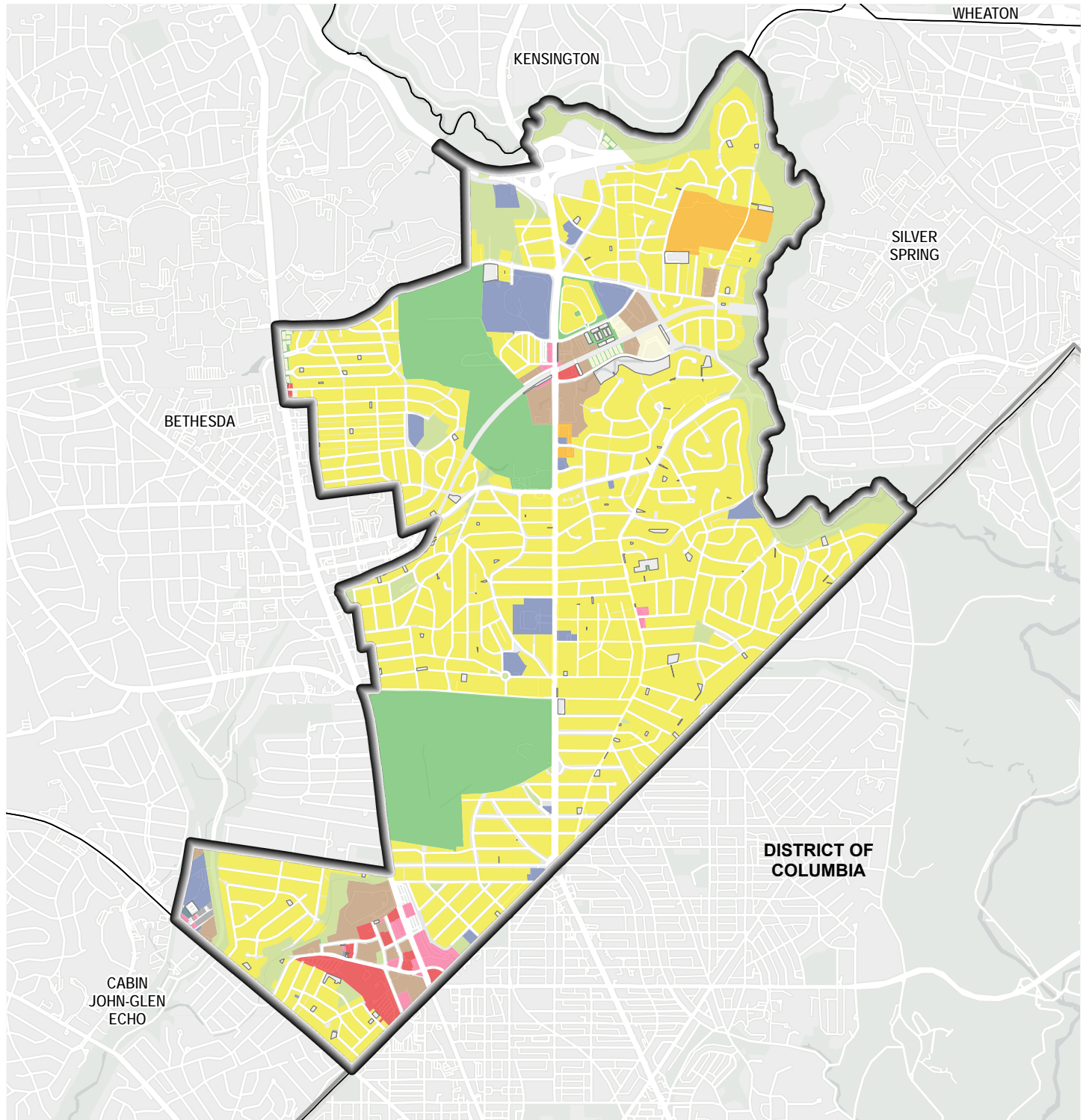


Community Trends Area Boundary	Metrorail Line	Fire Station	Police Facility
Freeway	Metro Station	Grocery Store	Public School
Major Road	Purple Line	Library	Recreation Center
	MARC Line	Place of Worship	
	Park		

N  
 0      1/2      1  
 Miles

Source: Montgomery Planning (August 2024).

Map 9-2: Chevy Chase, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Single Family Detached |
| Cultural                       | Multi-Family                     | Parking and Transportation | Retail                   | Utility                |
| Industrial                     | Office                           | Parks                      | Single Family Attached   | Vacant                 |
|                                |                                  |                            | Warehouse                |                        |



Source: Montgomery Planning (August 2024).

Table 9-3: Chevy Chase, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	9.1%
Cultural	1.5%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	3.2%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	46.2%
Multi-Family	2.9%	Utility	< 1.0%
Office	1.2%	Vacant	1.2%
Open Space/Recreation	11.8%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Chevy Chase was home to 25,881 residents in 2022, with almost no change in its total population since 2010. This community has remained highly educated and wealthy relative to others in the county: 61% of adults ages 25 and over had a graduate or professional degree, a high level of educational attainment that stayed constant from 2010 to 2022. The growth of households in the highest income bracket is also notable; as Table 9-10 and Figure 9-1 show, the share of households earning \$200,000 or more grew from 31% to 49% between 2010 and 2022, and the average household income increased by 53%.

Other demographic characteristics of the community also remained relatively unchanged between 2010 and

2022. Older adult residents (ages 65 and over) consistently comprised around 25% of the population, and children (under age 18) constituted about 21%. Since 2010, approximately 60% of households have been families, and one-third of households have been people living alone. Chevy Chase continued to be less racially diverse than other CTAs, with more than three-quarters of residents identifying as White in 2022. Related to the area’s proximity to public transit, nearly one-third of workers in both 2010 and 2016 opted for a car-free commute, while a sizeable share (13%) of households did not own a vehicle. The share of workers with a car-free commute, however, declined by 2022 following the COVID-19 pandemic and the resulting uptick in work-from-home arrangements.

Table 9-4: Chevy Chase, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	26,088	100%	26,014	100%	25,881	100%
0 to 4 years	1,272	5%	1,463	6%	1,024	4%
5 to 17 years	4,062	16%	4,314	17%	4,282	17%
18 to 34 years	4,332	17%	3,777	15%	3,562	14%
35 to 44 years	3,250	12%	2,831	11%	2,879	11%
45 to 64 years	7,393	28%	7,311	28%	7,684	30%
65 years and older	5,778	22%	6,318	24%	6,450	25%

Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 9-5: Chevy Chase, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	26,088	100%	26,014	100%	25,881	100%
White, non-Hispanic	21,595	83%	20,915	80%	19,743	76%
Black or African American, non-Hispanic	788	3%	771	3%	1,289	5%
Asian, non-Hispanic	1,294	5%	1,555	6%	1,782	7%
Other races, non-Hispanic	*	*	794	3%	1,483	6%
Hispanic or Latino	1,744	7%	1,978	8%	1,584	6%

\* Estimates are not reliable. Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 9-6: Chevy Chase, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	24,816	100%	24,551	100%	24,857	100%
Speak non-English language at home	5,266	21%	5,642	23%	4,568	18%
Speak English less than “very well”	*	*	1,436	6%	598	2%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 9-7: Chevy Chase, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	19,204	100%	18,820	100%	18,788	100%
No high school degree	*	*	271	1%	336	2%
High school degree or some college education	2,932	15%	2,605	14%	1,911	10%
Bachelor’s degree only	5,346	28%	5,606	30%	5,103	27%
Graduate or professional degree	10,492	55%	10,339	55%	11,438	61%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 9-8: Chevy Chase, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	13,035	100%	12,564	100%	12,979	100%
Commuted by driving	7,945	61%	7,191	57%	5,782	45%
Car-free commute	3,857	30%	3,835	31%	2,697	21%
Worked from home	1,078	8%	1,425	11%	4,276	33%
Percent of households with no vehicles	1,439	13%	1,450	13%	1,445	13%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 9-9: Chevy Chase, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,413	100%	10,977	100%	11,075	100%
Family households	6,859	60%	6,780	62%	6,804	61%
Families with children	2,989	26%	3,045	28%	2,884	26%
Single-parent families with children	*	*	367	3%	371	3%
Nonfamily multi-person households	613	5%	410	4%	647	6%
Nonfamily single-person households	3,941	35%	3,787	34%	3,624	33%
Average household size	2.23	NA	2.33	NA	2.32	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 9-10: Chevy Chase, Household Income

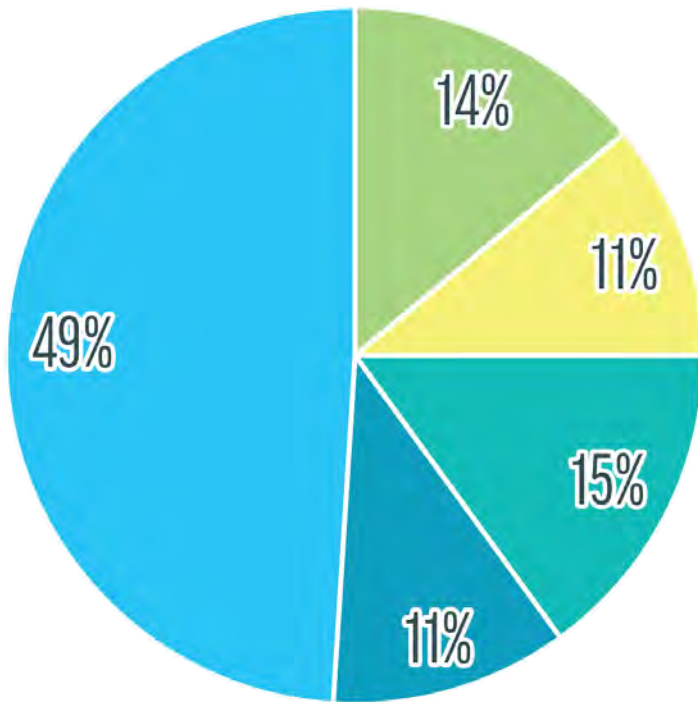
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,413	100%	10,977	100%	11,075	100%
Less than \$50,000	1,851	16%	1,616	15%	1,561	14%
\$50,000 to \$99,999	2,654	23%	2,066	19%	1,167	11%
\$100,000 to \$149,999	1,922	17%	1,766	16%	1,666	15%
\$150,000 to \$199,999	1,416	12%	1,447	13%	1,219	11%
\$200,000 or more	3,569	31%	4,082	37%	5,462	49%
Average household income	\$201,293	NA	\$230,965	NA	\$308,061	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

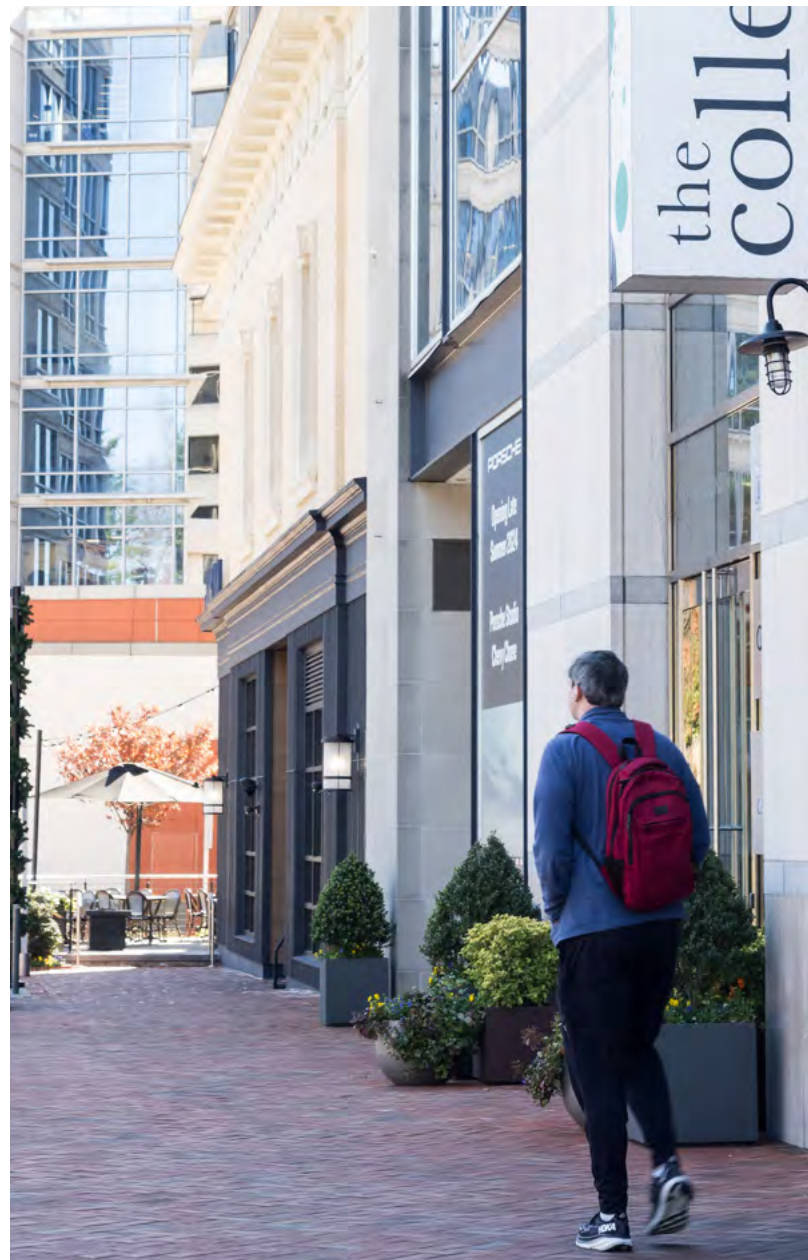
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 9-1: Chevy Chase, Percent by Household Income (2022)



- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 or more

Source: U.S. Census Bureau, 2022 American Community Survey, 5-year estimates.



# HOUSING

In 2024, just over half of the housing stock in Chevy Chase was single-family detached homes, with most of the remaining half in large multi-family buildings. Single-family detached homes were the original housing form in this area, with 79% of units built before 1960, whereas nearly all multi-family units were constructed after 1960. Since 2010, 65% of new units built were in multi-family developments. While the homeownership rate of 69% in 2022 was not a significant change from the rate in 2010, housing values and costs have risen rapidly in Chevy Chase: Average home values increased by 54% from 2010 to 2022, one of the highest percentage growth rates of any community. The average home value of \$1,368,000 in 2022 was the highest in the county, with 65% of housing units valued at more than \$1,000,000. Housing costs also increased, and at a

faster rate for renters than homeowners. While average homeowner costs grew by 25%, average gross rent rose by 57% to more than \$3,000 per month, compared with the county average of \$2,092 per month. Despite this increase, the percentage of renter households who were burdened by housing costs remained constant near 50%.



*Average home values in Chevy Chase increased by 54% from 2010 to 2022, one of the highest percentage growth rates of any community.*

Table 9-11: Chevy Chase, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	12,360	100%	6,306	100%	212	100%	5,842	100%
Before 1960	5,071	41%	5,004	79%	0	0%	67	1%
1960 to 1969	1,700	14%	300	5%	76	36%	1,324	23%
1970 to 1979	960	8%	55	1%	0	0%	905	15%
1980 to 1989	1,526	12%	64	1%	0	0%	1,462	25%
1990 to 1999	931	8%	163	3%	5	2%	763	13%
2000 to 2009	823	7%	338	5%	53	25%	432	7%
2010 or later	1,303	11%	382	6%	78	37%	843	14%
Unknown year	46	0%	0	0%	0	0%	46	1%
Average year built*	1968	NA	1950	NA	1995	NA	1987	NA
Average age*	56	NA	74	NA	29	NA	37	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 9-12: Chevy Chase, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	7,473	65%	7,410	68%	7,626	69%
Average homeowner costs (with mortgage)	\$4,034	NA	\$4,002	NA	\$5,035	NA
Average housing value (for homeowners)	\$889,881	NA	\$1,025,642	NA	\$1,368,354	NA
Rent-burdened households	1,621	43%	1,730	50%	1,602	48%
Average gross rent	\$1,944	NA	\$2,365	NA	\$3,054	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Clarksburg

10

# PLACE

Table 10-1: Clarksburg, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	19,190
Total development (square feet)	28,812,566
<i>Key environmental indicators</i>	
Parkland (acres)	7,107
Tree canopy cover (percent)	51.97
<i>Key development types</i>	
Office use (square feet)	342,427
Retail use (square feet)	609,568
Industrial use (square feet)	931,586
Other use (square feet)	1,251,425
Residential use (dwelling units)	11,036

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 10-2: Clarksburg, Places of Interest (2024)

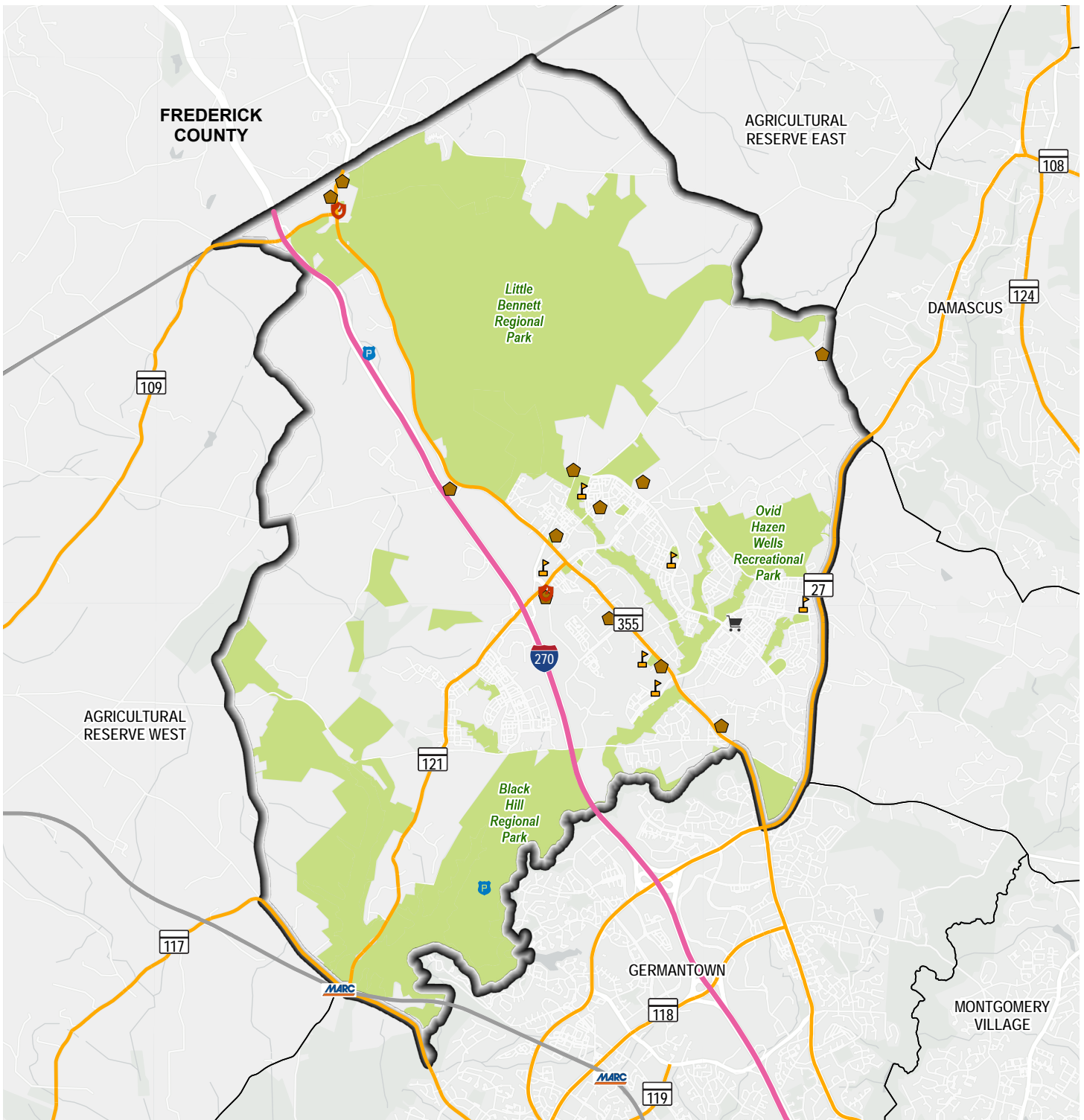
Place of Interest	Number
Fire Station	2
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	12
Police Facility	2
Public School	6
Recreation Center	0

Source: Montgomery Planning (August 2024).

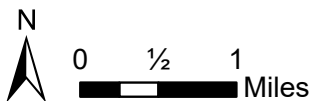
Clarksburg, located in the northwest part of the county along I-270, is a medium-sized center of population and activity that has grown rapidly since 2010 with new housing units and the development of the Clarksburg Premium Outlets, a large shopping destination for the region. The community has several public facilities, including two fire stations and six public schools (see Map 10-1). Northern portions of this CTA fall within the Agricultural Reserve, and the area also borders Frederick County to the north. Almost one-quarter of the community’s land goes to agricultural uses, and another 38% is parkland, with Little Bennett Regional Park as a major regional recreational spot. Only 18% of the land is used for housing, mostly single-family detached units and townhouses. The large research and development parcel in the southern part of Clarksburg next to I-270 (see Map 10-2) is the site of the former COMSAT Laboratories building, designed by renowned architect César Pelli. Given Clarksburg’s location on the county’s edge, it has a larger share of vacant land relative to other communities.



Map 10-1: Clarksburg, Places of Interest (2024)

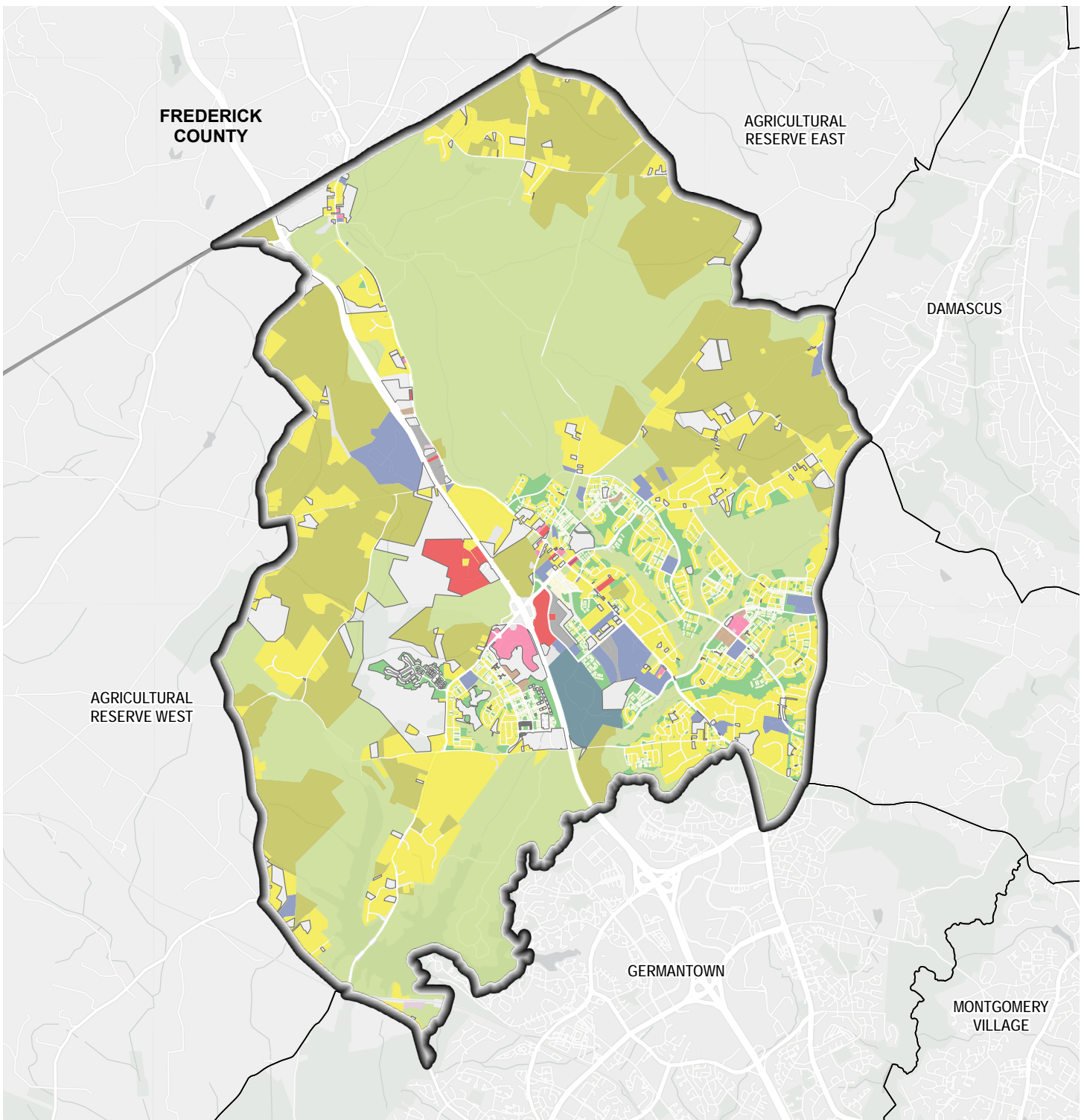


- |                                |              |                  |                 |
|--------------------------------|--------------|------------------|-----------------|
| Community Trends Area Boundary | Major Road   | Fire Station     | Police Facility |
| Freeway                        | MARC Line    | Grocery Store    | Public School   |
|                                | MARC Station | Place of Worship |                 |
|                                | Park         |                  |                 |

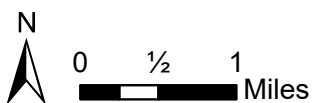


Source: Montgomery Planning (August 2024).

Map 10-2: Clarksburg, Land Use (2024)



- |                      |                                  |                            |                          |                        |
|----------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Trends Area Boundary | Institutional/Community Facility | Office                     | Research and Development | Single Family Detached |
| Agriculture          | Mixed-Use Office                 | Open Space/Recreation      | Retail                   | Utility                |
| Industrial           | Multi-Family                     | Parking and Transportation | Single Family Attached   | Vacant                 |
|                      | Parks                            |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 10-3: Clarksburg, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	22.9%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	2.2%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	3.6%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	37.9%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	1.0%
Single-Family Detached	16.5%
Utility	< 1.0%
Vacant	7.3%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Once among the least densely populated parts of Montgomery County, Clarksburg experienced significant population growth in recent years—a 137% increase from 12,823 in 2010 to 30,437 in 2022. This growth added nearly 18,000 residents and was the most rapid population expansion of any community in the county during this time. Many new residents were families with children, which comprised nearly half of all households, the largest share of all communities. Accordingly, residents under age 18 made up 30% of the population by 2022, compared with the county share of 23%. The enormous population growth

also brought other changes, including racial diversity; while all racial and ethnic groups increased in numbers, Clarksburg’s Black and Asian populations grew at a faster pace, by 252% and 217%, respectively. As a result, in 2022, Clarksburg had one of the largest concentrations of Asian residents in the county. This period also saw shifts in educational attainment, with the share of adults ages 25 and over holding at least a bachelor’s degree increasing from 55% to 65%, and the number of households earning \$200,000 or more also grew rapidly, increasing the average household income by 25%.

Table 10-4: Clarksburg, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	12,823	100%	22,097	100%	30,437	100%
0 to 4 years	1,016	8%	1,856	8%	2,298	8%
5 to 17 years	2,379	19%	4,925	22%	6,562	22%
18 to 34 years	2,959	23%	4,172	19%	4,692	15%
35 to 44 years	2,290	18%	4,129	19%	5,710	19%
45 to 64 years	3,363	26%	5,350	24%	8,263	27%
65 years and older	*	*	1,665	8%	2,912	10%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-5: Clarksburg, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	12,823	100%	22,097	100%	30,437	100%
White, non-Hispanic	6,065	47%	8,271	37%	9,010	30%
Black or African American, non-Hispanic	1,451	11%	3,946	18%	5,109	17%
Asian, non-Hispanic	3,547	28%	6,463	29%	11,259	37%
Other races, non-Hispanic	*	*	776	4%	1,686	6%
Hispanic or Latino	1,353	11%	2,641	12%	3,373	11%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-6: Clarksburg, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	11,807	100%	20,241	100%	28,139	100%
Speak non-English language at home	4,658	39%	8,382	41%	12,339	44%
Speak English less than “very well”	*	*	2,544	13%	3,835	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-7: Clarksburg, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	8,423	100%	13,945	100%	20,025	100%
No high school degree	*	*	859	6%	1,163	6%
High school degree or some college education	3,292	39%	4,636	33%	5,856	29%
Bachelor's degree only	2,537	30%	4,366	31%	6,815	34%
Graduate or professional degree	2,092	25%	4,084	29%	6,191	31%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-8: Clarksburg, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	6,796	100%	10,730	100%	15,037	100%
Commuted by driving	5,993	88%	9,047	84%	10,923	73%
Car-free commute	*	*	1,128	11%	425	3%
Worked from home	455	7%	482	4%	3,485	23%
Percent of households with no vehicles	*	*	80	1%	243	3%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-9: Clarksburg, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,021	100%	6,407	100%	9,366	100%
Family households	3,390	84%	5,491	86%	7,913	84%
Families with children	1,978	49%	3,491	54%	4,556	49%
Single-parent families with children	*	*	464	7%	788	8%
Nonfamily multi-person households	*	*	204	3%	295	3%
Nonfamily single-person households	443	11%	712	11%	1,158	12%
Average household size	3.09	NA	3.36	NA	3.19	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-10: Clarksburg, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,021	100%	6,407	100%	9,366	100%
Less than \$50,000	*	*	797	12%	914	10%
\$50,000 to \$99,999	942	23%	1,353	21%	1,649	18%
\$100,000 to \$149,999	1,072	27%	1,633	25%	1,601	17%
\$150,000 to \$199,999	798	20%	1,134	18%	1,979	21%
\$200,000 or more	690	17%	1,489	23%	3,223	34%
Average household income	\$142,893	NA	\$146,991	NA	\$178,306	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Once an area with only single-family detached homes, the housing stock in Clarksburg expanded and diversified tremendously as new neighborhoods developed along I-270. Housing construction in this area flourished in the 21st century, with 88% of existing units built since 2000, the majority of those since 2010 (see Table 10-11 and Figure 10-1). Townhouses comprised 52% of the units added since 2010, increasing their share of the total housing stock to 43%. In line with the large percentage of single-family homes (93%), the community consistently had a high homeownership rate approaching 90%. Clarksburg’s average home values and homeowner costs in 2022 were slightly below those of the county, while its average monthly gross rent was slightly higher. Average

home values and average homeowner costs declined between 2010 and 2016 before rising back to previous levels in 2022, while average rental costs remained relatively constant during this period.



*Housing construction in Clarksburg flourished in the 21st century, with 88% of its existing units built since 2000, the majority of those since 2010.*

Table 10-11: Clarksburg, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	11,036	100%	5,450	100%	4,762	100%	824	100%
Before 1960	277	3%	277	5%	0	0%	0	0%
1960 to 1969	284	3%	284	5%	0	0%	0	0%
1970 to 1979	350	3%	350	6%	0	0%	0	0%
1980 to 1989	142	1%	142	3%	0	0%	0	0%
1990 to 1999	232	2%	232	4%	0	0%	0	0%
2000 to 2009	3,529	32%	1,921	35%	1,510	32%	98	12%
2010 or later	6,218	56%	2,244	41%	3,252	68%	722	88%
Unknown year	4	0%	0	0%	0	0%	4	0%
Average year built*	2007	NA	2001	NA	2013	NA	2015	NA
Average age*	17	NA	23	NA	11	NA	9	NA

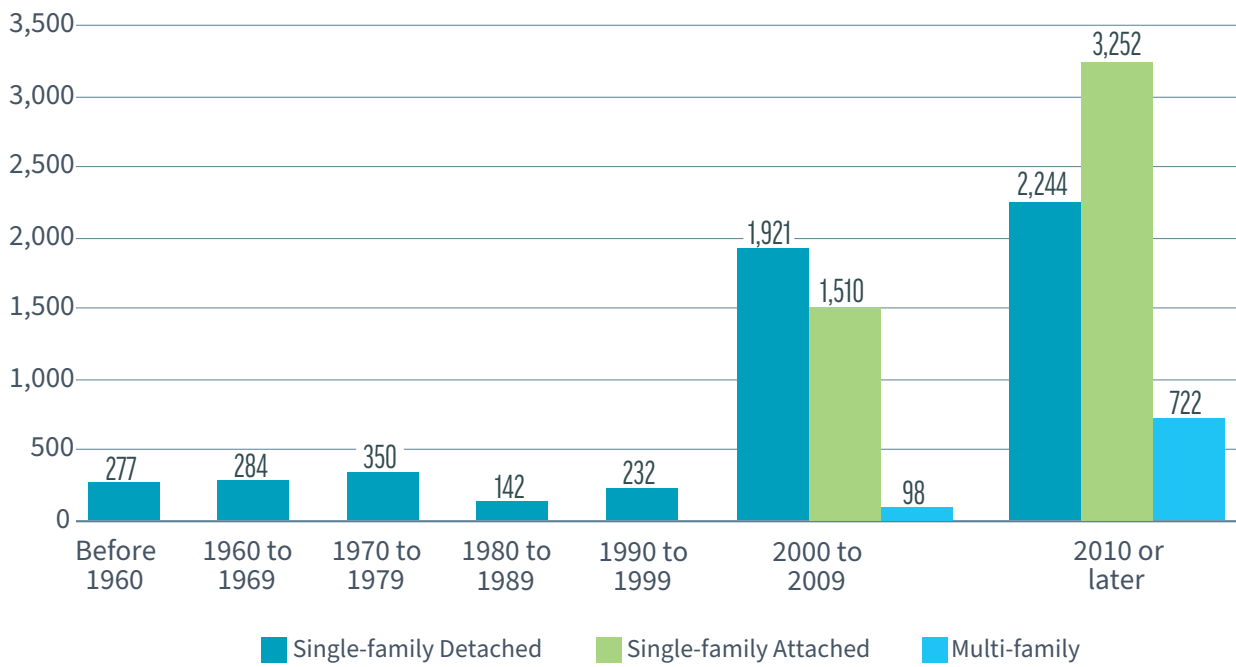
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 10-12: Clarksburg, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,508	87%	5,602	87%	8,361	89%
Average homeowner costs (with mortgage)	\$3,047	NA	\$2,788	NA	\$3,126	NA
Average housing value (for homeowners)	\$572,288	NA	\$454,238	NA	\$611,707	NA
Rent-burdened households	*	*	396	51%	520	55%
Average gross rent	\$2,154	NA	\$2,206	NA	\$2,225	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 10-1: Clarksburg, Number of Housing Units by Year Built and Type (2024)



Note: No single-family attached or multi-family units were built prior to 2000.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).





# CLOVERLY

# PLACE

Table 11-1: Cloverly, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,515
Total development (square feet)	12,347,732
<i>Key environmental indicators</i>	
Parkland (acres)	2,045
Tree canopy cover (percent)	52.48
<i>Key development types</i>	
Office use (square feet)	0
Retail use (square feet)	173,938
Industrial use (square feet)	0
Other use (square feet)	939,568
Residential use (dwelling units)	4,881

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 11-2: Cloverly, Places of Interest (2024)

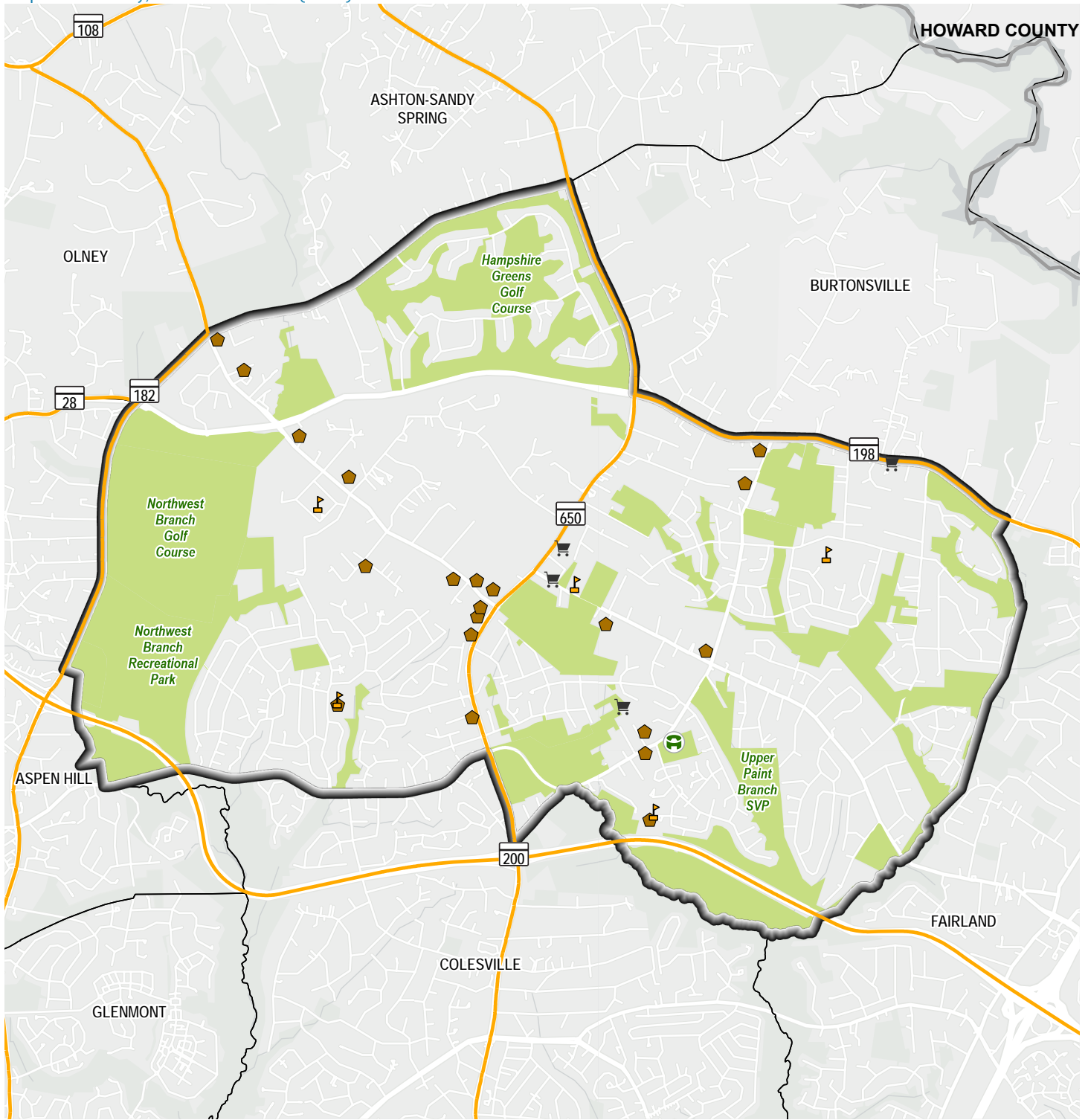
Place of Interest	Number
Fire Station	0
Grocery Store	4
Healthcare Facility	0
Library	0
Place of Worship	21
Police Facility	0
Public School	5
Recreation Center	1

Source: Montgomery Planning (August 2024).

Cloverly is a small residential community in the eastern part of the county with state Route 198 (Spencerville Road) marking part of the northern boundary, Route 200 (Intercounty Connector) running through southern portions of the CTA, Route 182 (Layhill Road) as its western border, and Route 650 (New Hampshire Avenue) passing through the middle from north to south. This community has significant green space, with 35% of land area used for parks and open space. Among many recreational opportunities are two golf courses—Northwest Golf Course and Hampshire Greens Golf Course—as well as the Northwest Branch Recreational Park with its small National Capital Trolley Museum and the Upper Paint Branch Stream Valley Park. Cloverly is a predominantly residential community with no office or industrial uses, and 40% of its land is used for housing, mainly single-family detached units. Along New Hampshire Avenue in the CTA’s center, Cloverly Village Center and surrounding retail areas form the community’s commercial core with a grocery store and other shops. Five public schools and 21 places of worship contribute to the 5% of the community’s institutional/ community facility land use (see Table 11-3) and over 900,000 square feet of its “Other use” development (see Table 11-1).



Map 11-1: Cloverly, Places of Interest (2024)

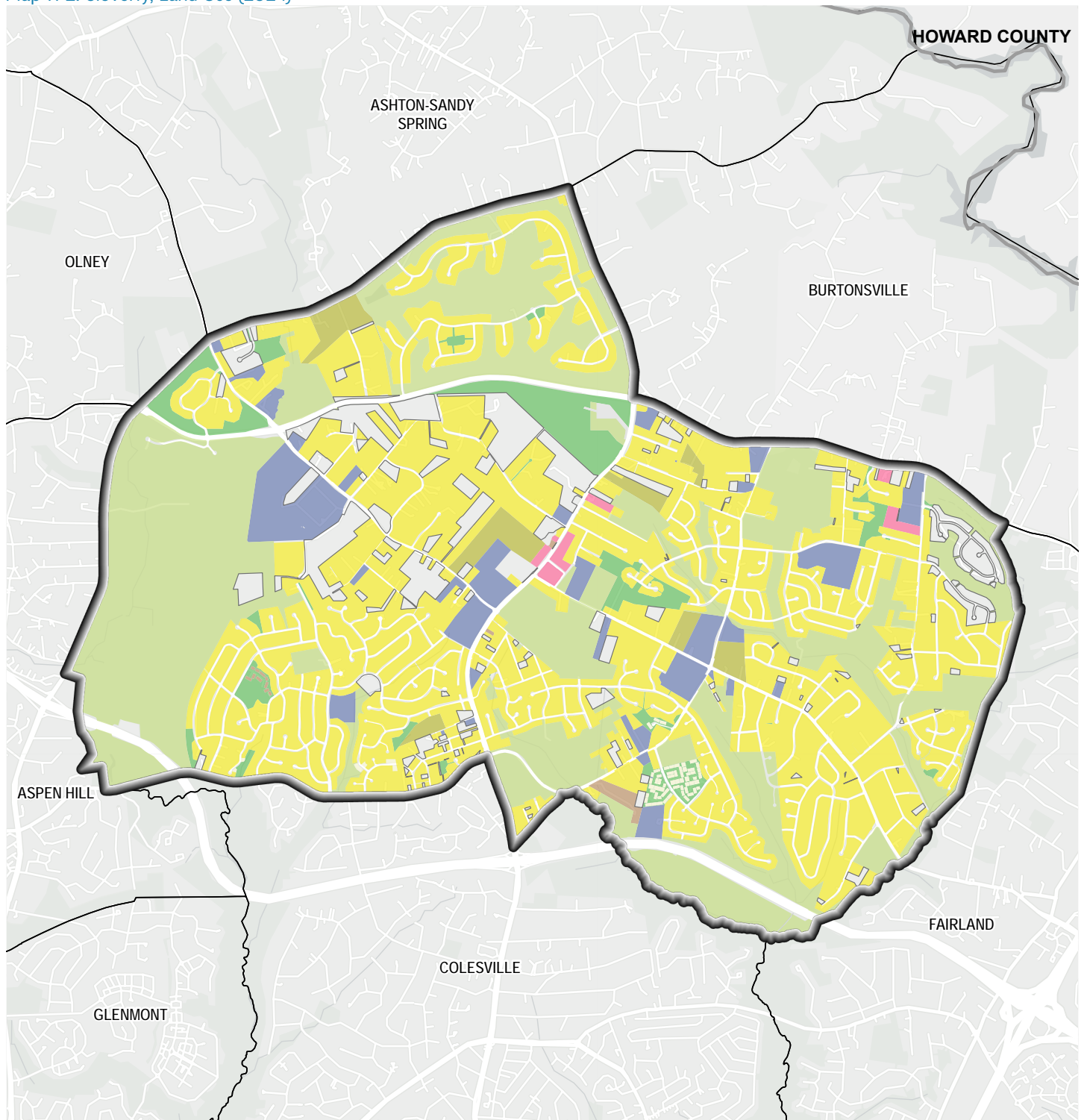


- |                                |                  |                   |
|--------------------------------|------------------|-------------------|
| Community Trends Area Boundary | Park             | Public School     |
| Major Road                     | Grocery Store    | Recreation Center |
|                                | Place of Worship |                   |

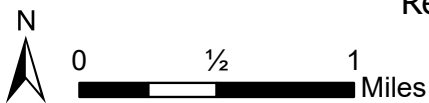


Source: Montgomery Planning (August 2024).

Map 11-2: Cloverly, Land Use (2024)



- |                                |                                  |        |                        |
|--------------------------------|----------------------------------|--------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Parks  | Single Family Detached |
| Agriculture                    | Multi-Family                     | Retail | Utility                |
| Open Space/Recreation          | Single Family Attached           | Vacant |                        |



Source: Montgomery Planning (August 2024).

Table 11-3: Cloverly, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	1.9%	Parks	31.4%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	5.0%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	39.9%
Multi-Family	< 1.0%	Utility	< 1.0%
Office	< 1.0%	Vacant	6.4%
Open Space/Recreation	3.8%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Cloverly was home to 15,412 residents in 2022, a number that remained nearly constant since 2010. The older adult population (ages 65 and over) saw more growth than any other age group in this time, increasing by 58% between 2010 and 2022. Meanwhile, the Hispanic population doubled in size from 10% to 20%, and the White population declined from nearly half of the total population to one-third of residents (see Table 11-5 and Figure 11-1). Compared to other communities, Cloverly has consistently

had a higher share of family households (around 85%) and a lower share of single-person households (less than 15%). Educational attainment in the area remained stable between 2010 and 2022, with more than 55% of adults ages 25 and over holding at least a bachelor's degree. Steady growth in the number of households earning \$200,000 or more from 2010 to 2022 raised the community's average household income by 24%.

Table 11-4: Cloverly, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	15,256	100%	15,331	100%	15,412	100%
0 to 4 years	879	6%	1,121	7%	893	6%
5 to 17 years	2,792	18%	2,075	14%	2,268	15%
18 to 34 years	2,498	16%	3,205	21%	2,883	19%
35 to 44 years	1,692	11%	1,494	10%	2,130	14%
45 to 64 years	5,565	36%	4,781	31%	4,352	28%
65 years and older	1,830	12%	2,655	17%	2,886	19%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 11-5: Cloverly, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	15,256	100%	15,331	100%	15,412	100%
White, non-Hispanic	7,454	49%	6,140	40%	5,189	34%
Black or African American, non-Hispanic	3,644	24%	4,498	29%	4,153	27%
Asian, non-Hispanic	2,428	16%	2,777	18%	2,032	13%
Other races, non-Hispanic	*	*	509	3%	1,028	7%
Hispanic or Latino	1,471	10%	1,407	9%	3,010	20%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 11-6: Cloverly, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	14,377	100%	14,210	100%	14,519	100%
Speak non-English language at home	4,606	32%	4,758	33%	5,830	40%
Speak English less than "very well"	*	*	1,561	11%	1,592	11%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 11-7: Cloverly, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	10,202	100%	10,896	100%	10,775	100%
No high school degree	*	*	461	4%	677	6%
High school degree or some college education	3,987	39%	3,865	35%	3,930	36%
Bachelor's degree only	3,010	30%	2,931	27%	3,353	31%
Graduate or professional degree	2,654	26%	3,639	33%	2,815	26%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 11-8: Cloverly, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	7,795	100%	8,012	100%	7,431	100%
Commuted by driving	6,547	84%	6,901	86%	5,235	70%
Car-free commute	774	10%	633	8%	302	4%
Worked from home	447	6%	463	6%	1,735	23%
Percent of households with no vehicles	*	*	89	2%	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 11-9: Cloverly, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	4,950	100%	4,909	100%	4,754	100%
Family households	4,218	85%	4,071	83%	4,083	86%
Families with children	1,685	34%	1,518	31%	1,517	32%
Single-parent families with children	*	*	256	5%	137	3%
Nonfamily multi-person households	*	*	148	3%	192	4%
Nonfamily single-person households	659	13%	690	14%	479	10%
<i>Average household size</i>	3.08	NA	3.12	NA	3.23	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 11-10: Cloverly, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,950	100%	4,909	100%	4,754	100%
Less than \$50,000	*	*	622	13%	490	10%
\$50,000 to \$99,999	1,359	27%	1,216	25%	1,099	23%
\$100,000 to \$149,999	1,218	25%	1,363	28%	916	19%
\$150,000 to \$199,999	758	15%	810	17%	697	15%
\$200,000 or more	974	20%	898	18%	1,552	33%
Average household income	\$140,075	NA	\$141,159	NA	\$174,261	NA

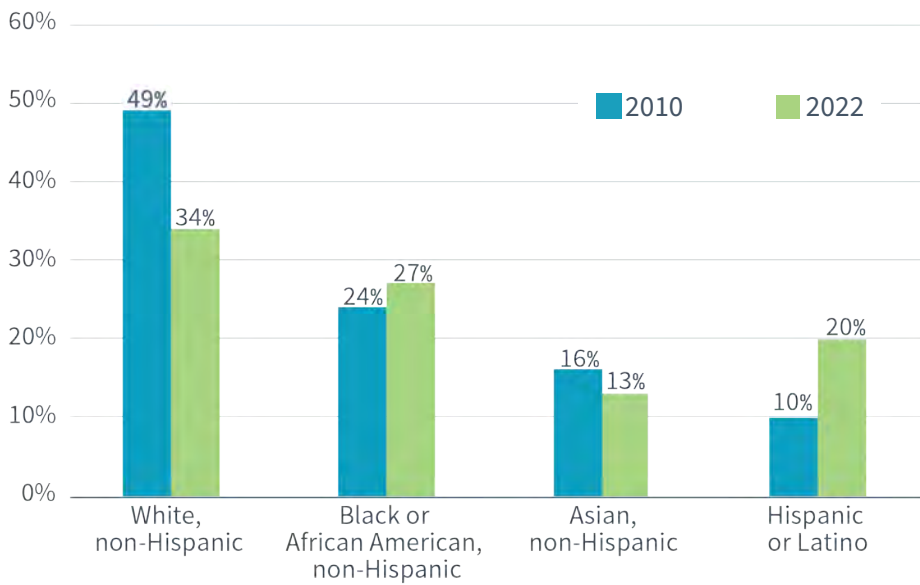
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 11-1: Cloverly, Percent by Race and Hispanic Ethnicity (2010, 2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Cloverly was comprised of mostly single-family detached homes (89%) in 2024, with some townhouses (8%) and multi-family units (3%) as well. Among existing units, 98% were built prior to 2010, with the vast majority of these constructed between 1960 and 1989. In line with the predominance of single-family homes, this community maintained very high homeownership rates of approximately 90%. While average home values decreased by 12% between 2010 to 2016, they then rose by 37% to \$654,000 in 2022, a value slightly below that of the county.

Average housing costs for homeowners and renters saw less significant change between 2010 and 2022.



*Cloverly maintained very high homeownership rates of approximately 90 percent since 2010.*

Table 11-11: Cloverly, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	4,881	100%	4,349	100%	389	100%	143	100%
Before 1960	415	9%	415	10%	0	0%	0	0%
1960 to 1969	685	14%	684	16%	0	0%	1	1%
1970 to 1979	1,107	23%	1,107	25%	0	0%	0	0%
1980 to 1989	1,988	41%	1,466	34%	380	98%	142	99%
1990 to 1999	297	6%	293	7%	4	1%	0	0%
2000 to 2009	313	6%	313	7%	0	0%	0	0%
2010 or later	76	2%	71	2%	5	1%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1978	NA	1978	NA	1985	NA	1983	NA
Average age*	46	NA	46	NA	39	NA	41	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

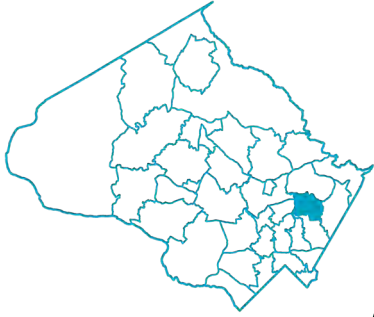
Table 11-12: Cloverly, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,469	90%	4,460	91%	4,282	90%
Average homeowner costs (with mortgage)	\$2,790	NA	\$2,738	NA	\$3,231	NA
Average housing value (for homeowners)	\$544,208	NA	\$476,868	NA	\$654,108	NA
Rent-burdened households	*	*	234	54%	239	53%
Average gross rent	\$1,466	NA	\$1,885	NA	\$1,772	NA

NA Not Applicable.

\* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Colesville

# PLACE

Table 12-1: Colesville, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,380
Total development (square feet)	11,683,850
<i>Key environmental indicators</i>	
Parkland (acres)	560
Tree canopy cover (percent)	52.35
<i>Key development types</i>	
Office use (square feet)	70,442
Retail use (square feet)	200,171
Industrial use (square feet)	0
Other use (square feet)	791,067
Residential use (dwelling units)	5,191

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 12-2: Colesville, Places of Interest (2024)

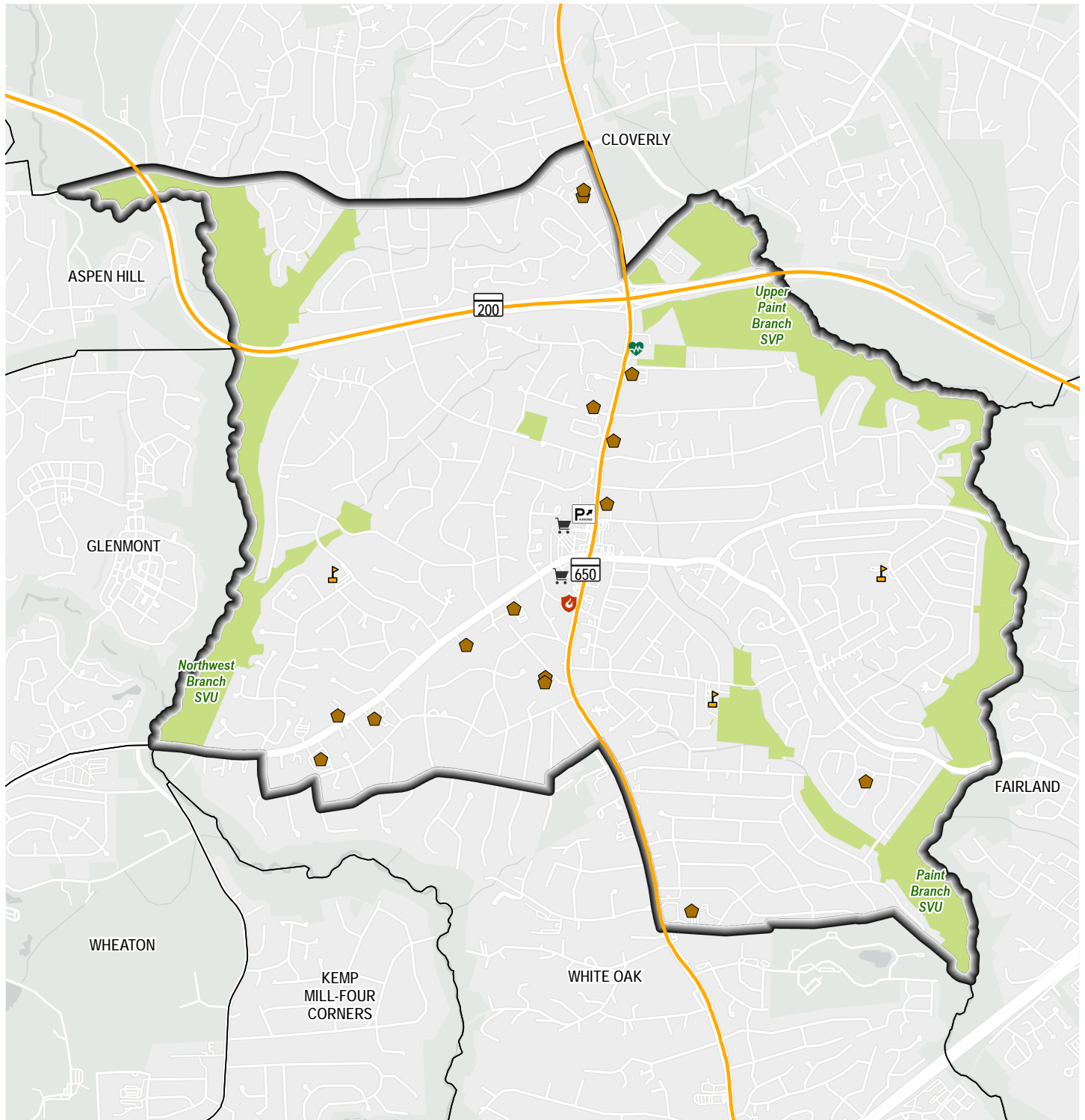
Place of Interest	Number
Fire Station	1
Grocery Store	2
Healthcare Facility	1
Library	0
Place of Worship	15
Police Facility	0
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

Colesville, located in the eastern part of the county, has Route 200 (Intercounty Connector) traversing through its northern section and Route 650 (New Hampshire Avenue) running through its center from north to south. An overwhelmingly residential community, Colesville has the largest share of land used for single-family detached housing (56%) of any CTA. Among the few multi-family buildings, two are assisted living homes for older adults that account for the “Other use” development type listed in Table 12-1. The area is flanked on two sides by stream valley parks—Northwest Branch on the western edge and Paint Branch on the eastern edge. Many of the community facilities, including the Hillandale Fire Department Station 24, the Colesville Park & Ride Lot, and several places of worship, are located along New Hampshire Avenue. Also along this road and in the center of the CTA lies a retail core that includes the Colesville Center shopping plaza with a grocery store, a gas station, and several eateries.



Map 12-1: Colesville, Places of Interest (2024)

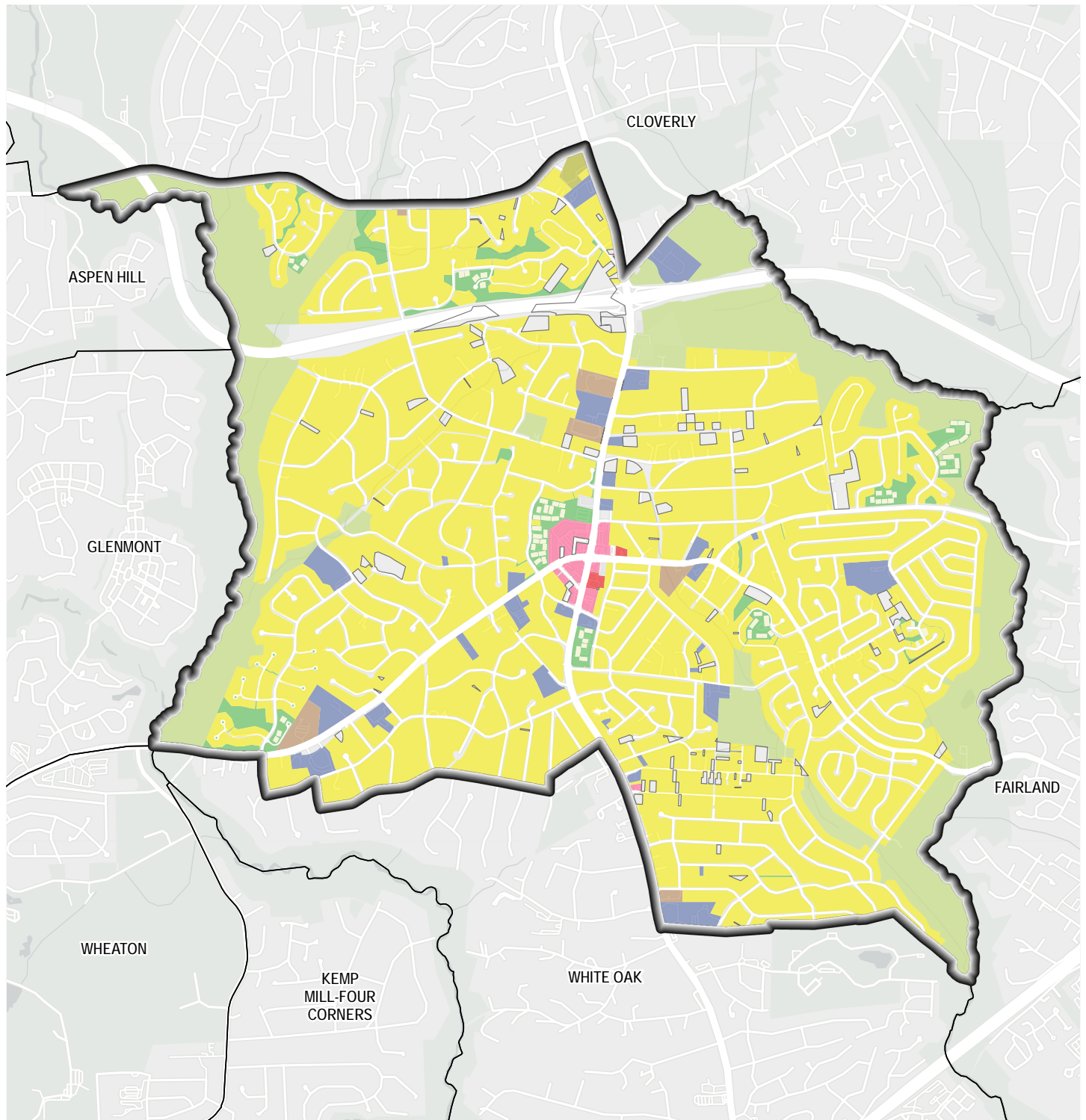


- |                                |                   |                     |                  |
|--------------------------------|-------------------|---------------------|------------------|
| Community Trends Area Boundary | Park              | Grocery Store       | Place of Worship |
| Major Road                     | Park and Ride Lot | Healthcare Facility | Public School    |
|                                | Fire Station      |                     |                  |



Source: Montgomery Planning (August 2024).

Map 12-2: Colesville, Land Use (2024)



Community Trends Area Boundary	Institutional/Community Facility	Open Space/Recreation	Single Family Detached
Agriculture	Multi-Family	Parks	Utility
Office	Retail	Single Family Attached	Vacant

N  
0      1/2      1  
Miles

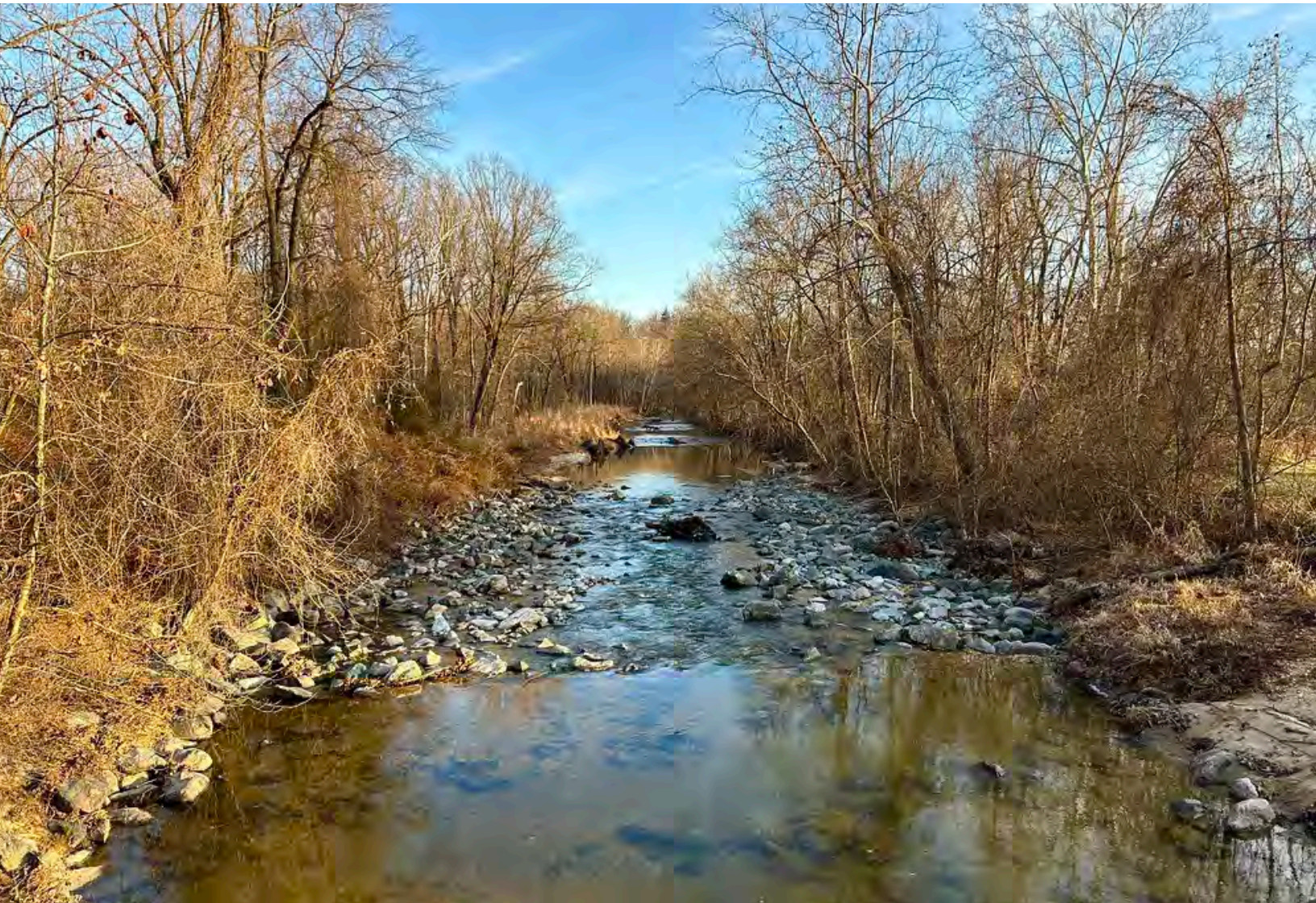
Source: Montgomery Planning (August 2024).

Table 12-3: Colesville, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	3.0%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	2.3%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	16.8%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	56.2%
Utility	< 1.0%
Vacant	2.4%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Colesville had 14,747 residents in 2022 and saw little change in its total population from 2010. However, the older adult population increased by 59% in that time and was the fastest growing age group in the area (see Table 12-4 and Figure 12-1). As a result, in 2022, Colesville had the second highest share of residents ages 65 and over of any community, following the Leisure World CTA, which is predominantly a retirement community. In 2010, no one racial or ethnic group in Colesville constituted a majority, and the population continued to diversify through 2022, when its White and Black populations were the largest groups, each with slightly less than one-third of the total population. More than half of residents ages 25 and over held at least a bachelor's degree, and their numbers increased by 21% after 2010, with those who obtained a

bachelor's degree only accounting for most of this growth. Colesville's household composition remained relatively unchanged; 75% or more of households were families, and people living alone comprised about 20% of all households. Furthermore, the average household income increased by 23% between 2010 and 2022, partly due to the number of households earning \$200,000 or more doubling.



*Since 2010, no single racial or ethnic group constituted a majority of residents in Colesville, and the community's population has continued to diversify.*

Table 12-4: Colesville, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	14,630	100%	14,271	100%	14,747	100%
0 to 4 years	678	5%	413	3%	447	3%
5 to 17 years	2,676	18%	2,556	18%	2,308	16%
18 to 34 years	2,272	16%	2,167	15%	2,233	15%
35 to 44 years	1,645	11%	1,748	12%	1,408	10%
45 to 64 years	4,724	32%	4,458	31%	4,165	28%
65 years and older	2,635	18%	2,929	21%	4,186	28%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 12-5: Colesville, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	14,630	100%	14,271	100%	14,747	100%
White, non-Hispanic	5,884	40%	4,859	34%	4,716	32%
Black or African American, non-Hispanic	4,619	32%	4,113	29%	4,478	30%
Asian, non-Hispanic	2,294	16%	2,728	19%	2,790	19%
Other races, non-Hispanic	*	*	800	6%	761	5%
Hispanic or Latino	1,651	11%	1,771	12%	2,002	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 12-6: Colesville, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	13,952	100%	13,858	100%	14,300	100%
Speak non-English language at home	4,540	33%	5,357	39%	6,216	43%
Speak English less than “very well”	*	*	1,792	13%	2,228	16%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 12-7: Colesville, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	9,997	100%	10,175	100%	10,985	100%
No high school degree	*	*	780	8%	858	8%
High school degree or some college education	4,053	41%	4,361	43%	3,885	35%
Bachelor’s degree only	2,275	23%	2,237	22%	2,968	27%
Graduate or professional degree	2,895	29%	2,797	27%	3,274	30%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 12-8: Colesville, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	7,666	100%	6,878	100%	6,797	100%
Commuted by driving	6,243	81%	5,619	82%	4,364	64%
Car-free commute	948	12%	848	12%	396	6%
Worked from home	436	6%	398	6%	1,802	27%
Percent of households with no vehicles	*	*	197	4%	248	5%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 12-9: Colesville, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,879	100%	4,884	100%	5,230	100%
Family households	3,867	79%	3,809	78%	3,923	75%
Families with children	1,418	29%	1,571	32%	1,372	26%
Single-parent families with children	*	*	334	7%	359	7%
Nonfamily multi-person households	*	*	82	2%	244	5%
Nonfamily single-person households	912	19%	993	20%	1,063	20%
Average household size	2.99	NA	2.89	NA	2.78	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 12-10: Colesville, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,879	100%	4,884	100%	5,230	100%
Less than \$50,000	*	*	939	19%	961	18%
\$50,000 to \$99,999	1,284	26%	1,260	26%	1,110	21%
\$100,000 to \$149,999	1,140	23%	1,162	24%	818	16%
\$150,000 to \$199,999	837	17%	671	14%	704	13%
\$200,000 or more	788	16%	852	17%	1,637	31%
Average household income	\$131,108	NA	\$131,282	NA	\$160,863	NA

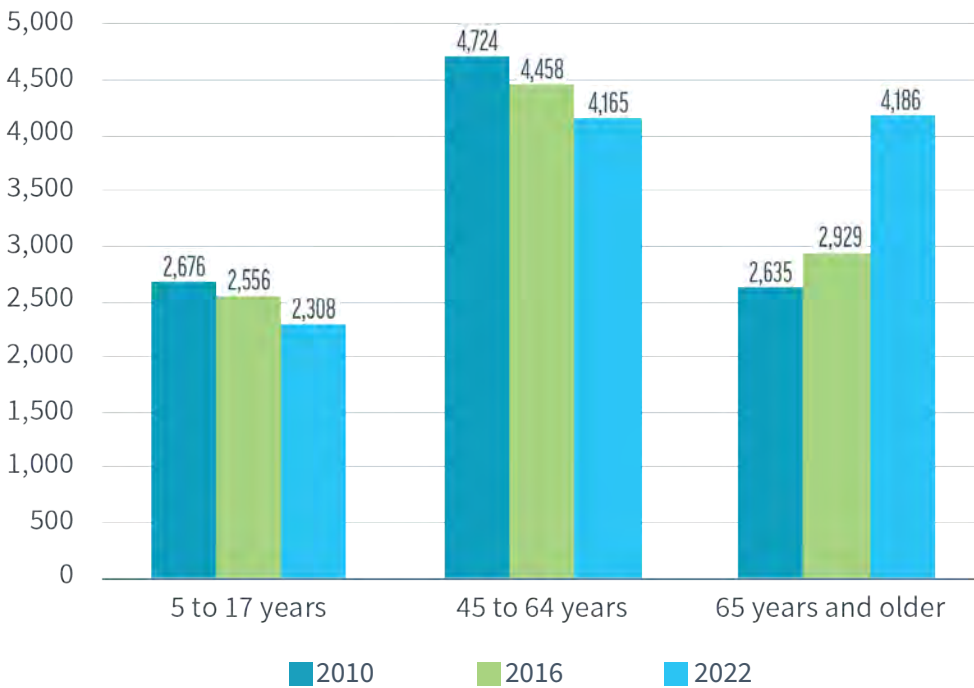
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 12-1: Colesville, Number of People by Age (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

# HOUSING

Colesville is a predominantly single-family community with detached homes comprising most of its housing. Nearly all existing units were built before 2010, the vast majority between 1960 and 1989, and very little housing growth occurred since 2010. The only multi-family units in the area are two apartment complexes for residents ages 62 and over (Randolph Village and Willow Manor at Colesville) on Randolph Road and two assisted living homes (Wilshire Estates and Colesville Manor) on New Hampshire Avenue. Given the large percentage of single-family units, most

households owned their homes, with a homeownership rate of 84% in 2022. The community had modest home values and housing costs compared to other parts of the county; while average home values decreased by 12% from 2010 to 2016, they increased by 27% to \$558,000 in 2022, which was lower than the county’s average home value of \$705,564. Average homeowner costs and average gross rent did not see significant change since 2010 and also remained lower than county averages.

Table 12-11: Colesville, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
<i>Total housing units</i>	5,191	100%	4,589	100%	389	100%	213	100%
Before 1960	680	13%	680	15%	0	0%	0	0%
1960 to 1969	2,297	44%	2,297	50%	0	0%	0	0%
1970 to 1979	370	7%	370	8%	0	0%	0	0%
1980 to 1989	1,119	22%	771	17%	348	89%	0	0%
1990 to 1999	507	10%	338	7%	39	10%	130	61%
2000 to 2009	186	4%	101	2%	2	1%	83	39%
2010 or later	32	1%	32	1%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
<i>Average year built*</i>	1972	NA	1970	NA	1987	NA	2000	NA
<i>Average age*</i>	52	NA	54	NA	37	NA	24	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 12-12: Colesville, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,537	93%	4,473	92%	4,399	84%
<i>Average homeowner costs (with mortgage)</i>	\$2,691	NA	\$2,529	NA	\$2,796	NA
<i>Average housing value (for homeowners)</i>	\$499,321	NA	\$437,935	NA	\$558,170	NA
Rent-burdened households	*	*	236	63%	580	70%
<i>Average gross rent</i>	\$1,040	NA	\$1,104	NA	\$1,772	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Connecticut-Veirs Mill Crossroads

# PLACE

Table 13-1: Connecticut-Veirs Mill Crossroads, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	1,709
Total development (square feet)	7,804,069
<i>Key environmental indicators</i>	
Parkland (acres)	275
Tree canopy cover (percent)	38.64
<i>Key development types</i>	
Office use (square feet)	52,519
Retail use (square feet)	186,531
Industrial use (square feet)	0
Other use (square feet)	852,163
Residential use (dwelling units)	6,383

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 13-2: Connecticut-Veirs Mill Crossroads, Places of Interest (2024)

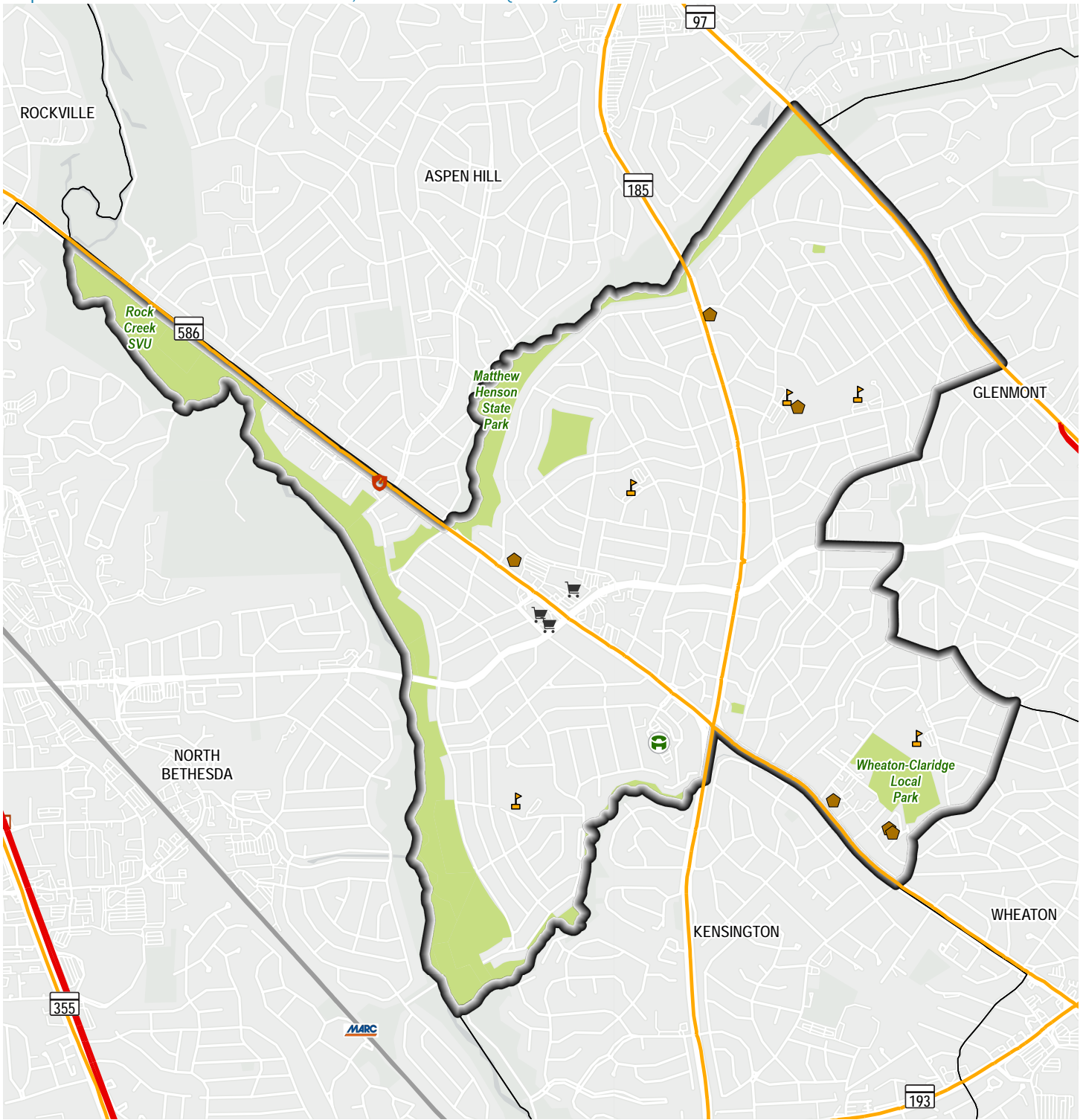
Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	0
Library	0
Place of Worship	6
Police Facility	0
Public School	5
Recreation Center	1

Source: Montgomery Planning (August 2024).

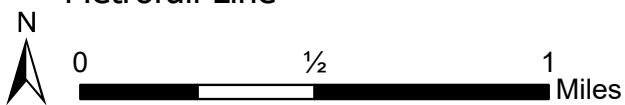
Connecticut-Veirs Mill Crossroads is a primarily residential community in the southern part of the county that derives its name from state Routes 185 (Connecticut Avenue) and 586 (Veirs Mill Road) that, with Randolph Road, form the area’s major transportation corridors. Housing accounts for 52% of the land use, most of which is for single-family detached properties. Single-family attached homes, concentrated as duplexes in the Connecticut Avenue Estates neighborhood near Wheaton Claridge Local Park, constitute 5% of the CTA’s residential land use. A significant portion of the community’s parkland is found in Rock Creek Stream Valley Park and Matthew Henson State Park along its western boundaries. Two shopping centers—Stonemill Square and Randolph Crossing—at the intersection of Randolph Road and Veirs Mill Road form the area’s commercial core with grocery stores and other retail establishments. A large vacant parcel near these crossroads was the former Montgomery County Department of Recreation headquarters and is currently under construction as a mixed-income housing development. Five public schools within the community’s boundaries contribute largely to the over 850,000 square feet of “Other use” development displayed in Table 13-1.



Map 13-1: Connecticut-Veirs Mill Crossroads, Places of Interest (2024)

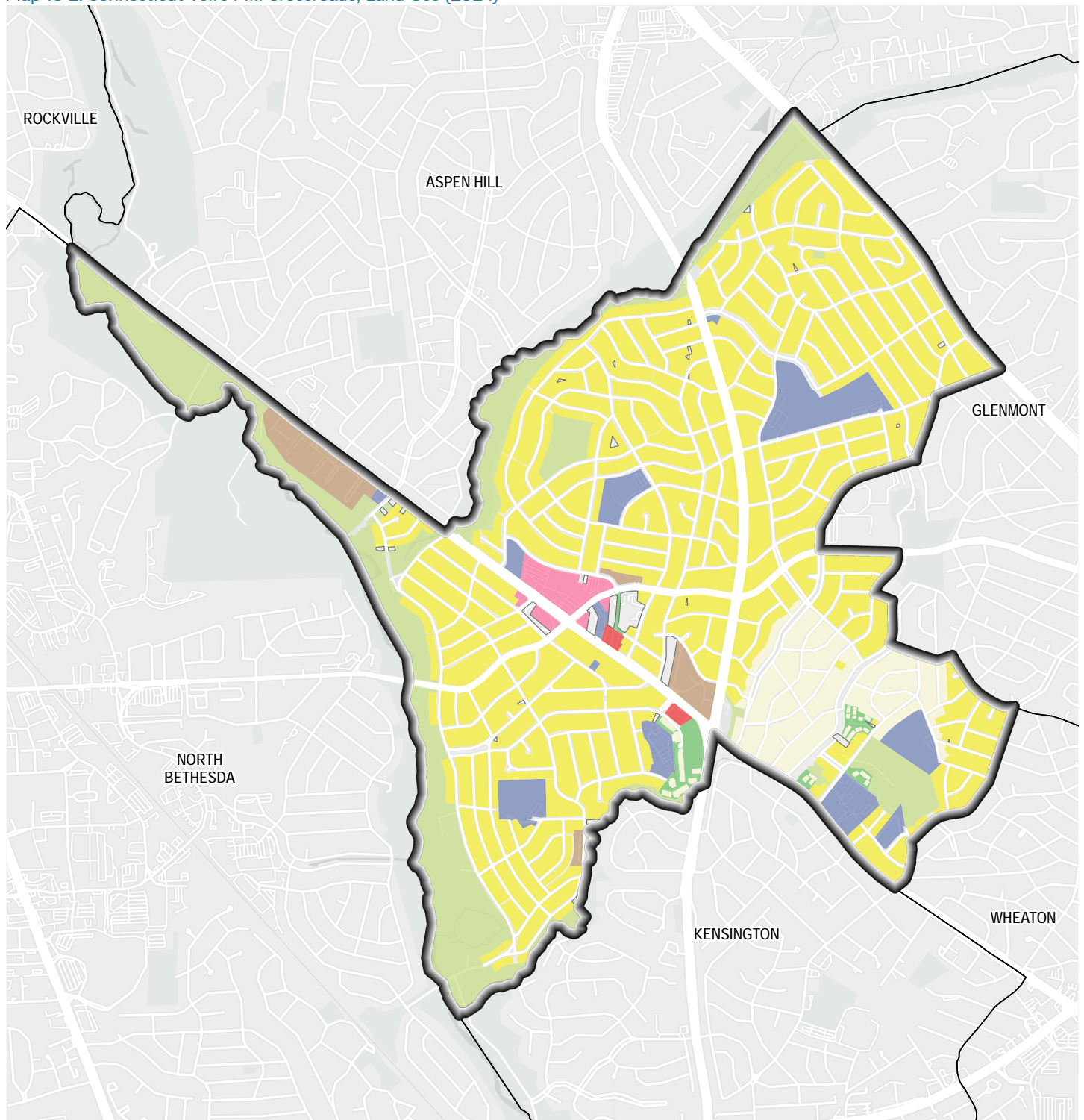


- |                                |               |                  |                   |
|--------------------------------|---------------|------------------|-------------------|
| Community Trends Area Boundary | Metro Station | Fire Station     | Public School     |
| Major Road                     | MARC Line     | Grocery Store    | Recreation Center |
| Metrorail Line                 | MARC Station  | Place of Worship |                   |
|                                | Park          |                  |                   |



Source: Montgomery Planning (August 2024).

Map 13-2: Connecticut-Veirs Mill Crossroads, Land Use (2024)



Community Trends Area Boundary	Multi-Family	Retail	Utility
Institutional/Community Facility	Office	Single Family Attached	Vacant
Open Space/Recreation	Parks	Single Family Detached	

N  
 0      1/2      1 Miles

Source: Montgomery Planning (August 2024).

Table 13-3: Connecticut-Veirs Mill Crossroads, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	4.9%
Mixed-Use Office	< 1.0%
Multi-Family	2.1%
Office	< 1.0%
Open Space/Recreation	< 1.0%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	16.2%
Research and Development	< 1.0%
Retail	1.0%
Single-Family Attached	4.8%
Single-Family Detached	45.2%
Utility	< 1.0%
Vacant	< 1.0%
Warehouse	< 1.0%


\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

The Connecticut-Veirs Mill Crossroads community was one of the more densely populated areas of Montgomery County in 2022, with 22,792 residents, or 8,637 people per square mile. The total population remained largely unchanged since 2010, as did its young-skewing age distribution and household composition; residents under 18 comprised more than 20% of the population, outnumbering older adult residents. Between 2010 and 2022, more than one-third of households had children, and the average household size by 2022 was 3.59 people, the largest in the county. While the White population declined by 25%, the Hispanic population became the majority ethnic group in the area in 2022, comprising the county’s highest concentration (53% of the population). Nearly three-quarters of residents spoke a language other than English at home and one-third reported not speaking English “very well.” Education levels in this community have stayed constant since 2010, but remain lower than county averages, with only 25% of adults ages 25 and over holding

a bachelor’s degree or higher in 2022. Notably, a very low percentage of employed residents reported working from home in 2022, even in light of the COVID-19 pandemic, suggesting predominant employment in occupations that did not allow for remote work. Despite these steady conditions, the average household income increased by 62% between 2010 and 2022, one of the highest income growth rates in the county on a percentage increase basis, partly due to greater numbers of households earning \$150,000 or more (see Table 13-10 and Figure 13-1).



*Nearly three-quarters of residents in the Connecticut-Veirs Mill Crossroads community spoke a language other than English at home, and one-third reported not speaking English “very well.”*

Table 13-4: Connecticut-Veirs Mill Crossroads, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	21,387	100%	22,646	100%	22,792	100%
0 to 4 years	1,689	8%	1,580	7%	1,439	6%
5 to 17 years	3,671	17%	3,648	16%	3,488	15%
18 to 34 years	4,993	23%	5,382	24%	5,734	25%
35 to 44 years	3,601	17%	3,536	16%	3,046	13%
45 to 64 years	5,264	25%	6,045	27%	6,227	27%
65 years and older	2,169	10%	2,455	11%	2,858	13%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-5: Connecticut-Veirs Mill Crossroads, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	21,387	100%	22,646	100%	22,792	100%
White, non-Hispanic	4,858	23%	3,929	17%	3,626	16%
Black or African American, non-Hispanic	3,128	15%	3,990	18%	3,060	13%
Asian, non-Hispanic	2,649	12%	3,000	13%	3,238	14%
Other races, non-Hispanic	*	*	594	3%	894	4%
Hispanic or Latino	10,313	48%	11,133	49%	11,974	53%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-6: Connecticut-Veirs Mill Crossroads, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	19,698	100%	21,066	100%	21,353	100%
Speak non-English language at home	13,392	68%	14,837	70%	15,465	72%
Speak English less than “very well”	7,654	39%	6,963	33%	6,562	31%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-7: Connecticut-Veirs Mill Crossroads, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	13,939	100%	15,497	100%	15,470	100%
No high school degree	4,322	31%	4,313	28%	4,147	27%
High school degree or some college education	6,450	46%	7,801	50%	7,404	48%
Bachelor’s degree only	1,829	13%	2,020	13%	2,486	16%
Graduate or professional degree	1,338	10%	1,363	9%	1,433	9%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-8: Connecticut-Veirs Mill Crossroads, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	11,771	100%	12,255	100%	12,047	100%
Commuted by driving	9,250	79%	9,495	77%	9,185	76%
Car-free commute	2,260	19%	2,483	20%	1,587	13%
Worked from home	*	*	212	2%	1,097	9%
Percent of households with no vehicles	*	*	414	6%	458	7%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-9: Connecticut-Veirs Mill Crossroads, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	6,284	100%	6,420	100%	6,311	100%
Family households	4,888	78%	5,111	80%	5,139	81%
Families with children	2,471	39%	2,223	35%	2,118	34%
Single-parent families with children	671	11%	706	11%	536	8%
Nonfamily multi-person households	324	5%	268	4%	326	5%
Nonfamily single-person households	1,072	17%	1,041	16%	846	13%
Average household size	3.39	NA	3.51	NA	3.59	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 13-10: Connecticut-Veirs Mill Crossroads, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	6,284	100%	6,420	100%	6,311	100%
Less than \$50,000	2,200	35%	2,181	34%	1,314	21%
\$50,000 to \$99,999	2,499	40%	2,726	42%	2,024	32%
\$100,000 to \$149,999	1,156	18%	988	15%	1,359	22%
\$150,000 to \$199,999	306	5%	332	5%	678	11%
\$200,000 or more	*	*	193	3%	936	15%
Average household income	\$74,649	NA	\$78,098	NA	\$121,063	NA

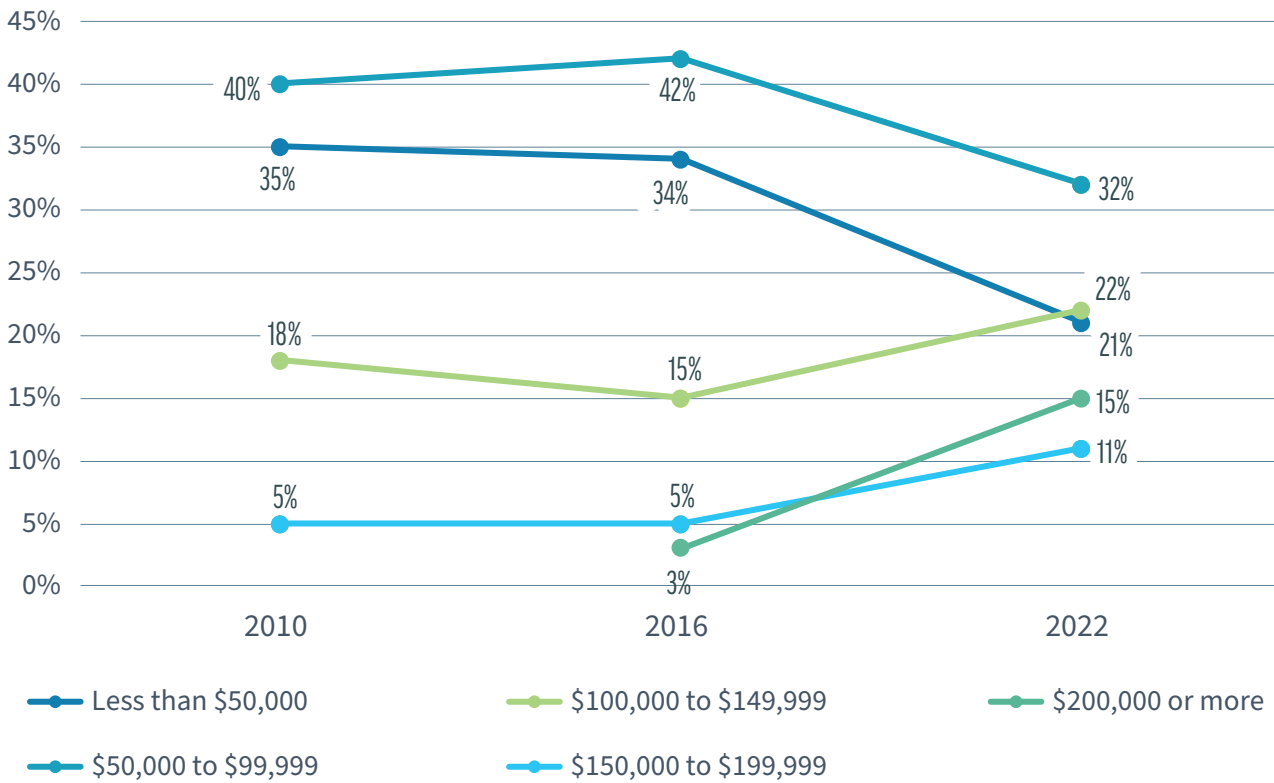
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 13-1: Connecticut-Veirs Mill Crossroads, Percent by Household Income (2010, 2016, 2022)



Note: Estimate for the category "\$200,000 or more" in 2010 is not reliable and therefore not shown.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

# HOUSING

The housing stock in Connecticut-Veirs Mill Crossroads has predominantly been made up of single-family detached homes (72%) but also significant numbers of other types of housing units. Most housing units in this neighborhood were built prior to 1960—98% before 1980—and essentially no housing growth occurred since. Given so much single-family housing, as much as 75% of households in this community were homeowners throughout the 2010-2022 period, with

fairly stable average home values that were lower than the county’s (\$410,000 in this CTA versus \$705,000 countywide). Although the average gross rent of \$1,608 in 2022 was relatively less than in most other communities, more than half of renters were nonetheless burdened by housing costs.

Table 13-11: Connecticut-Veirs Mill Crossroads, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
<i>Total housing units</i>	6,383	100%	4,570	100%	994	100%	819	100%
Before 1960	4,935	77%	4,115	90%	820	82%	0	0%
1960 to 1969	684	11%	423	9%	78	8%	183	22%
1970 to 1979	639	10%	3	0%	0	0%	636	78%
1980 to 1989	102	2%	6	0%	96	10%	0	0%
1990 to 1999	7	0%	7	0%	0	0%	0	0%
2000 to 2009	10	0%	10	0%	0	0%	0	0%
2010 or later	6	0%	6	0%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
<i>Average year built*</i>	1956	NA	1953	NA	1955	NA	1970	NA
<i>Average age*</i>	68	NA	71	NA	69	NA	54	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 13-12: Connecticut-Veirs Mill Crossroads, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,744	75%	4,538	71%	4,633	73%
<i>Average homeowner costs (with mortgage)</i>	\$2,160	NA	\$1,964	NA	\$2,284	NA
<i>Average housing value (for homeowners)</i>	\$371,445	NA	\$301,526	NA	\$409,783	NA
Rent-burdened households	818	56%	820	46%	863	52%
<i>Average gross rent</i>	\$1,175	NA	\$1,499	NA	\$1,608	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Damascus

# PLACE

Table 14-1: Damascus, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,520
Total development (square feet)	13,005,604
<i>Key environmental indicators</i>	
Parkland (acres)	1,924
Tree canopy cover (percent)	48.94
<i>Key development types</i>	
Office use (square feet)	71,004
Retail use (square feet)	488,183
Industrial use (square feet)	39,472
Other use (square feet)	820,850
Residential use (dwelling units)	6,165

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 14-2: Damascus, Places of Interest (2024)

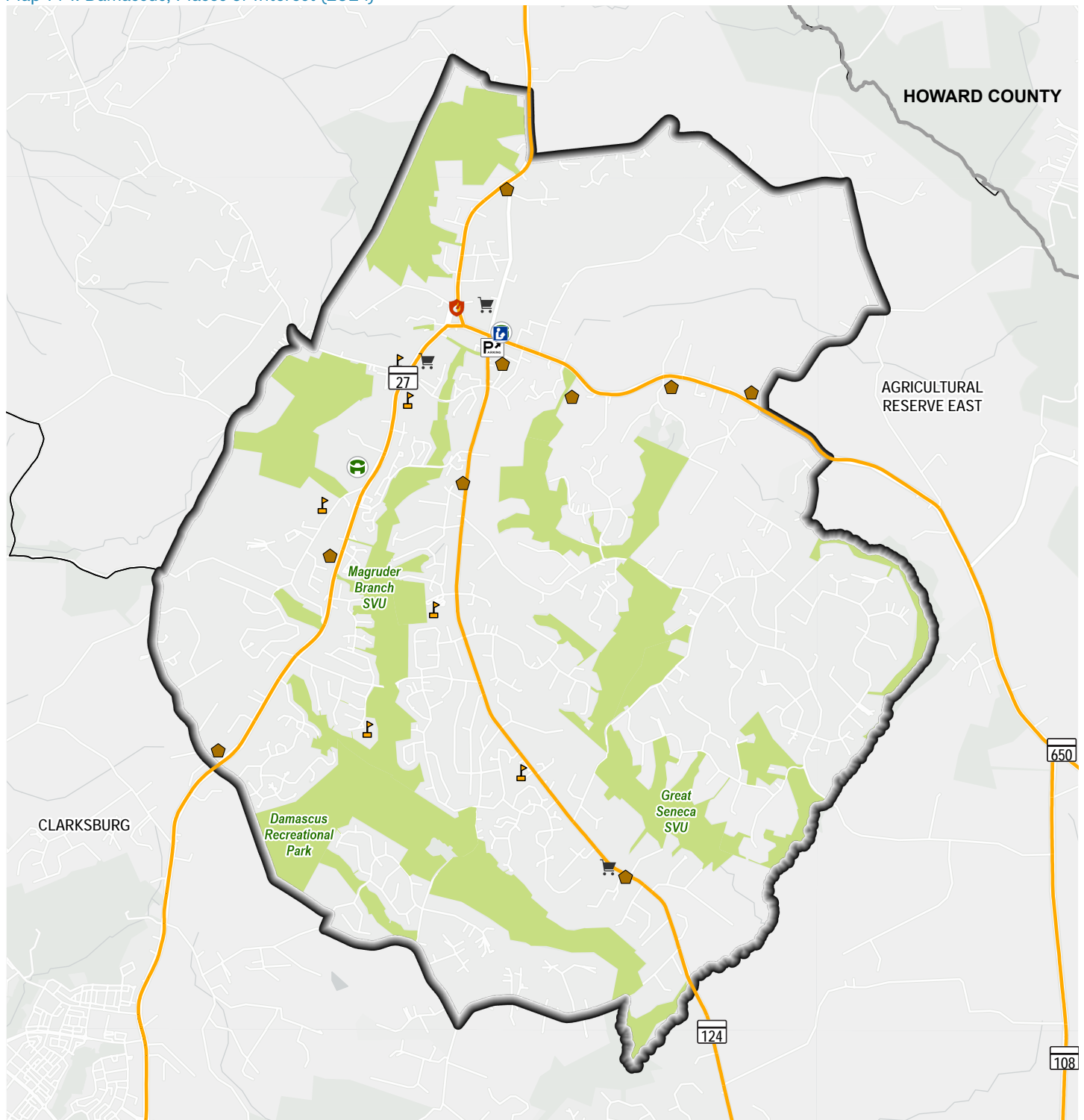
Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	0
Library	1
Place of Worship	9
Police Facility	0
Public School	6
Recreation Center	2

Source: Montgomery Planning (August 2024).

The Damascus community is in the northern part of the county, surrounded almost entirely by the Agricultural Reserve. Accordingly, agricultural uses occupy 20% of the land area, with another 20% used as parkland and 40% for single-family housing (see Table 14-3 and Map 14-2). The Great Seneca Stream Valley and Magruder Branch Stream Valley traverse the entire area, and the notable Damascus Recreational Park covers 284 acres with tennis courts, baseball, soccer, and cricket fields, picnic shelters, and open space. Two large shopping centers—the Damascus Center and Ridge Plaza—along with other small businesses serve as the community’s retail core at the intersection of state Routes 108 (Main Street and Damascus Road) and 27 (Ridge Road). The commercial area also has several public facilities, including the Damascus Volunteer Fire Department Station 13, Damascus Library, a senior center, and a Park & Ride lot. Much of the 820,850 square feet of “Other use” development in Table 14-1 belongs to six public schools within the community’s boundaries.



Map 14-1: Damascus, Places of Interest (2024)

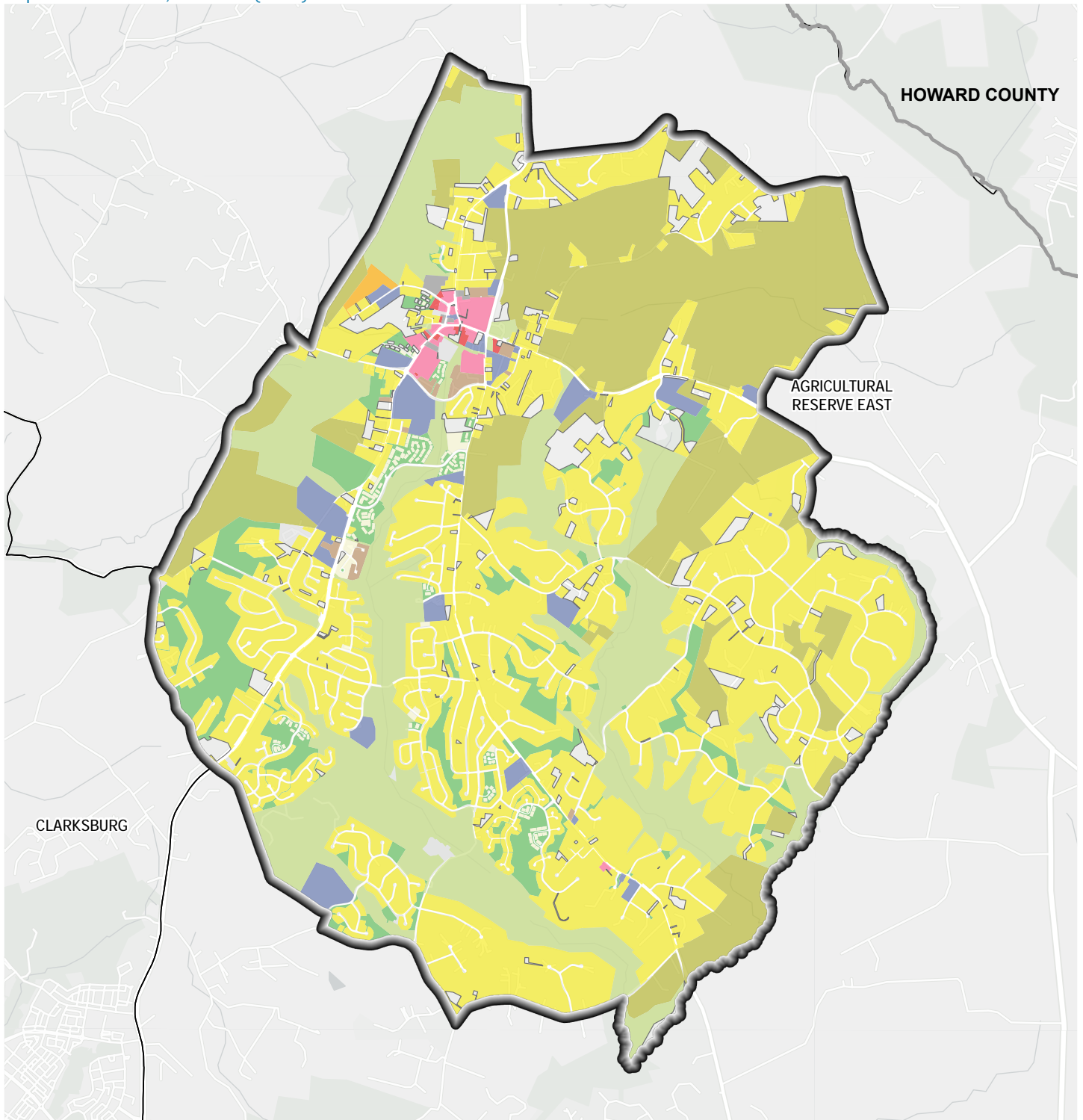


- |                                |                   |                  |                   |
|--------------------------------|-------------------|------------------|-------------------|
| Community Trends Area Boundary | Park and Ride Lot | Library          | Recreation Center |
| Park                           | Fire Station      | Place of Worship |                   |
|                                | Grocery Store     | Public School    |                   |



Source: Montgomery Planning (August 2024).

Map 14-2: Damascus, Land Use (2024)



- |                                |                                  |                       |                        |
|--------------------------------|----------------------------------|-----------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parks                 | Utility                |
| Cultural                       | Office                           | Retail                | Vacant                 |
|                                | Single Family Attached           | Warehouse             |                        |



Source: Montgomery Planning (August 2024).

Table 14-3: Damascus, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	20.3%	Parks	20.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	2.5%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	39.2%
Multi-Family	< 1.0%	Utility	< 1.0%
Office	< 1.0%	Vacant	3.9%
Open Space/Recreation	6.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

In 2022, Damascus had a total population of 17,048, and while the number of residents has not changed since 2010, the community aged considerably. Damascus had one of the highest percentages of residents under age 18 in 2010 at 31%, but by 2022, their share had declined to 22% (see Table 14-4 and Figure 14-1). At the same time, the CTA's older adult population (ages 65 and over) was its fastest growing age group, doubling in share of the population from 7% to 14%. In line with the large decrease in youth population, the number of households with children also declined, falling from 49% in 2010 to 33% in 2022. Nevertheless, the percentage of family households, regardless of whether they had children, held at greater than 80%. Damascus became more racially diverse after

2010, with its Hispanic population increasing by 40%—the fastest growing racial or ethnic group in the community. Yet, the area remained less racially and ethnically diverse than the county as a whole; for instance, 20% of the county population was Hispanic in 2022, relative to 12% in Damascus. Educational attainment in this area remained relatively constant, with about one-half of adults ages 25 and over holding at least a bachelor's degree. The number of households earning \$200,000 or more was the fastest growing income group and contributed to the 47% growth in the average household income from 2010 to 2022. Few residents had a car-free commute, and most households owned a vehicle, reflecting the area's distance from the county's public transportation networks.

Table 14-4: Damascus, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	17,751	100%	17,665	100%	17,048	100%
0 to 4 years	1,578	9%	1,094	6%	844	5%
5 to 17 years	3,911	22%	3,504	20%	2,983	17%
18 to 34 years	2,888	16%	3,343	19%	3,357	20%
35 to 44 years	2,860	16%	2,280	13%	2,369	14%
45 to 64 years	5,356	30%	5,799	33%	5,149	30%
65 years and older	1,158	7%	1,645	9%	2,346	14%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 14-5: Damascus, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	17,751	100%	17,665	100%	17,048	100%
White, non-Hispanic	12,997	73%	12,379	70%	11,322	66%
Black or African American, non-Hispanic	1,595	9%	1,358	8%	1,720	10%
Asian, non-Hispanic	891	5%	1,123	6%	1,004	6%
Other races, non-Hispanic	*	*	700	4%	892	5%
Hispanic or Latino	1,505	8%	2,105	12%	2,110	12%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 14-6: Damascus, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	16,173	100%	16,571	100%	16,204	100%
Speak non-English language at home	2,466	15%	2,627	16%	2,993	18%
Speak English less than “very well”	*	*	853	5%	663	4%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 14-7: Damascus, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	10,979	100%	11,595	100%	11,605	100%
No high school degree	*	*	692	6%	587	5%
High school degree or some college education	5,179	47%	5,301	46%	5,105	44%
Bachelor’s degree only	3,006	27%	3,290	28%	3,114	27%
Graduate or professional degree	2,089	19%	2,312	20%	2,799	24%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 14-8: Damascus, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	9,307	100%	9,568	100%	9,443	100%
Commuted by driving	8,126	87%	8,602	90%	7,148	76%
Car-free commute	*	*	506	5%	244	3%
Worked from home	666	7%	449	5%	2,036	22%
Percent of households with no vehicles	*	*	62	1%	89	2%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 14-9: Damascus, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	5,705	100%	5,550	100%	5,775	100%
Family households	4,760	83%	4,590	83%	4,691	81%
Families with children	2,811	49%	2,192	39%	1,905	33%
Single-parent families with children	640	11%	314	6%	253	4%
Nonfamily multi-person households	277	5%	221	4%	202	3%
Nonfamily single-person households	668	12%	739	13%	882	15%
<i>Average household size</i>	3.11	NA	3.18	NA	2.95	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 14-10: Damascus, Household Income

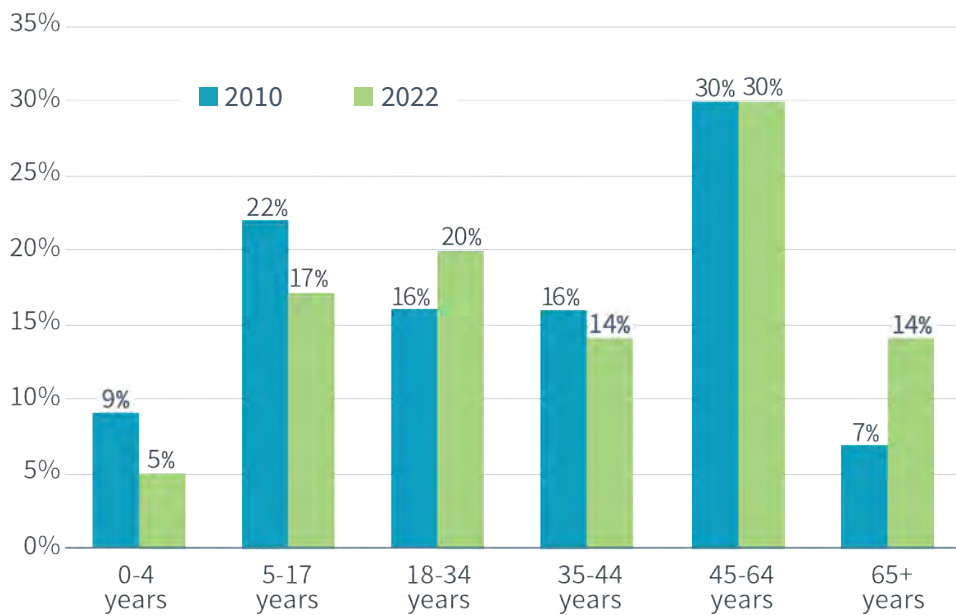
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,705	100%	5,550	100%	5,775	100%
Less than \$50,000	933	16%	800	14%	783	14%
\$50,000 to \$99,999	1,703	30%	1,284	23%	810	14%
\$100,000 to \$149,999	1,516	27%	1,409	25%	1,318	23%
\$150,000 to \$199,999	801	14%	1,019	18%	1,069	19%
\$200,000 or more	752	13%	1,038	19%	1,795	31%
Average household income	\$120,290	NA	\$133,233	NA	\$176,190	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 14-1: Damascus, Percent by Age (2010, 2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

Historically, the predominant housing type in Damascus has been single-family detached homes, accounting for three-quarters of its housing stock in 2024, with the remainder being townhouses and multi-family units. Of existing units, 93% were built before 2010, with significant construction in the 1980s. While housing growth after 2010 remained limited, most of recent additions have been multi-family structures, including two apartment complexes for older adults—Cain Commons and Victory Haven—located near the community’s commercial core at Main Street and Ridge Road. Given the high percentage

of single-family homes, the community consistently had a high homeownership rate of around 90% while maintaining modest average home values and housing costs relative to other communities in the county. Although the average home value declined by 14% from 2010 to 2016 and increased by 23% to \$506,000 in 2022, it remained well-below the county average of \$705,564. Average housing costs for both renters and homeowners in Damascus did not experience significant change between 2010 and 2022.

Table 14-11: Damascus, Housing Units by Year Built, Age, and Type (2024)

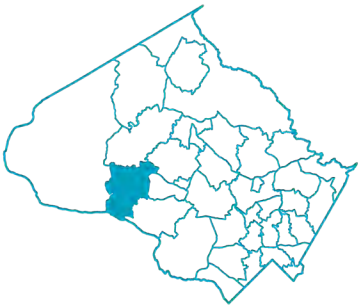
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	6,165	100%	4,422	100%	1,099	100%	644	100%
Before 1960	605	10%	564	13%	2	0%	39	6%
1960 to 1969	412	7%	412	9%	0	0%	0	0%
1970 to 1979	859	14%	803	18%	56	5%	0	0%
1980 to 1989	2,440	40%	1,576	36%	671	61%	193	30%
1990 to 1999	755	12%	518	12%	129	12%	108	17%
2000 to 2009	651	11%	449	10%	202	18%	0	0%
2010 or later	371	6%	100	2%	39	4%	232	36%
Unknown year	72	1%	0	0%	0	0%	72	11%
Average year built*	1983	NA	1980	NA	1990	NA	1999	NA
Average age*	41	NA	44	NA	34	NA	25	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 14-12: Damascus, Homeownership and Housing Affordability

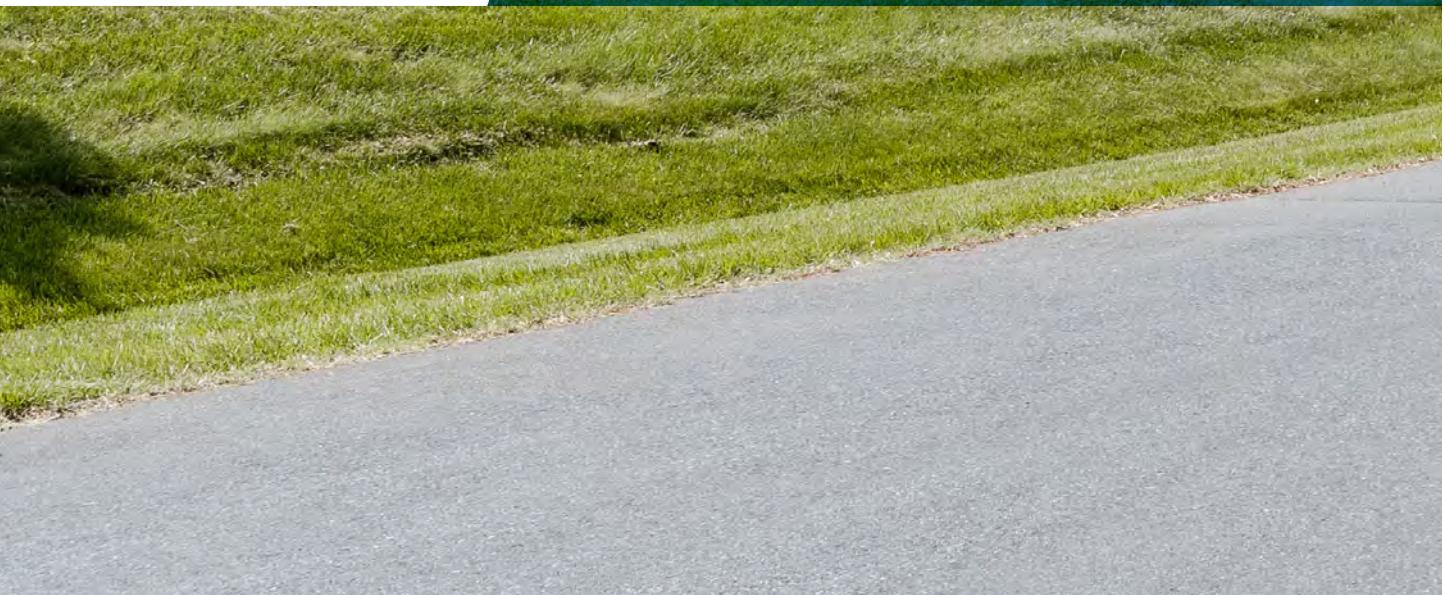
Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	5,077	89%	4,983	90%	5,296	92%
Average homeowner costs (with mortgage)	\$2,589	NA	\$2,442	NA	\$2,627	NA
Average housing value (for homeowners)	\$482,423	NA	\$413,058	NA	\$506,630	NA
Rent-burdened households	*	*	219	41%	178	45%
Average gross rent	\$1,520	NA	\$1,521	NA	\$1,640	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



**Darnestown**

**15**



# PLACE

Table 15-1: Darnestown, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	11,097
Total development (square feet)	8,334,956
<i>Key environmental indicators</i>	
Parkland (acres)	3,091
Tree canopy cover (percent)	58.10
<i>Key development types</i>	
Office use (square feet)	6,229
Retail use (square feet)	148,241
Industrial use (square feet)	986
Other use (square feet)	327,464
Residential use (dwelling units)	2,444

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 15-2: Darnestown, Places of Interest (2024)

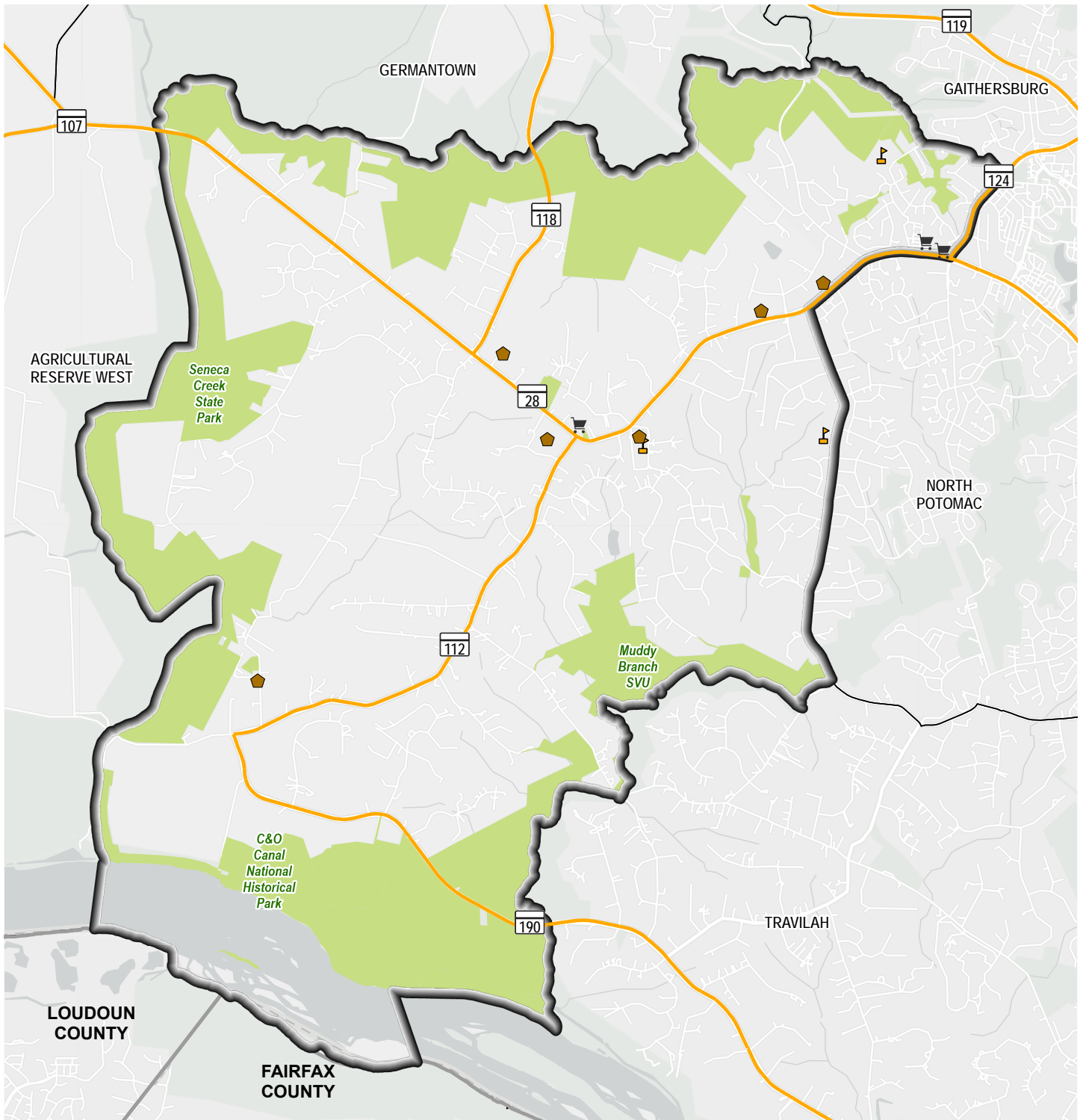
Place of Interest	Number
Fire Station	0
Grocery Store	3
Healthcare Facility	0
Library	0
Place of Worship	6
Police Facility	0
Public School	3
Recreation Center	0






Source: Montgomery Planning (August 2024).

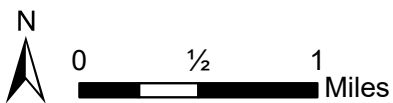
Darnestown is a rural, low-density community located in the western part of the county, adjacent to the Agricultural Reserve and bordered by the Potomac River to the south. With more than one-quarter of the land area used as parkland, this CTA includes access to Seneca Creek State Park, Muddy Branch Stream Valley, and the C&O Canal National Historical Park, where the Blockhouse Point Conservation Park is located. The Bretton Woods Golf Course, an 18-hole golf course, occupies 286 acres in the southwest corner of Darnestown. The 39% of land used for housing consists almost exclusively of single-family detached units. Very few retail uses exist in the community aside from Darnestown Village Center, which sits at the intersection of state Routes 28 (Darnestown Road) and 112 (Seneca Road) and has a Harris Teeter grocery store. Near this retail area is the Mary of Nazareth Catholic School and Our Lady of the Visitation Catholic Church, an institutional/community facility parcel that occupies a sizeable amount of land and constitutes the largest portion of the “Other use” development square footage (see Map 15-2 and Table 15-1). Almost 7% of this area’s land is classified as vacant, which includes privately-owned properties not yet developed or that may be undevelopable due to specific site characteristics.



Map 15-1: Darnestown, Places of Interest (2024)

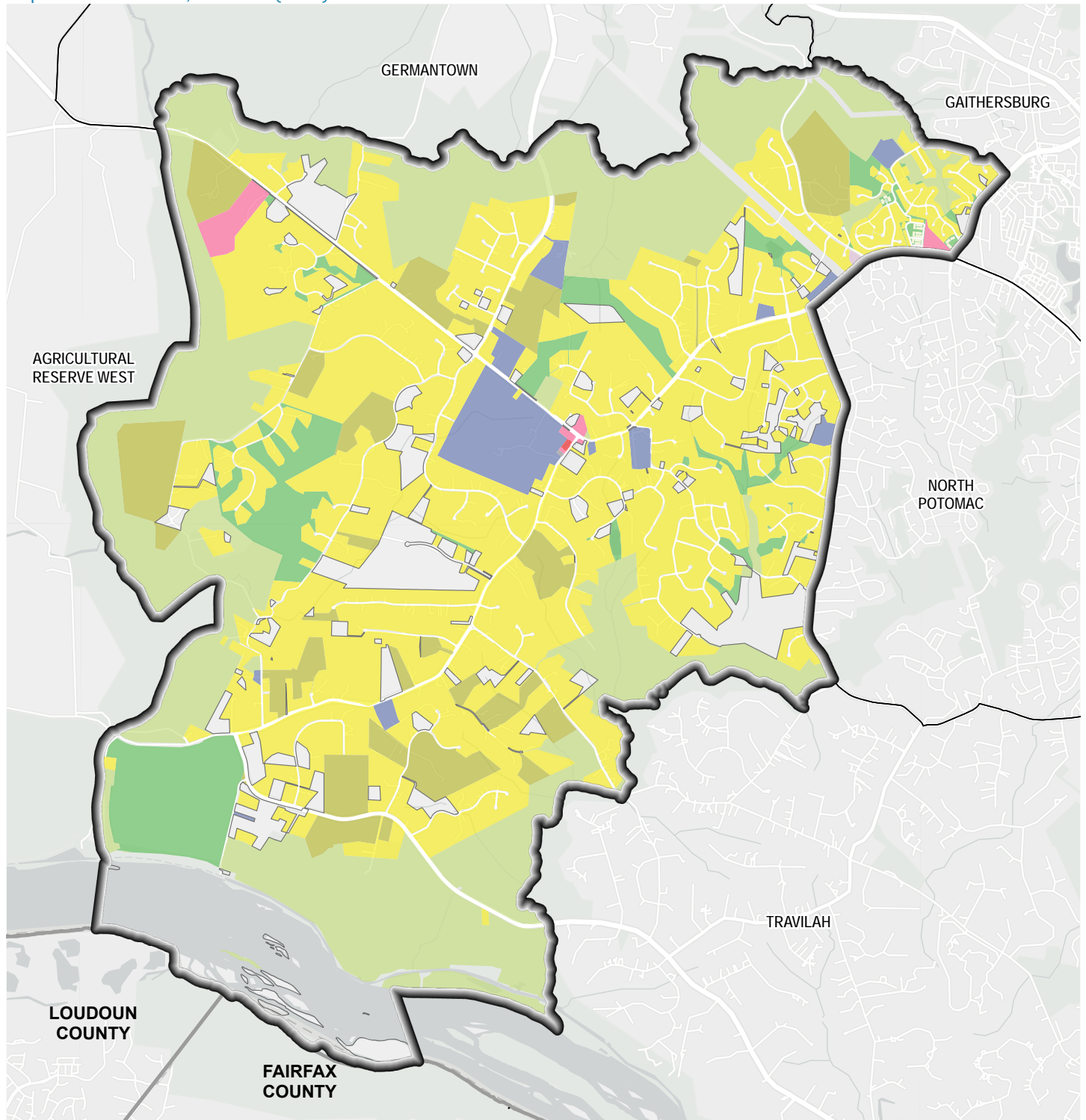


-  Community Trends Area Boundary
-  Park
-  Place of Worship
-  Grocery Store
-  Public School



Source: Montgomery Planning (August 2024).

Map 15-2: Darnestown, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 15-3: Darnestown, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	7.4%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	2.7%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	6.2%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	27.4%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	38.5%
Utility	< 1.0%
Vacant	6.8%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

With 6,672 residents in 2022, Darnestown was the third least densely populated CTA in Montgomery County, with just 406 people per square mile. This area experienced very little growth and few demographic changes since 2010: Children consistently comprised a larger population share than the older adult population, with 23% of residents under age 18 and 19% of residents ages 65 and over in 2022, though this difference had been decreasing slowly since 2010. The racial composition of the community has remained constant, with nearly three-quarters of residents identifying as White, and the Asian population as the next-largest racial or ethnic group with 19% of residents

in 2022. The vast majority of households (91% in 2022) were families, with a relatively low percentage of single-person households. Since 2010, educational attainment levels held steady, with two-thirds or more of adults ages 25 and over having at least a bachelor’s degree, a share that was higher than the county average. This community was already wealthy in 2010 with an average household income of nearly \$195,000, and the growth in the number of households earning \$200,000 or more, which became the majority by 2022, contributed to a 53% increase in the average household income (see Table 15-10 and Figure 15-1).

Table 15-4: Darnestown, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	6,502	100%	6,509	100%	6,672	100%
0 to 4 years	488	8%	323	5%	343	5%
5 to 17 years	1,319	20%	1,216	19%	1,169	18%
18 to 34 years	811	12%	988	15%	838	13%
35 to 44 years	737	11%	442	7%	667	10%
45 to 64 years	2,500	38%	2,794	43%	2,397	36%
65 years and older	647	10%	746	11%	1,258	19%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 15-5: Darnestown, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	6,502	100%	6,509	100%	6,672	100%
White, non-Hispanic	4,536	70%	4,668	72%	4,863	73%
Black or African American, non-Hispanic	418	6%	315	5%	191	3%
Asian, non-Hispanic	1,015	16%	618	9%	1,265	19%
Other races, non-Hispanic	*	*	205	3%	172	3%
Hispanic or Latino	*	*	703	11%	181	3%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 15-6: Darnestown, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	6,014	100%	6,186	100%	6,329	100%
Speak non-English language at home	1,162	19%	1,232	20%	1,918	30%
Speak English less than “very well”	*	*	321	5%	454	7%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 15-7: Darnestown, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	4,496	100%	4,410	100%	4,631	100%
No high school degree	*	*	131	3%	206	4%
High school degree or some college education	1,332	30%	1,258	29%	1,033	22%
Bachelor’s degree only	1,352	30%	1,487	34%	1,659	36%
Graduate or professional degree	1,618	36%	1,534	35%	1,733	37%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 15-8: Darnestown, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	3,305	100%	3,490	100%	3,689	100%
Commuted by driving	2,854	86%	2,964	85%	2,322	63%
Car-free commute	*	*	146	4%	221	6%
Worked from home	311	9%	335	10%	994	27%
Percent of households with no vehicles	*	*	*	*	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 15-9: Darnestown, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,172	100%	2,183	100%	2,288	100%
Family households	1,790	82%	1,890	87%	2,081	91%
Families with children	789	36%	861	39%	815	36%
Single-parent families with children	*	*	*	*	97	4%
Nonfamily multi-person households	*	*	*	*	*	*
Nonfamily single-person households	271	12%	239	11%	200	9%
Average household size	2.99	NA	2.98	NA	2.91	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 15-10: Darnestown, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,172	100%	2,183	100%	2,288	100%
Less than \$50,000	*	*	178	8%	*	*
\$50,000 to \$99,999	332	15%	290	13%	320	14%
\$100,000 to \$149,999	365	17%	343	16%	303	13%
\$150,000 to \$199,999	462	21%	346	16%	264	12%
\$200,000 or more	815	38%	1,026	47%	1,290	56%
Average household income	\$194,957	NA	\$219,654	NA	\$298,916	NA

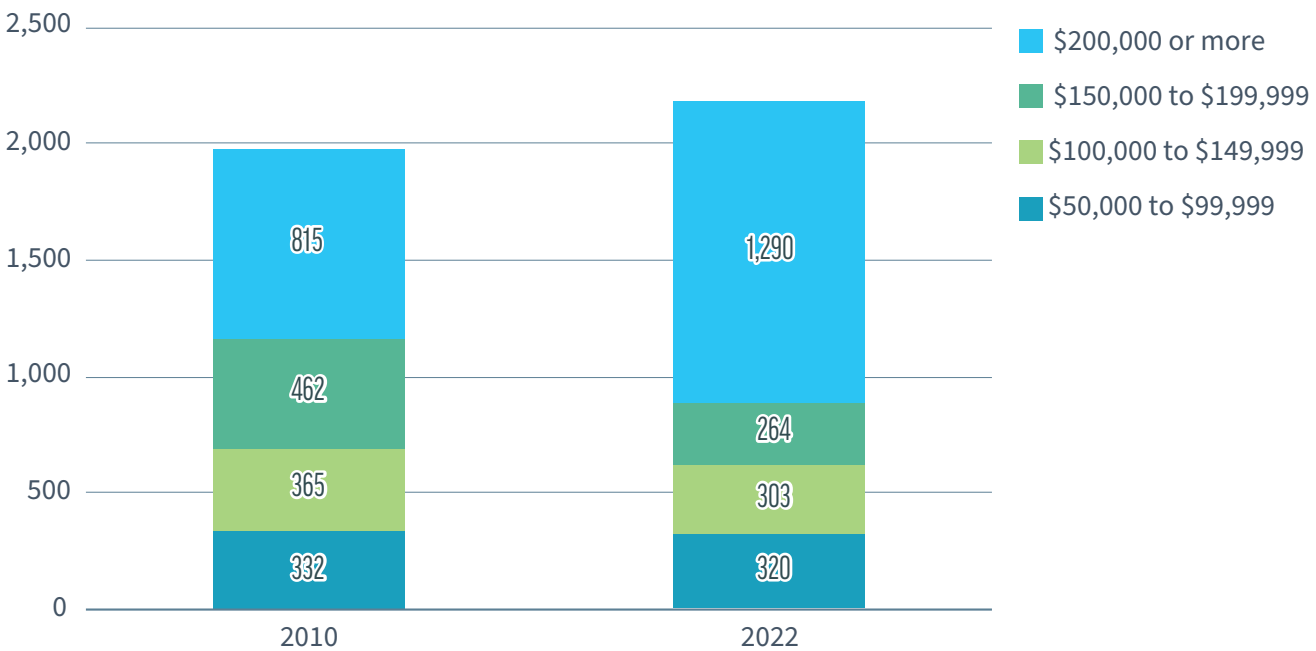
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 15-1: Darnestown, Number of Households by Income (2010, 2022)



Note: Estimates for the category "Less than \$50,000" in 2010 and 2022 are not reliable and therefore not shown.

Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

# HOUSING

The housing stock in Darnestown has historically been small relative to that of other communities, in part because this community is not on sewer service, which limits development. Nearly all homes were built before 2010, when 98% of homes were single-family detached units, though some subsequent development slightly diversified the housing stock with the construction of townhouses in The Chase at Quince Orchard subdivision off Darnestown Road. In line with the large share of single-family homes in the area, the community consistently had one of the highest homeownership rates in the county, approaching 95% in 2022. Average housing values and average

homeowner costs did not increase significantly since 2010, but they were considerably higher than the county averages throughout the 2010-2022 period.



*Darnestown had one of the highest homeownership rates in Montgomery County, approaching 95% in 2022.*

Table 15-11: Darnestown, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	2,444	100%	2,325	100%	119	100%	0	100%
Before 1960	120	5%	120	5%	0	0%	0	NA
1960 to 1969	250	10%	250	11%	0	0%	0	NA
1970 to 1979	525	21%	525	23%	0	0%	0	NA
1980 to 1989	679	28%	659	28%	20	17%	0	NA
1990 to 1999	437	18%	418	18%	19	16%	0	NA
2000 to 2009	239	10%	239	10%	0	0%	0	NA
2010 or later	194	8%	114	5%	80	67%	0	NA
Unknown year	0	0%	0	0%	0	0%	0	NA
Average year built*	1985	NA	1984	NA	2010	NA	NA	NA
Average age*	39	NA	40	NA	14	NA	NA	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 15-12: Darnestown, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	2,130	98%	2,112	97%	2,140	94%
Average homeowner costs (with mortgage)	\$3,913	NA	\$3,806	NA	\$4,358	NA
Average housing value (for homeowners)	\$892,393	NA	\$769,610	NA	\$959,886	NA
Rent-burdened households	*	*	*	*	*	*
Average gross rent	*	NA	*	NA	*	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# East Silver Spring

# PLACE

Table 16-1: East Silver Spring, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,196
Total development (square feet)	11,586,263
<i>Key environmental indicators</i>	
Parkland (acres)	393
Tree canopy cover (percent)	46.19
<i>Key development types</i>	
Office use (square feet)	46,835
Retail use (square feet)	309,973
Industrial use (square feet)	3,418
Other use (square feet)	1,104,043
Residential use (dwelling units)	11,636

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 16-2: East Silver Spring, Places of Interest (2024)

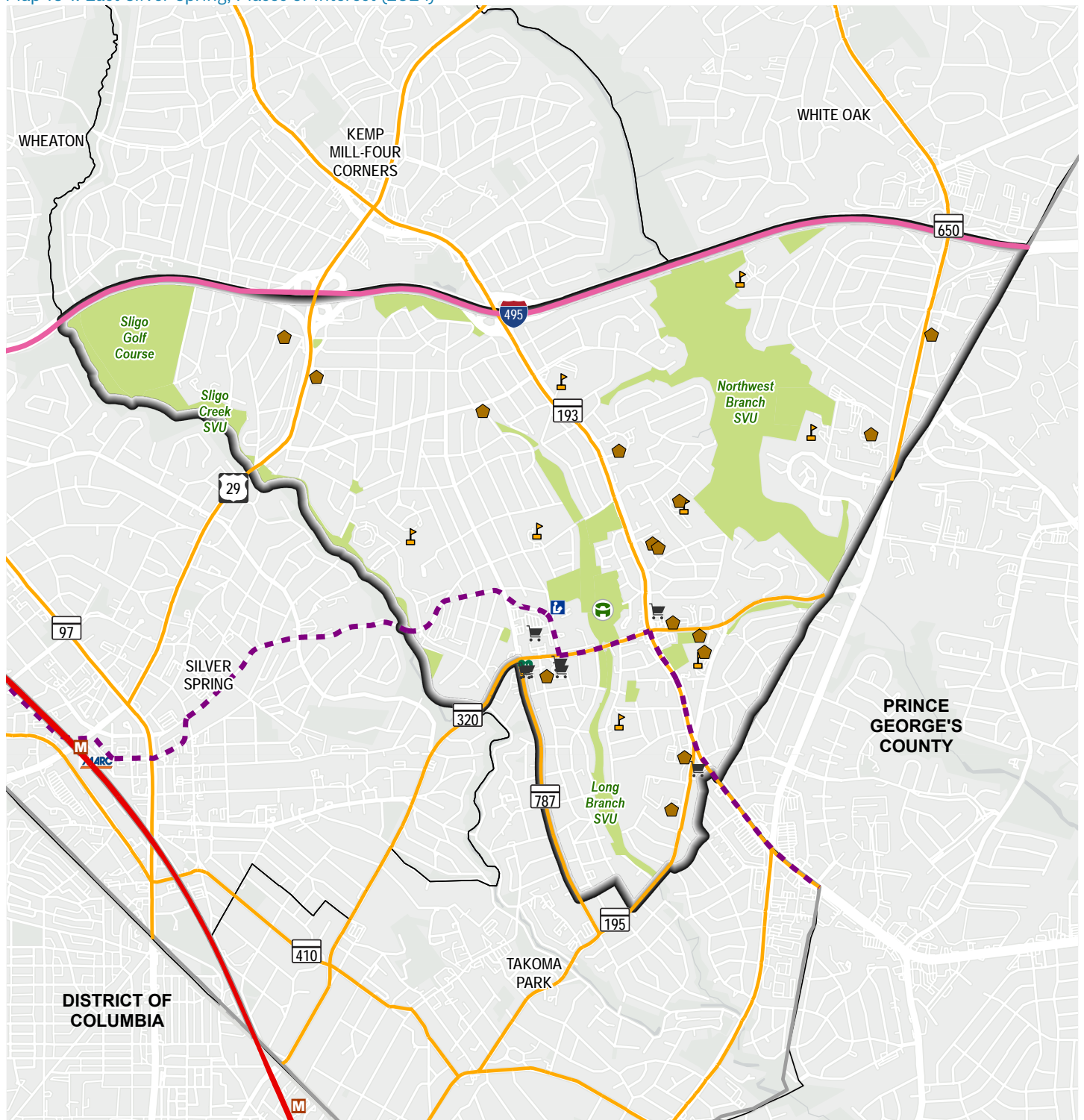
Place of Interest	Number
Fire Station	0
Grocery Store	7
Healthcare Facility	1
Library	1
Place of Worship	15
Police Facility	0
Public School	8
Recreation Center	1

Source: Montgomery Planning (August 2024).

East Silver Spring is a diverse residential community located in the southeastern part of the county bounded by I-495 (Capital Beltway) to the north, Prince George’s County to the east, Sligo Creek to the west, and the City of Takoma Park to the south. It has a true mix of housing types, with nearly 11% of its land area used for multi-family units, the third highest share in the county. Major retail nodes include Takoma Park Shopping Center, north of the intersection of state Routes 320 (Piney Branch Road) and 787 (Flower Avenue), and a smaller shopping center at the intersection of Piney Branch Road and Route 193 (University Boulevard), with the Long Branch Library and Long Branch Community Center located in between. Most of the 1.1 million square feet of “Other use” development within this community in Table 16-1 comprises eight public schools and 15 places of worship. With the completion of the Purple Line in the future, East Silver Spring will gain light rail transit service at three stations. The community’s 17% of land area used as parkland is mostly located in three stream valley parks throughout the area—Sligo Creek Stream Valley, Long Branch Stream Valley, and Northwest Branch Stream Valley.



Map 16-1: East Silver Spring, Places of Interest (2024)

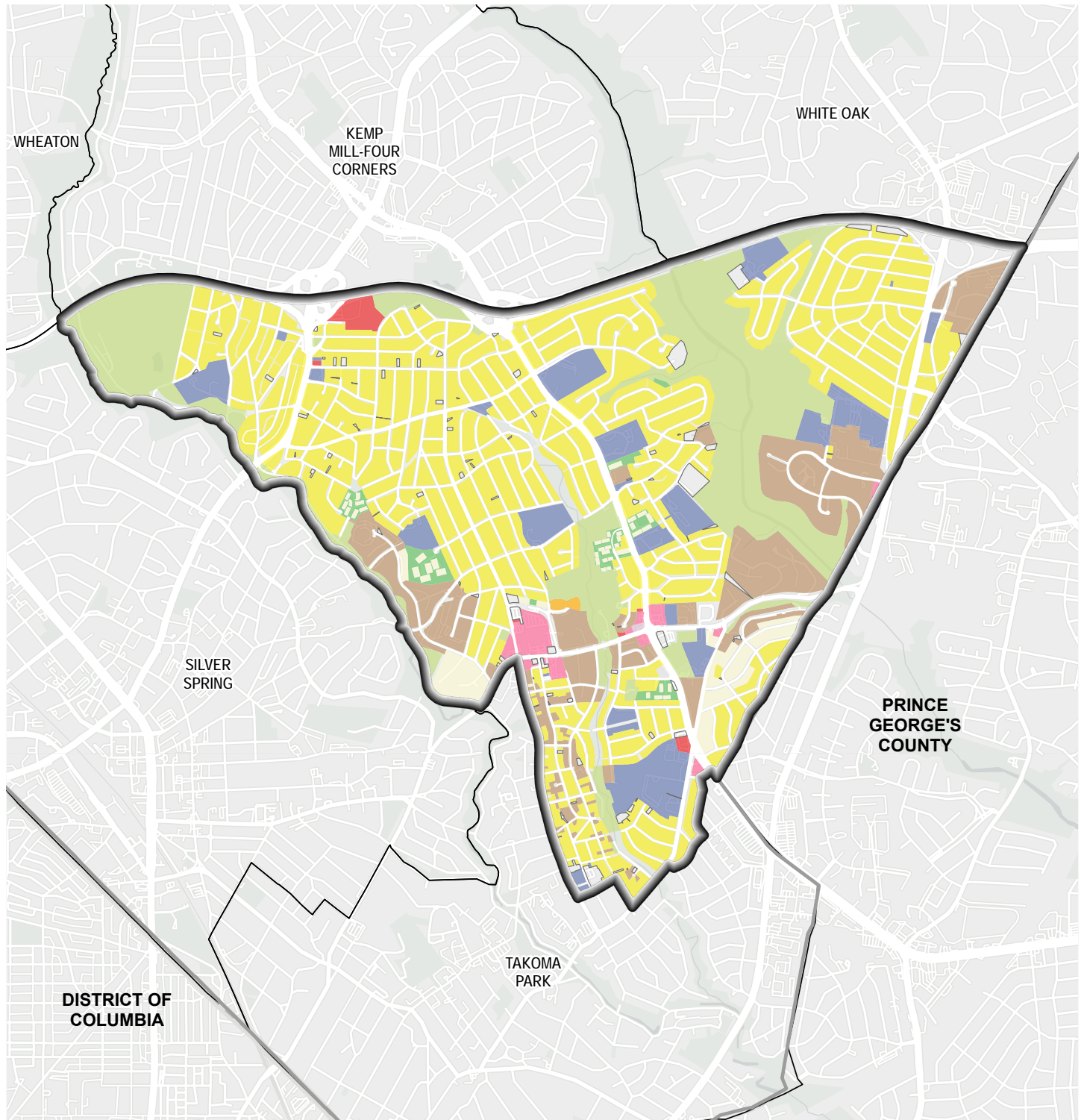


- |                                |                |               |                     |                   |
|--------------------------------|----------------|---------------|---------------------|-------------------|
| Community Trends Area Boundary | Major Road     | MARC Line     | Healthcare Facility | Public School     |
| Freeway                        | Metrorail Line | MARC Station  | Library             | Recreation Center |
| Major Road                     | Purple Line    | Park          | Place of Worship    |                   |
|                                |                | Grocery Store |                     |                   |



Source: Montgomery Planning (August 2024).

Map 16-2: East Silver Spring, Land Use (2024)



Community Trends Area Boundary	Institutional/Community Facility	Open Space/Recreation	Single Family Detached
Cultural	Multi-Family	Parks	Utility
Industrial	Office	Retail	Vacant
		Single Family Attached	

N  
0      1/2      1 Miles

Source: Montgomery Planning (August 2024).

Table 16-3: East Silver Spring, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	17.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	6.8%	Single-Family Attached	2.4%
Mixed-Use Office	< 1.0%	Single-Family Detached	36.1%
Multi-Family	10.5%	Utility	< 1.0%
Office	< 1.0%	Vacant	1.3%
Open Space/Recreation	< 1.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Home to 36,766 residents in 2022, East Silver Spring has consistently been the most densely populated community in Montgomery County, with over 10,000 people per square mile since 2010. This community saw little total population growth between 2010 and 2022, but its rising numbers of school-aged children increased by 36%, while the share of young adults (ages 18 to 34) declined by 25%. East Silver Spring remained a racially and ethnically diverse community, with around 79% of its residents being people of color in 2022 (see Table 16-5 and Figure 16-1). Its Hispanic population was the largest racial or ethnic group in the area at 39%, followed by its Black population at 27%. Accordingly, the community had one of the county's highest concentrations of people who spoke a language other than English at home (60%) and of people who reported speaking English less than "very well" (30%) in the county. The community also has had a diversity of household types, with families constituting more than two-thirds of all households and single-person households making up an additional one-quarter. As suggested by the sizeable population under age 18, a majority of family households had children, and more than one-third of the families with children were single-parent households.

Educational attainment levels remained below those of the county in this time period, but the population ages 25 and over with a graduate or professional degree grew by 29%—a greater increase than at the county level. The community's average income also rose by nearly 47% to \$115,000 in 2022, largely driven by the almost four-fold increase in the number of households making \$200,000 or more. Yet, despite this, East Silver Spring still had one of the lowest average household incomes in the county. One-quarter or more of workers residing here had a car-free commute before 2022, when working at home had become more prevalent due to the onset of the COVID-19 pandemic.



*Around 79% of residents in East Silver Spring were people of color in 2022, with its Hispanic population as the largest racial or ethnic group and comprising 39% of all residents in the community.*

Table 16-4: East Silver Spring, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	34,898	100%	37,108	100%	36,766	100%
0 to 4 years	3,224	9%	3,408	9%	2,673	7%
5 to 17 years	5,595	16%	6,783	18%	7,629	21%
18 to 34 years	10,665	31%	9,421	25%	7,953	22%
35 to 44 years	5,843	17%	6,410	17%	6,516	18%
45 to 64 years	7,077	20%	8,135	22%	7,956	22%
65 years and older	2,494	7%	2,950	8%	4,039	11%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 16-5: East Silver Spring, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	34,898	100%	37,108	100%	36,766	100%
White, non-Hispanic	7,850	22%	7,872	21%	7,654	21%
Black or African American, non-Hispanic	8,435	24%	8,346	22%	9,853	27%
Asian, non-Hispanic	2,872	8%	3,423	9%	3,564	10%
Other races, non-Hispanic	*	*	925	2%	1,525	4%
Hispanic or Latino	15,011	43%	16,542	45%	14,170	39%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 16-6: East Silver Spring, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	31,674	100%	33,699	100%	34,093	100%
Speak non-English language at home	19,025	60%	20,974	62%	20,626	60%
Speak English less than “very well”	10,428	33%	10,760	32%	10,294	30%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 16-7: East Silver Spring, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	22,440	100%	23,711	100%	23,256	100%
No high school degree	6,333	28%	6,740	28%	5,778	25%
High school degree or some college education	8,361	37%	8,615	36%	8,453	36%
Bachelor’s degree only	4,200	19%	3,994	17%	4,442	19%
Graduate or professional degree	3,545	16%	4,362	18%	4,583	20%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 16-8: East Silver Spring, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	18,939	100%	19,313	100%	18,890	100%
Commuted by driving	13,245	70%	13,649	71%	12,948	69%
Car-free commute	5,049	27%	4,825	25%	2,873	15%
Worked from home	485	3%	623	3%	2,500	13%
Percent of households with no vehicles	1,795	16%	1,443	12%	1,181	10%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 16-9: East Silver Spring, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,481	100%	11,557	100%	12,217	100%
Family households	7,672	67%	8,182	71%	8,463	69%
Families with children	4,273	37%	4,803	42%	4,554	37%
Single-parent families with children	1,436	13%	1,760	15%	1,629	13%
Nonfamily multi-person households	922	8%	804	7%	952	8%
Nonfamily single-person households	2,887	25%	2,571	22%	2,802	23%
Average household size	3.04	NA	3.20	NA	3.00	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 16-10: East Silver Spring, Household Income

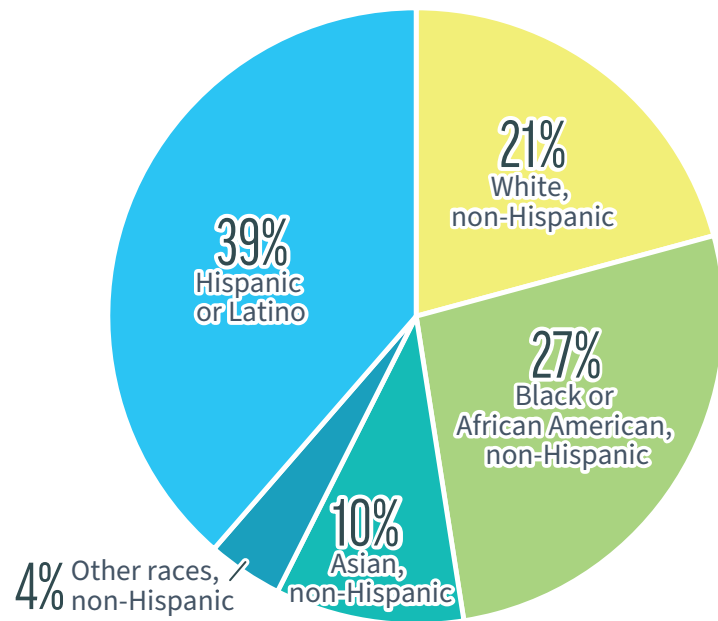
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,481	100%	11,557	100%	12,217	100%
Less than \$50,000	4,521	39%	4,297	37%	3,730	31%
\$50,000 to \$99,999	3,966	35%	3,635	31%	3,410	28%
\$100,000 to \$149,999	1,679	15%	1,927	17%	1,874	15%
\$150,000 to \$199,999	798	7%	896	8%	1,227	10%
\$200,000 or more	518	5%	802	7%	1,976	16%
Average household income	\$78,722	NA	\$89,444	NA	\$115,475	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 16-1: East Silver Spring, Percent by Race and Hispanic Ethnicity (2022)



Source: U.S. Census Bureau, 2022 American Community Survey, 5-year estimates.



# HOUSING

East Silver Spring’s diverse housing stock is older and less costly than those in many other parts of Montgomery County. The most common type of housing, multi-family units, made up 53% of all units, the majority of these in smaller buildings. About 40% of the remaining units were single-family detached homes, and 7% were townhouses. The vast majority of housing units were built before 1970, after which little housing growth has occurred. Most of the small number of units constructed since 2010 were in two multi-family complexes for older adult living—University Gardens II off University Boulevard and Victory Oaks near New Hampshire Avenue. In line with the area’s large share

of multi-family units, the community had a relatively lower homeownership rate than most other CTAs, with less than half of all households living in owner-occupied units. The average home value in 2010 increased by 21% to \$500,000 in 2022, yet this remained lower than in many communities. Average housing costs for homeowners and renters were also lower than the county average. However, while average homeowner costs stayed relatively constant after 2010, average gross rent grew by 36% to \$1,612 per month in 2022, and more than half of renter households were burdened by housing costs.

Table 16-11: East Silver Spring, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	11,636	100%	4,664	100%	797	100%	6,175	100%
Before 1960	7,166	62%	4,044	87%	289	36%	2,833	46%
1960 to 1969	2,598	22%	510	11%	252	32%	1,836	30%
1970 to 1979	174	1%	7	0%	25	3%	142	2%
1980 to 1989	233	2%	23	0%	210	26%	0	0%
1990 to 1999	58	0%	48	1%	10	1%	0	0%
2000 to 2009	25	0%	14	0%	11	1%	0	0%
2010 or later	158	1%	18	0%	0	0%	140	2%
Unknown year	1,224	11%	0	0%	0	0%	1,224	20%
Average year built*	1955	NA	1949	NA	1966	NA	1958	NA
Average age*	69	NA	75	NA	58	NA	66	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 16-12: East Silver Spring, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	5,484	48%	4,819	42%	5,650	46%
Average homeowner costs (with mortgage)	\$2,252	NA	\$2,171	NA	\$2,534	NA
Average housing value (for homeowners)	\$412,862	NA	\$387,146	NA	\$499,711	NA
Rent-burdened households	2,978	51%	3,603	55%	3,773	58%
Average gross rent	\$1,181	NA	\$1,371	NA	\$1,612	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Fairland

# PLACE

Table 17-1: Fairland, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	5,642
Total development (square feet)	27,216,704
<i>Key environmental indicators</i>	
Parkland (acres)	674
Tree canopy cover (percent)	43.01
<i>Key development types</i>	
Office use (square feet)	2,109,237
Retail use (square feet)	1,442,203
Industrial use (square feet)	984,834
Other use (square feet)	1,864,098
Residential use (dwelling units)	14,035

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 17-2: Fairland, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	0
Library	1
Place of Worship	20
Police Facility	0
Public School	5
Recreation Center	2

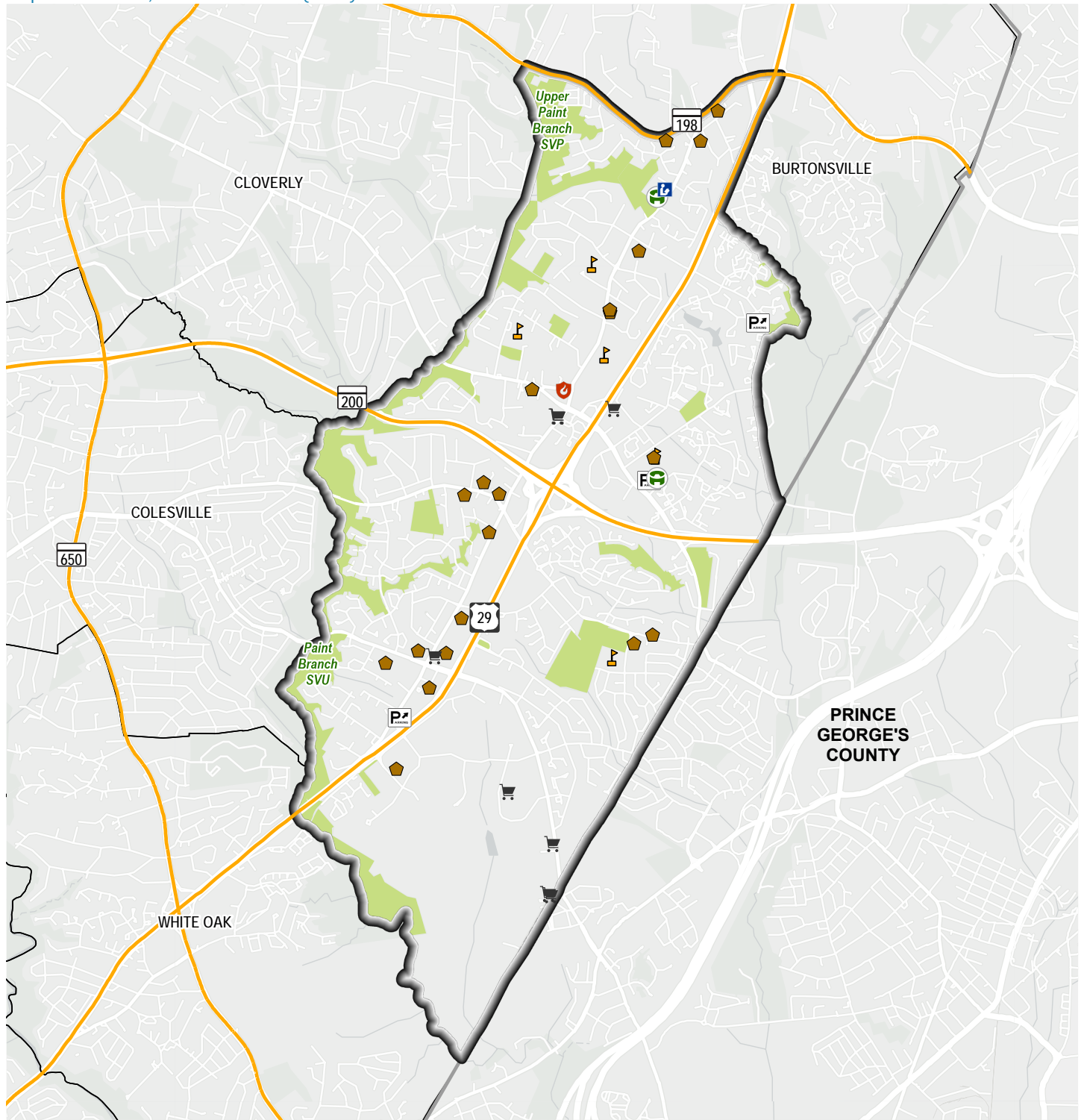
Source: Montgomery Planning (August 2024).

Fairland is situated along Montgomery County’s eastern edge bounded by Prince George’s County to the east and Paint Branch Stream Valley to the west. Two major roads, state Route 200 (Intercounty Connector) and U.S. Route 29, run through this community. Single-family detached units occupy 27% of the total land area and form the predominant land use west of U.S. Route 29. Northeast of the interchange between the Intercounty Connector and U.S. Route 29 is a significant retail node that includes the Auto Sales Park and the Briggs Chaney Market Place shopping center. Single-family attached and multi-family units together comprise an additional 10% of the area’s land and are largely concentrated in the northeast quadrant of the CTA.

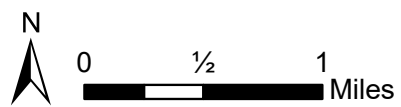
The southern portion of Fairland, mostly east of U.S. Route 29, contains a mix of office, retail, institutional/community facility, and industrial land uses. This area has several large retail developments, including the White Oak Town Center completed in 2024. Notably, the southernmost institutional/community facility parcel contains parts of the U.S. Food and Drug Administration (FDA) campus and the U.S. Army Adelphi Research Laboratory, though most of each agency’s buildings fall in the White Oak CTA and Prince George’s County, respectively. Adjacent to the FDA campus are two large parcels that include a sand and gravel mine and a former Washington Suburban Sanitary Commission (WSSC) facility and comprise a significant part of the 7% of the community’s land area that is classified as vacant. In addition to several smaller neighborhood parks, Fairland has 313 acres of parkland within the Paint Branch and Upper Paint Branch Stream Valleys, accounting for nearly half of the area’s total parkland. While the community does not have a Metrorail connection, it is served by the U.S. Route 29 Flash Bus Rapid Transit and has three Park & Ride lots.



Map 17-1: Fairland, Places of Interest (2024)

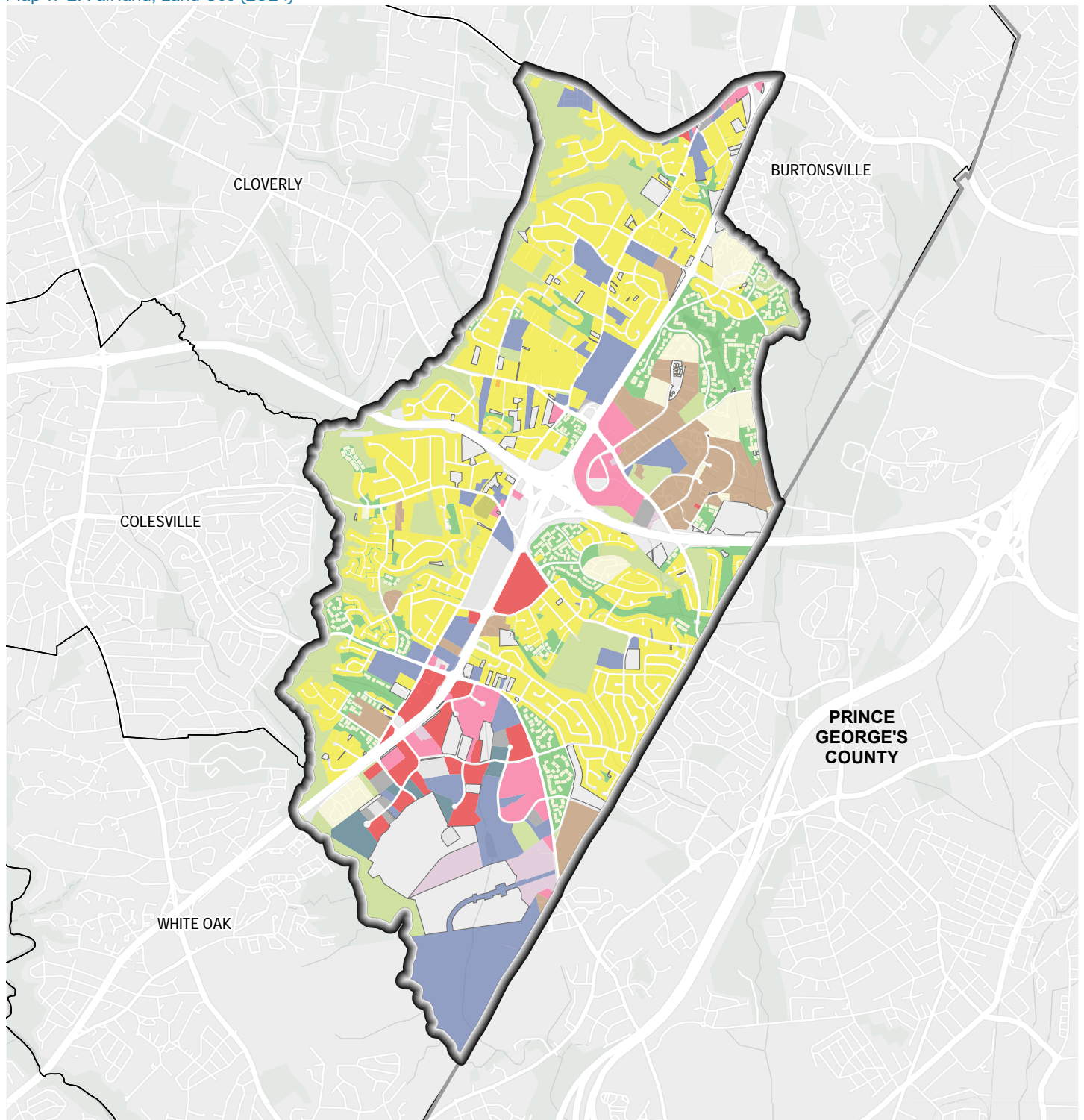


- |                                |                   |                  |                   |
|--------------------------------|-------------------|------------------|-------------------|
| Community Trends Area Boundary | Park              | Grocery Store    | Public School     |
| Major Road                     | Park and Ride Lot | Library          | Recreation Center |
|                                | Fire Station      | Place of Worship |                   |



Source: Montgomery Planning (August 2024).

Map 17-2: Fairland, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parking and Transportation | Retail                   | Utility                |
| Cultural                       | Office                           | Parks                      | Single Family Attached   | Vacant                 |
| Industrial                     |                                  |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 17-3: Fairland, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	12.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	1.3%	Retail	3.3%
Institutional/Community Facility	9.9%	Single-Family Attached	4.8%
Mixed-Use Office	< 1.0%	Single-Family Detached	27.0%
Multi-Family	5.4%	Utility	< 1.0%
Office	2.9%	Vacant	7.0%
Open Space/Recreation	7.5%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

With 39,199 residents, Fairland was the most populous community in eastern Montgomery County outside the Capital Beltway in 2022. Like neighboring White Oak, this community was majority Black, with that group's population having increased by 34% since 2010 (see Table 17-5 and Figure 17-1). Hispanic residents also grew in numbers, with a 58% increase during this period. Aside from these changes in racial and ethnic composition, many other demographic characteristics in the area remained constant since 2010; the community continued to have a relatively youthful population, with children comprising 24% of the population in 2022 and outnumbering the share

of older adult residents at 15%. Close to one-half of adults ages 25 and over held at least a bachelor's degree, which was lower than the county average of 60% in 2022. The community maintained a variety of household types, with approximately one-third of households having children (including a sizeable percentage of single-parent families) and at least a quarter of households consisting of people who lived alone. Average household incomes in Fairland have remained below the county's average since 2010 but grew in line with county trends, increasing by 33% to \$120,000 in 2022, as greater numbers of households earned more than \$100,000 per year.

Table 17-4: Fairland, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	37,010	100%	37,784	100%	39,199	100%
0 to 4 years	2,387	6%	2,477	7%	2,650	7%
5 to 17 years	6,662	18%	5,334	14%	6,807	17%
18 to 34 years	8,096	22%	9,520	25%	8,299	21%
35 to 44 years	5,194	14%	4,918	13%	5,456	14%
45 to 64 years	9,153	25%	9,682	26%	9,961	25%
65 years and older	5,518	15%	5,853	15%	6,026	15%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 17-5: Fairland, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	37,010	100%	37,784	100%	39,199	100%
White, non-Hispanic	10,233	28%	8,927	24%	6,179	16%
Black or African American, non-Hispanic	15,796	43%	17,003	45%	21,137	54%
Asian, non-Hispanic	6,302	17%	5,489	15%	4,616	12%
Other races, non-Hispanic	*	*	1,754	5%	1,416	4%
Hispanic or Latino	3,698	10%	4,611	12%	5,851	15%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 17-6: Fairland, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	34,623	100%	35,307	100%	36,549	100%
Speak non-English language at home	14,610	42%	14,863	42%	15,723	43%
Speak English less than "very well"	4,918	14%	4,237	12%	5,718	16%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 17-7: Fairland, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	24,610	100%	26,539	100%	26,596	100%
No high school degree	*	*	1,833	7%	2,201	8%
High school degree or some college education	11,412	46%	11,275	42%	12,419	47%
Bachelor's degree only	6,571	27%	7,414	28%	6,655	25%
Graduate or professional degree	4,877	20%	6,017	23%	5,321	20%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 17-8: Fairland, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	17,680	100%	19,212	100%	19,821	100%
Commuted by driving	14,584	82%	15,539	81%	15,658	79%
Car-free commute	2,319	13%	2,861	15%	1,370	7%
Worked from home	718	4%	580	3%	2,490	13%
Percent of households with no vehicles	1,425	10%	1,706	12%	1,153	8%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 17-9: Fairland, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	14,006	100%	14,042	100%	13,716	100%
Family households	9,322	67%	9,112	65%	9,928	72%
Families with children	4,640	33%	3,901	28%	4,466	33%
Single-parent families with children	1,671	12%	1,387	10%	1,657	12%
Nonfamily multi-person households	682	5%	961	7%	427	3%
Nonfamily single-person households	4,002	29%	3,969	28%	3,361	25%
<i>Average household size</i>	2.61	NA	2.66	NA	2.82	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 17-10: Fairland, Household Income

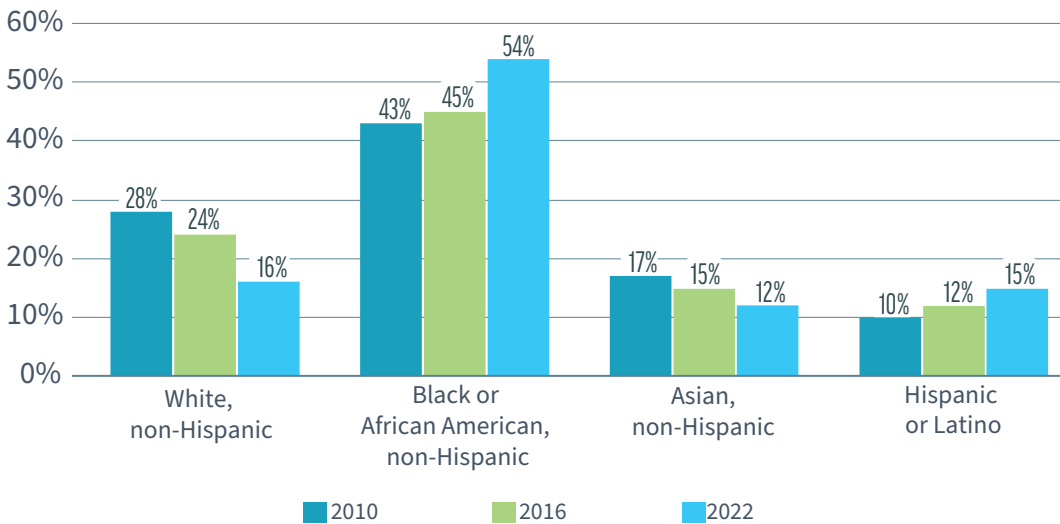
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	14,006	100%	14,042	100%	13,716	100%
Less than \$50,000	4,434	32%	4,128	29%	3,138	23%
\$50,000 to \$99,999	5,127	37%	4,469	32%	3,820	28%
\$100,000 to \$149,999	2,159	15%	2,856	20%	2,879	21%
\$150,000 to \$199,999	1,317	9%	1,452	10%	1,728	13%
\$200,000 or more	969	7%	1,137	8%	2,151	16%
Average household income	\$90,525	NA	\$95,422	NA	\$120,081	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 17-1: Fairland, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Fairland has a diverse housing stock with a variety of unit types. Multi-family units, mostly in smaller structures, represented the most common type, accounting for 39% of all units in 2024. While one-third of all units were townhouses, only 28% of the total were single-family detached units, well under the county’s share of 45%. More than 95% of all existing units were built before 2010, with the majority constructed during the 1980s, and the small amount of more recent construction consisted of mostly townhouses and multi-family units. In line with the sizeable share of the latter, just over half of all households were

homeowners in 2022. Between 2010 and 2016, average home values declined by 17% before increasing by 34% to \$469,000 in 2022. While average housing values and average homeowner costs in Fairland have remained considerably lower than county averages since 2010, average gross rents have tracked close to county levels and continually grown, reaching \$1,970 in 2022. More than 60% of renter households were burdened by housing costs in 2022.

Table 17-11: Fairland, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	14,035	100%	3,900	100%	4,622	100%	5,513	100%
Before 1960	288	2%	287	7%	0	0%	1	0%
1960 to 1969	962	7%	961	25%	0	0%	1	0%
1970 to 1979	1,247	9%	317	8%	17	0%	913	17%
1980 to 1989	7,762	55%	1,609	41%	3,926	85%	2,227	40%
1990 to 1999	1,433	10%	292	7%	178	4%	963	17%
2000 to 2009	1,826	13%	399	10%	397	9%	1,030	19%
2010 or later	260	2%	35	1%	104	2%	121	2%
Unknown year	257	2%	0	0%	0	0%	257	5%
Average year built*	1985	NA	1979	NA	1988	NA	1988	NA
Average age*	39	NA	45	NA	36	NA	36	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

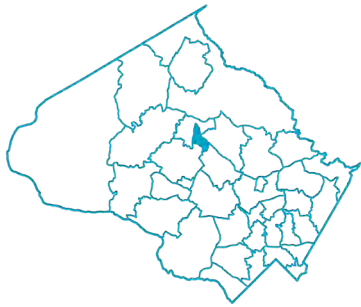
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 17-12: Fairland, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	8,106	58%	7,600	54%	7,746	56%
Average homeowner costs (with mortgage)	\$2,447	NA	\$2,162	NA	\$2,450	NA
Average housing value (for homeowners)	\$425,262	NA	\$351,103	NA	\$469,375	NA
Rent-burdened households	3,908	68%	3,793	61%	3,578	61%
Average gross rent	\$1,574	NA	\$1,711	NA	\$1,970	NA

NA Not Applicable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Flower Hill

18



# PLACE

Table 18-1: Flower Hill, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	1,194
Total development (square feet)	6,511,913
<i>Key environmental indicators</i>	
Parkland (acres)	164
Tree canopy cover (percent)	41.61
<i>Key development types</i>	
Office use (square feet)	0
Retail use (square feet)	85,048
Industrial use (square feet)	0
Other use (square feet)	194,463
Residential use (dwelling units)	4,220

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 18-2: Flower Hill, Places of Interest (2024)

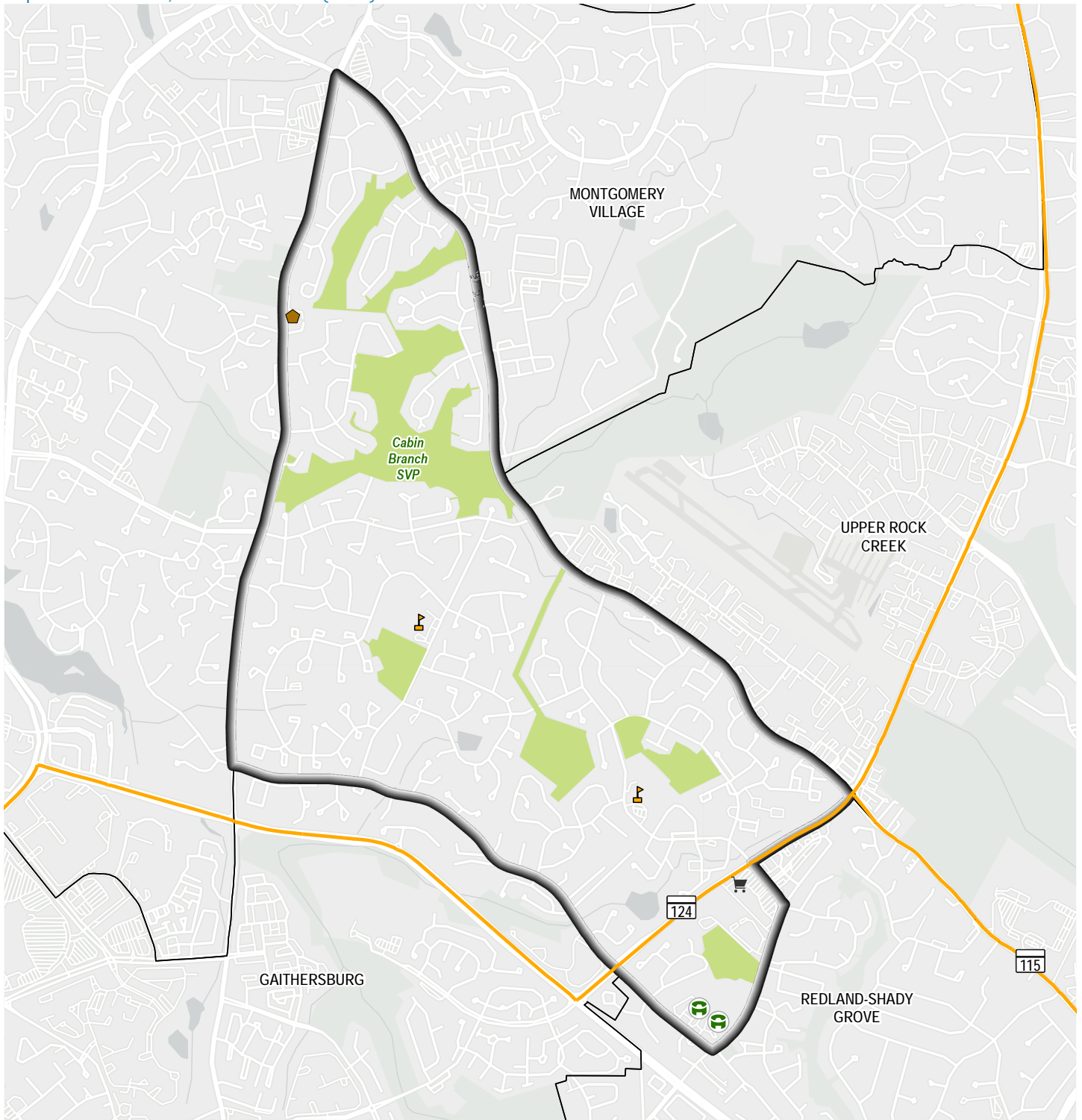
Place of Interest	Number
Fire Station	0
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	1
Police Facility	0
Public School	2
Recreation Center	2

Source: Montgomery Planning (August 2024).

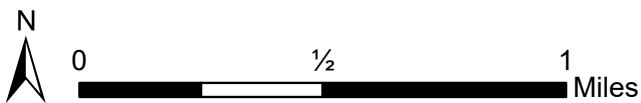
Flower Hill is one of the county’s smallest communities by land area, located northeast of the City of Gaithersburg. It is primarily a single-family residential community, with nearly 41% of its land used for this type of housing. Multi-family parcels clustered along state Route 124 (Woodfield Road) account for an additional 4% of land area. The community has no office or industrial developments, and the only retail use is at the Flower Hill Shopping Center with its Giant Food grocery store off Woodfield Road. The two public schools along with the Upper County Community Center and Upper County Outdoor Pool comprise much of the “Other use” development square footage listed in Table 18-1. Nearly 35% of the community’s land consists of parks and open space, including a part of the Cabin Branch Stream Valley Park and several local parks.



Map 18-1: Flower Hill, Places of Interest (2024)

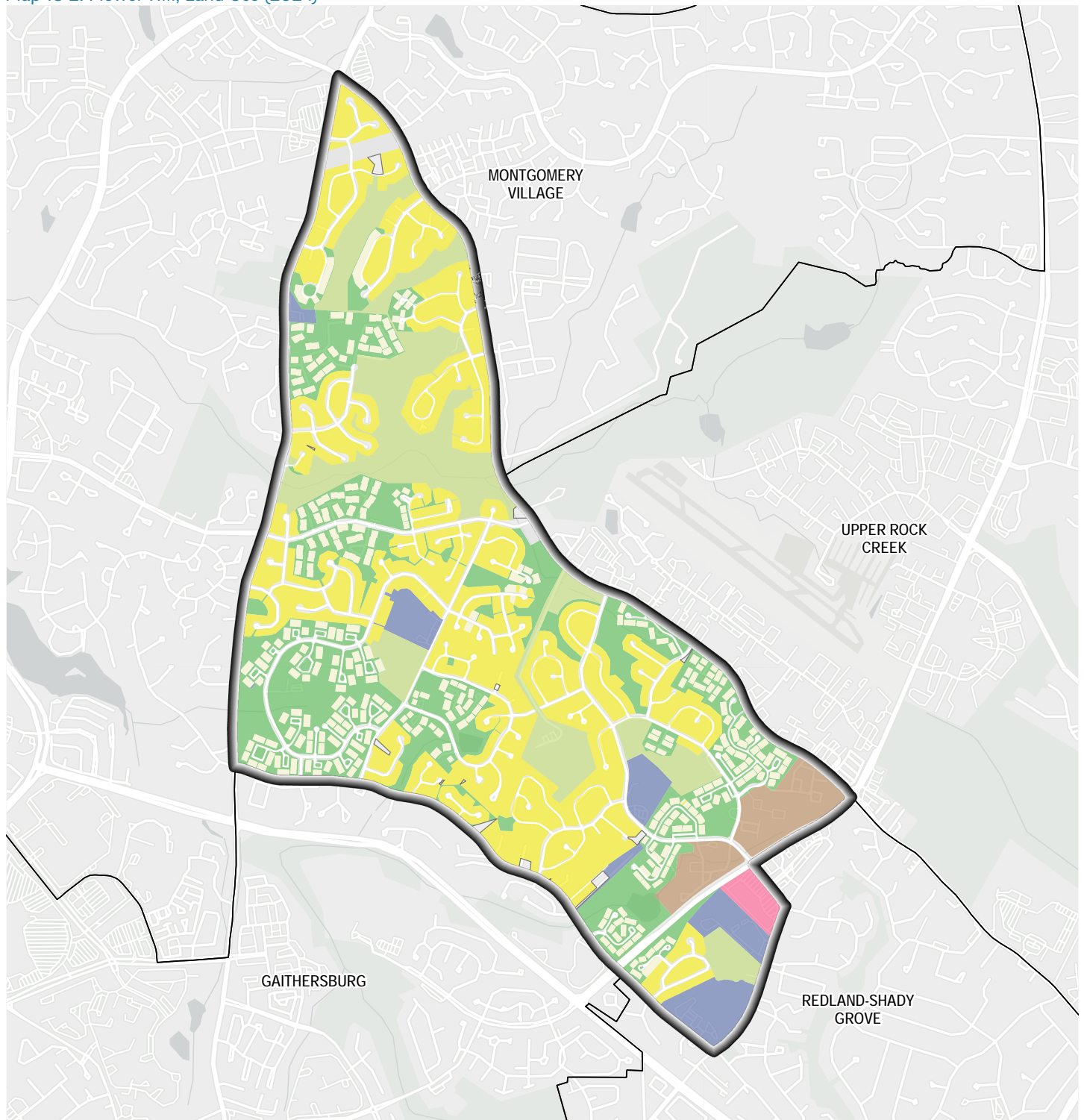


- |                                |                  |                   |
|--------------------------------|------------------|-------------------|
| Community Trends Area Boundary | Park             | Public School     |
| Major Road                     | Grocery Store    | Recreation Center |
|                                | Place of Worship |                   |



Source: Montgomery Planning (August 2024).

Map 18-2: Flower Hill, Land Use (2024)



Community Trends Area Boundary	Multi-Family	Single Family Attached	Vacant
Institutional/Community Facility	Open Space/Recreation	Single Family Detached	
	Parks	Utility	
	Retail		

N  
 0      1/2      1 Miles

Source: Montgomery Planning (August 2024).

Table 18-3: Flower Hill, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	14.2%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	4.9%	Single-Family Attached	7.8%
Mixed-Use Office	< 1.0%	Single-Family Detached	32.9%
Multi-Family	3.6%	Utility	< 1.0%
Office	< 1.0%	Vacant	< 1.0%
Open Space/Recreation	20.6%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Flower Hill had 13,396 residents in 2022, relatively unchanged from its total population in 2010. An already racially diverse place, this community saw rapid expansion in its Hispanic population, which grew by 80%, and by 2022 had one of the highest shares of Hispanic residents in Montgomery County (see Table 18-5 and Figure 18-1). Accordingly, a majority of the population reported speaking a language other than English at home by 2022. While children continued to outnumber older adults, the population aged over time, with the share of the population ages 65 and over growing at a faster rate than that of younger residents. More than three-quarters of all households were families in 2022, and about one-third of all households had children. This reflects the area’s large average household size of 3.29 people in 2022, compared to the county average of 2.72. Educational attainment

levels remained fairly constant since 2010, with more than one-third of residents ages 25 and over holding at least a bachelor’s degree, though that was lower than the county average of 60%. Average household incomes in Flower Hill since 2010 were among the lowest in the county, and the 25% increase during the 2010-2022 period was below the county growth rate of 38%.



*A majority of Flower Hill’s population reported speaking a language other than English at home by 2022.*

Table 18-4: Flower Hill, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	12,881	100%	14,224	100%	13,396	100%
0 to 4 years	873	7%	1,182	8%	917	7%
5 to 17 years	2,642	21%	2,818	20%	2,159	16%
18 to 34 years	2,804	22%	3,288	23%	3,070	23%
35 to 44 years	2,200	17%	1,874	13%	1,666	12%
45 to 64 years	3,692	29%	3,795	27%	3,711	28%
65 years and older	*	*	1,267	9%	1,873	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 18-5: Flower Hill, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	12,881	100%	14,224	100%	13,396	100%
White, non-Hispanic	4,712	37%	4,135	29%	2,973	22%
Black or African American, non-Hispanic	2,230	17%	3,431	24%	1,780	13%
Asian, non-Hispanic	2,389	19%	1,985	14%	2,189	16%
Other races, non-Hispanic	*	*	542	4%	941	7%
Hispanic or Latino	3,065	24%	4,130	29%	5,513	41%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 18-6: Flower Hill, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	12,008	100%	13,042	100%	12,479	100%
Speak non-English language at home	5,521	46%	6,147	47%	6,929	56%
Speak English less than “very well”	2,347	20%	2,063	16%	3,460	28%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 18-7: Flower Hill, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	8,175	100%	8,634	100%	8,802	100%
No high school degree	*	*	813	9%	1,056	12%
High school degree or some college education	4,201	51%	4,094	47%	4,464	51%
Bachelor’s degree only	1,839	22%	2,205	26%	2,227	25%
Graduate or professional degree	1,093	13%	1,522	18%	1,055	12%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 18-8: Flower Hill, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	7,315	100%	7,205	100%	6,585	100%
Commuted by driving	6,544	89%	5,687	79%	5,481	83%
Car-free commute	637	9%	1,180	16%	340	5%
Worked from home	*	*	277	4%	707	11%
Percent of households with no vehicles	*	*	272	6%	136	3%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 18-9: Flower Hill, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,095	100%	4,244	100%	4,062	100%
Family households	3,283	80%	3,167	75%	3,133	77%
Families with children	1,660	41%	1,572	37%	1,292	32%
Single-parent families with children	388	9%	426	10%	200	5%
Nonfamily multi-person households	*	*	219	5%	107	3%
Nonfamily single-person households	701	17%	859	20%	822	20%
Average household size	3.15	NA	3.35	NA	3.29	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 18-10: Flower Hill, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,095	100%	4,244	100%	4,062	100%
Less than \$50,000	911	22%	1,125	27%	779	19%
\$50,000 to \$99,999	1,417	35%	1,079	25%	1,199	30%
\$100,000 to \$149,999	1,124	27%	1,140	27%	791	19%
\$150,000 to \$199,999	498	12%	557	13%	773	19%
\$200,000 or more	*	*	342	8%	520	13%
Average household income	\$95,385	NA	\$101,896	NA	\$118,660	NA

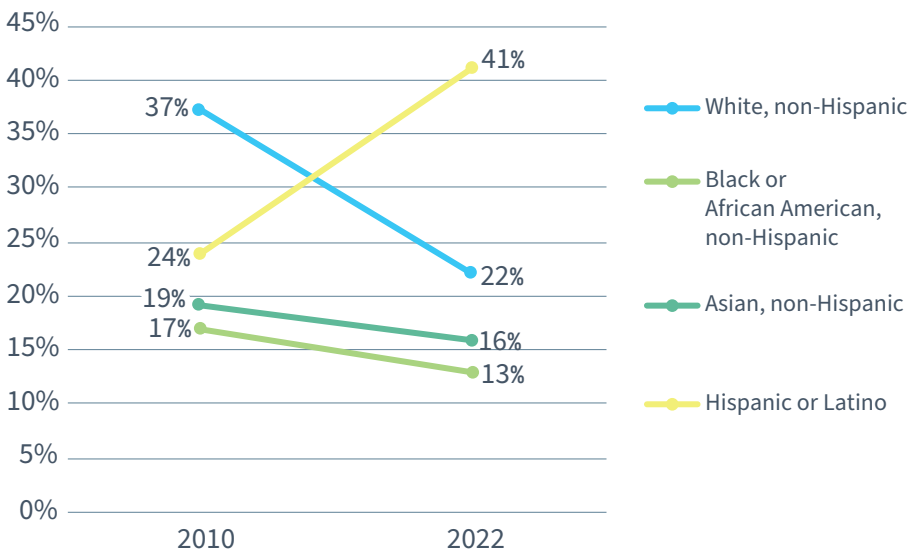
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 18-1: Flower Hill, Percent by Race and Hispanic Ethnicity (2010, 2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Flower Hill is predominantly single-family homes, with townhouses comprising 46% of all units, the second highest share in the county after Montgomery Village. Nearly all existing units were built between 1970 and 1999, and subsequent additional housing growth was minimal. Related to the prevalence of single-family homes, 81% of all households were homeowners in 2022, which was higher than the county homeownership rate of 66%. Housing in Flower Hill was relatively less expensive than in many other communities;

the average home value declined by 22% from 2010 to 2016 before increasing by 45% to \$436,000 in 2022, but it was still well below the county average home value of \$705,564 in 2022. Average housing costs for both homeowners and renters changed little after 2010 and remained lower than the county averages through 2022, when average homeowner costs were 70% of the county average while average gross rents were 84% of the county average. However, a notably high share (71%) of renter households in 2022 were burdened by housing costs.

Table 18-11: Flower Hill, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	4,220	100%	1,581	100%	1,934	100%	705	100%
Before 1960	12	0%	12	1%	0	0%	0	0%
1960 to 1969	5	0%	5	0%	0	0%	0	0%
1970 to 1979	1,052	25%	324	20%	728	38%	0	0%
1980 to 1989	2,323	55%	1,138	72%	945	49%	240	34%
1990 to 1999	798	19%	72	5%	261	13%	465	66%
2000 to 2009	14	0%	14	1%	0	0%	0	0%
2010 or later	16	0%	16	1%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1984	NA	1983	NA	1982	NA	1989	NA
Average age*	40	NA	41	NA	42	NA	35	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 18-12: Flower Hill, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,503	86%	3,257	77%	3,309	81%
Average homeowner costs (with mortgage)	\$2,261	NA	\$1,961	NA	\$2,229	NA
Average housing value (for homeowners)	\$382,998	NA	\$300,284	NA	\$436,399	NA
Rent-burdened households	*	*	469	54%	470	71%
Average gross rent	\$1,644	NA	\$1,600	NA	\$1,765	NA

NA Not Applicable.

\* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Gaithersburg

19

# PLACE

Table 19-1: Gaithersburg, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,693
Total development (square feet)	71,011,596
<i>Key environmental indicators</i>	
Parkland (acres)	1,891
Tree canopy cover (percent)	40.18
<i>Key development types</i>	
Office use (square feet)	6,275,671
Retail use (square feet)	6,275,247
Industrial use (square feet)	6,204,454
Other use (square feet)	8,206,329
Residential use (dwelling units)	31,987

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 19-2: Gaithersburg, Places of Interest (2024)

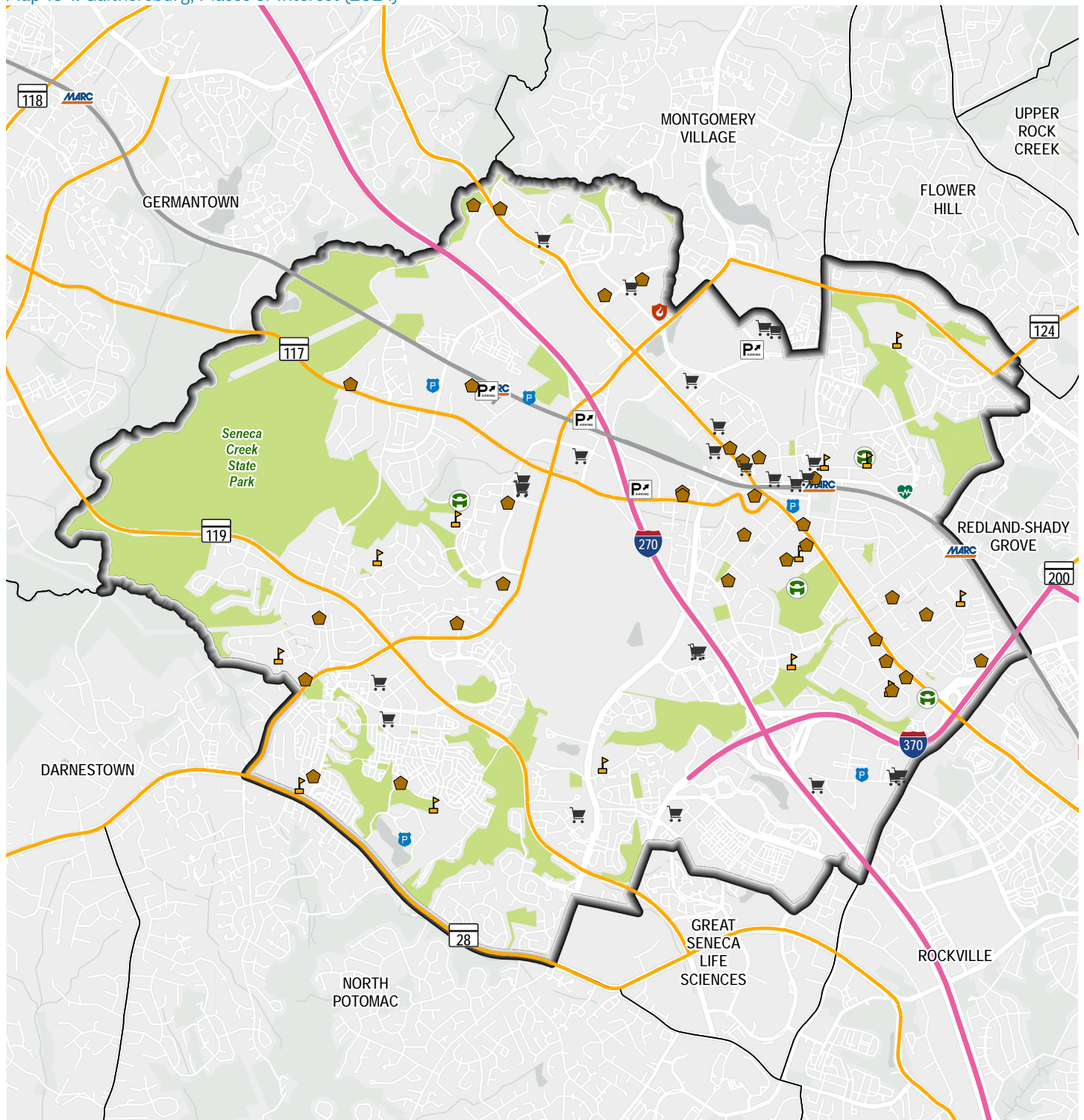
Place of Interest	Number
Fire Station	1
Grocery Store	25
Healthcare Facility	1
Library	0
Place of Worship	32
Police Facility	5
Public School	13
Recreation Center	4

Source: Montgomery Planning (August 2024).

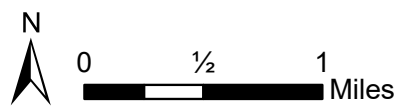
The Gaithersburg CTA is located along the I-270 corridor and includes the City of Gaithersburg—Montgomery County’s most populous municipality—and extends westward to include a large portion of Seneca Creek State Park. As a centrally positioned community, other major roads traverse the area, including Interstate Highway 370 and state Routes 355 (Frederick Road), 124 (Quince Orchard Road/Montgomery Village Avenue), 117 (Diamond Avenue/Clopper Road), 119 (Great Seneca Hwy), and 28 (Darnestown Road) as its southern boundary. With various shopping centers, several company headquarters, and research and development labs, the area has approximately equal square footages of office, retail, and industrial uses. Nearly 6% of its land is used for retail, the largest share of this land use type of any community in the county. Formerly a major retail area, the Lakeforest Mall, east of the intersection of Routes 124 and 355, was an operating shopping mall until its recent closure and will be redeveloped into a multi-use employment, retail, residential, and entertainment destination. A newer retail hub, the Rio Lakefront, a waterfront shopping center, is located near the southern intersection of Interstate Highways 270 and 370.

Slightly more than half of the 27% of land area used for housing is for single-family detached units; another 5% is used for townhouses and the remaining 7% for multi-family structures. Gaithersburg has two notable “New Urbanist” neighborhoods, the Kentlands and Lakelands, which are both dense and walkable environments with residential enclaves adjacent to commercial districts and cultural amenities. The 579-acre federal National Institute of Standards and Technology (NIST) headquarters, in the center of Gaithersburg, contributes largely to the “Other use” development square footage listed in Table 19-1. In addition to these diverse residential and commercial uses of land, nearly 20% of the community is parkland, which includes the Seneca Creek State Park. While this area is not connected by WMATA Metrorail, the MARC Brunswick Line provides regional commuter rail service via three stations.

Map 19-1: Gaithersburg, Places of Interest (2024)

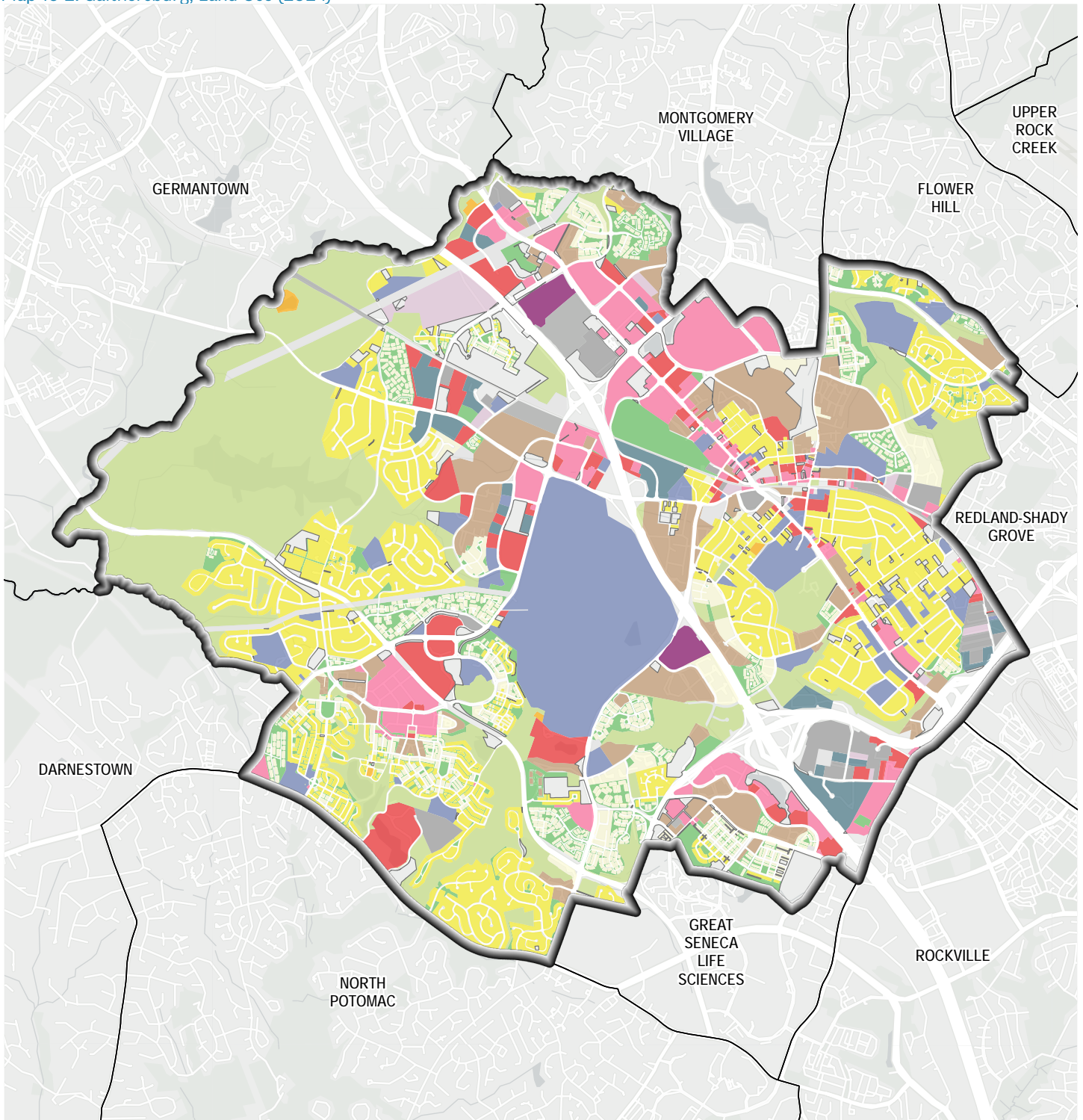


- |                      |                |                   |                     |                   |
|----------------------|----------------|-------------------|---------------------|-------------------|
| Trends Area Boundary | Metrorail Line | Park and Ride Lot | Healthcare Facility | Public School     |
| Freeway              | Major Road     | Park              | Place of Worship    | Recreation Center |
| Metro Station        | MARC Station   | Fire Station      | Police Facility     |                   |
|                      |                | Grocery Store     |                     |                   |



Source: Montgomery Planning (August 2024).

Map 19-2: Gaithersburg, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Office                     | Research and Development | Single Family Detached |
| Agriculture                    | Mixed-Use Office                 | Open Space/Recreation      | Retail                   | Utility                |
| Cultural                       | Multi-Family                     | Parking and Transportation | Single Family Attached   | Vacant                 |
| Industrial                     | Parks                            |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 19-3: Gaithersburg, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	19.7%
Cultural	< 1.0%	Research and Development	1.7%
Industrial	< 1.0%	Retail	5.5%
Institutional/Community Facility	9.6%	Single-Family Attached	5.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	14.7%
Multi-Family	6.9%	Utility	1.6%
Office	4.0%	Vacant	4.4%
Open Space/Recreation	5.5%	Warehouse	1.9%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

With 78,633 residents, Gaithersburg was the county’s second most populous community in 2022. Since 2010, its total population had grown by 18%, adding nearly 12,000 people, the second greatest number of new residents after Clarksburg. Gaithersburg’s older adult population (ages 65 and over) was its fastest growing age group, increasing by 65%, while the size of the other age groups remained relatively unchanged. The Black and Hispanic populations were among the fastest growing racial groups, increasing by 49% and 30%, respectively, which contributed to the community’s overall increasing racial diversity. Accordingly, by 2022, a majority of residents spoke a language other than English at home, and nearly one-quarter of residents reported speaking English less than “very well.” While educational attainment levels stayed mostly constant after 2010, the population with a graduate or professional degree increased by 36% to incorporate one-quarter of Gaithersburg’s adults ages 25 and over. Household

composition in Gaithersburg has mirrored that of the county since 2010, with approximately two-thirds of households being families and nearly half of families having children, while more than one-quarter of households were people living alone. Since 2010, the average household income in Gaithersburg has been slightly below the county average but grew by 45%, slightly higher than the county’s 38% growth. While an increasing number of households earned at least \$100,000 by 2022, nearly half of all households still reported incomes of less than \$100,000.



*Gaithersburg was Montgomery County’s second most populous community in 2022 with 78,633 residents.*

Table 19-4: Gaithersburg, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	66,694	100%	75,938	100%	78,633	100%
0 to 4 years	4,762	7%	6,032	8%	5,431	7%
5 to 17 years	10,160	15%	12,334	16%	12,195	16%
18 to 34 years	18,021	27%	19,551	26%	18,126	23%
35 to 44 years	10,704	16%	11,149	15%	12,937	16%
45 to 64 years	16,742	25%	18,252	24%	19,537	25%
65 years and older	6,304	9%	8,620	11%	10,407	13%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-5: Gaithersburg, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	66,694	100%	75,938	100%	78,633	100%
White, non-Hispanic	28,273	42%	27,660	36%	26,296	33%
Black or African American, non-Hispanic	8,225	12%	12,684	17%	12,294	16%
Asian, non-Hispanic	12,706	19%	13,569	18%	16,012	20%
Other races, non-Hispanic	1,817	3%	2,595	3%	3,653	5%
Hispanic or Latino	15,673	23%	19,429	26%	20,378	26%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-6: Gaithersburg, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	61,932	100%	69,906	100%	73,202	100%
Speak non-English language at home	29,718	48%	34,107	49%	37,848	52%
Speak English less than “very well”	13,660	22%	14,613	21%	16,962	23%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-7: Gaithersburg, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	45,683	100%	51,173	100%	54,031	100%
No high school degree	4,744	10%	6,995	14%	6,138	11%
High school degree or some college education	17,477	38%	17,274	34%	18,922	35%
Bachelor’s degree only	13,473	29%	13,445	26%	15,363	28%
Graduate or professional degree	9,988	22%	13,460	26%	13,608	25%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-8: Gaithersburg, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	37,398	100%	39,546	100%	42,325	100%
Commuted by driving	30,788	82%	30,902	78%	29,033	69%
Car-free commute	5,047	13%	6,390	16%	4,107	10%
Worked from home	1,298	3%	1,888	5%	8,124	19%
Percent of households with no vehicles	1,993	8%	2,145	8%	2,529	9%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-9: Gaithersburg, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	26,311	100%	27,392	100%	29,274	100%
Family households	16,604	63%	18,555	68%	19,247	66%
Families with children	8,213	31%	9,443	34%	9,075	31%
Single-parent families with children	2,292	9%	2,957	11%	2,117	7%
Nonfamily multi-person households	2,122	8%	1,710	6%	2,199	8%
Nonfamily single-person households	7,585	29%	7,126	26%	7,828	27%
<i>Average household size</i>	2.52	NA	2.76	NA	2.67	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 19-10: Gaithersburg, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	26,311	100%	27,392	100%	29,274	100%
Less than \$50,000	8,202	31%	7,892	29%	6,687	23%
\$50,000 to \$99,999	8,212	31%	8,396	31%	7,380	25%
\$100,000 to \$149,999	5,048	19%	5,322	19%	6,155	21%
\$150,000 to \$199,999	2,912	11%	2,617	10%	3,373	12%
\$200,000 or more	1,937	7%	3,165	12%	5,679	19%
Average household income	\$94,221	NA	\$105,677	NA	\$136,720	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Gaithersburg has a very diverse housing stock, with more than half of its units in multi-family structures, mostly smaller ones. Among all existing housing units, 81% were built before 2010; 70% of the more than 5,300 units constructed since 2010 were new multi-family homes, 26% townhouses, and just 4% single-family detached units (see Table 19-11 and Figure 19-1). Given the variety of housing options and the large amount of multi-family housing, renters have consistently comprised half of

all households—though nearly half of renter-occupied households were burdened by housing costs in 2022, and the average gross rent rose by 45% after 2010 to nearly \$2,000 per month in 2022. Monthly rents, along with their growth, mirrored county averages and rates of increase. For homeowners, both average costs and home values stayed slightly lower than the county average but grew at nearly the same rates as the county—14% for homeowner costs and 26% for housing values.

Table 19-11: Gaithersburg, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	31,987	100%	6,041	100%	9,002	100%	16,944	100%
Before 1960	808	3%	618	10%	11	0%	179	1%
1960 to 1969	3,591	11%	610	10%	29	0%	2,952	17%
1970 to 1979	7,045	22%	1,003	17%	1,983	22%	4,059	24%
1980 to 1989	6,714	21%	1,473	24%	3,021	34%	2,220	13%
1990 to 1999	4,682	15%	1,348	22%	1,098	12%	2,236	13%
2000 to 2009	2,971	9%	766	13%	1,462	16%	743	4%
2010 or later	5,317	17%	223	4%	1,398	16%	3,696	22%
Unknown year	859	3%	0	0%	0	0%	859	5%
Average year built*	1988	NA	1982	NA	1991	NA	1988	NA
Average age*	36	NA	42	NA	33	NA	36	NA

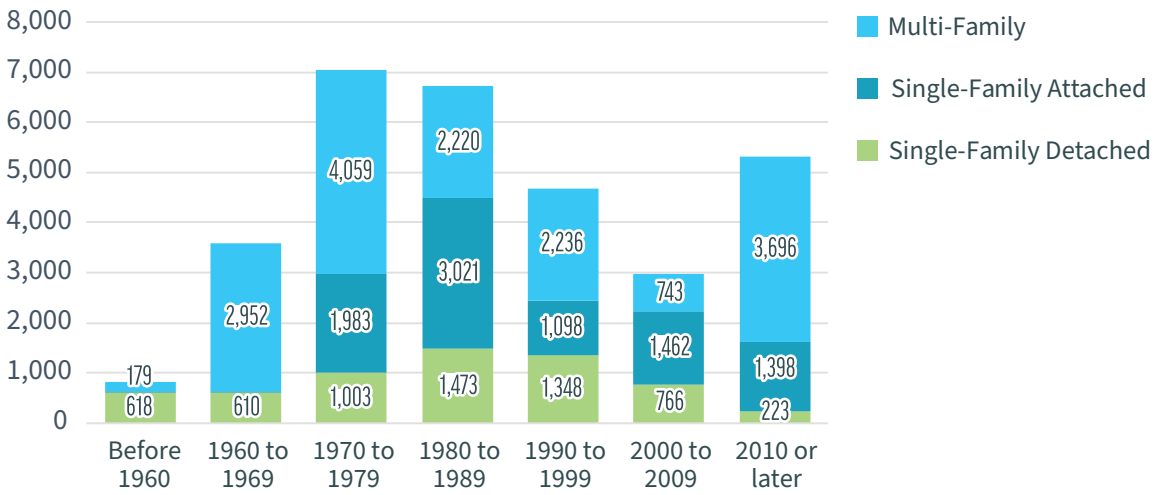
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 19-12: Gaithersburg, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	14,050	53%	13,739	50%	14,550	50%
Average homeowner costs (with mortgage)	\$2,493	NA	\$2,355	NA	\$2,848	NA
Average housing value (for homeowners)	\$447,079	NA	\$423,826	NA	\$563,751	NA
Rent-burdened households	5,733	48%	6,691	50%	6,791	48%
Average gross rent	\$1,374	NA	\$1,616	NA	\$1,985	NA

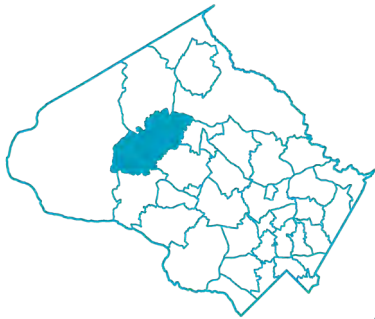
NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 19-1: Gaithersburg, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024)





**Germantown**

**20**



**Table 20-1: Germantown, Land Use Indicators (2024)**

Characteristic	Value
Total area (acres)	16,101
Total development (square feet)	64,444,250
<i>Key environmental indicators</i>	
Parkland (acres)	6,269
Tree canopy cover (percent)	49.60
<i>Key development types</i>	
Office use (square feet)	4,064,931
Retail use (square feet)	2,520,515
Industrial use (square feet)	1,720,850
Other use (square feet)	4,178,686
Residential use (dwelling units)	34,441

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

**Table 20-2: Germantown, Places of Interest (2024)**

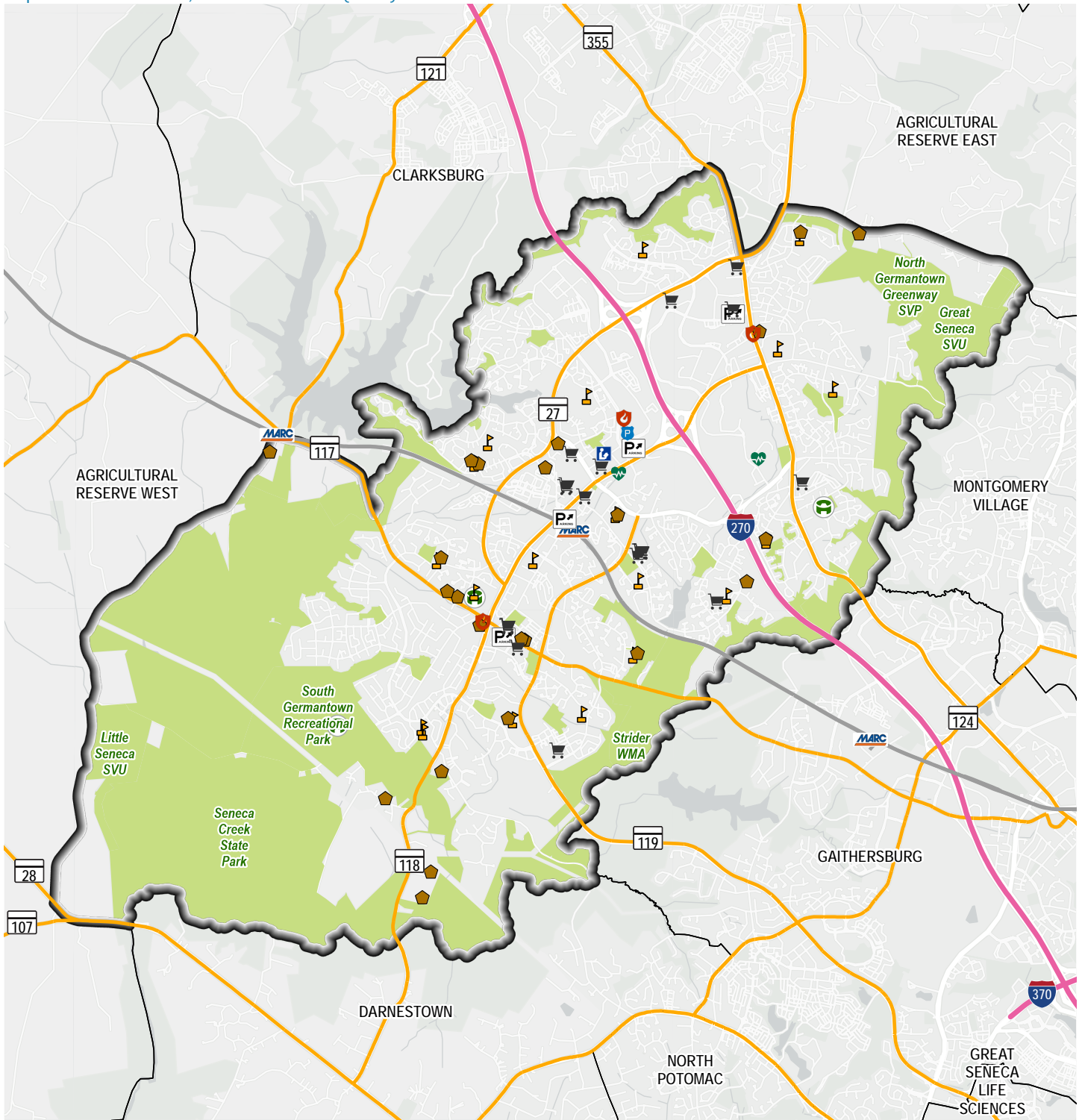
Place of Interest	Number
Fire Station	3
Grocery Store	18
Healthcare Facility	2
Library	1
Place of Worship	23
Police Facility	1
Public School	19
Recreation Center	3

Source: Montgomery Planning (August 2024).

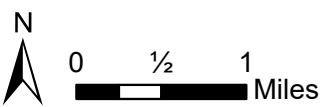
An activity center in the upper part of Montgomery County, Germantown is located along the I-270 corridor between Gaithersburg and Clarksburg. Other major roads traverse the area, including state Routes 355 (Frederick Road), 27 (Ridge Road), 117 (Clopper Road), 118 (Germantown Road), and 119 (Great Seneca Highway). The Great Seneca Stream Valley marks Germantown’s eastern boundary, and a portion of the Seneca Creek State Park comprises much of the community’s southern and western areas. These parks, along with several local and recreational parks, account for 40% of the CTA’s land area. Although Germantown is Montgomery County’s largest community by population, only 22% of the land area is used for residential purposes—14% for single-family detached units and 4% each for townhouses and multi-family structures.

Commercial uses are dispersed around the I-270 interchanges, with notable retail activity in the Germantown Town Center along Germantown Road west of the interstate and in the Milestone Shopping Center further north at the corner of Ridge Road and Frederick Road. The large office parcel off I-270 is the U.S. Department of Energy (DOE) campus that comprises 700,000 square feet of office development in the area. Nearly 6% of the community land is used for institutional/community facilities, including the 183-acre Montgomery College Germantown Campus and the 25-acre Holy Cross Germantown Hospital directly east of I-270. Given its size, Germantown’s 19 public schools are the most of any community in the county. The MARC Brunswick Line runs through the community and provides rail commuter service at its Germantown station, while the Germantown Transit Center (see the Park & Ride icon in Map 20-1) offers additional transit service via the county’s bus system.

Map 20-1: Germantown, Places of Interest (2024)

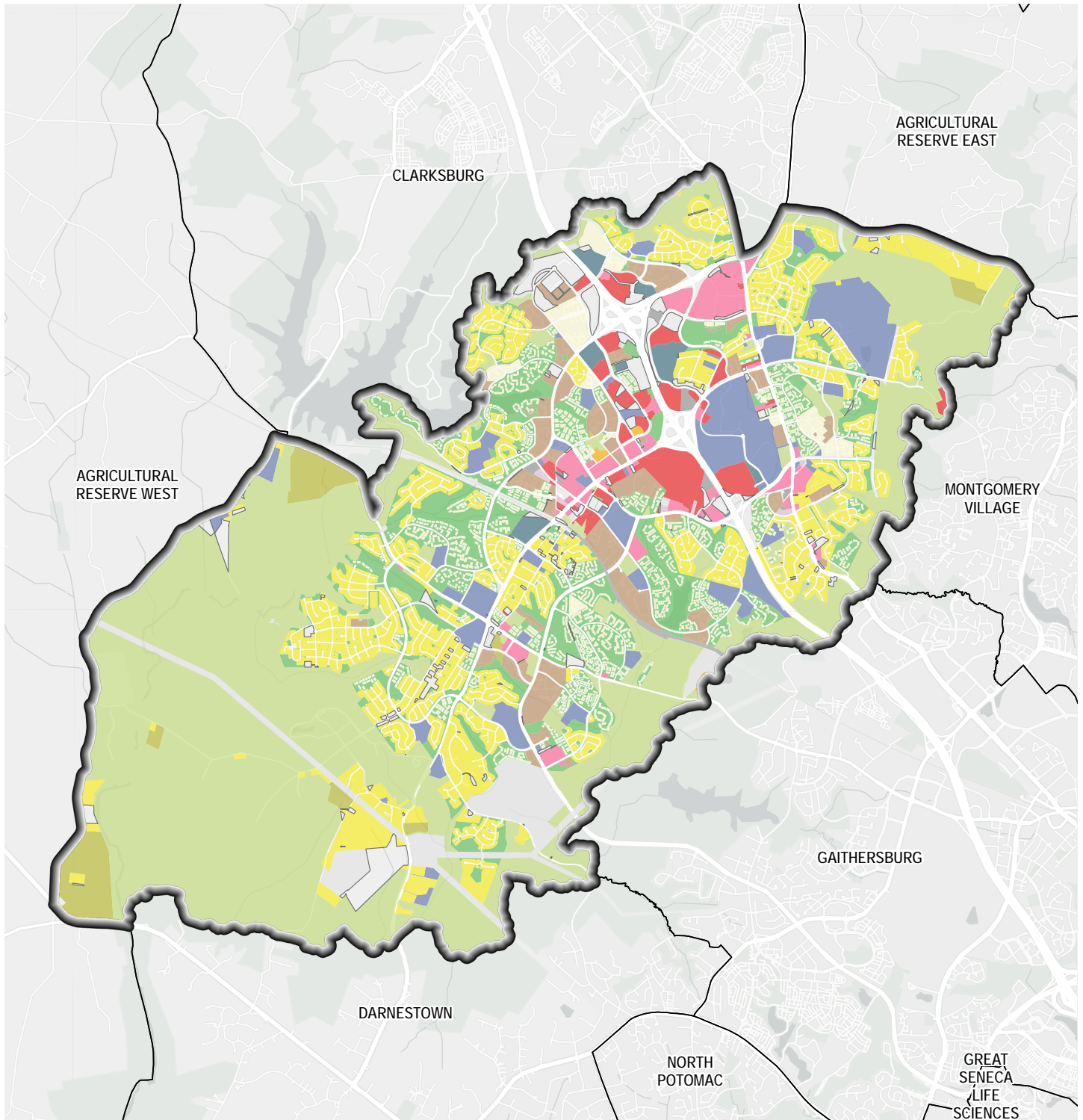


- |                                |                   |                     |                  |                   |
|--------------------------------|-------------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | MARC Line         | Fire Station        | Place of Worship | Recreation Center |
| Freeway                        | MARC Station      | Grocery Store       | Police Facility  |                   |
| Major Road                     | Park and Ride Lot | Healthcare Facility | Public School    |                   |
|                                | Park              | Library             |                  |                   |

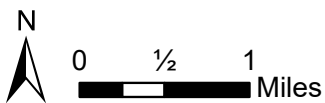


Source: Montgomery Planning (August 2024).

Map 20-2: Germantown, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parking and Transportation | Retail                   | Utility                |
| Cultural                       | Office                           | Parks                      | Single Family Attached   | Vacant                 |
| Industrial                     |                                  |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 20-3: Germantown, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	2.1%	Parks	39.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.9%
Institutional/Community Facility	5.6%	Single-Family Attached	3.9%
Mixed-Use Office	< 1.0%	Single-Family Detached	14.1%
Multi-Family	3.5%	Utility	3.0%
Office	2.1%	Vacant	2.5%
Open Space/Recreation	10.3%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

The most populous CTA in Montgomery County, Germantown had 90,586 residents in 2022, a 6% increase in its total population from 2010. Mirroring overall county trends, the fastest-growing age group was residents ages 65 and over, which rose by 145% in this time; however, their share in Germantown remained below that of children. An already diverse community in 2010, Germantown diversified even further by 2022, containing a nearly equal mix of each major racial and ethnic group, though its Hispanic population grew by 37%, the largest increase of any other group. In line with these trends, nearly half of residents spoke a language other than English at home by 2022. While the share of family households remained at around 70% from 2010 to 2022, the share of families with children decreased from 40% to 35%,

reflecting the lack of growth of the population under age 18. Educational attainment levels remained relatively stable, with approximately one-half of residents ages 25 and over having at least a bachelor's degree in both 2010 and 2022, which is below the county share of 60%. Average household income in Germantown increased by 38% since 2010, the same rate of growth as the county's average.



*Germantown had the largest population of any community in Montgomery County in 2022 with 90,586 residents.*

Table 20-4: Germantown, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	85,118	100%	90,972	100%	90,586	100%
0 to 4 years	7,187	8%	6,326	7%	5,748	6%
5 to 17 years	15,800	19%	17,943	20%	16,266	18%
18 to 34 years	22,722	27%	21,502	24%	20,776	23%
35 to 44 years	14,995	18%	14,228	16%	12,990	14%
45 to 64 years	20,472	24%	24,900	27%	25,141	28%
65 years and older	3,942	5%	6,073	7%	9,665	11%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 20-5: Germantown, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	85,118	100%	90,972	100%	90,586	100%
White, non-Hispanic	32,458	38%	29,779	33%	23,890	26%
Black or African American, non-Hispanic	17,796	21%	21,063	23%	22,166	24%
Asian, non-Hispanic	15,611	18%	18,408	20%	18,298	20%
Other races, non-Hispanic	3,390	4%	3,009	3%	4,467	5%
Hispanic or Latino	15,863	19%	18,713	21%	21,765	24%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 20-6: Germantown, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	77,931	100%	84,646	100%	84,838	100%
Speak non-English language at home	33,238	43%	37,813	45%	41,283	49%
Speak English less than “very well”	14,141	18%	13,297	16%	15,371	18%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 20-7: Germantown, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	54,777	100%	58,960	100%	60,477	100%
No high school degree	4,671	9%	5,154	9%	6,353	11%
High school degree or some college education	23,471	43%	24,186	41%	24,489	40%
Bachelor’s degree only	14,857	27%	16,120	27%	15,754	26%
Graduate or professional degree	11,778	22%	13,500	23%	13,881	23%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 20-8: Germantown, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	48,220	100%	49,269	100%	49,298	100%
Commuted by driving	40,296	84%	41,467	84%	36,480	74%
Car-free commute	5,952	12%	5,606	11%	3,572	7%
Worked from home	1,498	3%	2,051	4%	8,269	17%
Percent of households with no vehicles	1,646	5%	1,497	5%	1,945	6%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 20-9: Germantown, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	30,652	100%	31,462	100%	31,764	100%
Family households	21,076	69%	23,046	73%	22,944	72%
Families with children	12,173	40%	12,634	40%	11,102	35%
Single-parent families with children	2,965	10%	3,643	12%	3,154	10%
Nonfamily multi-person households	2,631	9%	1,454	5%	1,295	4%
Nonfamily single-person households	6,945	23%	6,962	22%	7,525	24%
Average household size	2.78	NA	2.89	NA	2.85	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 20-10: Germantown, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	30,652	100%	31,462	100%	31,764	100%
Less than \$50,000	7,173	23%	7,546	24%	5,432	17%
\$50,000 to \$99,999	10,834	35%	10,638	34%	9,156	29%
\$100,000 to \$149,999	7,388	24%	5,982	19%	6,771	21%
\$150,000 to \$199,999	3,310	11%	3,705	12%	4,308	14%
\$200,000 or more	1,947	6%	3,591	11%	6,097	19%
Average household income	\$97,512	NA	\$106,633	NA	\$134,684	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Germantown had the largest housing stock in the county with nearly 34,500 units. Since the 1980s, Germantown has had a very diverse housing typology (see Table 20-11 and Figure 20-1). By 2024, townhouses comprised 43% of all housing units, one of the largest concentrations thereof in the county, and multi-family units accounted for one-third of all units. Housing growth slowed after 2000 and especially after 2009; only 7% of all units have been built since 2010, although 68% of that construction was in multi-family structures. The 2022 homeownership rate of 66%

was comparable to that of the county average but was a decrease from this CTA's 71% in 2010. The average home value in Germantown remained consistently below that of the county even as it increased by 23% to \$483,000 in 2022, a rate that mirrored county growth. The 2022 average gross rent of \$1,939 was close to the county's average that year, and the community's increase from 2010 was 36%, also close to the county's 40% increase. Of the nearly 5,000 renter-occupied households in 2022, just under half were cost-burdened by monthly rent.

Table 20-11: Germantown, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	34,441	100%	8,157	100%	14,848	100%	11,436	100%
Before 1960	112	0%	111	1%	1	0%	0	0%
1960 to 1969	230	1%	230	3%	0	0%	0	0%
1970 to 1979	2,569	7%	546	7%	1,952	13%	71	1%
1980 to 1989	14,014	41%	2,030	25%	6,647	45%	5,337	47%
1990 to 1999	8,348	24%	2,965	36%	3,441	23%	1,942	17%
2000 to 2009	6,523	19%	2,154	26%	2,092	14%	2,277	20%
2010 or later	2,362	7%	30	0%	715	5%	1,617	14%
Unknown year	283	1%	91	1%	0	0%	192	2%
Average year built*	1992	NA	1991	NA	1990	NA	1995	NA
Average age*	32	NA	33	NA	34	NA	29	NA

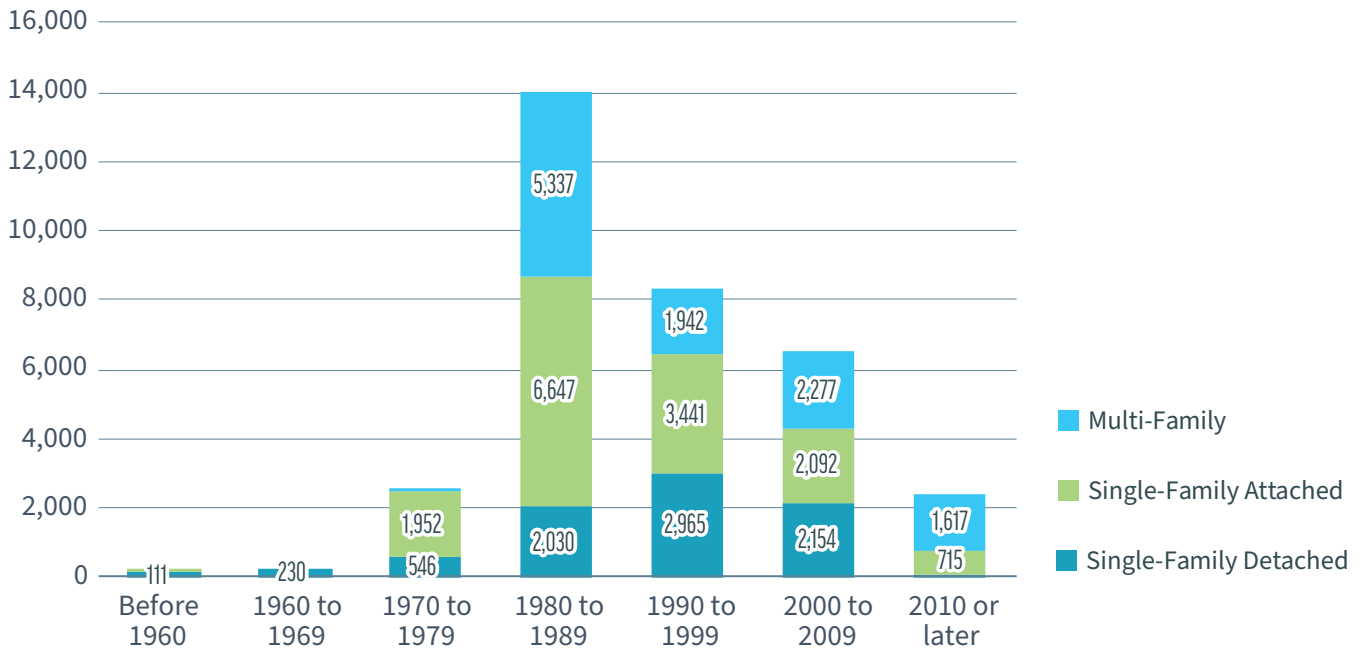
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 20-12: Germantown, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	21,785	71%	20,580	65%	20,938	66%
Average homeowner costs (with mortgage)	\$2,360	NA	\$2,222	NA	\$2,493	NA
Average housing value (for homeowners)	\$393,420	NA	\$360,000	NA	\$482,516	NA
Rent-burdened households	4,203	50%	5,647	54%	4,964	47%
Average gross rent	\$1,428	NA	\$1,610	NA	\$1,939	NA

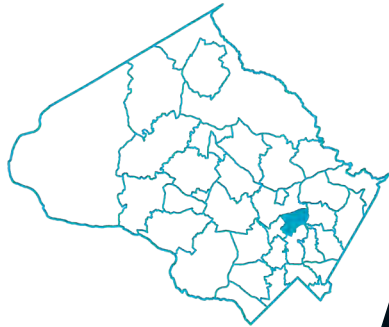
NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 20-1: Germantown, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).





Glenmont

21

# PLACE

Table 21-1: Glenmont, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,204
Total development (square feet)	11,097,085
<i>Key environmental indicators</i>	
Parkland (acres)	317
Tree canopy cover (percent)	41.27
<i>Key development types</i>	
Office use (square feet)	9,200
Retail use (square feet)	223,094
Industrial use (square feet)	0
Other use (square feet)	1,072,120
Residential use (dwelling units)	6,745

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 21-2: Glenmont, Places of Interest (2024)

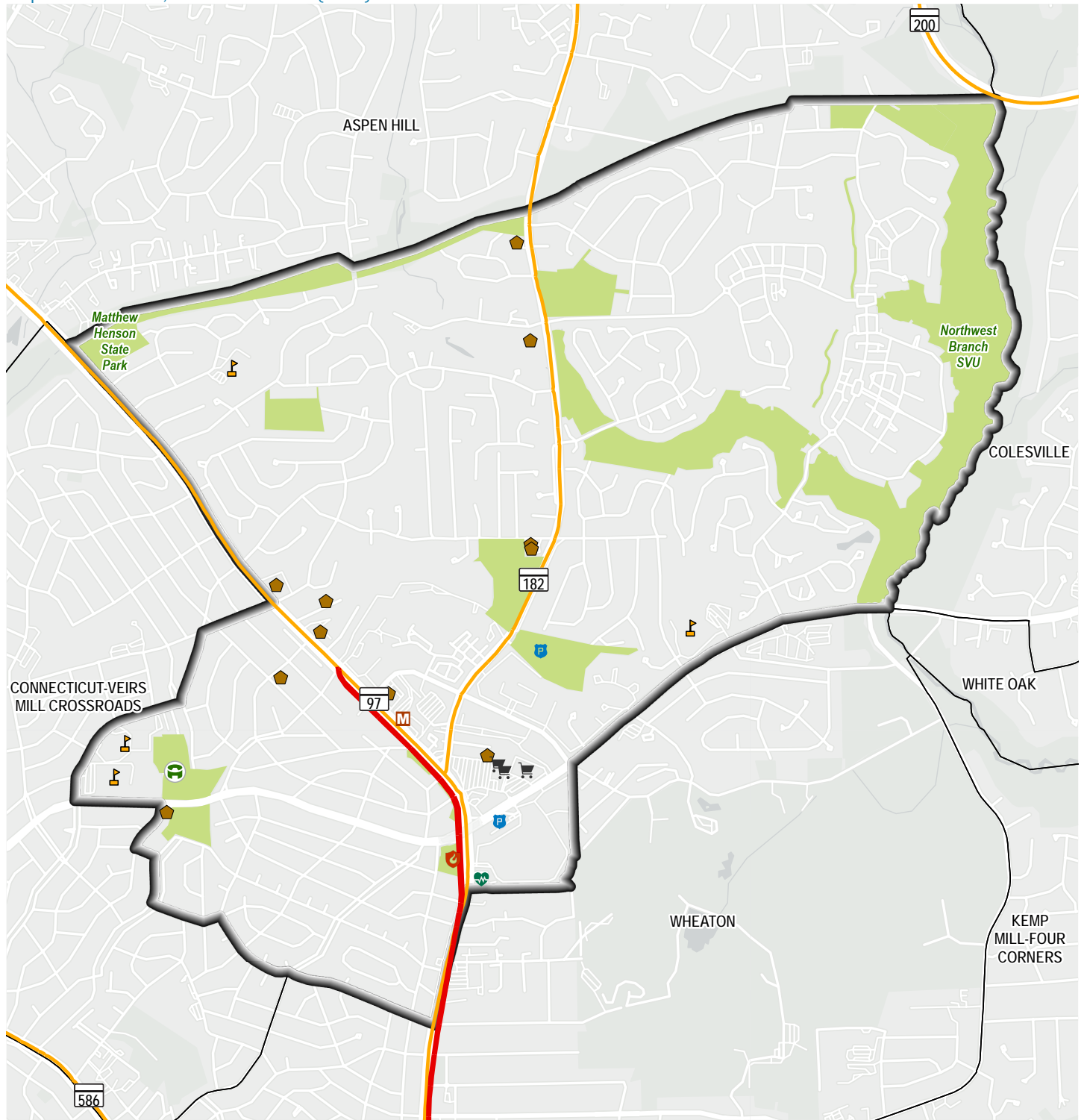
Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	1
Library	0
Place of Worship	11
Police Facility	2
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

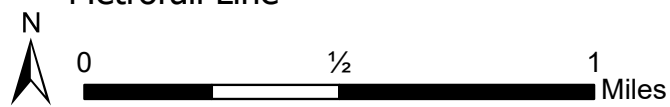
Glenmont is a suburban community at the crossroads of three major thoroughfares—Route 97 (Georgia Avenue), Route 182 (Layhill Road), and Randolph Road. The community’s eastern border is marked by the Northwest Branch Stream Valley, and the Matthew Henson State Park forms its northern border. These parks, along with other local parks and open space, account for nearly 23% of Glenmont’s land area. Nearly half (49%) of the land in this predominantly residential community is used for housing, much of it single-family. At the intersection of Georgia Avenue, Layhill Road, and Randolph Road is the Glenmont Shopping Center, the area’s commercial and retail hub. Nearby are several multi-family complexes, public facilities such as the Kensington Volunteer Fire Department’s Station 18 and Montgomery County Police Department’s 4th District Station, and Metrorail’s Glenmont station at the eastern end of the Red Line. The Red Line station’s facilities for customers, plus the WMATA Glenmont Rail Yard, contribute a substantial amount of land devoted to parking and transportation uses. The community’s four public schools comprise most of the institutional/community facility parcels and the more than 1 million square feet of “Other use” development listed in Table 21-1.



Map 21-1: Glenmont, Places of Interest (2024)

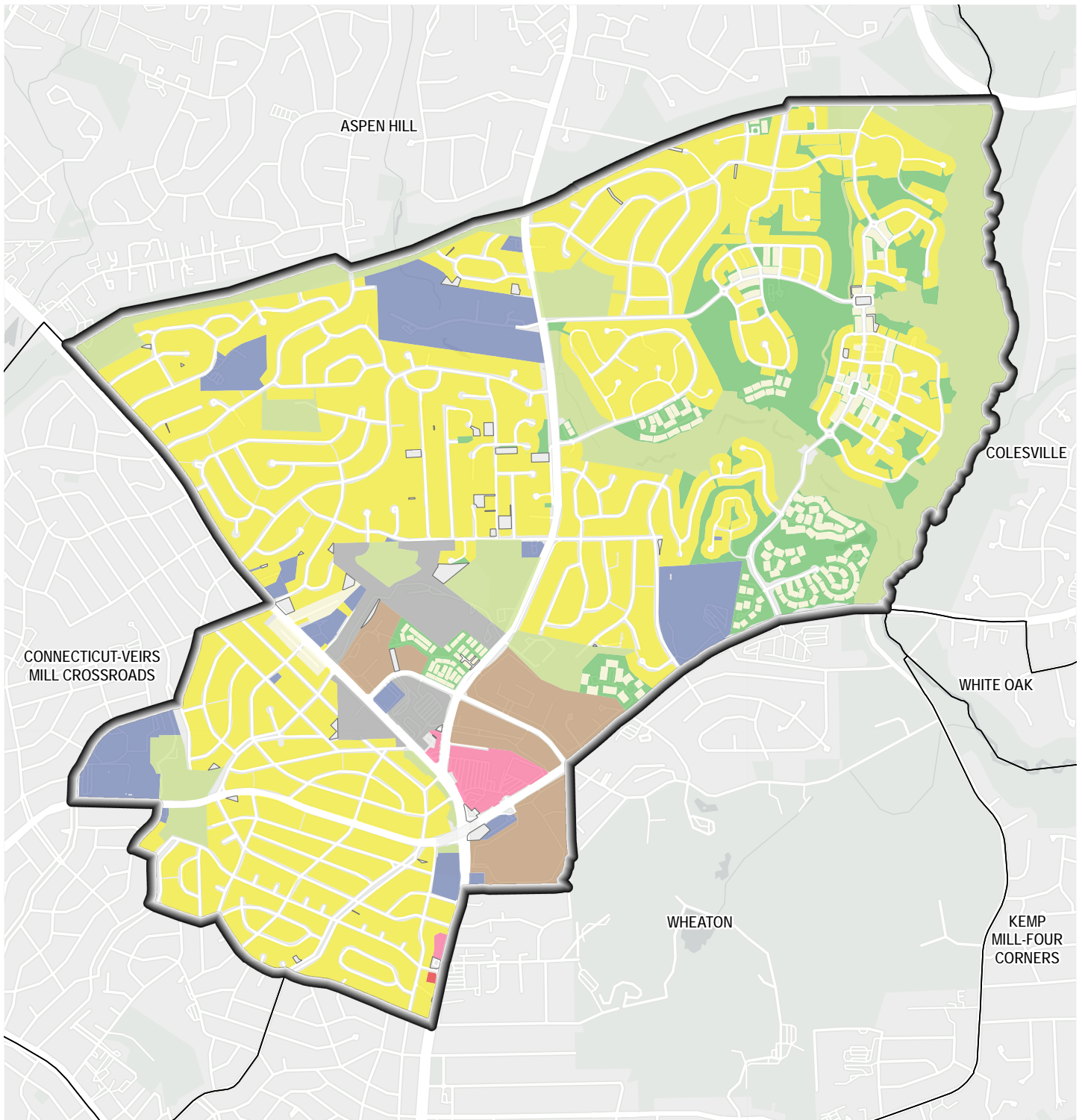


- |                                |               |                     |                   |
|--------------------------------|---------------|---------------------|-------------------|
| Community Trends Area Boundary | Metro Station | Healthcare Facility | Public School     |
| Major Road                     | Park          | Place of Worship    | Recreation Center |
| Metrorail Line                 | Fire Station  | Police Facility     |                   |
|                                | Grocery Store |                     |                   |



Source: Montgomery Planning (August 2024).

Map 21-2: Glenmont, Land Use (2024)



Community Trends Area Boundary	Multi-Family	Parks	Utility
Institutional/Community Facility	Office	Retail	Vacant
	Open Space/Recreation	Single Family Attached	
	Parking and Transportation	Single Family Detached	

N  
 0      1/2      1 Miles

Source: Montgomery Planning (August 2024).

Table 21-3: Glenmont, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	6.3%
Mixed-Use Office	< 1.0%
Multi-Family	4.4%
Office	< 1.0%
Open Space/Recreation	7.7%
Parking and Transportation	2.6%

Land Use Category	Percent of Land Area*
Parks	15.0%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	2.6%
Single-Family Detached	42.4%
Utility	< 1.0%
Vacant	< 1.0%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).




# PEOPLE

A growing community, Glenmont had a population of 19,973 in 2022, an increase of 27% from 2010. Its expanding Hispanic population contributed a significant portion of this growth, increasing by 86% to become the community's largest racial or ethnic group and accounting for 40% of its total residents by 2022 (see Table 21-5 and Figure 21-1). Accordingly, the number of people who spoke a language other than English at home also grew rapidly, increasing by 55% and comprising nearly two-thirds of the population in 2022.

Many other demographic characteristics changed little between 2010 and 2022, however. The population remained younger, with children making up close to one-quarter of the residents, compared with the 15% that were ages 65 and older. Educational attainment remained slightly below county levels, with 16% of adults ages 25 and over in 2022 not holding a high school degree, compared with 9% countywide. Likewise, while 42% of adults ages 25

and over in 2022 had at least a bachelor's degree, this share was 60% for the county. Families were consistently the predominant household type, and families with children have constituted approximately one-third of all households since 2010. While 58% of all households earned less than \$100,000 in 2010, this income group was no longer the majority by 2022. The average household income grew 36% as more households earned \$200,000 or more. Despite nearly all households having a vehicle, a notable share of workers nonetheless had a car-free commute, reflecting the community's access to high-quality transit, including the Metrorail Red Line.



*The number of residents in Glenmont who spoke a language other than English at home grew rapidly from 2010 to 2022, increasing by 55%, and comprised nearly two-thirds of the population in 2022.*

Table 21-4: Glenmont, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	15,754	100%	18,156	100%	19,973	100%
0 to 4 years	1,467	9%	1,507	8%	1,312	7%
5 to 17 years	2,529	16%	2,683	15%	3,299	17%
18 to 34 years	3,711	24%	4,316	24%	4,148	21%
35 to 44 years	2,243	14%	2,466	14%	3,213	16%
45 to 64 years	3,997	25%	4,833	27%	5,004	25%
65 years and older	1,807	11%	2,352	13%	2,997	15%

Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 21-5: Glenmont, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	15,754	100%	18,156	100%	19,973	100%
White, non-Hispanic	4,568	29%	4,380	24%	4,064	20%
Black or African American, non-Hispanic	4,142	26%	4,312	24%	4,759	24%
Asian, non-Hispanic	2,041	13%	2,332	13%	2,107	11%
Other races, non-Hispanic	*	*	677	4%	988	5%
Hispanic or Latino	4,342	28%	6,455	36%	8,055	40%

\* Estimates are not reliable. Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 21-6: Glenmont, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	14,287	100%	16,649	100%	18,661	100%
Speak non-English language at home	7,452	52%	9,284	56%	11,579	62%
Speak English less than “very well”	3,251	23%	3,366	20%	4,237	23%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 21-7: Glenmont, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	10,475	100%	12,355	100%	13,740	100%
No high school degree	1,691	16%	2,344	19%	2,255	16%
High school degree or some college education	4,078	39%	5,123	41%	5,628	41%
Bachelor’s degree only	2,181	21%	2,521	20%	2,911	21%
Graduate or professional degree	2,525	24%	2,366	19%	2,946	21%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 21-8: Glenmont, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	8,462	100%	9,738	100%	10,913	100%
Commuted by driving	6,053	72%	6,978	72%	7,364	67%
Car-free commute	1,903	22%	2,322	24%	1,964	18%
Worked from home	422	5%	346	4%	1,494	14%
Percent of households with no vehicles	*	*	341	6%	326	5%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 21-9: Glenmont, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	5,189	100%	5,916	100%	6,136	100%
Family households	3,896	75%	4,403	74%	4,841	79%
Families with children	1,826	35%	1,891	32%	2,033	33%
Single-parent families with children	485	9%	744	13%	657	11%
Nonfamily multi-person households	275	5%	277	5%	284	5%
Nonfamily single-person households	1,018	20%	1,235	21%	1,011	16%
<i>Average household size</i>	3.04	NA	3.07	NA	3.25	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 21-10: Glenmont, Household Income

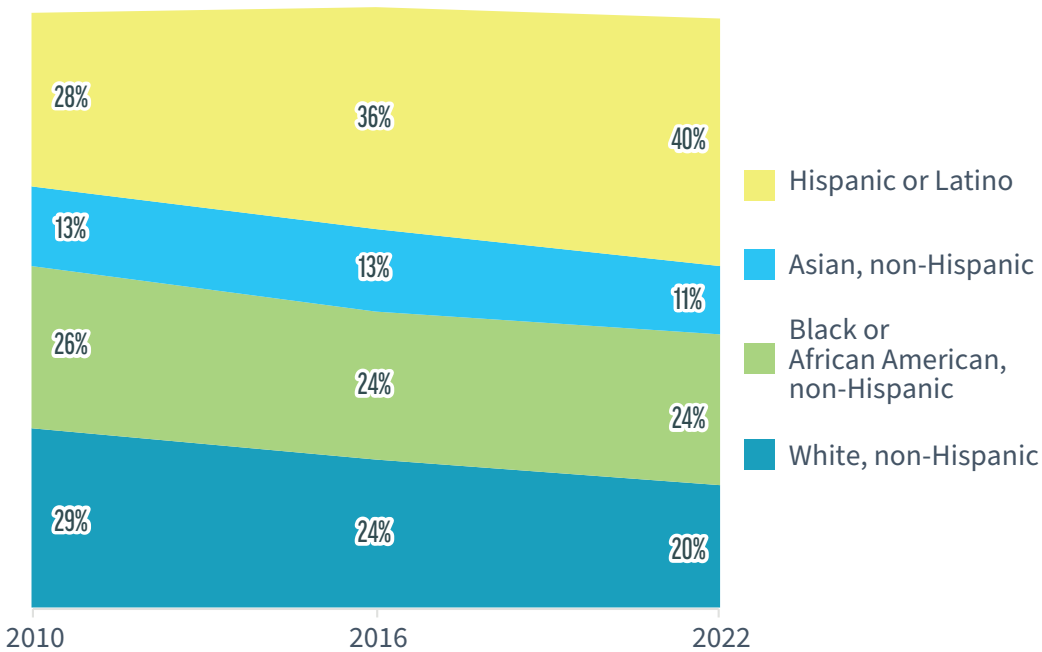
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,189	100%	5,916	100%	6,136	100%
Less than \$50,000	1,222	24%	1,688	29%	935	15%
\$50,000 to \$99,999	1,760	34%	1,799	30%	1,547	25%
\$100,000 to \$149,999	1,237	24%	1,170	20%	1,475	24%
\$150,000 to \$199,999	516	10%	747	13%	835	14%
\$200,000 or more	455	9%	512	9%	1,344	22%
Average household income	\$105,276	NA	\$103,114	NA	\$143,227	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

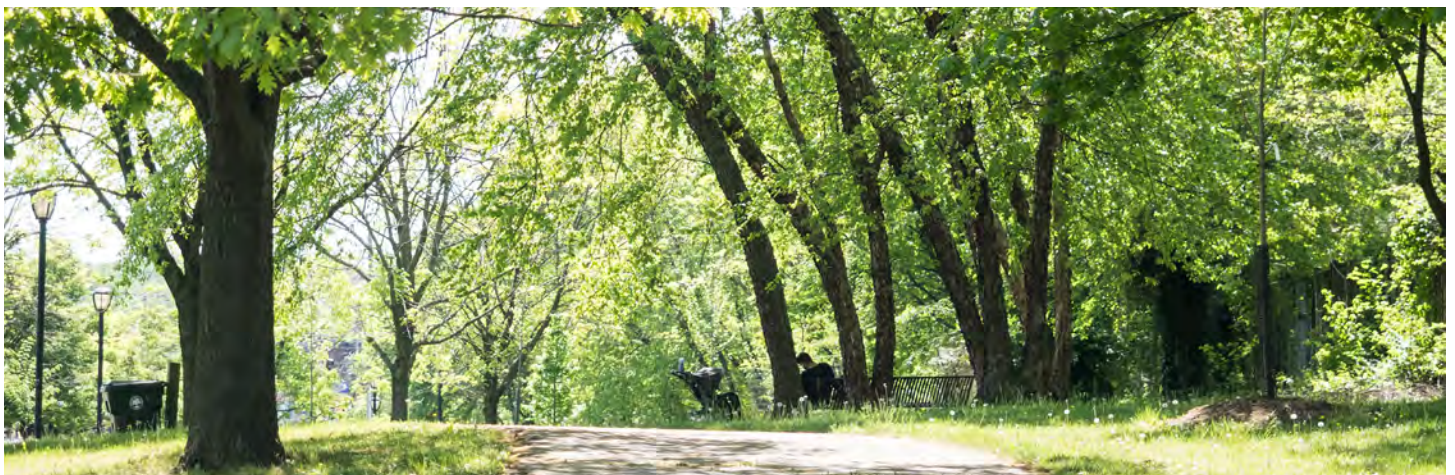
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 21-1: Glenmont, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



Note: Estimates for the category "Other races, non-Hispanic" are not shown due to small numbers.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Glenmont is a mid-sized residential community with a variety of housing options. In 2024, single-family detached units made up 57% of the housing stock, and another 26% were in multi-family structures, primarily in smaller buildings. Approximately three-quarters of housing units were constructed before 1990; an additional 1,200 units have been built since 2010. Much of this new development occurred in two areas: the Atelier Apartments and an adjoining townhouse development north of Metrorail’s Glenmont station, and the Poplar Run neighborhood in the northern part of the community with its mix of single-family detached and attached homes.

Homeownership rates in Glenmont have been relatively stable since 2010, remaining at or near 70%, similar to the county average. The average home value declined from 2010 to 2016 before increasing 34% to \$513,000 in 2022, which was well below the county average at the time. While average homeowner costs followed a similar trajectory as average home values, average renter costs have continually increased since 2010, reaching \$1,938 per month in 2022, a value close to the county average. Growth in rent was in line with county increases and likely contributed to the 47% of renter households that were cost-burdened in 2022.

Table 21-11: Glenmont, Housing Units by Year Built, Age, and Type (2024)

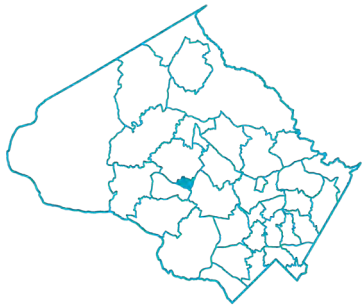
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	6,745	100%	3,841	100%	1,164	100%	1,740	100%
Before 1960	1,492	22%	1,492	39%	0	0%	0	0%
1960 to 1969	1,557	23%	687	18%	99	9%	771	44%
1970 to 1979	513	8%	235	6%	64	5%	214	12%
1980 to 1989	1,287	19%	806	21%	481	41%	0	0%
1990 to 1999	65	1%	65	2%	0	0%	0	0%
2000 to 2009	68	1%	68	2%	0	0%	0	0%
2010 or later	1,262	19%	488	13%	520	45%	254	15%
Unknown year	501	7%	0	0%	0	0%	501	29%
Average year built*	1977	NA	1972	NA	1997	NA	1978	NA
Average age*	47	NA	52	NA	27	NA	46	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 21-12: Glenmont, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,575	69%	3,715	63%	4,268	70%
Average homeowner costs (with mortgage)	\$2,376	NA	\$2,274	NA	\$2,681	NA
Average housing value (for homeowners)	\$439,309	NA	\$382,351	NA	\$513,466	NA
Rent-burdened households	627	40%	1,191	55%	847	47%
Average gross rent	\$1,489	NA	\$1,678	NA	\$1,938	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Great Seneca Life Sciences



# PLACE

Table 22-1: Great Seneca Life Sciences, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	780
Total development (square feet)	10,001,876
<i>Key environmental indicators</i>	
Parkland (acres)	0
Tree canopy cover (percent)	24.88
<i>Key development types</i>	
Office use (square feet)	4,821,912
Retail use (square feet)	26,048
Industrial use (square feet)	406,026
Other use (square feet)	1,182,635
Residential use (dwelling units)	2,715

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 22-2: Great Seneca Life Sciences, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	0
Healthcare Facility	1
Library	0
Place of Worship	0
Police Facility	0
Public School	1
Recreation Center	0

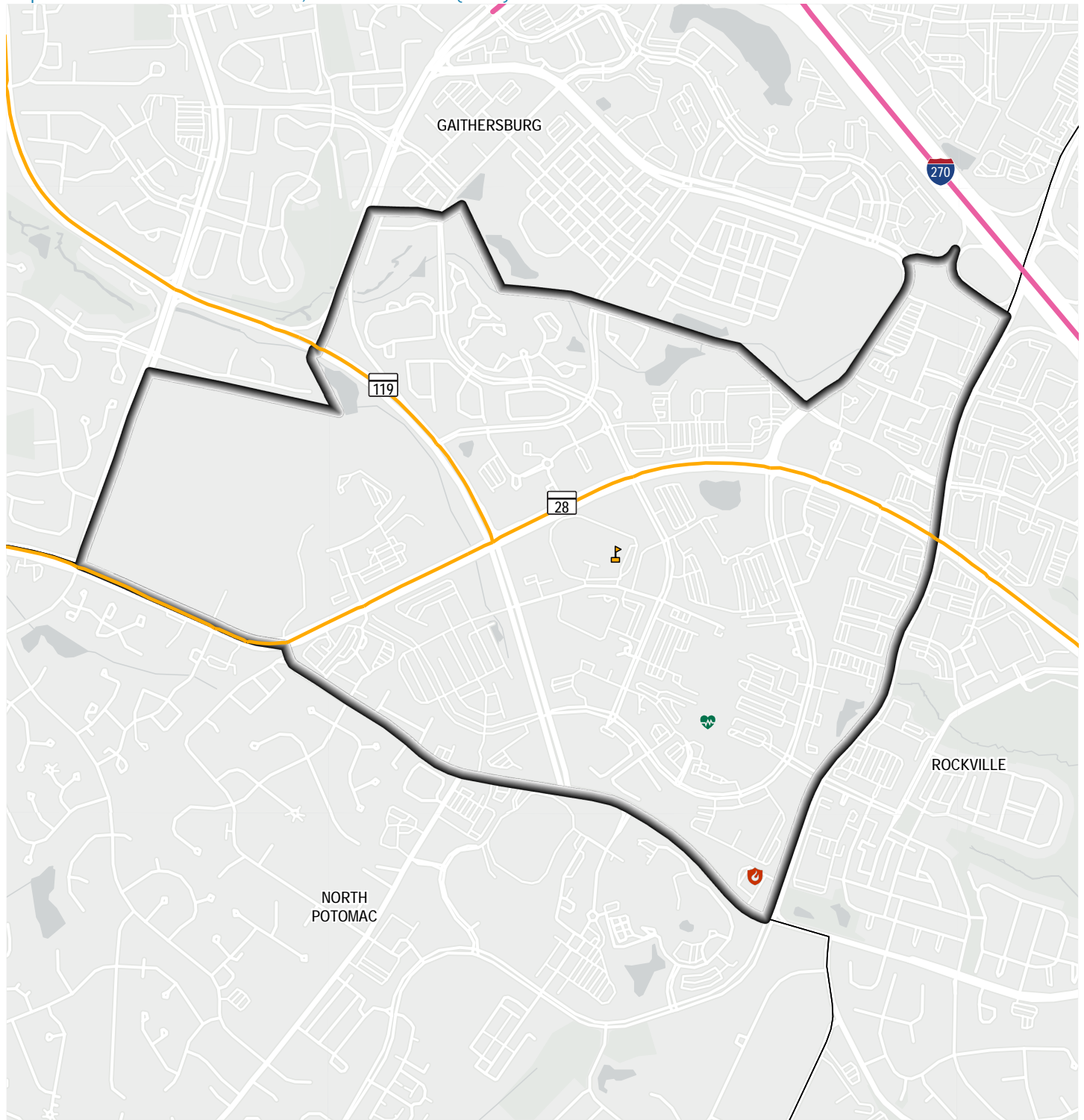
Source: Montgomery Planning (August 2024).

The Great Seneca Life Sciences CTA is located near the center of the county, directly west of I-270 between Rockville to the east and Gaithersburg to the north. Marking its southern border with the North Potomac CTA is Darnestown Road, which is signed as part of Route 28 on the community’s southwestern boundary; however, Route 28 diverges from Darnestown Road onto Key West Avenue in the middle of the CTA (see Map 22-1). In this predominantly bioscience employment area, over one-quarter of the land is used for offices and research and development activities, the greatest percentage in the county (see Map 22-2 and Table 22-3). This sizeable share of land devoted to such uses and the 4.8 million square feet of office development underscores the community’s importance as the heart of Montgomery County’s life science industry.

Agricultural land on the western side of the community is owned by The Johns Hopkins University and is expected to be developed into its 108-acre Belward Campus with both life science research and office facilities. The Adventist HealthCare Shady Grove Medical Center on the large L-shaped institutional/community facility parcel in the CTA’s southeastern portion contributes largely to the more than 1 million square feet of “Other use” development listed in Table 22-1. Only 13% of the land in this area is used for residential purposes, 85% of which is for multi-family use. With just 780 acres, the Great Seneca Life Sciences CTA is the county’s second smallest by land area; partly due to the relatively small amount of residential development, the community has few neighborhood-serving retail or public facilities beyond Montgomery County Fire Station 32 and the John L. Gildner Regional Institute for Children and Adolescents (RICA). The CTA also has no parks and the lowest percentage of tree canopy coverage of any community in the county.



Map 22-1: Great Seneca Life Sciences, Places of Interest (2024)

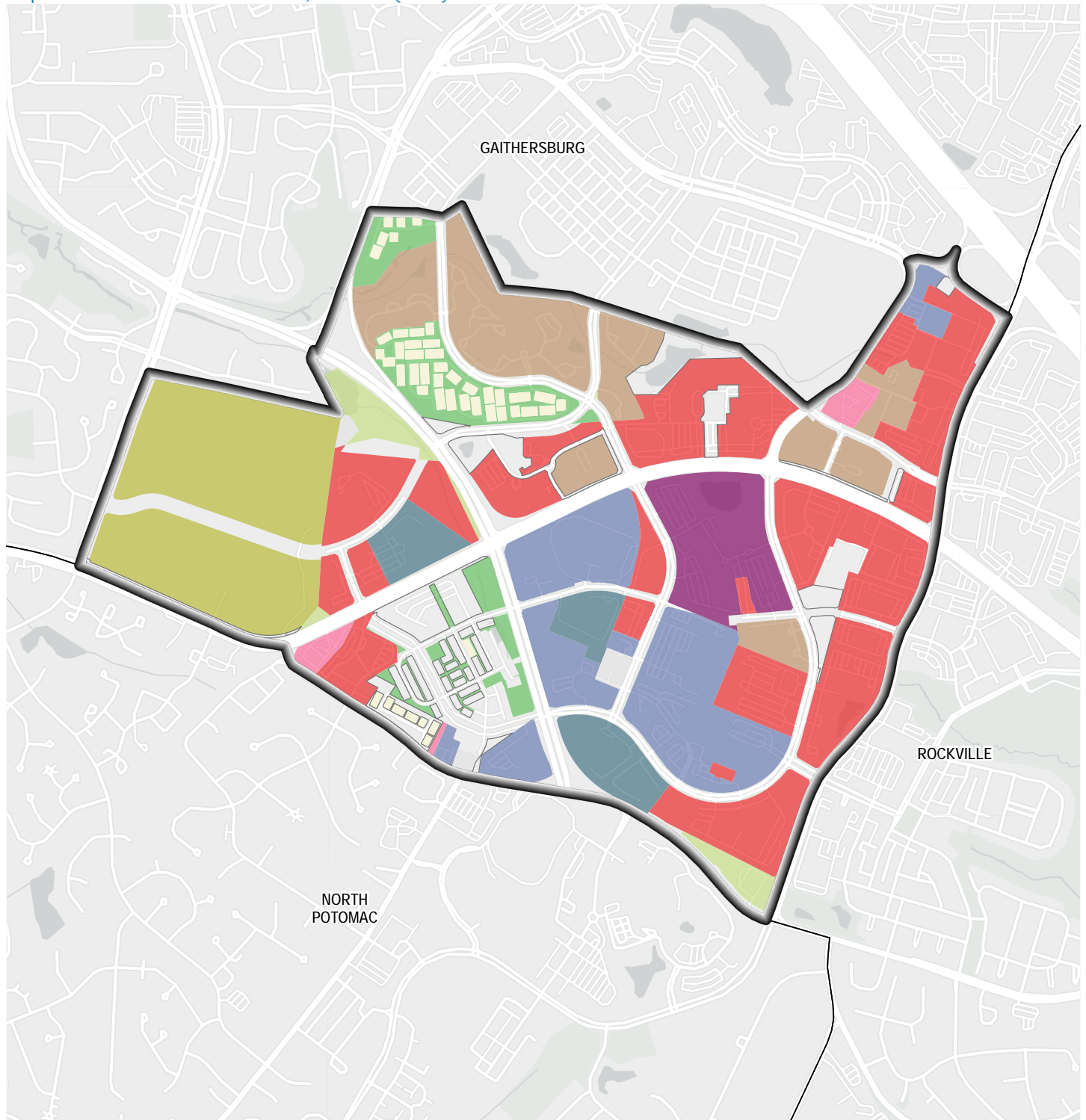


- |                                |              |                     |
|--------------------------------|--------------|---------------------|
| Community Trends Area Boundary | Major Road   | Healthcare Facility |
| Freeway                        | Fire Station | Public School       |



Source: Montgomery Planning (August 2024).

Map 22-2: Great Seneca Life Sciences, Land Use (2024)



- |                                |                                  |              |                          |                        |
|--------------------------------|----------------------------------|--------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Multi-Family | Research and Development | Single Family Detached |
| Agriculture                    | Mixed-Use Office                 | Office       | Retail                   | Utility                |
|                                | Open Space/Recreation            | Parks        | Single Family Attached   | Vacant                 |



Source: Montgomery Planning (August 2024).

Table 22-3: Great Seneca Life Sciences, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	12.3%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	10.9%
Mixed-Use Office	4.3%
Multi-Family	10.7%
Office	23.5%
Open Space/Recreation	3.7%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	1.8%
Research and Development	3.9%
Retail	< 1.0%
Single-Family Attached	1.8%
Single-Family Detached	< 1.0%
Utility	< 1.0%
Vacant	5.6%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Due to its small land area and the dominance of non-residential uses, the Great Seneca Life Sciences CTA was the county’s least populated community during the 2010-2022 period and had only 4,434 residents in 2022. However, this CTA was also one of Montgomery County’s fastest growing areas, and its population increased by 69% since 2010 due to recent housing construction. This small but expanding community has a relatively young, racially diverse population living in a mix of household types. Growth in the adult population was very prominent, particularly among young adults ages 18 to 34, which increased by 171% between 2010 and 2022. The 41% of residents comprising this age group in 2022 was the highest percentage of any community and double the county’s percentage of the same age group.

No racial or ethnic group was the majority by 2022, but the populations identifying as Black or Hispanic each experienced some of the most rapid growth, increasing by

more than 230% apiece. Unlike most other communities, nonfamily households were the predominant household type in this CTA, likely related to the growing numbers of young adults and newer multi-family rental homes in this area. Residents living alone were 40% of all households in 2022 and contributed significantly to the small average household size. The number of other nonfamily households grew by 496%, alluding to more roommates or other co-habiting arrangements among unrelated individuals. Possibly reflective of the younger population and larger share of single-person households, the community’s average household income was consistently lower than the countywide figure and has not increased much since 2010. More than three-quarters of households earned less than \$150,000 throughout the entire 2010-2022 period. However, many residents were highly educated; 57% of adults ages 25 and over had at least a bachelor’s degree in 2022, close to the countywide figure.

Table 22-4: Great Seneca Life Sciences, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	2,624	100%	2,644	100%	4,434	100%
0 to 4 years	235	9%	122	5%	225	5%
5 to 17 years	527	20%	214	8%	401	9%
18 to 34 years	666	25%	917	35%	1,808	41%
35 to 44 years	476	18%	494	19%	894	20%
45 to 64 years	477	18%	636	24%	771	17%
65 years and older	*	*	260	10%	335	8%

\* Estimates are not reliable. Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-5: Great Seneca Life Sciences, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	2,624	100%	2,644	100%	4,434	100%
White, non-Hispanic	1,527	58%	1,384	52%	1,770	40%
Black or African American, non-Hispanic	322	12%	493	19%	1,076	24%
Asian, non-Hispanic	446	17%	449	17%	466	11%
Other races, non-Hispanic	*	*	103	4%	569	13%
Hispanic or Latino	164	6%	216	8%	553	12%

\* Estimates are not reliable. Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-6: Great Seneca Life Sciences, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	2,389	100%	2,522	100%	4,209	100%
Speak non-English language at home	731	31%	771	31%	1,281	30%
Speak English less than “very well”	*	*	179	7%	533	13%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-7: Great Seneca Life Sciences, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	1,687	100%	1,975	100%	3,226	100%
No high school degree	*	*	*	*	*	*
High school degree or some college education	599	35%	594	30%	1,301	40%
Bachelor’s degree only	546	32%	706	36%	1,091	34%
Graduate or professional degree	409	24%	627	32%	745	23%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-8: Great Seneca Life Sciences, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	1,354	100%	1,738	100%	2,979	100%
Commuted by driving	1,102	81%	1,320	76%	1,782	60%
Car-free commute	210	16%	329	19%	426	14%
Worked from home	42	3%	64	4%	662	22%
Percent of households with no vehicles	*	*	99	8%	89	4%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-9: Great Seneca Life Sciences, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	1,086	100%	1,264	100%	2,085	100%
Family households	408	38%	582	46%	737	35%
Families with children	248	23%	219	17%	249	12%
Single-parent families with children	*	*	*	*	127	6%
Nonfamily multi-person households	87	8%	117	9%	517	25%
Nonfamily single-person households	591	54%	564	45%	831	40%
Average household size	1.84	NA	1.94	NA	1.96	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 22-10: Great Seneca Life Sciences, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	1,086	100%	1,264	100%	2,085	100%
Less than \$50,000	249	23%	261	21%	344	16%
\$50,000 to \$99,999	443	41%	430	34%	596	29%
\$100,000 to \$149,999	273	25%	296	23%	682	33%
\$150,000 to \$199,999	49	5%	75	6%	182	9%
\$200,000 or more	72	7%	201	16%	281	13%
Average household income	\$92,953	NA	\$122,133	NA	\$119,529	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

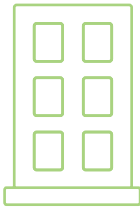
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Much of the existing residential development in the Great Seneca Life Sciences community is relatively new and of higher density due to infill development and redevelopment of various sites among office and other non-residential buildings. Multi-family units accounted for 88% of the total housing stock, the highest percentage of any CTA (see Table 22-11 and Figure 22-1). In 2010, the majority of multi-family units was in low-rise smaller structures, but by 2024, this was no longer true due to recent construction trends. In fact, 58% of the CTA's housing stock was built in 2010 or later, and nearly all of these newer units were in large, mid-rise apartment buildings. Likely related to the prevalence and the growth of multi-family rental housing, the area's homeownership rate of 19% in 2022 was the lowest in the county and was a decline from 58% in 2010 as the community gained more

households—but not homeowners—overall. Average rental costs in the area increased less than in other communities after 2010, and the average gross rent of \$2,182 per month in 2022 was comparable to the county average of \$2,092. Of the renter-occupied households, 38% were cost-burdened. Average housing values and average homeowner costs in 2022, at \$461,000 and \$2,185, respectively, also did not change significantly since 2010 and remained lower than in most other communities.



*Multi-family units accounted for 88% of all housing in the Great Seneca Life Sciences community, the highest percentage in Montgomery County.*

Table 22-11: Great Seneca Life Sciences, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	2,715	100%	2	100%	332	100%	2,381	100%
Before 1960	0	0%	0	0%	0	0%	0	0%
1960 to 1969	0	0%	0	0%	0	0%	0	0%
1970 to 1979	0	0%	0	0%	0	0%	0	0%
1980 to 1989	48	2%	0	0%	48	14%	0	0%
1990 to 1999	1,093	40%	2	100%	213	64%	878	37%
2000 to 2009	0	0%	0	0%	0	0%	0	0%
2010 or later	1,574	58%	0	0%	71	21%	1,503	63%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	2007	NA	1991	NA	1997	NA	2009	NA
Average age*	17	NA	33	NA	27	NA	15	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

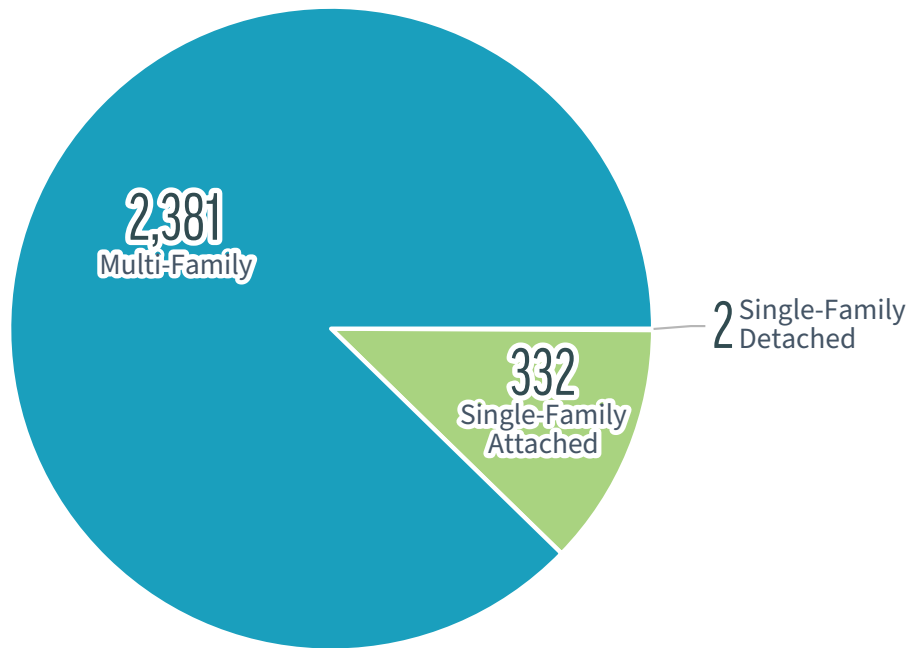
Table 22-12: Great Seneca Life Sciences, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	633	58%	442	35%	396	19%
Average homeowner costs (with mortgage)	\$2,077	NA	\$2,263	NA	\$2,185	NA
Average housing value (for homeowners)	\$393,832	NA	\$444,492	NA	\$460,930	NA
Rent-burdened households	213	47%	348	42%	644	38%
Average gross rent	\$1,662	NA	\$1,951	NA	\$2,182	NA

NA Not Applicable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

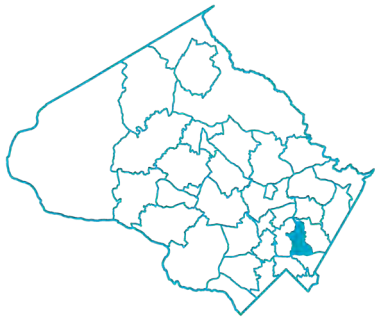
Figure 22-1: Great Seneca Life Sciences, Number of Housing Units by Type (2024)



Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).



WOODMOOR



# Kemp Mill-Four Corners

23



Table 23-1: Kemp Mill-Four Corners, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,553
Total development (square feet)	12,157,316
<i>Key environmental indicators</i>	
Parkland (acres)	478
Tree canopy cover (percent)	51.74
<i>Key development types</i>	
Office use (square feet)	74,253
Retail use (square feet)	230,202
Industrial use (square feet)	0
Other use (square feet)	1,296,091
Residential use (dwelling units)	7,361

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

The Kemp Mill-Four Corners CTA is located in the southeastern part of the county, with I-495 marking its southern border, the Northwest Branch Stream Valley Park along its eastern and northern edges, and Sligo Creek Stream Valley Park along much of its western edge (see Map 23-1). Two major roads, U.S. Route 29 (Colesville Road) and state Route 193 (University Boulevard), intersect in the southern part of the community and form one of two major commercial nodes; the other major commercial area is approximately 1.5 miles to the northwest next to multi-family developments off University Boulevard (see Map 23-2). The community also has a noteworthy concentration of synagogues, as well as public facilities that include five public schools, the Silver Spring Volunteer Fire Department Station 16, and the Margaret Schweinhaut Senior Center. Residential neighborhoods dominate most of the remaining developed areas, with single-family detached homes accounting for 50% of the CTA’s land use (see Table 23-3).

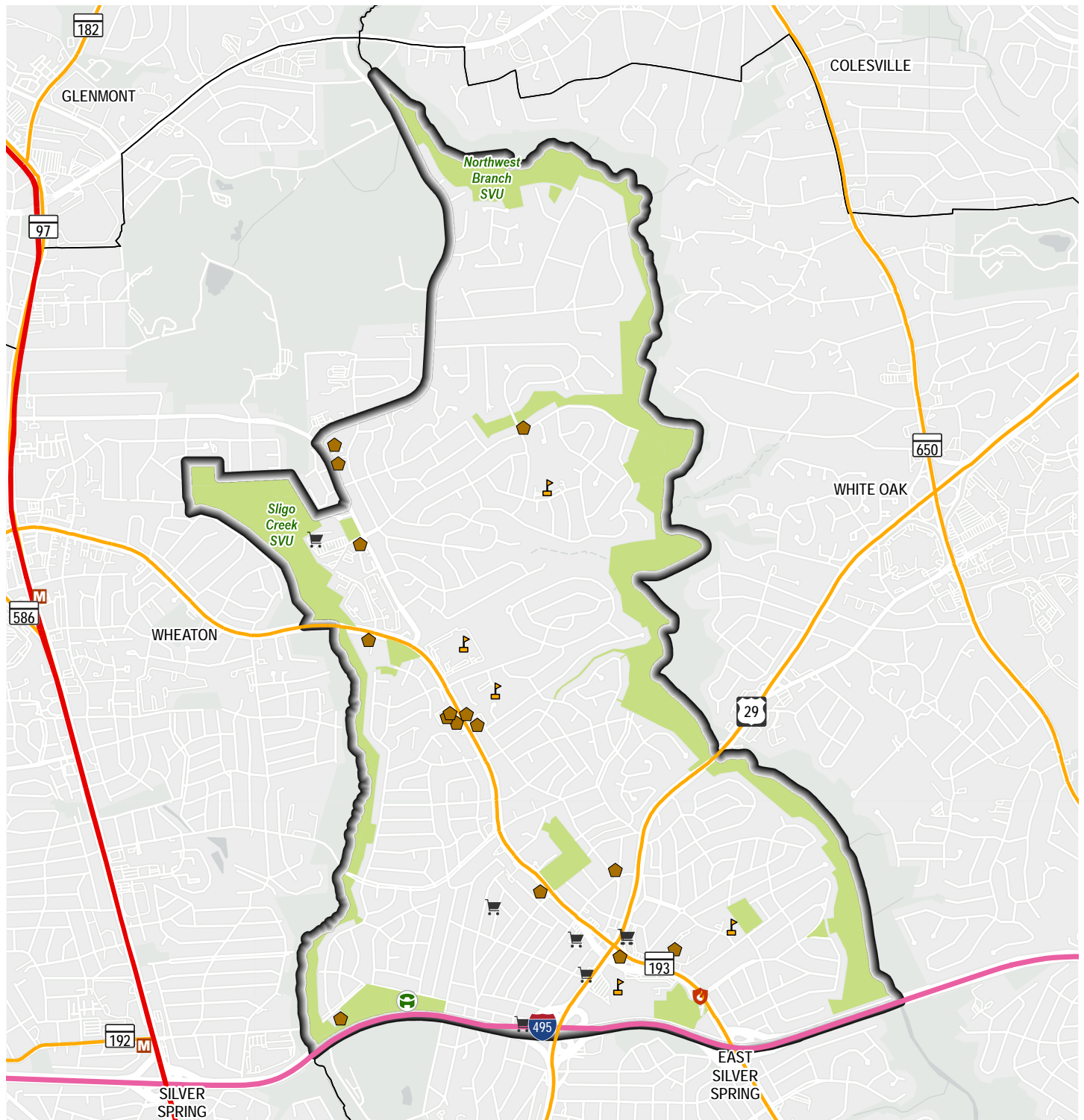
Table 23-2: Kemp Mill-Four Corners, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	7
Healthcare Facility	0
Library	0
Place of Worship	15
Police Facility	0
Public School	5
Recreation Center	1

Source: Montgomery Planning (August 2024).



Map 23-1: Kemp Mill-Four Corners, Places of Interest (2024)

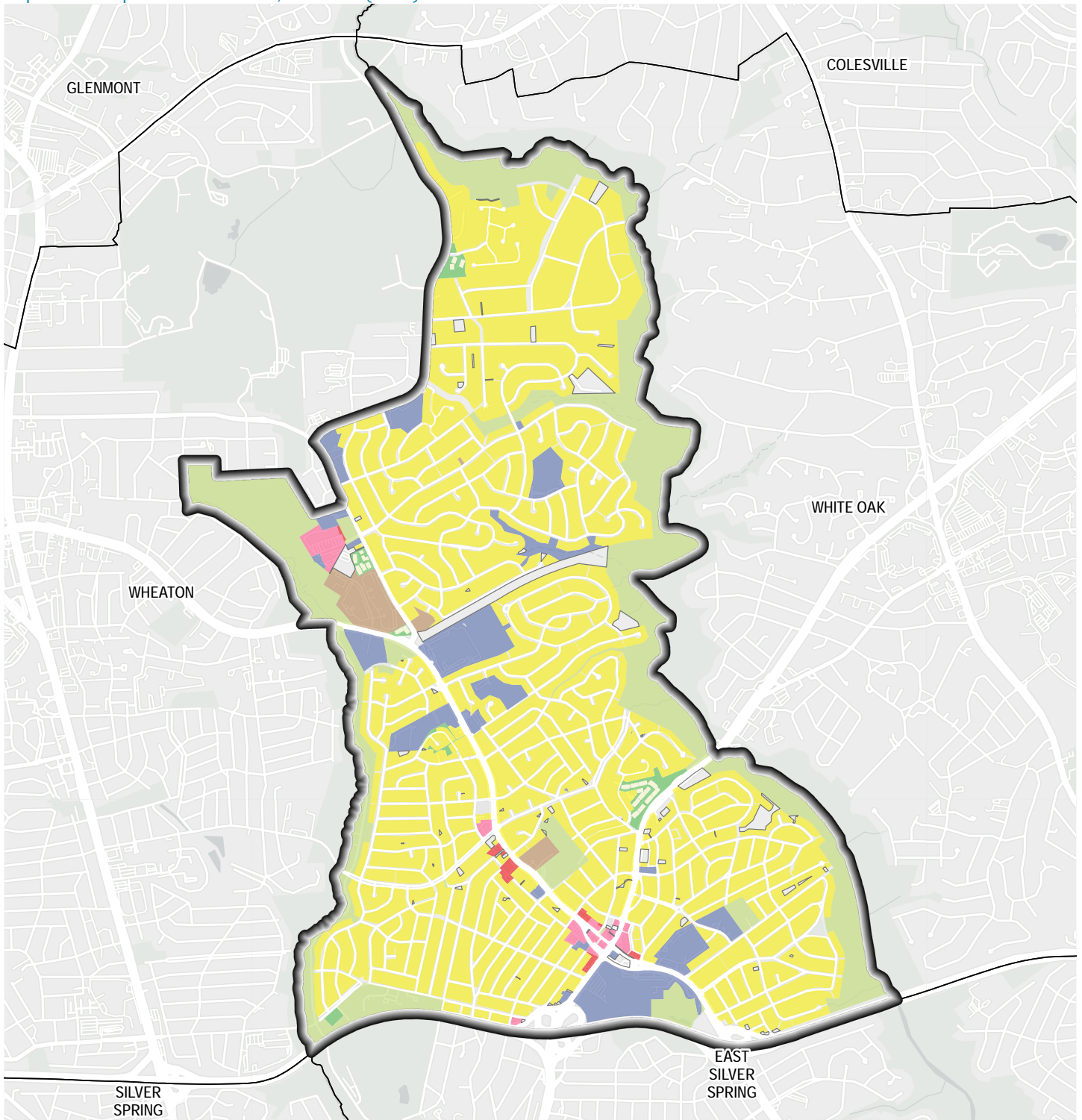


- |                                |                |               |                   |
|--------------------------------|----------------|---------------|-------------------|
| Community Trends Area Boundary | Major Road     | Fire Station  | Public School     |
| Freeway                        | Metrorail Line | Grocery Store | Recreation Center |
| Place of Worship               | Metro Station  |               |                   |
| Park                           |                |               |                   |



Source: Montgomery Planning (August 2024).

Map 23-2: Kemp Mill-Four Corners, Land Use (2024)



Community Trends Area Boundary	Multi-Family	Retail	Utility
Institutional/Community Facility	Office	Single Family Attached	Vacant
Open Space/Recreation	Parks	Single Family Detached	

N  
 0      1/2      1 Miles

Source: Montgomery Planning (August 2024).

Table 23-3: Kemp Mill-Four Corners, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	6.0%
Mixed-Use Office	< 1.0%
Multi-Family	1.3%
Office	< 1.0%
Open Space/Recreation	< 1.0%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	18.7%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	50.2%
Utility	< 1.0%
Vacant	1.8%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

The Kemp Mill-Four Corners community had 21,251 residents in 2022, with little growth from 2010, and many of its demographic characteristics remained relatively stable. Children comprised 25% of residents in 2022, forming a larger segment of the population than the 16% who were ages 65 and over. Unlike most other areas of the county, where the population aged noticeably, the number of older adult residents did not increase significantly between 2010 and 2022. The racial and ethnic distribution also changed little. More than half of residents identified as White, and the Black and Hispanic populations were the next largest racial or ethnic groups, each making up about one-sixth of all residents. About three-quarters of all households were families, and slightly less than half of families had children, while more than 20% of households were people living alone.

However, educational attainment and income levels increased between 2010 and 2022. The share of adults ages 25 and over with a graduate or professional degree grew from 29% to 37% (see Table 23-7 and Figure 23-1). The CTA’s average household income also increased in this period, by 57%, and was no longer lower than the county average by 2022, when the majority of the community’s households earned \$150,000 or more. Additionally, working from home became more prevalent by 2022 during the COVID-19 pandemic and resulted in fewer commuters.

Table 23-4: Kemp Mill-Four Corners, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	19,575	100%	20,536	100%	21,251	100%
0 to 4 years	1,218	6%	1,593	8%	1,397	7%
5 to 17 years	3,212	16%	3,788	18%	3,871	18%
18 to 34 years	3,740	19%	3,462	17%	3,778	18%
35 to 44 years	2,807	14%	3,300	16%	3,086	15%
45 to 64 years	5,365	27%	5,334	26%	5,713	27%
65 years and older	3,233	17%	3,059	15%	3,406	16%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 23-5: Kemp Mill-Four Corners, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	19,575	100%	20,536	100%	21,251	100%
White, non-Hispanic	11,268	58%	11,553	56%	11,978	56%
Black or African American, non-Hispanic	3,042	16%	3,106	15%	3,402	16%
Asian, non-Hispanic	1,400	7%	1,441	7%	1,628	8%
Other races, non-Hispanic	*	*	816	4%	1,029	5%
Hispanic or Latino	3,379	17%	3,620	18%	3,214	15%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 23-6: Kemp Mill-Four Corners, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	18,357	100%	18,943	100%	19,854	100%
Speak non-English language at home	5,369	29%	5,938	31%	6,480	33%
Speak English less than “very well”	*	*	1,859	10%	1,927	10%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 23-7: Kemp Mill-Four Corners, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	13,791	100%	13,845	100%	14,706	100%
No high school degree	*	*	1,437	10%	964	7%
High school degree or some college education	4,979	36%	4,323	31%	4,418	30%
Bachelor’s degree only	3,832	28%	3,532	26%	3,845	26%
Graduate or professional degree	3,959	29%	4,553	33%	5,479	37%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 23-8: Kemp Mill-Four Corners, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	10,241	100%	10,622	100%	11,131	100%
Commuted by driving	7,545	74%	7,905	74%	7,063	63%
Car-free commute	2,031	20%	1,871	18%	1,362	12%
Worked from home	554	5%	776	7%	2,503	22%
Percent of households with no vehicles	*	*	337	5%	264	4%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 23-9: Kemp Mill-Four Corners, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	7,058	100%	6,959	100%	7,318	100%
Family households	5,112	72%	5,230	75%	5,595	76%
Families with children	2,195	31%	2,688	39%	2,484	34%
Single-parent families with children	*	*	312	4%	317	4%
Nonfamily multi-person households	349	5%	204	3%	198	3%
Nonfamily single-person households	1,597	23%	1,525	22%	1,525	21%
Average household size	2.74	NA	2.92	NA	2.87	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 23-10: Kemp Mill-Four Corners, Household Income

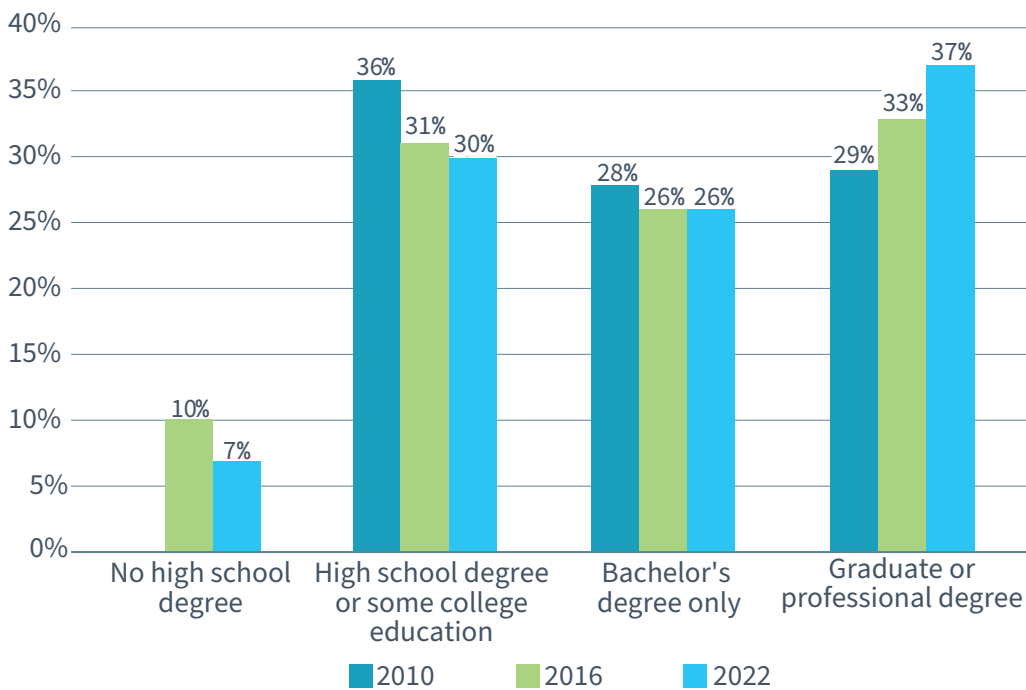
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	7,058	100%	6,959	100%	7,318	100%
Less than \$50,000	1,557	22%	1,222	18%	1,193	16%
\$50,000 to \$99,999	2,122	30%	1,956	28%	1,007	14%
\$100,000 to \$149,999	1,843	26%	1,713	25%	1,106	15%
\$150,000 to \$199,999	835	12%	1,021	15%	1,218	17%
\$200,000 or more	701	10%	1,047	15%	2,794	38%
Average household income	\$114,458	NA	\$126,212	NA	\$180,030	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 23-1: Kemp Mill-Four Corners, Percent by Educational Attainment (2010, 2016, 2022)



Note: This graph refers to the population ages 25 years and older. Estimate for the category "No high school degree" in 2010 is not reliable and therefore not shown.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Kemp Mill-Four Corners is a community of mostly single-family detached homes (82%), with smaller numbers of other housing types, including multi-family units (16%). Virtually all single-family detached units were built before 1970, and multi-family buildings were generally built between 1960 and 1989. The community had minimal housing growth since 1990, and only 33 single-family detached units were built since 2010. With single-family homes making up the majority of the housing stock, the community had a corresponding high homeownership

rate of 85% in 2022, similar to previous years. The CTA’s average home value increased by 23% from 2010 to 2022, comparable with the county’s growth rate of 27%, and remained less than the countywide average during this entire period. In addition, the CTA’s average gross rent continued to be close to the countywide average during the same period and increased at a similar rate as well; by 2022, 39% of renters were cost-burdened and paid an average gross rent of \$1,941 per month.

Table 23-11: Kemp Mill-Four Corners, Housing Units by Year Built, Age, and Type (2024)

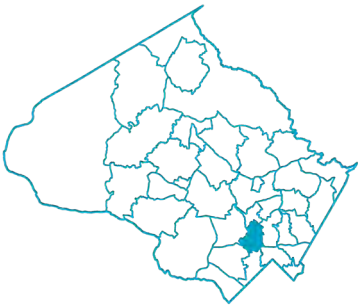
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	7,361	100%	6,023	100%	147	100%	1,191	100%
Before 1960	4,259	58%	4,259	71%	0	0%	0	0%
1960 to 1969	2,301	31%	1,371	23%	1	1%	929	78%
1970 to 1979	192	3%	51	1%	0	0%	141	12%
1980 to 1989	490	7%	266	4%	103	70%	121	10%
1990 to 1999	44	1%	14	0%	30	20%	0	0%
2000 to 2009	42	1%	29	0%	13	9%	0	0%
2010 or later	33	0%	33	1%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1958	NA	1955	NA	1988	NA	1970	NA
Average age*	66	NA	69	NA	36	NA	54	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 23-12: Kemp Mill-Four Corners, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	5,877	83%	5,684	82%	6,217	85%
Average homeowner costs (with mortgage)	\$2,454	NA	\$2,235	NA	\$2,763	NA
Average housing value (for homeowners)	\$457,612	NA	\$417,683	NA	\$562,947	NA
Rent-burdened households	*	*	622	50%	367	39%
Average gross rent	\$1,360	NA	\$1,666	NA	\$1,941	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Kensington

24



# PLACE

Table 24-1: Kensington, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,772
Total development (square feet)	16,553,667
<i>Key environmental indicators</i>	
Parkland (acres)	352
Tree canopy cover (percent)	48.77
<i>Key development types</i>	
Office use (square feet)	667,030
Retail use (square feet)	385,028
Industrial use (square feet)	921,712
Other use (square feet)	1,637,131
Residential use (dwelling units)	8,025

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 24-2: Kensington, Places of Interest (2024)

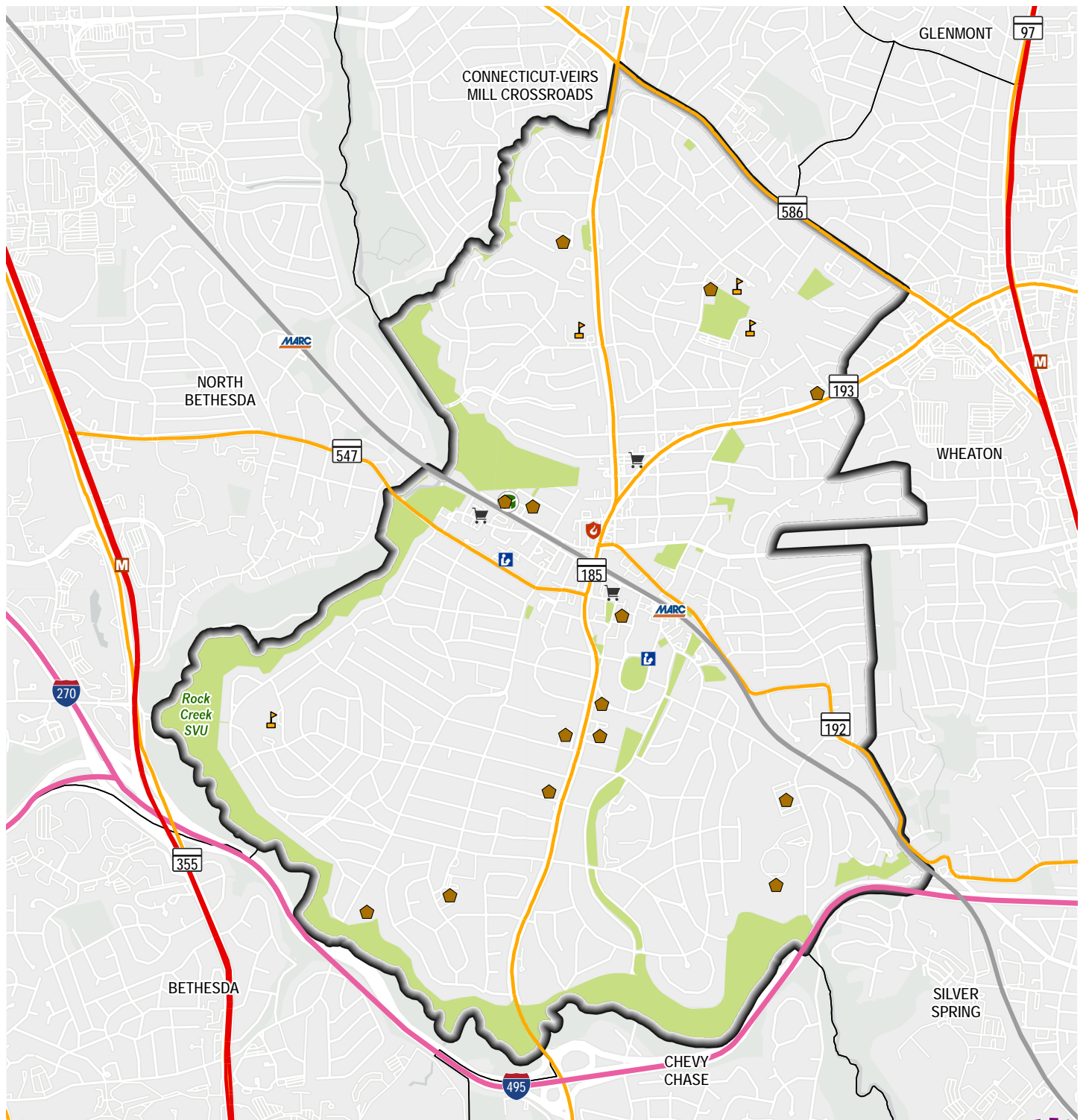
Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	0
Library	2
Place of Worship	14
Police Facility	0
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

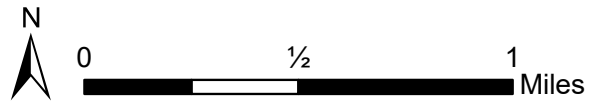
Kensington CTA is in the south-central part of the county and includes the Town of Kensington and surrounding neighborhoods, with the community’s boundaries extending to the Rock Creek Stream Valley Park to the west and south and state Route 586 (Veirs Mill Road) to the north (see Map 24-1). Route 193 (University Boulevard) and an active CSX railroad intersect with Route 185 (Connecticut Avenue) in the community’s modern commercial core, which also includes “Antique Row,” the historical central business district between MARC’s Kensington station and Connecticut Avenue. The CTA’s three grocery stores—plus other retail, office, and industrial sites—are clustered along the major transportation routes (see Map 24-2). Public facilities in this area include two libraries, the Leonard D. Jackson Ken Gar Center (marked as a recreation center in Map 24-1), and Kensington Volunteer Fire Department Station 5. Another significant landmark, the Washington DC Temple of the Church of Jesus Christ of Latter-Day Saints, is located on the large institutional/community facility property in the southeastern part of the community on Map 24-2 and prominently visible to travelers on I-495. This place of worship contributes largely to the 1.6 million square feet of “Other use” development in Table 24-1.



Map 24-1: Kensington, Places of Interest (2024)

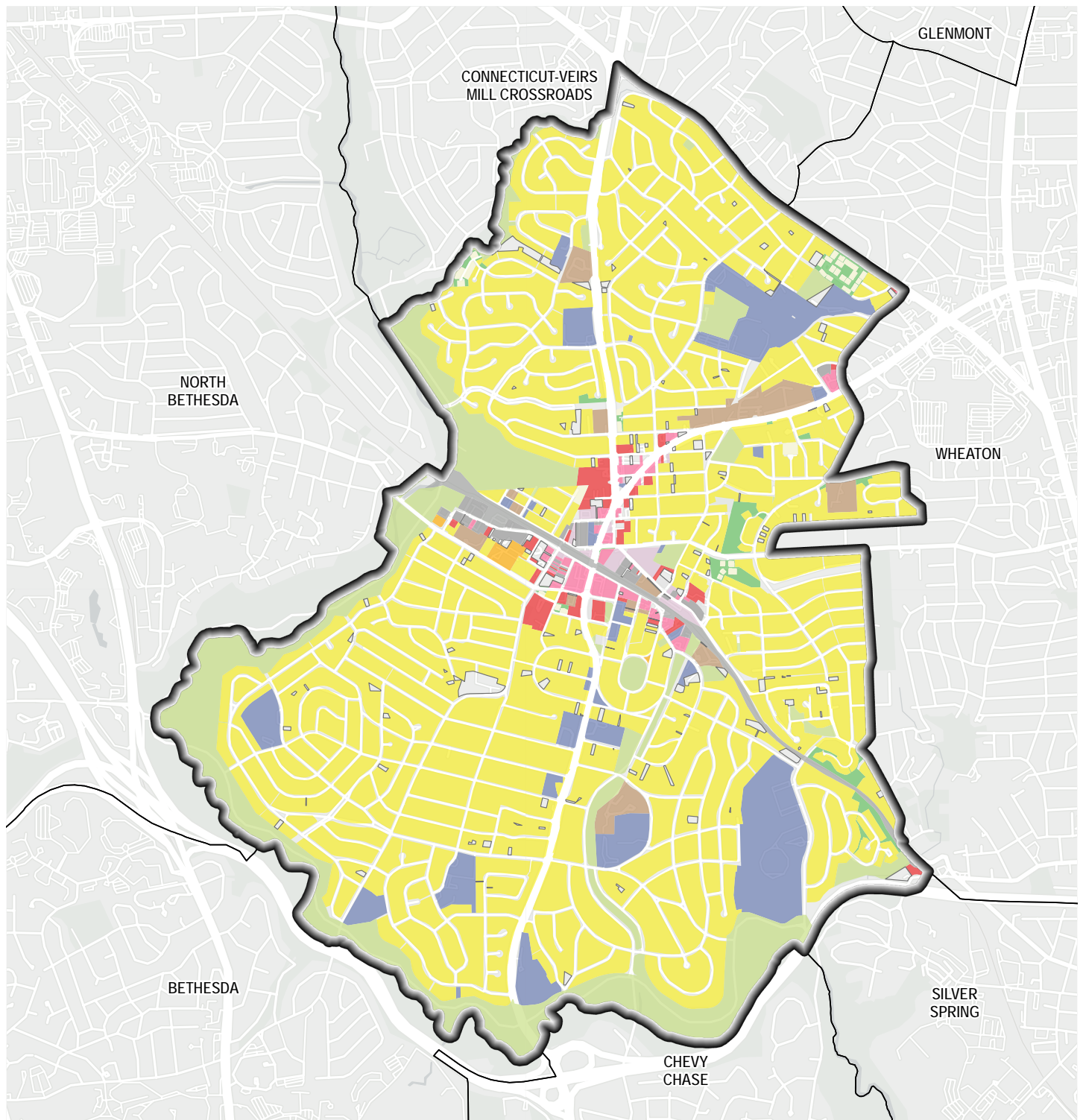


- |                                |                |              |                  |                   |
|--------------------------------|----------------|--------------|------------------|-------------------|
| Community Trends Area Boundary | Major Road     | MARC Line    | Grocery Store    | Public School     |
| Freeway                        | Metrorail Line | MARC Station | Library          | Recreation Center |
|                                | Metro Station  | Park         | Place of Worship |                   |
|                                | Purple Line    | Fire Station |                  |                   |



Source: Montgomery Planning (August 2024).

Map 24-2: Kensington, Land Use (2024)



- |                                |                                  |                            |                        |           |
|--------------------------------|----------------------------------|----------------------------|------------------------|-----------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Retail                 | Utility   |
| Cultural                       | Multi-Family                     | Parking and Transportation | Single Family Attached | Vacant    |
| Industrial                     | Office                           | Parks                      | Single Family Detached | Warehouse |



Source: Montgomery Planning (August 2024).

Table 24-3: Kensington, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	12.8%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	6.6%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	51.8%
Multi-Family	1.8%	Utility	< 1.0%
Office	< 1.0%	Vacant	1.4%
Open Space/Recreation	< 1.0%	Warehouse	< 1.0%
Parking and Transportation	1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Home to 20,035 residents in 2022, Kensington’s total population remained stable during the 2010-2022 period. Approximately two-thirds of residents identified as White in that time, and the community’s overall household composition remained relatively little changed, with slightly more than two-thirds of households as families. Among other notable changes from 2010 to 2022, the community’s population of young children (ages 0 to 4) decreased by 25%, and it gained older adult residents ages 65 and over. Educational attainment and income levels also increased after 2010; the number of adults ages 25 and over with at least a bachelor’s degree increased its population

share from 61% to 74%. The average household income was close to the county average in 2010 but also increased by 61% between 2010 and 2022, well above the county’s corresponding 38% growth, as the number of households making \$200,000 or more doubled and the number of other households remained stable or decreased (see Table 24-10 and Figure 24-1). Finally, reflecting the impacts of the COVID-19 pandemic, there was a significant shift towards working from home, with numbers more than tripling from 2016 to 2022 after very minimal increases between 2010 and 2016.

Table 24-4: Kensington, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	20,149	100%	20,773	100%	20,035	100%
0 to 4 years	1,652	8%	1,565	8%	1,238	6%
5 to 17 years	3,627	18%	3,709	18%	3,884	19%
18 to 34 years	3,030	15%	3,133	15%	2,612	13%
35 to 44 years	3,240	16%	2,708	13%	3,067	15%
45 to 64 years	5,744	29%	6,260	30%	5,453	27%
65 years and older	2,856	14%	3,398	16%	3,781	19%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 24-5: Kensington, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	20,149	100%	20,773	100%	20,035	100%
White, non-Hispanic	14,140	70%	13,963	67%	13,473	67%
Black or African American, non-Hispanic	1,544	8%	1,289	6%	1,042	5%
Asian, non-Hispanic	1,072	5%	1,549	7%	1,276	6%
Other races, non-Hispanic	*	*	975	5%	1,357	7%
Hispanic or Latino	2,872	14%	2,997	14%	2,887	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 24-6: Kensington, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	18,497	100%	19,208	100%	18,797	100%
Speak non-English language at home	4,502	24%	4,748	25%	4,469	24%
Speak English less than “very well”	*	*	1,618	8%	1,450	8%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 24-7: Kensington, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	13,875	100%	14,229	100%	13,907	100%
No high school degree	*	*	710	5%	472	3%
High school degree or some college education	4,237	31%	3,804	27%	3,247	23%
Bachelor’s degree only	3,735	27%	4,337	30%	4,546	33%
Graduate or professional degree	4,761	34%	5,378	38%	5,642	41%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 24-8: Kensington, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	9,941	100%	10,409	100%	10,425	100%
Commuted by driving	7,567	76%	7,702	74%	6,638	64%
Car-free commute	1,672	17%	1,880	18%	916	9%
Worked from home	626	6%	778	7%	2,693	26%
Percent of households with no vehicles	*	*	478	6%	348	5%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 24-9: Kensington, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	7,520	100%	7,426	100%	7,495	100%
Family households	5,319	71%	5,231	70%	5,194	69%
Families with children	2,856	38%	2,656	36%	2,412	32%
Single-parent families with children	*	*	403	5%	303	4%
Nonfamily multi-person households	349	5%	485	7%	431	6%
Nonfamily single-person households	1,852	25%	1,710	23%	1,870	25%
<i>Average household size</i>	2.65	NA	2.75	NA	2.63	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 24-10: Kensington, Household Income

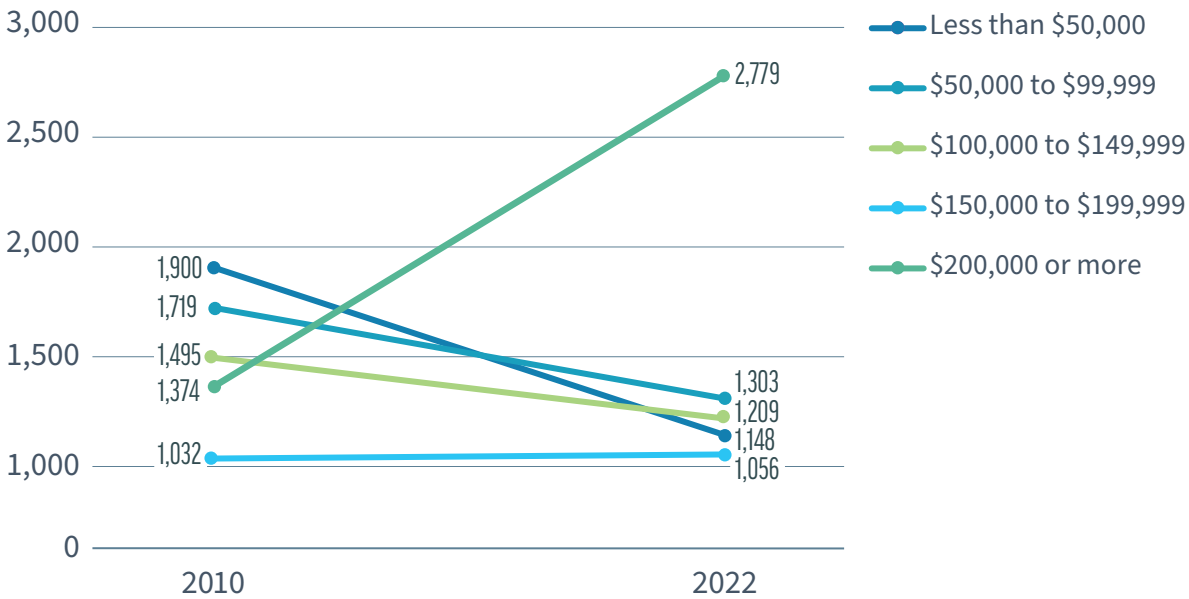
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	7,520	100%	7,426	100%	7,495	100%
Less than \$50,000	1,900	25%	1,352	18%	1,148	15%
\$50,000 to \$99,999	1,719	23%	1,624	22%	1,303	17%
\$100,000 to \$149,999	1,495	20%	1,469	20%	1,209	16%
\$150,000 to \$199,999	1,032	14%	942	13%	1,056	14%
\$200,000 or more	1,374	18%	2,039	27%	2,779	37%
Average household income	\$128,572	NA	\$162,802	NA	\$206,997	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 24-1: Kensington, Number of Households by Income (2010 and 2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Kensington consists of mostly single-family detached homes (82%), built primarily before 1960, with other housing types found in smaller numbers. Not much housing construction has occurred since 2010—90% of housing units were built before 1990—and two-thirds of the housing units built more recently were single-family detached homes. Nearly all of the remainder were multi-family units, with very few single-family attached homes.

Related to this large amount of single-family housing, the homeownership rate has exceeded 80% across time. From 2010 to 2022, the average home value grew by 39% to \$807,000, and the average housing costs for homeowners grew by 18%. In 2022, approximately half of renter households experienced a housing cost burden, and the average gross rent was nearly \$2,300 per month.

Table 24-11: Kensington, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	8,025	100%	6,553	100%	200	100%	1,272	100%
Before 1960	5,100	64%	5,012	76%	0	0%	88	7%
1960 to 1969	863	11%	609	9%	0	0%	254	20%
1970 to 1979	747	9%	204	3%	54	27%	489	38%
1980 to 1989	450	6%	192	3%	120	60%	138	11%
1990 to 1999	136	2%	116	2%	20	10%	0	0%
2000 to 2009	203	3%	203	3%	0	0%	0	0%
2010 or later	317	4%	217	3%	6	3%	94	7%
Unknown year	209	3%	0	0%	0	0%	209	16%
Average year built*	1960	NA	1957	NA	1984	NA	1974	NA
Average age*	64	NA	67	NA	40	NA	50	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

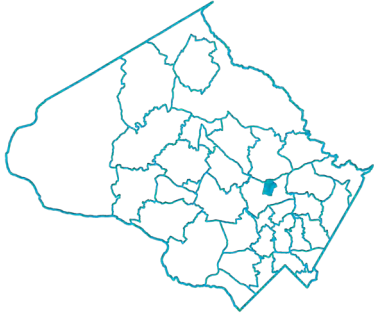
Table 24-12: Kensington, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,256	83%	5,988	81%	6,180	82%
Average homeowner costs (with mortgage)	\$2,797	NA	\$2,875	NA	\$3,308	NA
Average housing value (for homeowners)	\$582,825	NA	\$582,350	NA	\$807,250	NA
Rent-burdened households	*	*	574	42%	602	49%
Average gross rent	\$1,408	NA	\$1,645	NA	\$2,293	NA

NA Not Applicable.

\* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Leisure World

# PLACE

Table 25-1: Leisure World, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	727
Total development (square feet)	8,494,554
<i>Key environmental indicators</i>	
Parkland (acres)	11
Tree canopy cover (percent)	33.31
<i>Key development types</i>	
Office use (square feet)	0
Retail use (square feet)	131,521
Industrial use (square feet)	0
Other use (square feet)	136,323
Residential use (dwelling units)	6,459

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 25-2: Leisure World, Places of Interest (2024)

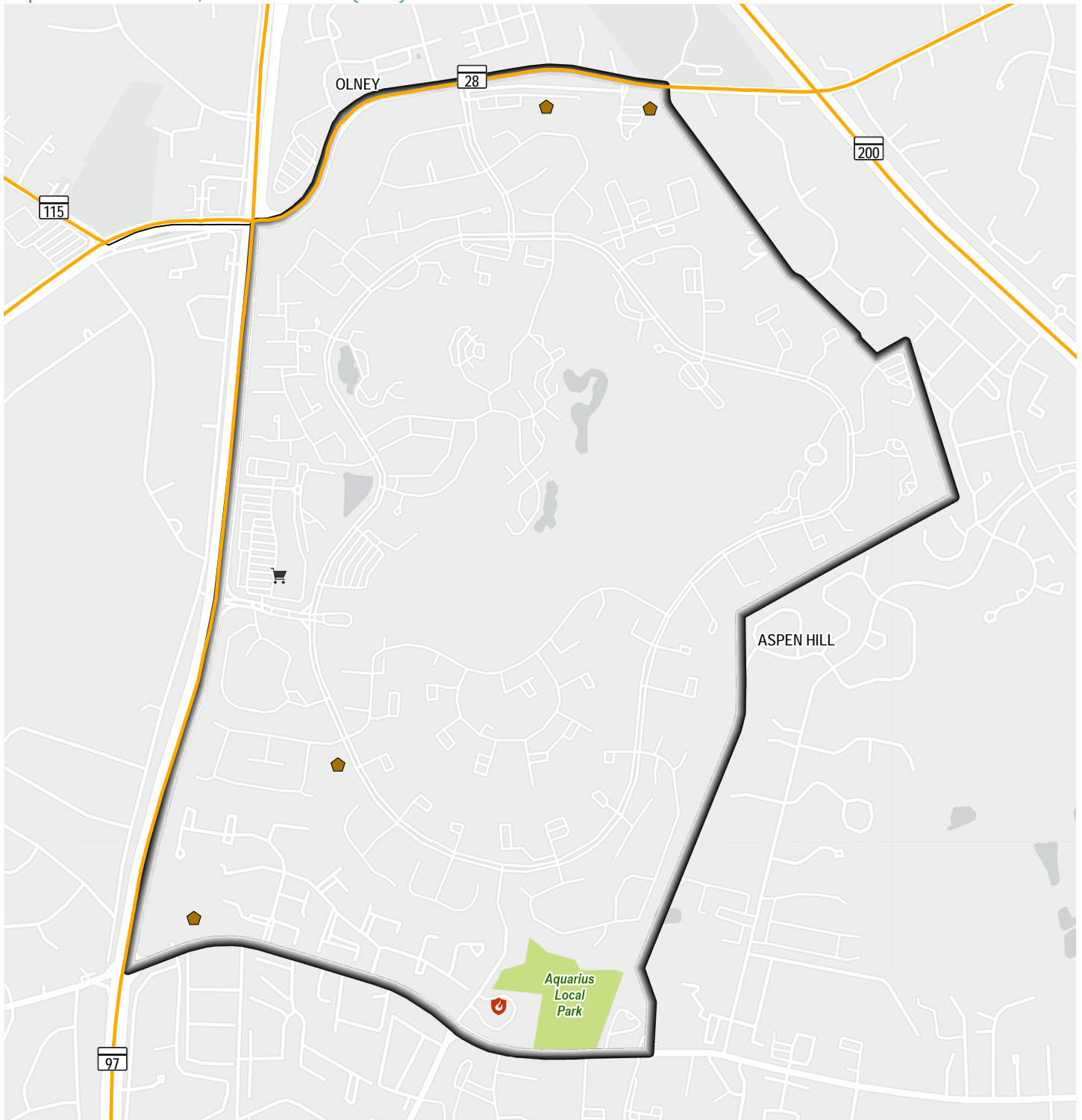
Place of Interest	Number
Fire Station	1
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	4
Police Facility	0
Public School	0
Recreation Center	0

Source: Montgomery Planning (August 2024).

Leisure World CTA is mostly surrounded by Aspen Hill and bounded by several major local roads, including Route 97 (Georgia Avenue) on its western edge and Route 28 (Norbeck Road) to the north (see Map 25-1). This 727-acre community is the county’s smallest by land area, most of which is part of Leisure World of Maryland, an age-restricted, private gated development established in 1966. The predominant land use is thus residential and occupies 53% of the area, most of which is used for single-family attached homes and multi-family buildings (see Map 25-2 and Table 25-3). Another third of the land is used as open space or parkland; although most of this land use type is inside the gated community, Aquarius Local Park in the southeastern corner of the CTA is fully accessible to the public. The community’s sole retail center and only grocery store are located at the publicly accessible Leisure World Plaza in the CTA’s western area next to Georgia Avenue. Four places of worship and the Kensington Volunteer Fire Department Station 25 account for most of the remaining non-residential development.



Map 25-1: Leisure World, Places of Interest (2024)

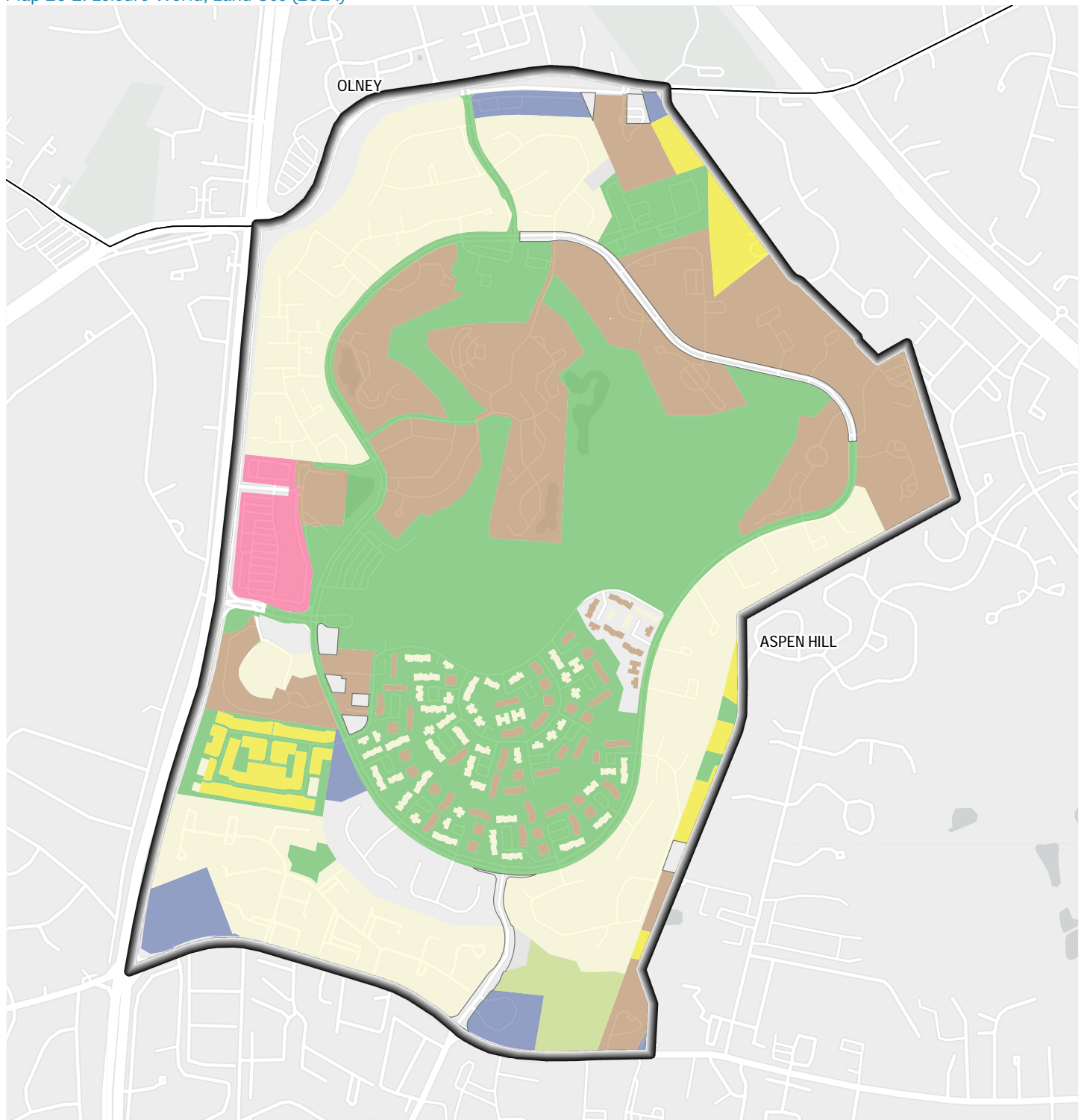


- |  |  |  |
|--|--|--|
|  Community Trends Area Boundary |  Park         |  Place of Worship |
|  Major Road                     |  Fire Station |  Grocery Store    |



Source: Montgomery Planning (August 2024).

Map 25-2: Leisure World, Land Use (2024)



Community Trends Area Boundary	Multi-Family	Single Family Attached	Vacant
Institutional/Community Facility	Open Space/Recreation	Single Family Detached	
	Parks	Utility	
	Retail		

N  
 0 1/2 1 Miles

Source: Montgomery Planning (August 2024).

Table 25-3: Leisure World, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	2.7%
Mixed-Use Office	< 1.0%
Multi-Family	23.2%
Office	< 1.0%
Open Space/Recreation	32.0%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	1.5%
Research and Development	< 1.0%
Retail	1.8%
Single-Family Attached	26.5%
Single-Family Detached	3.1%
Utility	< 1.0%
Vacant	1.7%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Due to its significant age-restricted retirement community, Leisure World CTA has a population comprised predominantly of older adults, plus other unique demographic characteristics. Its population of 8,975 in 2022 was similar to that of previous years, and with 78% of residents ages 65 or over, this CTA had the largest percentage of this age group of any community in Montgomery County. More than half of those residents under age 65 were between ages 45 and 64 across this 2010-2022 period. The community is also one of only a few in the county in which families were not the predominant household type—just 35% of households, one of the lowest percentages of any community in the county, a characteristic maintained over time. In 2022, single-person households were 62% of all households, and very few households had children. Accordingly, the average household size of 1.48 people was also the smallest of any community.

Since 2010, the CTA’s Black population grew from 13% to 19% of residents; however, the community remained less racially diverse than others overall, with its percentage of Asian and Hispanic residents continuing to be much lower

than the county’s. More residents attained higher education levels, as the percentage of adults ages 25 and over with at least a bachelor’s degree grew from 41% in 2010 to 52% in 2022. Given the prevalence of retirement-age adults, only 18% of the total population were workers ages 16 and over, compared with 52% for the whole county. Leisure World also had a high percentage of households earning less than \$50,000, likely due to the sizeable numbers of residents living on smaller retirement incomes. The CTA also maintained one of the county’s highest percentages of households earning less than \$50,000, with 42% of households falling into this income category in 2022, while 70% made less than \$100,000. The average household income of nearly \$93,000 remained the lowest in the county over time.



*Leisure World’s unique demographic characteristics include its predominantly older adult population ages 65 and over, comprising 78% of all residents in 2022, the largest percentage of this age group of any community in Montgomery County.*

Table 25-4: Leisure World, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,667	100%	9,083	100%	8,975	100%
0 to 4 years	*	*	*	*	*	*
5 to 17 years	*	*	244	3%	303	3%
18 to 34 years	*	*	495	5%	354	4%
35 to 44 years	*	*	436	5%	268	3%
45 to 64 years	968	11%	1,522	17%	1,044	12%
65 years and older	6,516	75%	6,326	70%	6,977	78%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 25-5: Leisure World, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,667	100%	9,083	100%	8,975	100%
White, non-Hispanic	6,544	76%	5,842	64%	5,681	63%
Black or African American, non-Hispanic	1,087	13%	1,603	18%	1,741	19%
Asian, non-Hispanic	*	*	735	8%	816	9%
Other races, non-Hispanic	*	*	261	3%	*	*
Hispanic or Latino	691	8%	641	7%	670	7%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 25-6: Leisure World, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	8,543	100%	9,024	100%	8,946	100%
Speak non-English language at home	1,293	15%	2,299	25%	2,240	25%
Speak English less than “very well”	*	*	778	9%	1,017	11%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 25-7: Leisure World, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	8,090	100%	8,639	100%	8,454	100%
No high school degree	*	*	605	7%	214	3%
High school degree or some college education	4,088	51%	4,195	49%	3,862	46%
Bachelor’s degree only	1,651	20%	1,862	22%	2,340	28%
Graduate or professional degree	1,671	21%	1,976	23%	2,038	24%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 25-8: Leisure World, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	1,932	100%	2,255	100%	1,603	100%
Commuted by driving	1,644	85%	1,823	81%	1,255	78%
Car-free commute	*	*	249	11%	106	7%
Worked from home	*	*	163	7%	224	14%
Percent of households with no vehicles	851	15%	832	14%	845	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 25-9: Leisure World, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,525	100%	5,852	100%	6,034	100%
Family households	2,184	40%	2,146	37%	2,136	35%
Families with children	*	*	204	3%	138	2%
Single-parent families with children	*	*	*	*	*	*
Nonfamily multi-person households	*	*	144	2%	148	2%
Nonfamily single-person households	3,211	58%	3,562	61%	3,750	62%
Average household size	1.56	NA	1.54	NA	1.48	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 25-10: Leisure World, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,525	100%	5,852	100%	6,034	100%
Less than \$50,000	2,621	47%	2,812	48%	2,542	42%
\$50,000 to \$99,999	1,731	31%	1,841	31%	1,687	28%
\$100,000 to \$149,999	848	15%	683	12%	887	15%
\$150,000 to \$199,999	168	3%	323	6%	324	5%
\$200,000 or more	*	*	193	3%	594	10%
Average household income	\$66,439	NA	\$69,820	NA	\$92,735	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Nearly all the housing stock in Leisure World CTA is part of higher-density residential developments of townhouses or multi-family buildings constructed between 1960 and 2009 (see Table 25-11 and Figure 25-1). Approximately 90% of all units are within Leisure World of Maryland, which has both detached and attached single-family houses as well as multi-family homes, including rental properties and condominiums. Almost all remaining units are in other developments, including a townhouse subdivision and two other older adult living facilities. Since 2010, only 46 multi-family units were built in this CTA, all within Leisure World of Maryland. The large numbers of single-family

homes and condominiums contributed to a consistently high homeownership rate, which was 80% in 2022. The community’s average homeowner costs and average housing value have been the lowest in the county and remained fairly stable since 2010. This community was also the only CTA with an average homeowner cost under \$2,000 per month and an average housing value below \$350,000 in 2022. However, the CTA’s average gross rent was close to or above the county average, and renter households in 2022 paid an average of \$2,312 per month while 69% of them were burdened by housing costs.

Table 25-11: Leisure World, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	6,459	100%	96	100%	1,733	100%	4,630	100%
Before 1960	0	0%	0	0%	0	0%	0	0%
1960 to 1969	899	14%	1	1%	305	18%	593	13%
1970 to 1979	1,338	21%	8	8%	864	50%	466	10%
1980 to 1989	1,797	28%	5	5%	553	32%	1,239	27%
1990 to 1999	997	15%	3	3%	0	0%	994	21%
2000 to 2009	1,382	21%	79	82%	11	1%	1,292	28%
2010 or later	46	1%	0	0%	0	0%	46	1%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1985	NA	1999	NA	1975	NA	1989	NA
Average age*	39	NA	25	NA	49	NA	35	NA

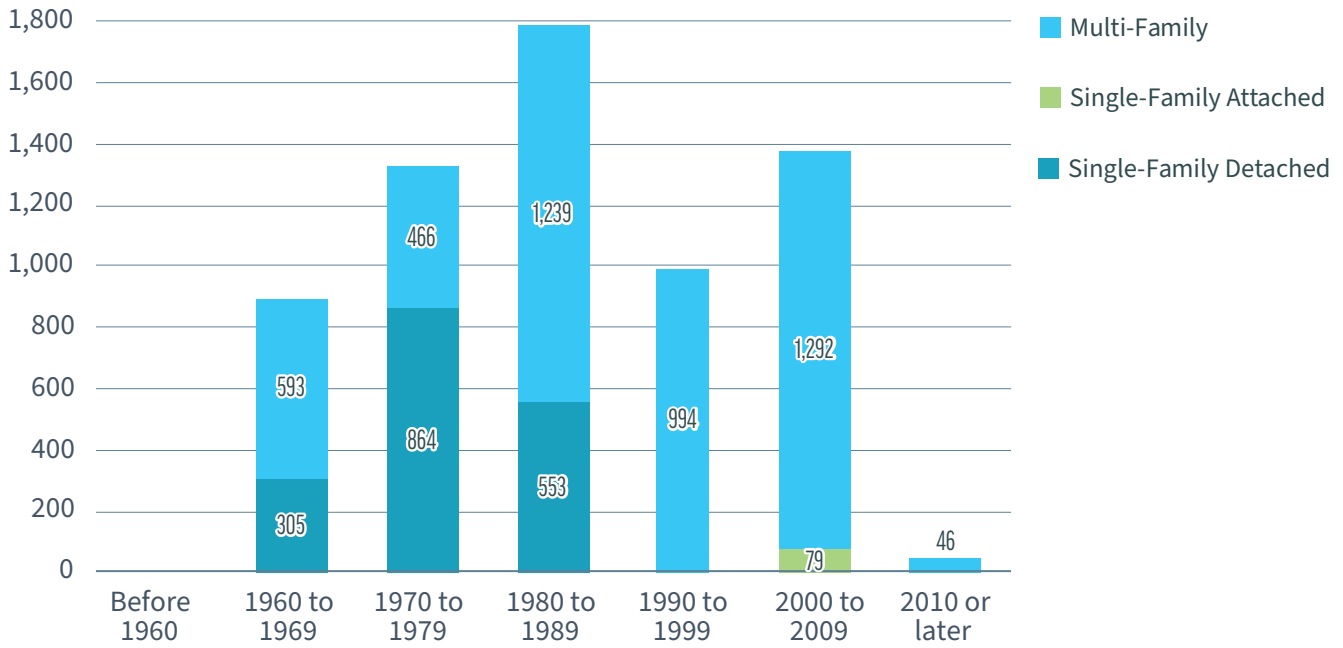
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 25-12: Leisure World, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,853	88%	4,514	77%	4,855	80%
Average homeowner costs (with mortgage)	\$2,041	NA	\$1,722	NA	\$1,971	NA
Average housing value (for homeowners)	\$291,771	NA	\$215,872	NA	\$305,304	NA
Rent-burdened households	*	*	736	66%	637	69%
Average gross rent	\$1,946	NA	\$1,666	NA	\$2,312	NA

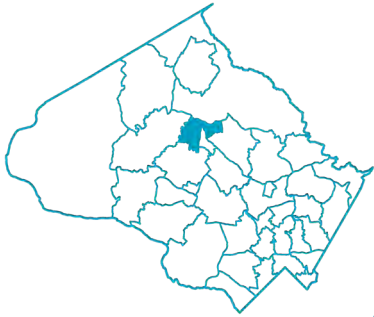
NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 25-1: Leisure World, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).





# Montgomery Village

26



# PLACE

Table 26-1: Montgomery Village, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,949
Total development (square feet)	24,466,831
<i>Key environmental indicators</i>	
Parkland (acres)	676
Tree canopy cover (percent)	45.50
<i>Key development types</i>	
Office use (square feet)	343,046
Retail use (square feet)	472,241
Industrial use (square feet)	707,546
Other use (square feet)	1,284,916
Residential use (dwelling units)	14,395

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 26-2: Montgomery Village, Places of Interest (2024)

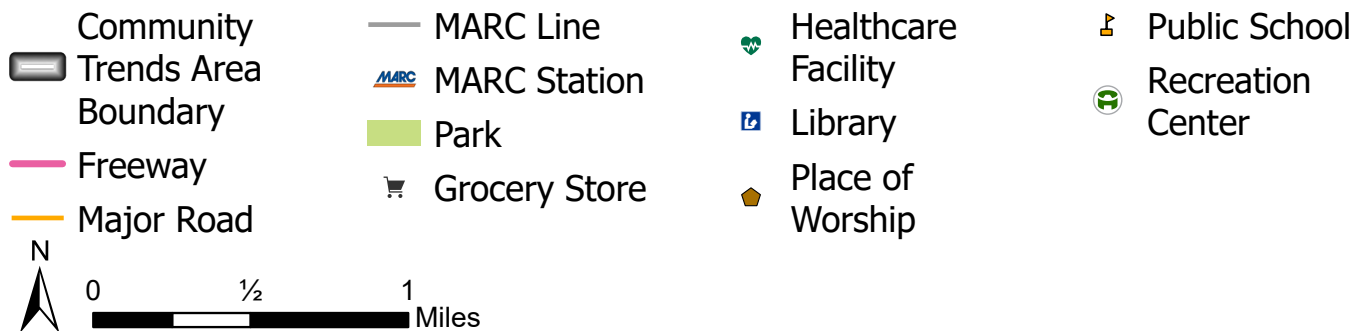
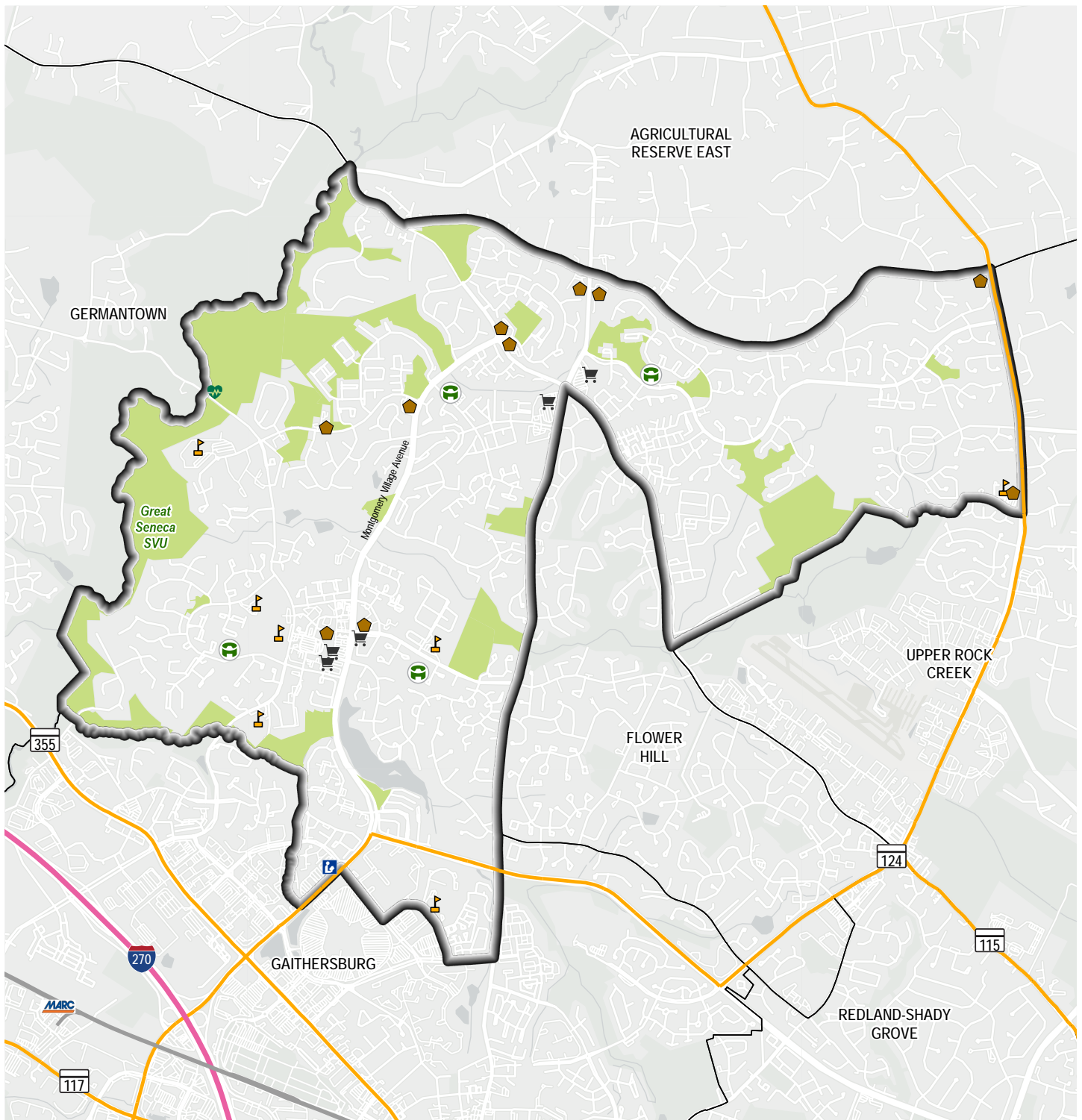
Place of Interest	Number
Fire Station	0
Grocery Store	5
Healthcare Facility	1
Library	1
Place of Worship	10
Police Facility	0
Public School	7
Recreation Center	4

Source: Montgomery Planning (August 2024).

Located in the northern part of Montgomery County, Montgomery Village CTA encompasses a planned development of the same name established in 1966. The community’s boundaries extend beyond those of the planned development and borders on City of Gaithersburg to the south, the Great Seneca Stream Valley Park to the west, and state Route 124 (Woodfield Road) to the far east, with Flower Hill CTA nearly dividing this community into two parts (see Map 26-1). The community’s unusual shape partly reflects the history of land acquisition and subsequent development by the planned town’s original developers. Most residential neighborhoods, public facilities, and a commercial town center were built in the western part of the community, and additional retail and residential areas were later constructed in the eastern part of the community and near the northern tip of Flower Hill CTA (see Map 26-2). Montgomery Village Avenue serves as a “main street” for the western area, which has the Gaithersburg Library, one healthcare facility, and the majority of the CTA’s grocery stores, recreation centers, public schools, and places of worship. A diverse mix of housing covers one-third of the land area and includes multi-family units clustered near Montgomery Village Avenue in the community’s southern part as well as townhouses and single-family detached neighborhoods scattered throughout the community. Open space and parkland in the Great Seneca Stream Valley and in various parts of the community form 42% of the CTA’s land area.

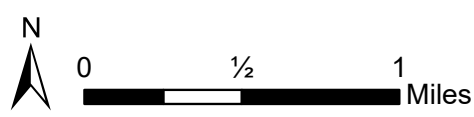
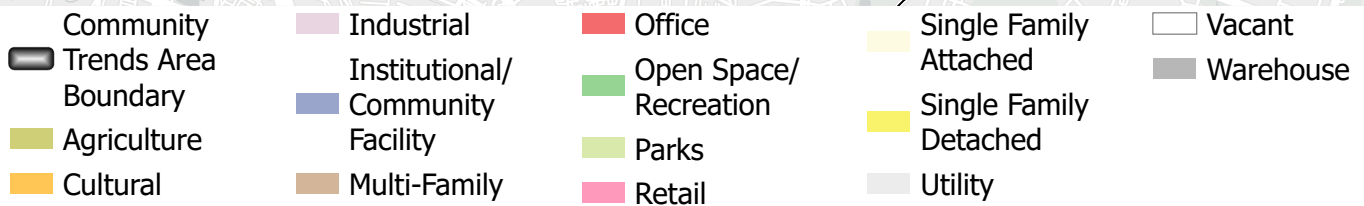
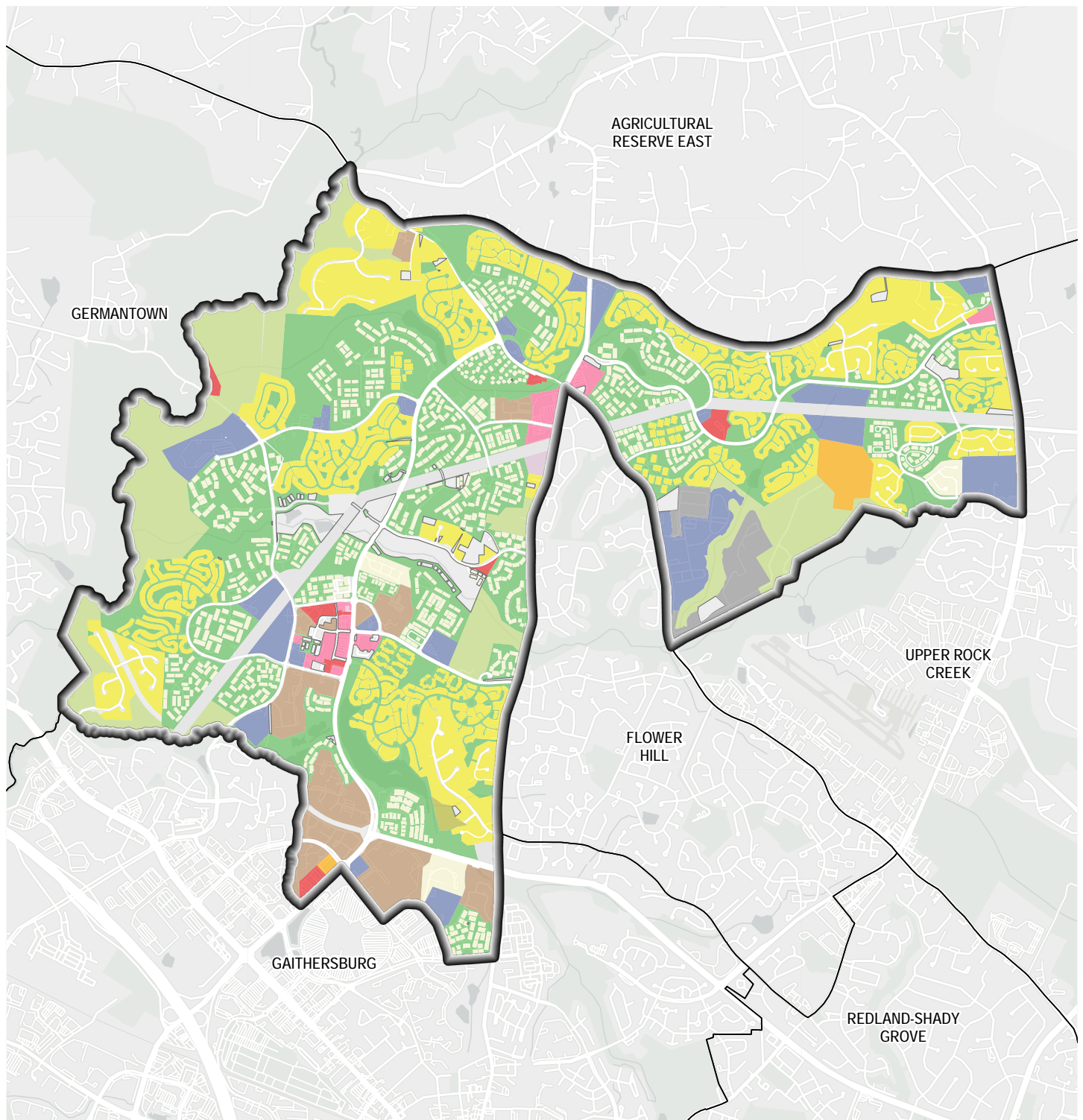


Map 26-1: Montgomery Village, Places of Interest (2024)



Source: Montgomery Planning (August 2024).

Map 26-2: Montgomery Village, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 26-3: Montgomery Village, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	6.3%
Mixed-Use Office	< 1.0%
Multi-Family	4.9%
Office	< 1.0%
Open Space/Recreation	30.2%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	12.0%
Research and Development	< 1.0%
Retail	1.2%
Single-Family Attached	8.1%
Single-Family Detached	20.8%
Utility	3.0%
Vacant	2.8%
Warehouse	1.5%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Montgomery Village had 40,216 residents in 2022, an increase of 10% from 2010. One of the most prominent demographic changes was the large expansion of the Hispanic population, which grew by 77% and became the largest racial or ethnic group in the CTA. Likely related to the growing number of Hispanic residents, the community had a large and rising number of speakers of a non-English language at home; by 2022, half of the population spoke a language other than English at home, and nearly one-quarter of residents reported not speaking English “very well.” Although the population became older, with those ages 65 and over as the fastest growing group, the community still had nearly twice as many residents under age 18 in 2022. Also, in that year, families were 70% of all households, and 33% of households had children, while nearly one-quarter of households were people living alone. The household type distribution remained fairly stable from 2010 to 2022.

The number of adults ages 25 and over with less than a high school education grew the fastest of any group (47%), while the number of residents with at least a bachelor’s degree remained basically unchanged even as the share of residents in this group declined from 50% to 44%. More than half of all households made less than \$100,000 through the entire 2010-2022 period. Further, the community’s average household income continued to be lower than the county’s, and the CTA’s 23 percent increase in average household income between 2010 and 2022 was less than the county’s 38% growth. Finally, nearly one-fifth of workers had a car-free commute in 2016, when few people worked from home, but the latter category had a large expansion by 2022 after the onset of the COVID-19 pandemic.

Table 26-4: Montgomery Village, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	36,726	100%	38,719	100%	40,216	100%
0 to 4 years	3,002	8%	3,241	8%	3,409	8%
5 to 17 years	6,861	19%	6,786	18%	6,308	16%
18 to 34 years	9,090	25%	9,407	24%	9,235	23%
35 to 44 years	5,693	16%	5,461	14%	5,154	13%
45 to 64 years	9,283	25%	10,220	26%	10,808	27%
65 years and older	2,797	8%	3,602	9%	5,302	13%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 26-5: Montgomery Village, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	36,726	100%	38,719	100%	40,216	100%
White, non-Hispanic	14,605	40%	12,692	33%	10,100	25%
Black or African American, non-Hispanic	8,934	24%	8,454	22%	9,381	23%
Asian, non-Hispanic	4,450	12%	4,264	11%	5,167	13%
Other races, non-Hispanic	1,182	3%	1,673	4%	2,218	6%
Hispanic or Latino	7,555	21%	11,636	30%	13,350	33%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 26-6: Montgomery Village, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	33,723	100%	35,477	100%	36,807	100%
Speak non-English language at home	13,185	39%	16,067	45%	18,523	50%
Speak English less than “very well”	5,322	16%	6,516	18%	8,323	23%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 26-7: Montgomery Village, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	24,257	100%	25,053	100%	27,099	100%
No high school degree	2,163	9%	2,405	10%	3,174	12%
High school degree or some college education	9,848	41%	11,373	45%	12,058	44%
Bachelor’s degree only	7,090	29%	6,336	25%	6,437	24%
Graduate or professional degree	5,156	21%	4,939	20%	5,430	20%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 26-8: Montgomery Village, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	19,863	100%	20,462	100%	20,415	100%
Commuted by driving	16,148	81%	15,440	75%	14,945	73%
Car-free commute	2,923	15%	3,939	19%	2,421	12%
Worked from home	706	4%	799	4%	2,758	14%
Percent of households with no vehicles	782	6%	1,311	10%	937	7%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 26-9: Montgomery Village, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	13,411	100%	13,336	100%	13,904	100%
Family households	9,128	68%	9,742	73%	9,726	70%
Families with children	5,054	38%	4,984	37%	4,554	33%
Single-parent families with children	1,454	11%	1,859	14%	1,322	10%
Nonfamily multi-person households	728	5%	562	4%	815	6%
Nonfamily single-person households	3,555	27%	3,033	23%	3,363	24%
<i>Average household size</i>	2.74	NA	2.89	NA	2.88	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 26-10: Montgomery Village, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	13,411	100%	13,336	100%	13,904	100%
Less than \$50,000	3,781	28%	3,861	29%	3,497	25%
\$50,000 to \$99,999	4,232	32%	4,256	32%	3,868	28%
\$100,000 to \$149,999	2,904	22%	2,592	19%	2,565	18%
\$150,000 to \$199,999	1,351	10%	1,436	11%	1,643	12%
\$200,000 or more	1,143	9%	1,191	9%	2,331	17%
Average household income	\$97,754	NA	\$99,916	NA	\$119,915	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Montgomery Village’s diverse housing stock was mostly constructed between 1970 and 1999, with housing from this era constituting 91% of all housing units (see Table 26-11 and Figure 26-1). After 2010, the small amount of housing growth was limited mostly to new townhouse developments, which comprised 56% of the community’s total units, the greatest share in the county. Single-family detached units and multi-family units accounted for the remainder (20% and 24%, respectively). More than two-thirds of households lived in homes they own, and Montgomery Village’s average housing values and average homeowner costs changed little over time and continued to be lower than the county’s. With an average home value of \$385,500 in 2022, this community was one of only a few with an average home value of less than \$500,000. Additionally, while average homeowner costs stayed at slightly above \$2,000 from 2010 to 2022, approximately

half of homeowners with a mortgage during this period spent less than \$2,000 on monthly owner cost. However, from 2010 to 2022, renters experienced a 37% increase in average gross rent, and an additional 1,100 households became rent-burdened, resulting in 69% of all renter households experiencing excessive housing costs in 2022.



*With townhouses comprising 56% of all housing units in this community, Montgomery Village had the greatest share of this housing type in Montgomery County.*

Table 26-11: Montgomery Village, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	14,395	100%	2,929	100%	8,000	100%	3,466	100%
Before 1960	21	0%	20	1%	1	0%	0	0%
1960 to 1969	527	4%	344	12%	183	2%	0	0%
1970 to 1979	6,620	46%	885	30%	3,371	42%	2,364	68%
1980 to 1989	4,663	32%	842	29%	3,139	39%	682	20%
1990 to 1999	1,851	13%	784	27%	985	12%	82	2%
2000 to 2009	341	2%	34	1%	1	0%	306	9%
2010 or later	372	3%	20	1%	320	4%	32	1%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1982	NA	1982	NA	1982	NA	1979	NA
Average age*	42	NA	42	NA	42	NA	45	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

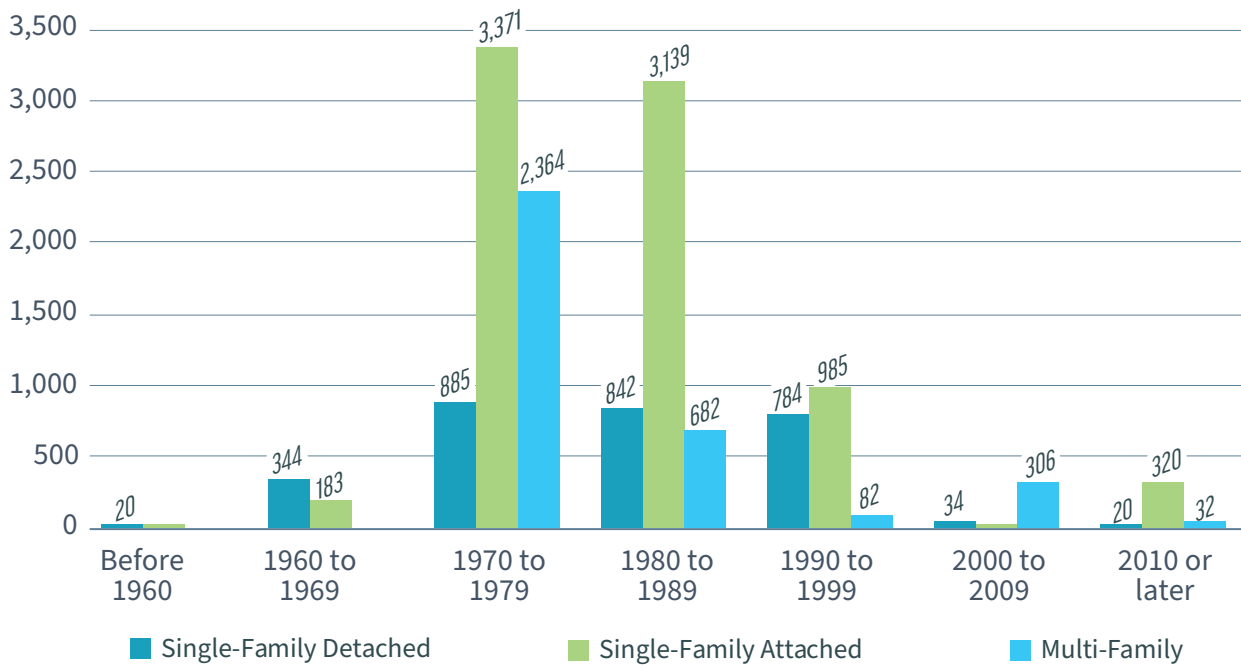
Table 26-12: Montgomery Village, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	10,056	75%	9,217	69%	9,497	68%
Average homeowner costs (with mortgage)	\$2,157	NA	\$2,033	NA	\$2,260	NA
Average housing value (for homeowners)	\$364,980	NA	\$307,609	NA	\$385,500	NA
Rent-burdened households	1,699	53%	2,297	59%	2,840	69%
Average gross rent	\$1,362	NA	\$1,490	NA	\$1,860	NA

NA Not Applicable.

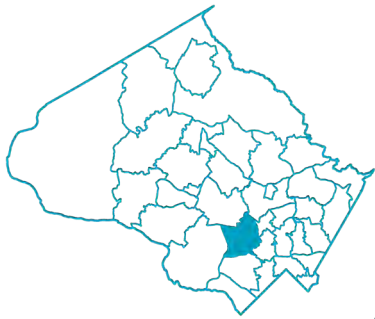
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 26-1: Montgomery Village, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).



# North Bethesda

27



# PLACE

Table 27-1: North Bethesda, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	5,913
Total development (square feet)	61,914,670
<i>Key environmental indicators</i>	
Parkland (acres)	538
Tree canopy cover (percent)	41.29
<i>Key development types</i>	
Office use (square feet)	14,656,457
Retail use (square feet)	3,144,010
Industrial use (square feet)	3,089,706
Other use (square feet)	6,382,961
Residential use (dwelling units)	24,422

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 27-2: North Bethesda, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	17
Healthcare Facility	3
Library	1
Place of Worship	16
Police Facility	0
Public School	6
Recreation Center	1

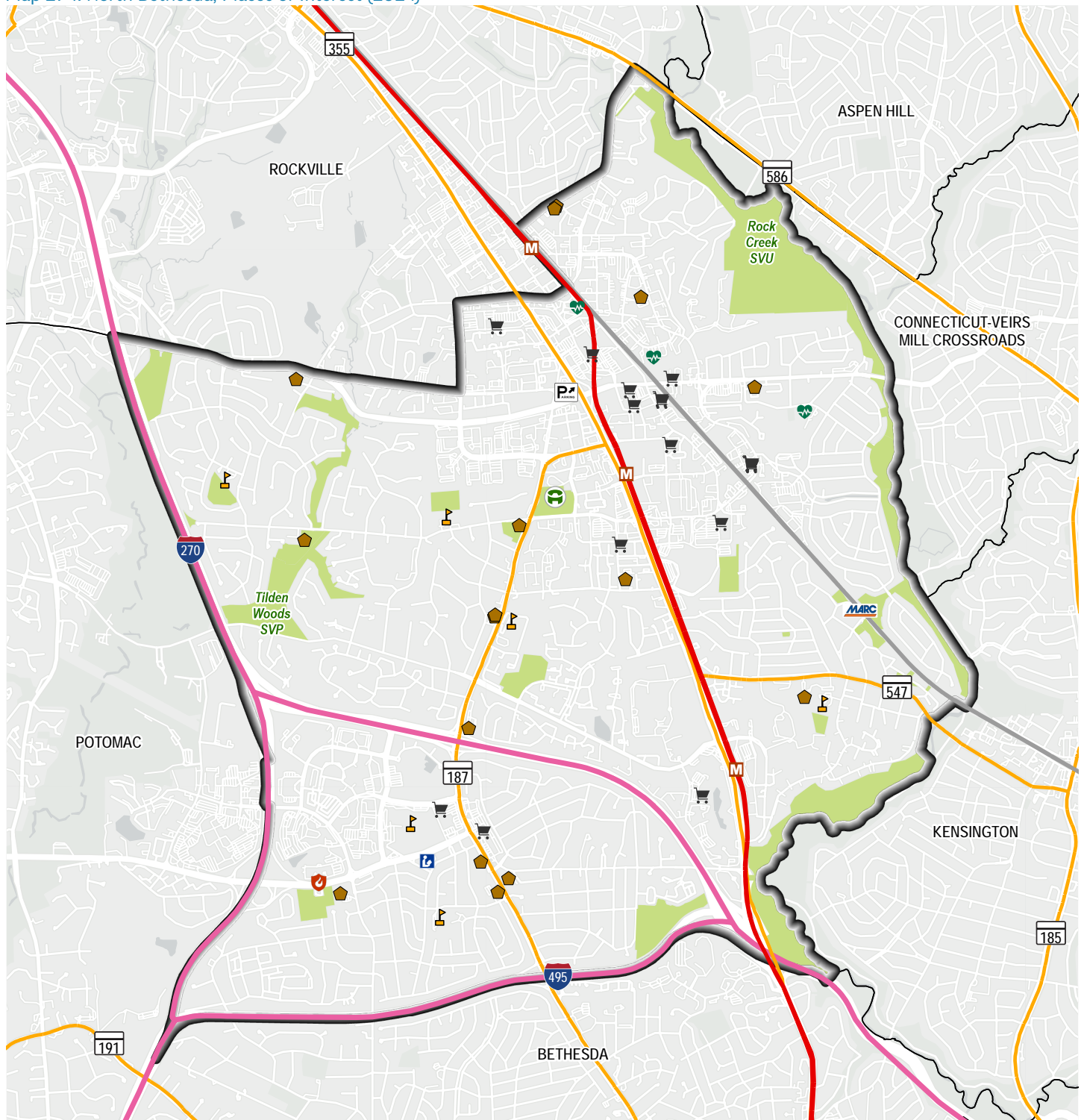
Source: Montgomery Planning (August 2024).

North Bethesda is in the southern part of Montgomery County, bordering the City of Rockville to the north, I-270 to the west, I-495 (Capital Beltway) to the south, and Rock Creek Stream Valley parkland to the east (see Map 27-1). State Routes 355 (Rockville Pike) and 187 (Old Georgetown Road) serve as major local thoroughfares. Metrorail service can be accessed at three stations, and MARC commuter rail service is available at Garrett Park Station. This major retail and employment area has nearly 9% of its land used for office or retail purposes, more office space than any other CTA with 14 million square feet, and more than 3 million square feet of retail space (see Tables 27-1 and 27-3). Several federal agencies, including the National Institutes of Health (NIH) and the U.S. Nuclear Regulatory Commission (NRC), have offices here.

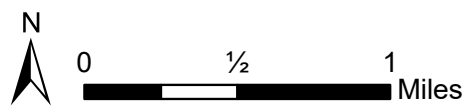
Most commercial space and land uses are clustered in two areas (see Map 27-2): in the CTA’s northern part, extending out from the intersection of Old Georgetown Road and Rockville Pike, and in the CTA’s southwestern part, next to I-270. The first area includes the Pike & Rose mixed-use development, largely developed throughout the 2010s, plus various retail, office, and industrial uses, as well as three healthcare facilities and one recreation center (Kennedy Shriver Aquatic Center). The second area has sizeable amounts of office land use with some retail, institutional/community facility, and residential uses plus two community-serving facilities, Bethesda Fire Department Station 6 and the Davis Library.



Map 27-1: North Bethesda, Places of Interest (2024)

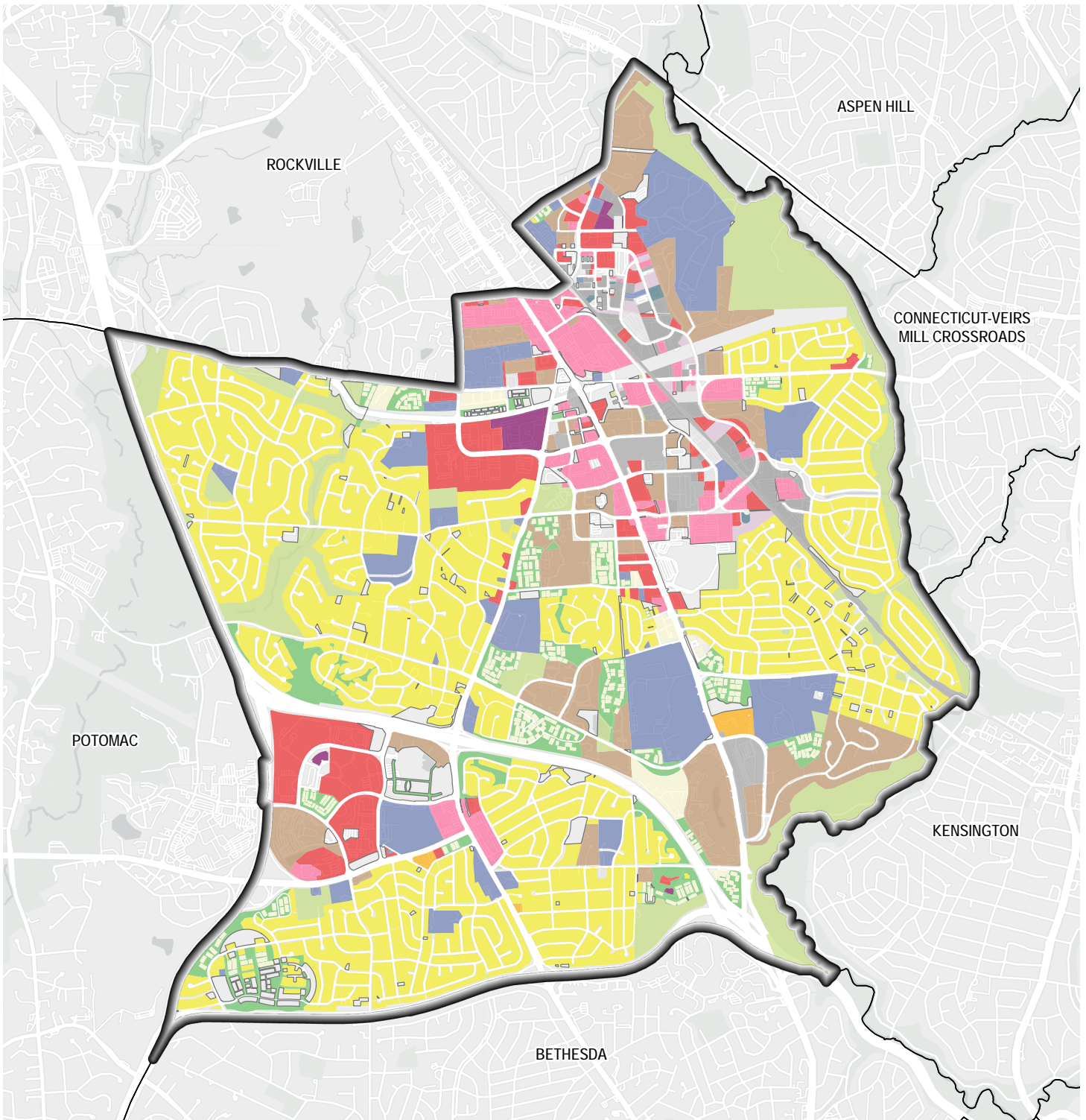


- |                                |                |                   |                     |                   |
|--------------------------------|----------------|-------------------|---------------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Park and Ride Lot | Healthcare Facility | Public School     |
| Freeway                        | Metro Station  | Park              | Library             | Recreation Center |
| Major Road                     | MARC Station   | Fire Station      | Place of Worship    |                   |
|                                |                | Grocery Store     |                     |                   |



Source: Montgomery Planning (August 2024).

Map 27-2: North Bethesda, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Office                     | Research and Development | Single Family Detached |
| Cultural                       | Mixed-Use Office                 | Open Space/Recreation      | Retail                   | Utility                |
| Industrial                     | Multi-Family                     | Parking and Transportation | Single Family Attached   | Vacant                 |
|                                |                                  | Parks                      |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 27-3: North Bethesda, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	9.6%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	3.5%
Institutional/Community Facility	8.2%	Single-Family Attached	2.4%
Mixed-Use Office	< 1.0%	Single-Family Detached	29.1%
Multi-Family	8.5%	Utility	< 1.0%
Office	5.0%	Vacant	4.1%
Open Space/Recreation	3.9%	Warehouse	1.5%
Parking and Transportation	1.6%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

With 51,452 residents, North Bethesda is a large and growing community that added 10,000 new residents from 2010 to 2022, a 24% increase. Unlike most other CTAs, this community's population of school-age children (ages 5 to 17) was the fastest growing age group, increasing by 56%. The area also continues to be racially diverse and highly educated, with some of the highest growth rates in its Black and Hispanic populations, which increased by 96% and 64%, respectively, from 2010 to 2022. A graduate or professional degree attainment among residents ages 25 and over increased 40%, which contributed to the already highly educated population; by 2022, 74% of this age group had at least a bachelor's degree. Household composition

remained relatively stable and was close to evenly divided between family and nonfamily households. The latter made up 46% of all households, reflective of the community's large multi-family housing stock. Nearly 10% of households did not have a vehicle, likely related to the presence of rail transit, and while working from home had become more prevalent by 2022, at least one-quarter of workers had a car-free commute before the COVID-19 pandemic. Finally, the household income distribution and average household income remained similar to those at the county level for all years; the average household income grew by 47% from 2010 to 2022, a slightly higher rate than the county's.

Table 27-4: North Bethesda, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	41,446	100%	50,993	100%	51,452	100%
0 to 4 years	2,331	6%	2,778	5%	2,245	4%
5 to 17 years	4,690	11%	7,144	14%	7,325	14%
18 to 34 years	9,959	24%	12,502	25%	12,071	23%
35 to 44 years	5,847	14%	7,623	15%	7,761	15%
45 to 64 years	11,201	27%	12,860	25%	13,439	26%
65 years and older	7,418	18%	8,086	16%	8,611	17%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 27-5: North Bethesda, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	41,446	100%	50,993	100%	51,452	100%
White, non-Hispanic	26,907	65%	30,391	60%	27,108	53%
Black or African American, non-Hispanic	2,731	7%	3,418	7%	5,351	10%
Asian, non-Hispanic	5,575	13%	7,430	15%	8,063	16%
Other races, non-Hispanic	1,352	3%	2,041	4%	2,935	6%
Hispanic or Latino	4,881	12%	7,713	15%	7,995	16%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 27-6: North Bethesda, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	39,115	100%	48,215	100%	49,207	100%
Speak non-English language at home	13,449	34%	18,769	39%	18,035	37%
Speak English less than “very well”	4,506	12%	5,797	12%	5,767	12%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 27-7: North Bethesda, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	31,898	100%	37,410	100%	37,952	100%
No high school degree	*	*	1,646	4%	2,217	6%
High school degree or some college education	8,488	27%	8,781	23%	7,892	21%
Bachelor’s degree only	10,130	32%	12,031	32%	11,213	30%
Graduate or professional degree	11,892	37%	14,952	40%	16,630	44%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 27-8: North Bethesda, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	22,871	100%	27,941	100%	28,759	100%
Commuted by driving	15,491	68%	18,250	65%	15,385	53%
Car-free commute	5,798	25%	7,692	28%	4,585	16%
Worked from home	1,329	6%	1,779	6%	8,464	29%
Percent of households with no vehicles	1,492	8%	1,813	8%	2,033	9%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 27-9: North Bethesda, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	18,803	100%	21,573	100%	22,627	100%
Family households	10,192	54%	11,820	55%	12,129	54%
Families with children	4,098	22%	5,433	25%	5,582	25%
Single-parent families with children	*	*	1,044	5%	1,304	6%
Nonfamily multi-person households	1,753	9%	2,041	9%	2,340	10%
Nonfamily single-person households	6,858	36%	7,712	36%	8,158	36%
Average household size	2.12	NA	2.31	NA	2.22	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 27-10: North Bethesda, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	18,803	100%	21,573	100%	22,627	100%
Less than \$50,000	4,240	23%	4,745	22%	4,075	18%
\$50,000 to \$99,999	5,763	31%	5,427	25%	4,538	20%
\$100,000 to \$149,999	4,046	22%	4,405	20%	4,323	19%
\$150,000 to \$199,999	2,042	11%	2,638	12%	3,107	14%
\$200,000 or more	2,712	14%	4,358	20%	6,584	29%
Average household income	\$118,890	NA	\$137,610	NA	\$175,054	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

In North Bethesda, the majority (62%) of the housing stock is multi-family units, most of which are in large buildings. Newer housing between 2010 and 2024 was also mostly multi-family, making up 74% of all units built in that time period. Including single-family homes, the more than 4,000 units constructed from 2010 onward is a sizeable portion (16%) of the area’s housing stock and comprised significant housing growth in tandem with population increases (see Table 27-11 and Figure 27-1). Related to the predominance and growth of multi-family housing, the homeownership rate decreased from 62% in 2010 to 48% in 2022, although

the number of homeownership households stayed relatively constant. While the average home value in 2010 was similar to the county’s, a 45% increase put North Bethesda’s average above the countywide figure by 2022. The CTA’s average homeowner costs followed a similar trend. North Bethesda’s average gross rent increased by 36%, mirroring the county’s growth trend. Although the rising numbers of rent-burdened households over time is likely related to the growing multi-family housing stock, the percent of renter households that were cost burdened remained fairly stable.

Table 27-11: North Bethesda, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	24,422	100%	6,671	100%	2,611	100%	15,140	100%
Before 1960	2,923	12%	2,923	44%	0	0%	0	0%
1960 to 1969	6,563	27%	2,230	33%	0	0%	4,333	29%
1970 to 1979	1,910	8%	372	6%	281	11%	1,257	8%
1980 to 1989	3,822	16%	425	6%	1,264	48%	2,133	14%
1990 to 1999	2,245	9%	164	2%	384	15%	1,697	11%
2000 to 2009	2,714	11%	171	3%	37	1%	2,506	17%
2010 or later	4,020	16%	386	6%	645	25%	2,989	20%
Unknown year	225	1%	0	0%	0	0%	225	1%
Average year built*	1983	NA	1966	NA	1994	NA	1990	NA
Average age*	41	NA	58	NA	30	NA	34	NA

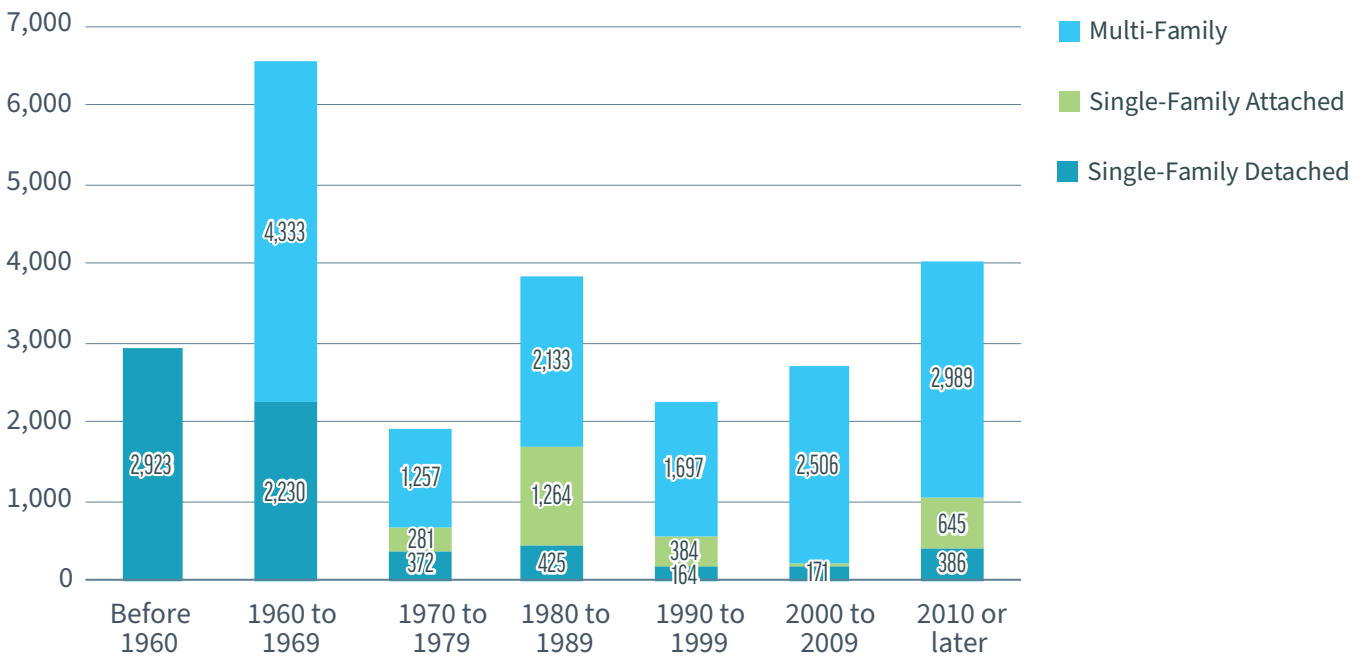
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 27-12: North Bethesda, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	11,697	62%	11,142	52%	10,974	48%
Average homeowner costs (with mortgage)	\$2,726	NA	\$2,936	NA	\$3,489	NA
Average housing value (for homeowners)	\$557,000	NA	\$600,961	NA	\$806,544	NA
Rent-burdened households	3,012	44%	4,540	46%	4,739	42%
Average gross rent	\$1,674	NA	\$1,935	NA	\$2,272	NA

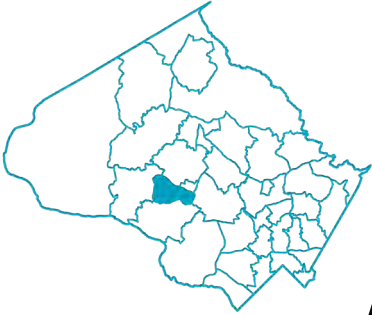
NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 27-1: North Bethesda, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).





# North Potomac



Table 28-1: North Potomac, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	4,210
Total development (square feet)	20,621,194
<i>Key environmental indicators</i>	
Parkland (acres)	597
Tree canopy cover (percent)	45.98
<i>Key development types</i>	
Office use (square feet)	966,730
Retail use (square feet)	231,222
Industrial use (square feet)	0
Other use (square feet)	1,105,766
Residential use (dwelling units)	8,472

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 28-2: North Potomac, Places of Interest (2024)

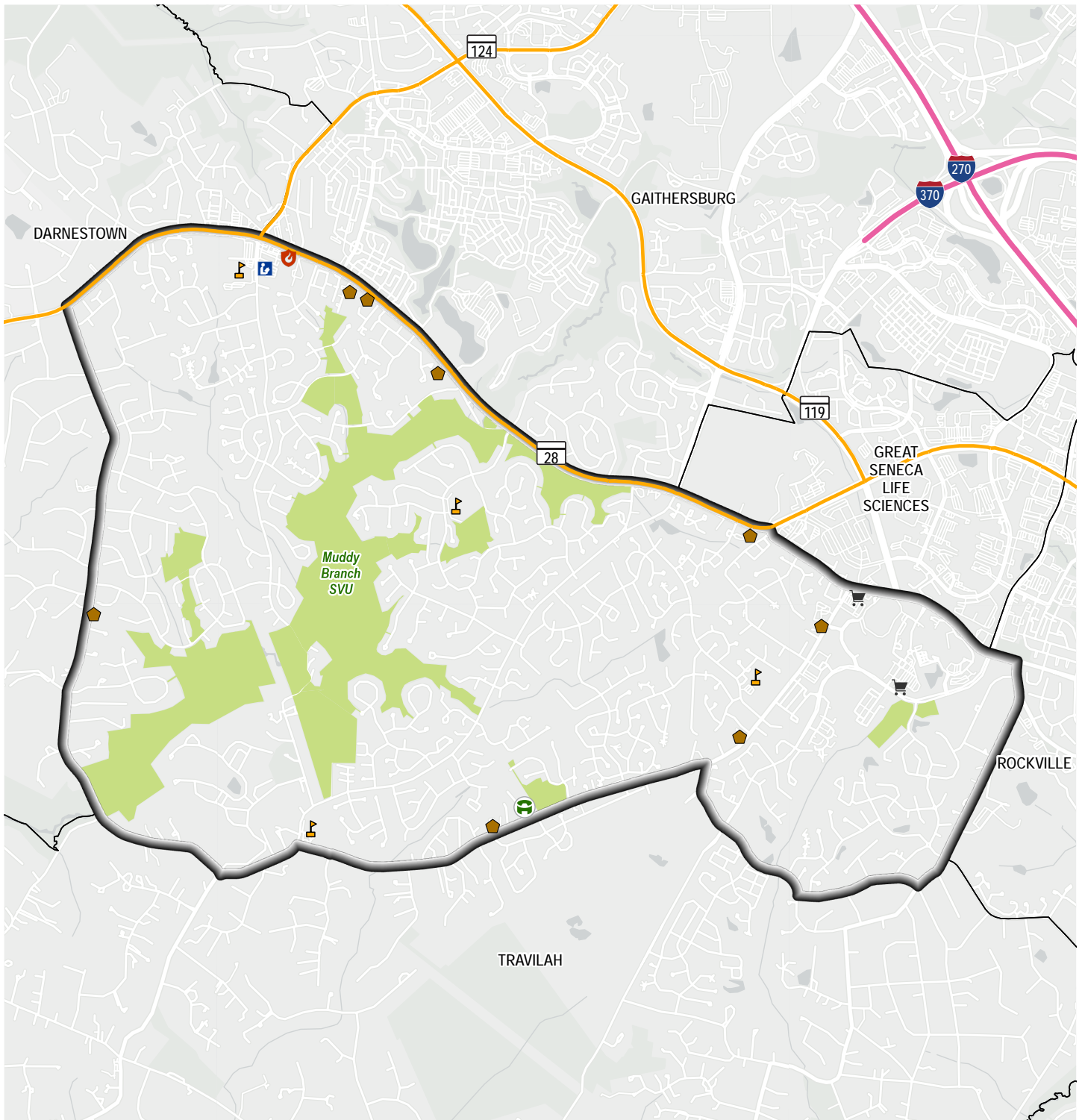
Place of Interest	Number
Fire Station	1
Grocery Store	2
Healthcare Facility	0
Library	1
Place of Worship	8
Police Facility	0
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

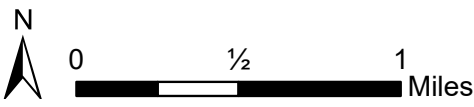
North Potomac is located south of the Gaithersburg and Great Seneca Life Sciences CTAs and Route 28 (Darnestown Road) and bordered by the Darnestown and Travilah CTAs to its west and south, respectively, and the City of Rockville to its east (see Map 28-1). The Muddy Branch Stream Valley Park runs through the heart of the community and is a prominent part of the 28% of the CTA’s land categorized as parks or open space/recreation use. As a predominantly residential community, North Potomac uses 45% of its land for single-family detached homes, but clusters of commercial and institutional uses exist along Darnestown Road (see Map 28-2). The community’s eastern part has multi-family, retail, office, and bioscience developments, and the Universities of Shady Grove, located on the large institutional/community facility parcel, has 460,000 square feet of space, or 42% of the 1.1 million square feet of “Other use” development in Table 28-1. A smaller cluster in the community’s northwestern area includes retail developments and public facilities, such as Rockville Volunteer Fire Department Station 31, Quince Orchard Library, and Quince Orchard High School, one of the community’s four public schools. A single recreation center, the Nancy H. Dacek North Potomac Community Recreation Center, is near the CTA’s southern edge.



Map 28-1: North Potomac, Places of Interest (2024)

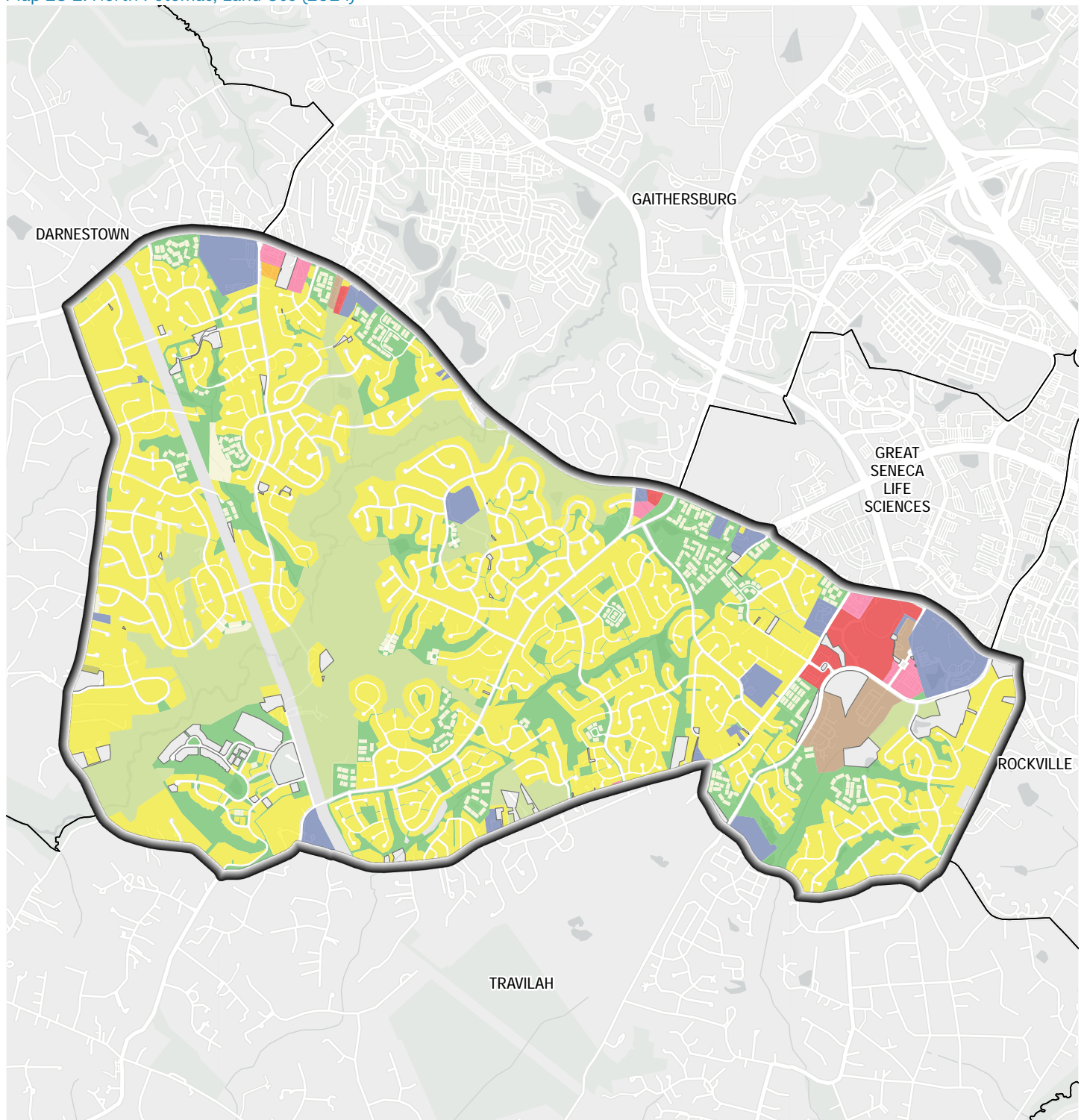


- |                                |               |                  |                   |
|--------------------------------|---------------|------------------|-------------------|
| Community Trends Area Boundary | Major Road    | Library          | Recreation Center |
| Freeway                        | Park          | Place of Worship |                   |
|                                | Fire Station  | Public School    |                   |
|                                | Grocery Store |                  |                   |



Source: Montgomery Planning (August 2024).

Map 28-2: North Potomac, Land Use (2024)



- |                                |                                  |                       |                        |
|--------------------------------|----------------------------------|-----------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parks                 | Utility                |
| Cultural                       | Office                           | Retail                | Vacant                 |
|                                | Single Family Attached           |                       |                        |



Source: Montgomery Planning (August 2024).

Table 28-3: North Potomac, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	14.4%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	3.8%	Single-Family Attached	2.3%
Mixed-Use Office	< 1.0%	Single-Family Detached	44.5%
Multi-Family	1.3%	Utility	2.0%
Office	1.4%	Vacant	3.2%
Open Space/Recreation	14.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		


\* Percents do not add up to 100% as rights-of-way are excluded.  
Source: Montgomery Planning (August 2024).



# PEOPLE

Home to 24,692 residents in 2022, North Potomac experienced little change in total population from 2010 to 2022. The number of children and people ages 35 to 44 declined, but the community gained both young adults and older adult residents—the population ages 18 to 34 grew by 50%, while the age 65 and over group increased the fastest (138%). With fewer residents under age 18, the share of households with children also declined from 50% to 39% over this time period, even as the percentage of family households remained fairly constant. Also, the large and growing concentration of Asian residents increased from 35% to 41% of the total population, one of the highest percentages of any community in the county. The small Hispanic population grew by 95% and was one of the fastest growing racial or ethnic groups. Likely related to the size and growth of the Asian and Hispanic populations, nearly half of residents spoke a language other than English at home. Education levels were consistently high over time, with approximately three-quarters of residents ages 25 and

over having at least a bachelor’s degree; the majority of this group also had a graduate or professional degree (see Table 28-7 and Figure 28-1). Only households earning \$200,000 or more increased in number from 2010 to 2022, growing by 62%, but the 28% growth in the average household income was less than the county’s growth rate of 38%. Finally, many residents transitioned to working from home after the COVID-19 pandemic began, increasing from 7% of all workers in 2010 and 2016 to 32% in 2022.



*Nearly half of North Potomac’s residents spoke a language other than English at home.*

Table 28-4: North Potomac, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	25,025	100%	24,148	100%	24,692	100%
0 to 4 years	1,294	5%	961	4%	930	4%
5 to 17 years	6,251	25%	5,260	22%	4,465	18%
18 to 34 years	2,830	11%	3,483	14%	4,246	17%
35 to 44 years	4,237	17%	3,156	13%	2,929	12%
45 to 64 years	8,567	34%	8,416	35%	7,727	31%
65 years and older	1,846	7%	2,872	12%	4,395	18%

Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 28-5: North Potomac, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	25,025	100%	24,148	100%	24,692	100%
White, non-Hispanic	13,438	54%	12,140	50%	9,959	40%
Black or African American, non-Hispanic	1,385	6%	1,483	6%	1,815	7%
Asian, non-Hispanic	8,792	35%	8,266	34%	10,027	41%
Other races, non-Hispanic	*	*	893	4%	1,160	5%
Hispanic or Latino	886	4%	1,366	6%	1,731	7%

\* Estimates are not reliable. Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 28-6: North Potomac, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	23,731	100%	23,187	100%	23,762	100%
Speak non-English language at home	11,003	46%	10,302	44%	11,658	49%
Speak English less than “very well”	3,581	15%	3,004	13%	3,539	15%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 28-7: North Potomac, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	15,894	100%	16,087	100%	16,836	100%
No high school degree	*	*	289	2%	678	4%
High school degree or some college education	3,593	23%	3,556	22%	3,403	20%
Bachelor’s degree only	5,150	32%	4,981	31%	5,620	33%
Graduate or professional degree	6,548	41%	7,261	45%	7,135	42%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 28-8: North Potomac, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	12,412	100%	12,760	100%	12,553	100%
Commuted by driving	10,404	84%	10,631	83%	7,752	62%
Car-free commute	1,128	9%	1,136	9%	624	5%
Worked from home	842	7%	875	7%	4,061	32%
Percent of households with no vehicles	*	*	254	3%	345	4%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 28-9: North Potomac, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	8,142	100%	7,987	100%	8,272	100%
Family households	6,771	83%	6,803	85%	6,776	82%
Families with children	4,048	50%	3,284	41%	3,190	39%
Single-parent families with children	477	6%	469	6%	430	5%
Nonfamily multi-person households	*	*	156	2%	261	3%
Nonfamily single-person households	1,195	15%	1,028	13%	1,235	15%
<i>Average household size</i>	3.07	NA	3.02	NA	2.98	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 28-10: North Potomac, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	8,142	100%	7,987	100%	8,272	100%
Less than \$50,000	*	*	1,059	13%	895	11%
\$50,000 to \$99,999	1,265	16%	1,456	18%	1,179	14%
\$100,000 to \$149,999	2,013	25%	1,450	18%	1,252	15%
\$150,000 to \$199,999	1,481	18%	1,314	16%	1,274	15%
\$200,000 or more	2,261	28%	2,708	34%	3,672	44%
Average household income	\$164,822	NA	\$177,824	NA	\$210,568	NA

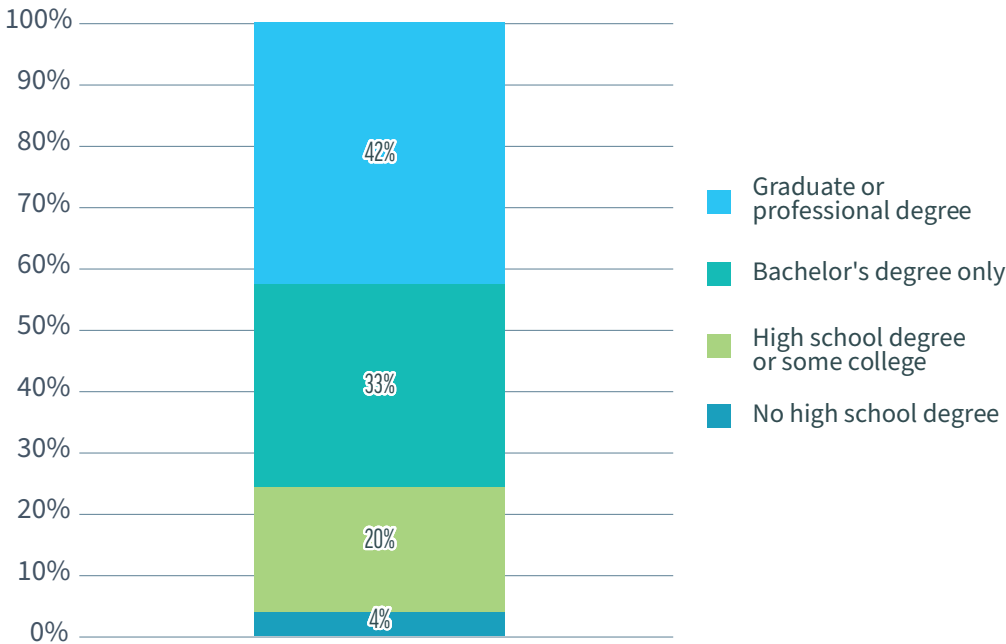
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 28-1: North Potomac, Percent by Educational Attainment (2022)



Note: This graph refers to the population ages 25 years and older.

Source: U.S. Census Bureau, 2022 American Community Survey, 5-year estimates.

# HOUSING

North Potomac is a predominantly single-family residential community in which 67% of all housing units were single-family detached homes and 24% were townhouses. North Potomac Village Condominiums and two apartment complexes (Avalon at Trville and The Gardens of Trville) are the community's only multi-family structures. Virtually all the CTA's housing stock was built after 1970, as the community was developed later than many other areas of the county. Since 2010, housing construction occurred at

a slower pace than earlier decades, and only single-family detached units and townhouses were built. The community also had a relatively high and stable homeownership rate (83% in 2022), reflective of the area's many single-family neighborhoods. The average home value in North Potomac remained above the county average over time and steadily climbed since 2010, increasing by 24% to \$764,000 in 2022. Average gross rent grew by 49% between 2010 and 2022, and approximately half of renters were burdened by housing costs.

Table 28-11: North Potomac, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	8,472	100%	5,637	100%	2,048	100%	787	100%
Before 1960	65	1%	65	1%	0	0%	0	0%
1960 to 1969	68	1%	68	1%	0	0%	0	0%
1970 to 1979	1,008	12%	1,008	18%	0	0%	0	0%
1980 to 1989	4,034	48%	2,783	49%	1,251	61%	0	0%
1990 to 1999	1,701	20%	1,217	22%	484	24%	0	0%
2000 to 2009	869	10%	311	6%	111	5%	447	57%
2010 or later	387	5%	185	3%	202	10%	0	0%
Unknown year	340	4%	0	0%	0	0%	340	43%
Average year built*	1989	NA	1987	NA	1992	NA	2003	NA
Average age*	35	NA	37	NA	32	NA	21	NA

NA Not Applicable.

\* Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 28-12: North Potomac, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,768	83%	6,692	84%	6,871	83%
Average homeowner costs (with mortgage)	\$2,986	NA	\$3,044	NA	\$3,523	NA
Average housing value (for homeowners)	\$618,786	NA	\$641,793	NA	\$764,031	NA
Rent-burdened households	*	*	734	57%	561	43%
Average gross rent	\$1,755	NA	\$1,917	NA	\$2,611	NA

NA Not Applicable.

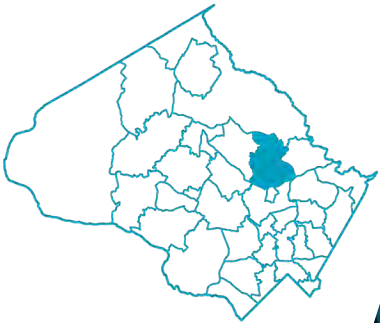
\* Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



**Olney**

29



# PLACE

Table 29-1: Olney, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,235
Total development (square feet)	26,987,006
<i>Key environmental indicators</i>	
Parkland (acres)	924
Tree canopy cover (percent)	44.93
<i>Key development types</i>	
Office use (square feet)	251,916
Retail use (square feet)	754,624
Industrial use (square feet)	7,460
Other use (square feet)	1,982,099
Residential use (dwelling units)	11,554

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 29-2: Olney, Places of Interest (2024)

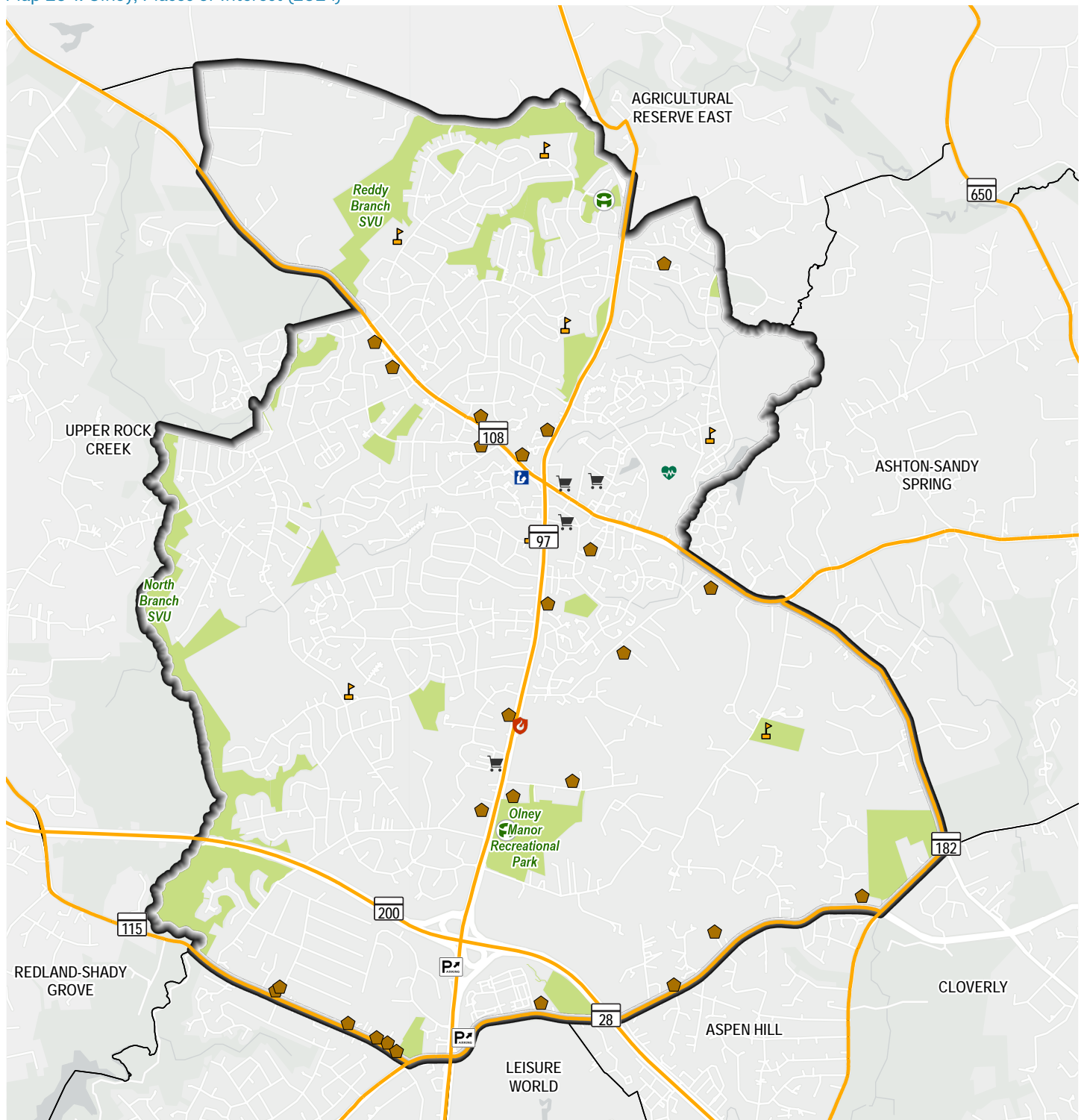
Place of Interest	Number
Fire Station	1
Grocery Store	4
Healthcare Facility	1
Library	1
Place of Worship	25
Police Facility	0
Public School	7
Recreation Center	2

Source: Montgomery Planning (August 2024).

Olney is in the north-central part of the county and covers an area extending south to state Routes 28 (Norbeck Road) and 115 (Muncaster Mill Road), west to the North Branch of Rock Creek Stream Valley parkland, north towards the Agricultural Reserve, and east to Route 182 (Norwood Road) (see Map 29-1). With more than 40% of the CTA’s land used for single-family housing, the broader area is considered a semi-rural suburban residential “satellite community” surrounding a town center with retail and services mainly targeted to locals (see Map 29-2). The intersection of state Routes 97 (Georgia Avenue) and 108 marks the heart of Olney’s town center, which has three grocery stores and the Olney Library. East of the town center is the MedStar Montgomery Medical Center, which accounts for about one-sixth of the nearly 2 million square feet of “Other use” development in Table 29-1. The Georgia Avenue corridor beyond the town center has additional public facilities that include one fire station, two recreation centers, the Olney Manor Recreational Park, and two Park & Ride lots near state Route 200 (Intercounty Connector).



Map 29-1: Olney, Places of Interest (2024)

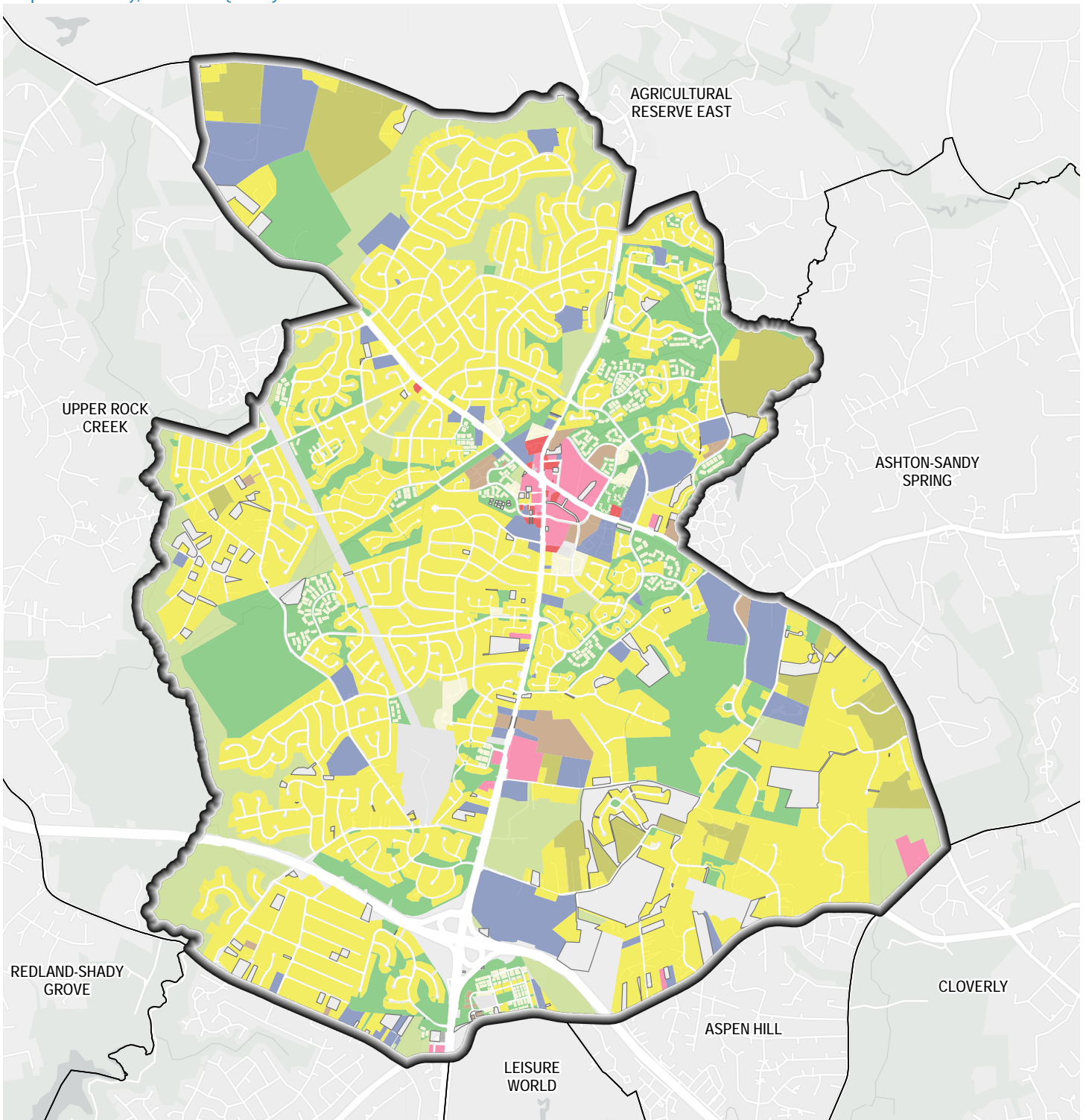


- |                                |                   |                     |                   |
|--------------------------------|-------------------|---------------------|-------------------|
| Community Trends Area Boundary | Park and Ride Lot | Grocery Store       | Place of Worship  |
| Major Road                     | Park              | Healthcare Facility | Public School     |
|                                | Fire Station      | Library             | Recreation Center |



Source: Montgomery Planning (August 2024).

Map 29-2: Olney, Land Use (2024)



- |                                |                                  |                       |                        |
|--------------------------------|----------------------------------|-----------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parks                 | Utility                |
| Industrial                     | Office                           | Retail                | Vacant                 |
|                                | Single Family Attached           |                       | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 29-3: Olney, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	5.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	6.6%
Mixed-Use Office	< 1.0%
Multi-Family	1.0%
Office	< 1.0%
Open Space/Recreation	13.8%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	10.4%
Research and Development	< 1.0%
Retail	1.2%
Single-Family Attached	1.7%
Single-Family Detached	40.8%
Utility	1.6%
Vacant	4.0%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Home to 32,306 residents in 2022, Olney had slow overall population growth from 2010 onward, but the area's residents aged and became more racially diverse, much like the county overall. Comprising only 10% of all residents in 2010, the population ages 65 and over was smaller than most age groups but also grew the fastest, increasing by 82% from 2010 to 2022. During this period, the Black and Asian populations grew by 44% each, while the Hispanic population increased by 49%. By 2022, each of these racial and ethnic groups made up more than 10% of all residents (see Table 29-5 and Figure 29-1).

Many of the community's other demographic characteristics remained stable throughout this time period, however. Families continued to be the predominant household type, with 36% of all households having children in 2022—not a significant change from previous years. In 2022, 65% of adults ages 25 and over had at least a bachelor's degree, similar to the 2010 rate and close to the countywide figure. The area's average household income remained slightly higher than the county's average over time and grew by 39%, close to the county's 38% increase. The number of people working from home, however, experienced a significant jump by 2022, presumably due to the COVID-19 pandemic.

Table 29-4: Olney, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	30,914	100%	32,135	100%	32,306	100%
0 to 4 years	1,449	5%	1,647	5%	1,820	6%
5 to 17 years	7,215	23%	5,933	18%	6,166	19%
18 to 34 years	4,449	14%	5,876	18%	5,212	16%
35 to 44 years	4,438	14%	3,849	12%	4,137	13%
45 to 64 years	10,303	33%	10,438	32%	9,395	29%
65 years and older	3,060	10%	4,391	14%	5,576	17%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 29-5: Olney, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	30,914	100%	32,135	100%	32,306	100%
White, non-Hispanic	21,877	71%	20,634	64%	18,614	58%
Black or African American, non-Hispanic	2,817	9%	3,349	10%	4,066	13%
Asian, non-Hispanic	2,869	9%	3,894	12%	4,130	13%
Other races, non-Hispanic	*	*	1,293	4%	2,013	6%
Hispanic or Latino	2,330	8%	2,965	9%	3,483	11%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 29-6: Olney, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	29,465	100%	30,488	100%	30,486	100%
Speak non-English language at home	6,328	21%	7,222	24%	7,545	25%
Speak English less than “very well”	*	*	2,558	8%	2,172	7%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 29-7: Olney, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	20,072	100%	21,580	100%	21,921	100%
No high school degree	*	*	1,015	5%	867	4%
High school degree or some college education	6,911	34%	7,426	34%	6,770	31%
Bachelor’s degree only	6,496	32%	6,879	32%	7,400	34%
Graduate or professional degree	5,776	29%	6,261	29%	6,884	31%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 29-8: Olney, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	16,153	100%	17,453	100%	16,837	100%
Commuted by driving	14,034	87%	14,913	85%	11,734	70%
Car-free commute	1,320	8%	1,408	8%	884	5%
Worked from home	763	5%	1,037	6%	4,194	25%
Percent of households with no vehicles	*	*	246	2%	194	2%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 29-9: Olney, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,539	100%	10,623	100%	10,845	100%
Family households	8,643	82%	8,892	84%	8,780	81%
Families with children	4,468	42%	3,623	34%	3,933	36%
Single-parent families with children	726	7%	522	5%	516	5%
Nonfamily multi-person households	*	*	175	2%	432	4%
Nonfamily single-person households	1,596	15%	1,556	15%	1,633	15%
Average household size	2.93	NA	3.01	NA	2.96	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 29-10: Olney, Household Income

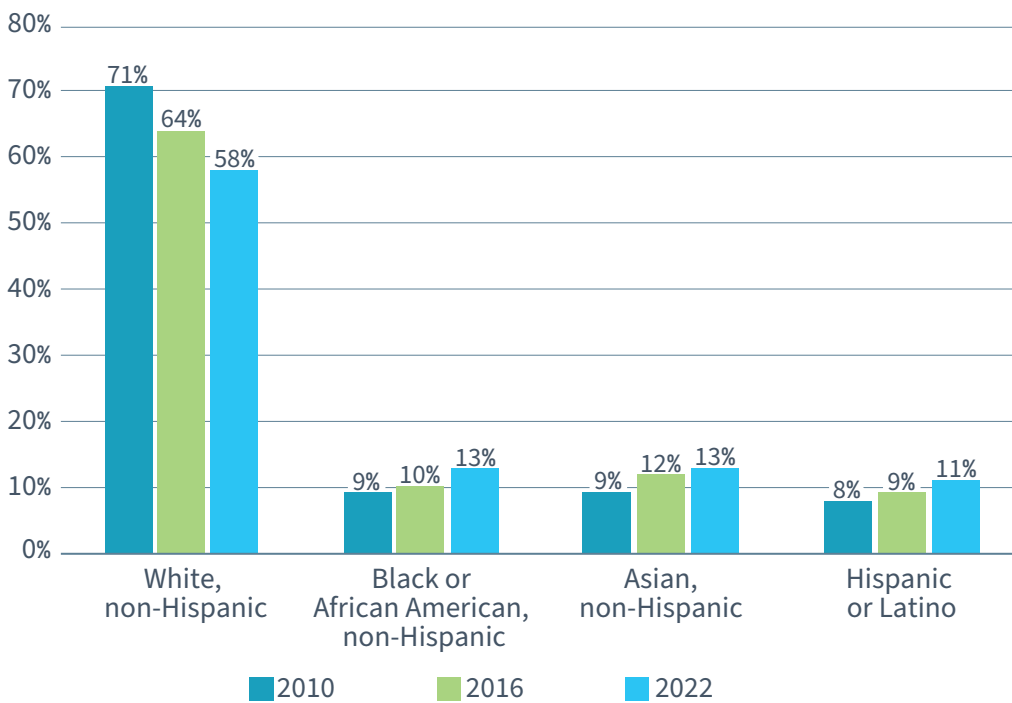
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,539	100%	10,623	100%	10,845	100%
Less than \$50,000	1,547	15%	1,347	13%	1,357	13%
\$50,000 to \$99,999	2,512	24%	2,422	23%	1,320	12%
\$100,000 to \$149,999	2,618	25%	2,673	25%	2,001	18%
\$150,000 to \$199,999	1,933	18%	1,659	16%	1,809	17%
\$200,000 or more	1,928	18%	2,521	24%	4,358	40%
Average household income	\$138,235	NA	\$149,075	NA	\$192,435	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 29-1: Olney, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Housing in Olney is mostly single-family units, with detached homes forming 67% of the housing stock and townhouses making up another 26%. More than three-quarters of all housing units were built between 1970 and 1999. Smaller numbers of units of all types were constructed in 2010 or later; nearly half of these were townhouses, and 33% were single-family detached homes, reinforcing this community’s mostly single-family residential landscape. Given the continuing prevalence of single-family homes, Olney had a high homeownership

rate at or near 90% over time. While the area’s average home value dipped from 2010 to 2016, it then grew by 52% from 2016 to 2022, remaining similar to the county’s figure. Average homeowner costs followed a similar trend and were also close to the county averages. The smaller numbers of renter households had an average gross rent of \$2,084 per month in 2022, when nearly half of them were burdened by housing costs.

Table 29-11: Olney, Housing Units by Year Built, Age, and Type (2024)

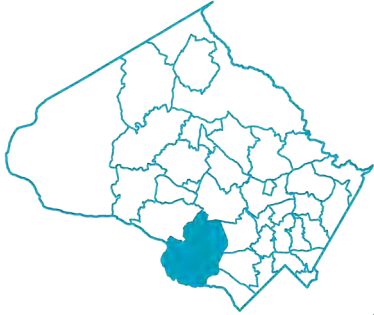
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	11,554	100%	7,685	100%	2,978	100%	891	100%
Before 1960	289	3%	289	4%	0	0%	0	0%
1960 to 1969	645	6%	584	8%	61	2%	0	0%
1970 to 1979	2,893	25%	2,570	33%	130	4%	193	22%
1980 to 1989	3,983	34%	2,139	28%	1,568	53%	276	31%
1990 to 1999	2,150	19%	1,389	18%	721	24%	40	4%
2000 to 2009	624	5%	394	5%	53	2%	177	20%
2010 or later	970	8%	320	4%	445	15%	205	23%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1985	NA	1982	NA	1992	NA	1994	NA
Average age*	39	NA	42	NA	32	NA	30	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 29-12: Olney, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	9,390	89%	9,550	90%	9,695	89%
Average homeowner costs (with mortgage)	\$2,673	NA	\$2,503	NA	\$2,968	NA
Average housing value (for homeowners)	\$566,466	NA	\$472,860	NA	\$720,214	NA
Rent-burdened households	*	*	505	48%	423	40%
Average gross rent	\$1,400	NA	\$1,526	NA	\$2,084	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Potomac

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# PLACE

Table 30-1: Potomac, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	17,329
Total development (square feet)	56,675,558
<i>Key environmental indicators</i>	
Parkland (acres)	3,282
Tree canopy cover (percent)	54.39
<i>Key development types</i>	
Office use (square feet)	187,729
Retail use (square feet)	2,164,445
Industrial use (square feet)	0
Other use (square feet)	5,465,179
Residential use (dwelling units)	16,747

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 30-2: Potomac, Places of Interest (2024)

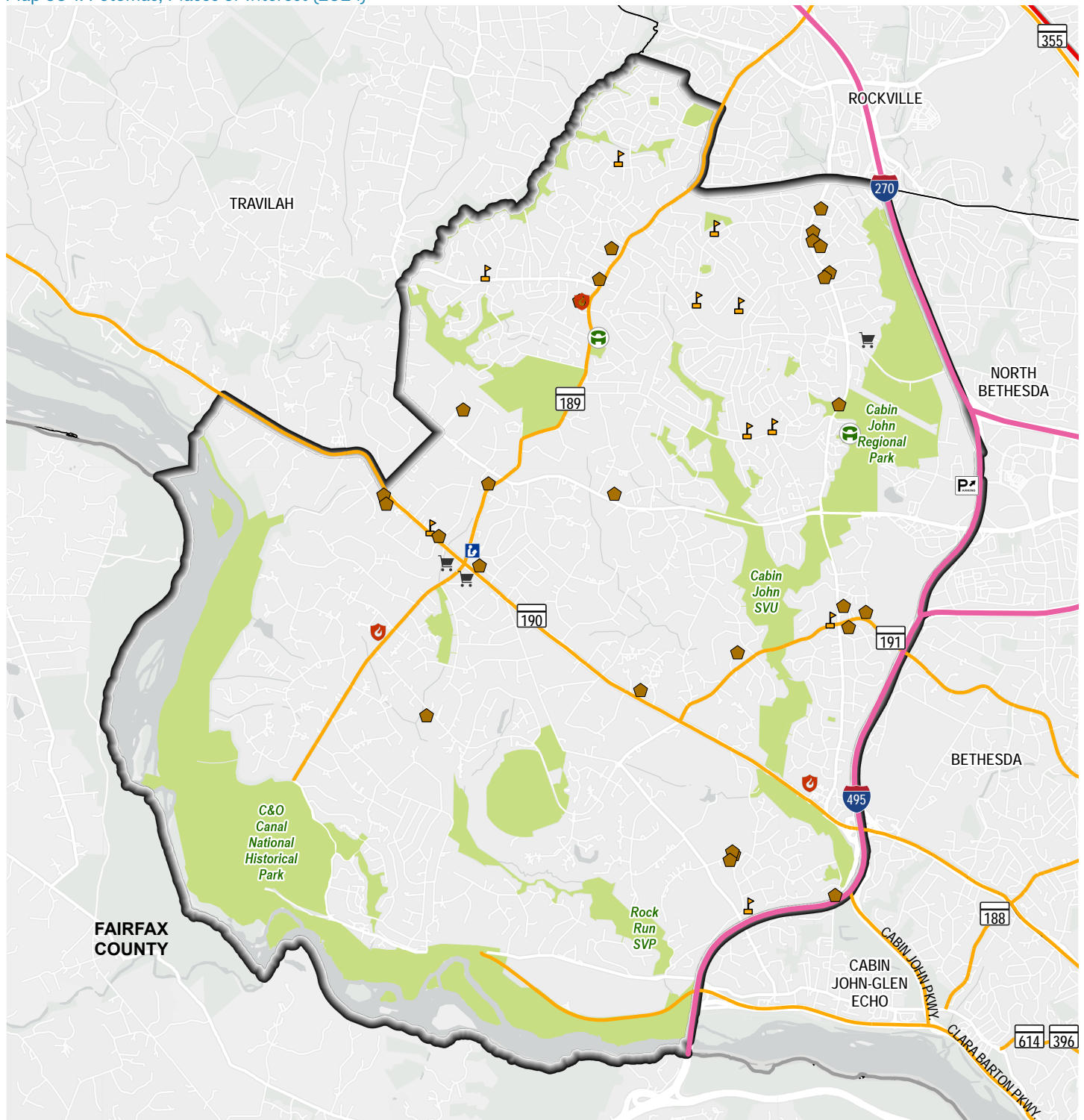
Place of Interest	Number
Fire Station	3
Grocery Store	3
Healthcare Facility	0
Library	1
Place of Worship	27
Police Facility	0
Public School	10
Recreation Center	2

Source: Montgomery Planning (August 2024).

Named for the Potomac River, which forms its southern and western boundary with Fairfax County, VA, Potomac is located in the southern part of the county. I-495 and I-270 form the CTA's eastern boundary; two major roads, Routes 189 (Falls Road) and 190 (River Road) connect large portions of the community to the interstate routes (see Map 30-1). A primarily low-density residential area, Potomac has 46% of its land dedicated to single-family detached homes, and another 25% classified as park or open space/recreation land (see Map 30-2). The latter includes several private golf courses, Cabin John Stream Valley Park, and the Chesapeake and Ohio (C&O) National Historical Park along the Potomac River. The community also has nearly 2.2 million square feet of retail use (see Table 30-1); 77% of this space is part of Westfield Montgomery Mall, with its nearly 1.4 million square feet, and adjacent commercial developments in the CTA's eastern section next to I-270. A much smaller commercial node at Potomac Village Center, where Falls Road and River Road intersect, has two grocery stores and public facilities including the Potomac Library and Potomac Elementary School. Outside of these two commercial areas are three fire stations, two recreation centers, and nine other public schools scattered throughout the community. About one-third of the "Other use" development space noted in Table 30-1 belongs to the U.S. Naval Surface Warfare Center (NSWC) Carderock Division, which occupies 1.9 million square feet on the large institutional/community facility parcel in the CTA's southern portion, west of I-495's crossing of the Potomac River.



Map 30-1: Potomac, Places of Interest (2024)

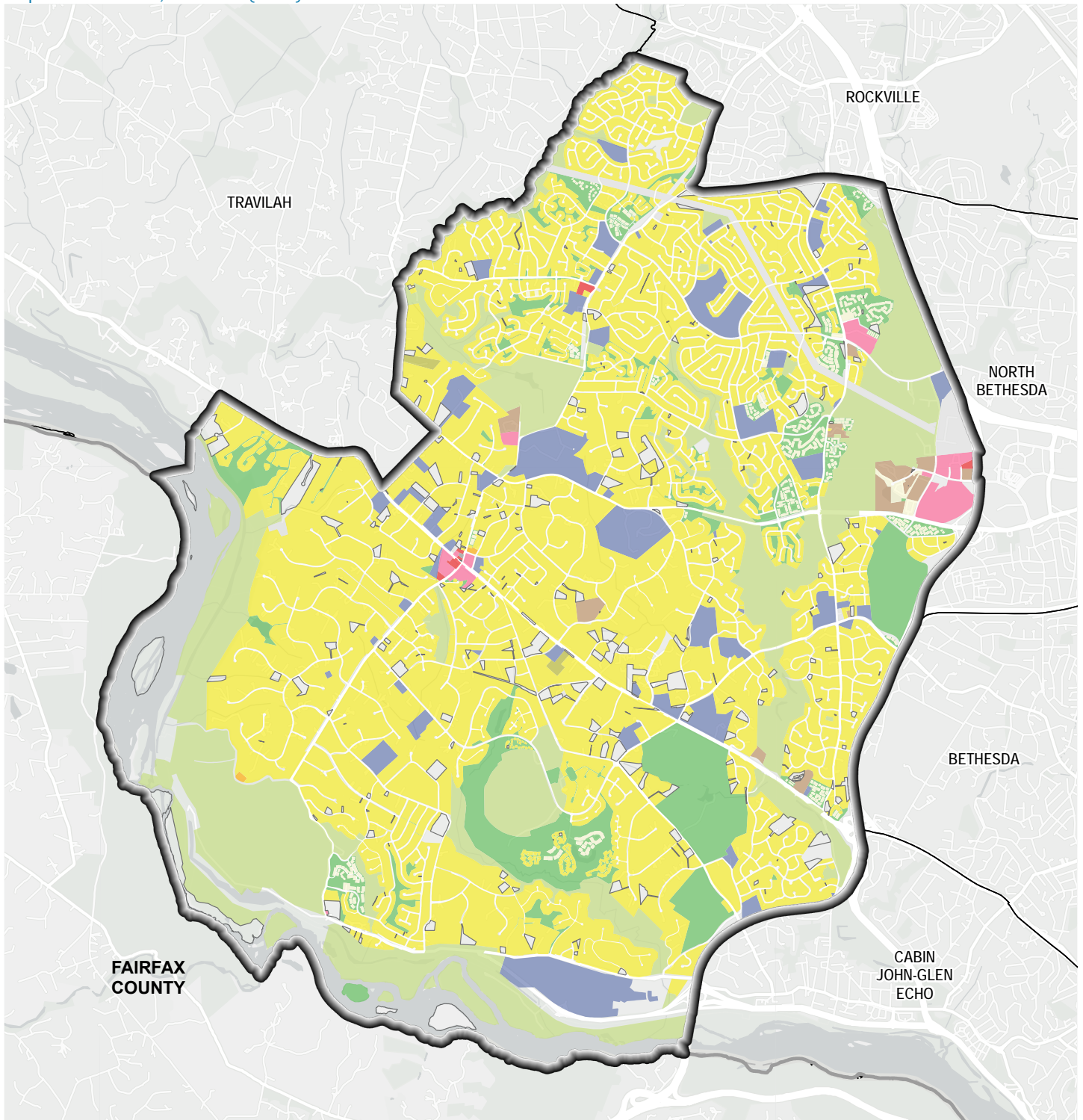


Community Trends Area Boundary	Metrorail Line	Fire Station	Public School
Freeway	MARC Line	Grocery Store	Recreation Center
Major Road	Park and Ride Lot	Library	Place of Worship
Park			

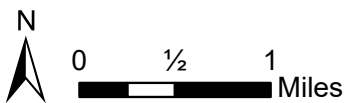
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Source: Montgomery Planning (August 2024).

Map 30-2: Potomac, Land Use (2024)



- |                                |                                  |                       |                        |
|--------------------------------|----------------------------------|-----------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parks                 | Utility                |
| Cultural                       | Office                           | Retail                | Vacant                 |
|                                | Single Family Attached           | Warehouse             |                        |



Source: Montgomery Planning (August 2024).

Table 30-3: Potomac, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	17.7%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	5.0%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	45.9%
Multi-Family	< 1.0%	Utility	< 1.0%
Office	< 1.0%	Vacant	3.2%
Open Space/Recreation	7.5%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Potomac had little overall population growth after 2010, with 44,493 residents in 2022. The population ages 65 and over was the fastest growing age group, increasing by 33%. In contrast, the community had a relatively low percentage (53%) of working-age adults ages 18 to 64 in 2022, and the population ages 35 to 64 declined by 11%. Potomac became more racially diverse in this time period, with significantly more Asian and Hispanic residents whose populations grew by 30% and 54%, respectively. The CTA's population is highly educated, with 55% of adults ages 25 and over having at least a graduate or professional degree in 2022.

The distribution of household composition remained relatively stable, with families as the most common household type; slightly more than one-third of all households had children throughout this time period. A majority of households in this generally wealthy

community earned \$200,000 or more in 2022; however, the 19% growth in average household income for the 2010-2022 period did not keep pace with inflation and was just half of the county's growth rate of 38% in that same period. In 2010 and 2016, 10% of employed residents worked from home; this figure increased to 28% by 2022 following the COVID-19 pandemic.



*Potomac's population is highly educated, with 55% of adults ages 25 and over having at least a graduate or professional degree in 2022.*

Table 30-4: Potomac, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	43,878	100%	45,087	100%	44,493	100%
0 to 4 years	2,330	5%	2,080	5%	1,951	4%
5 to 17 years	9,163	21%	9,226	20%	8,847	20%
18 to 34 years	4,235	10%	4,993	11%	5,371	12%
35 to 44 years	5,864	13%	4,744	11%	4,824	11%
45 to 64 years	14,743	34%	14,542	32%	13,463	30%
65 years and older	7,543	17%	9,502	21%	10,037	23%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 30-5: Potomac, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	43,878	100%	45,087	100%	44,493	100%
White, non-Hispanic	30,744	70%	29,703	66%	25,999	58%
Black or African American, non-Hispanic	2,720	6%	2,285	5%	2,569	6%
Asian, non-Hispanic	7,030	16%	8,304	18%	9,132	21%
Other races, non-Hispanic	*	*	1,128	3%	2,403	5%
Hispanic or Latino	2,850	6%	3,667	8%	4,390	10%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 30-6: Potomac, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	41,548	100%	43,007	100%	42,542	100%
Speak non-English language at home	13,652	33%	14,359	33%	16,351	38%
Speak English less than “very well”	*	*	3,819	9%	3,833	9%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 30-7: Potomac, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	30,214	100%	31,169	100%	30,672	100%
No high school degree	*	*	799	3%	756	2%
High school degree or some college education	5,492	18%	4,998	16%	3,777	12%
Bachelor’s degree only	9,312	31%	9,441	30%	9,199	30%
Graduate or professional degree	14,529	48%	15,931	51%	16,940	55%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 30-8: Potomac, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	21,010	100%	21,000	100%	20,976	100%
Commuted by driving	17,180	82%	16,705	80%	13,464	64%
Car-free commute	1,581	8%	2,038	10%	1,344	6%
Worked from home	2,144	10%	2,010	10%	5,791	28%
Percent of households with no vehicles	*	*	476	3%	515	3%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 30-9: Potomac, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	15,647	100%	15,805	100%	15,331	100%
Family households	12,816	82%	12,786	81%	12,267	80%
Families with children	5,852	37%	5,726	36%	5,551	36%
Single-parent families with children	*	*	620	4%	601	4%
Nonfamily multi-person households	*	*	305	2%	323	2%
Nonfamily single-person households	2,533	16%	2,714	17%	2,741	18%
Average household size	2.79	NA	2.83	NA	2.88	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 30-10: Potomac, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	15,647	100%	15,805	100%	15,331	100%
Less than \$50,000	1,812	12%	1,757	11%	1,577	10%
\$50,000 to \$99,999	2,535	16%	2,322	15%	2,013	13%
\$100,000 to \$149,999	2,758	18%	2,280	14%	1,694	11%
\$150,000 to \$199,999	2,029	13%	2,341	15%	1,689	11%
\$200,000 or more	6,513	42%	7,105	45%	8,358	55%
Average household income	\$244,221	NA	\$244,612	NA	\$290,925	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

In this mostly residential area, single-family detached units comprised 73% of Potomac’s housing stock, while townhouses and multi-family units formed the remainder. Nearly 800 new units (5% of the housing stock) were built after 2010; almost half of these were multi-family units, and most were part of The Rae Apartments near Westfield Montgomery Mall. This community had a high homeownership rate of 88% in 2022, with little change over time and in line with the prevalence of single-family

housing. Potomac averaged among the top five among CTAs in the county for home values in 2022 and was one of just five CTAs where average home values surpassed \$1 million after 2010 (see Table 30-12 and Figure 30-1). Further, 76% of homeowners with a mortgage paid \$3,000 or more in monthly housing costs in 2022, up from 66% in 2010. Average gross rent grew by 55% since 2010, but less than half of renter households were burdened by housing costs in 2022.

Table 30-11: Potomac, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
<i>Total housing units</i>	16,747	100%	12,302	100%	2,492	100%	1,953	100%
Before 1960	538	3%	503	4%	0	0%	35	2%
1960 to 1969	4,394	26%	4,103	33%	1	0%	290	15%
1970 to 1979	5,279	32%	3,400	28%	850	34%	1,029	53%
1980 to 1989	3,534	21%	2,325	19%	1,075	43%	134	7%
1990 to 1999	1,591	10%	1,185	10%	406	16%	0	0%
2000 to 2009	597	4%	495	4%	30	1%	72	4%
2010 or later	814	5%	291	2%	130	5%	393	20%
Unknown year	0	0%	0	0%	0	0%	0	0%
<i>Average year built*</i>	1979	NA	1976	NA	1985	NA	1985	NA
<i>Average age*</i>	45	NA	48	NA	39	NA	39	NA

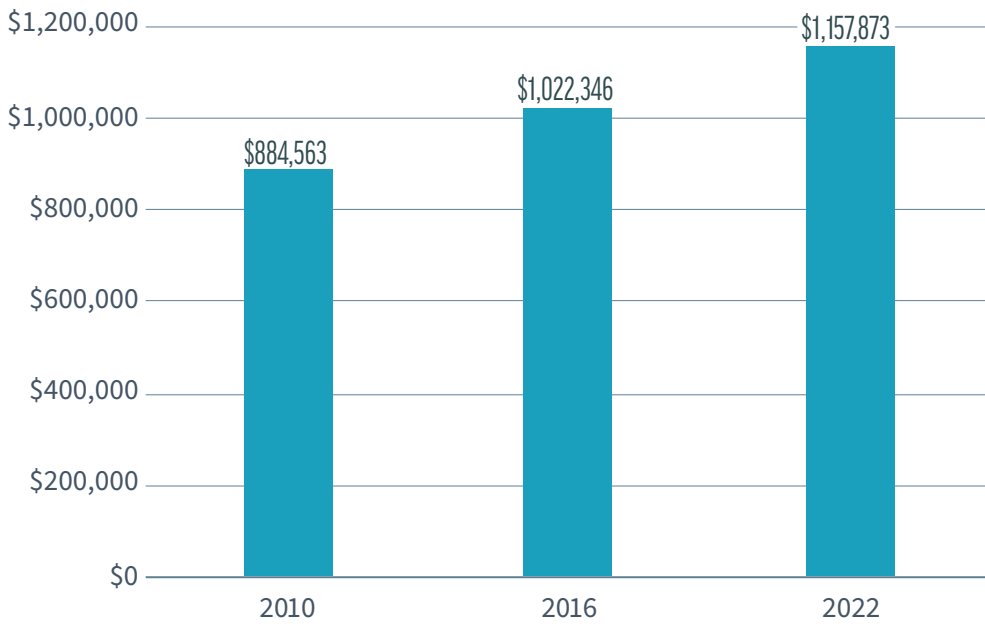
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 30-12: Potomac, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	13,879	89%	13,745	87%	13,420	88%
<i>Average homeowner costs (with mortgage)</i>	\$4,026	NA	\$4,037	NA	\$4,812	NA
<i>Average housing value (for homeowners)</i>	\$884,563	NA	\$1,022,346	NA	\$1,157,873	NA
Rent-burdened households	*	*	671	36%	673	42%
<i>Average gross rent</i>	\$1,593	NA	\$1,982	NA	\$2,470	NA

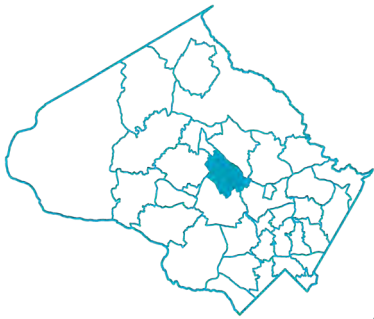
NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 30-1: Potomac, Average Housing Value for Homeowners (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.





# Redland-Shady Grove

31



# PLACE

Table 31-1: Redland-Shady Grove, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,015
Total development (square feet)	19,163,647
<i>Key environmental indicators</i>	
Parkland (acres)	1,748
Tree canopy cover (percent)	46.26
<i>Key development types</i>	
Office use (square feet)	1,620,383
Retail use (square feet)	751,522
Industrial use (square feet)	3,008,710
Other use (square feet)	962,598
Residential use (dwelling units)	7,943

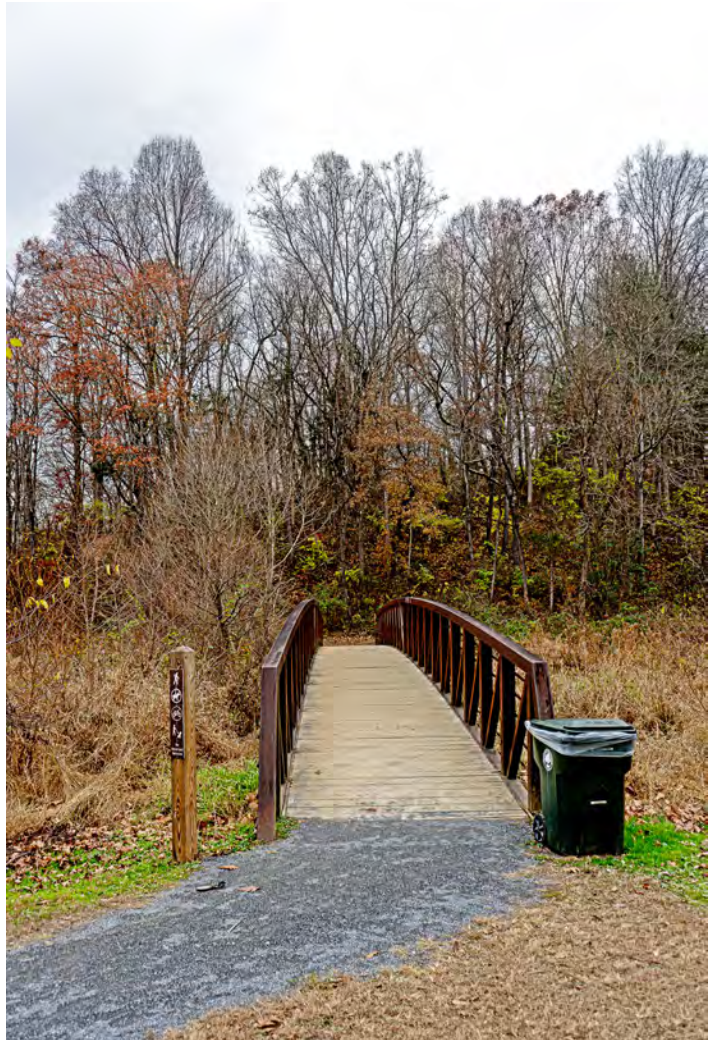
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Redland-Shady Grove is in the center of Montgomery County with City of Gaithersburg to the northwest and City of Rockville to the west and south (see Map 31-1). The community has several major roads: Route 200 (Intercounty Connector) traverses the middle of the CTA and continues west as I-370. Route 355 (Frederick Road) is on the CTA's southwestern edge, and Route 115 (Muncaster Mill Road) runs along its northeastern border. The community also has a MARC commuter rail connection at Washington Grove Station and Metrorail access at Shady Grove Station; much of the land near the CSX freight rail line is dedicated to industrial, transportation, and warehouse uses (see Map 31-2). Nearly one-third of this CTA's land is classified as parks and open space/recreation, and Rock Creek Regional Park and Needwood Golf Course account for most of that land use. Community-serving public facilities include the Gaithersburg-Washington Grove Volunteer Fire Department Station 28, two police facilities, and three public schools.

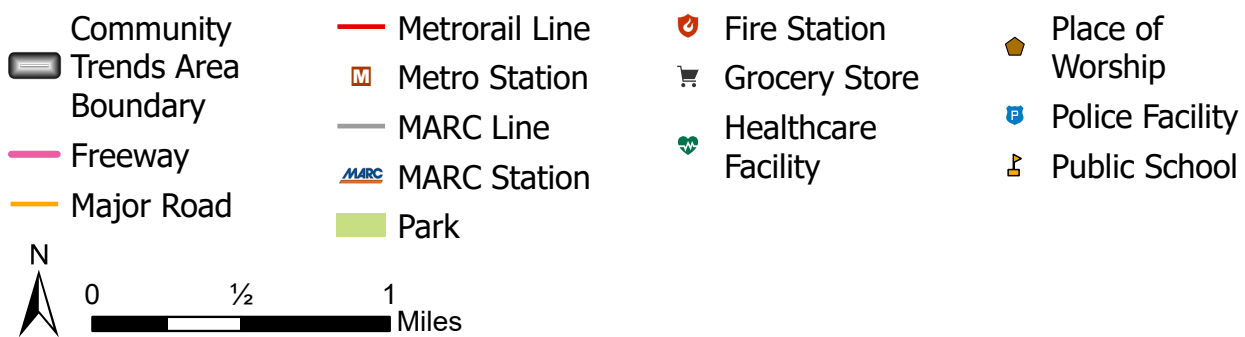
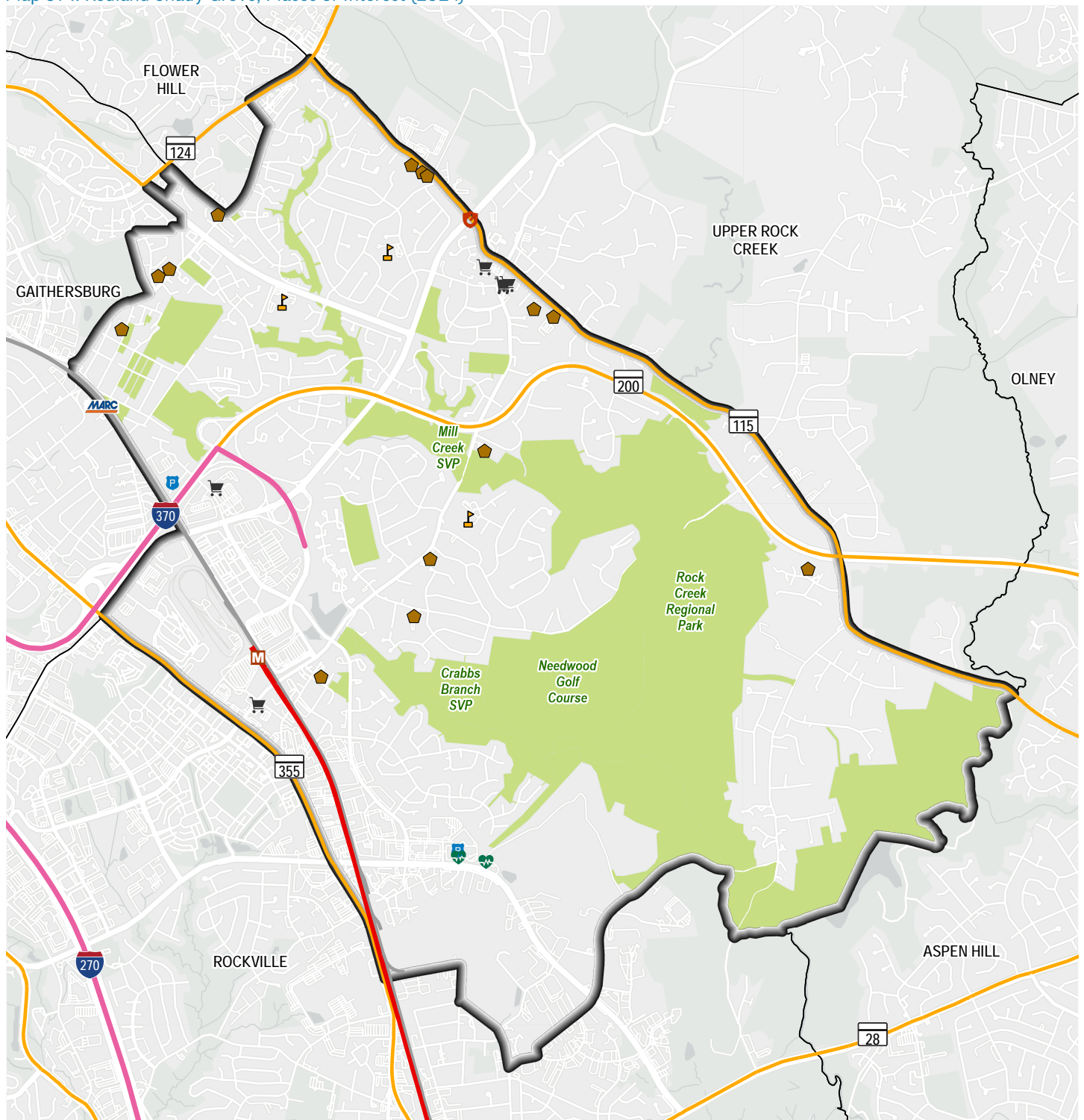
Table 31-2: Redland-Shady Grove, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	6
Healthcare Facility	2
Library	0
Place of Worship	14
Police Facility	2
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

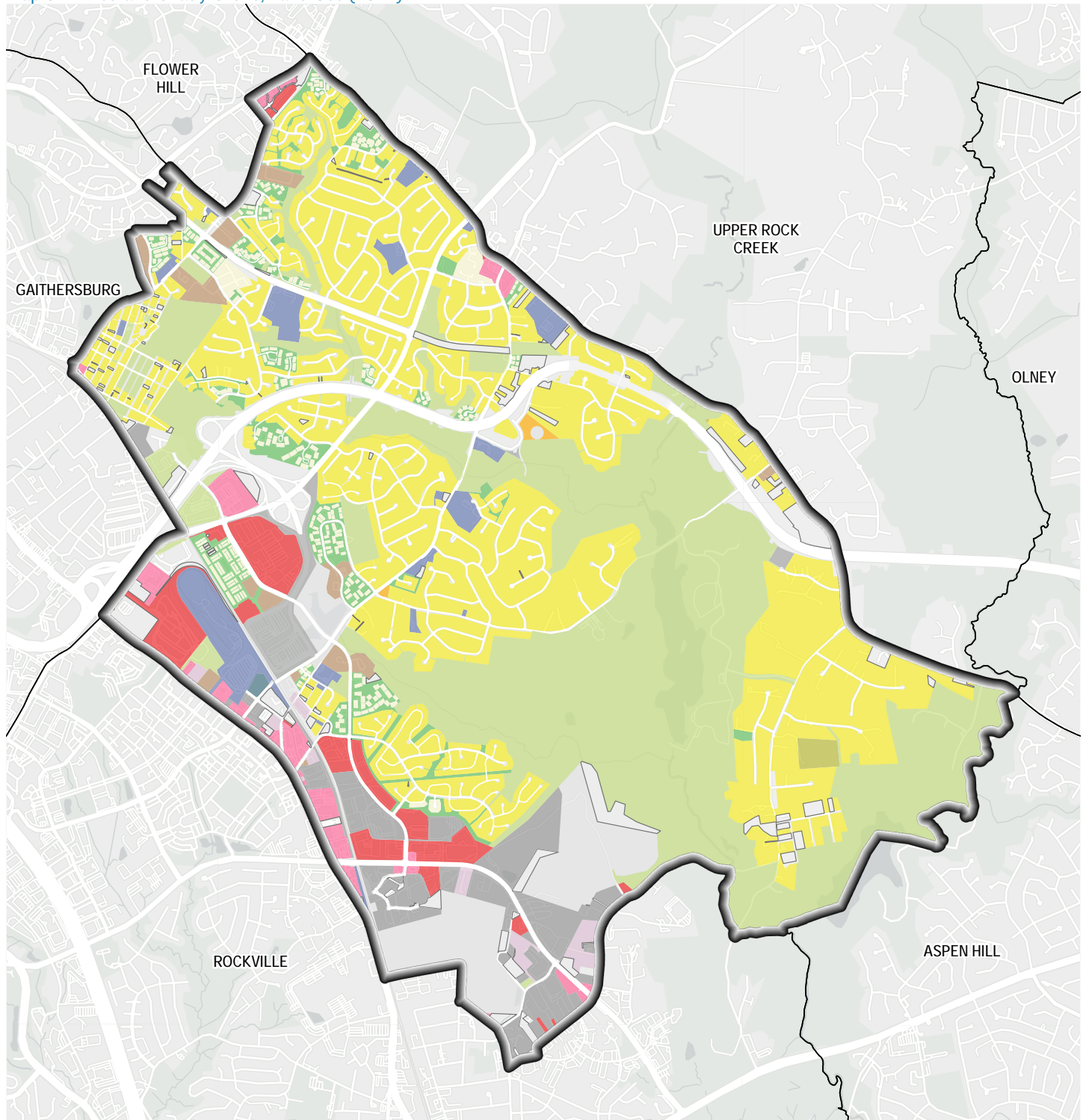


Map 31-1: Redland-Shady Grove, Places of Interest (2024)

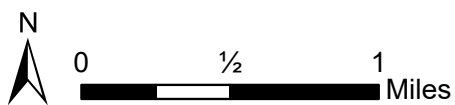


Source: Montgomery Planning (August 2024).

Map 31-2: Redland-Shady Grove, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Single Family Detached |
| Agriculture                    | Multi-Family                     | Parking and Transportation | Retail                   | Utility                |
| Cultural                       | Office                           | Parks                      | Single Family Attached   | Vacant                 |
| Industrial                     |                                  |                            |                          | Warehouse              |

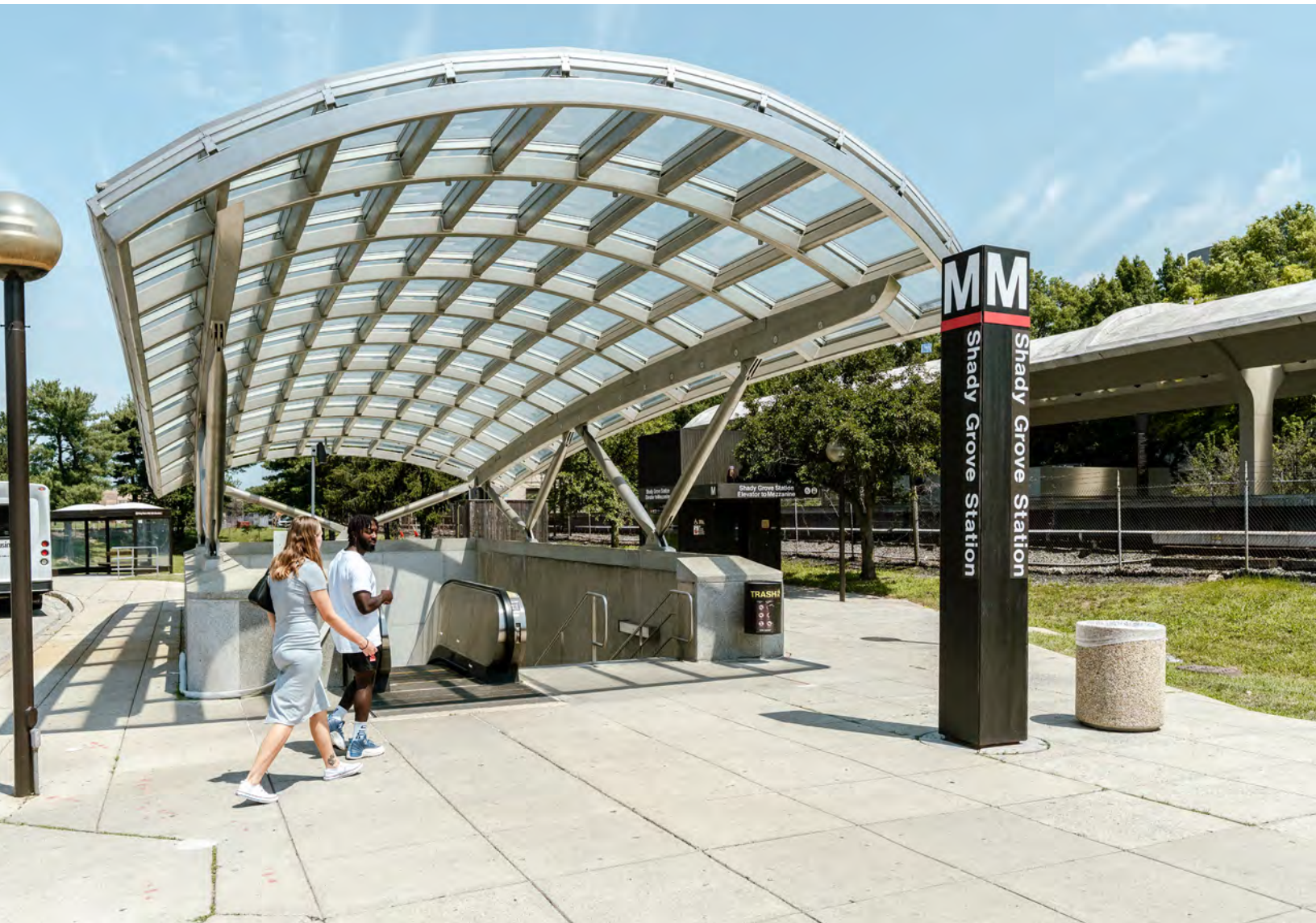


Source: Montgomery Planning (August 2024).

Table 31-3: Redland-Shady Grove, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	30.2%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.7%
Institutional/Community Facility	2.5%	Single-Family Attached	1.7%
Mixed-Use Office	< 1.0%	Single-Family Detached	28.9%
Multi-Family	1.2%	Utility	4.6%
Office	3.1%	Vacant	3.0%
Open Space/Recreation	3.1%	Warehouse	4.3%
Parking and Transportation	1.3%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

Home to 20,511 residents in 2022, Redland-Shady Grove’s population grew by 13% between 2010 and 2022 alongside more housing construction here in recent years. The fastest growing age group, the population ages 65 and over, increased by 89% from 2010 to 2022, although the community continued to have more children under age 18 than older adult residents. The Hispanic population also grew rapidly during this period, by 71%, and residents speaking a non-English language at home became the majority in 2022 (52%). Likely related to recent multi-family housing construction, the number of single-person households grew by 80% and constituted nearly one-fifth

of all households by 2022. Among adults ages 25 and over, 54% in 2022 had at least a bachelor’s degree, little change from previous years. Although the number of households earning \$200,000 or more doubled between 2010 to 2022, the CTA’s average household income remained lower than the countywide average. Despite almost all households having a vehicle, nearly one-fifth of workers had a car-free commute even before the COVID-19 pandemic, likely due to the presence of rail service in the community. The number of residents working from home tripled by 2022, presumably due to the pandemic.

Table 31-4: Redland-Shady Grove, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	18,075	100%	19,100	100%	20,511	100%
0 to 4 years	1,073	6%	1,049	5%	1,395	7%
5 to 17 years	3,379	19%	3,199	17%	3,138	15%
18 to 34 years	3,918	22%	4,203	22%	4,327	21%
35 to 44 years	2,530	14%	2,478	13%	2,978	15%
45 to 64 years	5,427	30%	5,720	30%	5,373	26%
65 years and older	1,748	10%	2,450	13%	3,300	16%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 31-5: Redland-Shady Grove, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	18,075	100%	19,100	100%	20,511	100%
White, non-Hispanic	7,685	43%	8,319	44%	7,639	37%
Black or African American, non-Hispanic	2,284	13%	2,112	11%	2,157	11%
Asian, non-Hispanic	3,701	20%	3,621	19%	2,903	14%
Other races, non-Hispanic	*	*	788	4%	1,328	6%
Hispanic or Latino	3,793	21%	4,260	22%	6,484	32%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 31-6: Redland-Shady Grove, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	17,002	100%	18,051	100%	19,116	100%
Speak non-English language at home	7,748	46%	8,310	46%	9,865	52%
Speak English less than “very well”	3,346	20%	3,259	18%	4,611	24%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 31-7: Redland-Shady Grove, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	11,915	100%	13,196	100%	14,360	100%
No high school degree	*	*	1,471	11%	1,879	13%
High school degree or some college education	4,266	36%	5,033	38%	4,739	33%
Bachelor's degree only	3,264	27%	3,350	25%	4,068	28%
Graduate or professional degree	3,010	25%	3,342	25%	3,674	26%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 31-8: Redland-Shady Grove, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	9,942	100%	10,471	100%	10,788	100%
Commuted by driving	7,850	79%	7,818	75%	7,514	70%
Car-free commute	1,605	16%	1,964	19%	1,216	11%
Worked from home	431	4%	634	6%	1,951	18%
Percent of households with no vehicles	*	*	248	4%	303	4%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 31-9: Redland-Shady Grove, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	5,981	100%	6,195	100%	6,764	100%
Family households	4,858	81%	4,811	78%	5,153	76%
Families with children	2,334	39%	2,107	34%	2,209	33%
Single-parent families with children	*	*	471	8%	441	7%
Nonfamily multi-person households	407	7%	401	6%	320	5%
Nonfamily single-person households	715	12%	983	16%	1,291	19%
<i>Average household size</i>	3.02	NA	3.05	NA	3.01	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 31-10: Redland-Shady Grove, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,981	100%	6,195	100%	6,764	100%
Less than \$50,000	1,309	22%	1,318	21%	1,128	17%
\$50,000 to \$99,999	1,718	29%	1,706	28%	1,448	21%
\$100,000 to \$149,999	1,358	23%	1,381	22%	1,600	24%
\$150,000 to \$199,999	806	13%	761	12%	972	14%
\$200,000 or more	791	13%	1,028	17%	1,616	24%
Average household income	\$115,680	NA	\$126,057	NA	\$148,388	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

Single-family homes are the predominant unit type in Redland-Shady Grove, but multi-family housing has become a more important part of the community, comprising 24% of the housing stock in 2024. Since 2010, 64% of all new housing units—more than 1,100—were multi-family units, and the nearly 600 new townhouses also formed an important part of this housing growth (see Table 31-11 and Figure 31-1). Much of the recent housing development occurred near Metrorail’s Shady Grove station. The community’s homeownership rates

remained relatively constant during the 2010-2022 period, with homeowners making up 75% of all households in 2022. The CTA’s average housing values remained below the countywide average, declining slightly from 2010 to 2016 before increasing by 29% to \$533,000 in 2022. While average housing costs did not change much for homeowners since 2010, the average gross rent grew by 67% in the same period, and half of all renter households in 2022 were burdened by housing costs.

Table 31-11: Redland-Shady Grove, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	7,943	100%	3,776	100%	2,230	100%	1,937	100%
Before 1960	257	3%	255	7%	0	0%	2	0%
1960 to 1969	1,153	15%	944	25%	102	5%	107	6%
1970 to 1979	1,554	20%	802	21%	461	21%	291	15%
1980 to 1989	2,855	36%	1,486	39%	960	43%	409	21%
1990 to 1999	234	3%	170	5%	64	3%	0	0%
2000 to 2009	118	1%	61	2%	57	3%	0	0%
2010 or later	1,772	22%	58	2%	586	26%	1,128	58%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1986	NA	1975	NA	1991	NA	2000	NA
Average age*	38	NA	49	NA	33	NA	24	NA

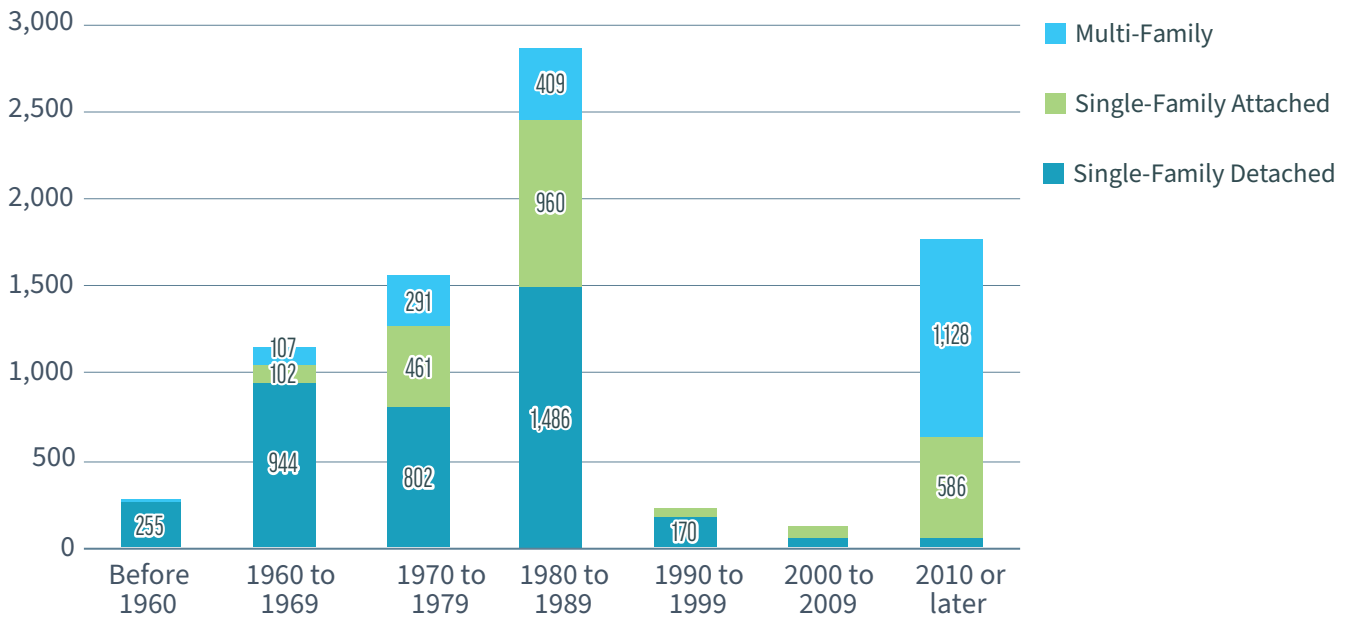
NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 31-12: Redland-Shady Grove, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,627	77%	4,648	75%	5,073	75%
Average homeowner costs (with mortgage)	\$2,494	NA	\$2,296	NA	\$2,674	NA
Average housing value (for homeowners)	\$488,978	NA	\$413,535	NA	\$533,020	NA
Rent-burdened households	*	*	763	52%	822	50%
Average gross rent	\$1,465	NA	\$1,574	NA	\$2,444	NA

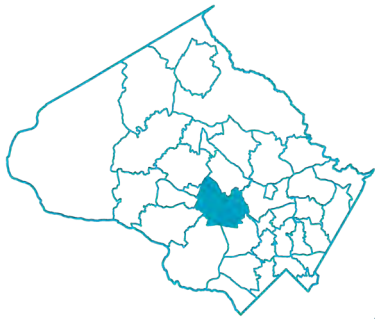
NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 31-1: Redland-Shady Grove, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).





# Rockville

32



# PLACE

Table 32-1: Rockville, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,191
Total development (square feet)	72,177,170
<i>Key environmental indicators</i>	
Parkland (acres)	1,326
Tree canopy cover (percent)	40.65
<i>Key development types</i>	
Office use (square feet)	13,896,876
Retail use (square feet)	4,702,129
Industrial use (square feet)	2,835,764
Other use (square feet)	8,523,625
Residential use (dwelling units)	27,791

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 32-2: Rockville, Places of Interest (2024)

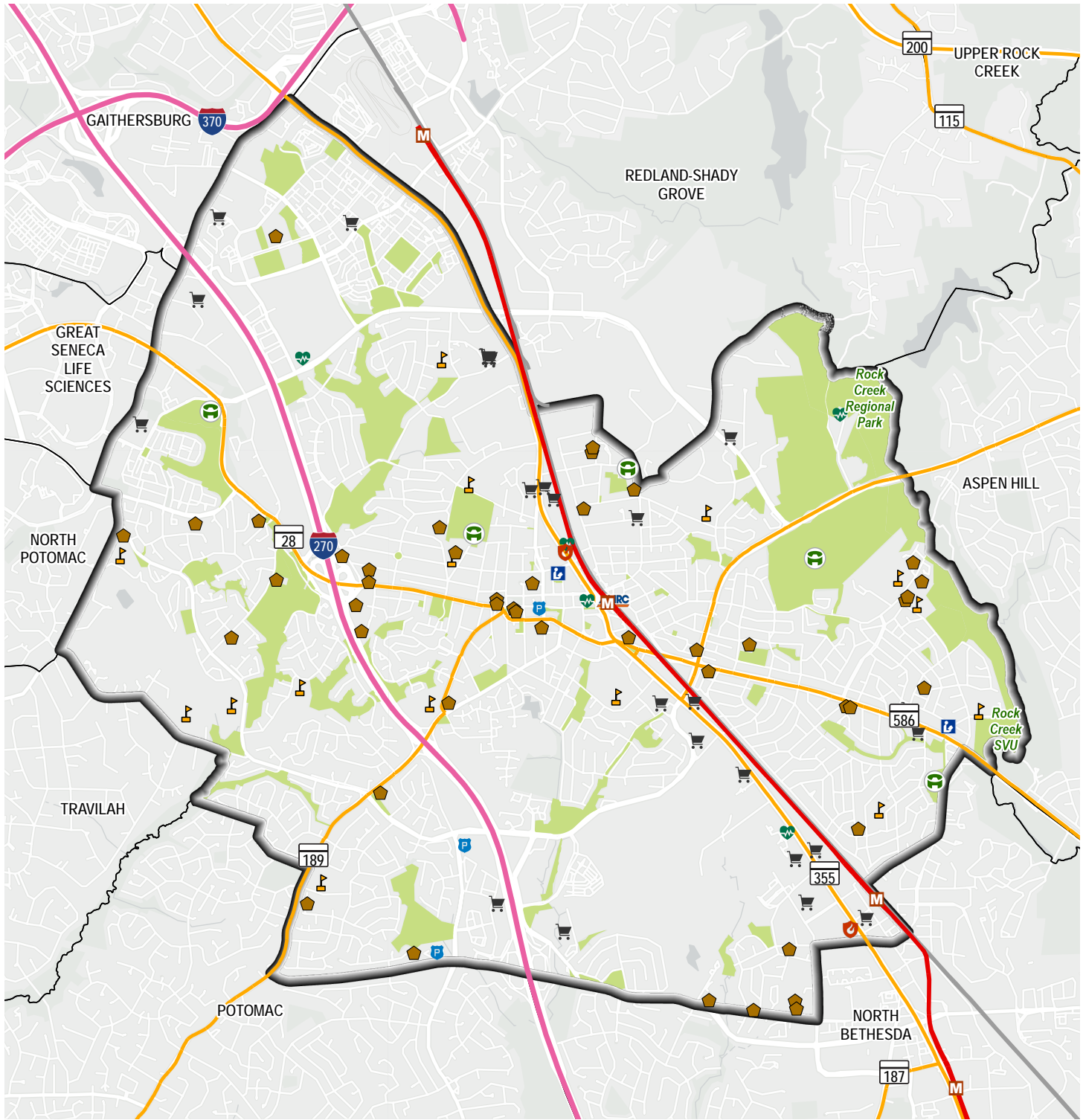
Place of Interest	Number
Fire Station	2
Grocery Store	25
Healthcare Facility	5
Library	2
Place of Worship	44
Police Facility	3
Public School	15
Recreation Center	5

Source: Montgomery Planning (August 2024).

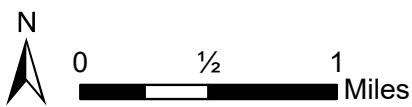
Located in the center of the county, Rockville CTA’s boundaries are mostly coterminous with those of the City of Rockville, the seat of Montgomery County’s government operations. Metrorail and MARC service, I-270, Route 355, and other major roads serve as important transportation corridors and anchor much of the community’s commercial land uses, including office and retail in both suburban and urban settings (see Map 32-1 and Map 32-2). Rockville Town Center, the city’s downtown in the middle of the CTA, also contributes to this community’s nearly 14 million square feet of office space—the second greatest total amount in the county—and 4.7 million square feet of retail space. This large mixed-use area has multiple important public facilities serving the county or the city—the Montgomery County Council Office Building, the Isiah “Ike” Leggett Executive Office Building and Judicial Center, the District Court of Maryland for Montgomery County, and Rockville City Hall. Other public facilities in this area (as shown on Map 32-1) include Rockville Memorial Library, Rockville Volunteer Fire Department Station 3, and the Rockville City Police Department’s main building. Directly north of the downtown area, Montgomery College’s Rockville Campus occupies 1.1 million square feet, a significant portion of the CTA’s 8.5 million square feet of “Other use” development listed in Table 32-1. Parks and open space/recreational purposes take up 25% of the land, some of which includes two large private country clubs in the CTA’s western and southern parts, as well as the publicly accessible Rock Creek Regional Park along the community’s eastern border.



Map 32-1: Rockville, Places of Interest (2024)

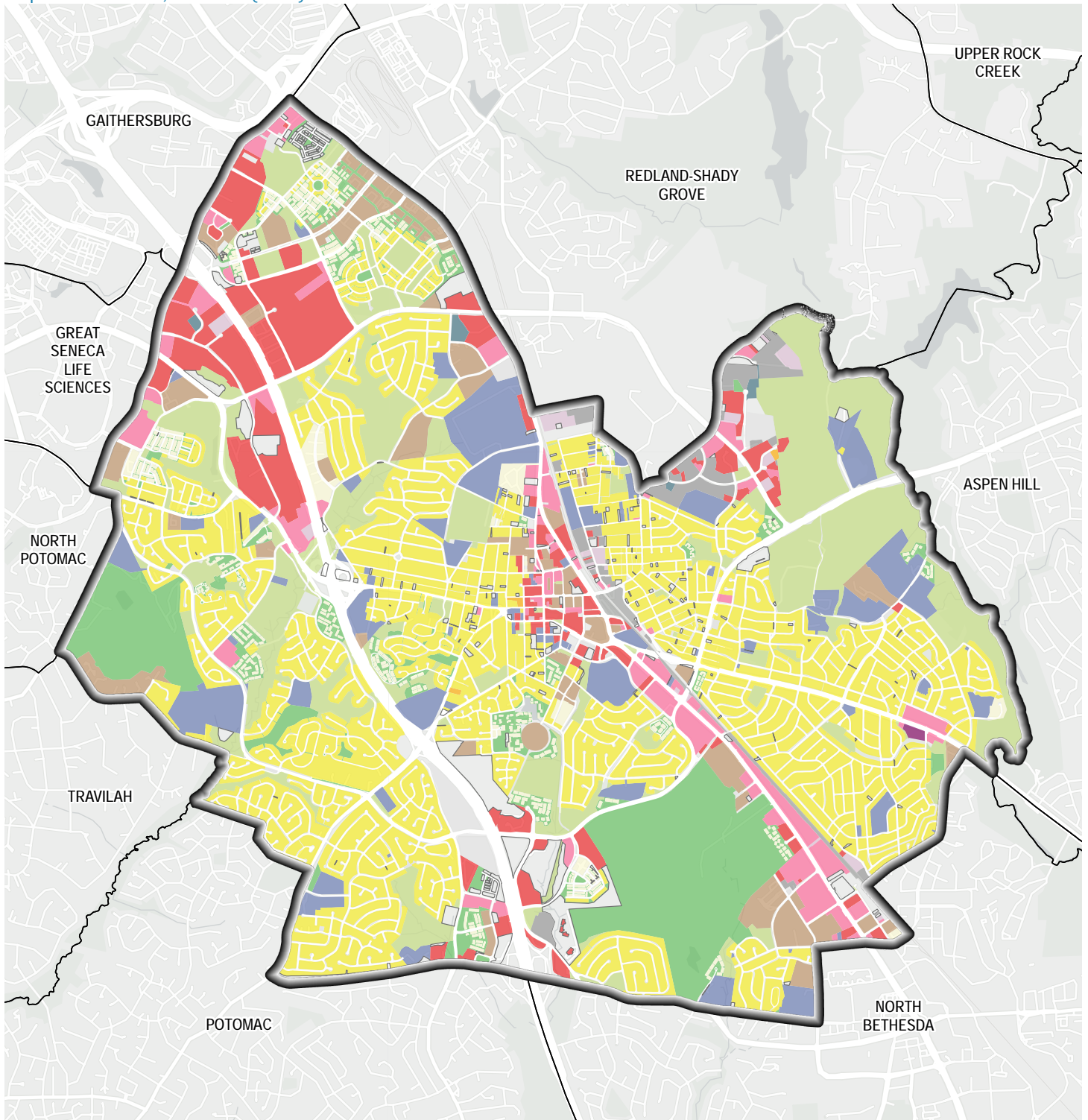


- |                                |                |                     |                  |                   |
|--------------------------------|----------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Park                | Library          | Recreation Center |
| Freeway                        | MARC Line      | Fire Station        | Place of Worship | Grocery Store     |
| Major Road                     | MARC Station   | Healthcare Facility | Police Facility  | Public School     |

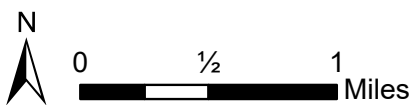


Source: Montgomery Planning (August 2024).

Map 32-2: Rockville, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Office                     | Research and Development | Single Family Detached |
| Cultural                       | Mixed-Use Office                 | Open Space/Recreation      | Retail                   | Utility                |
| Industrial                     | Multi-Family                     | Parking and Transportation | Single Family Attached   | Vacant                 |
|                                |                                  | Parks                      |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 32-3: Rockville, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	6.5%
Mixed-Use Office	< 1.0%
Multi-Family	4.4%
Office	6.3%
Open Space/Recreation	9.8%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	14.9%
Research and Development	< 1.0%
Retail	3.4%
Single-Family Attached	2.2%
Single-Family Detached	27.5%
Utility	< 1.0%
Vacant	2.9%
Warehouse	1.3%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

In 2022, Rockville was the county’s third most populous community with 67,824 people, a 14% increase from 2010. The fastest growing age groups were the older adult and young adult populations. The number of residents ages 65 and over increased by 48% between 2010 and 2022, and the population ages 18 to 34 grew by 24% in that period (see Table 32-4 and Figure 32-1). By 2022, no racial or ethnic group was the majority, though the sizeable Asian and Hispanic populations grew by 36% and 45%, respectively, and the “Other races” category, which includes multi-racial people, was the fastest growing group and increased by 144%. With more racial diversity, the share of the population speaking a non-English language at home expanded from 40% in 2010 to 45% in 2022.

Among adults ages 25 and over, 65% had at least a bachelor’s degree in 2022, up from 59% in 2010; a majority of this educational attainment group had a graduate or professional degree throughout the entire 2010-2022

period. Nonfamily households became slightly more prevalent, growing from 32% of all households in 2010 to 35% in 2022. While the average household income continued to remain slightly below the countywide average, it grew by 35% from 2010 to 2022, close to the county’s growth rate of 38%. With Metrorail and MARC service available in this CTA, about 10% of households did not have a vehicle, and more than one-fifth of workers opted for a car-free commute in 2010 and 2016, though that number fell to 15% by 2022 as more people worked from home during the COVID-19 pandemic.



*Among Rockville residents ages 25 and over, 65% had at least a bachelor’s degree in 2022.*

Table 32-4: Rockville, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	59,599	100%	66,253	100%	67,824	100%
0 to 4 years	4,302	7%	4,752	7%	3,649	5%
5 to 17 years	9,025	15%	9,288	14%	10,384	15%
18 to 34 years	11,984	20%	15,109	23%	14,905	22%
35 to 44 years	9,737	16%	9,893	15%	9,418	14%
45 to 64 years	16,079	27%	16,866	25%	16,940	25%
65 years and older	8,471	14%	10,346	16%	12,528	18%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 32-5: Rockville, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	59,599	100%	66,253	100%	67,824	100%
White, non-Hispanic	34,165	57%	33,363	50%	31,089	46%
Black or African American, non-Hispanic	4,693	8%	6,208	9%	6,214	9%
Asian, non-Hispanic	11,075	19%	13,667	21%	15,035	22%
Other races, non-Hispanic	1,515	3%	2,824	4%	3,692	5%
Hispanic or Latino	8,151	14%	10,192	15%	11,794	17%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 32-6: Rockville, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 5 years and over</i>	55,297	100%	61,502	100%	64,175	100%
Speak non-English language at home	22,002	40%	26,664	43%	28,989	45%
Speak English less than “very well”	9,469	17%	10,057	16%	11,161	17%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 32-7: Rockville, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	42,715	100%	46,960	100%	48,502	100%
No high school degree	3,317	8%	3,694	8%	3,470	7%
High school degree or some college education	14,071	33%	13,378	28%	13,559	28%
Bachelor’s degree only	10,763	25%	12,545	27%	13,448	28%
Graduate or professional degree	14,565	34%	17,343	37%	18,025	37%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 32-8: Rockville, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	31,717	100%	35,628	100%	35,509	100%
Commuted by driving	22,845	72%	25,465	71%	20,338	57%
Car-free commute	6,771	21%	7,741	22%	5,295	15%
Worked from home	1,785	6%	2,115	6%	9,245	26%
Percent of households with no vehicles	2,029	9%	2,251	9%	2,551	10%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 32-9: Rockville, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	23,491	100%	25,020	100%	26,657	100%
Family households	16,036	68%	16,668	67%	17,212	65%
Families with children	7,522	32%	7,651	31%	7,482	28%
Single-parent families with children	1,793	8%	1,645	7%	1,989	7%
Nonfamily multi-person households	1,355	6%	1,667	7%	1,970	7%
Nonfamily single-person households	6,101	26%	6,685	27%	7,475	28%
<i>Average household size</i>	2.49	NA	2.61	NA	2.51	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 32-10: Rockville, Household Income

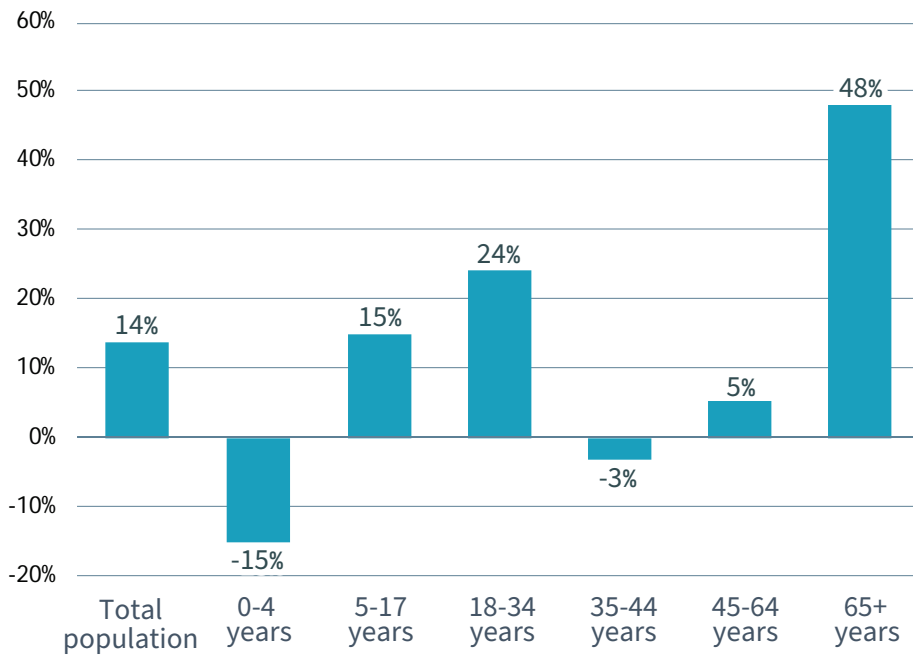
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	23,491	100%	25,020	100%	26,657	100%
Less than \$50,000	5,397	23%	5,428	22%	5,058	19%
\$50,000 to \$99,999	7,496	32%	6,691	27%	5,411	20%
\$100,000 to \$149,999	4,556	19%	5,406	22%	5,360	20%
\$150,000 to \$199,999	2,816	12%	3,067	12%	3,761	14%
\$200,000 or more	3,227	14%	4,429	18%	7,067	27%
Average household income	\$116,209	NA	\$129,369	NA	\$156,693	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 32-1: Rockville, Percent Change by Age (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

Rockville has a wide range of housing types, with single-family detached homes and multi-family units each making up over 40% of the housing stock; another 15% is townhouses. Consistent housing growth has occurred in recent years; units built since 2010 comprised 13% of the total housing stock, with multi-family units forming 79% of this newer housing. Much of the recent multi-family construction was for larger developments, such as high-rise

apartments, which may be related to why homeowners were 57% of all households in 2022, down from 63% in 2010. Average home values increased by 24% between 2010 and 2022, and housing costs grew faster for renters (37%) than for homeowners (14%). However, the share of renters burdened by housing costs remained essentially unchanged at just below 50%.

Table 32-11: Rockville, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	27,791	100%	11,582	100%	4,117	100%	12,092	100%
Before 1960	5,331	19%	5,026	43%	66	2%	239	2%
1960 to 1969	5,947	21%	2,717	23%	324	8%	2,906	24%
1970 to 1979	3,469	12%	1,935	17%	585	14%	949	8%
1980 to 1989	1,610	6%	701	6%	541	13%	368	3%
1990 to 1999	1,052	4%	278	2%	465	11%	309	3%
2000 to 2009	6,397	23%	774	7%	1,550	38%	4,073	34%
2010 or later	3,538	13%	151	1%	586	14%	2,801	23%
Unknown year	447	2%	0	0%	0	0%	447	4%
Average year built*	1981	NA	1965	NA	1994	NA	1992	NA
Average age*	43	NA	59	NA	30	NA	32	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 32-12: Rockville, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	14,803	63%	14,921	60%	15,102	57%
Average homeowner costs (with mortgage)	\$2,738	NA	\$2,714	NA	\$3,119	NA
Average housing value (for homeowners)	\$537,010	NA	\$535,267	NA	\$665,274	NA
Rent-burdened households	3,944	47%	4,757	49%	4,988	46%
Average gross rent	\$1,611	NA	\$1,811	NA	\$2,212	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Silver Spring

Table 33-1: Silver Spring, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,884
Total development (square feet)	33,236,917
<i>Key environmental indicators</i>	
Parkland (acres)	319
Tree canopy cover (percent)	40.90
<i>Key development types</i>	
Office use (square feet)	6,656,142
Retail use (square feet)	2,408,652
Industrial use (square feet)	1,542,533
Other use (square feet)	3,647,650
Residential use (dwelling units)	23,000

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 33-2: Silver Spring, Places of Interest (2024)

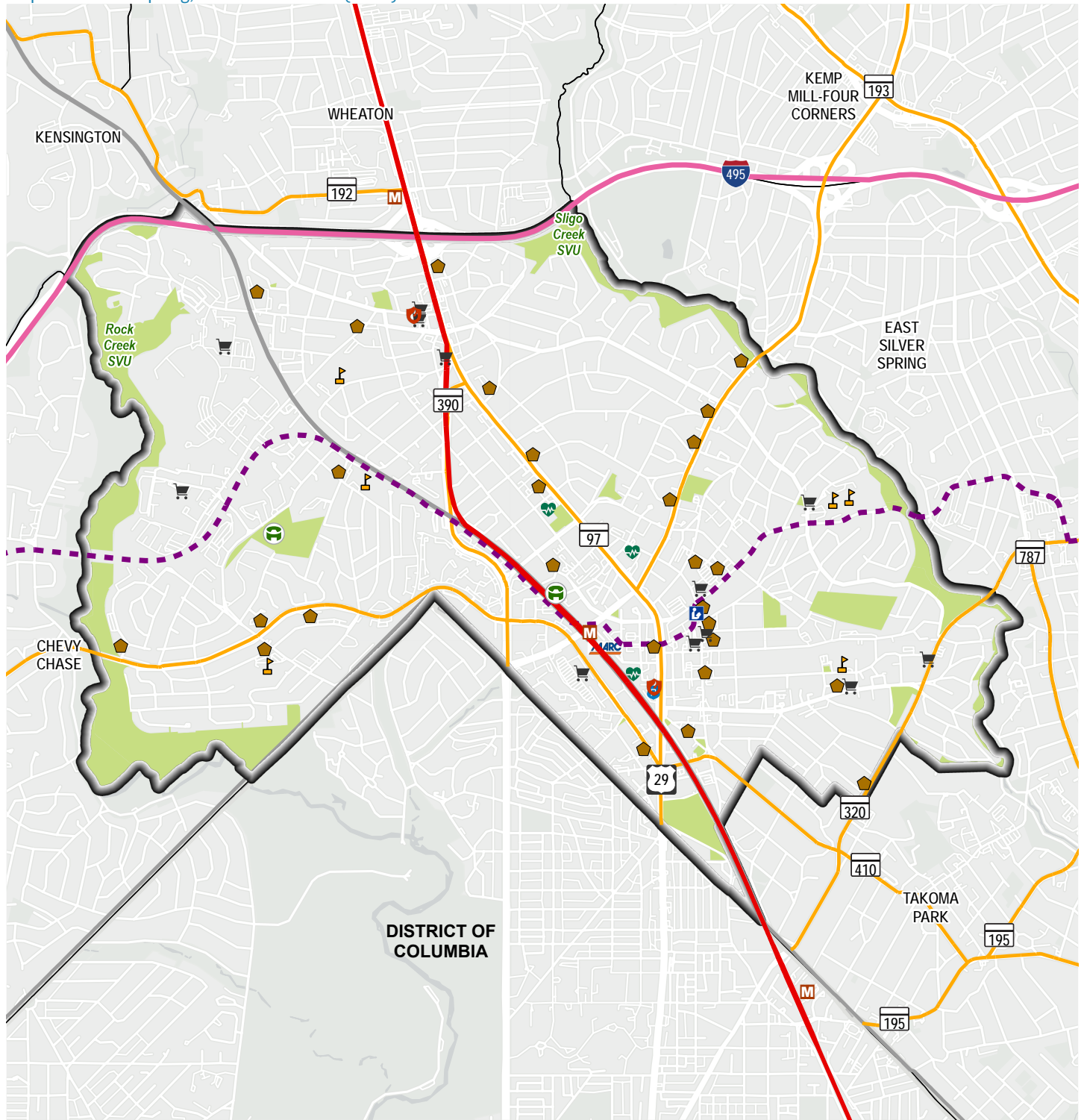
Place of Interest	Number
Fire Station	2
Grocery Store	12
Healthcare Facility	3
Library	1
Place of Worship	27
Police Facility	1
Public School	6
Recreation Center	3

Source: Montgomery Planning (August 2024).

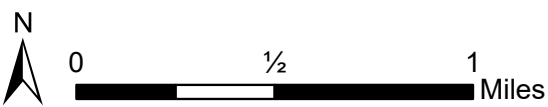
Silver Spring is located in the southeast part of the county directly north of Washington, DC. The community is also bordered by I-495 to the north, the Rock Creek Stream Valley Park to the west, and Sligo Creek Stream Valley Park to the east (see Map 33-1). Surrounding the Silver Spring Transit Center is Downtown Silver Spring, one of Montgomery County’s key urban centers and the community’s mixed-use commercial core, which contains retail and office land uses, as well as mostly multi-family residential units (see Map 33-2). This area also has much of the CTA’s nearly 6.7 million square feet of office space (see Table 33-1), as well as four grocery stores, three healthcare facilities, and public facilities including the Silver Spring Library, Silver Spring Recreation and Aquatic Center, and Silver Spring Volunteer Fire Department Station 1. Beyond the downtown area, lower-density single-family neighborhoods are the predominant land use. The main exception is Lyttonsville, a historically black community in the CTA’s northwest, where warehouse and industrial land uses and developments are more prevalent. The large property classified as institutional/community facility land use in this area is the National Museum of Health and Medicine and the U.S. Army’s Forest Glen Annex, which together constitute one-fifth of the “Other use” development square footage in Table 33-1.



Map 33-1: Silver Spring, Places of Interest (2024)

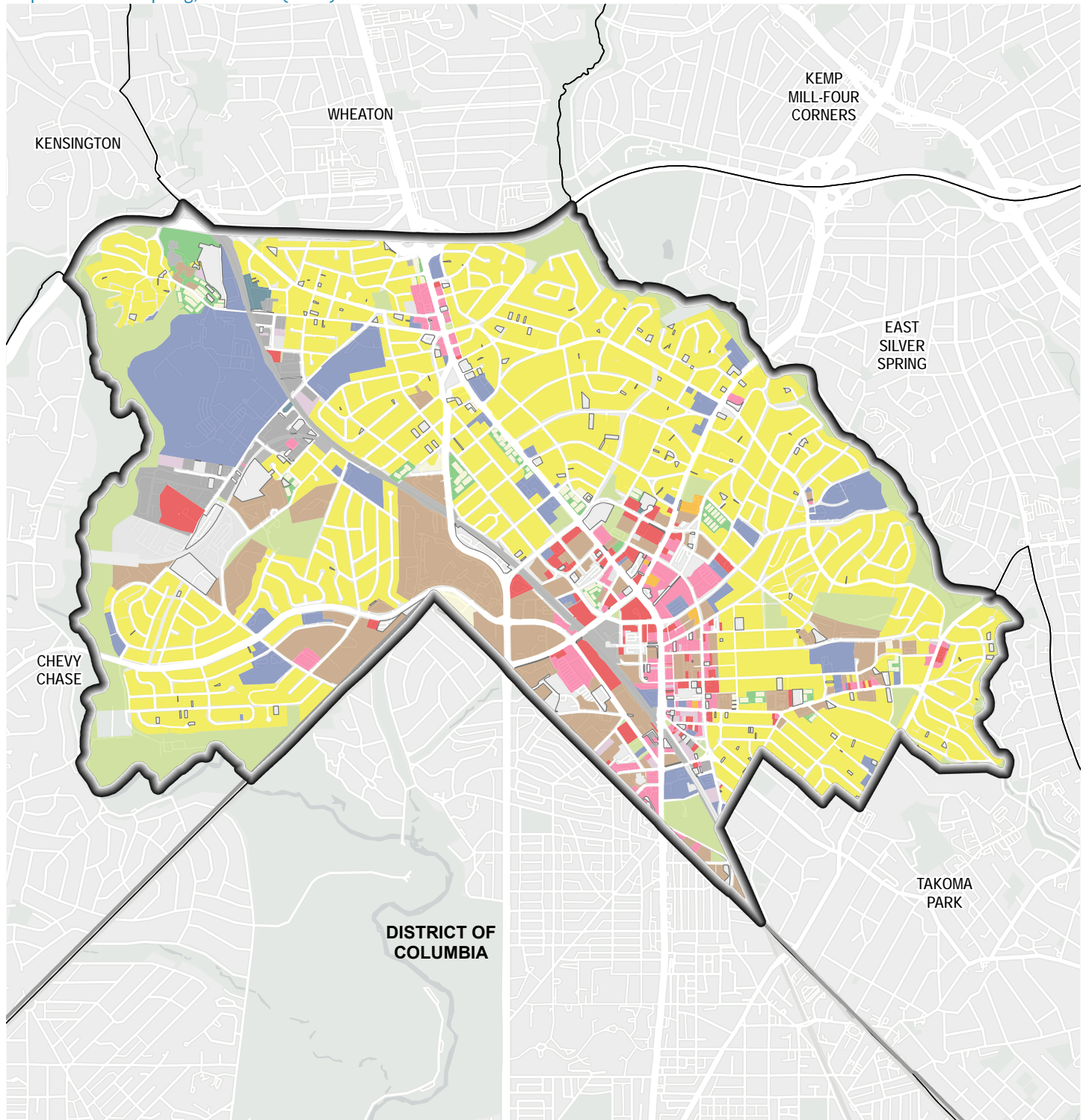


- |                      |                |                     |                  |                   |
|----------------------|----------------|---------------------|------------------|-------------------|
| Trends Area Boundary | Metrorail Line | Park                | Library          | Recreation Center |
| Freeway              | Metro Station  | Fire Station        | Place of Worship | Grocery Store     |
| Major Road           | Purple Line    | Healthcare Facility | Police Facility  | Public School     |
|                      | MARC Station   |                     |                  |                   |



Source: Montgomery Planning (August 2024).

Map 33-2: Silver Spring, Land Use (2024)



- |                                |                                  |                            |                          |                        |
|--------------------------------|----------------------------------|----------------------------|--------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Research and Development | Single Family Detached |
| Cultural                       | Multi-Family                     | Parking and Transportation | Retail                   | Utility                |
| Industrial                     | Office                           | Parks                      | Single Family Attached   | Vacant                 |
|                                |                                  |                            |                          | Warehouse              |



Source: Montgomery Planning (August 2024).

Table 33-3: Silver Spring, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	10.8%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	2.3%
Institutional/Community Facility	8.3%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	35.2%
Multi-Family	8.6%	Utility	1.1%
Office	1.9%	Vacant	2.7%
Open Space/Recreation	1.0%	Warehouse	1.6%
Parking and Transportation	1.7%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Silver Spring is home to a diverse, well-educated, and expanding population of 45,183 residents as of 2022, and its population density of 10,068 people per square mile was surpassed only by the East Silver Spring CTA. With 27% growth adding nearly 10,000 residents since 2010, Silver Spring became just the second community in Montgomery County, after East Silver Spring, to exceed 10,000 people per square mile. The White and Black populations were the largest racial or ethnic groups, though the Asian population and the group categorized as “Other races” (which includes multi-racial people) had the highest growth rates, increasing by 84% and 102%, respectively. Also reflective of this diversity is the approximately 30% of residents who spoke a non-English language at home throughout the 2010-2022 period. Among other changes, the older adult population was the fastest growing age group and increased by 68%. However, Silver Spring also had a relatively high share of young adults ages 18 to 34 years, who consistently made up nearly one-third of all residents; countywide, this percentage was approximately 20%. The community became increasingly more educated, though, as the share of adults ages 25 and over with at least a bachelor’s degree grew from 64% in 2010 to 74% in 2022; a majority of this group had a graduate or professional degree.

Related to the large and growing stock of multi-family housing, the number of single-person households increased by 40%, faster than other household types,

and contributed to the low average household size and a smaller gap between the numbers of family households and of single-person households over time (see Table 33-9 and Figure 33-1). Other nonfamily households (e.g., unrelated individuals co-habiting as roommates) also existed in sizeable numbers. The community was comparatively less wealthy than the county as a whole; nearly one-half of households in 2022 earned less than \$100,000. Although the average household income continued to remain below the county average, its 41% increase was similar to the county’s 38% growth. Related to the presence of Metrorail and MARC service, Silver Spring had the highest share of residents with a car-free commute (nearly 40%) of any CTA in the county, and it maintained this ranking even as more people worked from home by 2022 during the COVID-19 pandemic. Notably, up to one-fifth of households did not have a vehicle, the highest percentage of any community in the county during the 2010-2022 period.



*Silver Spring had the highest share of residents with a car-free commute of any community in Montgomery County since 2010.*

Table 33-4: Silver Spring, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	35,440	100%	41,029	100%	45,183	100%
0 to 4 years	2,021	6%	2,567	6%	2,764	6%
5 to 17 years	4,058	11%	4,290	10%	5,498	12%
18 to 34 years	11,593	33%	12,877	31%	14,527	32%
35 to 44 years	5,143	15%	7,262	18%	6,879	15%
45 to 64 years	9,245	26%	9,825	24%	9,846	22%
65 years and older	3,380	10%	4,209	10%	5,669	13%

Estimates and percentages may not sum to totals due to rounding. Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 33-5: Silver Spring, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	35,440	100%	41,029	100%	45,183	100%
White, non-Hispanic	17,268	49%	18,646	45%	19,809	44%
Black or African American, non-Hispanic	10,523	30%	12,232	30%	14,070	31%
Asian, non-Hispanic	1,805	5%	2,780	7%	3,322	7%
Other races, non-Hispanic	1,395	4%	1,832	4%	2,813	6%
Hispanic or Latino	4,449	13%	5,540	14%	5,169	11%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 33-6: Silver Spring, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	33,419	100%	38,462	100%	42,419	100%
Speak non-English language at home	9,242	28%	12,004	31%	12,100	29%
Speak English less than “very well”	*	*	3,981	10%	3,693	9%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 33-7: Silver Spring, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	25,672	100%	30,532	100%	33,406	100%
No high school degree	*	*	1,621	5%	1,515	5%
High school degree or some college education	7,229	28%	8,443	28%	7,282	22%
Bachelor’s degree only	7,024	27%	7,925	26%	9,934	30%
Graduate or professional degree	9,524	37%	12,543	41%	14,675	44%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 33-8: Silver Spring, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	22,342	100%	25,146	100%	28,676	100%
Commuted by driving	12,519	56%	13,773	55%	13,564	47%
Car-free commute	8,438	38%	9,892	39%	7,575	26%
Worked from home	1,235	6%	1,231	5%	6,931	24%
Percent of households with no vehicles	2,908	17%	3,639	19%	4,423	20%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 33-9: Silver Spring, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	16,759	100%	19,430	100%	21,729	100%
Family households	7,983	48%	8,978	46%	9,962	46%
Families with children	3,555	21%	3,937	20%	4,628	21%
Single-parent families with children	1,150	7%	1,215	6%	1,116	5%
Nonfamily multi-person households	2,212	13%	2,191	11%	2,598	12%
Nonfamily single-person households	6,563	39%	8,262	43%	9,169	42%
Average household size	2.09	NA	2.10	NA	2.07	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 33-10: Silver Spring, Household Income

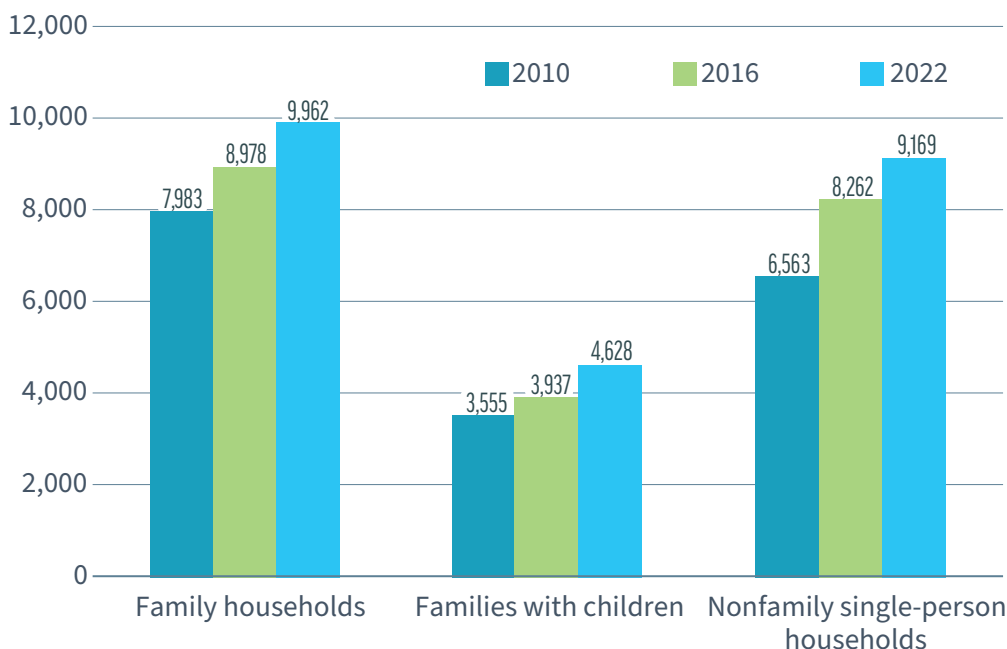
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	16,759	100%	19,430	100%	21,729	100%
Less than \$50,000	5,490	33%	6,078	31%	4,779	22%
\$50,000 to \$99,999	5,765	34%	5,870	30%	5,840	27%
\$100,000 to \$149,999	2,623	16%	3,520	18%	4,267	20%
\$150,000 to \$199,999	1,174	7%	1,830	9%	2,428	11%
\$200,000 or more	1,706	10%	2,134	11%	4,415	20%
Average household income	\$96,418	NA	\$101,677	NA	\$136,029	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 33-1: Silver Spring, Number of Households by Type (2010, 2016, 2022)



Note: "Families with children" is a subset of "Family households."

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

# HOUSING

Silver Spring has a range of housing types that includes both large and small multi-family buildings as well as single-family homes. Multi-family units formed 74% of the housing stock in 2022, with most of the remaining units as single-family detached homes. More than 5,400 units were built between 2010 and 2024, nearly all of them multi-family units, and this new construction accounted for 24% of the CTA's housing stock in 2024. High-rise developments constituted most of the new multi-family housing, and

large multi-family structures made up a majority of the community's entire housing stock. Given the large amount of multi-family housing, renters comprised two-thirds of all households, and about half of renters have faced a housing cost burden since 2010 as the average gross rent increased by 44% to more than \$2,000 per month in 2022. In contrast, average homeowner costs did not change as much, while the average home value increased only by 23%.

Table 33-11: Silver Spring, Housing Units by Year Built, Age, and Type (2024)

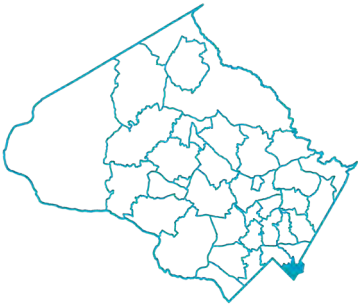
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	23,000	100%	5,349	100%	575	100%	17,076	100%
Before 1960	6,654	29%	4,585	86%	84	15%	1,985	12%
1960 to 1969	6,746	29%	215	4%	38	7%	6,493	38%
1970 to 1979	157	1%	72	1%	0	0%	85	0%
1980 to 1989	700	3%	223	4%	162	28%	315	2%
1990 to 1999	628	3%	135	3%	86	15%	407	2%
2000 to 2009	1,751	8%	64	1%	111	19%	1,576	9%
2010 or later	5,449	24%	55	1%	94	16%	5,300	31%
Unknown year	915	4%	0	0%	0	0%	915	5%
Average year built*	1975	NA	1947	NA	1989	NA	1984	NA
Average age*	49	NA	77	NA	35	NA	40	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 33-12: Silver Spring, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,054	36%	6,282	32%	7,191	33%
Average homeowner costs (with mortgage)	\$2,778	NA	\$2,696	NA	\$3,170	NA
Average housing value (for homeowners)	\$592,267	NA	\$542,707	NA	\$730,317	NA
Rent-burdened households	4,847	47%	6,331	50%	7,212	51%
Average gross rent	\$1,395	NA	\$1,606	NA	\$2,012	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Takoma Park

34



# PLACE

Table 34-1: Takoma Park, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	1,324
Total development (square feet)	8,865,324
<i>Key environmental indicators</i>	
Parkland (acres)	119
Tree canopy cover (percent)	57.70
<i>Key development types</i>	
Office use (square feet)	361,170
Retail use (square feet)	541,191
Industrial use (square feet)	163,946
Other use (square feet)	1,504,635
Residential use (dwelling units)	6,925

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 34-2: Takoma Park, Places of Interest (2024)

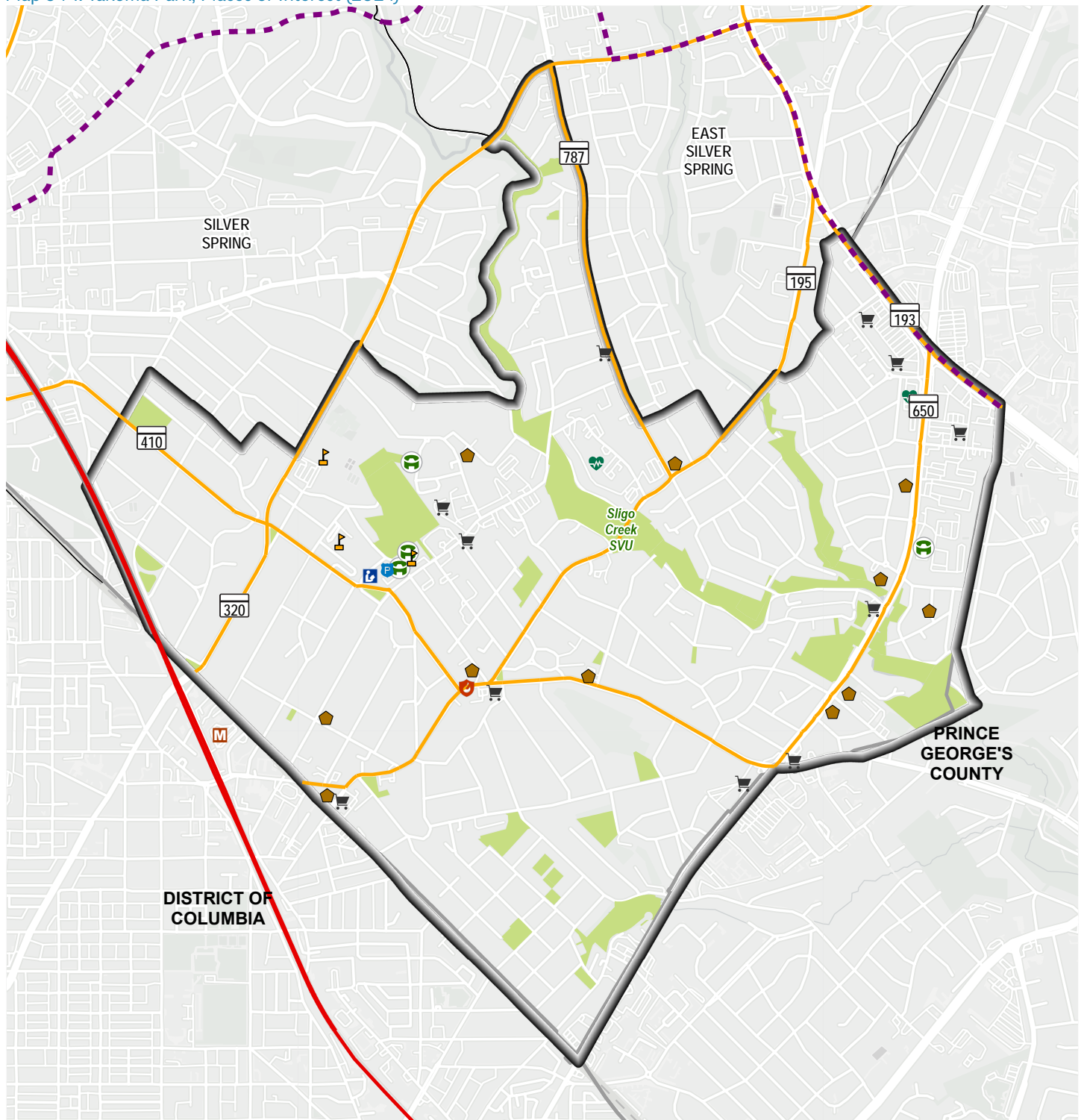
Place of Interest	Number
Fire Station	1
Grocery Store	11
Healthcare Facility	2
Library	1
Place of Worship	11
Police Facility	1
Public School	3
Recreation Center	4

Source: Montgomery Planning (August 2024).

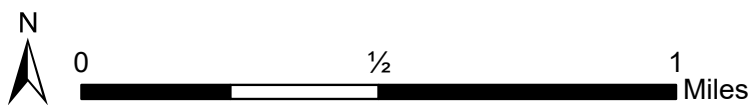
Located in the county’s southeastern corner, the Takoma Park CTA borders Washington, DC, to the west and Prince George’s County to the east. Its boundaries are nearly coterminous with those of the City of Takoma Park, a planned commuter suburb founded in 1883. Many public facilities are concentrated around the city’s municipal center near state Route 410 (Philadelphia Avenue) (see Map 34-1). The immediate area has two recreation centers, Piney Branch Elementary School, the Takoma Park Maryland Library, and the Takoma Park Police Department. Within one-half mile of this area are more facilities: two other schools and the Heffner Park Community Center to the north, and the Takoma Park Volunteer Fire Department to the south. To the east are many of the community’s multi-family neighborhoods and Washington Adventist University, the large institutional/community facility parcel north of state Route 195 (Carroll Avenue) (see Map 34-2). Established in 1904 by the Seventh-Day Adventist Church, this private school constitutes more than one-quarter of the “Other use” development square footage in Table 34-1. While the majority of this CTA’s land is used for residential purposes, several commercial areas exist, such as automobile-oriented developments along Route 650 (New Hampshire Avenue) and the city’s old commercial district along the part of Carroll Avenue closest to Washington, DC. This older commercial district is located one-quarter mile from the community’s closest connection to Metrorail’s Takoma station in Washington, DC. Parks are spread across the community, including the centrally located Sligo Creek Stream Valley Park, and the relatively high percentage of tree canopy (58%) exists partly due to the city’s strict tree cover regulations.



Map 34-1: Takoma Park, Places of Interest (2024)

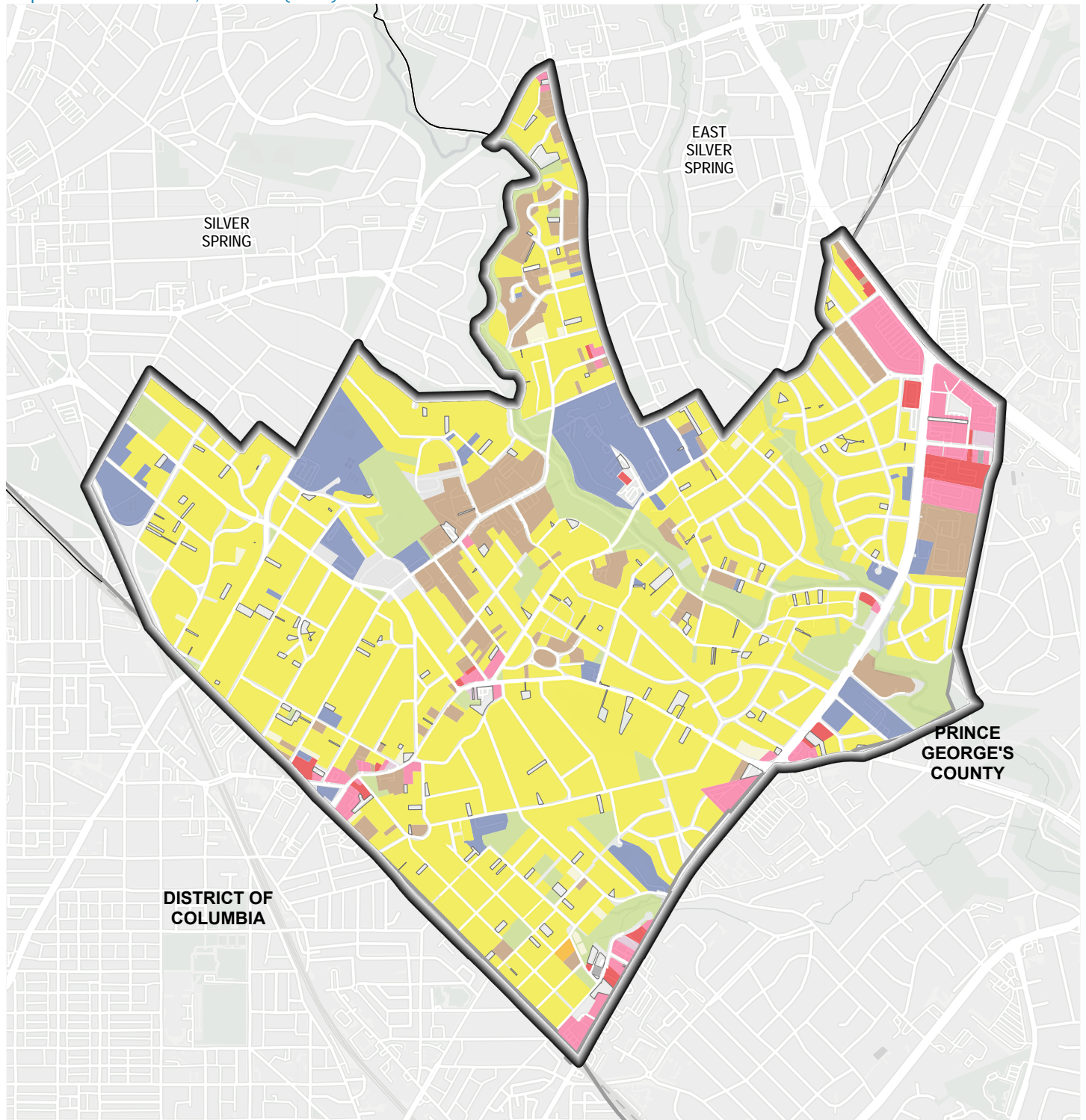


- |                                |             |                     |                  |                   |
|--------------------------------|-------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | Purple Line | Fire Station        | Library          | Public School     |
| Major Road                     | MARC Line   | Grocery Store       | Place of Worship | Recreation Center |
| Metrorail Line                 | Park        | Healthcare Facility | Police Facility  |                   |
| Metro Station                  |             |                     |                  |                   |



Source: Montgomery Planning (August 2024).

Map 34-2: Takoma Park, Land Use (2024)



- |                                |                                  |                            |                        |           |
|--------------------------------|----------------------------------|----------------------------|------------------------|-----------|
| Community Trends Area Boundary | Institutional/Community Facility | Open Space/Recreation      | Retail                 | Utility   |
| Cultural                       | Multi-Family                     | Parking and Transportation | Single Family Attached | Vacant    |
| Industrial                     | Office                           | Parks                      | Single Family Detached | Warehouse |



Source: Montgomery Planning (August 2024).

Table 34-3: Takoma Park, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	8.6%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	3.4%
Institutional/Community Facility	6.9%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	49.5%
Multi-Family	7.0%	Utility	< 1.0%
Office	1.0%	Vacant	2.0%
Open Space/Recreation	< 1.0%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Takoma Park had a stable overall population from 2010 to 2022, with 17,401 residents in 2022. The White and Black populations continued to be the largest racial or ethnic groups, and approximately one-third of residents spoke a non-English language at home. The community had a growing number of children while losing young adults (see Table 34-4 and Figure 34-1): The population under age 18 increased by 27% and made up more than one-quarter of residents; most of this growth was among school-aged children. However, the population ages 18 to 34 declined by 40%, decreasing their share of the population from 25% to 14%. A majority of families had children, and nearly one-third of households were people living alone throughout the 2010-2022 period. The community also lost a sizeable number of nonfamily multi-person households, which dropped by 48%.

Among adults ages 25 and over, 60% had at least a bachelor’s degree in 2022; the most significant change was among those with a graduate or professional degree, which grew by 32%, more than any other educational attainment group. The community was less wealthy than the county overall throughout this time period, with the average household income remaining below the countywide averages through 2022—even though it grew by 48%, partly due to a large increase in the number of households earning \$200,000 or more. Finally, owing partly to the community’s proximity to transit, Takoma Park also had one of the highest percentages of households without a vehicle and residents making car-free commutes during the 2010-2022 period, even after the COVID-19 pandemic led to more workers to shift to working from home by 2022.

Table 34-4: Takoma Park, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	16,564	100%	17,468	100%	17,401	100%
0 to 4 years	1,105	7%	1,285	7%	1,241	7%
5 to 17 years	2,478	15%	2,719	16%	3,302	19%
18 to 34 years	4,173	25%	3,947	23%	2,508	14%
35 to 44 years	2,344	14%	2,825	16%	2,815	16%
45 to 64 years	4,877	29%	4,846	28%	5,170	30%
65 years and older	1,588	10%	1,846	11%	2,365	14%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-5: Takoma Park, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	16,564	100%	17,468	100%	17,401	100%
White, non-Hispanic	7,635	46%	7,435	43%	7,326	42%
Black or African American, non-Hispanic	5,928	36%	6,163	35%	5,810	33%
Asian, non-Hispanic	643	4%	834	5%	1,043	6%
Other races, non-Hispanic	*	*	636	4%	1,107	6%
Hispanic or Latino	1,901	11%	2,399	14%	2,115	12%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-6: Takoma Park, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	15,459	100%	16,184	100%	16,160	100%
Speak non-English language at home	4,650	30%	5,491	34%	5,546	34%
Speak English less than “very well”	*	*	1,944	12%	2,381	15%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-7: Takoma Park, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	11,374	100%	12,036	100%	11,882	100%
No high school degree	*	*	1,362	11%	1,071	9%
High school degree or some college education	4,257	37%	4,179	35%	3,645	31%
Bachelor’s degree only	2,687	24%	2,504	21%	2,621	22%
Graduate or professional degree	3,436	30%	3,990	33%	4,545	38%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-8: Takoma Park, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	9,307	100%	9,732	100%	8,862	100%
Commuted by driving	5,423	58%	5,573	57%	4,741	53%
Car-free commute	3,175	34%	3,436	35%	1,919	22%
Worked from home	639	7%	649	7%	2,168	24%
Percent of households with no vehicles	984	15%	956	15%	1,015	15%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-9: Takoma Park, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	6,778	100%	6,430	100%	6,836	100%
Family households	3,946	58%	4,315	67%	4,288	63%
Families with children	2,110	31%	2,162	34%	2,433	36%
Single-parent families with children	729	11%	648	10%	575	8%
Nonfamily multi-person households	740	11%	433	7%	385	6%
Nonfamily single-person households	2,091	31%	1,682	26%	2,163	32%
Average household size	2.35	NA	2.66	NA	2.50	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 34-10: Takoma Park, Household Income

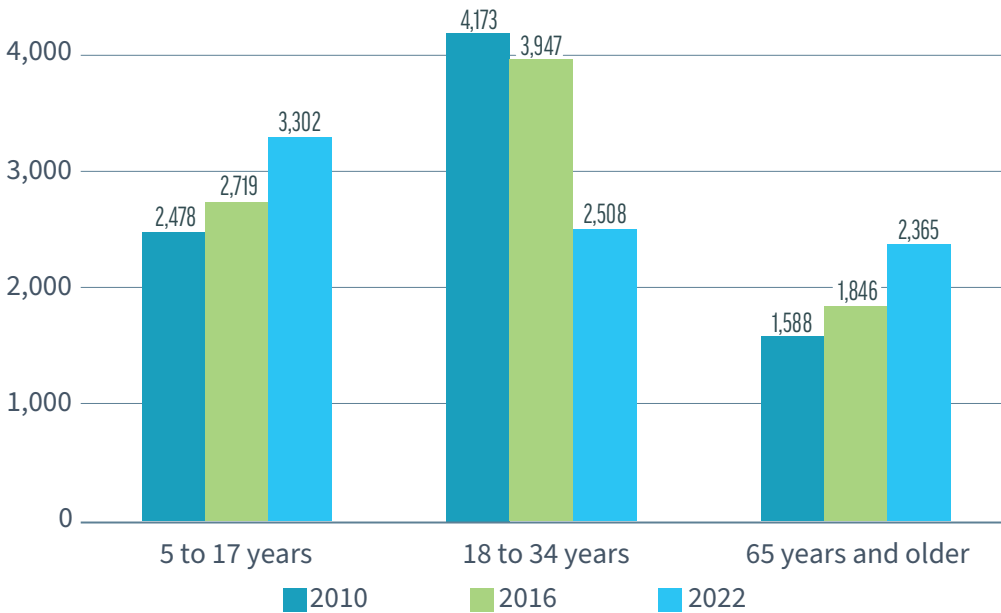
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	6,778	100%	6,430	100%	6,836	100%
Less than \$50,000	2,474	36%	2,075	32%	2,018	30%
\$50,000 to \$99,999	1,744	26%	1,643	26%	1,550	23%
\$100,000 to \$149,999	1,127	17%	1,046	16%	853	12%
\$150,000 to \$199,999	765	11%	705	11%	740	11%
\$200,000 or more	668	10%	962	15%	1,675	25%
Average household income	\$94,170	NA	\$108,124	NA	\$138,945	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 34-1: Takoma Park, Number of People by Age (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Takoma Park is roughly divided between single-family detached units and multi-family units with a very small number of townhouses. Many multi-family units were in smaller structures ranging from garden-style apartments to duplexes, triplexes, and quadraplexes, many of which were likely built as single-family homes originally. Takoma Park is one of the oldest communities in Montgomery County; nearly 90% of the CTA's housing units were built before 1970, and very little housing construction has occurred in the subsequent several decades. Given the diversity of housing types, households were nearly equally split between homeowners and renters. Among homeowners, average home values increased by 43% since 2010 to \$749,000 in 2022, while average housing costs

during the same period grew by 24%. Takoma Park also had some of the lowest average gross rents in the county—and it was the only community that had an average gross rent below \$1,000 in 2010—but renter costs climbed 51% to \$1,365 per month in 2022, when 52% of all renter households were burdened by housing costs.



*Takoma Park is one of the oldest communities in Montgomery County—as of 2024, the age of its housing stock averaged 75 years, with nearly 90% of all housing units built before 1970.*

Table 34-11: Takoma Park, Housing Units by Year Built, Age, and Type (2024)

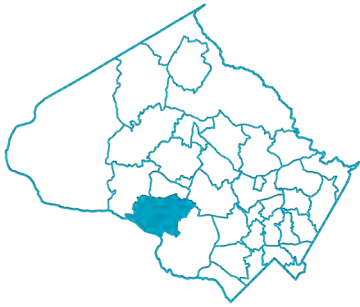
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
<i>Total housing units</i>	6,925	100%	3,449	100%	82	100%	3,394	100%
Before 1960	4,464	64%	3,074	89%	33	40%	1,357	40%
1960 to 1969	1,694	24%	94	3%	20	24%	1,580	47%
1970 to 1979	222	3%	31	1%	4	5%	187	6%
1980 to 1989	136	2%	95	3%	0	0%	41	1%
1990 to 1999	75	1%	55	2%	20	24%	0	0%
2000 to 2009	58	1%	53	2%	5	6%	0	0%
2010 or later	47	1%	47	1%	0	0%	0	0%
Unknown year	229	3%	0	0%	0	0%	229	7%
<i>Average year built*</i>	1949	NA	1940	NA	1960	NA	1959	NA
<i>Average age*</i>	75	NA	84	NA	64	NA	65	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 34-12: Takoma Park, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,715	55%	3,294	51%	3,487	51%
<i>Average homeowner costs (with mortgage)</i>	\$2,631	NA	\$2,569	NA	\$3,251	NA
<i>Average housing value (for homeowners)</i>	\$525,361	NA	\$522,535	NA	\$749,341	NA
Rent-burdened households	1,360	45%	1,209	40%	1,687	52%
<i>Average gross rent</i>	\$901	NA	\$1,164	NA	\$1,365	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



**Travilah**

35



# PLACE

Table 35-1: Travilah, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	10,796
Total development (square feet)	15,736,011
<i>Key environmental indicators</i>	
Parkland (acres)	1,445
Tree canopy cover (percent)	53.10
<i>Key development types</i>	
Office use (square feet)	1,280
Retail use (square feet)	31,475
Industrial use (square feet)	12,742
Other use (square feet)	327,902
Residential use (dwelling units)	3,870

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 35-2: Travilah, Places of Interest (2024)

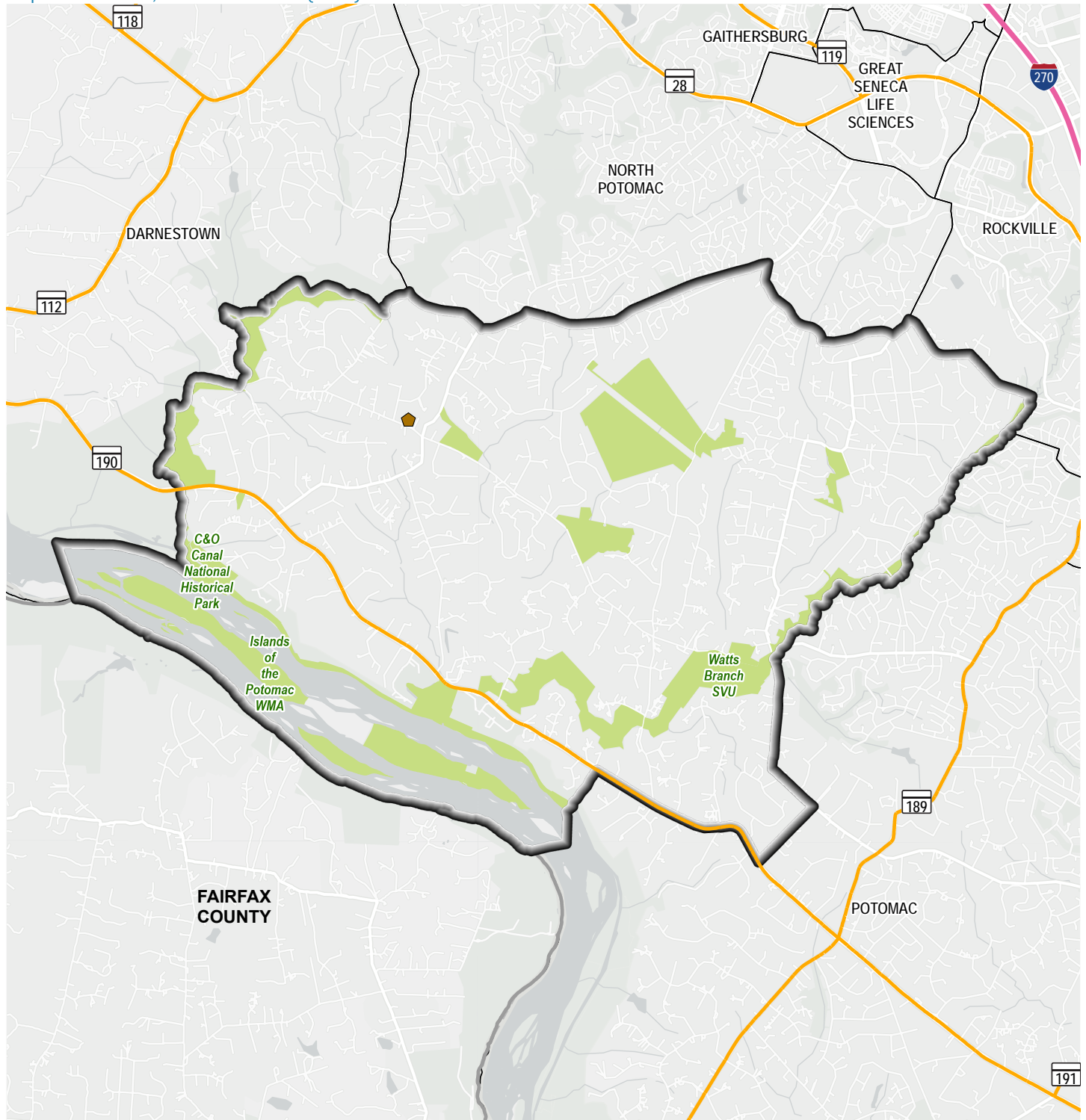
Place of Interest	Number
Fire Station	0
Grocery Store	0
Healthcare Facility	0
Library	0
Place of Worship	1
Police Facility	0
Public School	0
Recreation Center	0

Source: Montgomery Planning (August 2024).

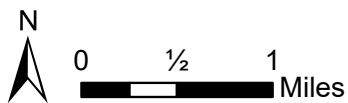
Travilah is located between the Darnestown and Potomac CTAs and is separated from Fairfax County, VA, by the Potomac River. This semi-rural, low-density residential community has 54% of its land area used for single-family detached homes (see Table 35-3), limited neighborhood-serving commercial development, and almost no community facilities (see Map 35-1 and Table 35-2). Route 190 (River Road) is the CTA’s only major thoroughfare. The 300-plus acre Glenstone Museum is an exception in the middle of the community; this prominent cultural institution houses the contemporary art collection owned by American businessman Mitchell Rales and is free and open to the public (see Map 35-2). Development on the museum’s properties accounts for 86% of the “Other use” square footage listed in Table 35-1. Approximately one-half mile northeast of this landmark is the 341-acre Serpentine Barrens Conservation Park, which is adjacent to the 300-acre Holcim Mid-Atlantic Travilah Quarry, a large commercial site with mining operations and concrete and asphalt plants. Additional major parkland follows the Potomac River in the Chesapeake & Ohio (C&O) Canal Historical Park as well as along the stream valleys of Muddy Branch and Watts Branch that form segments of the community’s western and eastern boundaries, respectively. The scattered 6% of land classified as “vacant” consists of properties that are typically undeveloped land outside of officially designated parks, including privately-owned properties not yet developed or properties that may be undevelopable due to specific site characteristics.



Map 35-1: Trivilah, Places of Interest (2024)

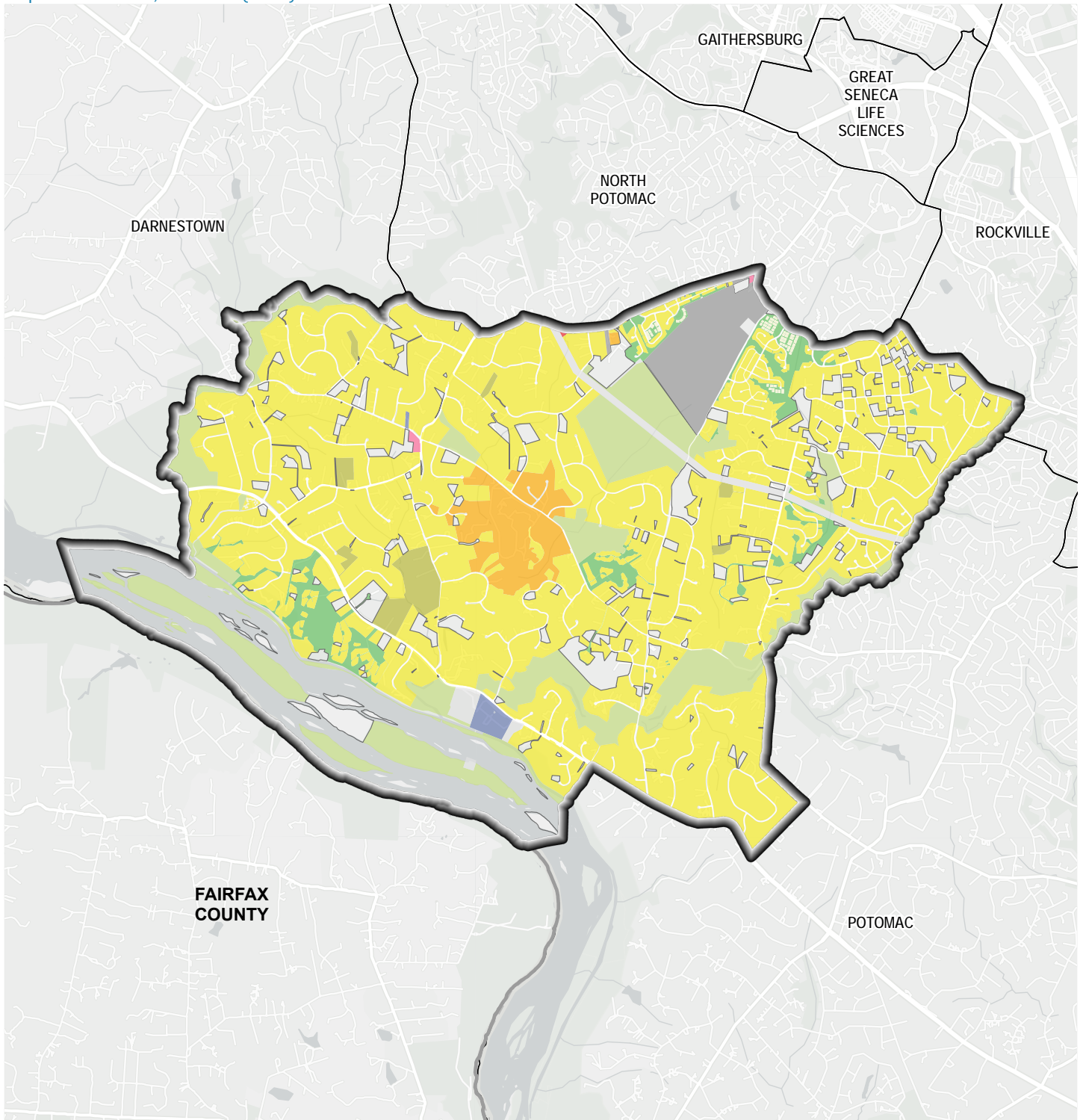


-  Community Trends Area Boundary
-  Freeway
-  Place of Worship
-  Major Road
-  Park



Source: Montgomery Planning (August 2024).

Map 35-2: Travilah, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 35-3: Travilah, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	1.3%	Parks	13.1%
Cultural	2.9%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	< 1.0%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	54.0%
Multi-Family	< 1.0%	Utility	1.2%
Office	< 1.0%	Vacant	6.2%
Open Space/Recreation	3.2%	Warehouse	2.7%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Travilah had 10,753 residents in 2022 and little change in its total population since 2010. The numbers of children under 18 and of residents ages 35 to 44 declined by 38% and 50%, respectively, while the population ages 65 and over grew by 85%. About one-third of residents identified as Asian, one of the highest percentages of any community throughout the 2010-2022 period and more than double the overall county's approximately 15% during this timeframe. Likely related to the large concentration of this population, 42% of all Travilah residents spoke a non-English language at home in 2022.

Travilah is a highly educated community and one of the wealthiest CTAs in Montgomery County. Slightly more than 50% of adults ages 25 and over had a graduate or professional degree, and another 29% had only a bachelor's degree in 2022, with similar percentages in

2010 and 2016 (see Table 35-7 and Figure 35-1). The community's average household income was one of the highest in the county but only grew a modest 27% from 2010 to 2022; by 2022, a majority of households (62%) earned \$200,000 or more. The number of families remained steady, but the community had fewer families with children as their share of all households shrank from 47% to 33% and the population under age 18 declined. Finally, while a sizeable part of the workforce (up to 12% in 2016) already worked from home before the COVID-19 pandemic, this figure grew to 28% by 2022.



*Travilah is a highly educated community—over half (52%) of its residents ages 25 and over had a graduate or professional degree in 2022.*

Table 35-4: Travilah, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,768	100%	11,556	100%	10,753	100%
0 to 4 years	427	4%	475	4%	456	4%
5 to 17 years	3,070	26%	2,574	22%	1,717	16%
18 to 34 years	1,140	10%	1,416	12%	1,322	12%
35 to 44 years	1,704	14%	1,237	11%	855	8%
45 to 64 years	4,189	36%	4,173	36%	4,112	38%
65 years and older	1,238	11%	1,681	15%	2,291	21%

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 35-5: Travilah, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	11,768	100%	11,556	100%	10,753	100%
White, non-Hispanic	7,027	60%	6,071	53%	5,918	55%
Black or African American, non-Hispanic	537	5%	298	3%	574	5%
Asian, non-Hispanic	3,509	30%	3,965	34%	3,409	32%
Other races, non-Hispanic	*	*	343	3%	608	6%
Hispanic or Latino	496	4%	879	8%	244	2%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 35-6: Trivilah, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	11,341	100%	11,081	100%	10,297	100%
Speak non-English language at home	4,362	38%	5,019	45%	4,277	42%
Speak English less than “very well”	*	*	1,262	11%	975	9%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 35-7: Trivilah, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	7,408	100%	7,715	100%	7,697	100%
No high school degree	*	*	230	3%	302	4%
High school degree or some college education	1,228	17%	1,429	19%	1,174	15%
Bachelor’s degree only	2,311	31%	2,010	26%	2,220	29%
Graduate or professional degree	3,763	51%	4,046	52%	4,001	52%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 35-8: Trivilah, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	5,539	100%	5,742	100%	5,400	100%
Commuted by driving	4,524	82%	4,535	79%	3,601	67%
Car-free commute	405	7%	489	9%	259	5%
Worked from home	539	10%	680	12%	1,502	28%
Percent of households with no vehicles	*	*	67	2%	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 35-9: Trivilah, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,687	100%	3,548	100%	3,661	100%
Family households	3,365	91%	3,235	91%	3,276	89%
Families with children	1,721	47%	1,570	44%	1,207	33%
Single-parent families with children	*	*	160	5%	103	3%
Nonfamily multi-person households	*	*	*	*	*	*
Nonfamily single-person households	311	8%	286	8%	363	10%
Average household size	3.19	NA	3.25	NA	2.94	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 35-10: Travilah, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	3,687	100%	3,548	100%	3,661	100%
Less than \$50,000	*	*	236	7%	252	7%
\$50,000 to \$99,999	452	12%	291	8%	365	10%
\$100,000 to \$149,999	512	14%	554	16%	401	11%
\$150,000 to \$199,999	575	16%	561	16%	391	11%
\$200,000 or more	1,815	49%	1,906	54%	2,252	62%
Average household income	\$262,441	NA	\$272,337	NA	\$332,801	NA

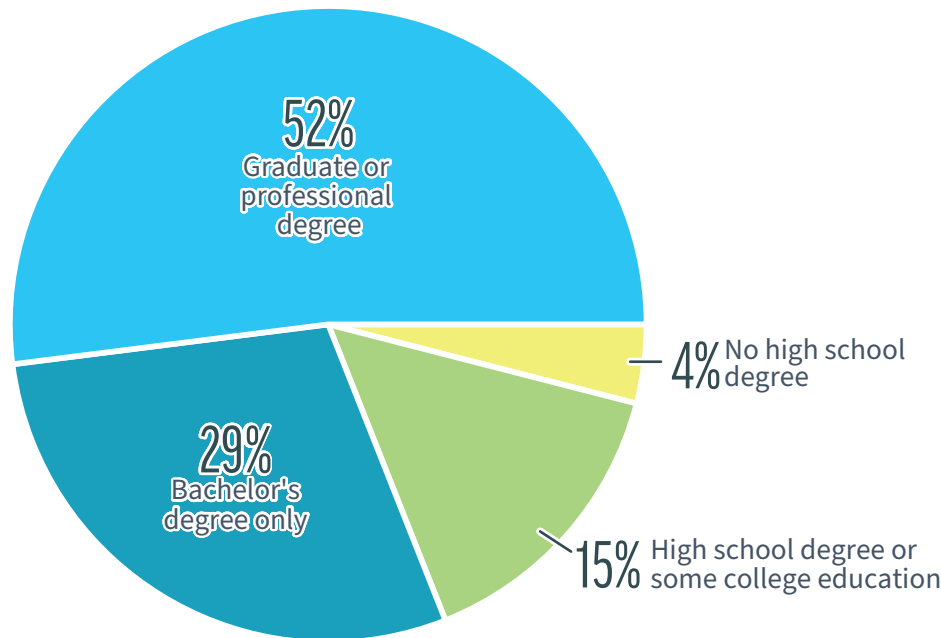
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

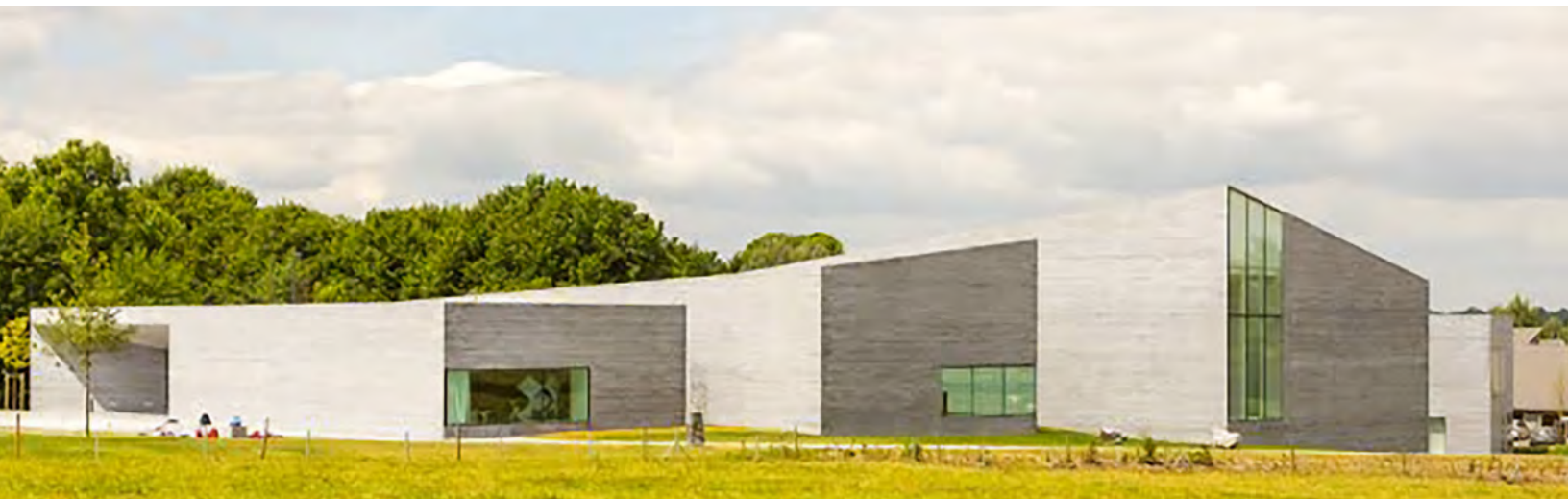
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 35-1: Travilah, Percent by Educational Attainment (2022)



Note: This graph refers to the population ages 25 years and older.

Source: U.S. Census Bureau, 2022 American Community Survey, 5-year estimates.



# HOUSING

In Travilah, single-family detached homes constitute most of the housing stock (91%) with a smaller number of townhouses. Nearly all units (96%) were built before 2010, and approximately one-third of these were constructed during the 1990s. The small amount of new housing construction after 2010 created only single-family detached homes. With most of the housing stock consisting of single-family detached units, nearly all residents lived in owner-occupied households over the years, with the homeownership rate of 96% in 2022 among the highest in

Montgomery County. Further, this extremely wealthy area had some of the highest home values of any community. Travilah was the only community with average home values above \$1,000,000 from 2010 to 2022. The average home value also grew by 35% during this period, and by 2022, two-thirds of owner-occupied houses were valued at \$1,000,000 or more. Similarly, average homeowner costs were consistently one of the highest in the county, though they did not increase by as much as home values did.

Table 35-11: Travilah, Housing Units by Year Built, Age, and Type (2024)

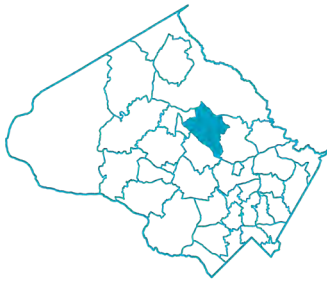
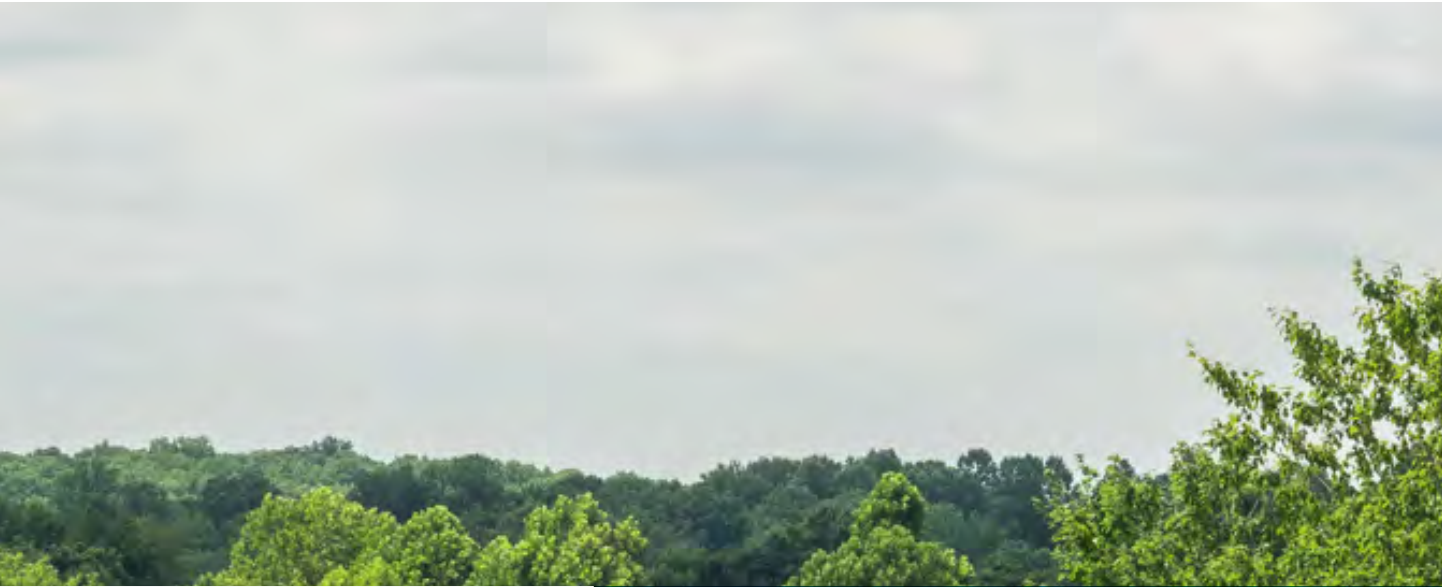
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	3,870	100%	3,514	100%	356	100%	0	100%
Before 1960	257	7%	257	7%	0	0%	0	NA
1960 to 1969	418	11%	418	12%	0	0%	0	NA
1970 to 1979	548	14%	522	15%	26	7%	0	NA
1980 to 1989	642	17%	642	18%	0	0%	0	NA
1990 to 1999	1,264	33%	955	27%	309	87%	0	NA
2000 to 2009	587	15%	566	16%	21	6%	0	NA
2010 or later	154	4%	154	4%	0	0%	0	NA
Unknown year	0	0%	0	0%	0	0%	0	NA
Average year built*	1987	NA	1986	NA	1995	NA	NA	NA
Average age*	37	NA	38	NA	29	NA	NA	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 35-12: Travilah, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,564	97%	3,342	94%	3,517	96%
Average homeowner costs (with mortgage)	\$4,660	NA	\$4,508	NA	\$5,342	NA
Average housing value (for homeowners)	\$1,010,906	NA	\$1,176,033	NA	\$1,363,145	NA
Rent-burdened households	*	*	*	*	91	67%
Average gross rent	*	NA	\$2,566	NA	\$2,942	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Upper Rock Creek

36



# PLACE

Table 36-1: Upper Rock Creek, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	8,218
Total development (square feet)	13,426,576
<i>Key environmental indicators</i>	
Parkland (acres)	2,893
Tree canopy cover (percent)	45.38
<i>Key development types</i>	
Office use (square feet)	31,205
Retail use (square feet)	214,697
Industrial use (square feet)	4,049,114
Other use (square feet)	1,086,987
Residential use (dwelling units)	3,000

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 36-2: Upper Rock Creek, Places of Interest (2024)

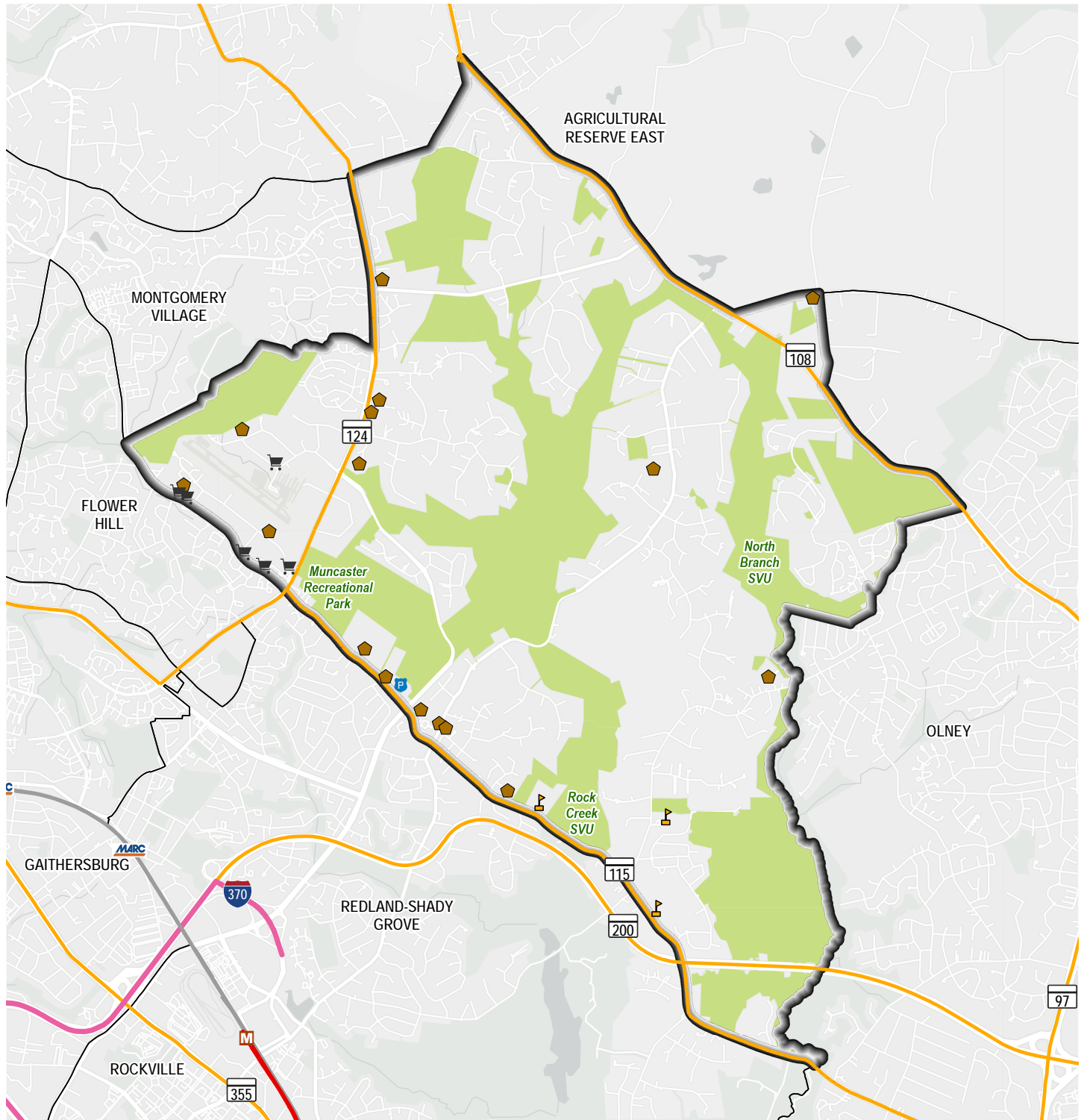
Place of Interest	Number
Fire Station	0
Grocery Store	6
Healthcare Facility	0
Library	0
Place of Worship	16
Police Facility	1
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

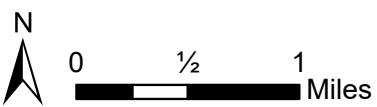
Upper Rock Creek is located in the north-central part of the county and developed around the upper parts of the Rock Creek watershed, as its name suggests. Most community facilities—which include 16 places of worship, six grocery stores, three public schools, and one police facility—are located along Routes 115 (Muncaster Mill Road) or 124 (Woodfield Road) (see Map 36-1). Muncaster Mill Road also forms a large part of the CTA’s southwestern boundary, and its northeastern boundary runs mostly along Route 108 (Olney-Laytonsville Road). The Rock Creek Stream Valley Park runs through the heart of the community and forms part of the 35% of the land area classified as parkland (see Map 36-2 and Table 36-3). A significant amount of the CTA’s remaining land is devoted to single-family residential uses, but non-residential uses are also prominent. Located west of Woodfield Road, Montgomery Airpark is a small aviation field surrounded by industrial, warehousing, and transportation-related land uses with 4 million square feet of industrial development, more than any other CTA except for Gaithersburg (see Table 36-1).



Map 36-1: Upper Rock Creek, Places of Interest (2024)

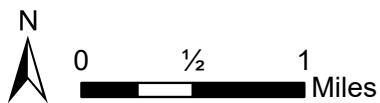
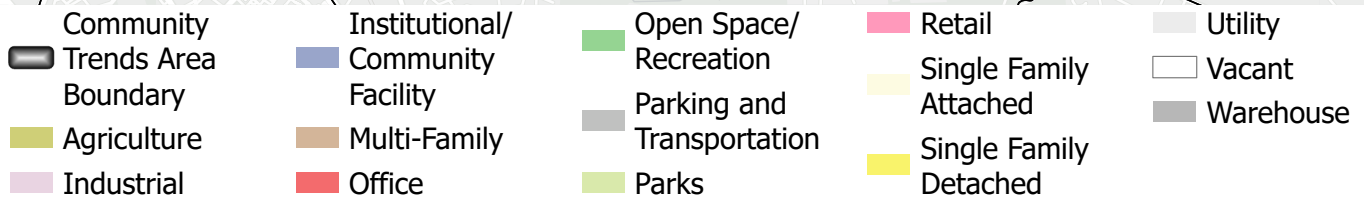
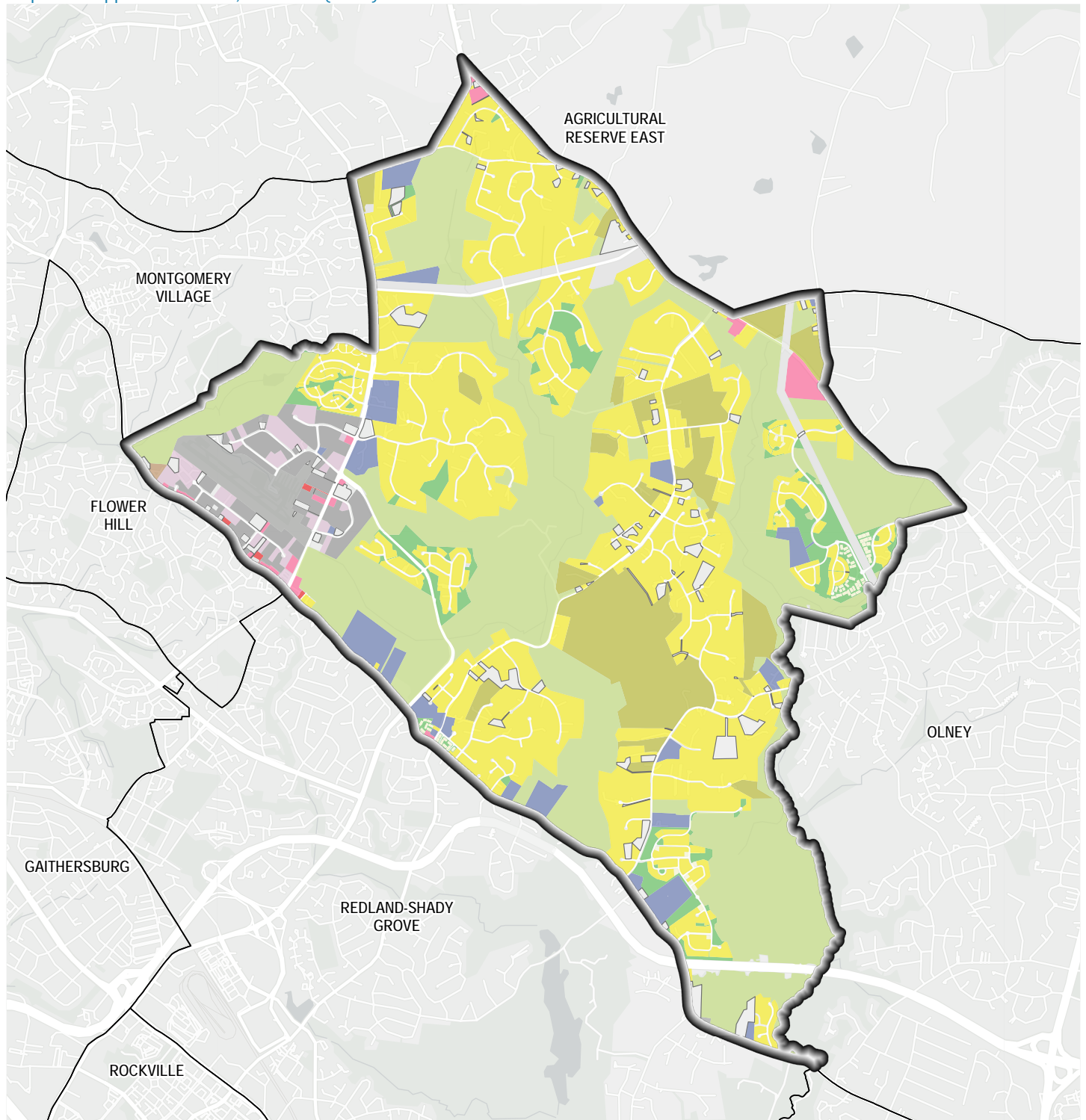


- |                                |                |               |                  |
|--------------------------------|----------------|---------------|------------------|
| Community Trends Area Boundary | Major Road     | MARC Station  | Place of Worship |
| Freeway                        | Metrorail Line | Park          | Police Facility  |
| Metro Station                  | MARC Line      | Grocery Store | Public School    |



Source: Montgomery Planning (August 2024).

Map 36-2: Upper Rock Creek, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 36-3: Upper Rock Creek, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	7.9%
Cultural	< 1.0%
Industrial	1.1%
Institutional/Community Facility	3.5%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	3.3%
Parking and Transportation	1.6%

Land Use Category	Percent of Land Area*
Parks	35.3%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	33.3%
Utility	1.6%
Vacant	2.5%
Warehouse	2.5%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Upper Rock Creek was home to 10,138 residents in 2022. Although the community’s total population increased little from 2010 to 2022, the population ages 65 and over had immense growth, increasing by 181%. Like the county as a whole, no racial or ethnic group was the majority after 2010 (see Table 36-5 and Figure 36-1). People of color were 56% of the population in 2022, and similar shares of residents identified as Black, Asian, or Hispanic within that total. Partly related to this racial diversity, more than one-third of residents spoke a non-English language at home. A high percentage of households (89%) were families throughout

the 2010-2022 period, but the share of households with children declined from 48% to 34%. At least 60% of adults ages 25 and over had a bachelor’s degree or additional postsecondary education during the entire 2010-2022 period, similar to countywide figures. The community’s average household income, though consistently higher than the county’s, experienced slow growth of only 15% from 2010 to 2022. The onset of the COVID-19 pandemic led to more people working from home, which accounted for 24% of all workers in 2022.

Table 36-4: Upper Rock Creek, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	9,442	100%	9,420	100%	10,138	100%
0 to 4 years	397	4%	498	5%	446	4%
5 to 17 years	2,226	24%	1,597	17%	2,063	20%
18 to 34 years	1,602	17%	1,965	21%	1,624	16%
35 to 44 years	1,493	16%	908	10%	1,212	12%
45 to 64 years	3,164	34%	3,352	36%	3,222	32%
65 years and older	560	6%	1,100	12%	1,571	15%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-5: Upper Rock Creek, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	9,442	100%	9,420	100%	10,138	100%
White, non-Hispanic	5,115	54%	4,636	49%	4,456	44%
Black or African American, non-Hispanic	1,147	12%	1,791	19%	1,773	17%
Asian, non-Hispanic	1,507	16%	1,989	21%	1,875	18%
Other races, non-Hispanic	*	*	349	4%	585	6%
Hispanic or Latino	1,395	15%	655	7%	1,449	14%

\* Estimates are not reliable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-6: Upper Rock Creek, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	9,045	100%	8,922	100%	9,692	100%
Speak non-English language at home	3,273	36%	3,028	34%	3,802	39%
Speak English less than “very well”	*	*	1,124	13%	1,381	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-7: Upper Rock Creek, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	5,840	100%	6,189	100%	6,834	100%
No high school degree	*	*	248	4%	461	7%
High school degree or some college education	2,058	35%	2,256	36%	2,158	32%
Bachelor’s degree only	1,957	34%	2,093	34%	2,170	32%
Graduate or professional degree	1,550	27%	1,592	26%	2,045	30%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-8: Upper Rock Creek, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	5,159	100%	4,852	100%	5,496	100%
Commuted by driving	4,304	83%	3,931	81%	3,851	70%
Car-free commute	477	9%	535	11%	240	4%
Worked from home	378	7%	341	7%	1,298	24%
Percent of households with no vehicles	*	*	*	*	*	*

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-9: Upper Rock Creek, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,821	100%	2,851	100%	3,267	100%
Family households	2,508	89%	2,537	89%	2,922	89%
Families with children	1,362	48%	1,143	40%	1,102	34%
Single-parent families with children	*	*	139	5%	*	*
Nonfamily multi-person households	*	*	84	3%	*	*
Nonfamily single-person households	286	10%	230	8%	323	10%
Average household size	3.35	NA	3.28	NA	3.08	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 36-10: Upper Rock Creek, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,821	100%	2,851	100%	3,267	100%
Less than \$50,000	*	*	370	13%	342	10%
\$50,000 to \$99,999	447	16%	668	23%	533	16%
\$100,000 to \$149,999	707	25%	573	20%	487	15%
\$150,000 to \$199,999	466	17%	358	13%	553	17%
\$200,000 or more	847	30%	882	31%	1,352	41%
Average household income	\$182,152	NA	\$171,692	NA	\$208,578	NA

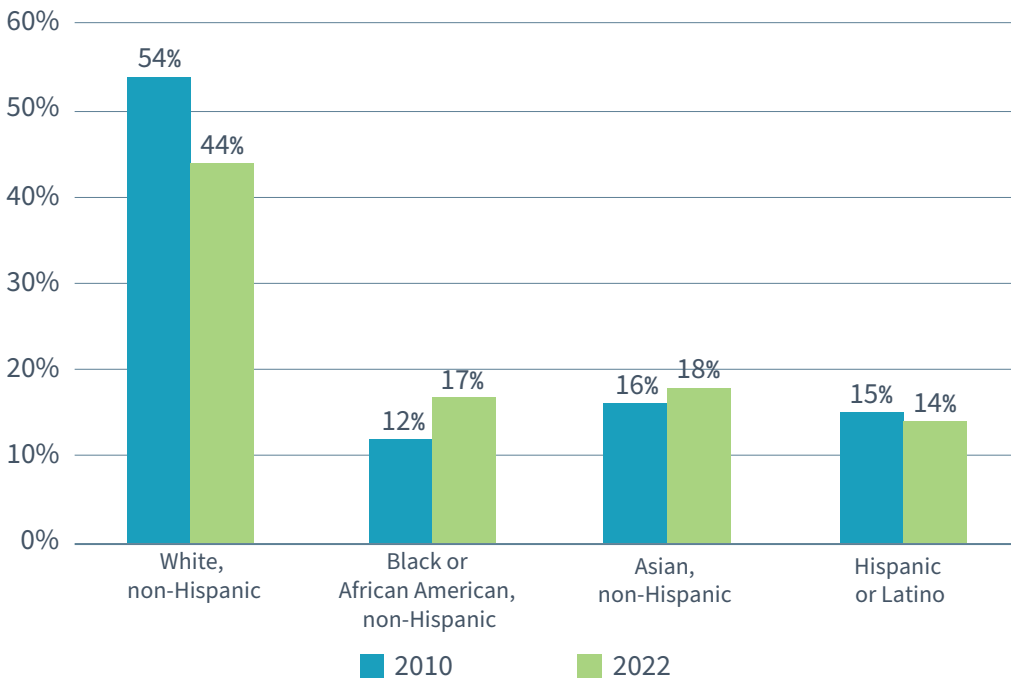
NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 36-1: Upper Rock Creek, Percent by Race and Hispanic Ethnicity (2010, 2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

# HOUSING

The housing stock in the Upper Rock Creek community is mostly single-family detached homes (82%) with smaller amounts of other housing types. Due to later development relative to other parts of the county, more than 80% of the CTA's housing units were built after 1980. New construction after 2010 was mostly single-family detached units and some townhouses, comprising 10% of the current housing stock. In line with the large share of single-family homes,

the community had a very high homeownership rate exceeding 90%. Average home values decreased by 17% from 2010 to 2016 before rising by 28% to \$701,000 in 2022, resulting in an overall slower growth rate than the countywide figure for the 2010-2022 period; by 2022, the CTA's average was no longer higher than the county's. On a percentage basis, the community's average homeowner costs did not change as much as average home values.

Table 36-11: Upper Rock Creek, Housing Units by Year Built, Age, and Type (2024)

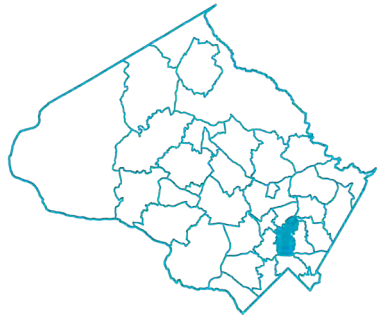
Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	3,000	100%	2,463	100%	429	100%	108	100%
Before 1960	86	3%	86	3%	0	0%	0	0%
1960 to 1969	214	7%	214	9%	0	0%	0	0%
1970 to 1979	242	8%	181	7%	61	14%	0	0%
1980 to 1989	786	26%	786	32%	0	0%	0	0%
1990 to 1999	636	21%	524	21%	112	26%	0	0%
2000 to 2009	740	25%	422	17%	210	49%	108	100%
2010 or later	296	10%	250	10%	46	11%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1991	NA	1989	NA	1999	NA	2006	NA
Average age*	33	NA	35	NA	25	NA	18	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 36-12: Upper Rock Creek, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	2,568	91%	2,569	90%	3,084	94%
Average homeowner costs (with mortgage)	\$3,212	NA	\$2,951	NA	\$3,526	NA
Average housing value (for homeowners)	\$660,217	NA	\$548,990	NA	\$701,322	NA
Rent-burdened households	*	*	184	65%	70	42%
Average gross rent	\$1,609	NA	\$1,698	NA	\$1,945	NA

NA Not Applicable.  
 \* Estimates are not reliable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# Wheaton

37



**Table 37-1: Wheaton, Land Use Indicators (2024)**

Characteristic	Value
Total area (acres)	3,304
Total development (square feet)	20,536,623
<i>Key environmental indicators</i>	
Parkland (acres)	716
Tree canopy cover (percent)	44.63
<i>Key development types</i>	
Office use (square feet)	1,055,990
Retail use (square feet)	2,437,601
Industrial use (square feet)	141,937
Other use (square feet)	2,454,229
Residential use (dwelling units)	12,643

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

**Table 37-2: Wheaton, Places of Interest (2024)**

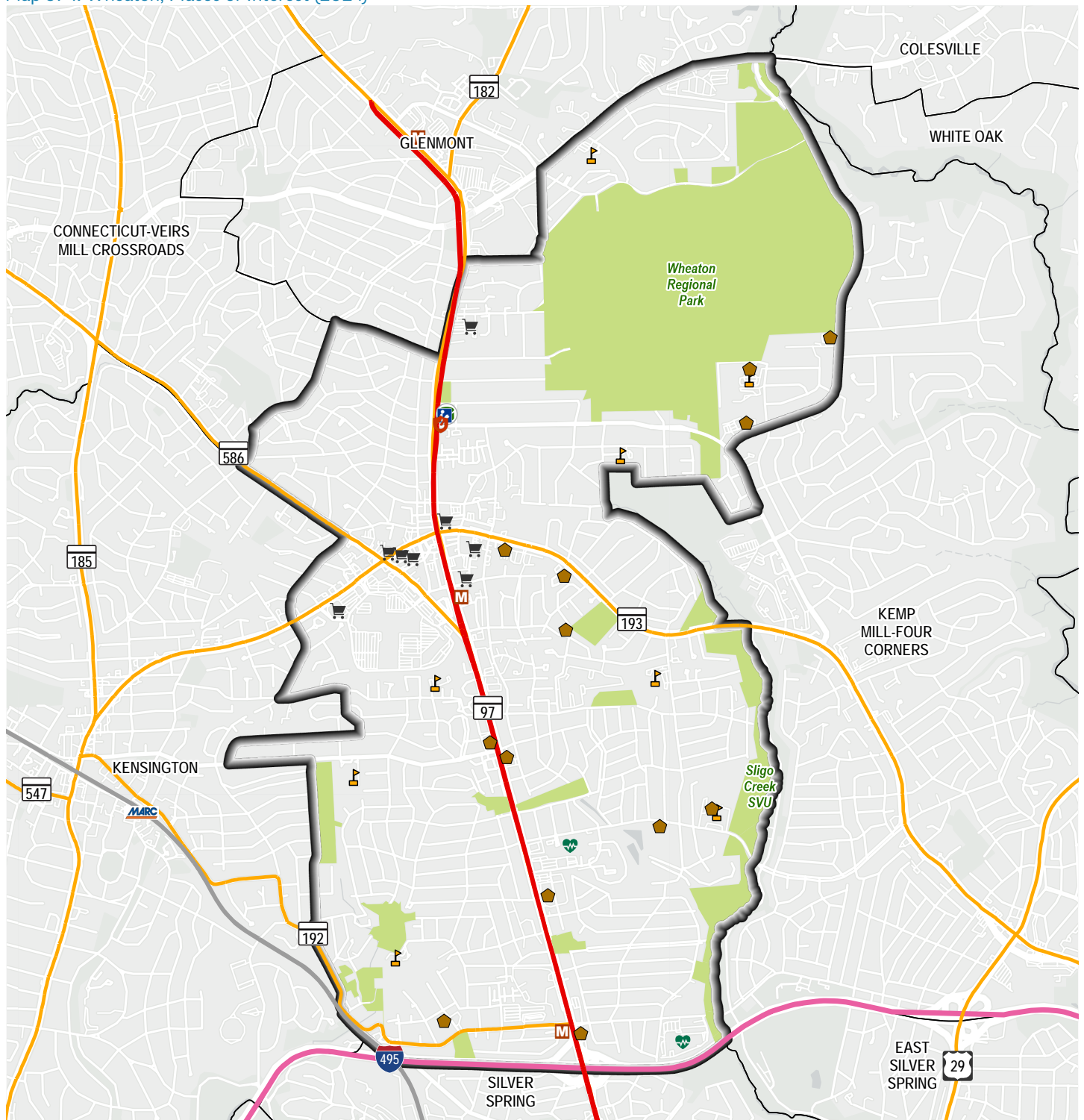
Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	2
Library	1
Place of Worship	13
Police Facility	0
Public School	8
Recreation Center	1

Source: Montgomery Planning (August 2024).

Wheaton is located in the south-eastern part of Montgomery County directly north of I-495, which forms the community’s southern border. Three major roads come together in the middle of the CTA near Metrorail’s Wheaton station to form “Downtown Wheaton” (see Map 37-1), a commercial activity center anchored by Westfield Wheaton Shopping Mall. The mall takes up most of this area’s retail land use (see Map 37-2), and its more than 1.5 million square feet of space accounts for more than 60% of the community’s 2.4 million square feet of retail development (see Table 37-1). Downtown Wheaton is also home to the M-NCPPC Wheaton Headquarters with the offices of Montgomery Planning, Montgomery Parks, and several Montgomery County government agencies. Much of the CTA’s multi-family residential land use is situated near Route 97 (Georgia Avenue), the main north-south corridor, as are several other public facilities (as shown on Map 37-1), such as the Wheaton Volunteer Rescue Squad, Wheaton Library, and Wheaton Recreation Center. Most of the parkland is part of the 536-acre Wheaton Regional Park and the Sligo Creek Stream Valley Park along the community’s eastern edge. Holy Cross Hospital, near I-495 and east of Metrorail’s Forest Glen station, is a significant healthcare facility for the broader Washington, DC, region. Its more than 800,000 square feet constitutes approximately one-third of the “Other use” development in Table 37-1.



Map 37-1: Wheaton, Places of Interest (2024)

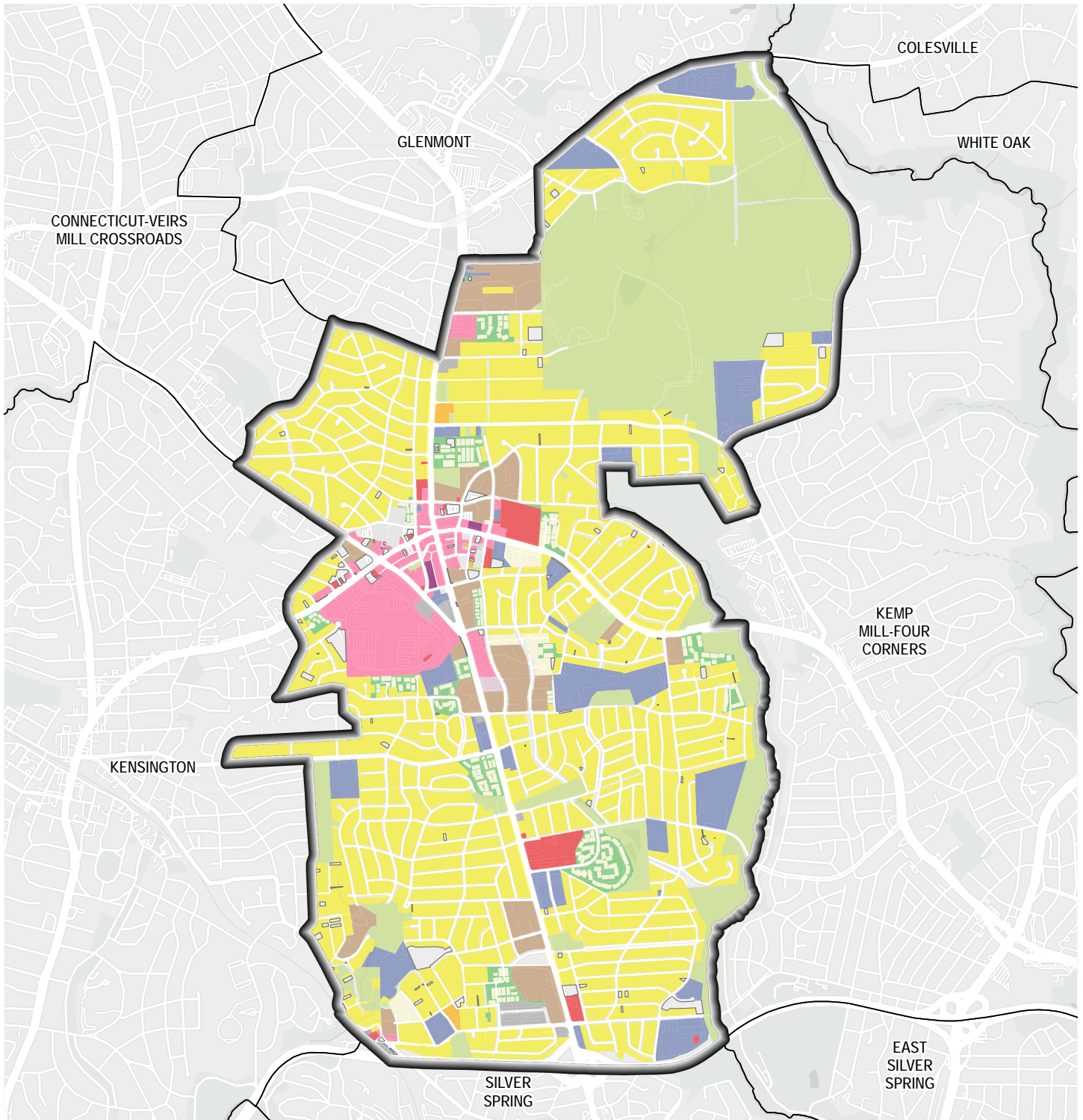


- |                      |                |               |                     |                   |
|----------------------|----------------|---------------|---------------------|-------------------|
| Trends Area Boundary | Metrorail Line | Park          | Healthcare Facility | Public School     |
| Freeway              | Metro Station  | Fire Station  | Library             | Recreation Center |
| Major Road           | MARC Station   | Grocery Store | Place of Worship    |                   |



Source: Montgomery Planning (August 2024).

Map 37-2: Wheaton, Land Use (2024)



- |                                |                                  |                            |           |                        |
|--------------------------------|----------------------------------|----------------------------|-----------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Office                     | Parks     | Single Family Detached |
| Cultural                       | Mixed-Use Office                 | Open Space/Recreation      | Retail    | Single Family Attached |
| Industrial                     | Multi-Family                     | Parking and Transportation | Utility   | Vacant                 |
|                                |                                  |                            | Warehouse |                        |



Source: Montgomery Planning (August 2024).

Table 37-3: Wheaton, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	22.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	3.6%
Institutional/Community Facility	6.0%	Single-Family Attached	1.9%
Mixed-Use Office	< 1.0%	Single-Family Detached	38.1%
Multi-Family	4.2%	Utility	< 1.0%
Office	1.1%	Vacant	1.2%
Open Space/Recreation	1.8%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



# PEOPLE

Home to 35,544 residents in 2022, Wheaton is a diverse, growing community. Unlike many other communities in Montgomery County, Wheaton has had a school-age population (ages 5 to 17) as its most rapidly growing age group. Compared to the 19% increase in total population since 2010, this age group grew by 57% (see Table 37-4 and Figure 37-1). The Hispanic population also had a higher growth rate than the overall population, with a 31% increase in this group. Likely related to the community’s racial diversity, nearly half of residents spoke a non-English language at home. With the rising school-age population, families with children were the fastest-growing household type; their numbers increased by 35% and comprised 36% of all households in 2022.

Educational attainment and income levels also increased from 2010 to 2022. Among residents ages 25 and over, the group with at least a bachelor’s degree grew by 30% and became the majority by 2022 (52%). The average household income was below countywide averages for all years but grew by 55%, exceeding the county’s 38% growth rate partly due to a 223% growth in the number of households earning \$200,000 or more. Finally, related to the presence of transit options such as Metrorail, more than 10% of households did not have a vehicle, and 29% of workers had a car-free commute in 2010 and 2016. Working from home became more prevalent by 2022 after the COVID-19 pandemic began, with 21% of workers in this category.

Table 37-4: Wheaton, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	29,753	100%	34,374	100%	35,544	100%
0 to 4 years	2,754	9%	2,922	9%	2,473	7%
5 to 17 years	4,375	15%	5,550	16%	6,853	19%
18 to 34 years	7,828	26%	8,618	25%	8,114	23%
35 to 44 years	4,827	16%	5,385	16%	5,362	15%
45 to 64 years	6,767	23%	8,158	24%	8,361	24%
65 years and older	3,202	11%	3,740	11%	4,381	12%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 37-5: Wheaton, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	29,753	100%	34,374	100%	35,544	100%
White, non-Hispanic	10,613	36%	12,175	35%	11,735	33%
Black or African American, non-Hispanic	5,998	20%	6,492	19%	7,439	21%
Asian, non-Hispanic	3,026	10%	4,093	12%	2,858	8%
Other races, non-Hispanic	1,041	3%	1,243	4%	1,617	5%
Hispanic or Latino	9,075	31%	10,371	30%	11,895	33%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 37-6: Wheaton, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	27,000	100%	31,452	100%	33,071	100%
Speak non-English language at home	12,555	47%	15,399	49%	15,683	47%
Speak English less than “very well”	6,516	24%	5,976	19%	5,290	16%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 37-7: Wheaton, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	20,278	100%	23,397	100%	23,771	100%
No high school degree	3,792	19%	3,830	16%	3,252	14%
High school degree or some college education	7,110	35%	8,075	35%	8,317	35%
Bachelor’s degree only	4,374	22%	5,554	24%	5,630	24%
Graduate or professional degree	5,003	25%	5,938	25%	6,572	28%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 37-8: Wheaton, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	15,535	100%	18,590	100%	17,852	100%
Commuted by driving	10,309	66%	12,351	66%	10,972	61%
Car-free commute	4,440	29%	5,303	29%	3,008	17%
Worked from home	639	4%	851	5%	3,700	21%
Percent of households with no vehicles	1,359	13%	1,181	10%	1,637	13%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 37-9: Wheaton, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,771	100%	11,426	100%	12,542	100%
Family households	7,238	67%	7,599	66%	8,393	67%
Families with children	3,358	31%	4,067	36%	4,538	36%
Single-parent families with children	1,082	10%	1,256	11%	1,351	11%
Nonfamily multi-person households	634	6%	846	7%	704	6%
Nonfamily single-person households	2,899	27%	2,982	26%	3,445	27%
Average household size	2.75	NA	2.99	NA	2.81	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 37-10: Wheaton, Household Income

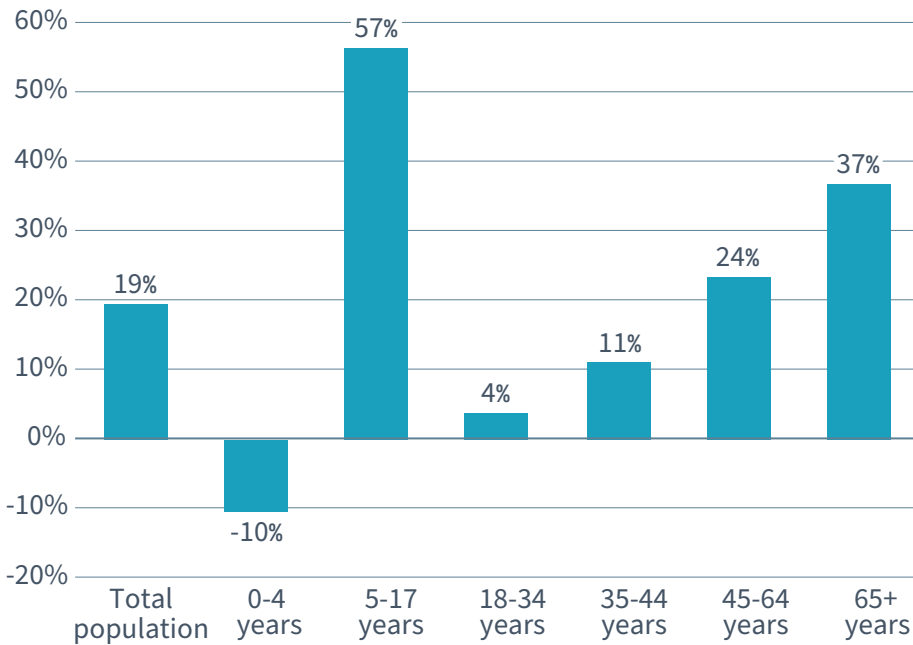
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,771	100%	11,426	100%	12,542	100%
Less than \$50,000	3,576	33%	3,325	29%	2,444	19%
\$50,000 to \$99,999	3,177	29%	2,996	26%	3,238	26%
\$100,000 to \$149,999	2,152	20%	2,543	22%	2,518	20%
\$150,000 to \$199,999	1,066	10%	1,330	12%	1,757	14%
\$200,000 or more	801	7%	1,233	11%	2,585	21%
Average household income	\$91,677	NA	\$104,571	NA	\$141,937	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 37-1: Wheaton, Percent Change by Age (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

The housing stock in Wheaton includes a variety of unit types and has expanded in recent years. Approximately half (51%) of all units were single-family detached homes, and 37% were multi-family units, in both large multi-story buildings and garden-style apartments. New construction since 2010 produced 13% of the existing housing stock, and multi-family units accounted for 88% of new housing, with most of these belonging to several large multi-family developments along the Georgia Avenue corridor. The homeownership rate may be on a downward trend since reaching 58% in 2022, partly reflecting the sizeable number of multi-family units built in recent years. Average home values decreased by 11% from 2010 to 2016 before rising by 38% to nearly \$523,000 in 2022, still below the county

average. The average gross rent increased by 41% to \$1,911 per month in 2022, close to the county average, and at least half of all renters experienced a housing cost burden.



*Approximately half (51%) of Wheaton's housing units in 2024 were single-family detached homes and 37% were multi-family units, in both large multi-story buildings and garden-style apartments.*

Table 37-11: Wheaton, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	12,643	100%	6,462	100%	1,504	100%	4,677	100%
Before 1960	5,726	45%	5,212	81%	63	4%	451	10%
1960 to 1969	2,299	18%	645	10%	85	6%	1,569	34%
1970 to 1979	488	4%	157	2%	0	0%	331	7%
1980 to 1989	1,107	9%	181	3%	595	40%	331	7%
1990 to 1999	389	3%	118	2%	157	10%	114	2%
2000 to 2009	973	8%	92	1%	465	31%	416	9%
2010 or later	1,609	13%	57	1%	139	9%	1,413	30%
Unknown year	52	0%	0	0%	0	0%	52	1%
Average year built*	1971	NA	1955	NA	1991	NA	1985	NA
Average age*	53	NA	69	NA	33	NA	39	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 37-12: Wheaton, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,938	64%	6,870	60%	7,291	58%
Average homeowner costs (with mortgage)	\$2,359	NA	\$2,176	NA	\$2,703	NA
Average housing value (for homeowners)	\$423,231	NA	\$378,438	NA	\$522,974	NA
Rent-burdened households	2,114	59%	2,370	54%	2,495	50%
Average gross rent	\$1,354	NA	\$1,601	NA	\$1,911	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# White Oak

38



# PLACE

Table 38-1: White Oak, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,658
Total development (square feet)	18,223,371
<i>Key environmental indicators</i>	
Parkland (acres)	506
Tree canopy cover (percent)	51.94
<i>Key development types</i>	
Office use (square feet)	685,642
Retail use (square feet)	712,569
Industrial use (square feet)	499,174
Other use (square feet)	5,101,417
Residential use (dwelling units)	8,858

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 38-2: White Oak, Places of Interest (2024)

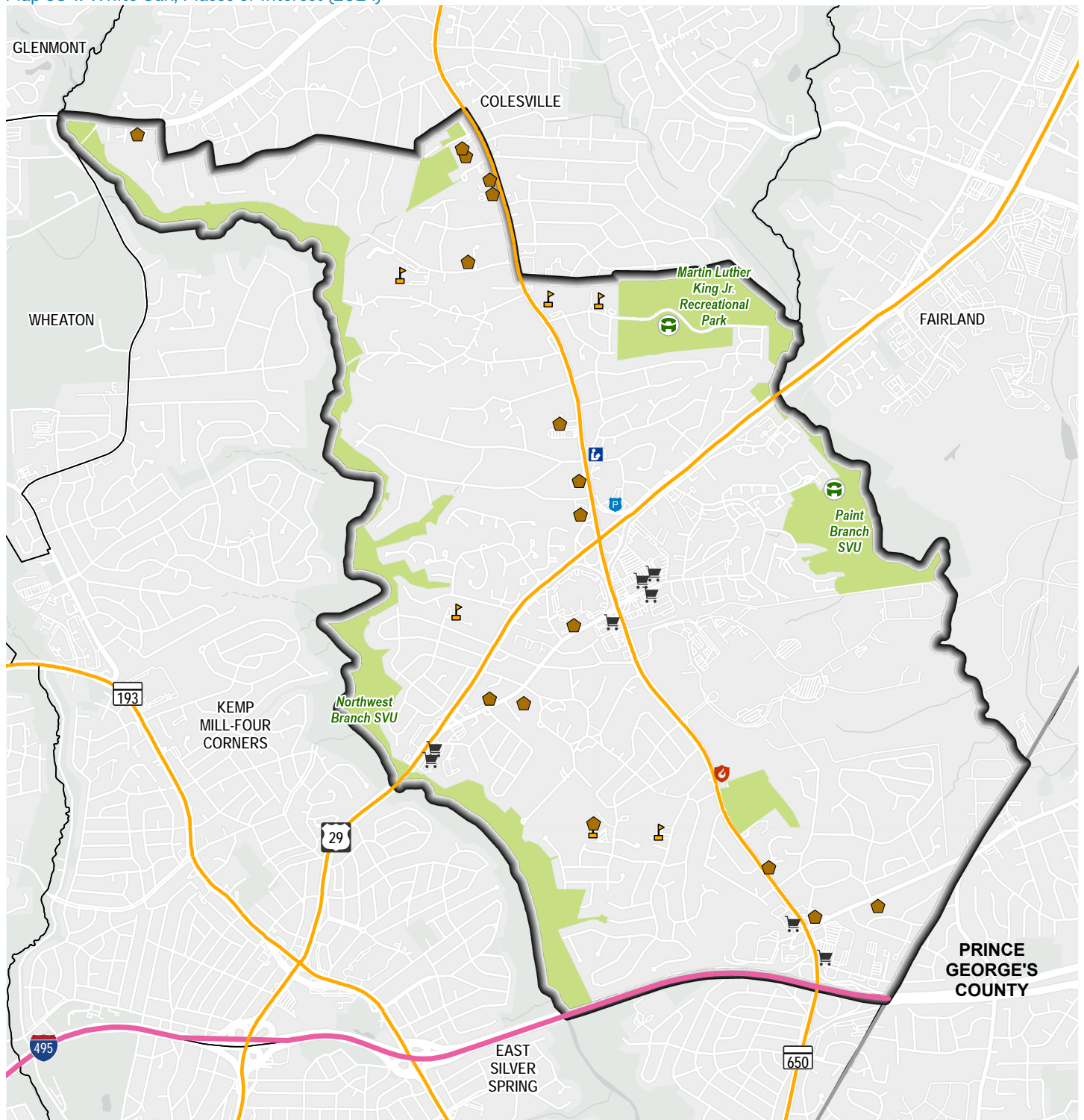
Place of Interest	Number
Fire Station	1
Grocery Store	8
Healthcare Facility	0
Library	1
Place of Worship	16
Police Facility	1
Public School	6
Recreation Center	2

Source: Montgomery Planning (August 2024).

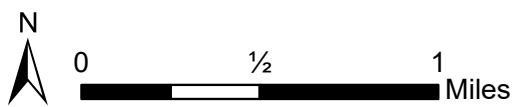
White Oak is located on the eastern edge of Montgomery County and borders on Prince George’s County (see Map 38-1). The Northwest Branch Stream Valley Park runs along the community’s entire western border, and I-495 marks its southern boundary. U.S. 29 and Route 650 (New Hampshire Avenue) intersect in the middle of the CTA. Community-serving public facilities along New Hampshire Avenue from south to north include the Hillandale Volunteer Fire Department Station 12, the Montgomery County Police Department’s 3rd District Station, and White Oak Library. Additionally, Paint Branch Stream Valley Park and the Martin Luther King Jr. Recreational Park each has one recreation center. Grocery stores are clustered in three areas near the major roads with most of the CTA’s other retail land use. Institutional/community facility land use constitutes 19% of the CTA, largely due to the Federal Research Center, which houses the Food and Drug Administration (FDA) headquarters, and the U.S. Army Adelphi Research Laboratory (see Map 38-2). These government facilities in the community’s southeastern portion contain 3.1 million square feet of development and account for more than 60% of the “Other use” square footage in Table 38-1.



Map 38-1: White Oak, Places of Interest (2024)

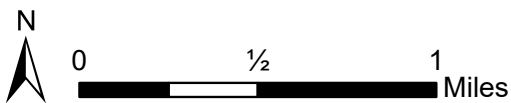
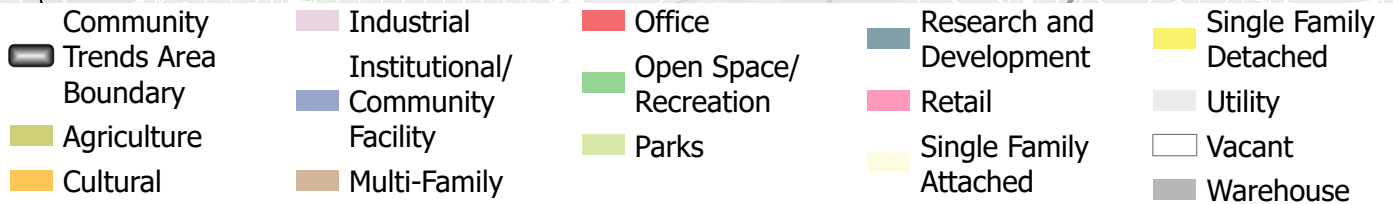
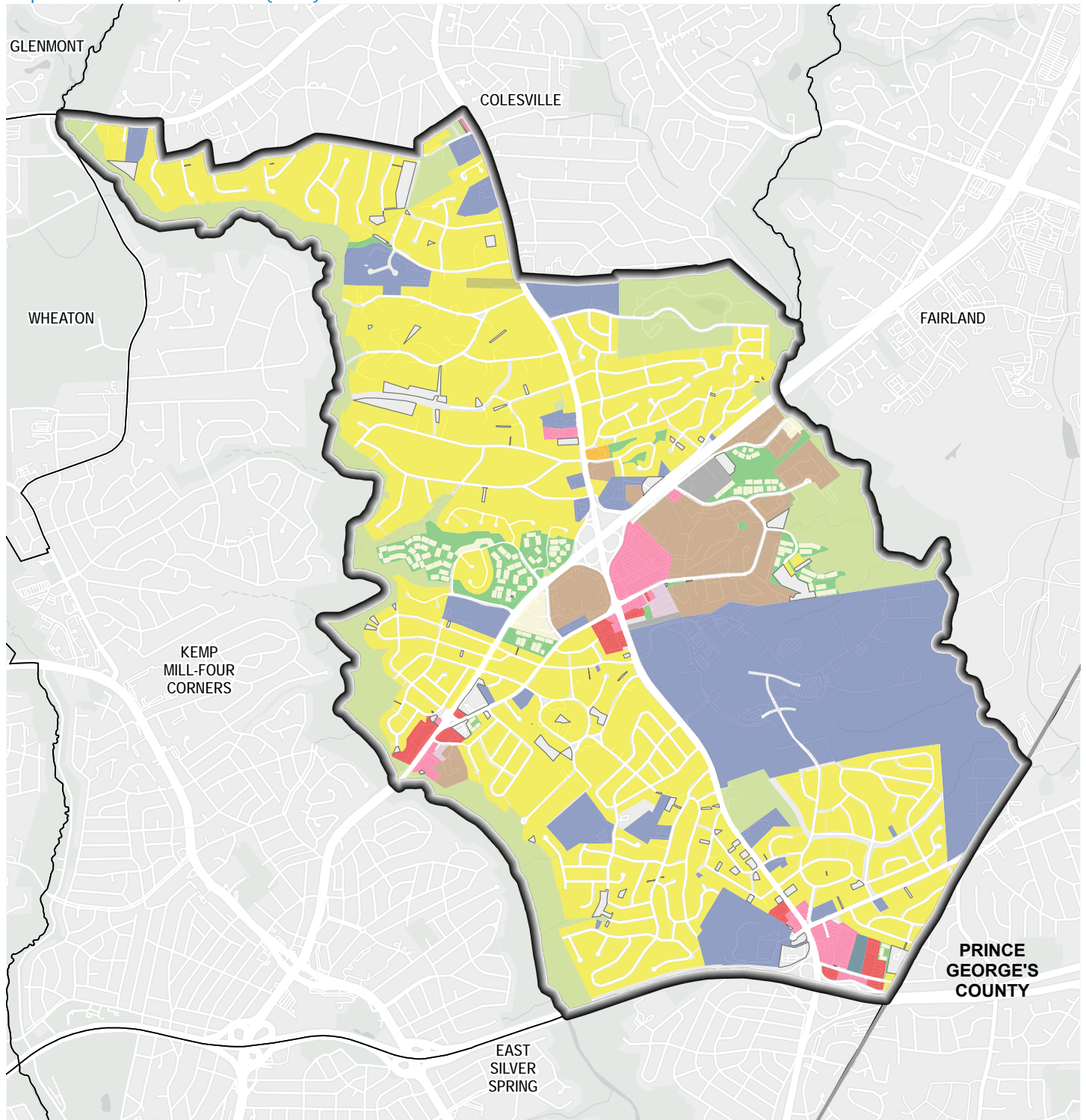


- |                                |               |                  |                   |
|--------------------------------|---------------|------------------|-------------------|
| Community Trends Area Boundary | Major Road    | Library          | Public School     |
| Freeway                        | Park          | Place of Worship | Recreation Center |
|                                | Fire Station  | Police Facility  |                   |
|                                | Grocery Store |                  |                   |



Source: Montgomery Planning (August 2024).

Map 38-2: White Oak, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 38-3: White Oak, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	19.1%
Mixed-Use Office	< 1.0%
Multi-Family	4.9%
Office	< 1.0%
Open Space/Recreation	2.4%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	13.7%
Research and Development	< 1.0%
Retail	1.7%
Single-Family Attached	1.4%
Single-Family Detached	39.3%
Utility	< 1.0%
Vacant	1.9%
Warehouse	< 1.0%

\* Percents do not add up to 100% as rights-of-way are excluded.  
 Source: Montgomery Planning (August 2024).



## PEOPLE

White Oak had 23,746 residents in 2022 and experienced little overall population growth since 2010. Like neighboring Fairland, Black residents formed a much larger share of the population than other racial and ethnic groups, and that population grew by 36% from 2010 to 2022, with 50% of residents identifying as Black by 2022 (see Table 38-5 and Figure 38-1), higher than the countywide figure of 18%. Residents speaking a non-English language at home became the majority (54%) in 2022. During the entire 2010-2022 period, children under age 18 outnumbered the older adult population, and approximately one-third of

households had children. The percentage of adults ages 25 and over with at least a bachelor's degree remained slightly below 50%, and while White Oak's average household income continued to be lower than the countywide figure, its 38% increase was the same as the county's growth rate. Over 10% of households did not have a vehicle, and in 2010 and 2016, one-sixth of workers had a car-free commute; many of these commuters appeared to switch to working from home by 2022 due to the COVID-19 pandemic.

Table 38-4: White Oak, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	21,908	100%	23,988	100%	23,746	100%
0 to 4 years	1,585	7%	1,505	6%	1,968	8%
5 to 17 years	3,392	15%	4,137	17%	3,673	15%
18 to 34 years	5,759	26%	5,709	24%	5,872	25%
35 to 44 years	2,879	13%	3,581	15%	3,201	13%
45 to 64 years	6,215	28%	6,007	25%	5,962	25%
65 years and older	2,078	9%	3,049	13%	3,070	13%

Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 38-5: White Oak, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	21,908	100%	23,988	100%	23,746	100%
White, non-Hispanic	5,866	27%	5,685	24%	4,411	19%
Black or African American, non-Hispanic	8,652	39%	10,750	45%	11,759	50%
Asian, non-Hispanic	2,771	13%	1,925	8%	1,890	8%
Other races, non-Hispanic	*	*	870	4%	862	4%
Hispanic or Latino	4,054	19%	4,758	20%	4,824	20%

\* Estimates are not reliable.  
Estimates and percentages may not sum to totals due to rounding.  
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 38-6: White Oak, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	20,323	100%	22,483	100%	21,778	100%
Speak non-English language at home	9,616	47%	10,284	46%	11,831	54%
Speak English less than “very well”	4,236	21%	3,632	16%	4,665	21%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 38-7: White Oak, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	14,633	100%	16,518	100%	15,798	100%
No high school degree	1,912	13%	1,911	12%	1,933	12%
High school degree or some college education	5,909	40%	6,800	41%	6,626	42%
Bachelor’s degree only	3,587	25%	4,079	25%	3,525	22%
Graduate or professional degree	3,225	22%	3,728	23%	3,714	24%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 38-8: White Oak, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	11,575	100%	12,099	100%	11,619	100%
Commuted by driving	9,010	78%	9,477	78%	8,614	74%
Car-free commute	1,996	17%	1,946	16%	1,144	10%
Worked from home	425	4%	498	4%	1,633	14%
Percent of households with no vehicles	1,139	14%	947	11%	1,059	13%

Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 38-9: White Oak, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	8,322	100%	8,628	100%	8,351	100%
Family households	5,570	67%	5,801	67%	5,852	70%
Families with children	2,570	31%	2,918	34%	2,739	33%
Single-parent families with children	1,112	13%	1,233	14%	826	10%
Nonfamily multi-person households	513	6%	681	8%	370	4%
Nonfamily single-person households	2,239	27%	2,146	25%	2,129	25%
Average household size	2.63	NA	2.77	NA	2.83	NA

NA Not Applicable.  
 Estimates and percentages may not sum to totals due to rounding.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 38-10: White Oak, Household Income

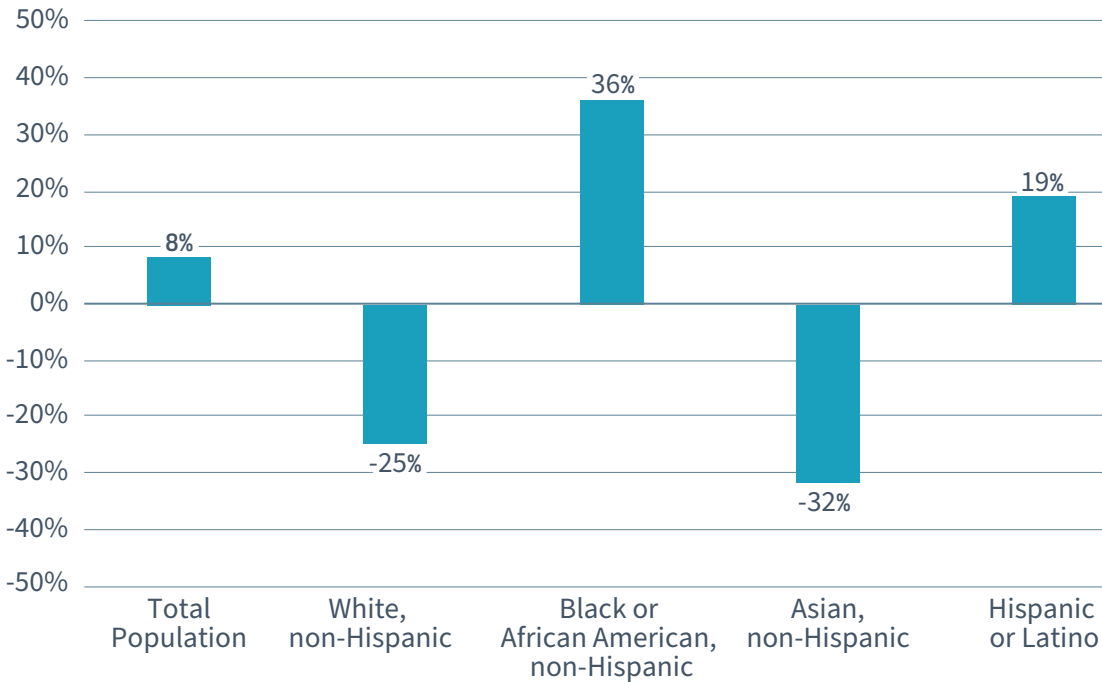
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	8,322	100%	8,628	100%	8,351	100%
Less than \$50,000	3,087	37%	3,078	36%	2,335	28%
\$50,000 to \$99,999	2,452	29%	2,541	29%	2,106	25%
\$100,000 to \$149,999	1,323	16%	1,455	17%	1,671	20%
\$150,000 to \$199,999	837	10%	712	8%	609	7%
\$200,000 or more	623	7%	842	10%	1,630	20%
Average household income	\$90,167	NA	\$93,327	NA	\$124,650	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 38-1: White Oak, Percent Change by Race and Hispanic Ethnicity (2010-2022)



Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.



# HOUSING

White Oak has a diverse housing stock with significant numbers of units of all major housing types. More than half (53%) of its nearly 9,000 housing units were in multi-family high-rises and smaller multi-family buildings such as garden-style apartments. Single-family detached homes formed most of the remaining housing stock. Much of the overall housing stock dates to before 1970, when 88% of single-family detached homes and 50% of multi-family units were built. Most of the small number of units added since 2010 are part of the Victory Crossing Senior Apartments, next to the CTA’s police station near U.S. Route 29 and New Hampshire Avenue.

From 2010 to 2022, White Oak’s average home values remained lower than the countywide figures. Homeownership rates during this period remained

below 50%, likely correlated with the large number of multi-family units. In 2022, 45% of households were homeowners, less than the countywide homeownership rate of 66%. Average gross rent in White Oak continued to be lower than the countywide average, but renters faced housing costs that grew by 32% from 2010 to 2022. Nearly 6 out of 10 renter households were burdened by housing costs throughout this entire period.



*Between 2010 and 2022, average housing costs for renters in White Oak grew by 32%, and nearly 6 in 10 renter households were burdened by housing costs.*

Table 38-11: White Oak, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	8,858	100%	3,218	100%	978	100%	4,662	100%
Before 1960	1,532	17%	1,532	48%	0	0%	0	0%
1960 to 1969	3,693	42%	1,276	40%	108	11%	2,309	50%
1970 to 1979	246	3%	35	1%	0	0%	211	5%
1980 to 1989	1,781	20%	243	8%	550	56%	988	21%
1990 to 1999	489	6%	27	1%	0	0%	462	10%
2000 to 2009	383	4%	85	3%	298	30%	0	0%
2010 or later	147	2%	20	1%	22	2%	105	2%
Unknown year	587	7%	0	0%	0	0%	587	13%
Average year built*	1972	NA	1962	NA	1989	NA	1975	NA
Average age*	52	NA	62	NA	35	NA	49	NA

NA Not Applicable.  
 \* Excludes housing units for which the year built is unknown.  
 Percentages may not sum to totals due to rounding.  
 Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 38-12: White Oak, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,007	48%	3,783	44%	3,731	45%
Average homeowner costs (with mortgage)	\$2,648	NA	\$2,440	NA	\$2,997	NA
Average housing value (for homeowners)	\$493,272	NA	\$429,172	NA	\$549,347	NA
Rent-burdened households	2,389	57%	2,637	57%	2,626	59%
Average gross rent	\$1,349	NA	\$1,459	NA	\$1,775	NA

NA Not Applicable.  
 Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# CONCLUSION



Montgomery Planning's Research & Strategic Projects (RSP) Division undertook this study of Community Trends Areas (CTAs) to analyze how the demographic, housing, and place characteristics of different parts of the county have changed since 2010. While the division completed a countywide trends study in 2019 and has regularly conducted one-off small area studies to support master plans, this is the first comprehensive study of small area geographies in one report. Staff took a data-driven, methodical approach to provide key metrics and at-a-glance findings for residents through the report's 38 community profiles. In addition, an accompanying [online dashboard](#) provides another way to interact with the data.

The following sections summarize key overarching conclusions about land use patterns, demographic composition, and housing conditions explored in the report. Each section includes initial thoughts on potential policy implications for future planning. Some key takeaways also feature the concept of "Complete Communities" as envisioned in *Thrive Montgomery 2050*. Such places provide a mix of land uses, infrastructure, and services, which can vary based on size and location, and include a range of housing options for various household types, incomes, and preferences to support socioeconomic integration.

Each Place section of the report details the community's physical location in the county, key geographic features, major transportation networks, general land use and development patterns, and notable places of interest. The study did not analyze changes over time due to a lack of available data; however, it nonetheless provides context for each CTA's built environment and illustrates the distribution of community amenities such as recreational facilities, parks, and grocery stores.

Looking across communities, the following trends stand out:

- **Public safety, education, and recreational amenities are distributed across the county, though geographically larger and more densely populated Community Trends Areas have higher concentrations of such amenities.**

Places of interest are often clustered; for example, many public schools are in proximity to a library or a recreation center. In total, the county has 37 fire stations, 23 police facilities, 31 healthcare facilities (e.g., hospitals, treatment centers), 572 places of worship, 203 public schools, 53 recreation centers, 22 public libraries, and 238 grocery stores.

- **In descending order of land area occupied, Montgomery County's 507 square miles are used for residential, parkland, agricultural, institutional, commercial, and industrial purposes.**

Residential uses occupy 30% of land use, parks and open space comprise 24%, agriculture land is another 23%, institutional and community facilities occupy 4% of land, and commercial and industrial uses take up 2% each. Vacant parcels constitute 4% of the county's land, while rights-of-way cover the remaining 11% of the county's area. Accounting for all land use types, 85% of the county's land is already developed or otherwise unavailable for new development.

*Policy Implication: As large tracts of vacant land and greenfields are no longer abundant, economic growth throughout the county relies upon redevelopment strategies, including sites previously considered unsuitable for development, such as parking lots, or leveraging air rights to expand existing buildings.*

- **While residential uses account for 30% (97,136 acres) of the county's total land area, single-family detached homes occupy a disproportionate amount of this acreage.**

Of the county's residential land, 91% is used for single-family detached homes, but these only constitute 45% of the county's housing stock. At the same time, townhouses comprise 4% of the county's residential land and 19% of the housing stock, while multi-family units make up 5% of the county's residential land and 36% of the housing stock. As a percentage of a CTA's land use, single-family detached homes occupy the greatest share of land in Colesville (56%). Townhomes and multi-family buildings occupy the greatest share of land in Leisure World, at 27% and 23%, respectively. In terms of number of units, however, townhome development can be seen in growing communities such as Clarksburg and Germantown and in recent mixed-use centers such as Park Potomac, while multi-family properties are concentrated in the dense activity centers of Bethesda, Silver Spring, and Rockville.

- **Commercial uses include 71 million square feet of office development and 37 million square feet of retail development on land that amounts to less than 2% of the county's land area.**

Commercial activities are concentrated inside the Capital Beltway, in the county's urban centers, and along the I-270 corridor. North Bethesda has the greatest amount of office development, with 14.7 million square feet. The Great Seneca Life Sciences community has the greatest percentage share of office land use, with 23.5% of its land devoted to office purposes. Gaithersburg has the greatest amount of retail development, with over 6 million square feet<sup>1</sup> (5.5% of the CTA's land area), and Rockville has the second largest amount with 4.7 million square feet of retail space.

1. At the time of this analysis, the now closed Lakeforest Mall was still counted as a retail use in Maryland State Department of Assessments and Taxation (SDAT) data.

- **Several federal campuses occupy a significant amount of land area and development space across many CTAs in Montgomery County.**

Federally owned buildings in the county exceed 15 million square feet of the county’s nearly 908 million square feet of development and include the National Institute of Health (NIH) in Bethesda, the National Institute of Standards and Technology (NIST) in Gaithersburg, and the Food and Drug Administration (FDA) in White Oak.

*Policy Implication: While federal facilities have long been an important component of Montgomery County’s economy and land use, recent changes in the federal government’s operations present an opportunity to reconsider the use of federal space and possibly identify areas where property could be converted for local commercial or residential use.*

- **The county’s considerable amount of green space includes land in the Agricultural Reserve, an extensive parks system, and a widespread tree canopy.**

Around 23% of the county’s land is used for agricultural purposes, concentrated in the Agricultural Reserve East and Agricultural Reserve West communities. The county’s 60,000 acres of parkland include county, state, and national parks. While nearly every community has at least one park, the share of land used for public parks ranges from 1.5% in Leisure World to 39.5% in Germantown. The county has a tree canopy cover of 46.7%, and residential areas tend to have greater tree cover relative to those with a greater percentage of commercial or industrial land use.

*Policy Implication: Further analysis of tree canopy coverage by land use may be helpful in developing tailored strategies to increase coverage in different types of areas.*

- **Many areas are well on their way to becoming “complete communities,” as envisioned in Thrive Montgomery 2050, with a vibrant mix of community amenities, facilities, housing types, and employment—but others still have gaps in access to services.**

Key to this effort is the co-location of public amenities —such as libraries, parks, recreation centers, schools, trails, and multi-modal transportation infrastructure —alongside community-serving retail and services like grocery stores and healthcare facilities, and housing. That combination increases opportunities

for residents to access them closer to their homes, the key characteristic of a complete community. While places such as Connecticut-Veirs Mill Crossroads lack many of these types of amenities and facilities, others with more amenities like North Bethesda have them more geographically spread out, such that these amenities are harder to reach through car-free modes.

Most of the county was originally developed to accommodate automobile travel, but places like these still have the potential to become more compact complete communities where residents can bike, walk, or take transit to places within their own community for many basic needs and for recreation. Gaithersburg and Rockville are examples of well-resourced communities where particular neighborhoods (e.g., the Kentlands in Gaithersburg) embody elements of a complete community. In contrast, certain communities on the western side of the county, particularly Darnestown and Travilah, have much fewer amenities overall. The supply of amenities is driven by household, employment, and population density. Thus, lower density areas of the county will have fewer amenities.

*Policy Implication: A “complete community” is not a one-size-fits-all concept and must be adjusted based on factors including location and development density.*



Each People section focuses on who lives in each Community Trends Area, with analyses of population, age structure, racial and ethnic diversity, English language usage and ability, educational attainment, commuting, vehicle availability, household types, and household income and how these elements have evolved since 2010.

Looking across communities, the following key trends stand out:

- **Not surprisingly, population growth is correlated with housing growth.**

From 2010 to 2022, Clarksburg experienced the greatest percentage population growth—137%, or nearly 18,000 people—driven by considerable new development of single-family housing units. In parallel, Metrorail-accessible communities of Silver Spring and North Bethesda added close to 10,000 residents each, or around 25% growth for each area, predominantly due to new multi-family buildings. By comparison, Montgomery County’s population increased by 12% from 2010 to 2022.

*Policy Implication: With population growth concentrated in a handful of areas, this highlights the need to consider how to broadly support growth in a larger number of communities in the county with the appropriate infrastructure.*

- **The county’s aging population continues to be a major theme in recent demographic studies, including this report.**

Across most communities, the population ages 65 and over was the fastest growing age group, and the county’s older adult population grew by 50% between 2010 and 2022, increasing its share from 12% to 16% of the county’s population. In Upper Rock Creek, North Potomac, Germantown, and several other communities, the percentage of older adults more than doubled. The Leisure World CTA continued to have the highest percentage of older residents, with 78% in 2022, given that most of its residents live in an age-restricted development. Other communities comprised of 20% or more older adults represent different geographical areas of the county, such as Agricultural Reserve East, Chevy Chase, Colesville, and Potomac.

*Policy Implication: This trend indicates potentially growing demand for certain services and infrastructure, such as healthcare and older adult housing. Some*

*communities with large concentrations of an older population are in more remote parts of the county that lack access to transit and healthcare too, so it may take additional effort to support these populations.*

- **The younger adult cohort also grew, albeit at a much slower rate in most communities.**

The county’s population ages 18 to 34 grew by 8% from 2010 to 2022. Young adults increased their share of the population in the Great Seneca Life Sciences community from 25% to 41%. The CTA with the next-highest percentage of young adults in 2022 (32%) was Silver Spring; the nearly 3,000 young adult residents it added from 2010 to 2022 totaled more than every other individual community in absolute terms. The noteworthy growth in these two communities may be related to the significant new multi-family housing growth in these areas recently, as that provides additional housing options often suitable for younger adults. In Takoma Park and East Silver Spring, however, the young adult population *declined* by 40% and 25%, respectively.

*Policy Implication: The working-age population is a critical component of Montgomery County’s workforce, yet it grew more slowly than the county’s overall population. This trend could create challenges for the labor market if there are not enough workers to support business growth.*

- **The population of residents under age 18 also had low growth across most communities and increased only 5% countywide between 2010 and 2022.**

Travilah and Damascus had the largest declines of this age group, at 38% and 30%, respectively. In other communities, however, the child population grew at a more rapid rate than the total population. These communities include ones with little total population growth, such as Takoma Park where the population of children grew by 27%, and those with more overall growth such as North Bethesda, where a 36% increase in the population of children exceeded total population growth of 24%. Clarksburg, Cabin John-Glen Echo, and East Silver Spring each had the highest share of children relative to the overall population (nearly 30%).

- **Moreover, the number of households with children only grew by 2% from 2010 to 2022, reflecting the low growth rate of the child population despite the county’s 10% growth rate for all family households.** Clarksburg (49%) and Burtonsville (46%) featured the highest percentage of households with children in 2022, likely due to predominantly single-family housing and high homeownership rates. Places with the lowest percentage of family households also had the lowest percentages of children, which include mostly age-restricted Leisure World (2%), Great Seneca Life Sciences (12%), and Silver Spring (21%).

*Policy Implication: With the child population growing more slowly than the county’s overall population, this trend points to lower potential demand for schools and other facilities specifically serving this population in the medium term and continued concerns about having an adequate labor force in the long term.*

- **Twenty-two communities had a majority population comprising people of color, an increase of four since 2010 and reflective of the county’s overall diversity, with 59% of all residents being persons of color in 2022.**

The four new communities crossing the 50% threshold were Great Seneca Life Sciences, North Potomac, Rockville, and Upper Rock Creek. Communities in the eastern part of the county continued to have the highest percentages of Black residents, with Fairland becoming the only majority-Black community (54%) by 2022, followed by White Oak (50%). Three communities had the highest percentages of Asian residents since 2010; by 2022, North Potomac led with 41%, followed by Clarksburg (37%) and Travilah (32%). With the largest concentration of Hispanic residents in 2010, Connecticut-Veirs Mill Crossroads was the only majority Hispanic community (53%) by 2022. Other communities with large percentages of Hispanic residents were scattered throughout the county, including East Silver Spring, Flower Hill, and Glenmont, where about 40% of residents were Hispanic in 2022.

*Policy Implication: Increasing racial diversity across the county indicates a growing demand for specific services that may need to be culturally sensitive, geographically concentrated, and/or otherwise tailored to discrete needs of certain groups. Further, racial equity is also an important consideration in making sure that different populations, particularly historically disadvantaged groups, do not face significant barriers to accessing facilities and amenities.*

- **In line with this racial and ethnic diversity, many residents countywide speak a non-English language at home.**

In 2022, 42% of residents countywide and a majority of residents in nine communities reported speaking a language other than English at home. Communities with the highest percentages in 2022—Connecticut-Veirs Mill Crossroads (72%), Glenmont (62%), and East Silver Spring (60%)—were also the only ones that had a majority of residents speaking a non-English language at home in 2010. While 15% of residents countywide reported speaking English less than “very well” in 2022, three communities had about double that percentage: Connecticut-Veirs Mill Crossroads (31%), East Silver Spring (30%), and Flower Hill (28%).

*Policy Implication: These large and growing numbers of residents lacking fluency in English create potential barriers for communication and access to resources in some communities. Therefore, translation services to and from non-English languages as well as continued support for English for Speakers of Other Languages (ESOL) programs could be crucial to these populations.*

- **The county’s residents remain highly educated – 60% of people ages 25 and over had at least a bachelor’s degree as of 2022.**

The percentage of college-educated residents both countywide and in most communities exceeded the national rate of 34% in 2022, and rankings of educational attainment levels across communities remained similar over time. The five most highly educated communities in 2022, sorted by percentage of people ages 25 and over with at least a bachelor’s degree, were Cabin John-Glen Echo (91%), Chevy Chase (88%), Bethesda (87%), Potomac (85%), and Travilah (81%). These five communities are clustered in the southwestern part of the county. Adjacent areas, such as North Bethesda, North Potomac, and Silver Spring, also had a higher educational attainment level than the county as a whole.

- **A highly educated population correlates with higher incomes.**

Most communities with average household incomes above \$200,000 were in the western and southwestern parts of the county, where the county's most-educated populations are also concentrated; Cabin John-Glen Echo, Travilah, and Chevy Chase led with average incomes at or above \$300,000 in 2022. Meanwhile, communities with the lowest average household incomes in the county tended to have lower—though still noteworthy—educational attainment levels as well. For example, East Silver Spring, Flower Hill, and Montgomery Village had average incomes of less than \$120,000 in 2022, and the share of people ages 25 and over with at least a bachelor's degree was closer to 40%.

*Policy Implication: Increasing opportunities for higher education may help residents find higher-paying jobs. Training facilities located near or within less economically advantaged communities would further allow their residents better access to more education.*



Each Housing section analyzes a community's housing conditions, including the various ages and types of housing, homeownership rates, home values, housing costs, and affordability. These sections also highlight the amount and types of new residential construction (or lack thereof) and changes to housing characteristics since 2010.

Looking across communities, the following key trends stand out:

- **The county has recently seen more multi-family housing growth relative to single-family unit development.**

At least 12% of the county's existing housing stock, or 47,359 units, was built since 2010. Of these recently built units, 61% were in multi-family buildings, particularly in larger high-rise structures. Silver Spring and Bethesda have had the most multi-family development since 2010, with 5,300 and 5,014 newly constructed units, respectively. Clarksburg has seen the most single-family development of any CTA, with 1,921 new single-family detached units and 3,252 townhomes built since 2010; this was also the greatest overall housing growth of all CTAs, accounting for 56% of the community's housing units built since 2010.

*Policy Implication: Housing diversity is critical to supporting mixed-income communities and helping people stay in their communities even as their housing needs change. A diverse housing stock helps meet the changing needs of an aging and diversifying population while also being a key component of establishing more affordable options for all and helping households "right-size" their home. For example, aging residents should be able to downsize to a smaller unit with less upkeep, while working-age adults may need extra space for an expanding family. Greater housing diversity can also help suburban and urban communities retain existing residents and attract new ones.*

- **In all but a few communities, homeowners comprised the majority of households due to the concentration of single-family housing stock.**

The county's homeownership rate is largely related to the prevalence of single-family homes, which are more likely to be owner-occupied. Communities with predominantly single-family housing, such as Travilah and Upper Rock Creek, had homeownership rates of around 95% in 2022. Conversely, those with a higher percentage of multi-family housing units, such as Silver Spring and Great Seneca Life Sciences, had significantly lower homeownership rates of 33% and 19%, respectively. The county's homeownership rate declined from 69% in 2010 to 66% in 2022, due partially to the increasing amount of newer multi-family development, which are more likely to be apartments for rent.

*Policy Implication: While the planning process cannot dictate housing tenure, further research through the Planning Department's Housing Needs Assessment to determine whether there is a larger need for more for-sale or rental housing could enhance approaches to housing development.*

- **Homes in Montgomery County range in value, with average 2022 home values spanning from \$305,000 in age-restricted Leisure World to over \$1.3 million in Chevy Chase.**

The average home value in the county, including all housing types, was \$705,564 in 2022. Between 2010 and 2022, the countywide average increased by nearly \$150,000, or 27%. In certain high-income communities, such as Chevy Chase and Bethesda, the average home values saw faster growth of 54% and 59%, respectively. Other communities, including Damascus, Leisure World, and Burtonsville, saw practically little to no growth in their average home values.

*Policy Implication: Home values have grown faster in places closer to employment centers, reaffirming the need to improve access to places of work via transportation networks and diversify the location of employment centers across the county.*

- **In percentage terms, average costs for homeowners rose by less than average home values due to owner-occupants’ living in their homes long-term, many being locked into lower-interest mortgages.**

At the county level, compared to the 27% increase in average home values between 2010 and 2022, the average monthly housing costs for homeowners with a mortgage increased by only 14%, or \$400. In some communities, such as Burtonsville, Leisure World, and Ashton-Sandy Spring, the average homeowner costs remained relatively flat, but in North Bethesda, Cabin John-Glen Echo, and Bethesda, they increased by around 30% in each area.

*Policy Implication: This trend has contributed to people staying in their homes longer because they cannot afford or are otherwise unwilling to move, resulting in less turnover of for-sale housing. This presents challenges for both current homeowners and households seeking to enter homeownership in terms of their ability to find housing at affordable price points or “right-size” their home.*

- **Housing costs for renters countywide and in many communities increased at a greater rate than for homeowners and outpaced inflation.**

While average monthly costs for homeowners increased by 14% from 2010 to 2022, average monthly rental costs increased by 40% (\$600) to more than \$2,000. In 2022, renters in high-income communities like Cabin John-Glen Echo and Chevy Chase paid an average of over \$3,000 per month in rental costs, while average costs for renters in East Silver Spring, Connecticut-Veirs Mill Crossroads, and Takoma Park were closer to \$1,500 per month. With rising housing costs, the share of cost-burdened renters in the county has remained at around 50% since 2010.

*Policy Implication: This trend is contributing to rising inequality between homeowners and renters given the divergence in cost burdens. Rising housing costs disproportionately affect renters and place additional economic challenges on these households, including their prospects for future homeownership.*

To conclude, Montgomery County faces multifaceted challenges in community development. Demographic shifts and housing affordability issues underscore the need for thoughtful policies that prioritize equity, sustainability, and resilience. By focusing on compact and corridor-focused growth, diversifying housing options, and co-locating essential amenities, the county can create complete communities that not only address current gaps in accessibility and services but also accommodate the evolving needs of aging populations and diverse households. These efforts will help ensure that every community thrives, fostering inclusive growth and improving quality of life for all residents.





# Appendix



# DATA SOURCES

## U.S. CENSUS SOURCES

### **2020 Decennial Census Block Groups**

The U.S. Census Bureau census block groups from the 2020 decennial census form the basis for the Community Trends Areas (CTAs) and have information on the total area (including water features) and total land area.<sup>1</sup> Montgomery Planning converted area data into the appropriate units of measurement (e.g., acres).

### **American Community Survey (ACS)**

The ACS is an annual survey conducted by the U.S. Census Bureau to collect data on individuals, households, and housing units.<sup>2</sup> This survey is also the most comprehensive source of demographic and housing information and often the only one reported consistently over time for smaller geographic areas in the United States. Unlike the decennial census, which enumerates the entire country's population as of a certain date, the ACS is conducted on a rolling basis, and estimates are prepared from data collected from a sample of individuals and housing units.

The majority of this report's demographic and housing data is from the ACS five-year estimates at the county and block group levels.<sup>3</sup> These estimates cover survey responses over five full years—for example, the 2022 five-year estimates cover the years 2018 to 2022. Therefore, estimates should be interpreted as a measure of the conditions during this entire period. To simplify discussions about characteristics and trends, this report references only the final year of the period of the estimates (e.g., the total population from the 2022 five-year estimate is referred to as “the total population in 2022”).

Because the ACS is a sample survey, not a census, all indicators derived from it are not exact counts but are estimates with an associated margin of error. Readers should be aware that the true value may differ from

the reported estimates: In line with U.S. Census Bureau standard practice, we used a margin of error with a 90% confidence interval to report only statistically reliable estimates and to compare estimates. In the report tables, a small number of estimates are not reliable due to large confidence intervals relative to the estimate; these are replaced with an asterisk (“\*\*”) with this note: “Estimates are not reliable.” When comparing two estimates, we used a statistical test for significance to determine whether the observed difference between estimates likely represents a true difference that exists within the full population.<sup>4</sup>

## MONTGOMERY PLANNING DATA SOURCES

Internal administrative data provided the information for all place-based indicators and some housing characteristics. Montgomery Planning's GIS team regularly creates and updates data for staff analysis and public consumption, such as tree cover and property parcel boundaries.<sup>5</sup> It also collects and maintains data from other local, state, and private entities. In addition to the listed data sources, we consulted additional sources from local, state, or federal agencies as necessary to verify, update, or correct existing or missing information.

### **Maryland State Department of Assessments and Taxation (SDAT) Property Data**

SDAT is the source of real property data in Maryland, including information needed for property tax assessments. Data from SDAT in this report include nonresidential development square footage by use type, land use type, and housing unit counts by type and year built.<sup>6</sup>

### **Montgomery County Parks Department**

Montgomery Parks is the source of information for Maryland-National Capital Park and Planning Commission (M-NCPPC) parks and collects and maintains information for other local, state, and federal parkland.

1. More information on U.S. Census Bureau geographies is available in its [Geography Glossary](#).

2. See the [ACS main page](#) for more information about the survey.

3. Five-year estimates are the only data available for areas with a population of less than 65,000, including block groups. One-year estimates are available for areas with populations of at least 65,000, including Montgomery County as a whole. However, the U.S. Census Bureau does not recommend comparing one-year estimates with five-year estimates. Therefore, we use only five-year estimates data so that valid comparisons can be made across all geographies. For more information about comparing ACS estimates, see these resources: [Comparing ACS Data](#) and [Period Estimates in the American Community Survey](#).

4. For more information on ACS margins of error, confidence intervals, and statistical testing, see the publication [Understanding and Using American Community Survey Data: What All Data Users Need to Know](#).

5. Except for grocery stores, data listed in this section are published on the [M-NCPPC – Montgomery County Data Catalog webpage](#) by Montgomery Planning's GIS team or on the [Montgomery County GIS Open Data webpage](#) by Montgomery County Government Office of Technology and Enterprise Business Solutions – GIS Team (TEBS-GIS).

6. See the [Maryland State Department of Assessments and Taxation's website](#) for more information about real property.

### **Montgomery County Government Office of Technology and Enterprise Business Solutions – GIS Team (TEBS-GIS)**

TEBS-GIS is the source of data for fire stations, healthcare facilities, libraries, places of worship, police facilities, and recreation centers.

### **Montgomery County Public Schools (MCPS)**

MCPS is the source of data for all public schools at the elementary, middle, and high school levels.

### **SafeGraph and ESRI Business Analyst**

Grocery store data was derived from SafeGraph and ESRI Business Analyst, two private-entity sources to which Montgomery Planning has a subscription.

## **METHODOLOGY**

### **COMMUNITY TRENDS AREA BOUNDARIES**

For this publication’s purposes, the county was delineated into 37 sub-county areas, called “Community Trends Areas” (CTAs), to serve as the units of analysis. Throughout the report, the terms “Community Trends Areas” and “communities” are used interchangeably; individual CTA names largely reflect established place names or major features within each area’s boundaries.

CTAs divisions are based upon block groups from the 2020 decennial census, and the choice of this geographical unit type reflects several factors:

- First, block groups provide 100% coverage of the county, unlike some census-based sub-county statistical areas, including Census Designated Places (CDPs) or municipalities, which provide only partial coverage and may exclude less populated areas.
- Second, we used only one geographical unit type (the block groups) to avoid any boundary misalignments between other unit types that may result in gaps or overlaps in coverage.
- Third, consistent boundaries are needed for accurate comparisons over time. Most block group boundaries do not change over time, but where U.S. Census Bureau altered boundaries after a decennial census, research organizations such as the University of Minnesota’s IPUMS National Historical Geographic Information System (NHGIS) provided robust resources to account for these changes.<sup>7</sup>

7. See the [NHGIS Geographic Crosswalks](#) webpage for more information about using crosswalk files to account for boundary adjustments over time.

- Fourth, block groups are the smallest geographic level for which much of this report’s data are available, including all demographic data and most of the housing data. Related to this point, using the smallest available geographic unit allowed more flexibility to align CTA boundaries with other established geographic boundaries approximating communities and in accordance with information suggesting particular areas should be part of a specific CTA.

During our research on how to delineate the boundaries of each community, we reviewed existing boundaries for CDPs, incorporated municipalities, planning areas, and other types of geographies, and Planning staff provided information about the general sentiments of residents in specific areas of the county regarding which communities they belong to.

In some cases, a given area may have well-defined neighborhood boundaries and a strong sense of identity but few statistically reliable ACS estimates due to its small size. Therefore, such areas are typically grouped as part of a larger CTA.

Each block group was assigned to a specific CTA, and the block groups were then aggregated together to create the 37 CTAs. CTAs averaged 18 block groups comprising each; Great Seneca Life Sciences had the fewest (3) and Germantown the most (53).

### **PLACE INDICATORS**

Places of interest (PLOI) indicators were selected based on publicly accessible facilities and amenities that offer different types of services to the broader community. The types of services considered were physical safety, healthcare, education, recreation, and food security. The choice of land use categories follows Planning Department standards and reflects the uses typically reported in master planning areas. Additional place-based indicators—including park acreage, percent tree canopy, and square feet of development—cover key environmental and development indicators that could be measured and compared across communities.

All place-based indicators data were pulled when analysis for this report began in August 2024. Land use and grocery store data reflect the most recent information as of that month, but data for the other PLOI indicators information were as of August 2023. The majority of the mapping and analysis of these indicators was completed in ArcGIS Pro software using GIS layer files compiled and maintained by Montgomery Planning. Relevant layers were identified,

pulled, merged, and cleaned to create one comprehensive dataset for places of interest and another one for land use. Geoprocessing and summary statistics tools were used to create the maps and tables in each community profile.

We also consulted additional data sources from local, state, or federal agencies to verify, update, or correct information as needed. These supplementary data were used to fill in missing information or recategorize existing information, particularly for the square footage of large federal facilities and parkland categorized as “vacant” land use.

## PEOPLE INDICATORS

Each community profile’s People section includes data on the total population and number of households, age, race and Hispanic ethnicity, English language usage and ability, educational attainment, commuting mode, vehicle availability, household type, and household income. These indicators were chosen to provide key demographic information on residents. Information on the age structure, racial and ethnic diversity, household composition, socioeconomic status, and primary mode of transportation is important for community planning and engagement, and these characteristics are commonly compared across communities, counties, and within a nationwide context.

In addition, all data for these indicators are available from the ACS since 2010, and nearly all estimates for these indicators were statistically reliable, making comparisons possible over time and across communities. We selected three years to assess trends: 2010, 2016, and 2022. The evenly spaced time periods represent conditions during and just after the Great Recession of 2008, the economic recovery during the 2010s, and the COVID-19 pandemic, which began in 2020 and lasted for several years. At the time of data collection and analysis in 2024, the 2022 five-year estimates were the most recently available datasets.

Block group level data for the 2010 ACS five-year estimates were obtained from NHGIS, and the 2016 and 2022 ACS five-year estimates for block groups were sourced through the U.S. Census Bureau’s Application Programming Interface (API). The information was compiled and merged in R, a statistical programming software. Because the 2010 and 2016 data were based on 2010 decennial census block groups and did not completely align with the 2022 data, which was based on the 2020 decennial census block groups, we used NHGIS crosswalk files to allocate 2010 and 2016 data to the correct CTA, though only 25 block groups out of 614 required this method of allocation. In the final steps, R and Excel were used to create one dataset with all ACS-sourced information and the tables in each community profile.

## HOUSING INDICATORS

Data in each community profile’s Housing section include housing stock (total number of units, type of units, year built), housing tenure (homeownership), and housing affordability (housing value, housing costs, cost burden). These indicators were chosen to provide a picture of the current housing landscape and recent housing-related trends. Information on housing stock, tenure, and affordability is critical to housing planning, and these characteristics are commonly compared across communities, counties, and within a nationwide context.

Data on housing tenure and affordability were obtained from the ACS five-year estimates for 2010, 2016, and 2022. The rationale for using these datasets and the methods for data collection and manipulation are the same as those described for the demographic variables under the People Indicators section above. The housing stock indicators were derived from SDAT property tax assessment data as of August 2024. The SDAT data are more accurate for housing unit type and year built information versus the self-reported data from the ACS. Montgomery Planning’s parcel GIS layer with SDAT data was pulled and cleaned in ArcGIS Pro software and then summarized in R software to create one dataset with all SDAT-sourced information and the tables in each community profile.

Table A-1 summarizes the list of indicators under each community profile section (Place, People, and Housing) by data source and year of the data.

Table A-1: Indicators by Data Source and Year of Data

Indicator	Data Source(s)	Year(s) of data
<b>Place Indicators</b>		
Total area	Montgomery Planning; U.S. Census Bureau	2020 (last updated), 2024 (accessed)
Total development and by type	Montgomery Planning; Maryland State Department of Assessments and Taxation	2024
Parkland	Montgomery Parks	2024
Tree canopy cover	Montgomery Planning	2024
Fire station	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Grocery store	ESRI Business Analyst; SafeGraph <sup>a</sup>	2024
Healthcare facility	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Library	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Place of worship	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Police facility	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Public school	Montgomery County Public Schools (MCPS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Recreation center	Montgomery County Government Office of Technology and Enterprise Business Solutions (TEBS-GIS) <sup>a</sup>	2023 (last updated), 2024 (accessed)
Land use category	Montgomery Planning; Maryland State Department of Assessments and Taxation	2024
<b>People Indicators</b>		
Total population	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Total households	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Age	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022

Indicator	Data Source(s)	Year(s) of data
Race and Hispanic ethnicity	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
English language usage and ability	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Educational attainment	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Commuting mode	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Household vehicle availability	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Household type and size	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Household income	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
<b>Housing Indicators</b>		
Total housing units and by year built, age, and type	Montgomery Planning; Maryland State Department of Assessments and Taxation	2024
Homeownership	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022
Housing value, costs, and affordability	U.S. Census Bureau, American Community Survey, 5-year estimates	2010, 2016, 2022

<sup>a</sup> As reported by Montgomery Planning GIS.

# GLOSSARY

Definitions are arranged generally in the order they first appear in the community profile tables, maps, and figures.

## PLACE INDICATORS

**Total area:** The number of acres of a lot or parcel, including land and water, measured by using the outside boundary dimensions of a geographic entity (e.g., Montgomery County or Community Trends Area).

**Total development:** The amount of square feet occupied by human-made buildings or structures, including areas where commercial, industrial, institutional, and residential uses are the primary activities. For this indicator, data for each development type are also reported separately in five categories: office use, retail use, industrial use, residential use, and other use.

- **Office use:** The square feet of building development used for office activity, including commercial businesses, professional services, and corporate headquarters.
- **Retail use:** The square feet of building development used for retail activity, such as the sales of goods and services in stores, restaurants, and shopping centers.
- **Industrial use:** The square feet of building development used for industrial activity, such as manufacturing, production, and warehousing uses.
- **Residential use:** The number of dwelling units used for residential living purposes. This does not include nonresidential condominiums, such as hotels, nursing homes, and medical offices. In this report, the term “dwelling unit” is synonymous with “housing unit.”
- **Other use:** The square feet of building development used for noncommercial, nonindustrial, and nonresidential uses. This includes structures for institutional and community activities like schools, hospitals, places of worship, government work, and community centers.

**Parkland:** The acres of land owned or maintained by a federal, state, or local agency for outdoor public recreation or natural resource management. These include stream valley parks owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC), local parks owned by municipalities, state parks owned by the State of Maryland, national historical parks owned by the United States, and reservoirs and watersheds owned by the Washington Suburban Sanitary Commission (WSSC).

**Tree canopy cover:** The percentage of land area shaded by trees, which is measured using the layer of leaves, branches, and stems of trees that cover the ground when viewed from above.

**Freeway:** A toll-free highway meant exclusively for through movement of vehicles at a high speed, with access strictly limited to grade-separated interchanges. This specifically refers to interstate highways in Montgomery County.

**Major road:** Includes U.S. highways, state roads, and two additional primary roads with limited access (Cabin John Parkway and Clara Barton Parkway).

### **Washington Metropolitan Area Transit Authority**

**(WMATA):** A tri-jurisdictional public transit agency that operates transit service in the Washington, DC, metropolitan area, including Metrorail and Metrobus.

- **Metrorail Red Line:** The only one of WMATA’s six Metrorail lines that runs through Montgomery County, which is served by 12 Metrorail stations on that line.

**Maryland Transit Administration (MTA):** A division of the Maryland Department of Transportation that operates transit service in the state. In Montgomery County, the agency operates services including commuter buses and the Maryland Area Rail Commuter (MARC) train service, and it is currently constructing the Purple Line light rail.

- **Maryland Area Rail Commuter (MARC):** A commuter rail system in the Washington-Baltimore area administered by MTA. MARC’s Brunswick Line runs through Montgomery County, which is served by 11 stations, and is one of three lines in this commuter rail system.
- **Purple Line:** A 16-mile light rail line currently under construction that will connect Montgomery County and Prince George’s County. Montgomery County will be served by 10 stations on this line.

**Park & Ride Lots:** Refers to facilities specifically designated for commuters to park their cars and continue their commutes to their final destination by carpooling or by a mass transit mode such as buses.

**Places of interests (PLOI):** Refers to publicly accessible facilities offering services to the broader community. The types of services in this report include those related to physical safety, healthcare, education, recreation, and food security.

- **Fire station:** Includes stations that fall under the Montgomery County Fire and Rescue Service (MCFRS) and comprises fire stations and rescue stations, both of which are equipped to handle a variety of emergencies, including fires and medical emergencies. (This category does not include training academies.)
- **Grocery store:** Includes establishments generally known as supermarkets, grocery stores, and delicatessen-type establishments primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry.
- **Healthcare facility:** Includes hospitals and Montgomery County's Health and Human Services (HHS) facilities, such as community shelters, treatment centers, and administrative offices.
- **Library:** Public library locations in the Montgomery County Public Libraries network.
- **Place of worship:** Buildings or spaces designed or used for religious services, rituals, or communal gatherings for the purpose of devotion, veneration, or religious study. This includes, but is not limited to, churches, temples, mosques, and synagogues.
- **Police facility:** Facilities that fall under the Montgomery County Department of Police (MCPD) including district stations, substations, and division offices, along with police facilities for incorporated villages and cities and the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the county.
- **Public school:** Locations of schools that fall under Montgomery County Public Schools (MCPS), a public school district that serves Montgomery County. This does not include private schools that are funded by individual tuition and donations.
- **Recreation center:** Includes Montgomery County Recreation's public facilities, such as senior centers, aquatic centers, and outdoor pools, which offer a wide range of activities for children, teens, and adults

and may include programs for older adults and individuals with disabilities as well. Activities typically include classes, workshops, clinics, drop-in programs, supervised play, sports, open gym, crafts, and special events. If multiple of these centers are located on the same premise, these are considered as one recreation center.

**Land use:** The classification of land according to the type of buildings or human activities on it, including housing; retail; commerce; manufacturing; roads; parking; parks and recreation; and institutional uses such as schools, healthcare, and places of worship. In this report, land use is classified into 17 categories: agriculture, cultural, industrial, institutional/community facility, mixed-use office, multi-family, office, open space/recreation, parking and transportation, parks, research and development, retail, single-family attached, single-family detached, utility, vacant, and warehouse.

## PEOPLE INDICATORS

**Population:** All people, male and female, child and adult, living in a given geographic area.

- **Population density:** Total population within a geographic entity divided by the land area of that entity measured in square miles, expressed as "persons per square mile." In this report, population density is only discussed in select community profiles and does not appear as a separate item in any tables.

**Age:** The length of time in completed years that a person has lived. For this indicator, the total population is divided into six age groups: 0 to 4 years, 5 to 17 years, 18 to 34 years, 35 to 44 years, 45 to 64 years, and 65 years and older. In this report, persons aged 0 to 17 years may also be referred to as "children," persons aged 18 to 34 years as "young adults," persons aged 18 to 64 years as "working-age adults," and persons aged 65 years and older as "older adults."

**Race and Hispanic ethnicity:** For this indicator, the total population is made up of five groups: Asian (not Hispanic or Latino), Black or African American (not Hispanic or Latino), White (not Hispanic or Latino), other races (not Hispanic or Latino), and Hispanic or Latino (of any race). All these groups, except for Hispanic or Latino, refer to persons who only reported one race. Data on race and Hispanic ethnicity are all based on self-identification.

- **Race:** Race data are collected in accordance with guidelines provided by the U.S. Office of Management and Budget (OMB). The racial categories generally reflect a social definition of race recognized in the United States and not an attempt to define race biologically, anthropologically, sociologically, or genetically. OMB requires that race data be collected for a minimum of five groups: White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander. OMB permits the U.S. Census Bureau to also use a sixth category, Some Other Race. Respondents may report more than one race from among these six categories.
  - **White:** A person having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as “White” or report entries such as Irish, German, Italian, Lebanese, Arab, Moroccan, or Caucasian. In this report, persons in the “White, non-Hispanic” category may also be referred to as “White.”
  - **Black or African American:** A person having origins in any of the Black racial groups of Africa. It includes people who indicate their race as “Black or African American,” or report entries such as African American, Kenyan, Nigerian, or Haitian. In this report, persons in the “Black or African American, non-Hispanic” category may also be referred to as “Black” or “African American.”
  - **Asian:** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam. This includes people who reported detailed Asian responses such as: Asian Indian, Bangladeshi, Bhutanese, Burmese, Cambodian, Chinese, Filipino, Hmong, Indonesian, Japanese, Korean, Laotian, Malaysian, Nepalese, Pakistani, Sri Lankan, Taiwanese, Thai, Vietnamese, Other Asian (specified), and Other Asian (not specified). In this report, persons in the “Asian, non-Hispanic” category may also be referred to as “Asian.”
  - **Other races:** Any person who reported their race as American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander, or Some Other Race, or who reported two or more races. In this report, these separate categories are combined and reported under the single category “Other races, non-Hispanic” due to the small numbers of each individual group.
  - **Hispanic or Latino:** Interchangeable with the term “Hispanic ethnicity,” this category refers to a person of Spanish, Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. More specifically, this includes people who reported detailed Hispanic or Latino groups, such as: Mexican, Puerto Rican, Cuban, Dominican Republic, Costa Rican, Guatemalan, Honduran, Nicaraguan, Panamanian, Salvadoran, Other Central American, Argentinian, Bolivian, Chilean, Colombian, Ecuadorian, Paraguayan, Peruvian, Uruguayan, Venezuelan, Other South American, Spaniard, and All other Hispanic or Latino. In this report, persons in the “Hispanic or Latino” category may also be referred to as “Hispanic” or “Latino.”
- English language usage and ability:** English language usage refers to the language currently used at home, either “English only” or a non-English language which is used in addition to English or in place of English. Information for English language usage is collected for all persons aged 5 and over. English language ability refers to a person’s reported ability to speak English. All persons who reported speaking a language other than English at home are asked to report their assessment of their ability to speak English, using the categories “very well,” “well,” “not well,” and “not at all.”
- **Speak non-English language at home:** This indicator refers to all persons aged 5 and over who reported speaking or using a language other than English at home.
  - **Speak English less than “very well”:** This indicator refers to all persons whose assessment of their ability to speak English is “well,” “not well,” or “not at all.” In this report, the term “persons who speak English less than ‘very well’” may also be used to describe this category.
- Educational attainment:** Refers to the highest level of education completed in terms of the highest degree or the highest level of schooling completed. Information for this indicator is collected for all people aged 25 and over and categorized into four groups: no high school degree, high school degree or some college education, bachelor’s degree only, and graduate or professional degree.

- **No high school degree:** The highest level of education completed was up to the twelfth grade but with no high school diploma (or equivalent) received. In this report, persons in the “no high school degree” and “high school degree or some college education” categories together may also be referred to as “persons with less than a bachelor’s degree.”
- **High school degree or some college education:** The highest level of education completed was a high school diploma (or equivalent, including GED or alternative credential), an associate’s degree from a college, or college-level studies without obtaining a degree. In this report, persons in the “no high school degree” and “high school degree or some college education” categories together may also be referred to as “persons with less than a bachelor’s degree.”
- **Bachelor’s degree only:** The highest level of education completed was a bachelor’s degree. In this report, persons in the “bachelor’s degree” and “graduate or professional degree” categories together may also be referred to as “persons with a bachelor’s degree or higher.”
- **Graduate or professional degree:** The highest level of education completed was a master’s degree, a doctorate degree, or a professional degree beyond a bachelor’s degree. In this report, persons in the “bachelor’s degree” and “graduate or professional degree” categories together may also be referred to as “persons with a bachelor’s degree or higher.”

**Worker:** In relation to the commuting mode indicator, workers include members of the Armed Forces and civilians ages 16 and over who reported being at work in the week prior to when they responded to the American Community Survey.

**Commuting Mode:** The principal mode of travel or type of conveyance, by distance rather than time, that a worker usually used to get from home to work. Information for this indicator is collected for all workers ages 16 and over and categorized into four groups: commuted by driving, car-free commute, worked from home, and a fourth group not shown in this report due to small numbers. Information for that fourth group includes taxicab, motorcycle, and “other means” as the principal mode of travel.

- **Commuted by driving:** The principal mode of travel was by car, truck, or van, whether driving alone or in a carpool.

- **Car-free commute:** The principal mode of travel was by bicycle, walking, or a means of public transportation, which includes bus; subway or elevated rail; long-distance train or commuter rail; light rail, streetcar, or trolley; and ferryboat.
- **Worked from home:** Refers to persons who worked on a farm where they live or in an office or shop in the person’s own home.

**Household vehicle availability:** Refers to whether members of a household have one or more passenger cars, vans, and pickup or panel trucks of one-ton capacity or less kept at home and available for their use.

- **No vehicles available:** Households that have no passenger cars, vans, and pickup or panel trucks of one-ton capacity or less kept at home and available for the use of household members.

**Household:** A social unit that includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters (housing in more institutional settings such as college dormitories, nursing homes, correctional facilities, and military barracks).

**Household type:** Refers to the two major types of households, “family” and “nonfamily,” and their subtypes.

- **Family households:** Refers to one of two major types of households that includes a family, whose members are comprised of the householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption, and may contain people not related to the householder. In this report, this category may also be referred to as “families.” (Householder refers to the person, or one of the people, in whose name the home is owned, being bought, or rented. If no such person is present, any household member 15 years old and over can serve as the householder.)
- **Families with children:** Refers to a subtype of family households in which the householder lives with his or her own children under 18 years of age.

- **Single-parent families with children:** Refers to a subtype of families with children in which the householder lives with his or her own children under 18 years of age and has no spouse present in the household. In this report, this category may also be referred to as “single-parent households.”
- **Nonfamily households:** Refers to one of two major types of households that consists of a householder living alone (a one-person household) or where the householder shares the home only with people to whom he or she is not related by birth, marriage, or adoption (e.g., roommates). (Householder refers to the person, or one of the people, in whose name the home is owned, being bought, or rented. If no such person is present, any household member 15 years old and over can serve as the householder.)
- **Nonfamily multi-person households:** Refers to a subtype of nonfamily households in which the householder shares the home only with one or more people to whom he or she is not related by birth, marriage, or adoption (e.g., roommates).
- **Nonfamily single-person households:** Refers to a subtype of nonfamily households in which the householder is living alone. In this report, this category may also be referred to as “single-person households.”

**Average household size:** The statistical mean of a given geographic area’s number of persons in a household, found by dividing the total population living in households by the total number of households.

**Household income:** The sum of the annual income in the past 12 months of all people 15 years and older living in a household. For this indicator, all households are divided into five income groups: less than \$50,000, \$50,000 to \$99,999, \$100,000 to \$149,999, \$150,000 to \$199,999, and \$200,000 or more. In this report, dollar values are in nominal dollars and not adjusted for inflation.

**Average household income:** The statistical mean of a given geographic area’s annual household income in dollars, found by dividing the aggregate income of all households by the total number of households. In this report, dollar values are in nominal dollars and not adjusted for inflation.

## HOUSING INDICATORS

**Housing units:** A house, an apartment, a manufactured home or trailer, a group of rooms, or a single room occupied as separate living quarters (or, if vacant, intended for occupancy as separate living quarters). Separate living quarters are those in which occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. In this report, this term is synonymous with “dwelling unit.”

**Housing type:** Refers to the three major types of housing units, “single-family detached units,” “single-family attached units,” and “multi-family units,” and their subtypes.

- **Single-family detached units:** One dwelling unit contained in a detached house building type. Each unit is typically located on its own property lot. In this report, single-family detached units and single-family attached units together may also be referred to as “single-family homes.”
- **Single-family attached units:** A building typically containing 3 or more dwelling units where each dwelling unit is separated vertically by a party wall. Each unit is typically located on its own property lot. In this report, this category may also be referred to as “townhouses” and may include duplexes. Single-family detached units and single-family attached units together may also be referred to as “single-family homes” in this report.
- **Multi-family units:** A building containing three or more dwelling units on a single property lot, and each unit does not meet the definition of single-family attached units. This category of housing includes garden-style apartments, low-rise buildings, and high-rise buildings.

**Year built:** The year in which the primary structure on a property lot was built. In this report, the year built refers to housing units only.

- **Average year built:** The statistical mean of a given geographic area’s housing year built value as of 2024, found by dividing the aggregated year built values of all housing units by the total number of housing units. Housing units with an unknown year built value are excluded from this calculation.

- **Average age:** The statistical mean of a given geographic area's housing age as of 2024, found by subtracting the average year built value from 2024. Housing units with an unknown year built value are excluded from this calculation.

**Homeownership rate:** The number of owner-occupied households relative to the total number of households. As a percentage, this value is expressed as the number of owner-occupied households divided by the total number of households. (Owner-occupied households refer to households with the owner or co-owner living in the unit, even if it is mortgaged or not fully paid for.)

**Average homeowner costs (with mortgage):** The statistical mean of a given geographic area's monthly owner costs in dollars for the subset of owner-occupied households with a mortgage, found by dividing the aggregate monthly owner costs of all owner-occupied households with a mortgage by the total number of owner-occupied households with a mortgage. In this report, dollar values are in nominal dollars and not adjusted for inflation. (Owner costs refers to the sum of monthly payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees for owner-occupied households. Owner-occupied households with a mortgage refer to households with the owner or co-owner living in the unit and having a mortgage; that is, all forms of debt where the property of the owner or co-owners is pledged as security for repayment of the debt, including deeds of trust, trust deeds, contracts to purchase, land contracts, junior mortgages, and home equity loans.)

**Average housing value (for homeowners):** The statistical mean of a given geographic area's housing value in dollars for all owner-occupied housing units, found by dividing the aggregate housing value of all owner-occupied households by the total number of owner-occupied households. In this report, dollar values are in nominal dollars and not adjusted for inflation. (Housing value refers to the reported estimate of how much a property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. Owner-occupied households refer to households with the owner or co-owner living in the unit, even if it is mortgaged or not fully paid for.)

**Renter-burdened households:** Refers to all renter-occupied households paying cash rent whose monthly gross rent exceeds 30 percent of monthly household income. This item is used to measure housing affordability and excessive shelter costs for renters. (Gross rent refers to the amount of the monthly contract rent plus the estimated

average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Renter-occupied households refer to households that live in a housing unit that is not owner-occupied, and the unit is rented for cash rent or occupied without payment of cash rent.)

**Average gross rent:** The statistical mean of a given geographic area's monthly gross rent in dollars, found by dividing the aggregate monthly gross rent of all renter-occupied households by the total number of renter-occupied households paying cash rent. In this report, dollar values are in nominal dollars and not adjusted for inflation. (Gross rent refers to the amount of the monthly contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. Renter-occupied households refer to households that live in a housing unit that is not owner-occupied, and the unit is rented for cash rent or occupied without payment of cash rent.)

## OTHER TERMS

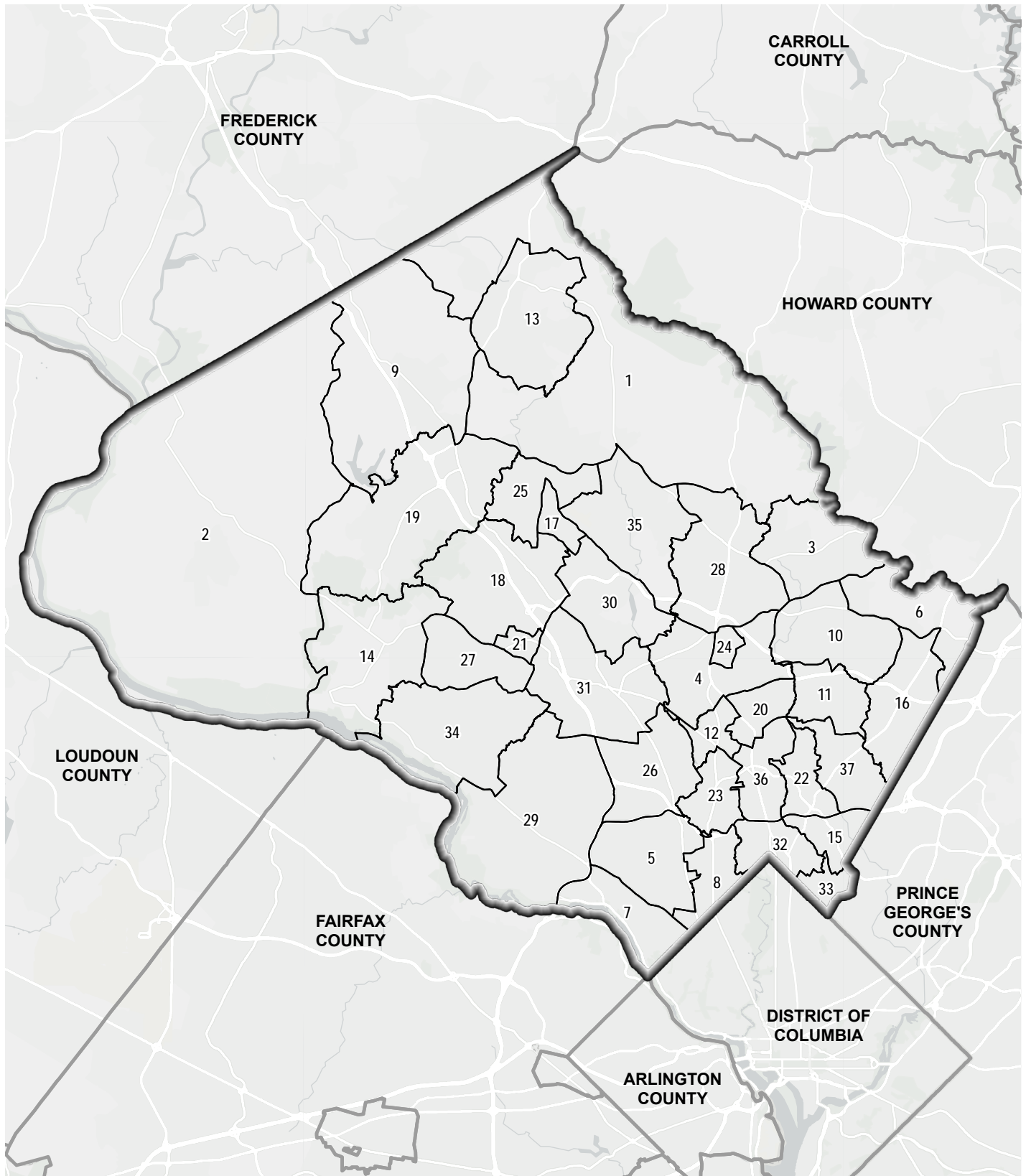
**Complete Communities:** As described in [\*Thrive Montgomery 2050\*](#), the county's general land use plan update adopted in 2022, Complete Communities are places that include the range of land uses, infrastructure, services, and amenities that allow them to meet a wide range of needs for a variety of people. They include housing suitable for different household types, income levels, and preferences, which helps support racial and socioeconomic integration. The specific mix of uses, amenities, parks, public facilities, and building types in Complete Communities vary depending on factors such as the size and location of the neighborhood or community, proximity to transit, variation in physical features such as topography and environmental resources, and other factors unique to the history and context of each place.

## INDEX OF COMMUNITY TRENDS AREAS (CTA)

1. Agricultural Reserve East
2. Agricultural Reserve West
3. Ashton-Sandy Spring
4. Aspen Hill
5. Bethesda
6. Burtonsville
7. Cabin John-Glen Echo
8. Chevy Chase
9. Clarksburg
10. Cloverly
11. Colesville
12. Connecticut-Veirs Mill Crossroads
13. Damascus
14. Darnestown
15. East Silver Spring
16. Fairland
17. Flower Hill
18. Gaithersburg
19. Germantown
20. Glenmont
21. Great Seneca Life Sciences
22. Kemp Mill-Four Corners
23. Kensington
24. Leisure World
25. Montgomery Village
26. North Bethesda
27. North Potomac
28. Olney
29. Potomac
30. Redland-Shady Grove
31. Rockville
32. Silver Spring
33. Takoma Park
34. Travilah
35. Upper Rock Creek
36. Wheaton
37. White Oak

# COUNTYWISE MAPS

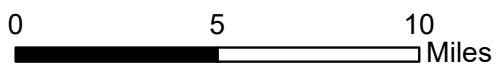
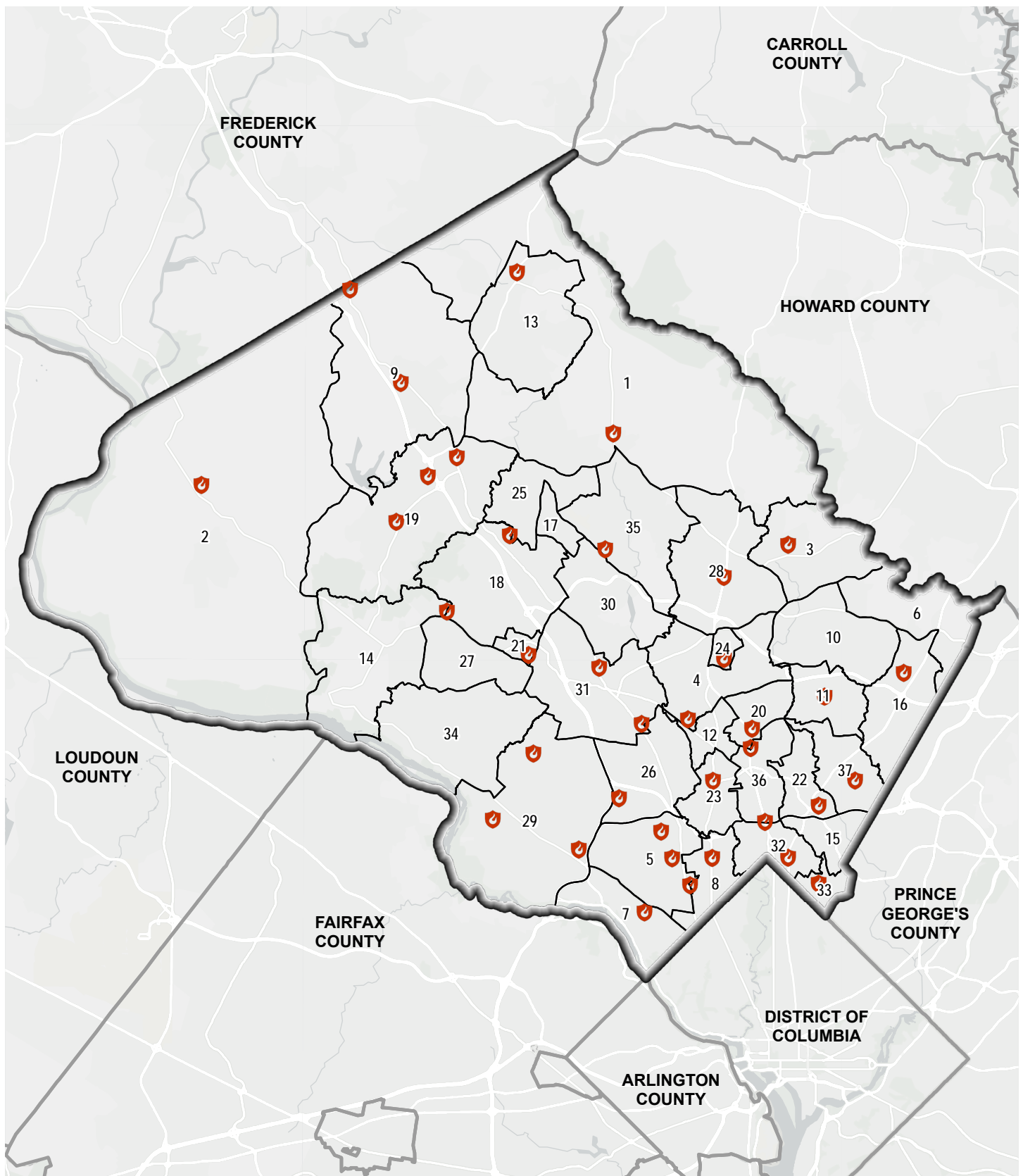
Map A-1: Montgomery County Community Trends Areas



Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.

Source: Montgomery Planning.

Map A-2: Montgomery County, Fire Stations (2024)

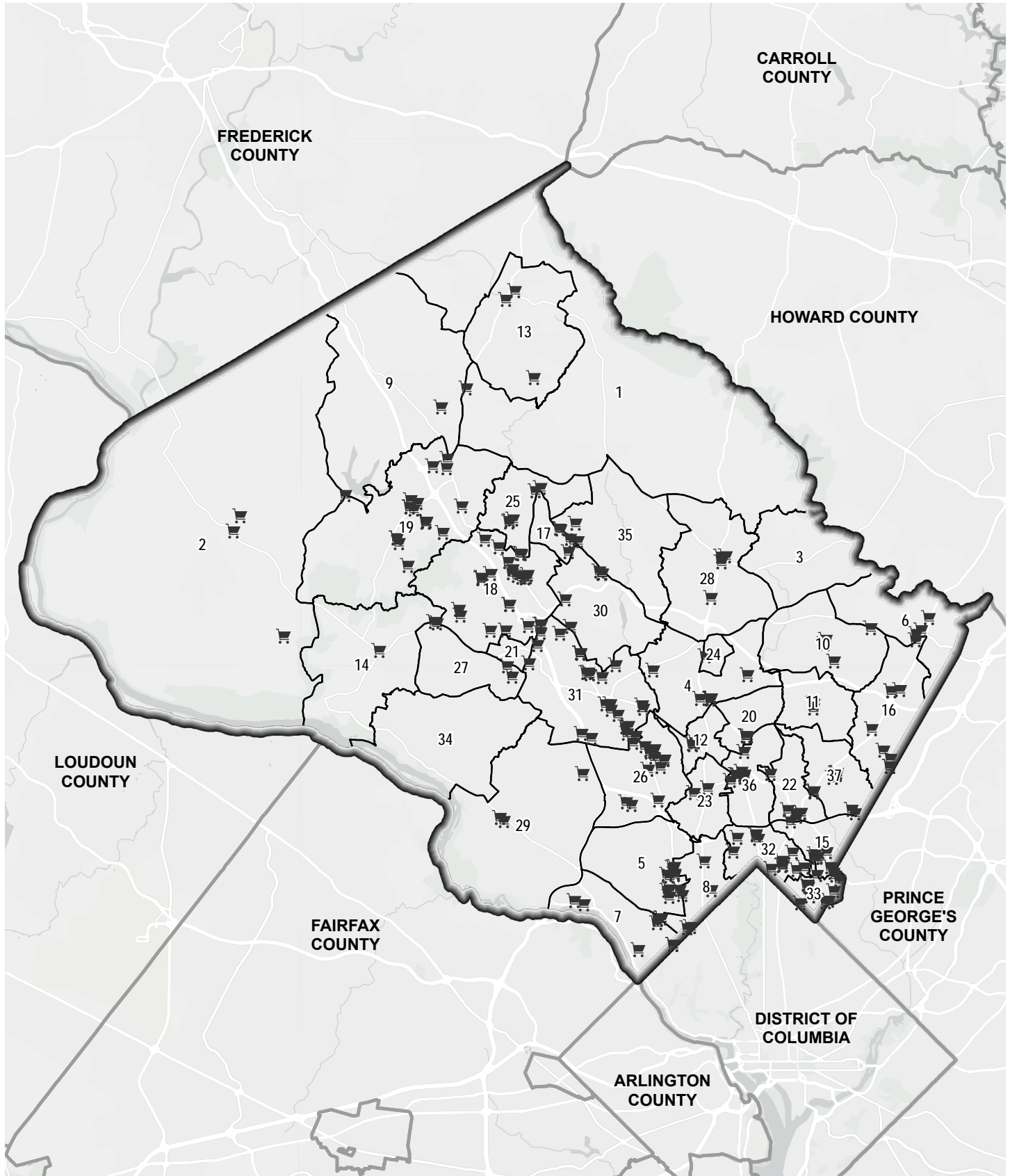


Community Trends Area Boundary

Fire Station

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

Map A-3: Montgomery County, Grocery Stores (2024)



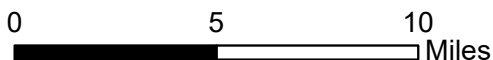
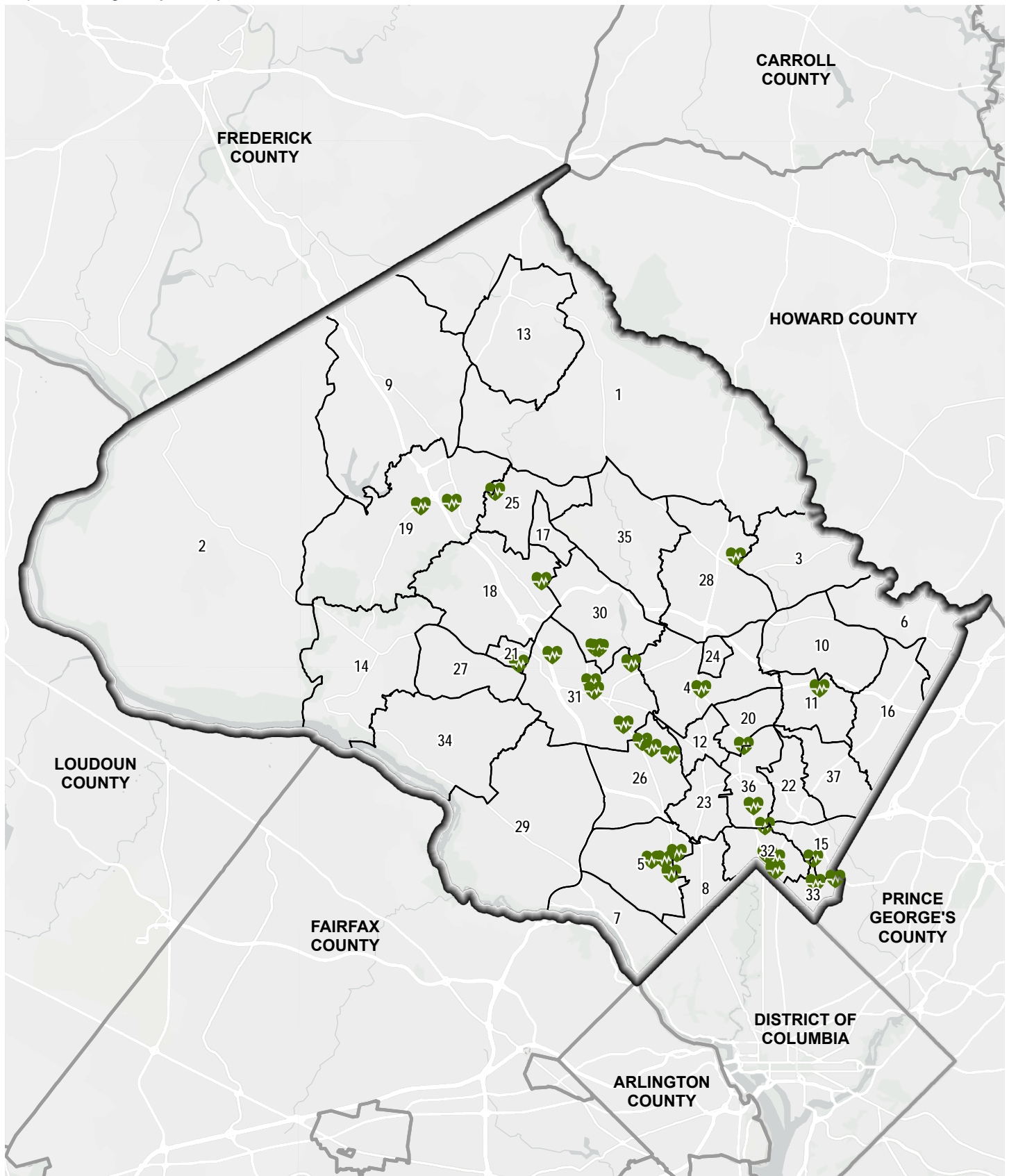
0 5 10 Miles

Community Trends Area Boundary

Grocery Store

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

Map A-4: Montgomery County, Healthcare Facilities (2024)

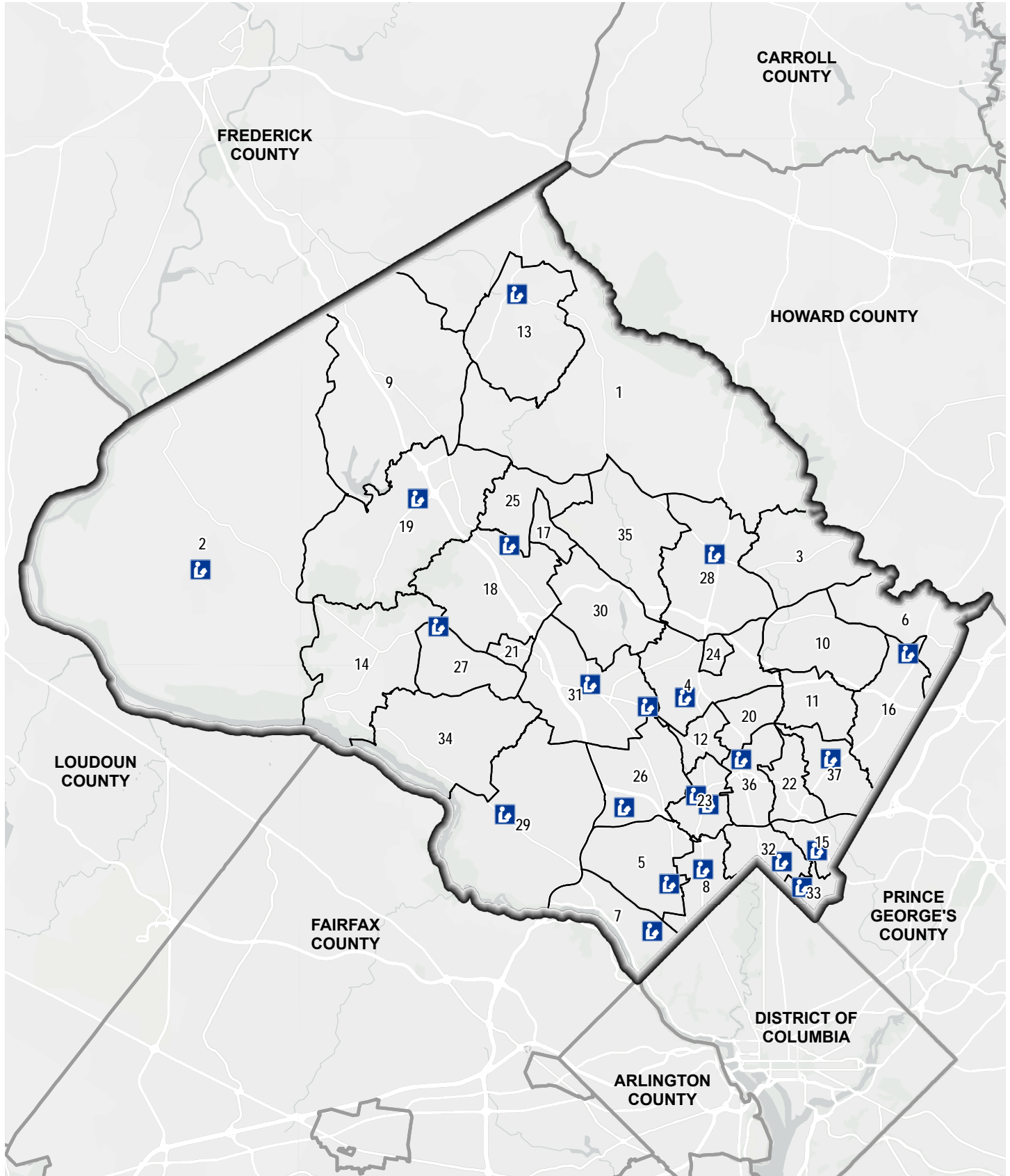


Community Trends Area Boundary

Healthcare Facility

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

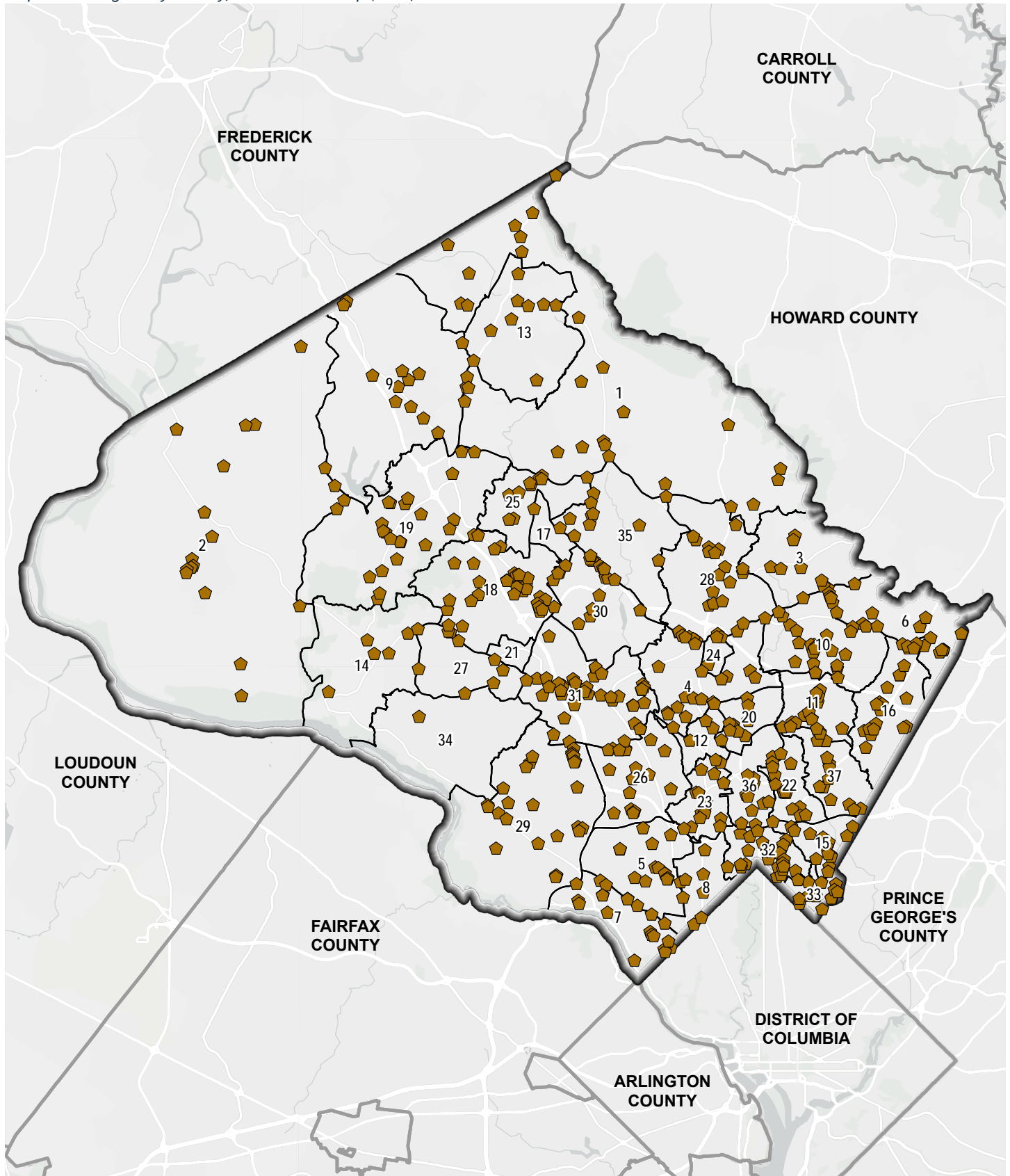
Map A-5: Montgomery County, Libraries (2024)



Community Trends Area Boundary
 
📖 Library

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

Map A-6: Montgomery County, Places of Worship (2024)



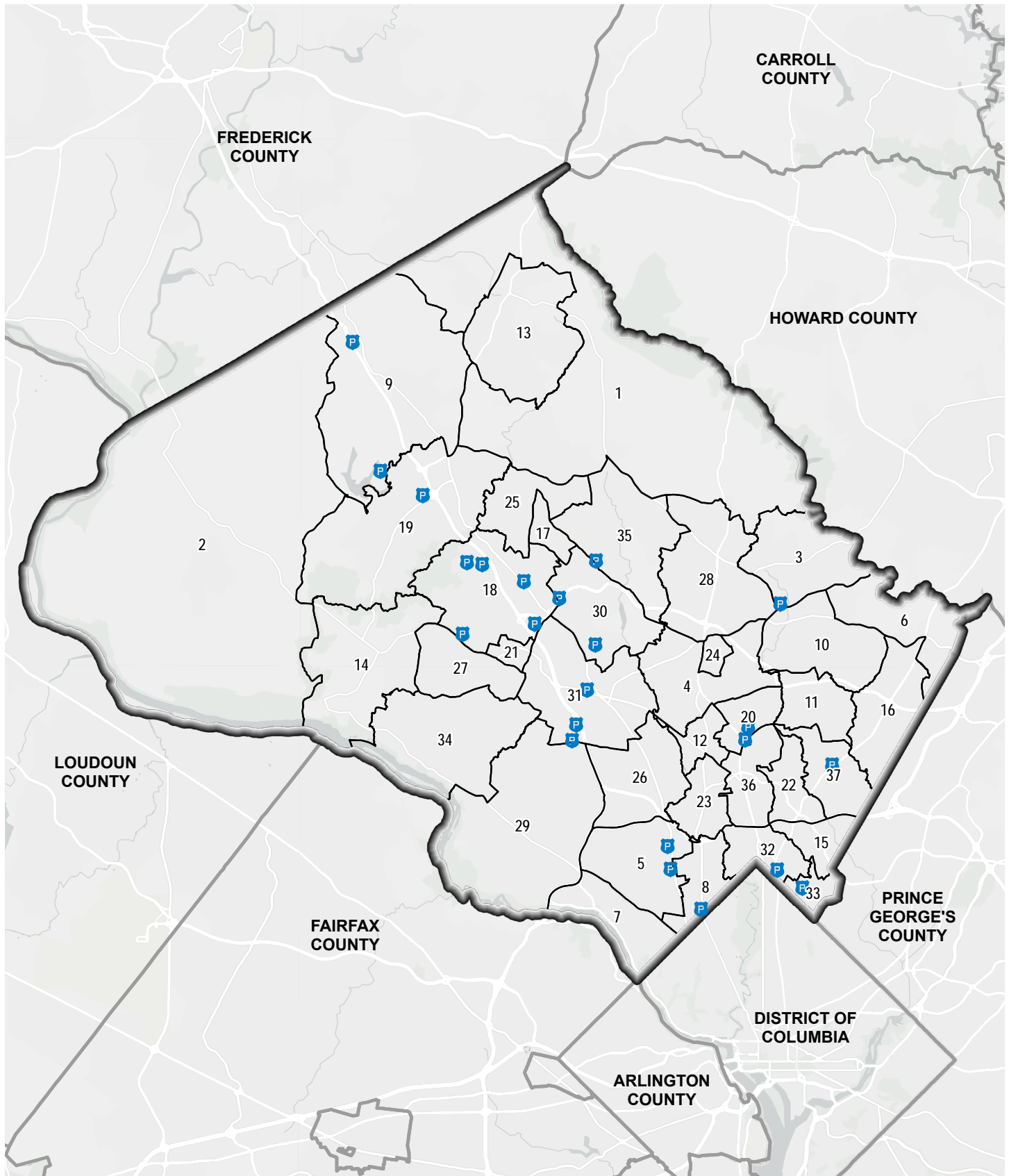
0 5 10 Miles

□ Community Trends Area Boundary

◆ Place of Worship

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

Map A-7: Montgomery County, Police Facilities (2024)



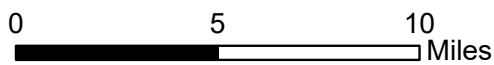
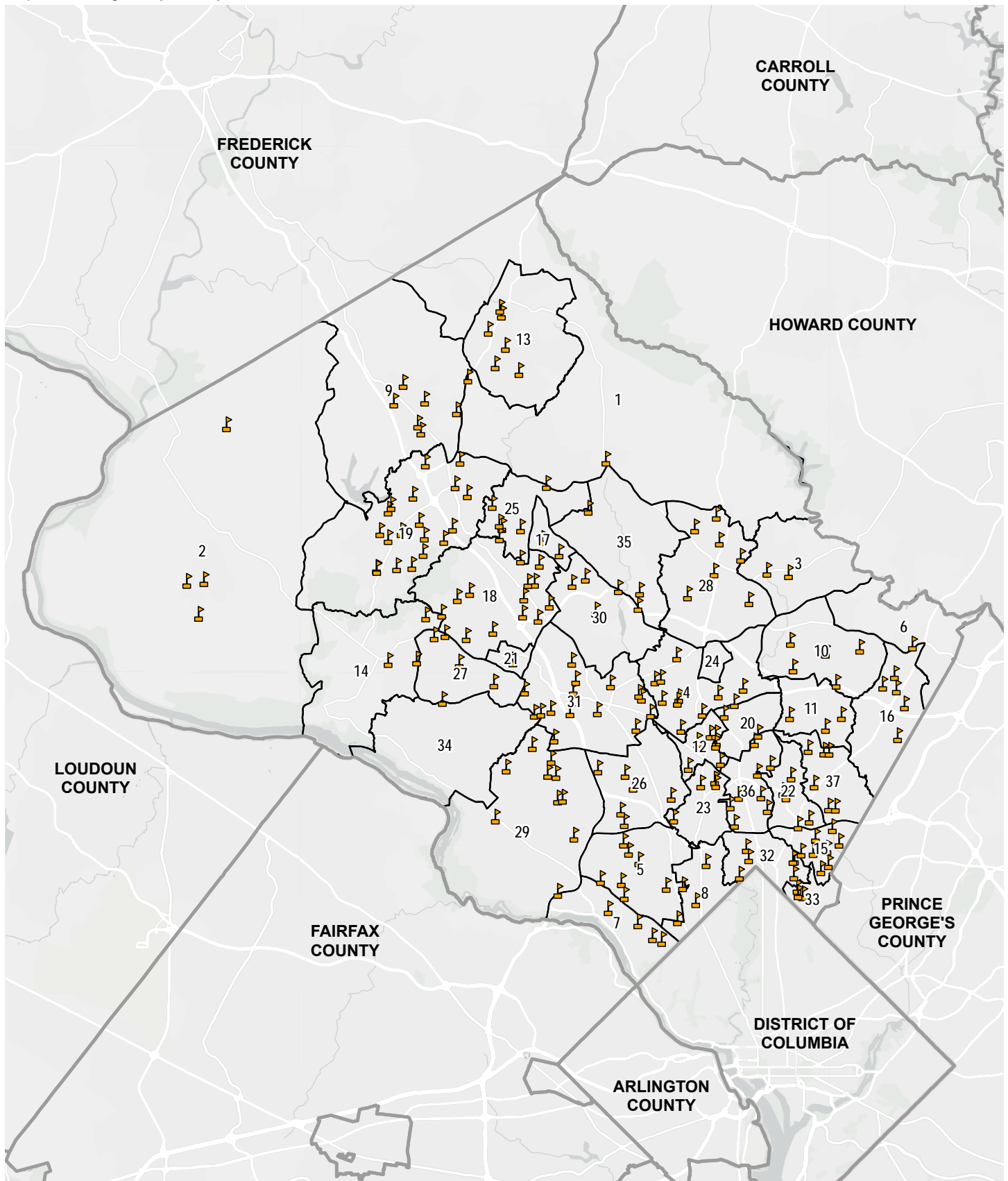
0 5 10 Miles

Community Trends Area Boundary

Police Facility

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

Map A-8: Montgomery County, Public Schools (2024)

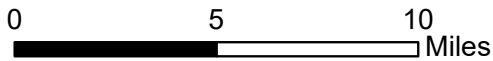
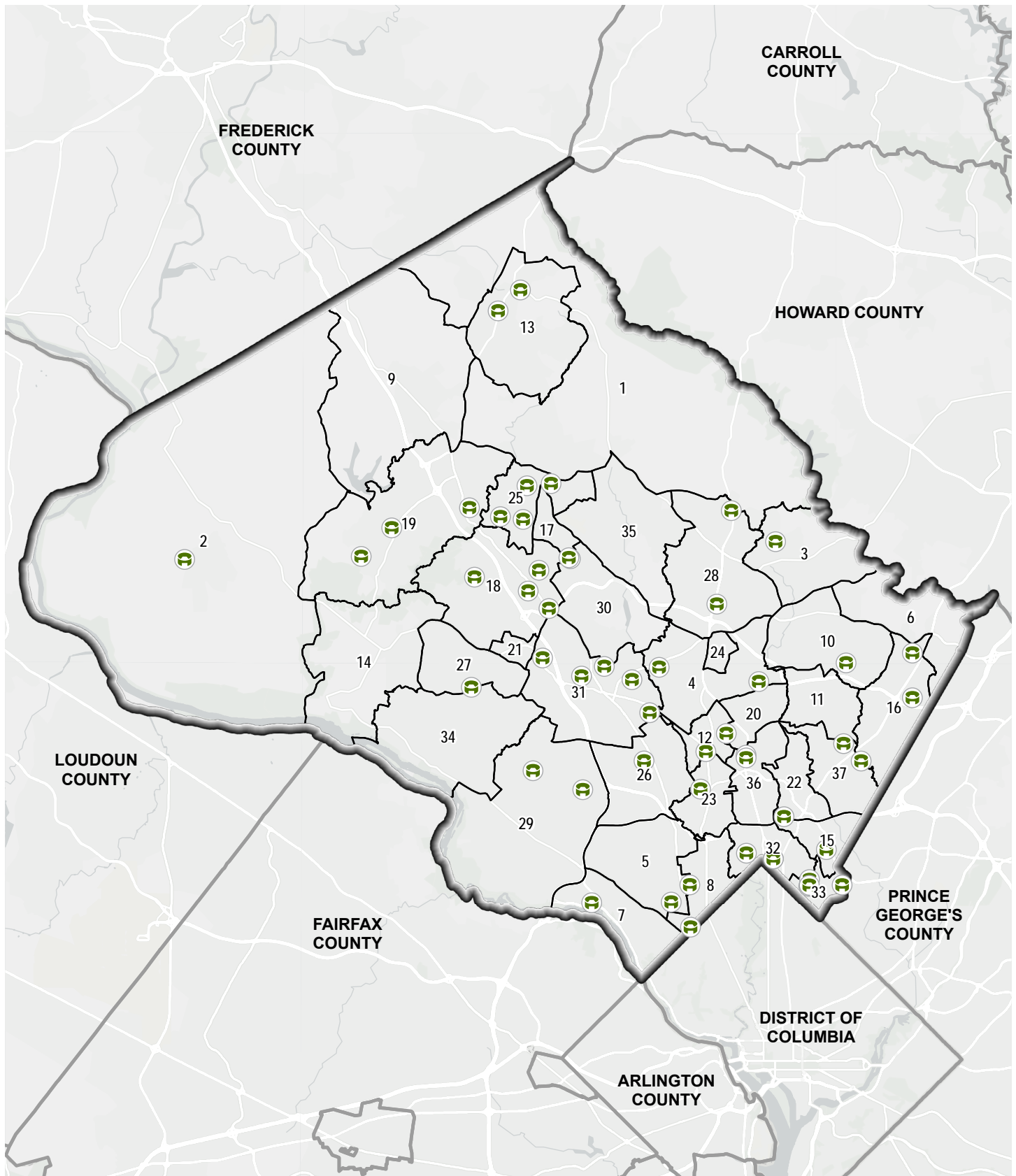


Community Trends Area Boundary

Public School

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).

Map A-9: Montgomery County, Recreation Centers (2024)



Community Trends Area Boundary

Recreation Center

Note: See the Index of Community Trends Areas (CTA) in this Appendix for the CTA name corresponding with the number on this map.  
 Source: Montgomery Planning (August 2024).



# ACKNOWLEDGMENTS

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# COMMUNITY TRENDS REPORT

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 **Montgomery Planning**  
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