



Leisure World

25

Table 25-1: Leisure World, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	727
Total development (square feet)	8,494,554
<i>Key environmental indicators</i>	
Parkland (acres)	11
Tree canopy cover (percent)	33.31
<i>Key development types</i>	
Office use (square feet)	0
Retail use (square feet)	131,521
Industrial use (square feet)	0
Other use (square feet)	136,323
Residential use (dwelling units)	6,459

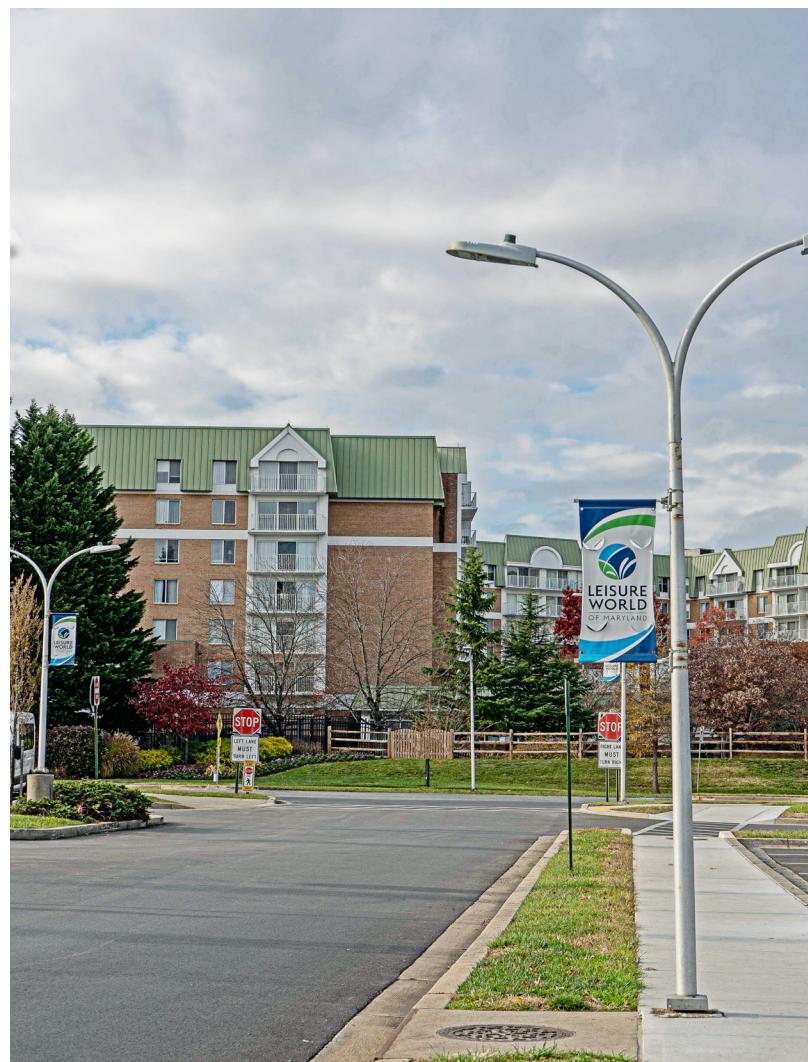
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 25-2: Leisure World, Places of Interest (2024)

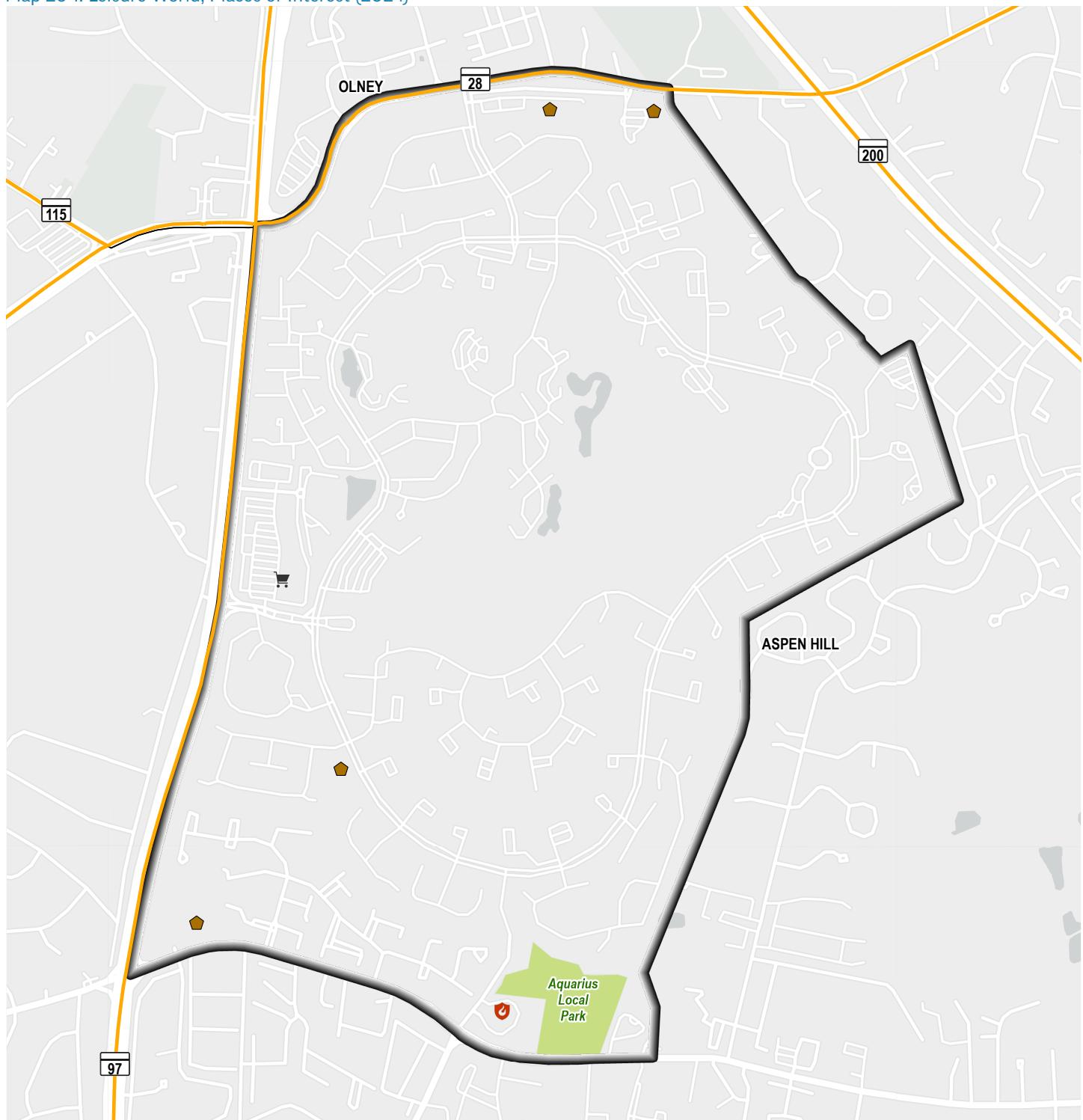
Place of Interest	Number
Fire Station	1
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	4
Police Facility	0
Public School	0
Recreation Center	0

Source: Montgomery Planning (August 2024).

Leisure World CTA is mostly surrounded by Aspen Hill and bounded by several major local roads, including Route 97 (Georgia Avenue) on its western edge and Route 28 (Norbeck Road) to the north (see Map 25-1). This 727-acre community is the county's smallest by land area, most of which is part of Leisure World of Maryland, an age-restricted, private gated development established in 1966. The predominant land use is thus residential and occupies 53% of the area, most of which is used for single-family attached homes and multi-family buildings (see Map 25-2 and Table 25-3). Another third of the land is used as open space or parkland; although most of this land use type is inside the gated community, Aquarius Local Park in the southeastern corner of the CTA is fully accessible to the public. The community's sole retail center and only grocery store are located at the publicly accessible Leisure World Plaza in the CTA's western area next to Georgia Avenue. Four places of worship and the Kensington Volunteer Fire Department Station 25 account for most of the remaining non-residential development.



Map 25-1: Leisure World, Places of Interest (2024)



Community Trends Area Boundary  
Major Road

Park  
Fire Station  
Grocery Store

Place of Worship



0

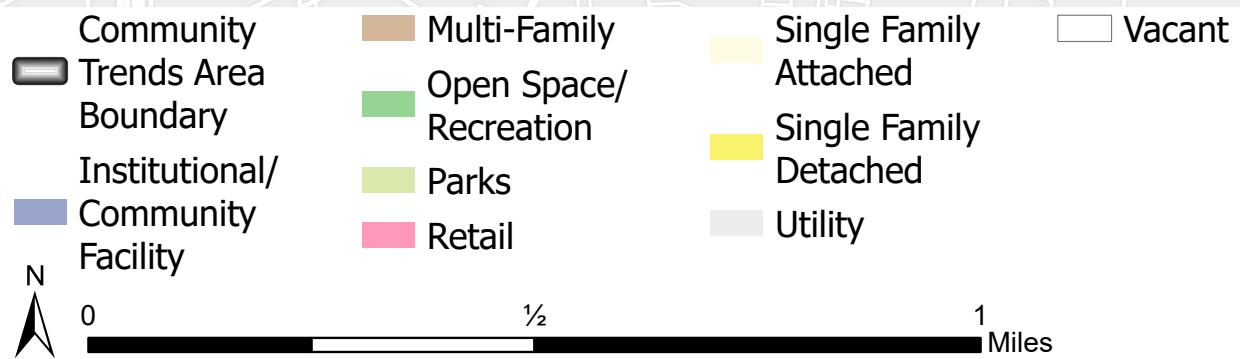
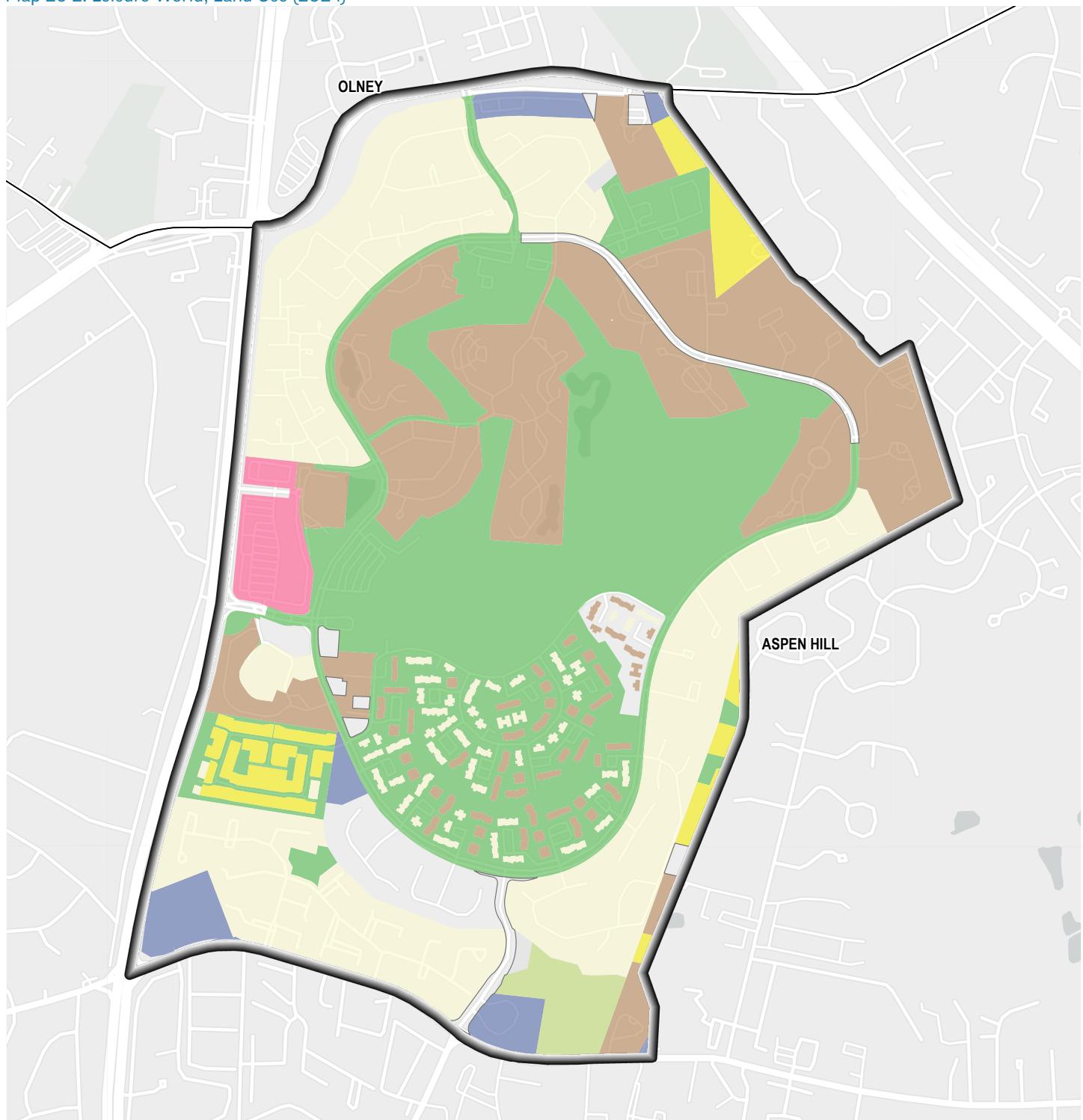
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Miles

Source: Montgomery Planning (August 2024).

Map 25-2: Leisure World, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 25-3: Leisure World, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	1.5%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.8%
Institutional/Community Facility	2.7%	Single-Family Attached	26.5%
Mixed-Use Office	< 1.0%	Single-Family Detached	3.1%
Multi-Family	23.2%	Utility	< 1.0%
Office	< 1.0%	Vacant	1.7%
Open Space/Recreation	32.0%	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

Due to its significant age-restricted retirement community, Leisure World CTA has a population comprised predominantly of older adults, plus other unique demographic characteristics. Its population of 8,975 in 2022 was similar to that of previous years, and with 78% of residents ages 65 or over, this CTA had the largest percentage of this age group of any community in Montgomery County. More than half of those residents under age 65 were between ages 45 and 64 across this 2010-2022 period. The community is also one of only a few in the county in which families were not the predominant household type—just 35% of households, one of the lowest percentages of any community in the county, a characteristic maintained over time. In 2022, single-person households were 62% of all households, and very few households had children. Accordingly, the average household size of 1.48 people was also the smallest of any community.

Since 2010, the CTA's Black population grew from 13% to 19% of residents; however, the community remained less racially diverse than others overall, with its percentage of Asian and Hispanic residents continuing to be much lower

than the county's. More residents attained higher education levels, as the percentage of adults ages 25 and over with at least a bachelor's degree grew from 41% in 2010 to 52% in 2022. Given the prevalence of retirement-age adults, only 18% of the total population were workers ages 16 and over, compared with 52% for the whole county. Leisure World also had a high percentage of households earning less than \$50,000, likely due to the sizeable numbers of residents living on smaller retirement incomes. The CTA also maintained one of the county's highest percentages of households earning less than \$50,000, with 42% of households falling into this income category in 2022, while 70% made less than \$100,000. The average household income of nearly \$93,000 remained the lowest in the county over time.



*Leisure World's unique demographic characteristics include its predominantly older adult population ages 65 and over, comprising 78% of all residents in 2022, the largest percentage of this age group of any community in Montgomery County.*

Table 25-4: Leisure World, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,667	100%	9,083	100%	8,975	100%
0 to 4 years	*	*	*	*	*	*
5 to 17 years	*	*	244	3%	303	3%
18 to 34 years	*	*	495	5%	354	4%
35 to 44 years	*	*	436	5%	268	3%
45 to 64 years	968	11%	1,522	17%	1,044	12%
65 years and older	6,516	75%	6,326	70%	6,977	78%

\* 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 25-5: Leisure World, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	8,667	100%	9,083	100%	8,975	100%
White, non-Hispanic	6,544	76%	5,842	64%	5,681	63%
Black or African American, non-Hispanic	1,087	13%	1,603	18%	1,741	19%
Asian, non-Hispanic	*	*	735	8%	816	9%
Other races, non-Hispanic	*	*	261	3%	*	*
Hispanic or Latino	691	8%	641	7%	670	7%

\* 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 25-6: Leisure World, 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	8,543	100%	9,024	100%	8,946	100%
Speak non-English language at home	1,293	15%	2,299	25%	2,240	25%
Speak English less than “very well”	*	*	778	9%	1,017	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 25-7: Leisure World, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	8,090	100%	8,639	100%	8,454	100%
No high school degree	*	*	605	7%	214	3%
High school degree or some college education	4,088	51%	4,195	49%	3,862	46%
Bachelor’s degree only	1,651	20%	1,862	22%	2,340	28%
Graduate or professional degree	1,671	21%	1,976	23%	2,038	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 25-8: Leisure World, 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	1,932	100%	2,255	100%	1,603	100%
Commuted by driving	1,644	85%	1,823	81%	1,255	78%
Car-free commute	*	*	249	11%	106	7%
Worked from home	*	*	163	7%	224	14%
Percent of households with no vehicles	851	15%	832	14%	845	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 25-9: Leisure World, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,525	100%	5,852	100%	6,034	100%
Family households	2,184	40%	2,146	37%	2,136	35%
Families with children	*	*	204	3%	138	2%
Single-parent families with children	*	*	*	*	*	*
Nonfamily multi-person households	*	*	144	2%	148	2%
Nonfamily single-person households	3,211	58%	3,562	61%	3,750	62%
Average household size	1.56	NA	1.54	NA	1.48	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 25-10: Leisure World, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	5,525	100%	5,852	100%	6,034	100%
Less than \$50,000	2,621	47%	2,812	48%	2,542	42%
\$50,000 to \$99,999	1,731	31%	1,841	31%	1,687	28%
\$100,000 to \$149,999	848	15%	683	12%	887	15%
\$150,000 to \$199,999	168	3%	323	6%	324	5%
\$200,000 or more	*	*	193	3%	594	10%
Average household income	\$66,439	NA	\$69,820	NA	\$92,735	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.



# /// HOUSING

Nearly all the housing stock in Leisure World CTA is part of higher-density residential developments of townhouses or multi-family buildings constructed between 1960 and 2009 (see Table 25-11 and Figure 25-1). Approximately 90% of all units are within Leisure World of Maryland, which has both detached and attached single-family houses as well as multi-family homes, including rental properties and condominiums. Almost all remaining units are in other developments, including a townhouse subdivision and two other older adult living facilities. Since 2010, only 46 multi-family units were built in this CTA, all within Leisure World of Maryland. The large numbers of single-family

homes and condominiums contributed to a consistently high homeownership rate, which was 80% in 2022. The community's average homeowner costs and average housing value have been the lowest in the county and remained fairly stable since 2010. This community was also the only CTA with an average homeowner cost under \$2,000 per month and an average housing value below \$350,000 in 2022. However, the CTA's average gross rent was close to or above the county average, and renter households in 2022 paid an average of \$2,312 per month while 69% of them were burdened by housing costs.

Table 25-11: Leisure World, 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	6,459	100%	96	100%	1,733	100%	4,630	100%
Before 1960	0	0%	0	0%	0	0%	0	0%
1960 to 1969	899	14%	1	1%	305	18%	593	13%
1970 to 1979	1,338	21%	8	8%	864	50%	466	10%
1980 to 1989	1,797	28%	5	5%	553	32%	1,239	27%
1990 to 1999	997	15%	3	3%	0	0%	994	21%
2000 to 2009	1,382	21%	79	82%	11	1%	1,292	28%
2010 or later	46	1%	0	0%	0	0%	46	1%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1985	NA	1999	NA	1975	NA	1989	NA
Average age*	39	NA	25	NA	49	NA	35	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 25-12: Leisure World, Homeownership and Housing Affordability

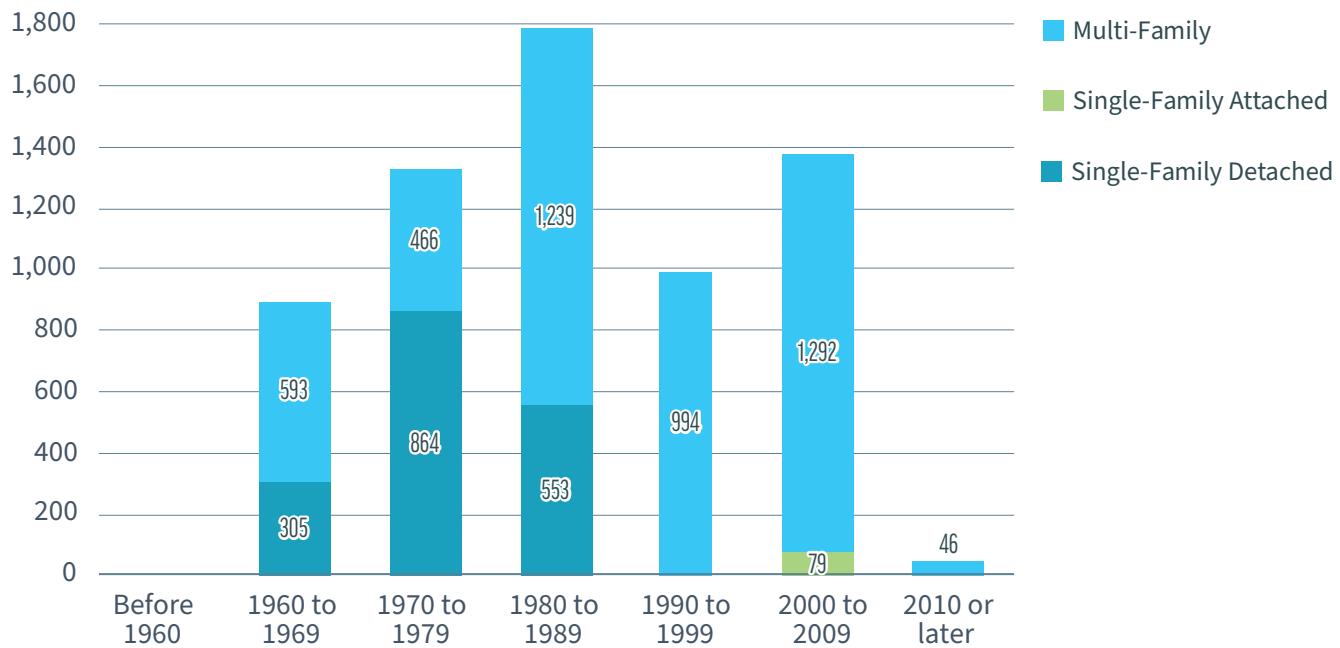
Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	4,853	88%	4,514	77%	4,855	80%
Average homeowner costs (with mortgage)	\$2,041	NA	\$1,722	NA	\$1,971	NA
Average housing value (for homeowners)	\$291,771	NA	\$215,872	NA	\$305,304	NA
Rent-burdened households	*	*	736	66%	637	69%
Average gross rent	\$1,946	NA	\$1,666	NA	\$2,312	NA

NA Not Applicable.

\* Estimates are not reliable.

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

Figure 25-1: Leisure World, 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).

