



Ashton-Sandy Spring

4

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)

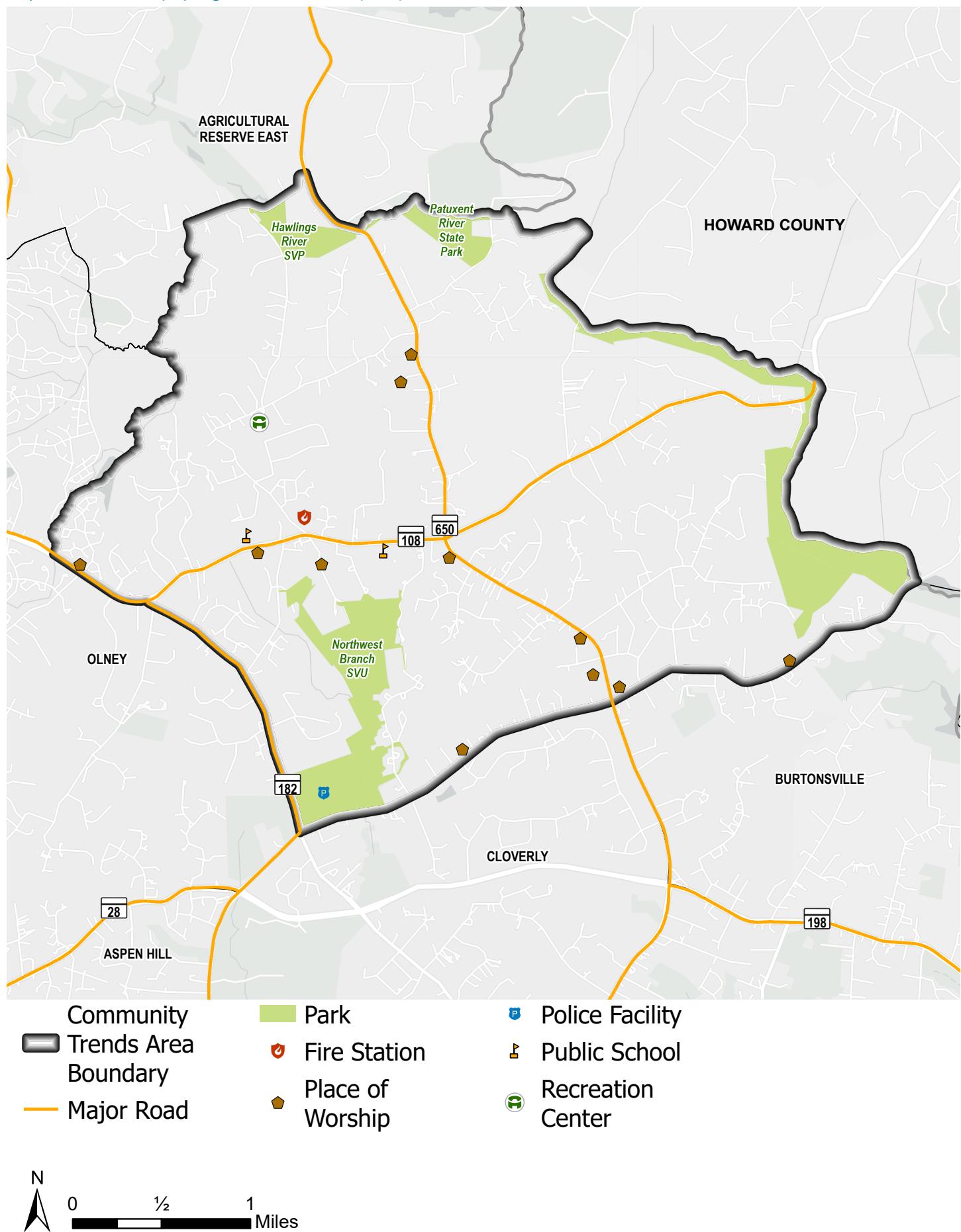
| Place of Interest | Number |
|---------------------|--------|
| Fire Station | 1 |
| Grocery Store | 0 |
| Healthcare Facility | 0 |
| Library | 0 |
| Place of Worship | 11 |
| Police Facility | 1 |
| Public School | 2 |
| Recreation Center | 1 |

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)



Source: Montgomery Planning (August 2024).

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

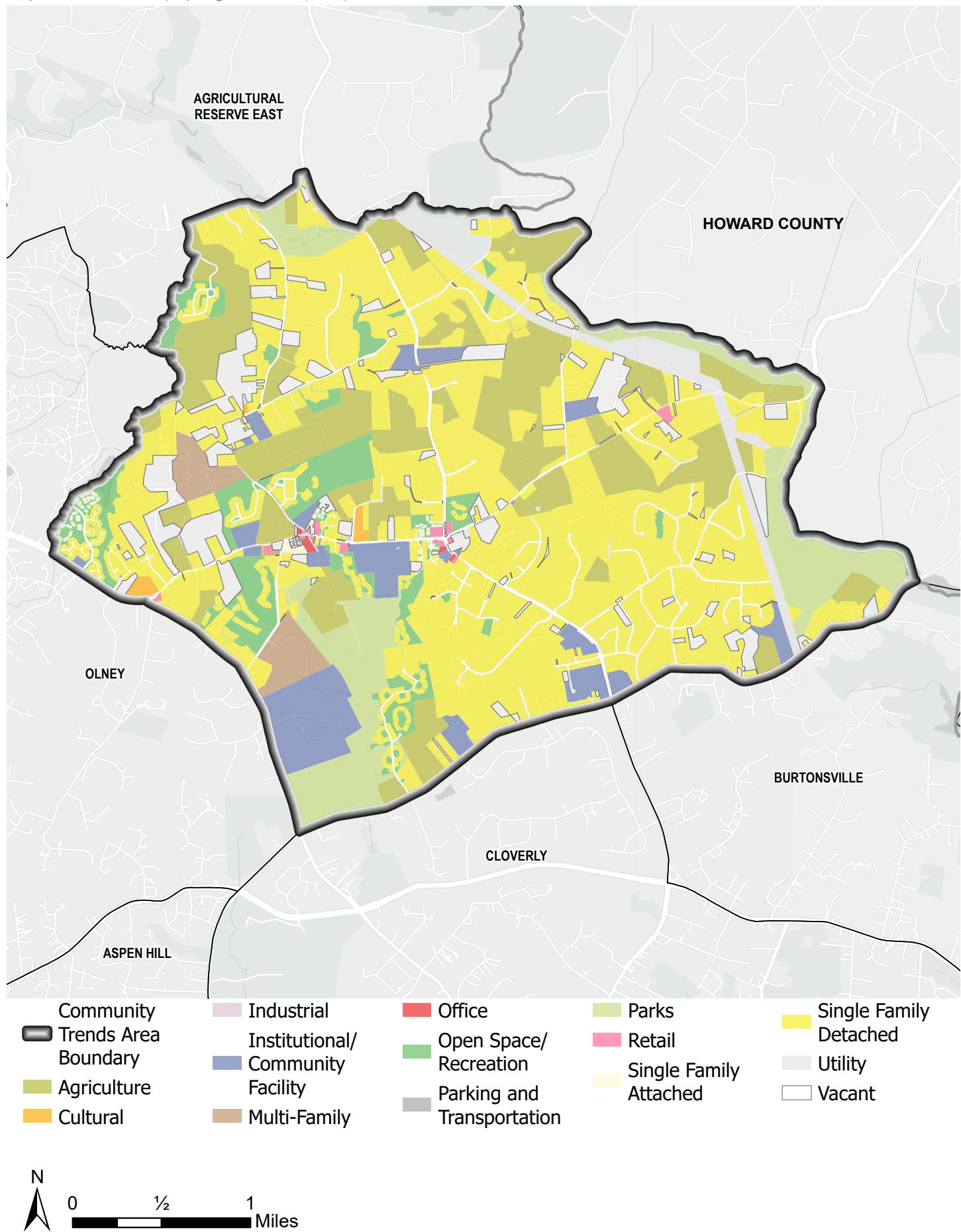


Table 4-3: Ashton-Sandy Spring, Land Use (2024)

| 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).



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 % |
|--|---------------|--------|---------------|--------|---------------|--------|
| Population ages 25 years and over | 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 % |
|---|---------------|--------|---------------|--------|---------------|--------|
| Workers ages 16 years and over | 2,798 | 100% | 2,950 | 100% | 3,214 | 100% |
| Commuting 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 % |
|--------------------------------------|---------------|--------|---------------|--------|---------------|--------|
| Total number of households | 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% |
| Average household size | 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

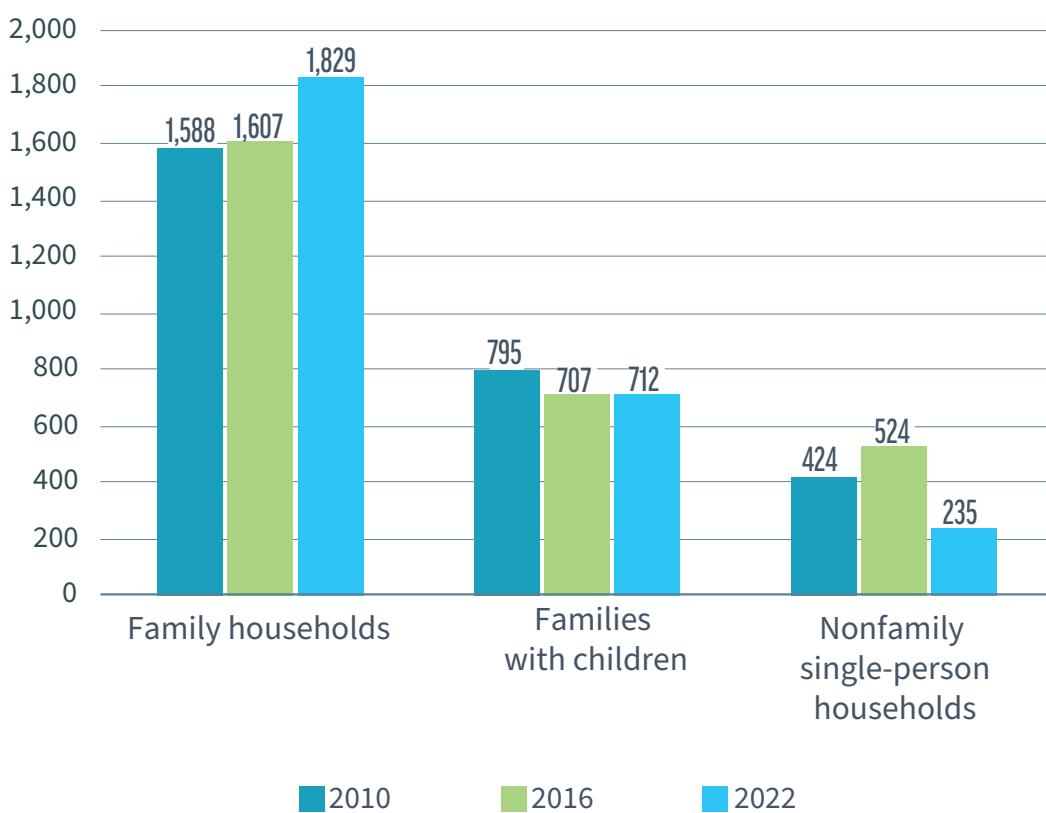
| Household Income | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|----------------------------|---------------|--------|---------------|--------|---------------|--------|
| Total number of households | 2,083 | 100% | 2,174 | 100% | 2,206 | 100% |
| Less than \$50,000 | 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.