

Redland-Shady Grove

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Table 31-1: Redland-Shady Grove, Land Use Indicators (2024)

| Characteristic | Value |
|-------------------------------------|------------|
| Total area (acres) | 6,015 |
| Total development (square feet) | 19,163,647 |
| <i>Key environmental indicators</i> | |
| Parkland (acres) | 1,748 |
| Tree canopy cover (percent) | 46.26 |
| <i>Key development types</i> | |
| Office use (square feet) | 1,620,383 |
| Retail use (square feet) | 751,522 |
| Industrial use (square feet) | 3,008,710 |
| Other use (square feet) | 962,598 |
| Residential use (dwelling units) | 7,943 |

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

Redland-Shady Grove is in the center of Montgomery County with City of Gaithersburg to the northwest and City of Rockville to the west and south (see Map 31-1). The community has several major roads: Route 200 (Intercounty Connector) traverses the middle of the CTA and continues west as I-370. Route 355 (Frederick Road) is on the CTA's southwestern edge, and Route 115 (Muncaster Mill Road) runs along its northeastern border. The community also has a MARC commuter rail connection at Washington Grove Station and Metrorail access at Shady Grove Station; much of the land near the CSX freight rail line is dedicated to industrial, transportation, and warehouse uses (see Map 31-2). Nearly one-third of this CTA's land is classified as parks and open space/recreation, and Rock Creek Regional Park and Needwood Golf Course account for most of that land use. Community-serving public facilities include the Gaithersburg-Washington Grove Volunteer Fire Department Station 28, two police facilities, and three public schools.

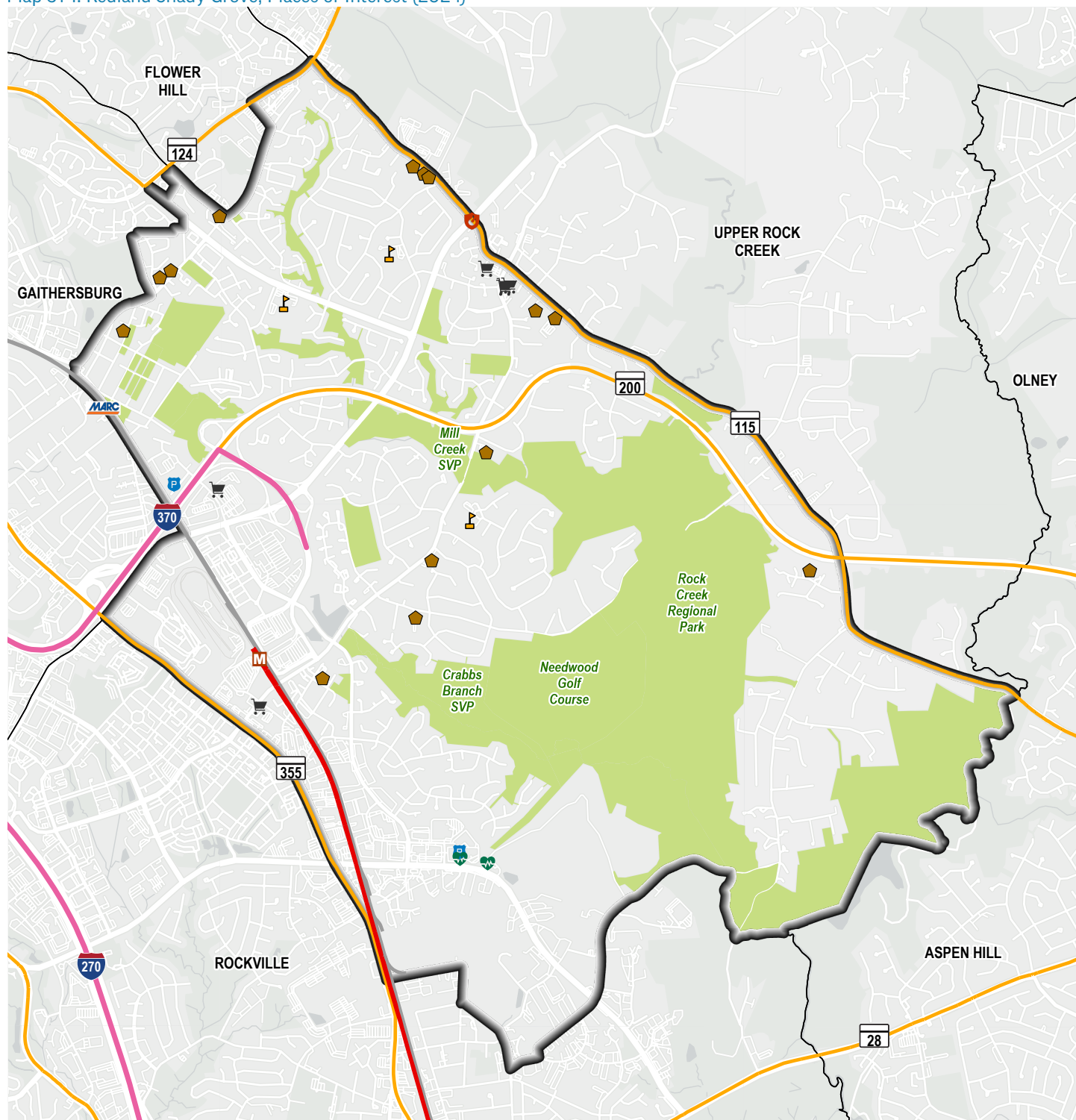
Table 31-2: Redland-Shady Grove, Places of Interest (2024)

| Place of Interest | Number |
|---------------------|--------|
| Fire Station | 1 |
| Grocery Store | 6 |
| Healthcare Facility | 2 |
| Library | 0 |
| Place of Worship | 14 |
| Police Facility | 2 |
| Public School | 3 |
| Recreation Center | 0 |

Source: Montgomery Planning (August 2024).



Map 31-1: Redland-Shady Grove, Places of Interest (2024)

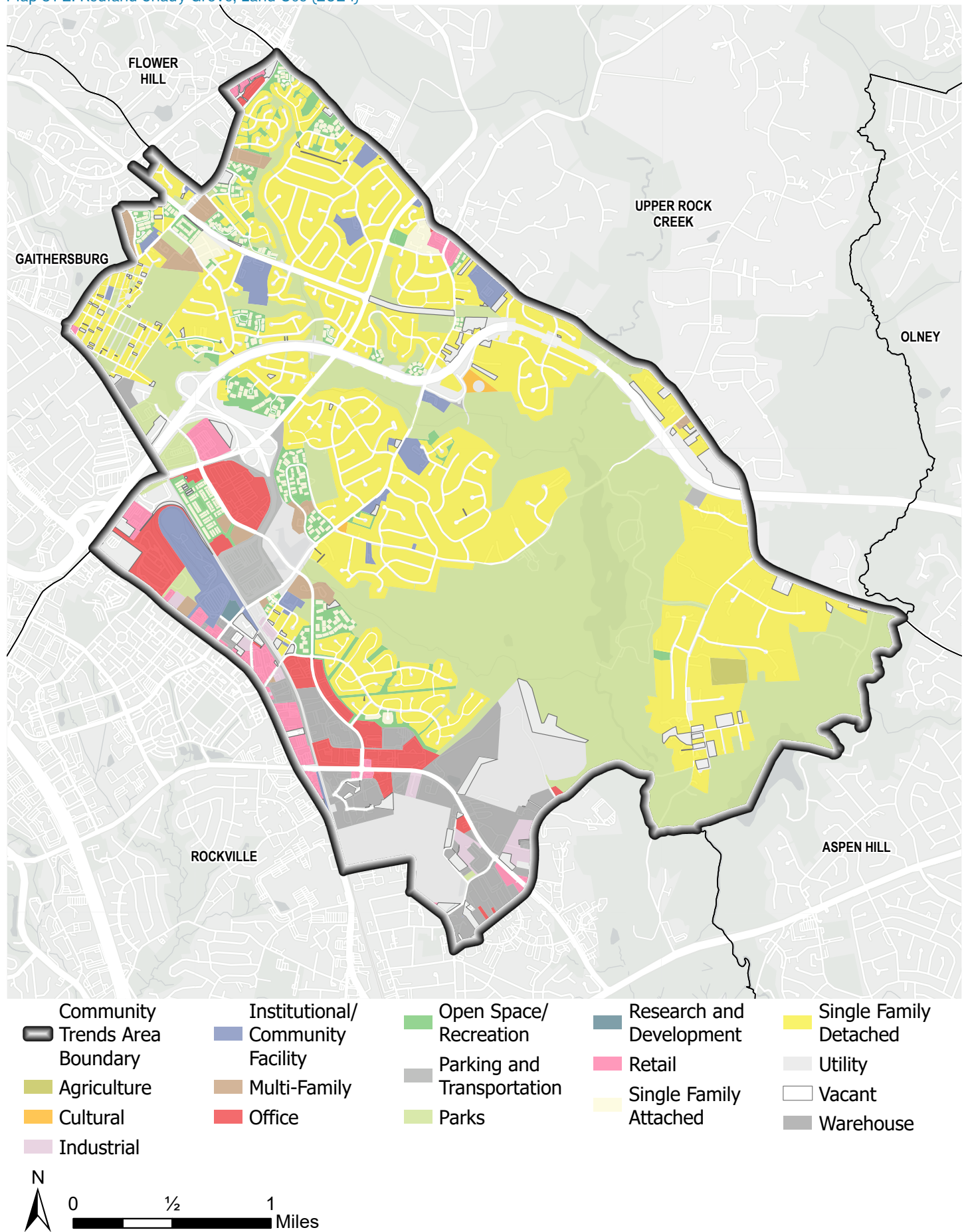


- | | | | |
|--------------------------------|----------------|---------------------|------------------|
| Community Trends Area Boundary | Metrorail Line | Fire Station | Place of Worship |
| Freeway | Metro Station | Grocery Store | Police Facility |
| Major Road | MARC Line | Healthcare Facility | Public School |
| | MARC Station | | |
| | Park | | |



Source: Montgomery Planning (August 2024).

Map 31-2: Redland-Shady Grove, Land Use (2024)

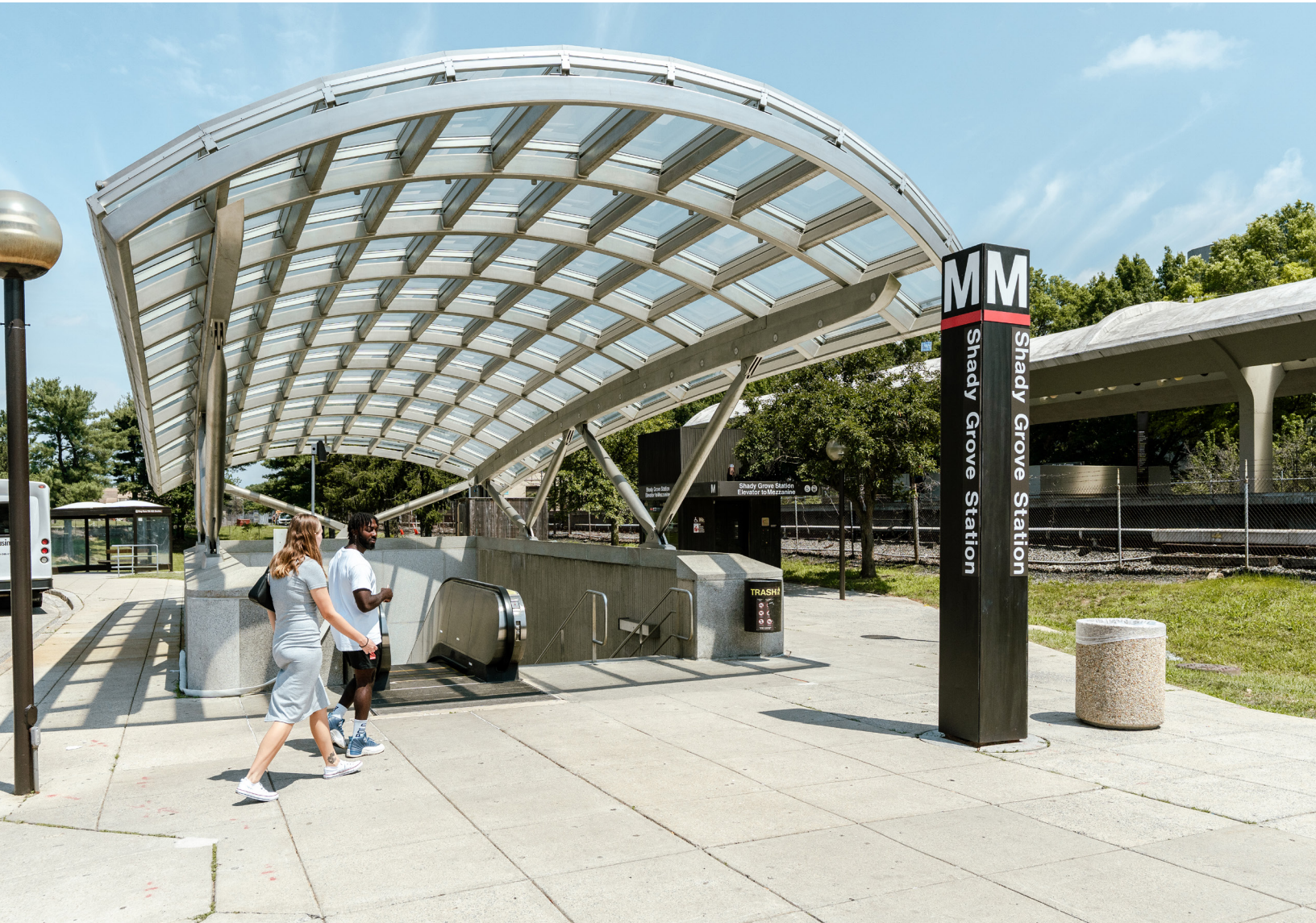


Source: Montgomery Planning (August 2024).

Table 31-3: Redland-Shady Grove, Land Use (2024)

| Land Use Category | Percent of Land Area* | Land Use Category | Percent of Land Area* |
|----------------------------------|-----------------------|--------------------------|-----------------------|
| Agriculture | < 1.0% | Parks | 30.2% |
| Cultural | < 1.0% | Research and Development | < 1.0% |
| Industrial | < 1.0% | Retail | 1.7% |
| Institutional/Community Facility | 2.5% | Single-Family Attached | 1.7% |
| Mixed-Use Office | < 1.0% | Single-Family Detached | 28.9% |
| Multi-Family | 1.2% | Utility | 4.6% |
| Office | 3.1% | Vacant | 3.0% |
| Open Space/Recreation | 3.1% | Warehouse | 4.3% |
| Parking and Transportation | 1.3% | | |

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



PEOPLE

Home to 20,511 residents in 2022, Redland-Shady Grove's population grew by 13% between 2010 and 2022 alongside more housing construction here in recent years. The fastest growing age group, the population ages 65 and over, increased by 89% from 2010 to 2022, although the community continued to have more children under age 18 than older adult residents. The Hispanic population also grew rapidly during this period, by 71%, and residents speaking a non-English language at home became the majority in 2022 (52%). Likely related to recent multi-family housing construction, the number of single-person households grew by 80% and constituted nearly one-fifth

of all households by 2022. Among adults ages 25 and over, 54% in 2022 had at least a bachelor's degree, little change from previous years. Although the number of households earning \$200,000 or more doubled between 2010 to 2022, the CTA's average household income remained lower than the countywide average. Despite almost all households having a vehicle, nearly one-fifth of workers had a car-free commute even before the COVID-19 pandemic, likely due to the presence of rail service in the community. The number of residents working from home tripled by 2022, presumably due to the pandemic.

Table 31-4: Redland-Shady Grove, Age

| Age | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--------------------|---------------|--------|---------------|--------|---------------|--------|
| Total population | 18,075 | 100% | 19,100 | 100% | 20,511 | 100% |
| 0 to 4 years | 1,073 | 6% | 1,049 | 5% | 1,395 | 7% |
| 5 to 17 years | 3,379 | 19% | 3,199 | 17% | 3,138 | 15% |
| 18 to 34 years | 3,918 | 22% | 4,203 | 22% | 4,327 | 21% |
| 35 to 44 years | 2,530 | 14% | 2,478 | 13% | 2,978 | 15% |
| 45 to 64 years | 5,427 | 30% | 5,720 | 30% | 5,373 | 26% |
| 65 years and older | 1,748 | 10% | 2,450 | 13% | 3,300 | 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 31-5: Redland-Shady Grove, Race and Hispanic Ethnicity

| Race and Hispanic Ethnicity | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|---|---------------|--------|---------------|--------|---------------|--------|
| Total population | 18,075 | 100% | 19,100 | 100% | 20,511 | 100% |
| White, non-Hispanic | 7,685 | 43% | 8,319 | 44% | 7,639 | 37% |
| Black or African American, non-Hispanic | 2,284 | 13% | 2,112 | 11% | 2,157 | 11% |
| Asian, non-Hispanic | 3,701 | 20% | 3,621 | 19% | 2,903 | 14% |
| Other races, non-Hispanic | * | * | 788 | 4% | 1,328 | 6% |
| Hispanic or Latino | 3,793 | 21% | 4,260 | 22% | 6,484 | 32% |

* 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 31-6: Redland-Shady Grove, 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 | 17,002 | 100% | 18,051 | 100% | 19,116 | 100% |
| Speak non-English language at home | 7,748 | 46% | 8,310 | 46% | 9,865 | 52% |
| Speak English less than "very well" | 3,346 | 20% | 3,259 | 18% | 4,611 | 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 31-7: Redland-Shady Grove, Educational Attainment

| Educational Attainment | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--|------------------|-----------|------------------|-----------|------------------|-----------|
| <i>Population ages 25 years and over</i> | 11,915 | 100% | 13,196 | 100% | 14,360 | 100% |
| No high school degree | * | * | 1,471 | 11% | 1,879 | 13% |
| High school degree or some college education | 4,266 | 36% | 5,033 | 38% | 4,739 | 33% |
| Bachelor's degree only | 3,264 | 27% | 3,350 | 25% | 4,068 | 28% |
| Graduate or professional degree | 3,010 | 25% | 3,342 | 25% | 3,674 | 26% |

* 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 31-8: Redland-Shady Grove, 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> | 9,942 | 100% | 10,471 | 100% | 10,788 | 100% |
| Commuted by driving | 7,850 | 79% | 7,818 | 75% | 7,514 | 70% |
| Car-free commute | 1,605 | 16% | 1,964 | 19% | 1,216 | 11% |
| Worked from home | 431 | 4% | 634 | 6% | 1,951 | 18% |
| Percent of households with no vehicles | * | * | 248 | 4% | 303 | 4% |

* 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 31-9: Redland-Shady Grove, Household Type

| Household Type | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--------------------------------------|------------------|-----------|------------------|-----------|------------------|-----------|
| <i>Total number of households</i> | 5,981 | 100% | 6,195 | 100% | 6,764 | 100% |
| Family households | 4,858 | 81% | 4,811 | 78% | 5,153 | 76% |
| Families with children | 2,334 | 39% | 2,107 | 34% | 2,209 | 33% |
| Single-parent families with children | * | * | 471 | 8% | 441 | 7% |
| Nonfamily multi-person households | 407 | 7% | 401 | 6% | 320 | 5% |
| Nonfamily single-person households | 715 | 12% | 983 | 16% | 1,291 | 19% |
| <i>Average household size</i> | 3.02 | NA | 3.05 | NA | 3.01 | 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 31-10: Redland-Shady Grove, Household Income

| Household Income | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|-----------------------------------|------------------|-----------|------------------|-----------|------------------|-----------|
| <i>Total number of households</i> | 5,981 | 100% | 6,195 | 100% | 6,764 | 100% |
| Less than \$50,000 | 1,309 | 22% | 1,318 | 21% | 1,128 | 17% |
| \$50,000 to \$99,999 | 1,718 | 29% | 1,706 | 28% | 1,448 | 21% |
| \$100,000 to \$149,999 | 1,358 | 23% | 1,381 | 22% | 1,600 | 24% |
| \$150,000 to \$199,999 | 806 | 13% | 761 | 12% | 972 | 14% |
| \$200,000 or more | 791 | 13% | 1,028 | 17% | 1,616 | 24% |
| <i>Average household income</i> | \$115,680 | NA | \$126,057 | NA | \$148,388 | 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

Single-family homes are the predominant unit type in Redland-Shady Grove, but multi-family housing has become a more important part of the community, comprising 24% of the housing stock in 2024. Since 2010, 64% of all new housing units—more than 1,100—were multi-family units, and the nearly 600 new townhouses also formed an important part of this housing growth (see Table 31-11 and Figure 31-1). Much of the recent housing development occurred near Metrorail’s Shady Grove station. The community’s homeownership rates

remained relatively constant during the 2010-2022 period, with homeowners making up 75% of all households in 2022. The CTA’s average housing values remained below the countywide average, declining slightly from 2010 to 2016 before increasing by 29% to \$533,000 in 2022. While average housing costs did not change much for homeowners since 2010, the average gross rent grew by 67% in the same period, and half of all renter households in 2022 were burdened by housing costs.

Table 31-11: Redland-Shady Grove, 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> | 7,943 | 100% | 3,776 | 100% | 2,230 | 100% | 1,937 | 100% |
| Before 1960 | 257 | 3% | 255 | 7% | 0 | 0% | 2 | 0% |
| 1960 to 1969 | 1,153 | 15% | 944 | 25% | 102 | 5% | 107 | 6% |
| 1970 to 1979 | 1,554 | 20% | 802 | 21% | 461 | 21% | 291 | 15% |
| 1980 to 1989 | 2,855 | 36% | 1,486 | 39% | 960 | 43% | 409 | 21% |
| 1990 to 1999 | 234 | 3% | 170 | 5% | 64 | 3% | 0 | 0% |
| 2000 to 2009 | 118 | 1% | 61 | 2% | 57 | 3% | 0 | 0% |
| 2010 or later | 1,772 | 22% | 58 | 2% | 586 | 26% | 1,128 | 58% |
| Unknown year | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% |
| <i>Average year built*</i> | 1986 | NA | 1975 | NA | 1991 | NA | 2000 | NA |
| <i>Average age*</i> | 38 | NA | 49 | NA | 33 | NA | 24 | 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 31-12: Redland-Shady Grove, Homeownership and Housing Affordability

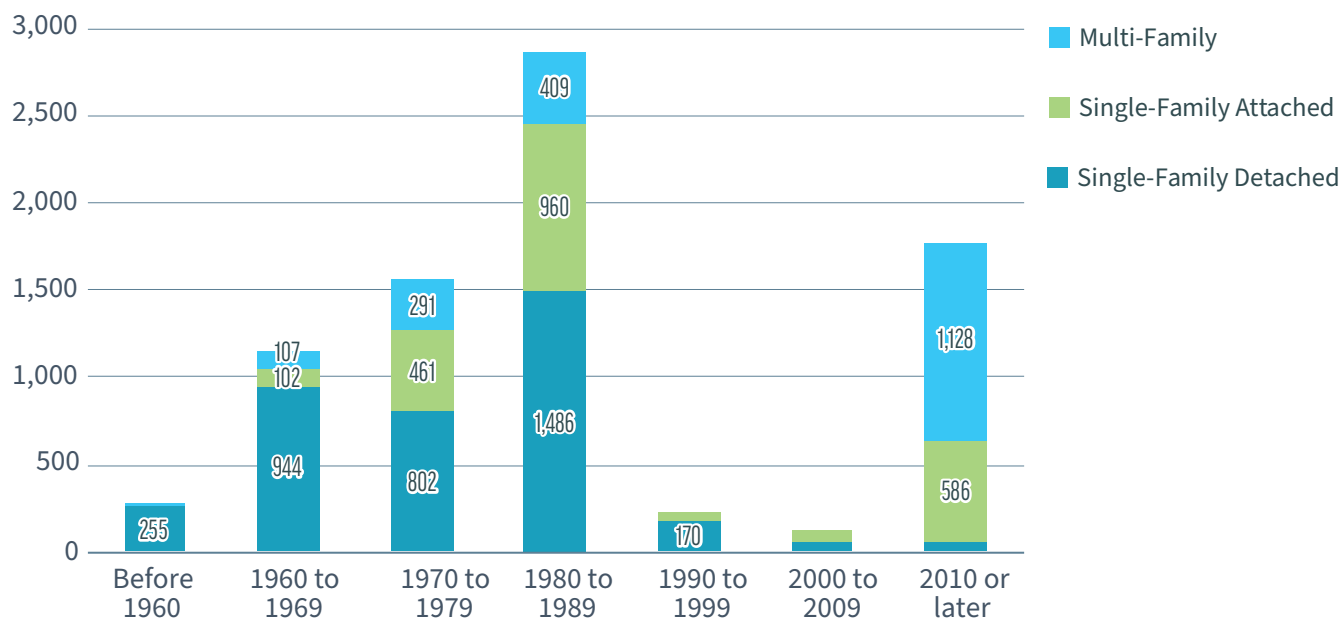
| Homeownership and Housing Affordability | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--|---------------|--------|---------------|--------|---------------|--------|
| Homeownership rate | 4,627 | 77% | 4,648 | 75% | 5,073 | 75% |
| <i>Average homeowner costs (with mortgage)</i> | \$2,494 | NA | \$2,296 | NA | \$2,674 | NA |
| <i>Average housing value (for homeowners)</i> | \$488,978 | NA | \$413,535 | NA | \$533,020 | NA |
| Rent-burdened households | * | * | 763 | 52% | 822 | 50% |
| <i>Average gross rent</i> | \$1,465 | NA | \$1,574 | NA | \$2,444 | NA |

NA Not Applicable.

* Estimates are not reliable.

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

Figure 31-1: Redland-Shady Grove, 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).

