



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).

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.

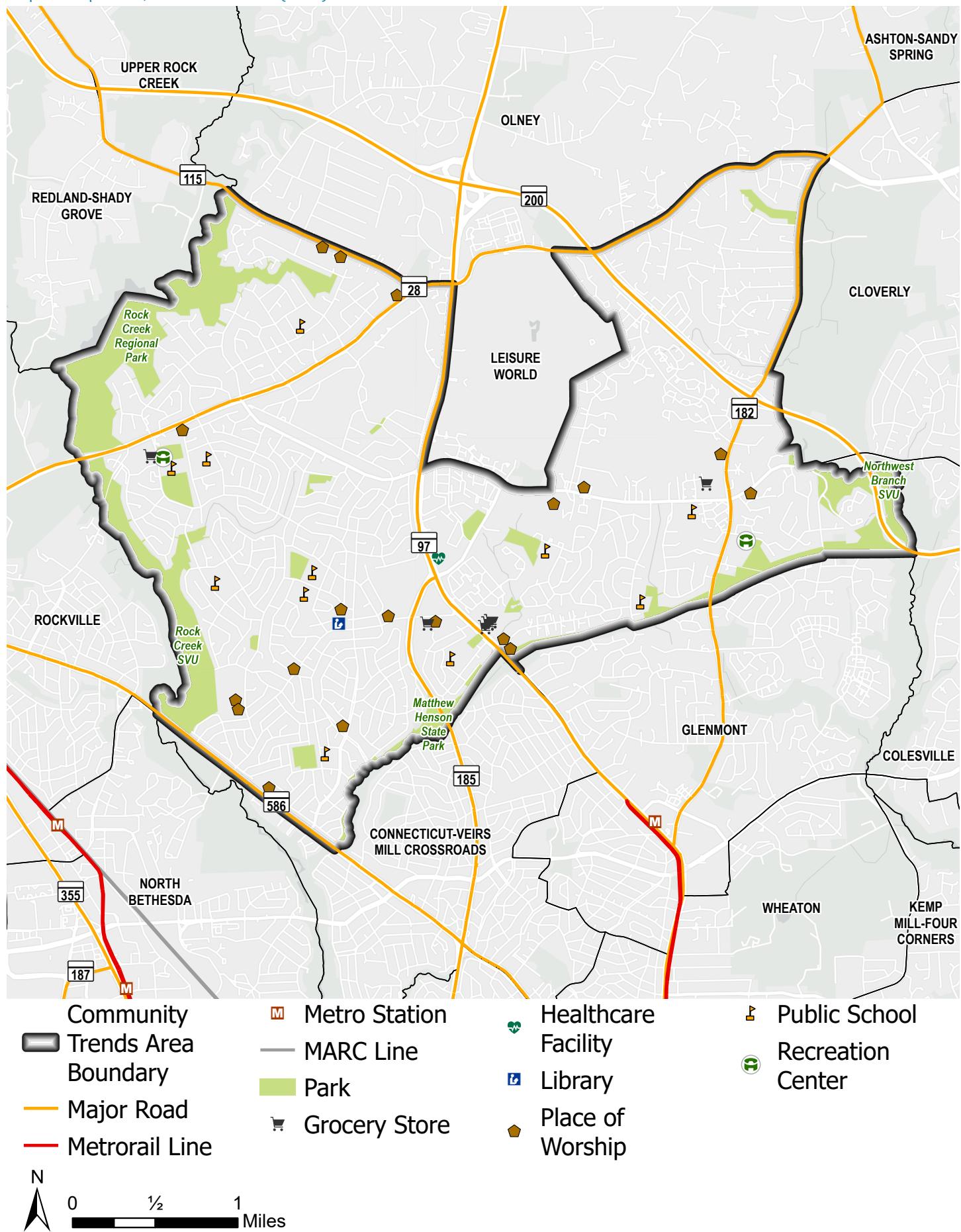
Table 5-2: Aspen Hill, Places of Interest (2024)

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).

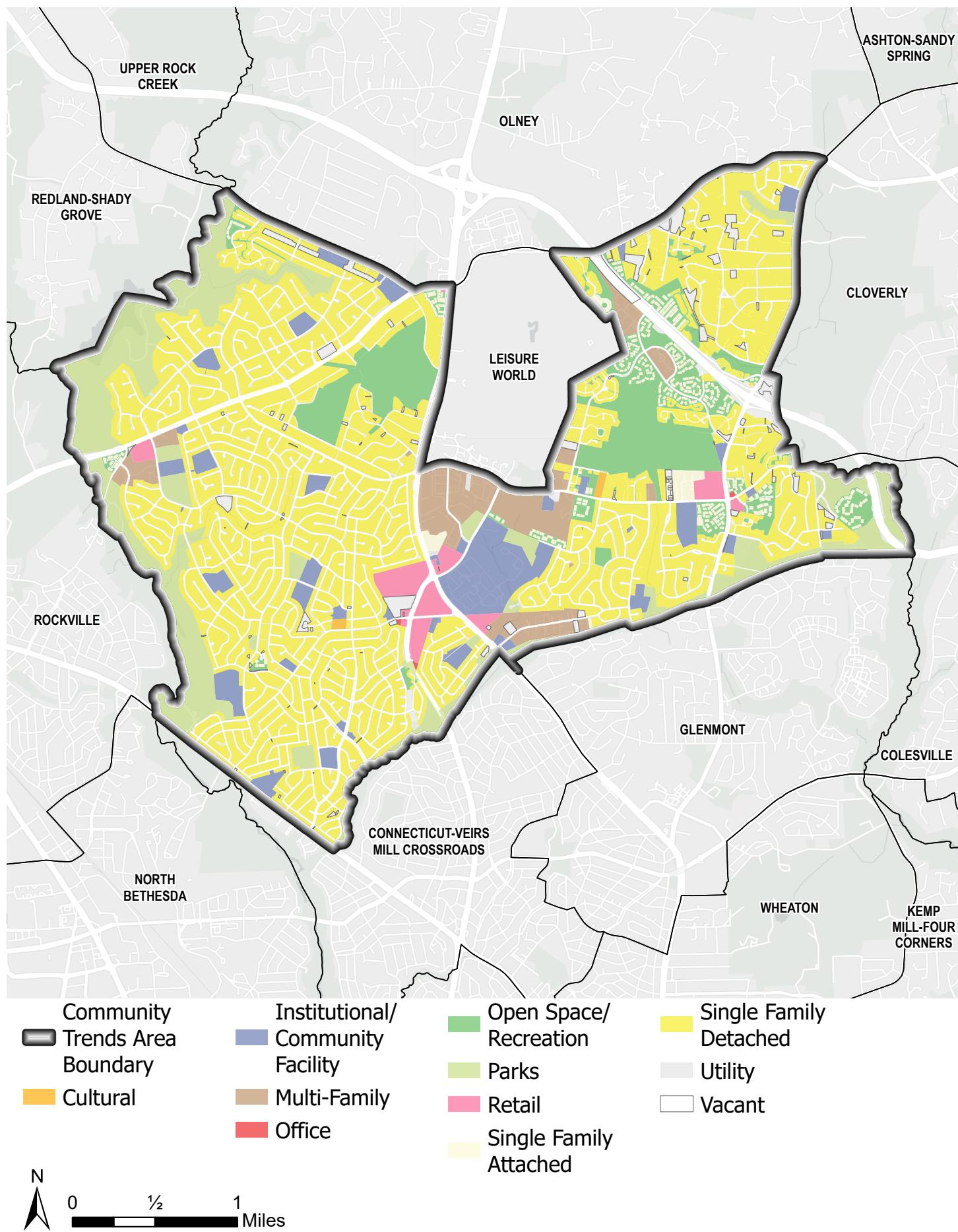


Map 5-1: Aspen Hill, Places of Interest (2024)



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 %
<i>Total population</i>	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 %
<i>Total population</i>	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%
Commuting 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

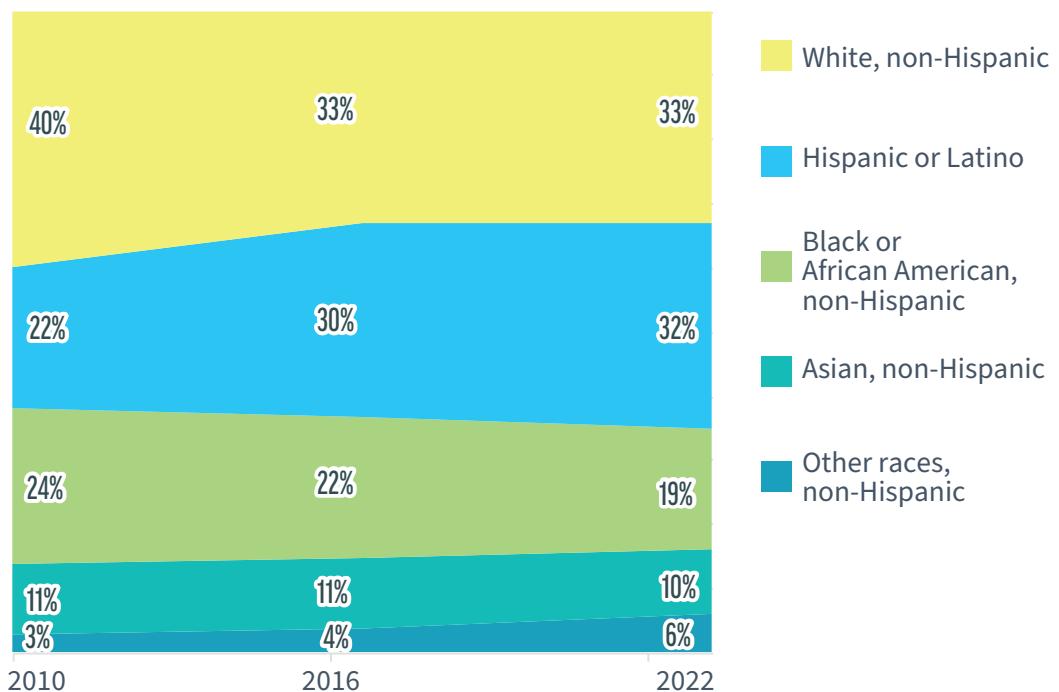
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	18,127	100%	18,368	100%	18,584	100%
Less than \$50,000	6,087	34%	5,298	29%	4,068	22%
\$50,000 to \$99,999	5,353	30%	5,692	31%	4,490	24%
\$100,000 to \$149,999	3,387	19%	3,139	17%	3,582	19%
\$150,000 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.