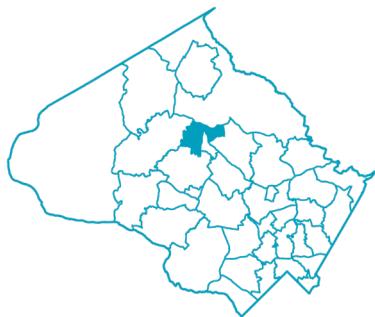


Montgomery Village



26

Table 26-1: Montgomery Village, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	3,949
Total development (square feet)	24,466,831
<i>Key environmental indicators</i>	
Parkland (acres)	676
Tree canopy cover (percent)	45.50
<i>Key development types</i>	
Office use (square feet)	343,046
Retail use (square feet)	472,241
Industrial use (square feet)	707,546
Other use (square feet)	1,284,916
Residential use (dwelling units)	14,395

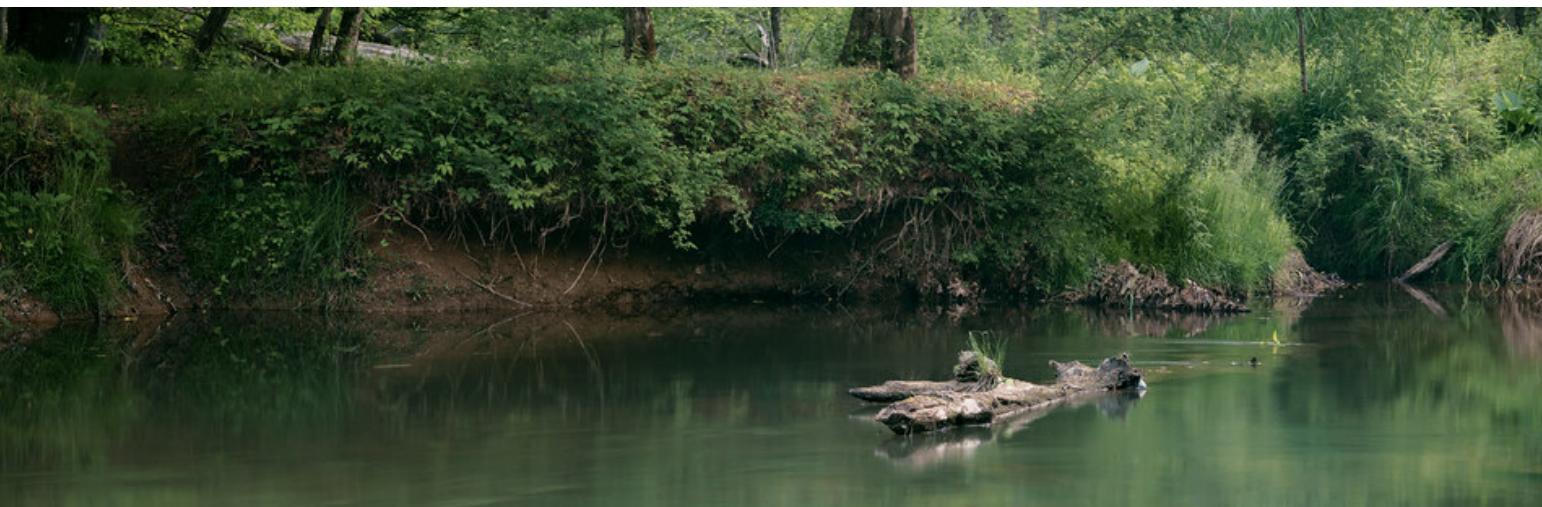
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 26-2: Montgomery Village, Places of Interest (2024)

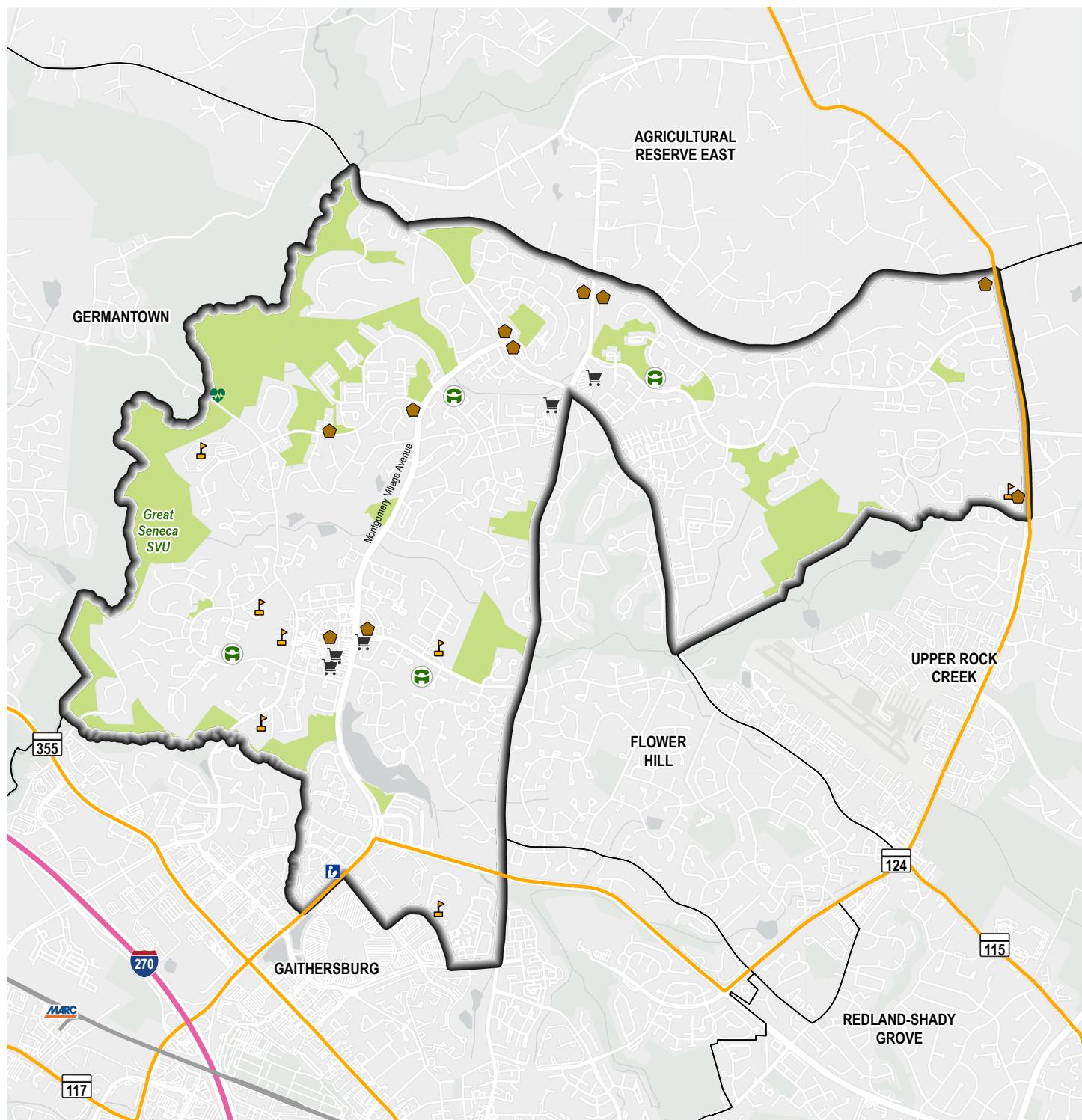
Place of Interest	Number
Fire Station	0
Grocery Store	5
Healthcare Facility	1
Library	1
Place of Worship	10
Police Facility	0
Public School	7
Recreation Center	4

Source: Montgomery Planning (August 2024).

Located in the northern part of Montgomery County, Montgomery Village CTA encompasses a planned development of the same name established in 1966. The community's boundaries extend beyond those of the planned development and borders on City of Gaithersburg to the south, the Great Seneca Stream Valley Park to the west, and state Route 124 (Woodfield Road) to the far east, with Flower Hill CTA nearly dividing this community into two parts (see Map 26-1). The community's unusual shape partly reflects the history of land acquisition and subsequent development by the planned town's original developers. Most residential neighborhoods, public facilities, and a commercial town center were built in the western part of the community, and additional retail and residential areas were later constructed in the eastern part of the community and near the northern tip of Flower Hill CTA (see Map 26-2). Montgomery Village Avenue serves as a "main street" for the western area, which has the Gaithersburg Library, one healthcare facility, and the majority of the CTA's grocery stores, recreation centers, public schools, and places of worship. A diverse mix of housing covers one-third of the land area and includes multi-family units clustered near Montgomery Village Avenue in the community's southern part as well as townhouses and single-family detached neighborhoods scattered throughout the community. Open space and parkland in the Great Seneca Stream Valley and in various parts of the community form 42% of the CTA's land area.



Map 26-1: Montgomery Village, Places of Interest (2024)



Community Trends Area Boundary

Freeway

Major Road



0

½

1

Miles

MARC Line

MARC Station

Park

Grocery Store

Healthcare Facility

Library

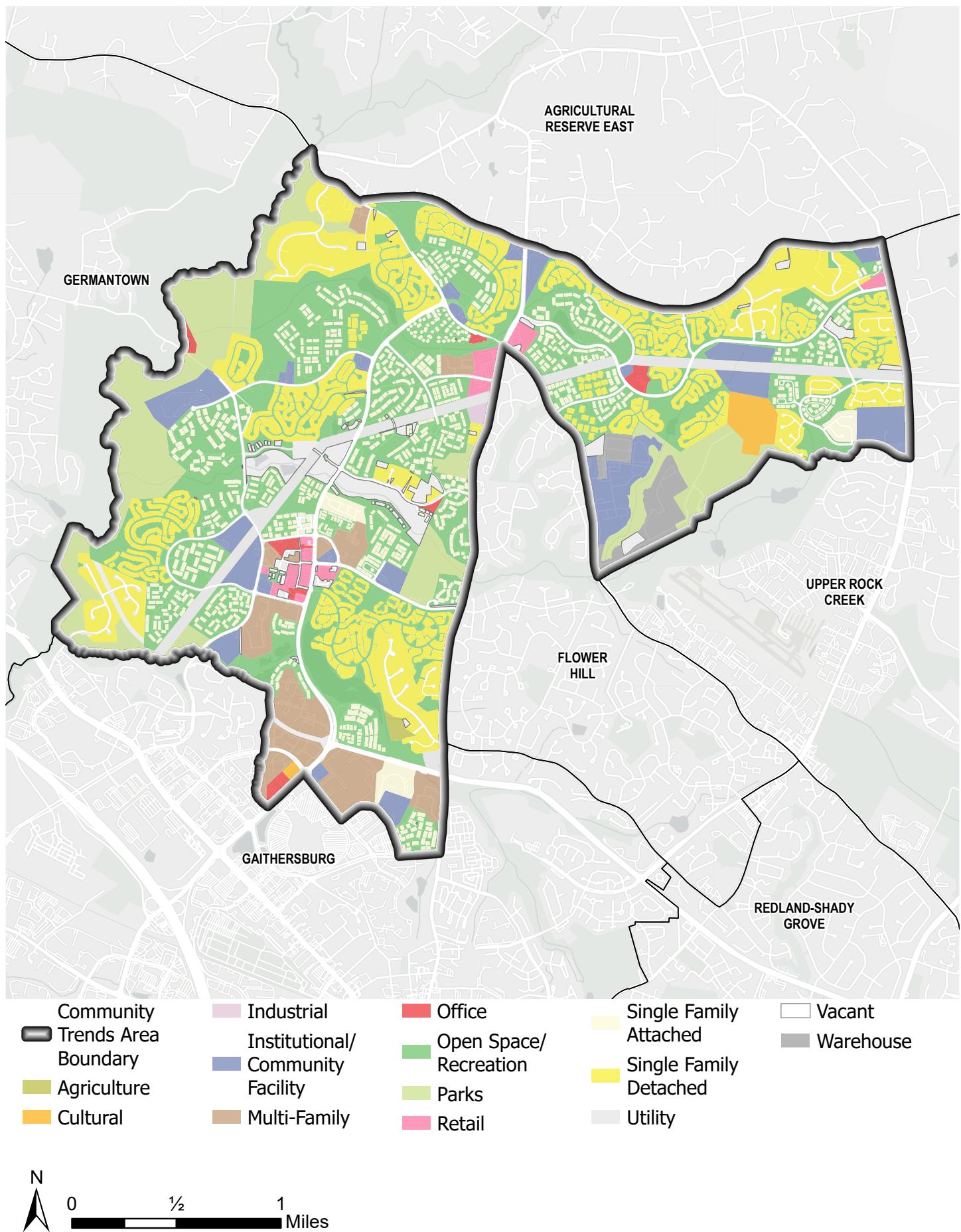
Place of Worship

Public School

Recreation Center

Source: Montgomery Planning (August 2024).

Map 26-2: Montgomery Village, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 26-3: Montgomery Village, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	12.0%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.2%
Institutional/Community Facility	6.3%	Single-Family Attached	8.1%
Mixed-Use Office	< 1.0%	Single-Family Detached	20.8%
Multi-Family	4.9%	Utility	3.0%
Office	< 1.0%	Vacant	2.8%
Open Space/Recreation	30.2%	Warehouse	1.5%
Parking and Transportation	< 1.0%		

* Percents do not add up to 100% as rights-of-way are excluded.

Source: Montgomery Planning (August 2024).



Montgomery Village had 40,216 residents in 2022, an increase of 10% from 2010. One of the most prominent demographic changes was the large expansion of the Hispanic population, which grew by 77% and became the largest racial or ethnic group in the CTA. Likely related to the growing number of Hispanic residents, the community had a large and rising number of speakers of a non-English language at home; by 2022, half of the population spoke a language other than English at home, and nearly one-quarter of residents reported not speaking English “very well.” Although the population became older, with those ages 65 and over as the fastest growing group, the community still had nearly twice as many residents under age 18 in 2022. Also, in that year, families were 70% of all households, and 33% of households had children, while nearly one-quarter of households were people living alone. The household type distribution remained fairly stable from 2010 to 2022.

Table 26-4: Montgomery Village, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	36,726	100%	38,719	100%	40,216	100%
0 to 4 years	3,002	8%	3,241	8%	3,409	8%
5 to 17 years	6,861	19%	6,786	18%	6,308	16%
18 to 34 years	9,090	25%	9,407	24%	9,235	23%
35 to 44 years	5,693	16%	5,461	14%	5,154	13%
45 to 64 years	9,283	25%	10,220	26%	10,808	27%
65 years and older	2,797	8%	3,602	9%	5,302	13%

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 26-5: Montgomery Village, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	36,726	100%	38,719	100%	40,216	100%
White, non-Hispanic	14,605	40%	12,692	33%	10,100	25%
Black or African American, non-Hispanic	8,934	24%	8,454	22%	9,381	23%
Asian, non-Hispanic	4,450	12%	4,264	11%	5,167	13%
Other races, non-Hispanic	1,182	3%	1,673	4%	2,218	6%
Hispanic or Latino	7,555	21%	11,636	30%	13,350	33%

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.

The number of adults ages 25 and over with less than a high school education grew the fastest of any group (47%), while the number of residents with at least a bachelor’s degree remained basically unchanged even as the share of residents in this group declined from 50% to 44%. More than half of all households made less than \$100,000 through the entire 2010-2022 period. Further, the community’s average household income continued to be lower than the county’s, and the CTA’s 23 percent increase in average household income between 2010 and 2022 was less than the county’s 38% growth. Finally, nearly one-fifth of workers had a car-free commute in 2016, when few people worked from home, but the latter category had a large expansion by 2022 after the onset of the COVID-19 pandemic.

Table 26-6: Montgomery Village, 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	33,723	100%	35,477	100%	36,807	100%
Speak non-English language at home	13,185	39%	16,067	45%	18,523	50%
Speak English less than “very well”	5,322	16%	6,516	18%	8,323	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 26-7: Montgomery Village, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	24,257	100%	25,053	100%	27,099	100%
No high school degree	2,163	9%	2,405	10%	3,174	12%
High school degree or some college education	9,848	41%	11,373	45%	12,058	44%
Bachelor’s degree only	7,090	29%	6,336	25%	6,437	24%
Graduate or professional degree	5,156	21%	4,939	20%	5,430	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 26-8: Montgomery Village, 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	19,863	100%	20,462	100%	20,415	100%
Commuting by driving	16,148	81%	15,440	75%	14,945	73%
Car-free commute	2,923	15%	3,939	19%	2,421	12%
Worked from home	706	4%	799	4%	2,758	14%
Percent of households with no vehicles	782	6%	1,311	10%	937	7%

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 26-9: Montgomery Village, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	13,411	100%	13,336	100%	13,904	100%
Family households	9,128	68%	9,742	73%	9,726	70%
Families with children	5,054	38%	4,984	37%	4,554	33%
Single-parent families with children	1,454	11%	1,859	14%	1,322	10%
Nonfamily multi-person households	728	5%	562	4%	815	6%
Nonfamily single-person households	3,555	27%	3,033	23%	3,363	24%
Average household size	2.74	NA	2.89	NA	2.88	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 26-10: Montgomery Village, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	13,411	100%	13,336	100%	13,904	100%
Less than \$50,000	3,781	28%	3,861	29%	3,497	25%
\$50,000 to \$99,999	4,232	32%	4,256	32%	3,868	28%
\$100,000 to \$149,999	2,904	22%	2,592	19%	2,565	18%
\$150,000 to \$199,999	1,351	10%	1,436	11%	1,643	12%
\$200,000 or more	1,143	9%	1,191	9%	2,331	17%
Average household income	\$97,754	NA	\$99,916	NA	\$119,915	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

Montgomery Village's diverse housing stock was mostly constructed between 1970 and 1999, with housing from this era constituting 91% of all housing units (see Table 26-11 and Figure 26-1). After 2010, the small amount of housing growth was limited mostly to new townhouse developments, which comprised 56% of the community's total units, the greatest share in the county. Single-family detached units and multi-family units accounted for the remainder (20% and 24%, respectively). More than two-thirds of households lived in homes they own, and Montgomery Village's average housing values and average homeowner costs changed little over time and continued to be lower than the county's. With an average home value of \$385,500 in 2022, this community was one of only a few with an average home value of less than \$500,000. Additionally, while average homeowner costs stayed at slightly above \$2,000 from 2010 to 2022, approximately

half of homeowners with a mortgage during this period spent less than \$2,000 on monthly owner cost. However, from 2010 to 2022, renters experienced a 37% increase in average gross rent, and an additional 1,100 households became rent-burdened, resulting in 69% of all renter households experiencing excessive housing costs in 2022.



With townhouses comprising 56% of all housing units in this community, Montgomery Village had the greatest share of this housing type in Montgomery County.

Table 26-11: Montgomery Village, 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	14,395	100%	2,929	100%	8,000	100%	3,466	100%
Before 1960	21	0%	20	1%	1	0%	0	0%
1960 to 1969	527	4%	344	12%	183	2%	0	0%
1970 to 1979	6,620	46%	885	30%	3,371	42%	2,364	68%
1980 to 1989	4,663	32%	842	29%	3,139	39%	682	20%
1990 to 1999	1,851	13%	784	27%	985	12%	82	2%
2000 to 2009	341	2%	34	1%	1	0%	306	9%
2010 or later	372	3%	20	1%	320	4%	32	1%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1982	NA	1982	NA	1982	NA	1979	NA
Average age*	42	NA	42	NA	42	NA	45	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).

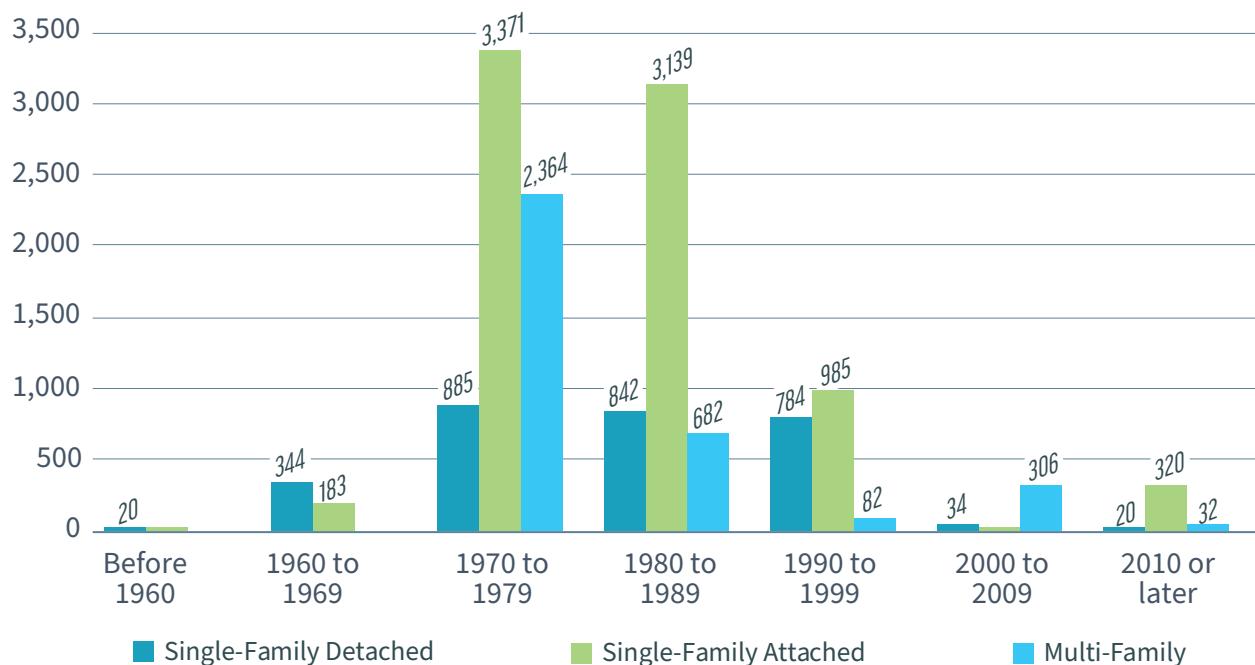
Table 26-12: Montgomery Village, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	10,056	75%	9,217	69%	9,497	68%
Average homeowner costs (with mortgage)	\$2,157	NA	\$2,033	NA	\$2,260	NA
Average housing value (for homeowners)	\$364,980	NA	\$307,609	NA	\$385,500	NA
Rent-burdened households	1,699	53%	2,297	59%	2,840	69%
Average gross rent	\$1,362	NA	\$1,490	NA	\$1,860	NA

NA Not Applicable.

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

Figure 26-1: Montgomery Village, 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).