



Germantown

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Table 20-1: Germantown, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	16,101
Total development (square feet)	64,444,250
<i>Key environmental indicators</i>	
Parkland (acres)	6,269
Tree canopy cover (percent)	49.60
<i>Key development types</i>	
Office use (square feet)	4,064,931
Retail use (square feet)	2,520,515
Industrial use (square feet)	1,720,850
Other use (square feet)	4,178,686
Residential use (dwelling units)	34,441

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

Table 20-2: Germantown, Places of Interest (2024)

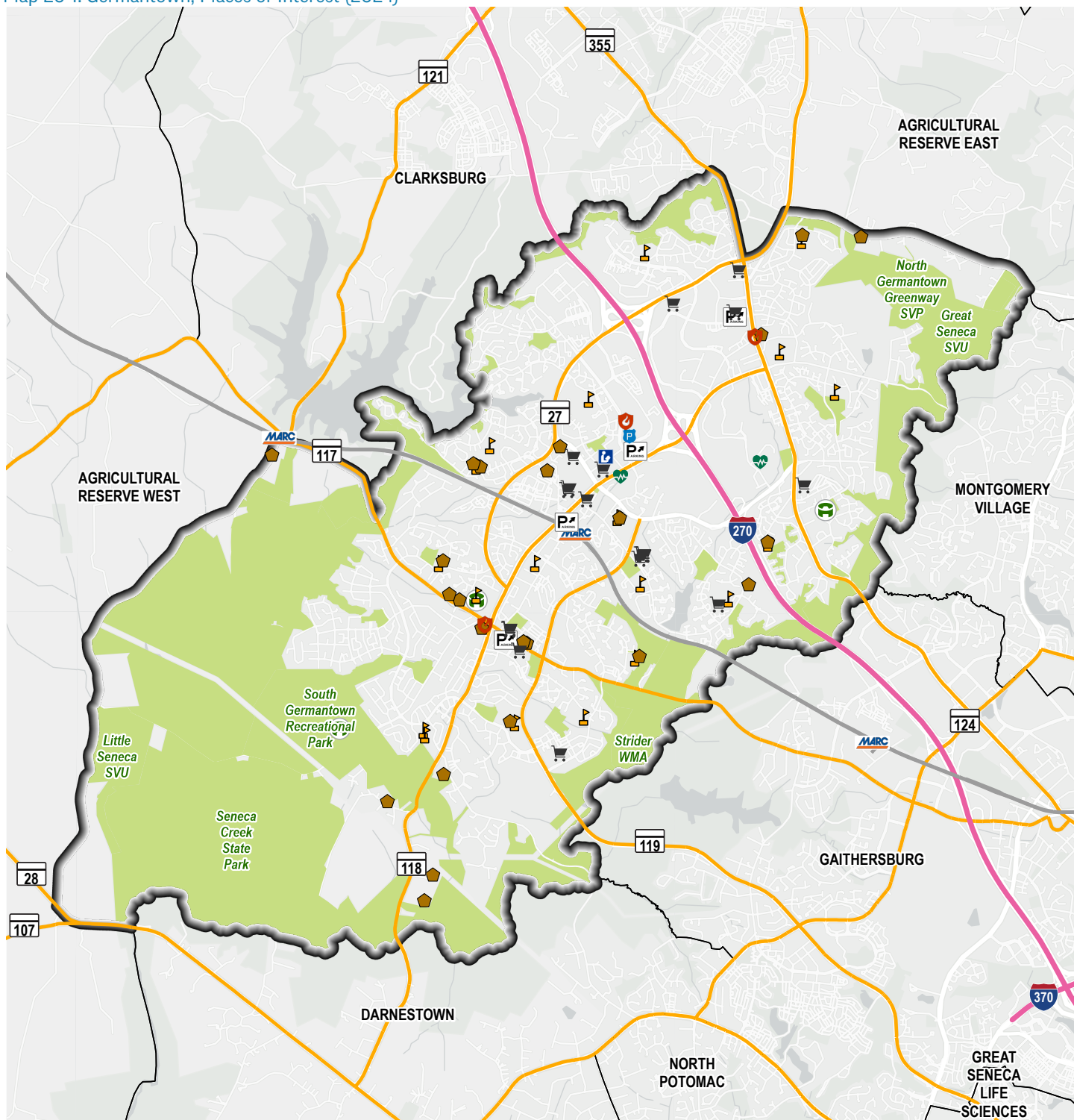
Place of Interest	Number
Fire Station	3
Grocery Store	18
Healthcare Facility	2
Library	1
Place of Worship	23
Police Facility	1
Public School	19
Recreation Center	3

Source: Montgomery Planning (August 2024).

An activity center in the upper part of Montgomery County, Germantown is located along the I-270 corridor between Gaithersburg and Clarksburg. Other major roads traverse the area, including state Routes 355 (Frederick Road), 27 (Ridge Road), 117 (Clopper Road), 118 (Germantown Road), and 119 (Great Seneca Highway). The Great Seneca Stream Valley marks Germantown's eastern boundary, and a portion of the Seneca Creek State Park comprises much of the community's southern and western areas. These parks, along with several local and recreational parks, account for 40% of the CTA's land area. Although Germantown is Montgomery County's largest community by population, only 22% of the land area is used for residential purposes—14% for single-family detached units and 4% each for townhouses and multi-family structures.

Commercial uses are dispersed around the I-270 interchanges, with notable retail activity in the Germantown Town Center along Germantown Road west of the interstate and in the Milestone Shopping Center further north at the corner of Ridge Road and Frederick Road. The large office parcel off I-270 is the U.S. Department of Energy (DOE) campus that comprises 700,000 square feet of office development in the area. Nearly 6% of the community land is used for institutional/community facilities, including the 183-acre Montgomery College Germantown Campus and the 25-acre Holy Cross Germantown Hospital directly east of I-270. Given its size, Germantown's 19 public schools are the most of any community in the county. The MARC Brunswick Line runs through the community and provides rail commuter service at its Germantown station, while the Germantown Transit Center (see the Park & Ride icon in Map 20-1) offers additional transit service via the county's bus system.

Map 20-1: Germantown, Places of Interest (2024)

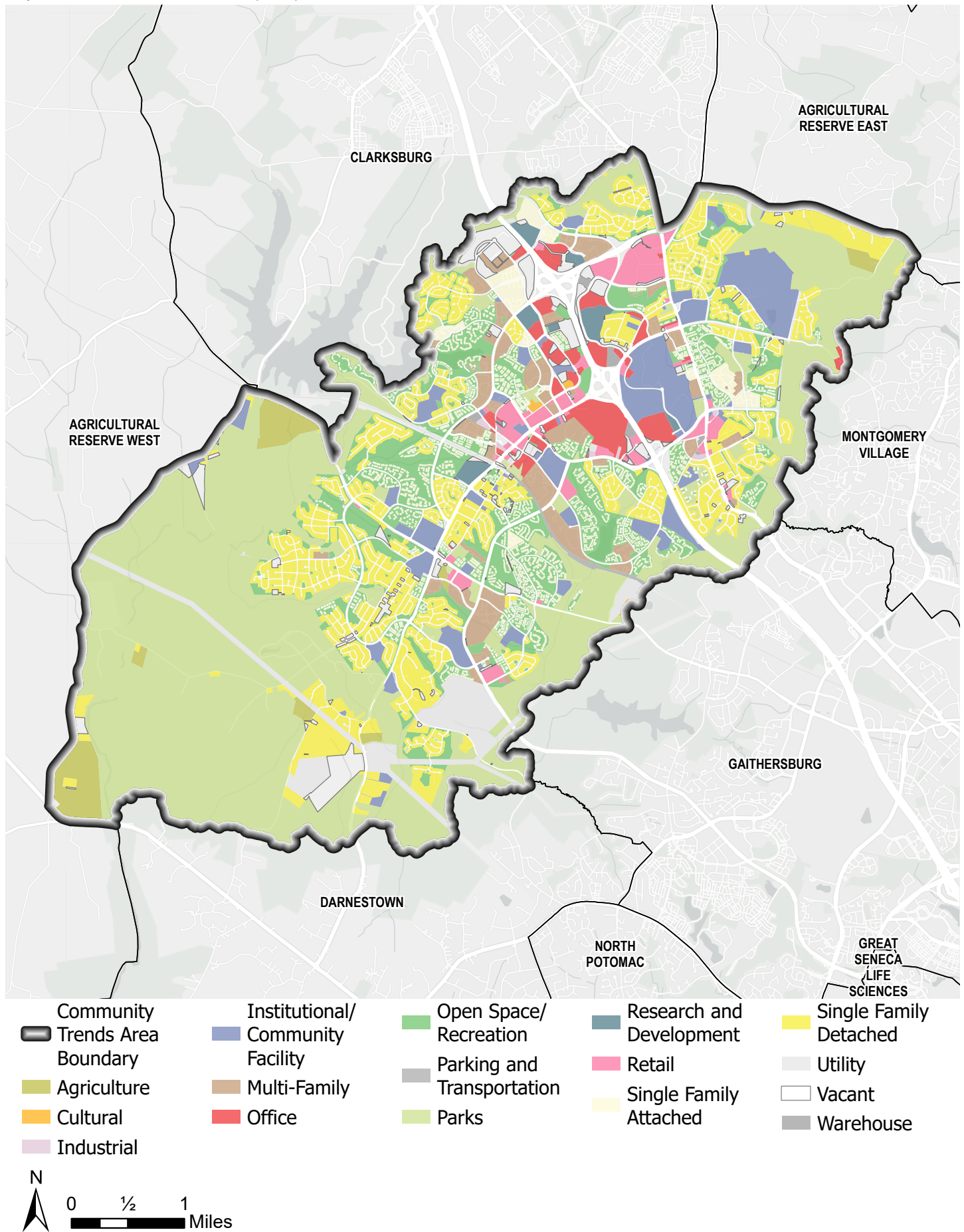


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|--------------------------------|-------------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | MARC Line | Fire Station | Place of Worship | Recreation Center |
| Freeway | MARC Station | Grocery Store | Police Facility | |
| Major Road | Park and Ride Lot | Healthcare Facility | Public School | |
| | Park | Library | | |



Source: Montgomery Planning (August 2024).

Map 20-2: Germantown, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 20-3: Germantown, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	2.1%	Parks	39.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.9%
Institutional/Community Facility	5.6%	Single-Family Attached	3.9%
Mixed-Use Office	< 1.0%	Single-Family Detached	14.1%
Multi-Family	3.5%	Utility	3.0%
Office	2.1%	Vacant	2.5%
Open Space/Recreation	10.3%	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).



PEOPLE

The most populous CTA in Montgomery County, Germantown had 90,586 residents in 2022, a 6% increase in its total population from 2010. Mirroring overall county trends, the fastest-growing age group was residents ages 65 and over, which rose by 145% in this time; however, their share in Germantown remained below that of children. An already diverse community in 2010, Germantown diversified even further by 2022, containing a nearly equal mix of each major racial and ethnic group, though its Hispanic population grew by 37%, the largest increase of any other group. In line with these trends, nearly half of residents spoke a language other than English at home by 2022. While the share of family households remained at around 70% from 2010 to 2022, the share of families with children decreased from 40% to 35%,

reflecting the lack of growth of the population under age 18. Educational attainment levels remained relatively stable, with approximately one-half of residents ages 25 and over having at least a bachelor's degree in both 2010 and 2022, which is below the county share of 60%. Average household income in Germantown increased by 38% since 2010, the same rate of growth as the county's average.



Germantown had the largest population of any community in Montgomery County in 2022 with 90,586 residents.

Table 20-4: Germantown, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	85,118	100%	90,972	100%	90,586	100%
0 to 4 years	7,187	8%	6,326	7%	5,748	6%
5 to 17 years	15,800	19%	17,943	20%	16,266	18%
18 to 34 years	22,722	27%	21,502	24%	20,776	23%
35 to 44 years	14,995	18%	14,228	16%	12,990	14%
45 to 64 years	20,472	24%	24,900	27%	25,141	28%
65 years and older	3,942	5%	6,073	7%	9,665	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 20-5: Germantown, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	85,118	100%	90,972	100%	90,586	100%
White, non-Hispanic	32,458	38%	29,779	33%	23,890	26%
Black or African American, non-Hispanic	17,796	21%	21,063	23%	22,166	24%
Asian, non-Hispanic	15,611	18%	18,408	20%	18,298	20%
Other races, non-Hispanic	3,390	4%	3,009	3%	4,467	5%
Hispanic or Latino	15,863	19%	18,713	21%	21,765	24%

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 20-6: Germantown, 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>	77,931	100%	84,646	100%	84,838	100%
Speak non-English language at home	33,238	43%	37,813	45%	41,283	49%
Speak English less than “very well”	14,141	18%	13,297	16%	15,371	18%

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 20-7: Germantown, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Population ages 25 years and over</i>	54,777	100%	58,960	100%	60,477	100%
No high school degree	4,671	9%	5,154	9%	6,353	11%
High school degree or some college education	23,471	43%	24,186	41%	24,489	40%
Bachelor’s degree only	14,857	27%	16,120	27%	15,754	26%
Graduate or professional degree	11,778	22%	13,500	23%	13,881	23%

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 20-8: Germantown, 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>	48,220	100%	49,269	100%	49,298	100%
Commuted by driving	40,296	84%	41,467	84%	36,480	74%
Car-free commute	5,952	12%	5,606	11%	3,572	7%
Worked from home	1,498	3%	2,051	4%	8,269	17%
Percent of households with no vehicles	1,646	5%	1,497	5%	1,945	6%

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 20-9: Germantown, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	30,652	100%	31,462	100%	31,764	100%
Family households	21,076	69%	23,046	73%	22,944	72%
Families with children	12,173	40%	12,634	40%	11,102	35%
Single-parent families with children	2,965	10%	3,643	12%	3,154	10%
Nonfamily multi-person households	2,631	9%	1,454	5%	1,295	4%
Nonfamily single-person households	6,945	23%	6,962	22%	7,525	24%
<i>Average household size</i>	2.78	NA	2.89	NA	2.85	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 20-10: Germantown, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	30,652	100%	31,462	100%	31,764	100%
Less than \$50,000	7,173	23%	7,546	24%	5,432	17%
\$50,000 to \$99,999	10,834	35%	10,638	34%	9,156	29%
\$100,000 to \$149,999	7,388	24%	5,982	19%	6,771	21%
\$150,000 to \$199,999	3,310	11%	3,705	12%	4,308	14%
\$200,000 or more	1,947	6%	3,591	11%	6,097	19%
Average household income	\$97,512	NA	\$106,633	NA	\$134,684	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.



HOUSING

Germantown had the largest housing stock in the county with nearly 34,500 units. Since the 1980s, Germantown has had a very diverse housing typology (see Table 20-11 and Figure 20-1). By 2024, townhouses comprised 43% of all housing units, one of the largest concentrations thereof in the county, and multi-family units accounted for one-third of all units. Housing growth slowed after 2000 and especially after 2009; only 7% of all units have been built since 2010, although 68% of that construction was in multi-family structures. The 2022 homeownership rate of 66%

was comparable to that of the county average but was a decrease from this CTA's 71% in 2010. The average home value in Germantown remained consistently below that of the county even as it increased by 23% to \$483,000 in 2022, a rate that mirrored county growth. The 2022 average gross rent of \$1,939 was close to the county's average that year, and the community's increase from 2010 was 36%, also close to the county's 40% increase. Of the nearly 5,000 renter-occupied households in 2022, just under half were cost-burdened by monthly rent.

Table 20-11: Germantown, 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>	34,441	100%	8,157	100%	14,848	100%	11,436	100%
Before 1960	112	0%	111	1%	1	0%	0	0%
1960 to 1969	230	1%	230	3%	0	0%	0	0%
1970 to 1979	2,569	7%	546	7%	1,952	13%	71	1%
1980 to 1989	14,014	41%	2,030	25%	6,647	45%	5,337	47%
1990 to 1999	8,348	24%	2,965	36%	3,441	23%	1,942	17%
2000 to 2009	6,523	19%	2,154	26%	2,092	14%	2,277	20%
2010 or later	2,362	7%	30	0%	715	5%	1,617	14%
Unknown year	283	1%	91	1%	0	0%	192	2%
<i>Average year built*</i>	1992	NA	1991	NA	1990	NA	1995	NA
<i>Average age*</i>	32	NA	33	NA	34	NA	29	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).

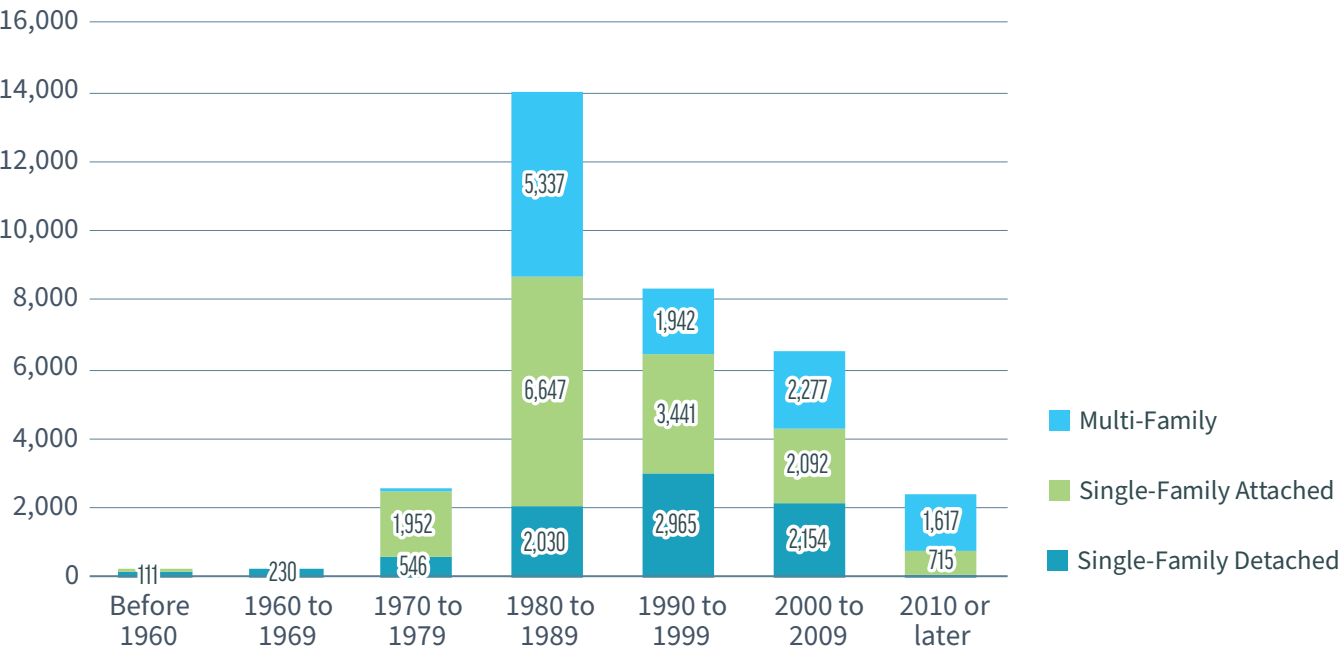
Table 20-12: Germantown, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	21,785	71%	20,580	65%	20,938	66%
<i>Average homeowner costs (with mortgage)</i>	\$2,360	NA	\$2,222	NA	\$2,493	NA
<i>Average housing value (for homeowners)</i>	\$393,420	NA	\$360,000	NA	\$482,516	NA
Rent-burdened households	4,203	50%	5,647	54%	4,964	47%
<i>Average gross rent</i>	\$1,428	NA	\$1,610	NA	\$1,939	NA

NA Not Applicable.

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

Figure 20-1: Germantown, Number of Housing Units by Year Built and Type (2024)



Note: The numbers of units for some housing types and year built categories are not labeled due to small numbers.
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

