



MCPB

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COMMUNITY TRENDS REPORT: A LOOK AT MONTGOMERY COUNTY COMMUNITIES SINCE 2010

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SUMMARY

Staff from the Research and Strategic Projects (RSP) Division will brief the Planning Board on a new study entitled [*Community Trends Report: A Look at Montgomery County Communities Since 2010*](#). This project is the first comprehensive analysis of all small areas of Montgomery County conducted by the RSP Division. While RSP staff has previously completed countywide-level analyses and place-based analyses for master planning efforts, this report provides a detailed look across all parts of the county, including places where master plans have not recently been conducted.

The full report, attached to this staff report, includes profiles of 37 communities across the county, plus the county overall. Community Trends Areas (CTAs), created by aggregating multiple census block groups, serve as the unit of analysis and represent communities. This work represents nearly two years of research and analysis to define the geographies, analyze the data, and develop the report and dashboard formats. It encompasses analysis of approximately 300 variables and more than 30,000 data points.

Each of the 38 profiles is divided into three sections:

- **Place** – This section describes the community’s geographic features, land use and development, and publicly accessible facilities and amenities in 2024 as reported by internal administrative data sources maintained by Montgomery Planning. Temporal analysis of these data was not conducted due to a lack of available historical data and slow changes in place-based characteristics over the period studied.
- **People** – This section focuses on the community’s demographic characteristics, including population size, age structure, racial diversity, English language usage and ability, educational attainment, household income, household composition, and commuting. The analysis is based on data from the American Community Survey’s 5-year estimates for 2010, 2016, and 2022.
- **Housing** – This section examines the community’s housing conditions, including housing typology and age, homeownership, home values, housing costs, and affordability. Housing age and type information from Montgomery Planning’s real property data reflect conditions as of 2024, and analysis of the other housing indicators are based on data from the American Community Survey’s 5-year estimates for 2010, 2016, and 2022.

A separate [interactive online dashboard](#) provides an additional way to interact with the data for each community and presents comparative analysis of key variables. Staff will demonstrate the functionality of the dashboard during the presentation and ask for input from the Planning Board as to which communities they would like to see shown as an example.

The report also includes an Executive Summary with background information, major overarching findings, and initial thoughts on potential policy implications for future planning and an appendix with a detailed methodology and glossary.

With the report now publicly available, RSP staff members are available to present the findings to Montgomery County stakeholders and help them navigate the online publication and dashboard for their own use.

[Attachment Linked Separately](#): *Community Trends Report: A Look at Montgomery County Communities since 2010, January 2026*