



East Silver Spring

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Table 16-1: East Silver Spring, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,196
Total development (square feet)	11,586,263
<i>Key environmental indicators</i>	
Parkland (acres)	393
Tree canopy cover (percent)	46.19
<i>Key development types</i>	
Office use (square feet)	46,835
Retail use (square feet)	309,973
Industrial use (square feet)	3,418
Other use (square feet)	1,104,043
Residential use (dwelling units)	11,636

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

Table 16-2: East Silver Spring, Places of Interest (2024)

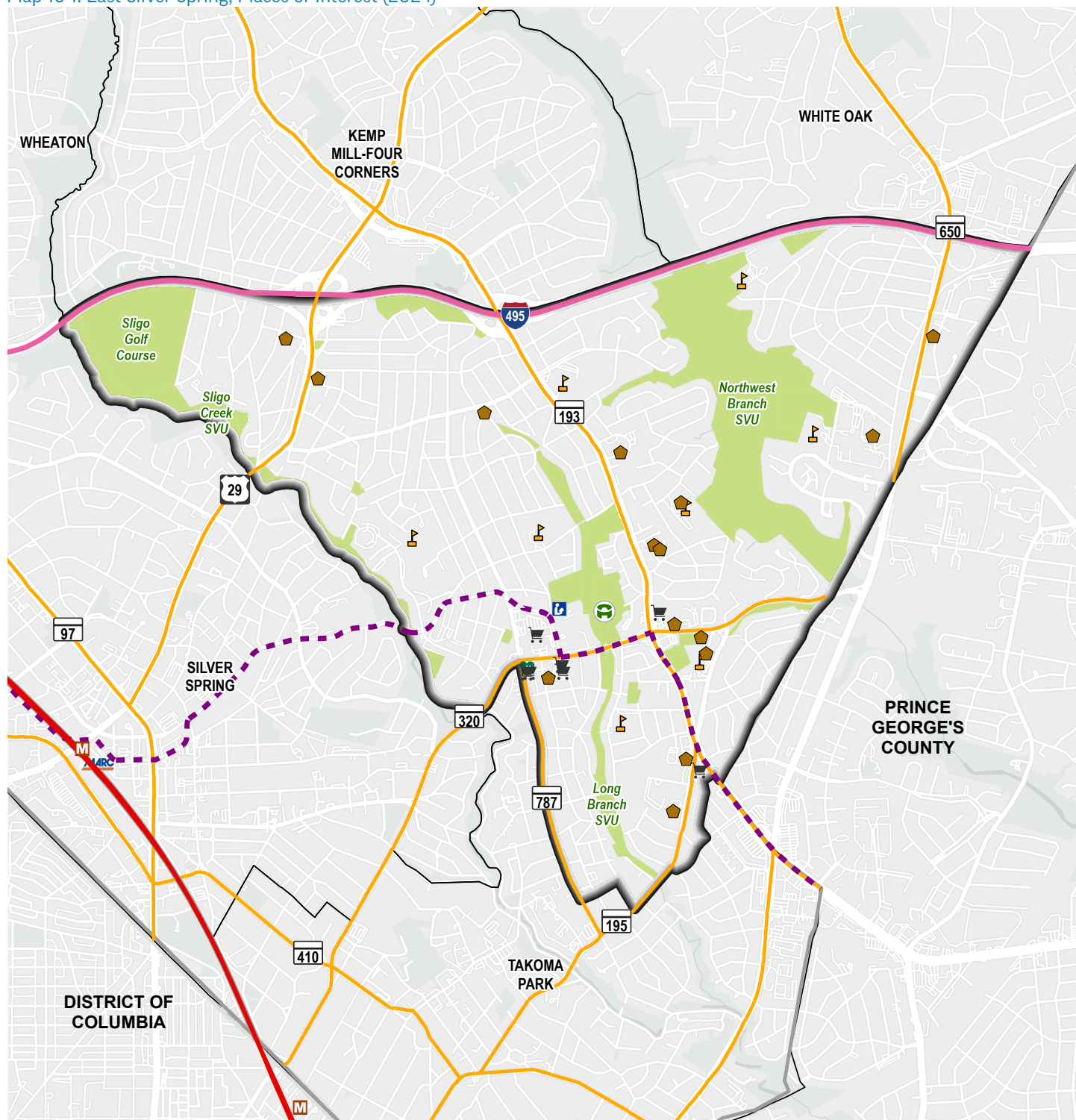
Place of Interest	Number
Fire Station	0
Grocery Store	7
Healthcare Facility	1
Library	1
Place of Worship	15
Police Facility	0
Public School	8
Recreation Center	1

Source: Montgomery Planning (August 2024).

East Silver Spring is a diverse residential community located in the southeastern part of the county bounded by I-495 (Capital Beltway) to the north, Prince George's County to the east, Sligo Creek to the west, and the City of Takoma Park to the south. It has a true mix of housing types, with nearly 11% of its land area used for multi-family units, the third highest share in the county. Major retail nodes include Takoma Park Shopping Center, north of the intersection of state Routes 320 (Piney Branch Road) and 787 (Flower Avenue), and a smaller shopping center at the intersection of Piney Branch Road and Route 193 (University Boulevard), with the Long Branch Library and Long Branch Community Center located in between. Most of the 1.1 million square feet of "Other use" development within this community in Table 16-1 comprises eight public schools and 15 places of worship. With the completion of the Purple Line in the future, East Silver Spring will gain light rail transit service at three stations. The community's 17% of land area used as parkland is mostly located in three stream valley parks throughout the area—Sligo Creek Stream Valley, Long Branch Stream Valley, and Northwest Branch Stream Valley.



Map 16-1: East Silver Spring, Places of Interest (2024)

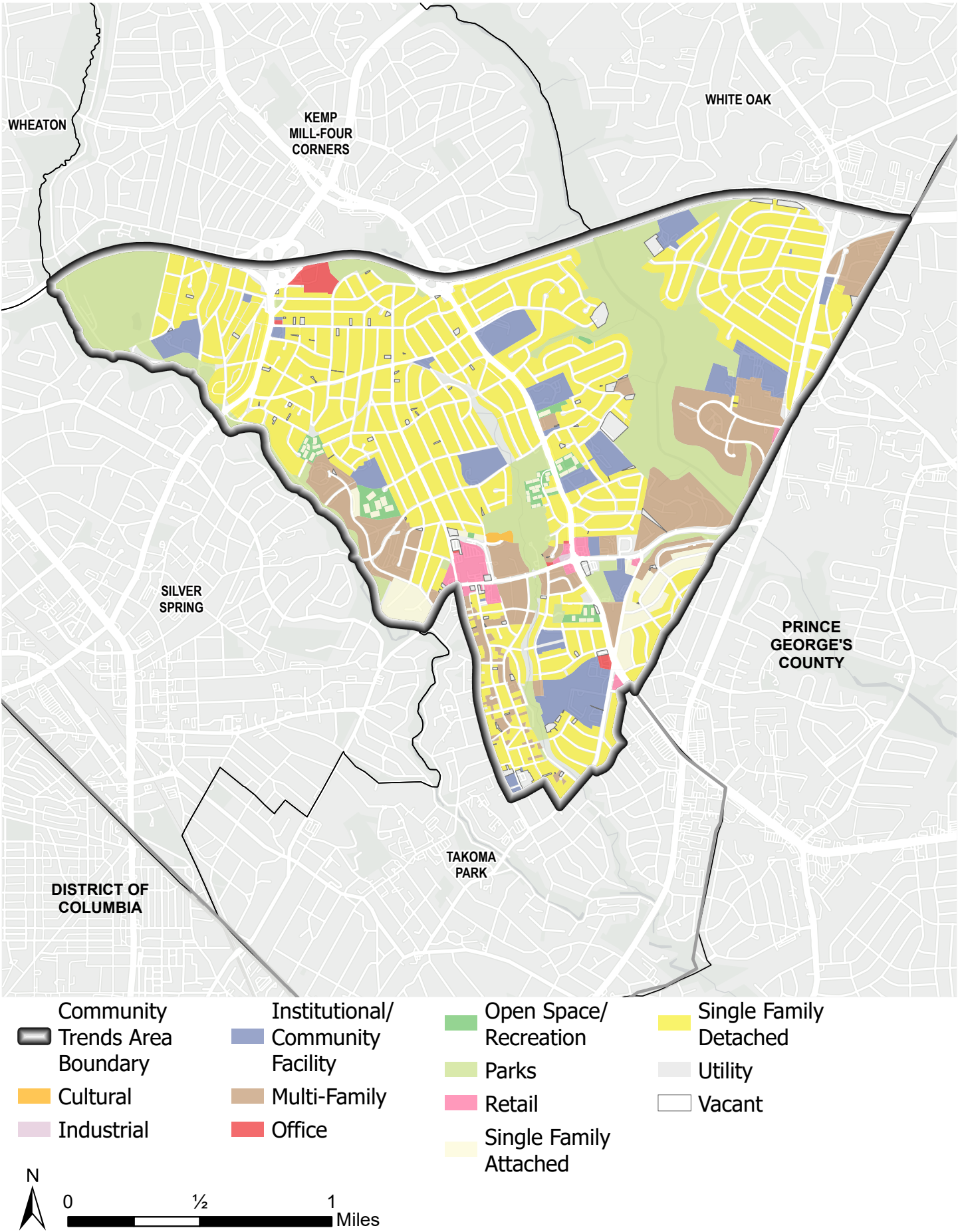


- | | | | | |
|--------------------------------|----------------|---------------|---------------------|-------------------|
| Community Trends Area Boundary | Major Road | MARC Line | Healthcare Facility | Public School |
| Freeway | Metrorail Line | MARC Station | Library | Recreation Center |
| Major Road | Metro Station | Park | Place of Worship | |
| | Purple Line | Grocery Store | | |



Source: Montgomery Planning (August 2024).

Map 16-2: East Silver Spring, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 16-3: East Silver Spring, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	17.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	6.8%	Single-Family Attached	2.4%
Mixed-Use Office	< 1.0%	Single-Family Detached	36.1%
Multi-Family	10.5%	Utility	< 1.0%
Office	< 1.0%	Vacant	1.3%
Open Space/Recreation	< 1.0%	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).



PEOPLE

Home to 36,766 residents in 2022, East Silver Spring has consistently been the most densely populated community in Montgomery County, with over 10,000 people per square mile since 2010. This community saw little total population growth between 2010 and 2022, but its rising numbers of school-aged children increased by 36%, while the share of young adults (ages 18 to 34) declined by 25%. East Silver Spring remained a racially and ethnically diverse community, with around 79% of its residents being people of color in 2022 (see Table 16-5 and Figure 16-1). Its Hispanic population was the largest racial or ethnic group in the area at 39%, followed by its Black population at 27%. Accordingly, the community had one of the county's highest concentrations of people who spoke a language other than English at home (60%) and of people who reported speaking English less than "very well" (30%) in the county. The community also has had a diversity of household types, with families constituting more than two-thirds of all households and single-person households making up an additional one-quarter. As suggested by the sizeable population under age 18, a majority of family households had children, and more than one-third of the families with children were single-parent households.

Educational attainment levels remained below those of the county in this time period, but the population ages 25 and over with a graduate or professional degree grew by 29%—a greater increase than at the county level. The community's average income also rose by nearly 47% to \$115,000 in 2022, largely driven by the almost four-fold increase in the number of households making \$200,000 or more. Yet, despite this, East Silver Spring still had one of the lowest average household incomes in the county. One-quarter or more of workers residing here had a car-free commute before 2022, when working at home had become more prevalent due to the onset of the COVID-19 pandemic.



Around 79% of residents in East Silver Spring were people of color in 2022, with its Hispanic population as the largest racial or ethnic group and comprising 39% of all residents in the community.

Table 16-4: East Silver Spring, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	34,898	100%	37,108	100%	36,766	100%
0 to 4 years	3,224	9%	3,408	9%	2,673	7%
5 to 17 years	5,595	16%	6,783	18%	7,629	21%
18 to 34 years	10,665	31%	9,421	25%	7,953	22%
35 to 44 years	5,843	17%	6,410	17%	6,516	18%
45 to 64 years	7,077	20%	8,135	22%	7,956	22%
65 years and older	2,494	7%	2,950	8%	4,039	11%

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 16-5: East Silver Spring, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	34,898	100%	37,108	100%	36,766	100%
White, non-Hispanic	7,850	22%	7,872	21%	7,654	21%
Black or African American, non-Hispanic	8,435	24%	8,346	22%	9,853	27%
Asian, non-Hispanic	2,872	8%	3,423	9%	3,564	10%
Other races, non-Hispanic	*	*	925	2%	1,525	4%
Hispanic or Latino	15,011	43%	16,542	45%	14,170	39%

* 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 16-6: East Silver Spring, 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>	31,674	100%	33,699	100%	34,093	100%
Speak non-English language at home	19,025	60%	20,974	62%	20,626	60%
Speak English less than “very well”	10,428	33%	10,760	32%	10,294	30%

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 16-7: East Silver Spring, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	22,440	100%	23,711	100%	23,256	100%
No high school degree	6,333	28%	6,740	28%	5,778	25%
High school degree or some college education	8,361	37%	8,615	36%	8,453	36%
Bachelor’s degree only	4,200	19%	3,994	17%	4,442	19%
Graduate or professional degree	3,545	16%	4,362	18%	4,583	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 16-8: East Silver 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>	18,939	100%	19,313	100%	18,890	100%
Commuted by driving	13,245	70%	13,649	71%	12,948	69%
Car-free commute	5,049	27%	4,825	25%	2,873	15%
Worked from home	485	3%	623	3%	2,500	13%
Percent of households with no vehicles	1,795	16%	1,443	12%	1,181	10%

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 16-9: East Silver Spring, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	11,481	100%	11,557	100%	12,217	100%
Family households	7,672	67%	8,182	71%	8,463	69%
Families with children	4,273	37%	4,803	42%	4,554	37%
Single-parent families with children	1,436	13%	1,760	15%	1,629	13%
Nonfamily multi-person households	922	8%	804	7%	952	8%
Nonfamily single-person households	2,887	25%	2,571	22%	2,802	23%
<i>Average household size</i>	3.04	NA	3.20	NA	3.00	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 16-10: East Silver Spring, Household Income

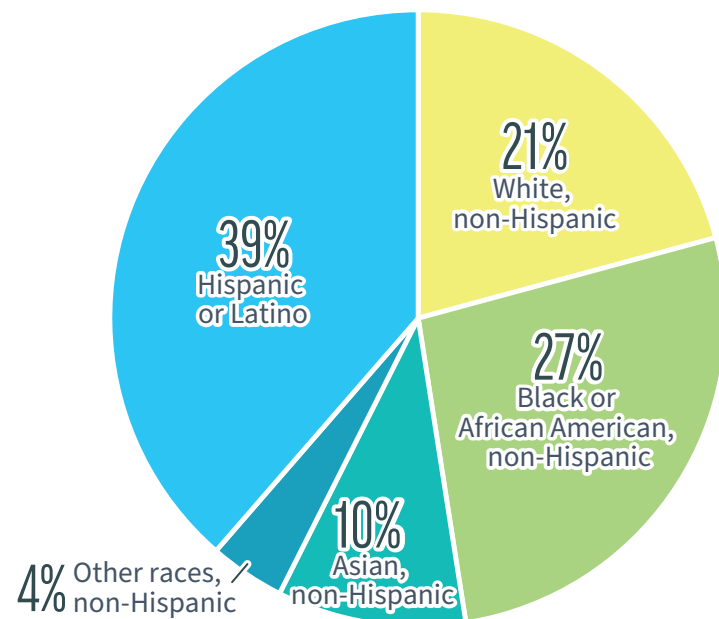
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,481	100%	11,557	100%	12,217	100%
Less than \$50,000	4,521	39%	4,297	37%	3,730	31%
\$50,000 to \$99,999	3,966	35%	3,635	31%	3,410	28%
\$100,000 to \$149,999	1,679	15%	1,927	17%	1,874	15%
\$150,000 to \$199,999	798	7%	896	8%	1,227	10%
\$200,000 or more	518	5%	802	7%	1,976	16%
Average household income	\$78,722	NA	\$89,444	NA	\$115,475	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 16-1: East Silver Spring, Percent by Race and Hispanic Ethnicity (2022)



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



HOUSING

East Silver Spring's diverse housing stock is older and less costly than those in many other parts of Montgomery County. The most common type of housing, multi-family units, made up 53% of all units, the majority of these in smaller buildings. About 40% of the remaining units were single-family detached homes, and 7% were townhouses. The vast majority of housing units were built before 1970, after which little housing growth has occurred. Most of the small number of units constructed since 2010 were in two multi-family complexes for older adult living—University Gardens II off University Boulevard and Victory Oaks near New Hampshire Avenue. In line with the area's large share

of multi-family units, the community had a relatively lower homeownership rate than most other CTAs, with less than half of all households living in owner-occupied units. The average home value in 2010 increased by 21% to \$500,000 in 2022, yet this remained lower than in many communities. Average housing costs for homeowners and renters were also lower than the county average. However, while average homeowner costs stayed relatively constant after 2010, average gross rent grew by 36% to \$1,612 per month in 2022, and more than half of renter households were burdened by housing costs.

Table 16-11: East Silver 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>	11,636	100%	4,664	100%	797	100%	6,175	100%
Before 1960	7,166	62%	4,044	87%	289	36%	2,833	46%
1960 to 1969	2,598	22%	510	11%	252	32%	1,836	30%
1970 to 1979	174	1%	7	0%	25	3%	142	2%
1980 to 1989	233	2%	23	0%	210	26%	0	0%
1990 to 1999	58	0%	48	1%	10	1%	0	0%
2000 to 2009	25	0%	14	0%	11	1%	0	0%
2010 or later	158	1%	18	0%	0	0%	140	2%
Unknown year	1,224	11%	0	0%	0	0%	1,224	20%
<i>Average year built*</i>	1955	NA	1949	NA	1966	NA	1958	NA
<i>Average age*</i>	69	NA	75	NA	58	NA	66	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 16-12: East Silver Spring, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	5,484	48%	4,819	42%	5,650	46%
<i>Average homeowner costs (with mortgage)</i>	\$2,252	NA	\$2,171	NA	\$2,534	NA
<i>Average housing value (for homeowners)</i>	\$412,862	NA	\$387,146	NA	\$499,711	NA
Rent-burdened households	2,978	51%	3,603	55%	3,773	58%
<i>Average gross rent</i>	\$1,181	NA	\$1,371	NA	\$1,612	NA

NA Not Applicable.

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