



Damascus

14

Table 14-1: Damascus, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,520
Total development (square feet)	13,005,604
<i>Key environmental indicators</i>	
Parkland (acres)	1,924
Tree canopy cover (percent)	48.94
<i>Key development types</i>	
Office use (square feet)	71,004
Retail use (square feet)	488,183
Industrial use (square feet)	39,472
Other use (square feet)	820,850
Residential use (dwelling units)	6,165

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

The Damascus community is in the northern part of the county, surrounded almost entirely by the Agricultural Reserve. Accordingly, agricultural uses occupy 20% of the land area, with another 20% used as parkland and 40% for single-family housing (see Table 14-3 and Map 14-2). The Great Seneca Stream Valley and Magruder Branch Stream Valley traverse the entire area, and the notable Damascus Recreational Park covers 284 acres with tennis courts, baseball, soccer, and cricket fields, picnic shelters, and open space. Two large shopping centers—the Damascus Center and Ridge Plaza—along with other small businesses serve as the community’s retail core at the intersection of state Routes 108 (Main Street and Damascus Road) and 27 (Ridge Road). The commercial area also has several public facilities, including the Damascus Volunteer Fire Department Station 13, Damascus Library, a senior center, and a Park & Ride lot. Much of the 820,850 square feet of “Other use” development in Table 14-1 belongs to six public schools within the community’s boundaries.

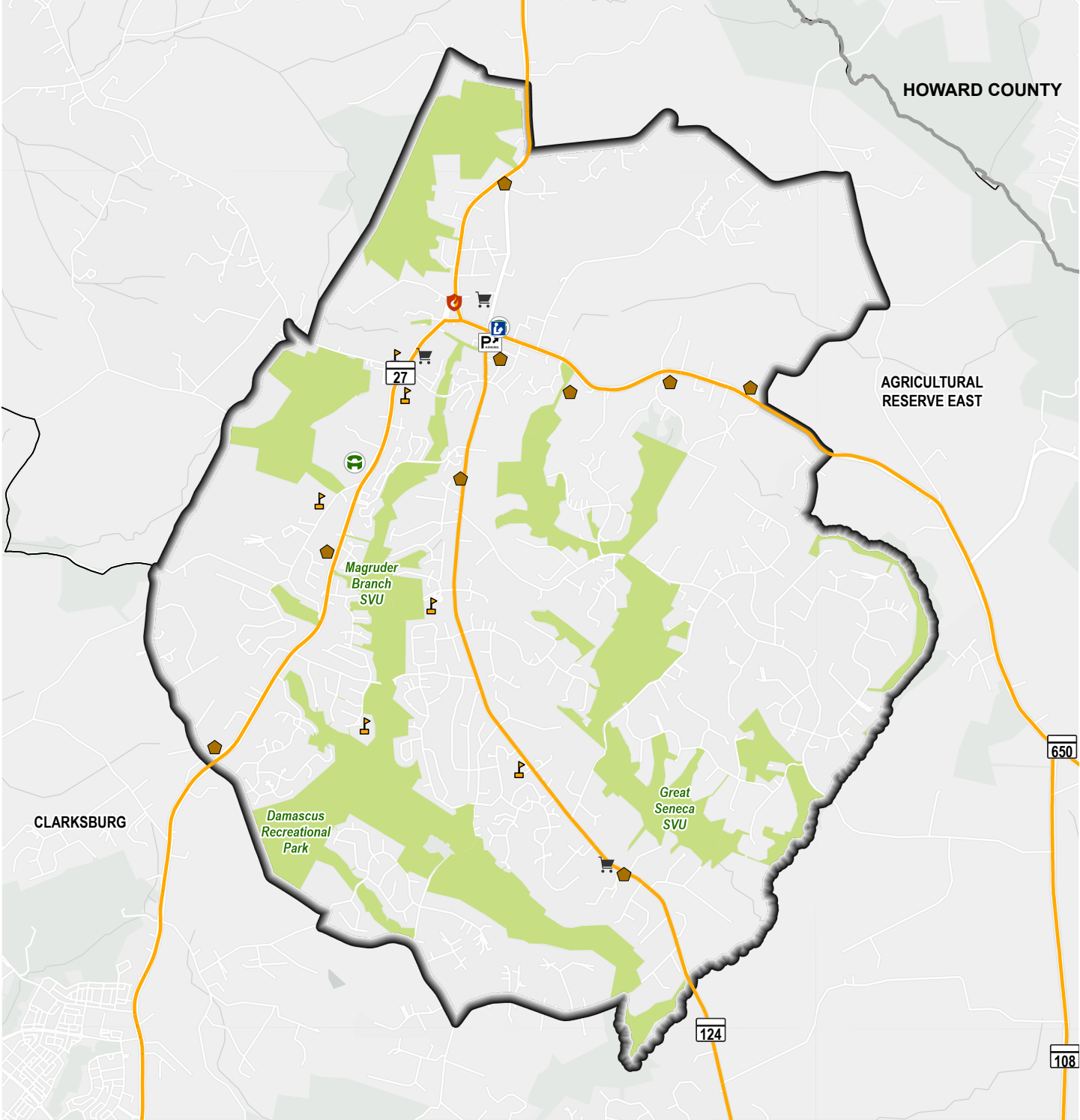
Table 14-2: Damascus, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	0
Library	1
Place of Worship	9
Police Facility	0
Public School	6
Recreation Center	2

Source: Montgomery Planning (August 2024).



Map 14-1: Damascus, Places of Interest (2024)

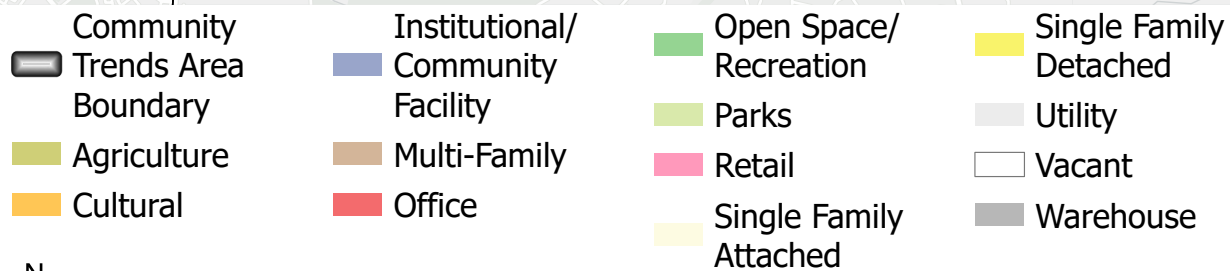
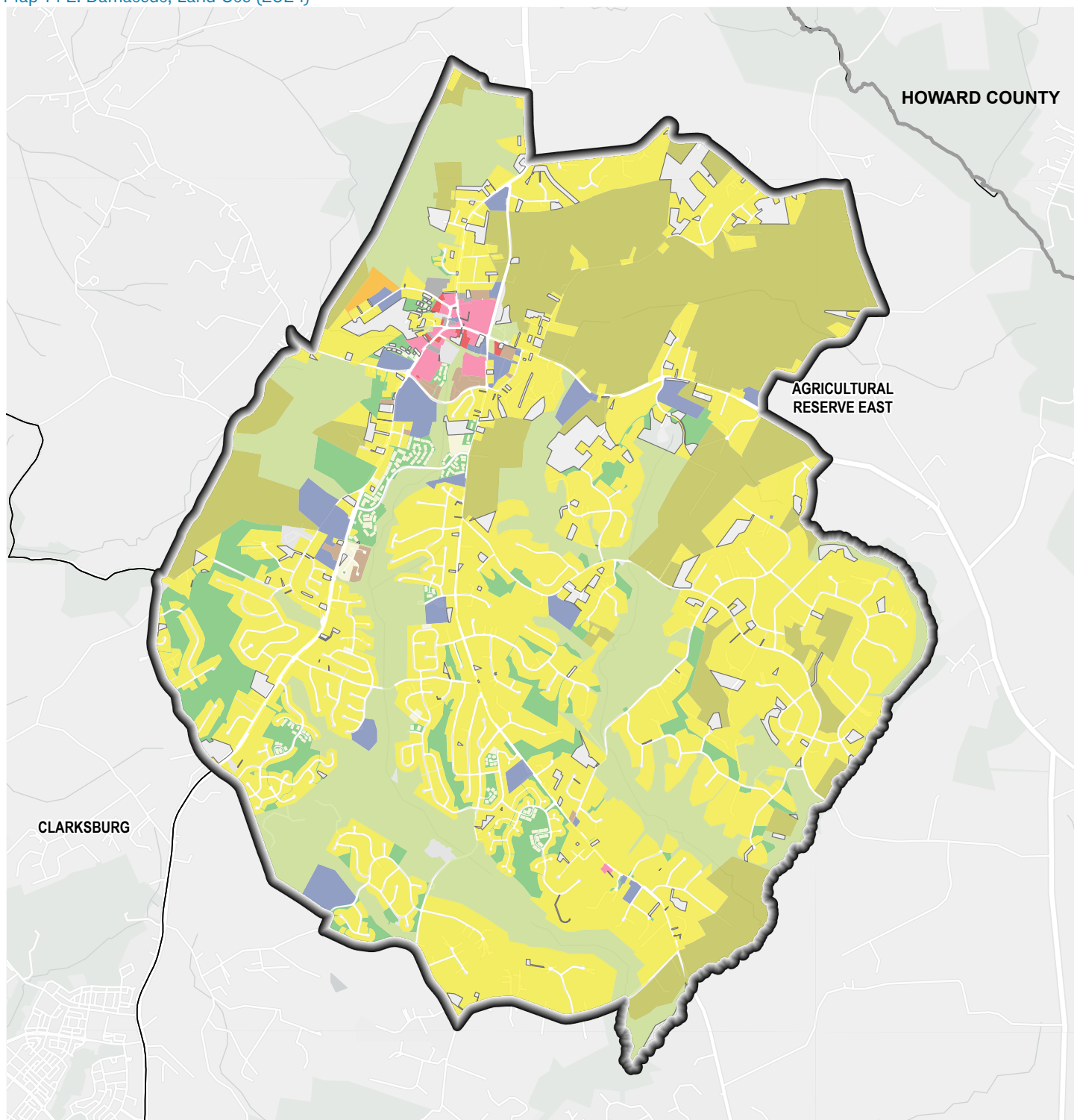


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|--------------------------------|-------------------|------------------|-------------------|
| Community Trends Area Boundary | Park and Ride Lot | Library | Recreation Center |
| Park | Fire Station | Place of Worship | |
| | Grocery Store | Public School | |



Source: Montgomery Planning (August 2024).

Map 14-2: Damascus, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 14-3: Damascus, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	20.3%	Parks	20.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	2.5%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	39.2%
Multi-Family	< 1.0%	Utility	< 1.0%
Office	< 1.0%	Vacant	3.9%
Open Space/Recreation	6.0%	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).



In 2022, Damascus had a total population of 17,048, and while the number of residents has not changed since 2010, the community aged considerably. Damascus had one of the highest percentages of residents under age 18 in 2010 at 31%, but by 2022, their share had declined to 22% (see Table 14-4 and Figure 14-1). At the same time, the CTA's older adult population (ages 65 and over) was its fastest growing age group, doubling in share of the population from 7% to 14%. In line with the large decrease in youth population, the number of households with children also declined, falling from 49% in 2010 to 33% in 2022. Nevertheless, the percentage of family households, regardless of whether they had children, held at greater than 80%. Damascus became more racially diverse after

2010, with its Hispanic population increasing by 40%—the fastest growing racial or ethnic group in the community. Yet, the area remained less racially and ethnically diverse than the county as a whole; for instance, 20% of the county population was Hispanic in 2022, relative to 12% in Damascus. Educational attainment in this area remained relatively constant, with about one-half of adults ages 25 and over holding at least a bachelor's degree. The number of households earning \$200,000 or more was the fastest growing income group and contributed to the 47% growth in the average household income from 2010 to 2022. Few residents had a car-free commute, and most households owned a vehicle, reflecting the area's distance from the county's public transportation networks.

Table 14-4: Damascus, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	17,751	100%	17,665	100%	17,048	100%
0 to 4 years	1,578	9%	1,094	6%	844	5%
5 to 17 years	3,911	22%	3,504	20%	2,983	17%
18 to 34 years	2,888	16%	3,343	19%	3,357	20%
35 to 44 years	2,860	16%	2,280	13%	2,369	14%
45 to 64 years	5,356	30%	5,799	33%	5,149	30%
65 years and older	1,158	7%	1,645	9%	2,346	14%

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 14-5: Damascus, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	17,751	100%	17,665	100%	17,048	100%
White, non-Hispanic	12,997	73%	12,379	70%	11,322	66%
Black or African American, non-Hispanic	1,595	9%	1,358	8%	1,720	10%
Asian, non-Hispanic	891	5%	1,123	6%	1,004	6%
Other races, non-Hispanic	*	*	700	4%	892	5%
Hispanic or Latino	1,505	8%	2,105	12%	2,110	12%

* 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 14-6: Damascus, 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>	16,173	100%	16,571	100%	16,204	100%
Speak non-English language at home	2,466	15%	2,627	16%	2,993	18%
Speak English less than "very well"	*	*	853	5%	663	4%

* 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 14-7: Damascus, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	10,979	100%	11,595	100%	11,605	100%
No high school degree	*	*	692	6%	587	5%
High school degree or some college education	5,179	47%	5,301	46%	5,105	44%
Bachelor's degree only	3,006	27%	3,290	28%	3,114	27%
Graduate or professional degree	2,089	19%	2,312	20%	2,799	24%

* 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 14-8: Damascus, 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>	9,307	100%	9,568	100%	9,443	100%
Commuted by driving	8,126	87%	8,602	90%	7,148	76%
Car-free commute	*	*	506	5%	244	3%
Worked from home	666	7%	449	5%	2,036	22%
Percent of households with no vehicles	*	*	62	1%	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 14-9: Damascus, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	5,705	100%	5,550	100%	5,775	100%
Family households	4,760	83%	4,590	83%	4,691	81%
Families with children	2,811	49%	2,192	39%	1,905	33%
Single-parent families with children	640	11%	314	6%	253	4%
Nonfamily multi-person households	277	5%	221	4%	202	3%
Nonfamily single-person households	668	12%	739	13%	882	15%
<i>Average household size</i>	3.11	NA	3.18	NA	2.95	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 14-10: Damascus, Household Income

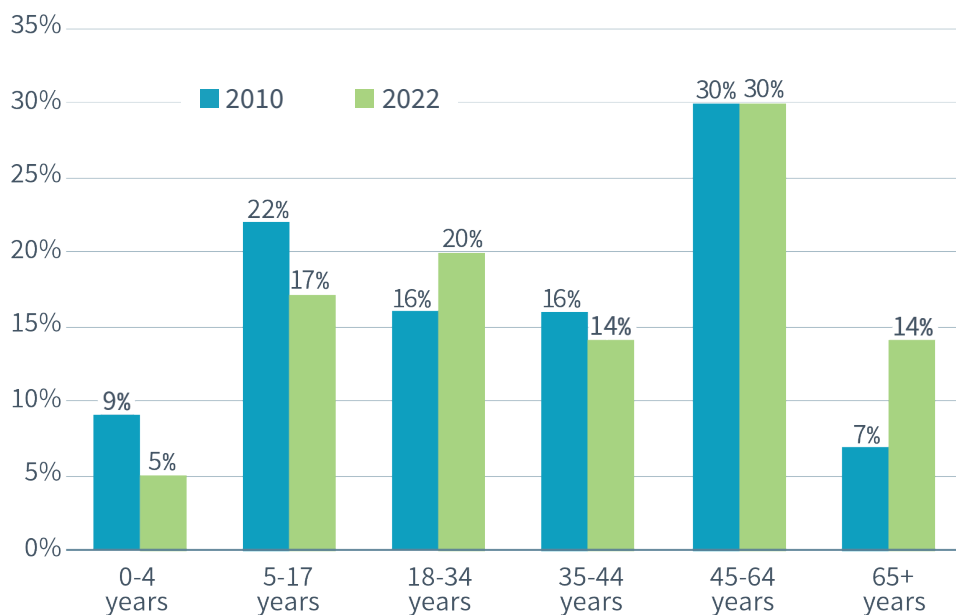
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,705	100%	5,550	100%	5,775	100%
Less than \$50,000	933	16%	800	14%	783	14%
\$50,000 to \$99,999	1,703	30%	1,284	23%	810	14%
\$100,000 to \$149,999	1,516	27%	1,409	25%	1,318	23%
\$150,000 to \$199,999	801	14%	1,019	18%	1,069	19%
\$200,000 or more	752	13%	1,038	19%	1,795	31%
Average household income	\$120,290	NA	\$133,233	NA	\$176,190	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 14-1: Damascus, Percent by Age (2010, 2022)



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



HOUSING

Historically, the predominant housing type in Damascus has been single-family detached homes, accounting for three-quarters of its housing stock in 2024, with the remainder being townhouses and multi-family units. Of existing units, 93% were built before 2010, with significant construction in the 1980s. While housing growth after 2010 remained limited, most of recent additions have been multi-family structures, including two apartment complexes for older adults—Cain Commons and Victory Haven—located near the community’s commercial core at Main Street and Ridge Road. Given the high percentage

of single-family homes, the community consistently had a high homeownership rate of around 90% while maintaining modest average home values and housing costs relative to other communities in the county. Although the average home value declined by 14% from 2010 to 2016 and increased by 23% to \$506,000 in 2022, it remained well-below the county average of \$705,564. Average housing costs for both renters and homeowners in Damascus did not experience significant change between 2010 and 2022.

Table 14-11: Damascus, 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>	6,165	100%	4,422	100%	1,099	100%	644	100%
Before 1960	605	10%	564	13%	2	0%	39	6%
1960 to 1969	412	7%	412	9%	0	0%	0	0%
1970 to 1979	859	14%	803	18%	56	5%	0	0%
1980 to 1989	2,440	40%	1,576	36%	671	61%	193	30%
1990 to 1999	755	12%	518	12%	129	12%	108	17%
2000 to 2009	651	11%	449	10%	202	18%	0	0%
2010 or later	371	6%	100	2%	39	4%	232	36%
Unknown year	72	1%	0	0%	0	0%	72	11%
<i>Average year built*</i>	1983	NA	1980	NA	1990	NA	1999	NA
<i>Average age*</i>	41	NA	44	NA	34	NA	25	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 14-12: Damascus, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	5,077	89%	4,983	90%	5,296	92%
<i>Average homeowner costs (with mortgage)</i>	\$2,589	NA	\$2,442	NA	\$2,627	NA
<i>Average housing value (for homeowners)</i>	\$482,423	NA	\$413,058	NA	\$506,630	NA
Rent-burdened households	*	*	219	41%	178	45%
<i>Average gross rent</i>	\$1,520	NA	\$1,521	NA	\$1,640	NA

NA Not Applicable.

* Estimates are not reliable.

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