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Table 29-1: Olney, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,235
Total development (square feet)	26,987,006
<i>Key environmental indicators</i>	
Parkland (acres)	924
Tree canopy cover (percent)	44.93
<i>Key development types</i>	
Office use (square feet)	251,916
Retail use (square feet)	754,624
Industrial use (square feet)	7,460
Other use (square feet)	1,982,099
Residential use (dwelling units)	11,554

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

Olney is in the north-central part of the county and covers an area extending south to state Routes 28 (Norbeck Road) and 115 (Muncaster Mill Road), west to the North Branch of Rock Creek Stream Valley parkland, north towards the Agricultural Reserve, and east to Route 182 (Norwood Road) (see Map 29-1). With more than 40% of the CTA's land used for single-family housing, the broader area is considered a semi-rural suburban residential "satellite community" surrounding a town center with retail and services mainly targeted to locals (see Map 29-2). The intersection of state Routes 97 (Georgia Avenue) and 108 marks the heart of Olney's town center, which has three grocery stores and the Olney Library. East of the town center is the MedStar Montgomery Medical Center, which accounts for about one-sixth of the nearly 2 million square feet of "Other use" development in Table 29-1. The Georgia Avenue corridor beyond the town center has additional public facilities that include one fire station, two recreation centers, the Olney Manor Recreational Park, and two Park & Ride lots near state Route 200 (Intercounty Connector).

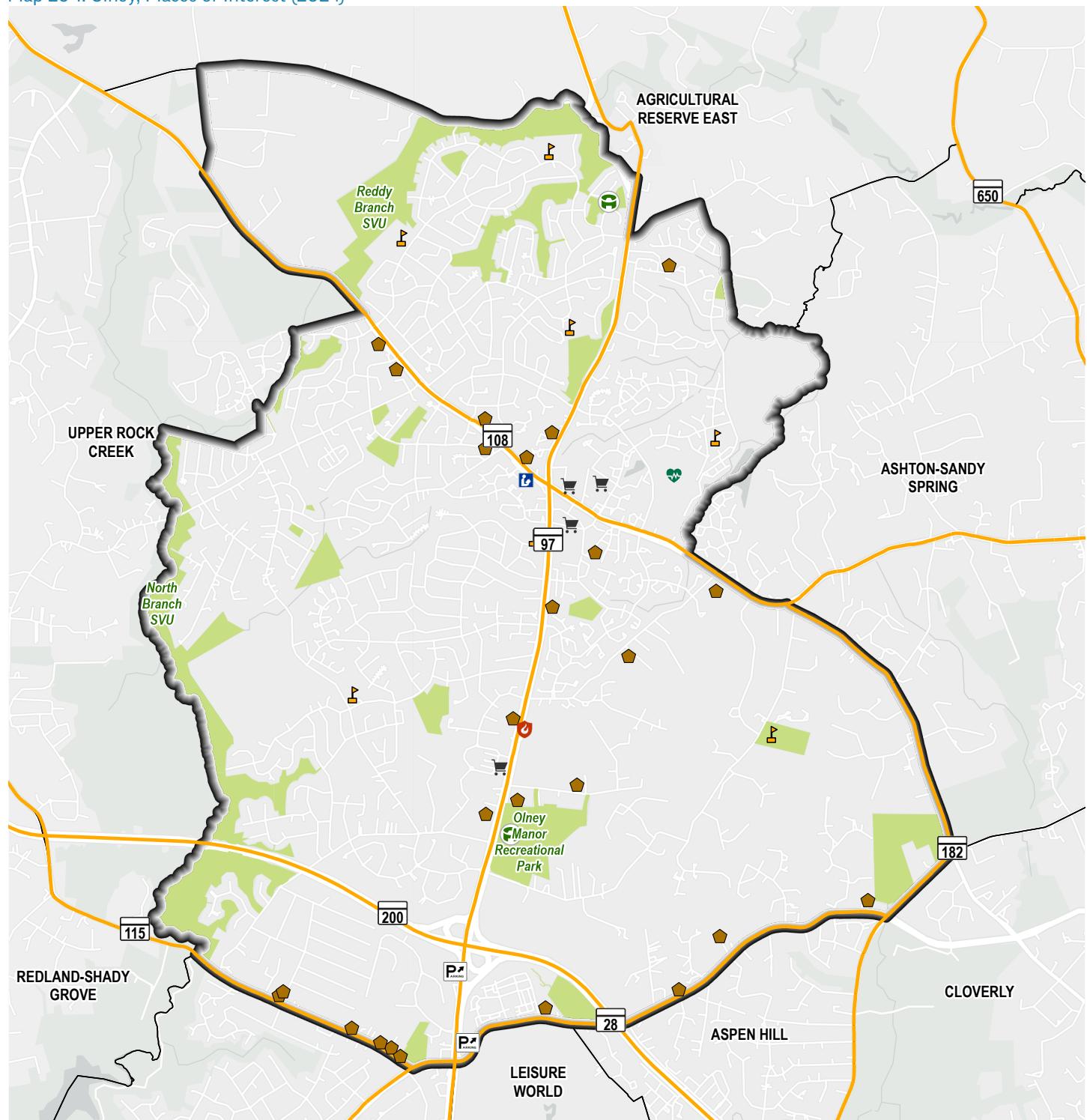
Table 29-2: Olney, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	4
Healthcare Facility	1
Library	1
Place of Worship	25
Police Facility	0
Public School	7
Recreation Center	2

Source: Montgomery Planning (August 2024).



Map 29-1: Olney, Places of Interest (2024)



Community Trends Area Boundary  
Major Road

Park and Ride Lot  
Park  
Fire Station

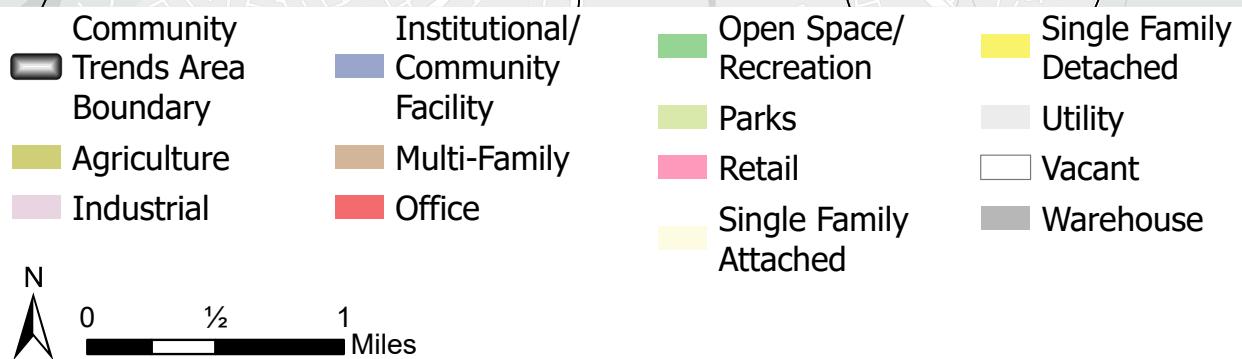
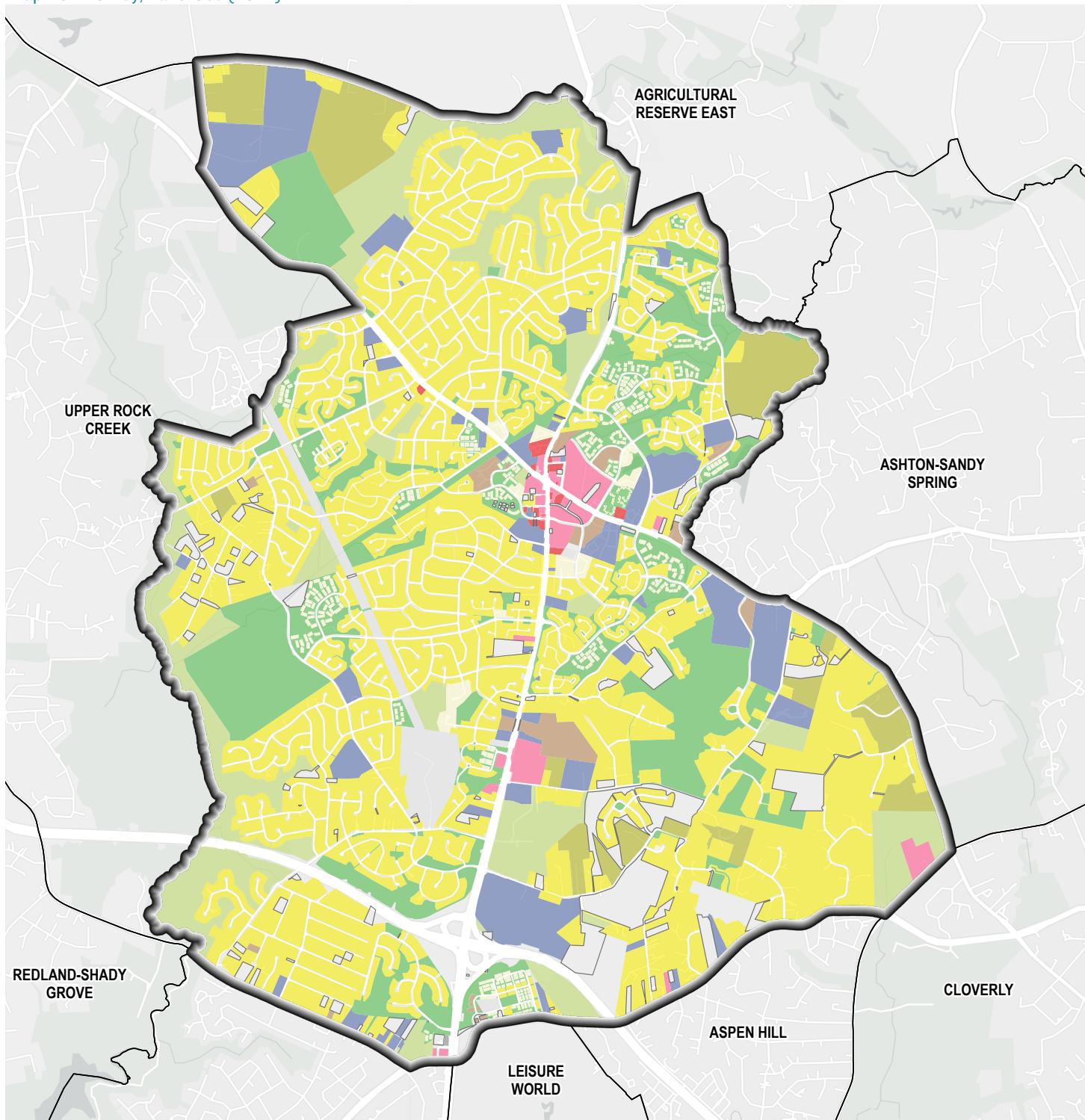
Grocery Store  
Healthcare Facility  
Library

Place of Worship  
Public School  
Recreation Center

N  
0  $\frac{1}{2}$  1 Miles

Source: Montgomery Planning (August 2024).

Map 29-2: Olney, Land Use (2024)



Source: Montgomery Planning (August 2024).

Table 29-3: Olney, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	5.0%	Parks	10.4%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.2%
Institutional/Community Facility	6.6%	Single-Family Attached	1.7%
Mixed-Use Office	< 1.0%	Single-Family Detached	40.8%
Multi-Family	1.0%	Utility	1.6%
Office	< 1.0%	Vacant	4.0%
Open Space/Recreation	13.8%	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 32,306 residents in 2022, Olney had slow overall population growth from 2010 onward, but the area's residents aged and became more racially diverse, much like the county overall. Comprising only 10% of all residents in 2010, the population ages 65 and over was smaller than most age groups but also grew the fastest, increasing by 82% from 2010 to 2022. During this period, the Black and Asian populations grew by 44% each, while the Hispanic population increased by 49%. By 2022, each of these racial and ethnic groups made up more than 10% of all residents (see Table 29-5 and Figure 29-1).

Many of the community's other demographic characteristics remained stable throughout this time period, however. Families continued to be the predominant household type, with 36% of all households having children in 2022—not a significant change from previous years. In 2022, 65% of adults ages 25 and over had at least a bachelor's degree, similar to the 2010 rate and close to the countywide figure. The area's average household income remained slightly higher than the county's average over time and grew by 39%, close to the county's 38% increase. The number of people working from home, however, experienced a significant jump by 2022, presumably due to the COVID-19 pandemic.

Table 29-4: Olney, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	30,914	100%	32,135	100%	32,306	100%
0 to 4 years	1,449	5%	1,647	5%	1,820	6%
5 to 17 years	7,215	23%	5,933	18%	6,166	19%
18 to 34 years	4,449	14%	5,876	18%	5,212	16%
35 to 44 years	4,438	14%	3,849	12%	4,137	13%
45 to 64 years	10,303	33%	10,438	32%	9,395	29%
65 years and older	3,060	10%	4,391	14%	5,576	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 29-5: Olney, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total population</i>	30,914	100%	32,135	100%	32,306	100%
White, non-Hispanic	21,877	71%	20,634	64%	18,614	58%
Black or African American, non-Hispanic	2,817	9%	3,349	10%	4,066	13%
Asian, non-Hispanic	2,869	9%	3,894	12%	4,130	13%
Other races, non-Hispanic	*	*	1,293	4%	2,013	6%
Hispanic or Latino	2,330	8%	2,965	9%	3,483	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 29-6: Olney, 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	29,465	100%	30,488	100%	30,486	100%
Speak non-English language at home	6,328	21%	7,222	24%	7,545	25%
Speak English less than “very well”	*	*	2,558	8%	2,172	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 29-7: Olney, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	20,072	100%	21,580	100%	21,921	100%
No high school degree	*	*	1,015	5%	867	4%
High school degree or some college education	6,911	34%	7,426	34%	6,770	31%
Bachelor’s degree only	6,496	32%	6,879	32%	7,400	34%
Graduate or professional degree	5,776	29%	6,261	29%	6,884	31%

\* 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 29-8: Olney, 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	16,153	100%	17,453	100%	16,837	100%
Commuting by driving	14,034	87%	14,913	85%	11,734	70%
Car-free commute	1,320	8%	1,408	8%	884	5%
Worked from home	763	5%	1,037	6%	4,194	25%
Percent of households with no vehicles	*	*	246	2%	194	2%

\* 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 29-9: Olney, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,539	100%	10,623	100%	10,845	100%
Family households	8,643	82%	8,892	84%	8,780	81%
Families with children	4,468	42%	3,623	34%	3,933	36%
Single-parent families with children	726	7%	522	5%	516	5%
Nonfamily multi-person households	*	*	175	2%	432	4%
Nonfamily single-person households	1,596	15%	1,556	15%	1,633	15%
Average household size	2.93	NA	3.01	NA	2.96	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 29-10: Olney, Household Income

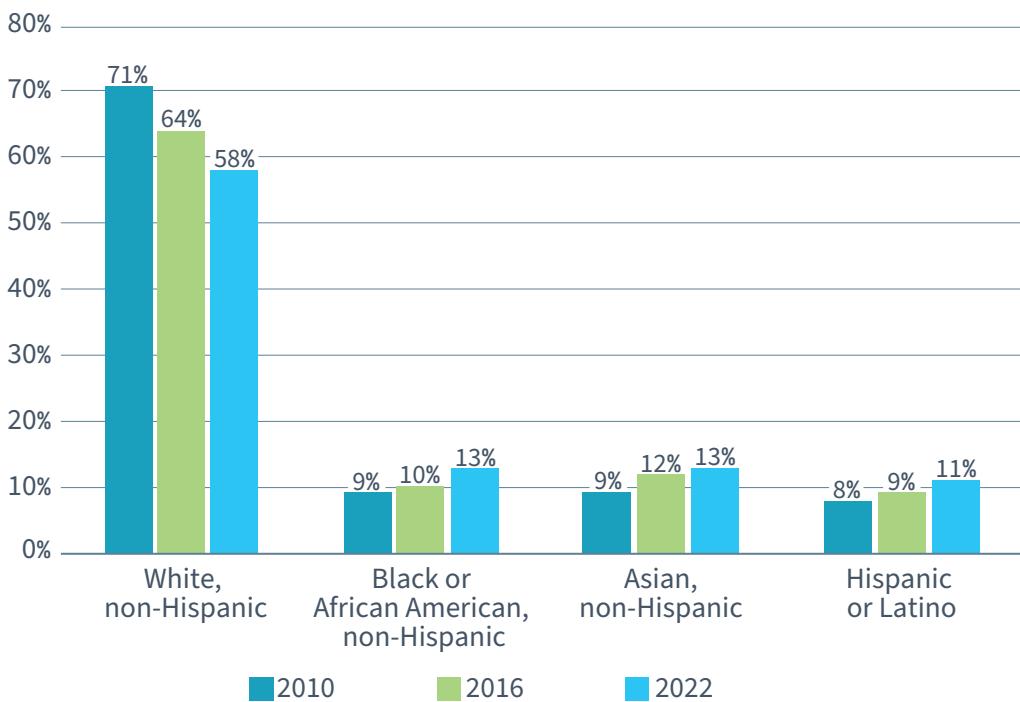
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	10,539	100%	10,623	100%	10,845	100%
Less than \$50,000	1,547	15%	1,347	13%	1,357	13%
\$50,000 to \$99,999	2,512	24%	2,422	23%	1,320	12%
\$100,000 to \$149,999	2,618	25%	2,673	25%	2,001	18%
\$150,000 to \$199,999	1,933	18%	1,659	16%	1,809	17%
\$200,000 or more	1,928	18%	2,521	24%	4,358	40%
Average household income	\$138,235	NA	\$149,075	NA	\$192,435	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 29-1: Olney, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



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



# /// HOUSING

Housing in Olney is mostly single-family units, with detached homes forming 67% of the housing stock and townhouses making up another 26%. More than three-quarters of all housing units were built between 1970 and 1999. Smaller numbers of units of all types were constructed in 2010 or later; nearly half of these were townhouses, and 33% were single-family detached homes, reinforcing this community's mostly single-family residential landscape. Given the continuing prevalence of single-family homes, Olney had a high homeownership

rate at or near 90% over time. While the area's average home value dipped from 2010 to 2016, it then grew by 52% from 2016 to 2022, remaining similar to the county's figure. Average homeowner costs followed a similar trend and were also close to the county averages. The smaller numbers of renter households had an average gross rent of \$2,084 per month in 2022, when nearly half of them were burdened by housing costs.

Table 29-11: Olney, 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>	11,554	100%	7,685	100%	2,978	100%	891	100%
Before 1960	289	3%	289	4%	0	0%	0	0%
1960 to 1969	645	6%	584	8%	61	2%	0	0%
1970 to 1979	2,893	25%	2,570	33%	130	4%	193	22%
1980 to 1989	3,983	34%	2,139	28%	1,568	53%	276	31%
1990 to 1999	2,150	19%	1,389	18%	721	24%	40	4%
2000 to 2009	624	5%	394	5%	53	2%	177	20%
2010 or later	970	8%	320	4%	445	15%	205	23%
Unknown year	0	0%	0	0%	0	0%	0	0%
Average year built*	1985	NA	1982	NA	1992	NA	1994	NA
Average age*	39	NA	42	NA	32	NA	30	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 29-12: Olney, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	9,390	89%	9,550	90%	9,695	89%
Average homeowner costs (with mortgage)	\$2,673	NA	\$2,503	NA	\$2,968	NA
Average housing value (for homeowners)	\$566,466	NA	\$472,860	NA	\$720,214	NA
Rent-burdened households	*	*	505	48%	423	40%
Average gross rent	\$1,400	NA	\$1,526	NA	\$2,084	NA

NA Not Applicable.

\*Estimates are not reliable.

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