



12

Table 12-1: Colesville, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,380
Total development (square feet)	11,683,850
<i>Key environmental indicators</i>	
Parkland (acres)	560
Tree canopy cover (percent)	52.35
<i>Key development types</i>	
Office use (square feet)	70,442
Retail use (square feet)	200,171
Industrial use (square feet)	0
Other use (square feet)	791,067
Residential use (dwelling units)	5,191

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Colesville, located in the eastern part of the county, has Route 200 (Intercounty Connector) traversing through its northern section and Route 650 (New Hampshire Avenue) running through its center from north to south. An overwhelmingly residential community, Colesville has the largest share of land used for single-family detached housing (56%) of any CTA. Among the few multi-family buildings, two are assisted living homes for older adults that account for the “Other use” development type listed in Table 12-1. The area is flanked on two sides by stream valley parks—Northwest Branch on the western edge and Paint Branch on the eastern edge. Many of the community facilities, including the Hillandale Fire Department Station 24, the Colesville Park & Ride Lot, and several places of worship, are located along New Hampshire Avenue. Also along this road and in the center of the CTA lies a retail core that includes the Colesville Center shopping plaza with a grocery store, a gas station, and several eateries.

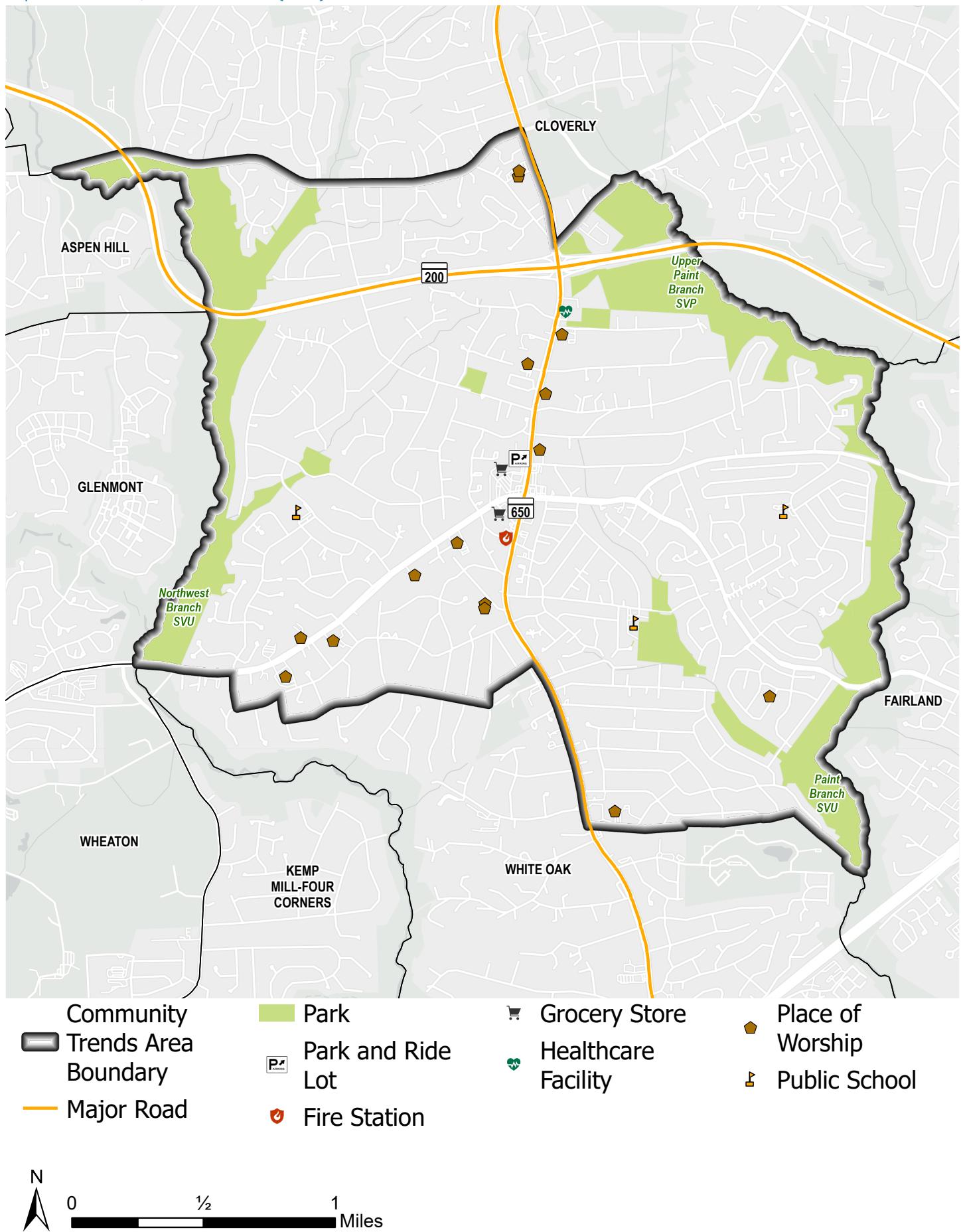
Table 12-2: Colesville, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	2
Healthcare Facility	1
Library	0
Place of Worship	15
Police Facility	0
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

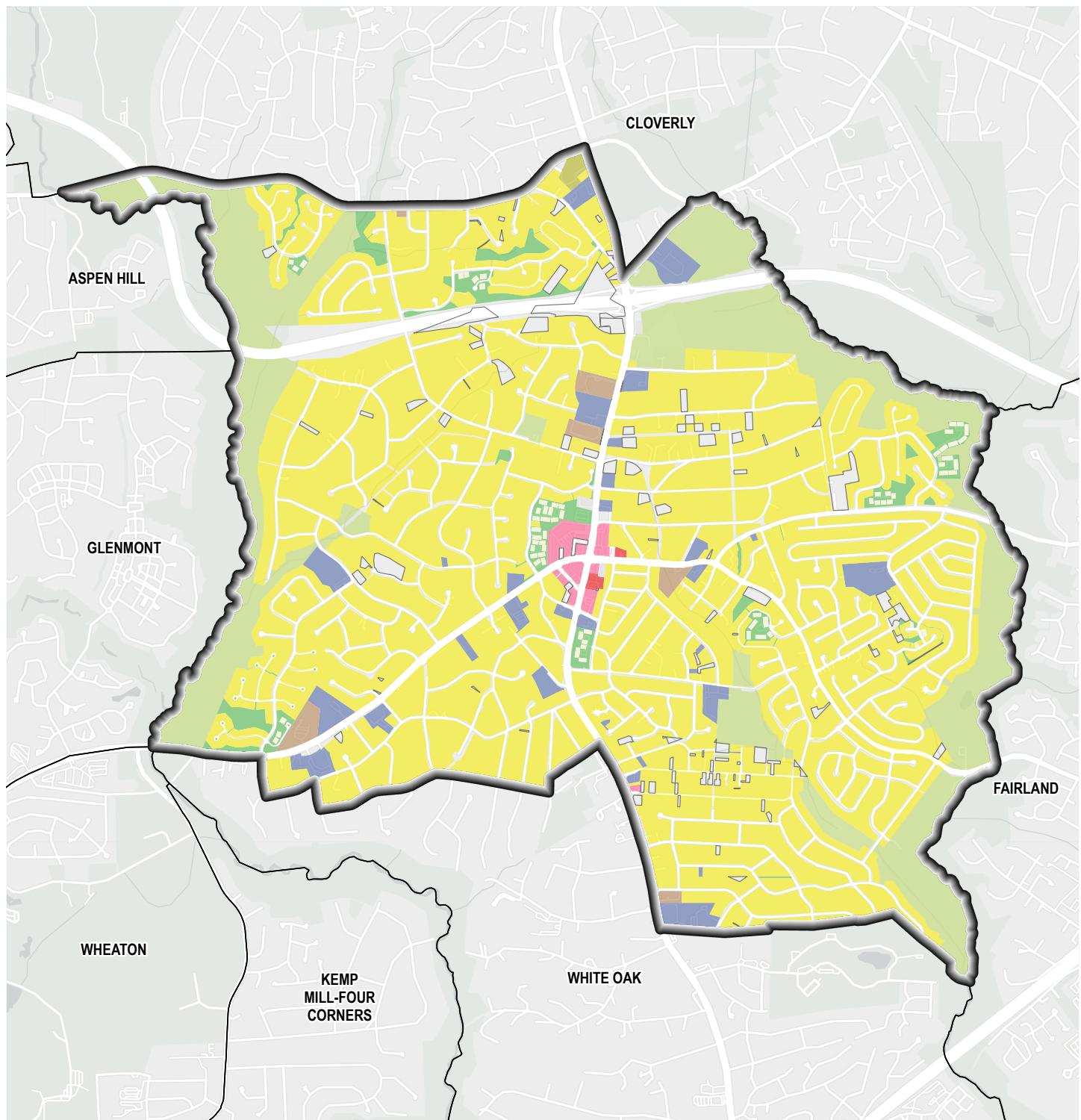


Map 12-1: Colesville, Places of Interest (2024)



Source: Montgomery Planning (August 2024).

Map 12-2: Colesville, Land Use (2024)

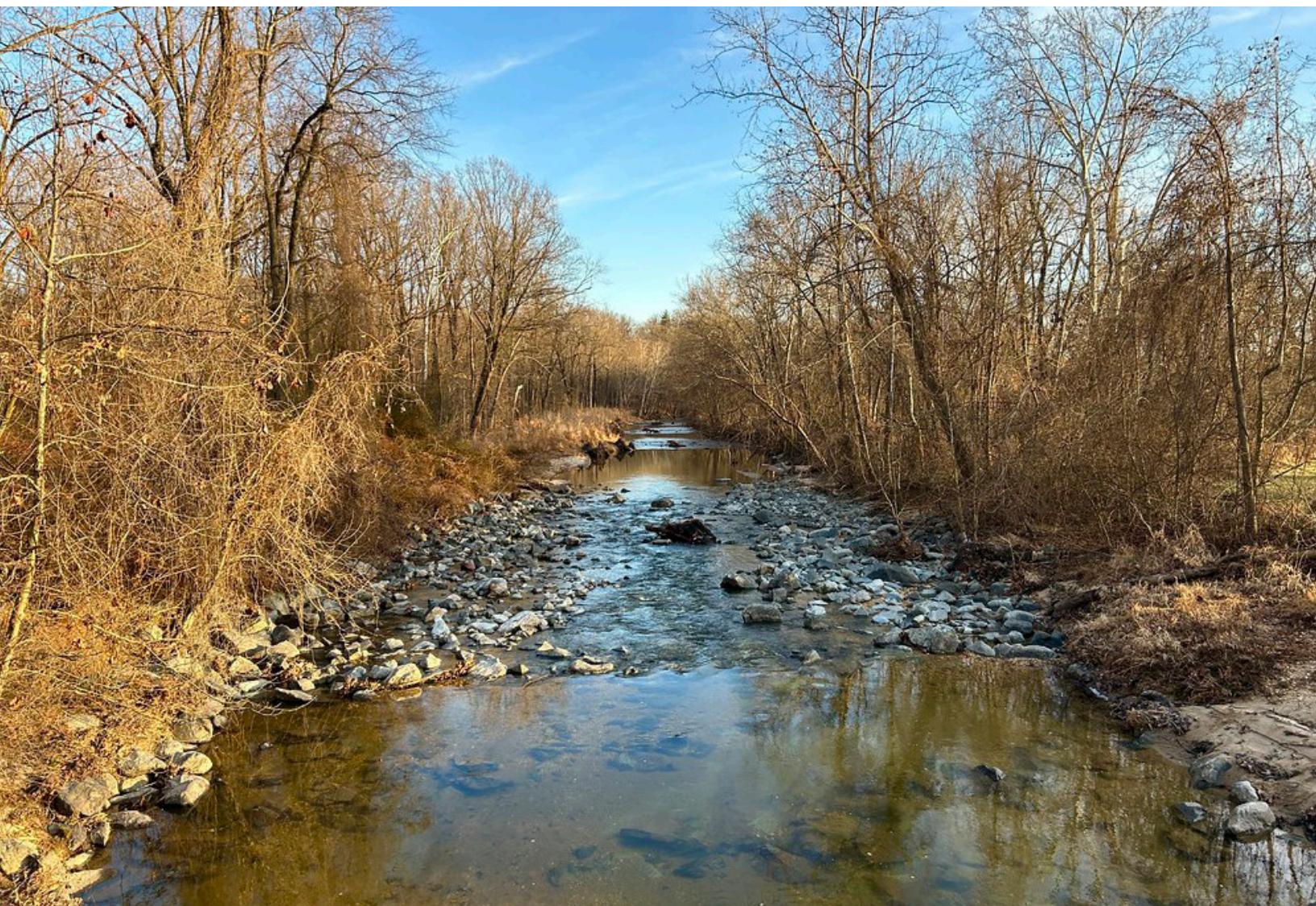


Source: Montgomery Planning (August 2024).

Table 12-3: Colesville, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	16.8%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	3.0%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	56.2%
Multi-Family	< 1.0%	Utility	< 1.0%
Office	< 1.0%	Vacant	2.4%
Open Space/Recreation	2.3%	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).



Colesville had 14,747 residents in 2022 and saw little change in its total population from 2010. However, the older adult population increased by 59% in that time and was the fastest growing age group in the area (see Table 12-4 and Figure 12-1). As a result, in 2022, Colesville had the second highest share of residents ages 65 and over of any community, following the Leisure World CTA, which is predominantly a retirement community. In 2010, no one racial or ethnic group in Colesville constituted a majority, and the population continued to diversify through 2022, when its White and Black populations were the largest groups, each with slightly less than one-third of the total population. More than half of residents ages 25 and over held at least a bachelor's degree, and their numbers increased by 21% after 2010, with those who obtained a

bachelor's degree only accounting for most of this growth. Colesville's household composition remained relatively unchanged; 75% or more of households were families, and people living alone comprised about 20% of all households. Furthermore, the average household income increased by 23% between 2010 and 2022, partly due to the number of households earning \$200,000 or more doubling.



Since 2010, no single racial or ethnic group constituted a majority of residents in Colesville, and the community's population has continued to diversify.

Table 12-4: Colesville, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	14,630	100%	14,271	100%	14,747	100%
0 to 4 years	678	5%	413	3%	447	3%
5 to 17 years	2,676	18%	2,556	18%	2,308	16%
18 to 34 years	2,272	16%	2,167	15%	2,233	15%
35 to 44 years	1,645	11%	1,748	12%	1,408	10%
45 to 64 years	4,724	32%	4,458	31%	4,165	28%
65 years and older	2,635	18%	2,929	21%	4,186	28%

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 12-5: Colesville, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	14,630	100%	14,271	100%	14,747	100%
White, non-Hispanic	5,884	40%	4,859	34%	4,716	32%
Black or African American, non-Hispanic	4,619	32%	4,113	29%	4,478	30%
Asian, non-Hispanic	2,294	16%	2,728	19%	2,790	19%
Other races, non-Hispanic	*	*	800	6%	761	5%
Hispanic or Latino	1,651	11%	1,771	12%	2,002	14%

* 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 12-6: Colesville, 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	13,952	100%	13,858	100%	14,300	100%
Speak non-English language at home	4,540	33%	5,357	39%	6,216	43%
Speak English less than “very well”	*	*	1,792	13%	2,228	16%

* 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 12-7: Colesville, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	9,997	100%	10,175	100%	10,985	100%
No high school degree	*	*	780	8%	858	8%
High school degree or some college education	4,053	41%	4,361	43%	3,885	35%
Bachelor's degree only	2,275	23%	2,237	22%	2,968	27%
Graduate or professional degree	2,895	29%	2,797	27%	3,274	30%

* 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 12-8: Colesville, 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	7,666	100%	6,878	100%	6,797	100%
Commuted by driving	6,243	81%	5,619	82%	4,364	64%
Car-free commute	948	12%	848	12%	396	6%
Worked from home	436	6%	398	6%	1,802	27%
Percent of households with no vehicles	*	*	197	4%	248	5%

* 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 12-9: Colesville, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,879	100%	4,884	100%	5,230	100%
Family households	3,867	79%	3,809	78%	3,923	75%
Families with children	1,418	29%	1,571	32%	1,372	26%
Single-parent families with children	*	*	334	7%	359	7%
Nonfamily multi-person households	*	*	82	2%	244	5%
Nonfamily single-person households	912	19%	993	20%	1,063	20%
Average household size	2.99	NA	2.89	NA	2.78	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 12-10: Colesville, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,879	100%	4,884	100%	5,230	100%
Less than \$50,000	*	*	939	19%	961	18%
\$50,000 to \$99,999	1,284	26%	1,260	26%	1,110	21%
\$100,000 to \$149,999	1,140	23%	1,162	24%	818	16%
\$150,000 to \$199,999	837	17%	671	14%	704	13%
\$200,000 or more	788	16%	852	17%	1,637	31%
Average household income	\$131,108	NA	\$131,282	NA	\$160,863	NA

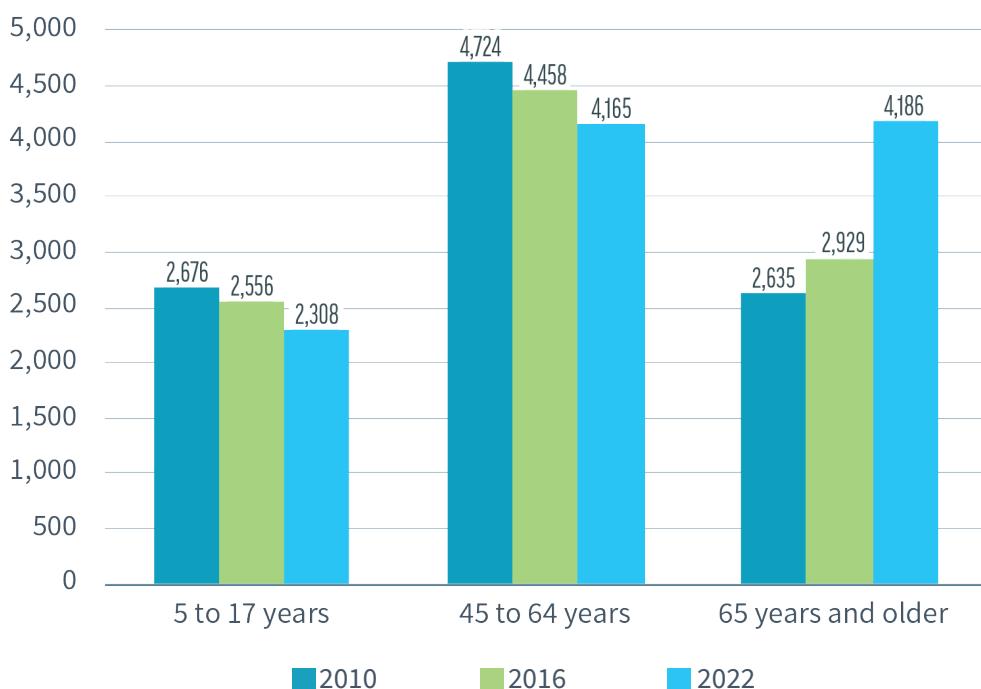
NA Not Applicable.

* 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 12-1: Colesville, Number of People by Age (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

/// HOUSING

Colesville is a predominantly single-family community with detached homes comprising most of its housing. Nearly all existing units were built before 2010, the vast majority between 1960 and 1989, and very little housing growth occurred since 2010. The only multi-family units in the area are two apartment complexes for residents ages 62 and over (Randolph Village and Willow Manor at Colesville) on Randolph Road and two assisted living homes (Wilshire Estates and Colesville Manor) on New Hampshire Avenue. Given the large percentage of single-family units, most

households owned their homes, with a homeownership rate of 84% in 2022. The community had modest home values and housing costs compared to other parts of the county; while average home values decreased by 12% from 2010 to 2016, they increased by 27% to \$558,000 in 2022, which was lower than the county's average home value of \$705,564. Average homeowner costs and average gross rent did not see significant change since 2010 and also remained lower than county averages.

Table 12-11: Colesville, 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	5,191	100%	4,589	100%	389	100%	213	100%
Before 1960	680	13%	680	15%	0	0%	0	0%
1960 to 1969	2,297	44%	2,297	50%	0	0%	0	0%
1970 to 1979	370	7%	370	8%	0	0%	0	0%
1980 to 1989	1,119	22%	771	17%	348	89%	0	0%
1990 to 1999	507	10%	338	7%	39	10%	130	61%
2000 to 2009	186	4%	101	2%	2	1%	83	39%
2010 or later	32	1%	32	1%	0	0%	0	0%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1972	NA	1970	NA	1987	NA	2000	NA
Average age*	52	NA	54	NA	37	NA	24	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 12-12: Colesville, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,537	93%	4,473	92%	4,399	84%
Average homeowner costs (with mortgage)	\$2,691	NA	\$2,529	NA	\$2,796	NA
Average housing value (for homeowners)	\$499,321	NA	\$437,935	NA	\$558,170	NA
Rent-burdened households	*	*	236	63%	580	70%
Average gross rent	\$1,040	NA	\$1,104	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.