



11

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)

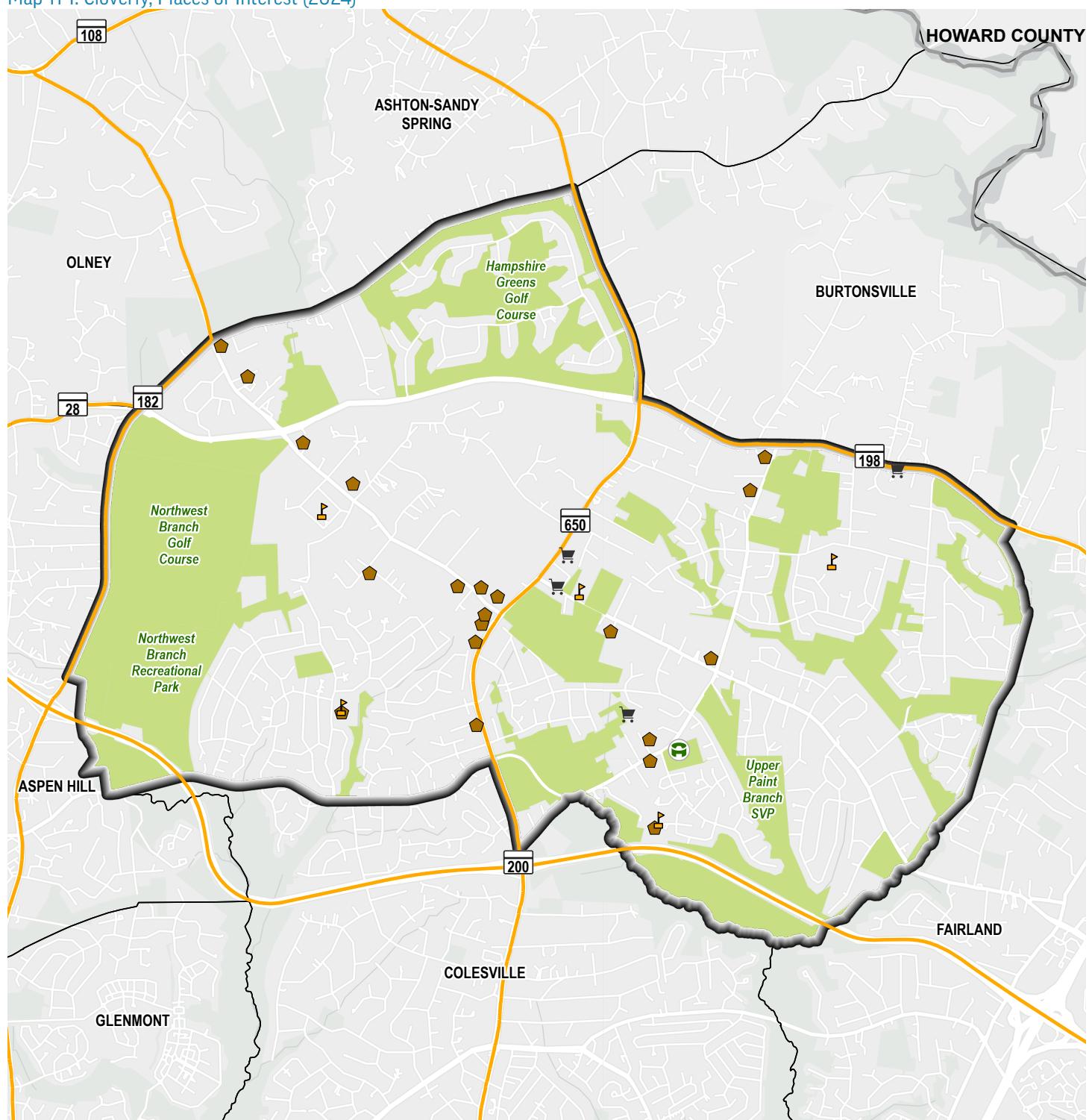
Place of Interest	Number
Fire Station	0
Grocery Store	4
Healthcare Facility	0
Library	0
Place of Worship	21
Police Facility	0
Public School	5
Recreation Center	1

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)



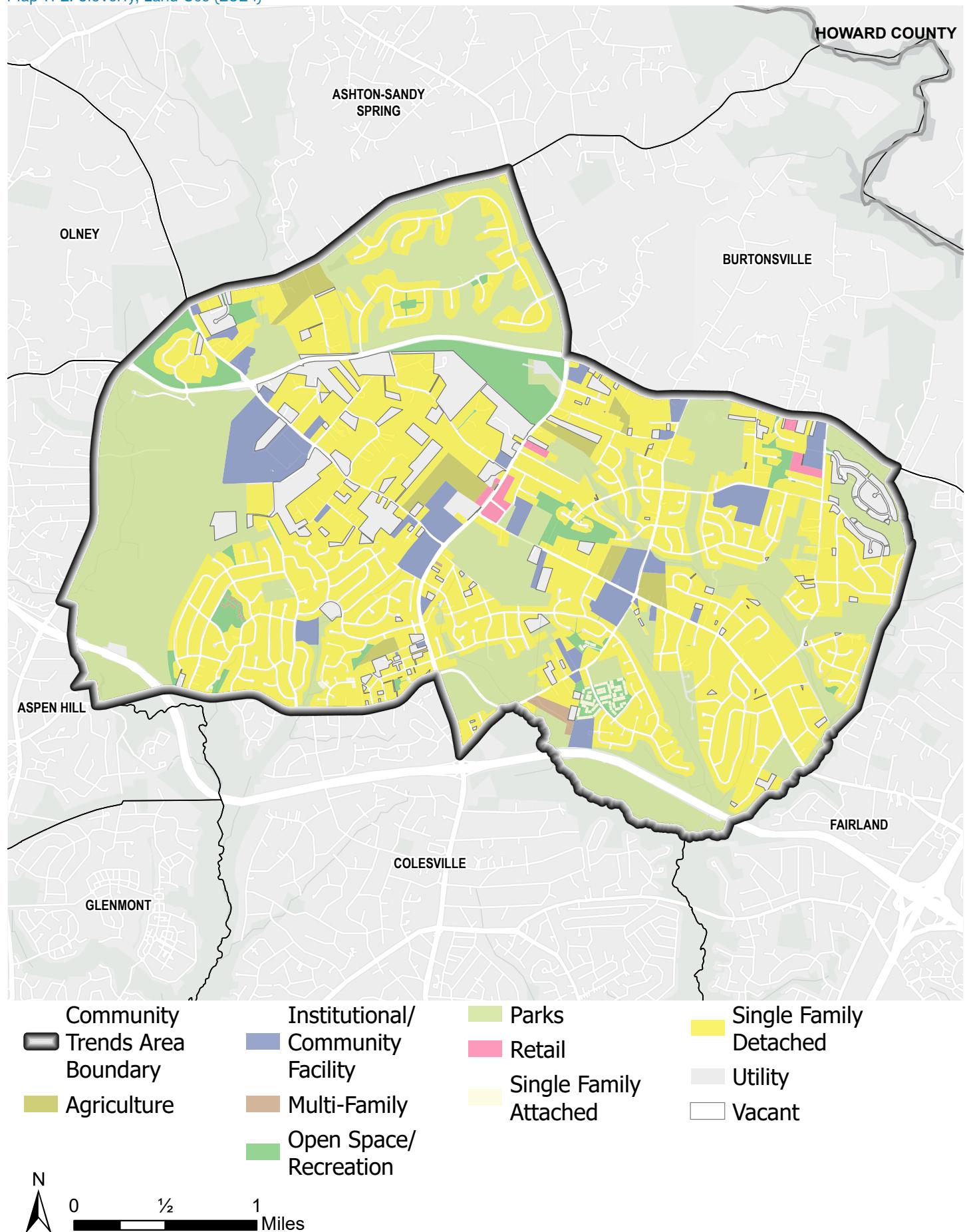
Community Trends Area Boundary
Major Road

Park
Grocery Store
Place of Worship
Public School
Recreation Center



Source: Montgomery Planning (August 2024).

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



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 %
<i>Total population</i>	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 %
<i>Total population</i>	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 %
<i>Population ages 5 years and over</i>	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 %
Population ages 25 years and over	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 %
Workers ages 16 years and over	7,795	100%	8,012	100%	7,431	100%
Commuting 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 %
Total number of households	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%
Average household size	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

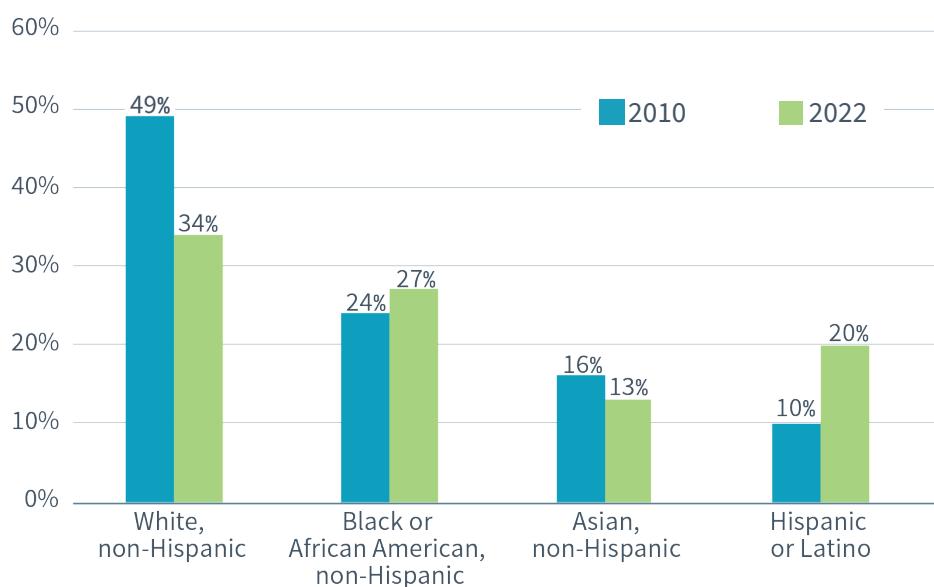
NA Not Applicable.

* 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.