

Ashton-Sandy Spring

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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).

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.

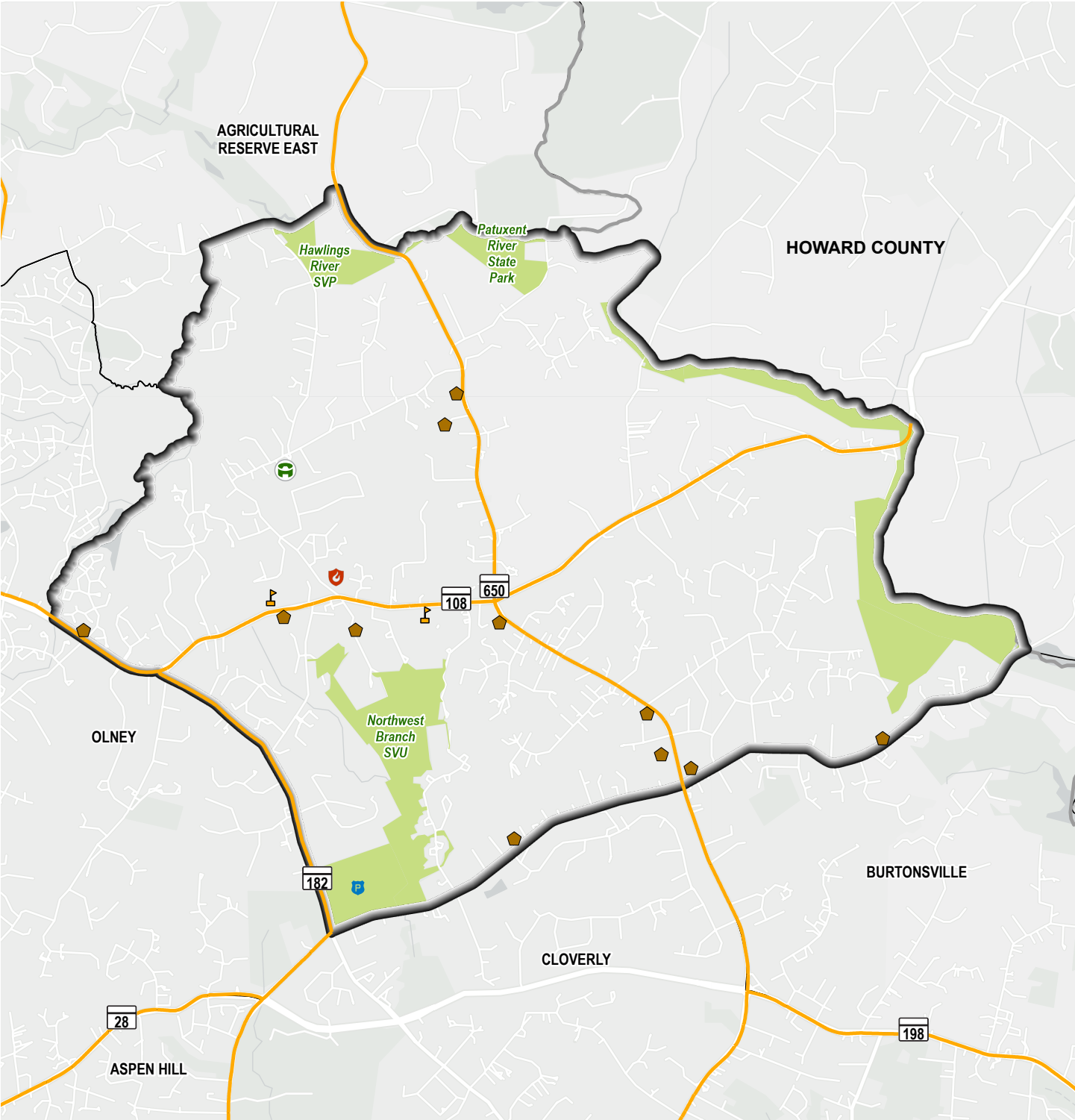
Table 4-2: Ashton-Sandy Spring, Places of Interest (2024)

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

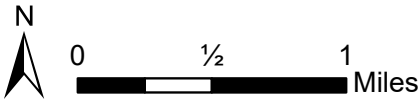
Source: Montgomery Planning (August 2024).



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

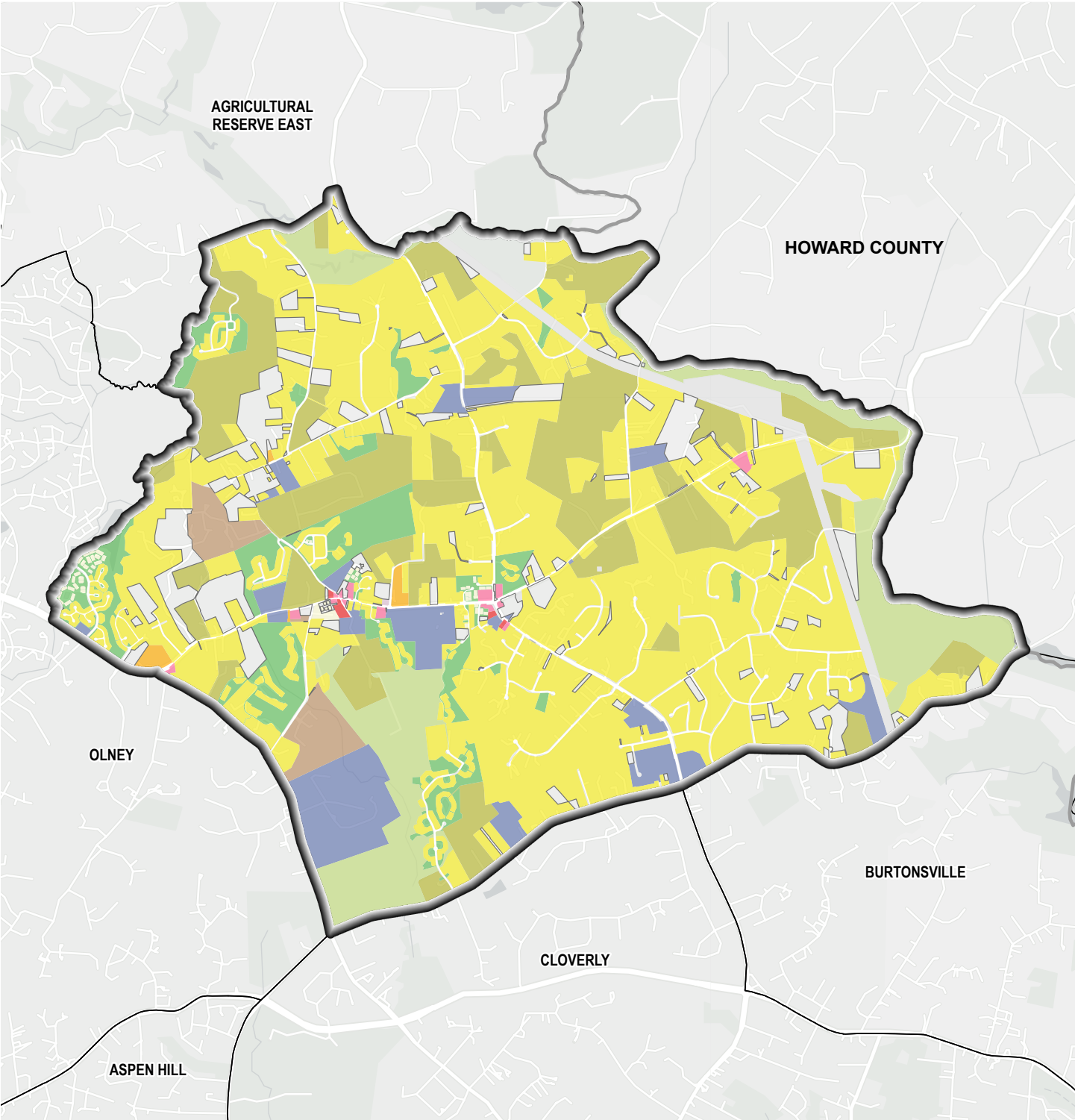


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|--------------------------------|------------------|-------------------|
| Community Trends Area Boundary | Park | Police Facility |
| Major Road | Fire Station | Public School |
| | Place of Worship | Recreation Center |

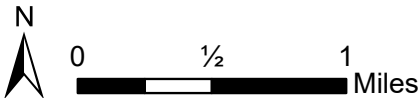


Source: Montgomery Planning (August 2024).

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



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



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

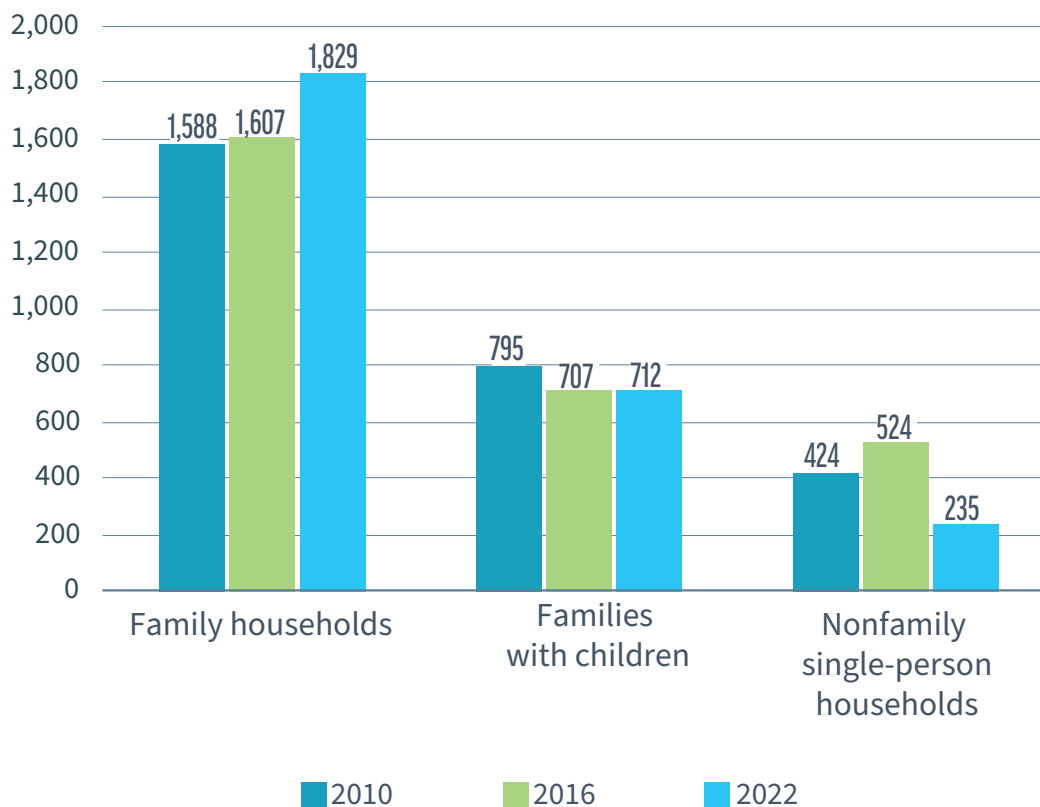
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,083	100%	2,174	100%	2,206	100%
Less than \$50,000	574	28%	477	22%	107	5%
\$50,000 to \$99,999	326	16%	465	21%	399	18%
\$100,000 to \$149,999	363	17%	240	11%	529	24%
\$150,000 to \$199,999	278	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 %
<i>Total housing units</i>	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%
<i>Average year built*</i>	1982	NA	1978	NA	1992	NA	2020	NA
<i>Average age*</i>	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%
<i>Average homeowner costs (with mortgage)</i>	\$3,557	NA	\$3,697	NA	\$3,487	NA
<i>Average housing value (for homeowners)</i>	\$747,406	NA	\$653,776	NA	\$732,034	NA
Rent-burdened households	374	84%	194	56%	*	*
<i>Average gross rent</i>	\$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.