North Bethesda

Table 27-1: North Bethesda, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	5,913
Total development (square feet)	61,914,670
Key environmental indicators	
Parkland (acres)	538
Tree canopy cover (percent)	41.29
Key development types	
Office use (square feet)	14,656,457
Retail use (square feet)	3,144,010
Industrial use (square feet)	3,089,706
Other use (square feet)	6,382,961
Residential use (dwelling units)	24,422

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

Table 27-2: North Bethesda, Places of Interest (2024)

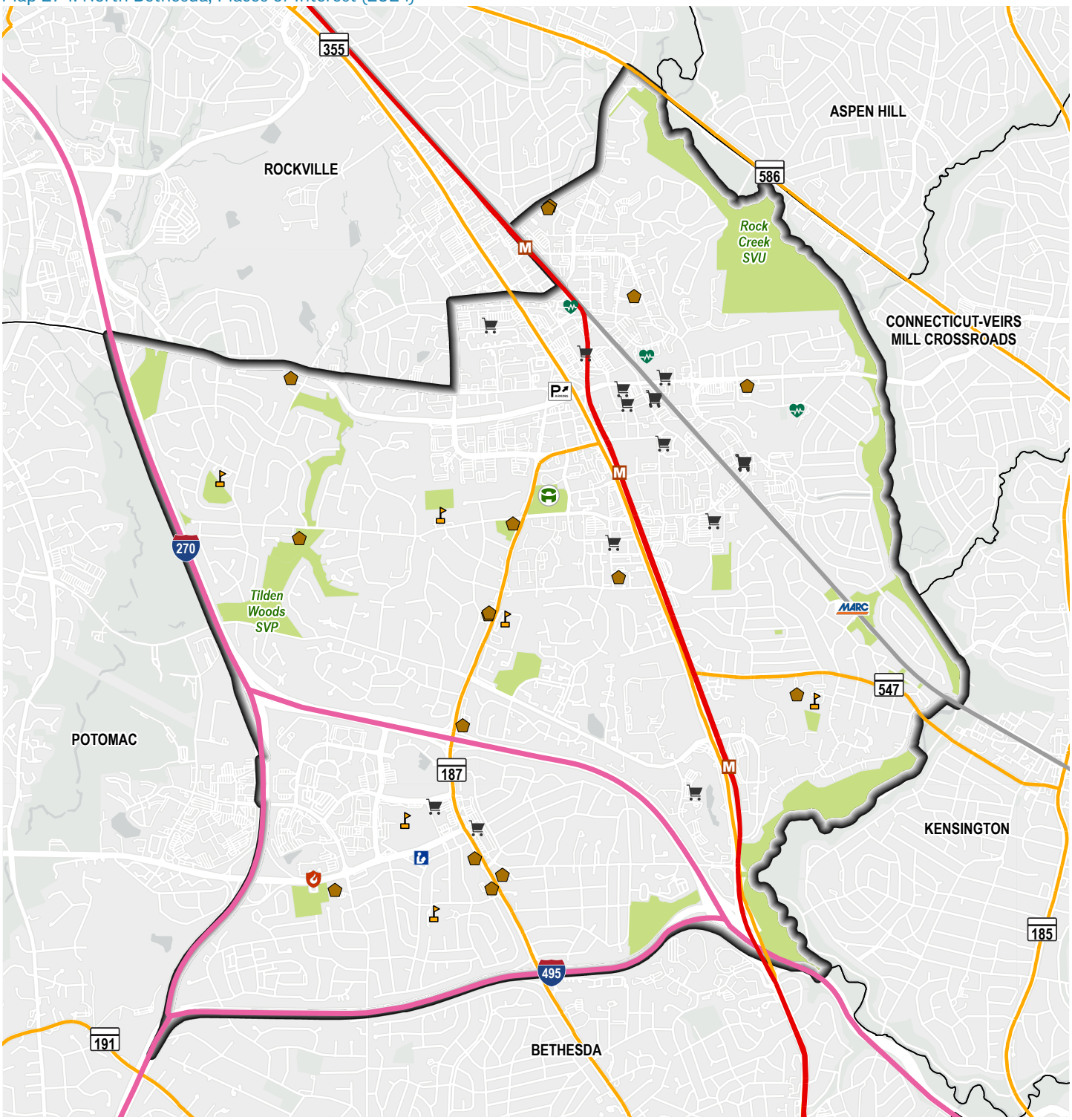
Place of Interest	Number
Fire Station	1
Grocery Store	17
Healthcare Facility	3
Library	1
Place of Worship	16
Police Facility	0
Public School	6
Recreation Center	1

Source: Montgomery Planning (August 2024).

North Bethesda is in the southern part of Montgomery County, bordering the City of Rockville to the north, I-270 to the west, I-495 (Capital Beltway) to the south, and Rock Creek Stream Valley parkland to the east (see Map 27-1). State Routes 355 (Rockville Pike) and 187 (Old Georgetown Road) serve as major local thoroughfares. Metrorail service can be accessed at three stations, and MARC commuter rail service is available at Garrett Park Station. This major retail and employment area has nearly 9% of its land used for office or retail purposes, more office space than any other CTA with 14 million square feet, and more than 3 million square feet of retail space (see Tables 27-1 and 27-3). Several federal agencies, including the National Institutes of Health (NIH) and the U.S. Nuclear Regulatory Commission (NRC), have offices here.

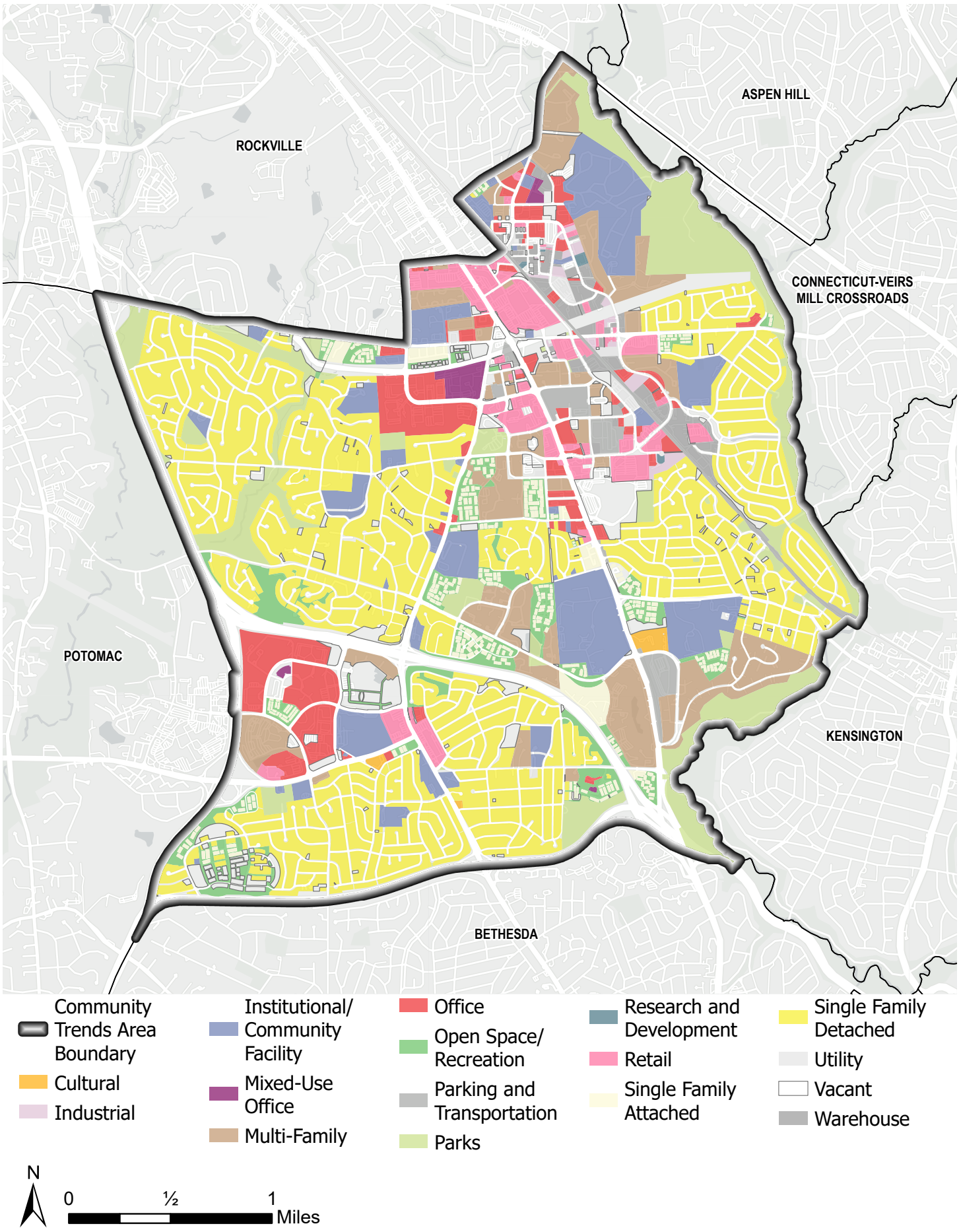
Most commercial space and land uses are clustered in two areas (see Map 27-2): in the CTA's northern part, extending out from the intersection of Old Georgetown Road and Rockville Pike, and in the CTA's southwestern part, next to I-270. The first area includes the Pike & Rose mixed-use development, largely developed throughout the 2010s, plus various retail, office, and industrial uses, as well as three healthcare facilities and one recreation center (Kennedy Shriver Aquatic Center). The second area has sizeable amounts of office land use with some retail, institutional/community facility, and residential uses plus two community-serving facilities, Bethesda Fire Department Station 6 and the Davis Library.

Map 27-1: North Bethesda, Places of Interest (2024)



Source: Montgomery Planning (August 2024).

Map 27-2: North Bethesda, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 27-3: North Bethesda, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	8.2%
Mixed-Use Office	< 1.0%
Multi-Family	8.5%
Office	5.0%
Open Space/Recreation	3.9%
Parking and Transportation	1.6%

Land Use Category	Percent of Land Area*
Parks	9.6%
Research and Development	< 1.0%
Retail	3.5%
Single-Family Attached	2.4%
Single-Family Detached	29.1%
Utility	< 1.0%
Vacant	4.1%
Warehouse	1.5%

** Percents do not add up to 100% as rights-of-way are excluded.*
Source: Montgomery Planning (August 2024).

PEOPLE

With 51,452 residents, North Bethesda is a large and growing community that added 10,000 new residents from 2010 to 2022, a 24% increase. Unlike most other CTAs, this community's population of school-age children (ages 5 to 17) was the fastest growing age group, increasing by 56%. The area also continues to be racially diverse and highly educated, with some of the highest growth rates in its Black and Hispanic populations, which increased by 96% and 64%, respectively, from 2010 to 2022. A graduate or professional degree attainment among residents ages 25 and over increased 40%, which contributed to the already highly educated population; by 2022, 74% of this age group had at least a bachelor's degree. Household composition remained relatively stable and was close to evenly divided between family and nonfamily households. The latter made up 46% of all households, reflective of the community's large multi-family housing stock. Nearly 10% of households did not have a vehicle, likely related to the presence of rail transit, and while working from home had become more prevalent by 2022, at least one-quarter of workers had a car-free commute before the COVID-19 pandemic. Finally, the household income distribution and average household income remained similar to those at the county level for all years; the average household income grew by 47% from 2010 to 2022, a slightly higher rate than the county's.

Table 27-4: North Bethesda, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*41,446*	*100%*	*50,993*	*100%*	*51,452*	*100%*
0 to 4 years	2,331	6%	2,778	5%	2,245	4%
5 to 17 years	4,690	11%	7,144	14%	7,325	14%
18 to 34 years	9,959	24%	12,502	25%	12,071	23%
35 to 44 years	5,847	14%	7,623	15%	7,761	15%
45 to 64 years	11,201	27%	12,860	25%	13,439	26%
65 years and older	7,418	18%	8,086	16%	8,611	17%

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 27-5: North Bethesda, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*41,446*	*100%*	*50,993*	*100%*	*51,452*	*100%*
White, non-Hispanic	26,907	65%	30,391	60%	27,108	53%
Black or African American, non-Hispanic	2,731	7%	3,418	7%	5,351	10%
Asian, non-Hispanic	5,575	13%	7,430	15%	8,063	16%
Other races, non-Hispanic	1,352	3%	2,041	4%	2,935	6%
Hispanic or Latino	4,881	12%	7,713	15%	7,995	16%

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 27-6: North Bethesda, 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	*39,115*	*100%*	*48,215*	*100%*	*49,207*	*100%*
Speak non-English language at home	13,449	34%	18,769	39%	18,035	37%
Speak English less than "very well"	4,506	12%	5,797	12%	5,767	12%

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 27-7: North Bethesda, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*31,898*	*100%*	*37,410*	*100%*	*37,952*	*100%*
No high school degree	*	*	1,646	4%	2,217	6%
High school degree or some college education	8,488	27%	8,781	23%	7,892	21%
Bachelor's degree only	10,130	32%	12,031	32%	11,213	30%
Graduate or professional degree	11,892	37%	14,952	40%	16,630	44%

** 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 27-8: North Bethesda, 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	*22,871*	*100%*	*27,941*	*100%*	*28,759*	*100%*
Commuted by driving	15,491	68%	18,250	65%	15,385	53%
Car-free commute	5,798	25%	7,692	28%	4,585	16%
Worked from home	1,329	6%	1,779	6%	8,464	29%
Percent of households with no vehicles	1,492	8%	1,813	8%	2,033	9%

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 27-9: North Bethesda, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*18,803*	*100%*	*21,573*	*100%*	*22,627*	*100%*
Family households	10,192	54%	11,820	55%	12,129	54%
Families with children	4,098	22%	5,433	25%	5,582	25%
Single-parent families with children	*	*	1,044	5%	1,304	6%
Nonfamily multi-person households	1,753	9%	2,041	9%	2,340	10%
Nonfamily single-person households	6,858	36%	7,712	36%	8,158	36%
Average household size	*2.12*	*NA*	*2.31*	*NA*	*2.22*	*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 27-10: North Bethesda, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*18,803*	*100%*	*21,573*	*100%*	*22,627*	*100%*
Less than $50,000	4,240	23%	4,745	22%	4,075	18%
$50,000 to $99,999	5,763	31%	5,427	25%	4,538	20%
$100,000 to $149,999	4,046	22%	4,405	20%	4,323	19%
$150,000 to $199,999	2,042	11%	2,638	12%	3,107	14%
$200,000 or more	2,712	14%	4,358	20%	6,584	29%
Average household income	*$118,890*	*NA*	*$137,610*	*NA*	*$175,054*	*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

In North Bethesda, the majority (62%) of the housing stock is multi-family units, most of which are in large buildings. Newer housing between 2010 and 2024 was also mostly multi-family, making up 74% of all units built in that time period. Including single-family homes, the more than 4,000 units constructed from 2010 onward is a sizeable portion (16%) of the area's housing stock and comprised significant housing growth in tandem with population increases (see Table 27-11 and Figure 27-1). Related to the predominance and growth of multi-family housing, the homeownership rate decreased from 62% in 2010 to 48% in 2022, although the number of homeowning households stayed relatively constant. While the average home value in 2010 was similar to the county's, a 45% increase put North Bethesda's average above the countywide figure by 2022. The CTA's average homeowner costs followed a similar trend. North Bethesda's average gross rent increased by 36%, mirroring the county's growth trend. Although the rising numbers of rent-burdened households over time is likely related to the growing multi-family housing stock, the percent of renter households that were cost burdened remained fairly stable.

Table 27-11: North Bethesda, 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	*24,422*	*100%*	*6,671*	*100%*	*2,611*	*100%*	*15,140*	*100%*
Before 1960	2,923	12%	2,923	44%	0	0%	0	0%
1960 to 1969	6,563	27%	2,230	33%	0	0%	4,333	29%
1970 to 1979	1,910	8%	372	6%	281	11%	1,257	8%
1980 to 1989	3,822	16%	425	6%	1,264	48%	2,133	14%
1990 to 1999	2,245	9%	164	2%	384	15%	1,697	11%
2000 to 2009	2,714	11%	171	3%	37	1%	2,506	17%
2010 or later	4,020	16%	386	6%	645	25%	2,989	20%
Unknown year	225	1%	0	0%	0	0%	225	1%
*Average year built**	*1983*	*NA*	*1966*	*NA*	*1994*	*NA*	*1990*	*NA*
*Average age**	*41*	*NA*	*58*	*NA*	*30*	*NA*	*34*	*NA*

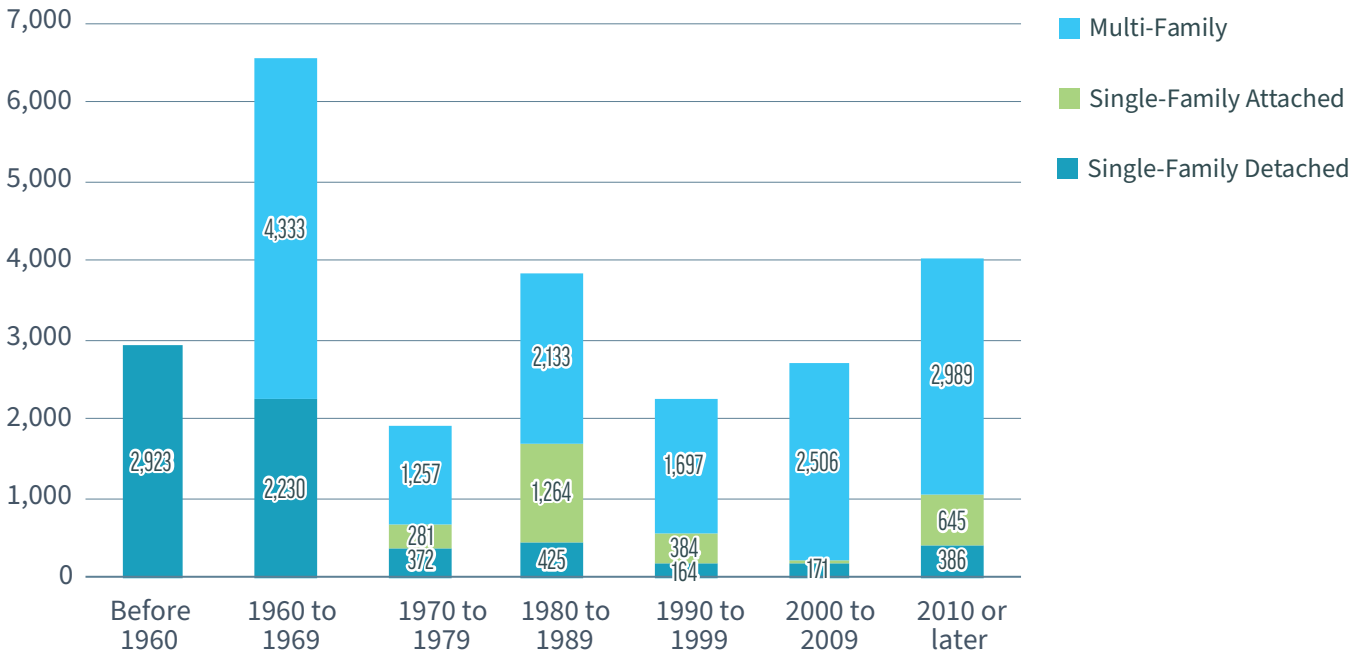
NA Not Applicable.
** Excludes housing units for which the year built is unknown.*
Percentages may not sum to totals due to rounding.
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 27-12: North Bethesda, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	11,697	62%	11,142	52%	10,974	48%
Average homeowner costs (with mortgage)	*$2,726*	*NA*	*$2,936*	*NA*	*$3,489*	*NA*
Average housing value (for homeowners)	*$557,000*	*NA*	*$600,961*	*NA*	*$806,544*	*NA*
Rent-burdened households	3,012	44%	4,540	46%	4,739	42%
Average gross rent	*$1,674*	*NA*	*$1,935*	*NA*	*$2,272*	*NA*

NA Not Applicable.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 27-1: North Bethesda, 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).