



# Silver Spring

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Table 33-1: Silver Spring, Land Use Indicators (2024)

| Characteristic                      | Value      |
|-------------------------------------|------------|
| Total area (acres)                  | 2,884      |
| Total development (square feet)     | 33,236,917 |
| <i>Key environmental indicators</i> |            |
| Parkland (acres)                    | 319        |
| Tree canopy cover (percent)         | 40.90      |
| <i>Key development types</i>        |            |
| Office use (square feet)            | 6,656,142  |
| Retail use (square feet)            | 2,408,652  |
| Industrial use (square feet)        | 1,542,533  |
| Other use (square feet)             | 3,647,650  |
| Residential use (dwelling units)    | 23,000     |

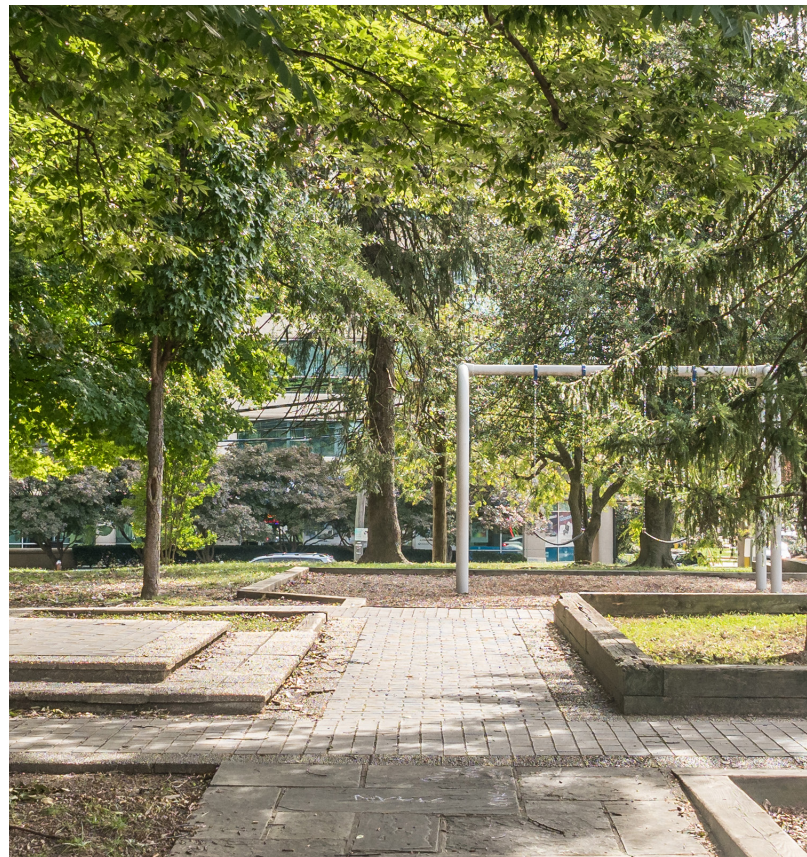
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 33-2: Silver Spring, Places of Interest (2024)

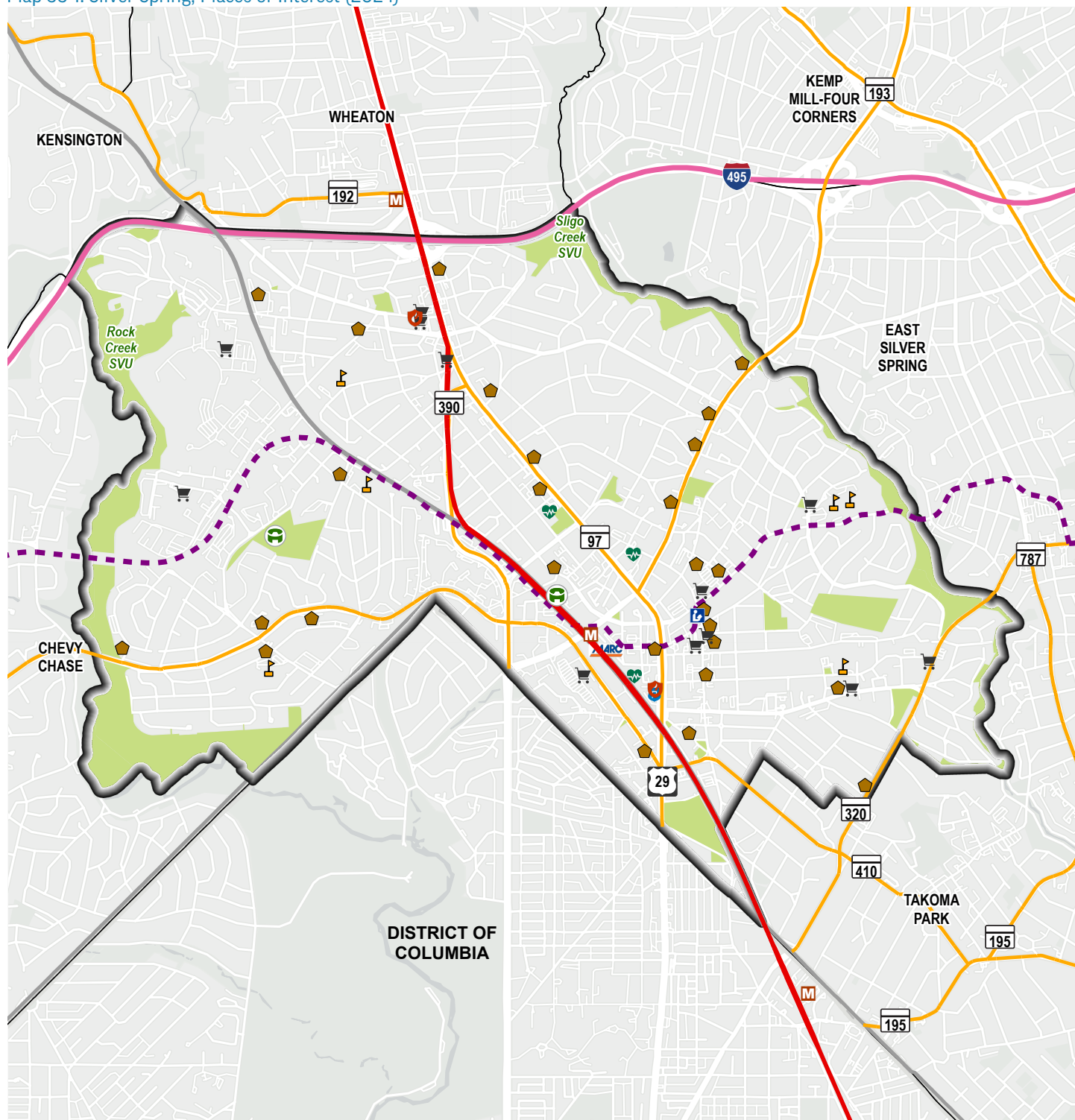
| Place of Interest   | Number |
|---------------------|--------|
| Fire Station        | 2      |
| Grocery Store       | 12     |
| Healthcare Facility | 3      |
| Library             | 1      |
| Place of Worship    | 27     |
| Police Facility     | 1      |
| Public School       | 6      |
| Recreation Center   | 3      |

Source: Montgomery Planning (August 2024).

Silver Spring is located in the southeast part of the county directly north of Washington, DC. The community is also bordered by I-495 to the north, the Rock Creek Stream Valley Park to the west, and Sligo Creek Stream Valley Park to the east (see Map 33-1). Surrounding the Silver Spring Transit Center is Downtown Silver Spring, one of Montgomery County's key urban centers and the community's mixed-use commercial core, which contains retail and office land uses, as well as mostly multi-family residential units (see Map 33-2). This area also has much of the CTA's nearly 6.7 million square feet of office space (see Table 33-1), as well as four grocery stores, three healthcare facilities, and public facilities including the Silver Spring Library, Silver Spring Recreation and Aquatic Center, and Silver Spring Volunteer Fire Department Station 1. Beyond the downtown area, lower-density single-family neighborhoods are the predominant land use. The main exception is Lyttonsville, a historically black community in the CTA's northwest, where warehouse and industrial land uses and developments are more prevalent. The large property classified as institutional/community facility land use in this area is the National Museum of Health and Medicine and the U.S. Army's Forest Glen Annex, which together constitute one-fifth of the "Other use" development square footage in Table 33-1.



Map 33-1: Silver Spring, Places of Interest (2024)



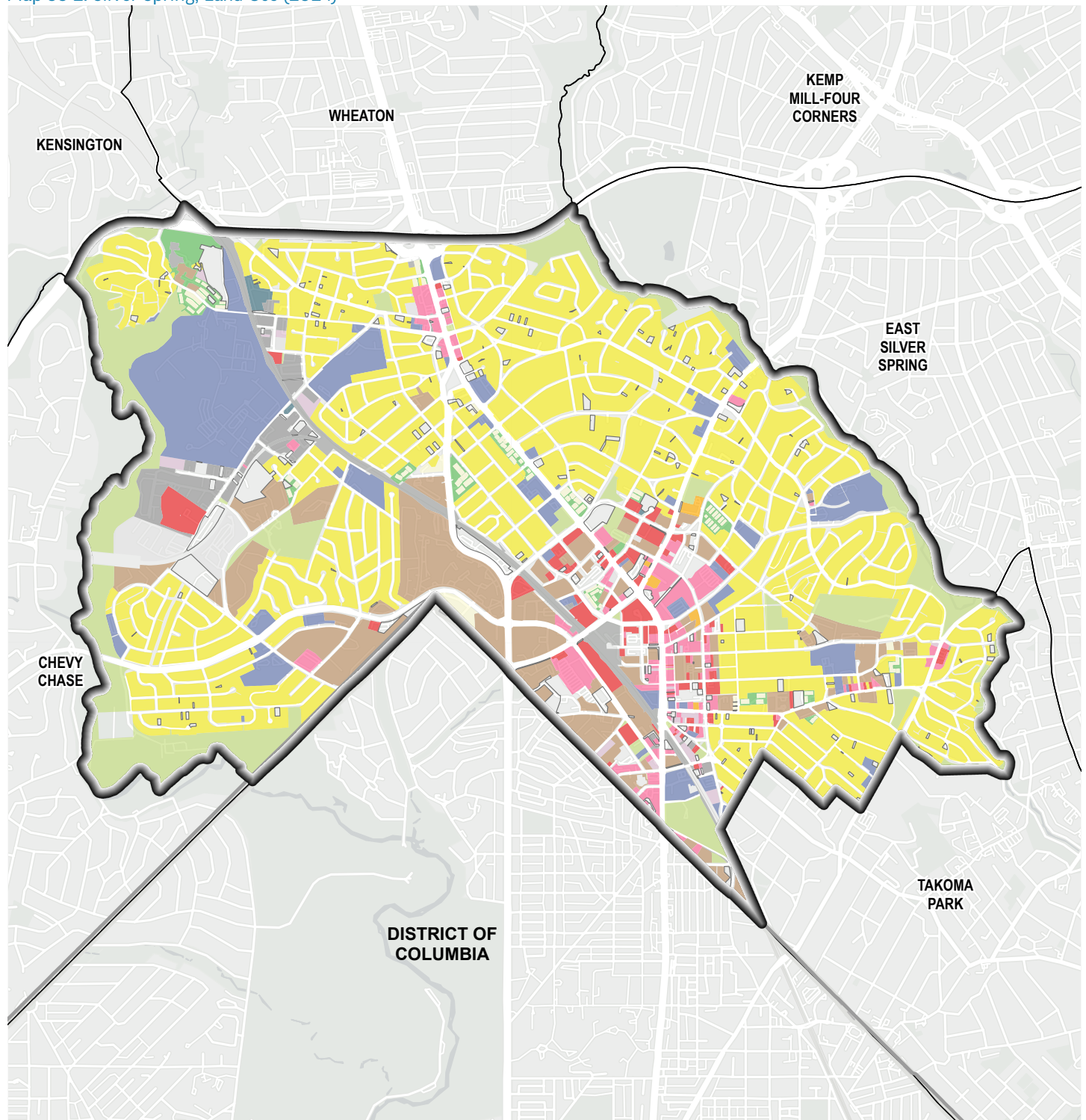
- |                                |                |                     |                  |                   |
|--------------------------------|----------------|---------------------|------------------|-------------------|
| Community Trends Area Boundary | Metrorail Line | Park                |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



Source: Montgomery Planning (August 2024).



Map 33-2: Silver Spring, Land Use (2024)



Source: Montgomery Planning (August 2024).



Table 33-3: Silver Spring, Land Use (2024)

| Land Use Category                | Percent of Land Area* | Land Use Category        | Percent of Land Area* |
|----------------------------------|-----------------------|--------------------------|-----------------------|
| Agriculture                      | < 1.0%                | Parks                    | 10.8%                 |
| Cultural                         | < 1.0%                | Research and Development | < 1.0%                |
| Industrial                       | < 1.0%                | Retail                   | 2.3%                  |
| Institutional/Community Facility | 8.3%                  | Single-Family Attached   | < 1.0%                |
| Mixed-Use Office                 | < 1.0%                | Single-Family Detached   | 35.2%                 |
| Multi-Family                     | 8.6%                  | Utility                  | 1.1%                  |
| Office                           | 1.9%                  | Vacant                   | 2.7%                  |
| Open Space/Recreation            | 1.0%                  | Warehouse                | 1.6%                  |
| Parking and Transportation       | 1.7%                  |                          |                       |

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



## PEOPLE

Silver Spring is home to a diverse, well-educated, and expanding population of 45,183 residents as of 2022, and its population density of 10,068 people per square mile was surpassed only by the East Silver Spring CTA. With 27% growth adding nearly 10,000 residents since 2010, Silver Spring became just the second community in Montgomery County, after East Silver Spring, to exceed 10,000 people per square mile. The White and Black populations were the largest racial or ethnic groups, though the Asian population and the group categorized as “Other races” (which includes multi-racial people) had the highest growth rates, increasing by 84% and 102%, respectively. Also reflective of this diversity is the approximately 30% of residents who spoke a non-English language at home throughout the 2010-2022 period. Among other changes, the older adult population was the fastest growing age group and increased by 68%. However, Silver Spring also had a relatively high share of young adults ages 18 to 34 years, who consistently made up nearly one-third of all residents; countywide, this percentage was approximately 20%. The community became increasingly more educated, though, as the share of adults ages 25 and over with at least a bachelor’s degree grew from 64% in 2010 to 74% in 2022; a majority of this group had a graduate or professional degree.

Related to the large and growing stock of multi-family housing, the number of single-person households increased by 40%, faster than other household types,

and contributed to the low average household size and a smaller gap between the numbers of family households and of single-person households over time (see Table 33-9 and Figure 33-1). Other nonfamily households (e.g., unrelated individuals co-habiting as roommates) also existed in sizeable numbers. The community was comparatively less wealthy than the county as a whole; nearly one-half of households in 2022 earned less than \$100,000. Although the average household income continued to remain below the county average, its 41% increase was similar to the county’s 38% growth. Related to the presence of Metrorail and MARC service, Silver Spring had the highest share of residents with a car-free commute (nearly 40%) of any CTA in the county, and it maintained this ranking even as more people worked from home by 2022 during the COVID-19 pandemic. Notably, up to one-fifth of households did not have a vehicle, the highest percentage of any community in the county during the 2010-2022 period.



*Silver Spring had the highest share of residents with a car-free commute of any community in Montgomery County since 2010.*

Table 33-4: Silver Spring, Age

| Age                | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--------------------|---------------|--------|---------------|--------|---------------|--------|
| Total population   | 35,440        | 100%   | 41,029        | 100%   | 45,183        | 100%   |
| 0 to 4 years       | 2,021         | 6%     | 2,567         | 6%     | 2,764         | 6%     |
| 5 to 17 years      | 4,058         | 11%    | 4,290         | 10%    | 5,498         | 12%    |
| 18 to 34 years     | 11,593        | 33%    | 12,877        | 31%    | 14,527        | 32%    |
| 35 to 44 years     | 5,143         | 15%    | 7,262         | 18%    | 6,879         | 15%    |
| 45 to 64 years     | 9,245         | 26%    | 9,825         | 24%    | 9,846         | 22%    |
| 65 years and older | 3,380         | 10%    | 4,209         | 10%    | 5,669         | 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 33-5: Silver Spring, Race and Hispanic Ethnicity

| Race and Hispanic Ethnicity             | 2010<br>Estimate | 2010<br>% | 2016<br>Estimate | 2016<br>% | 2022<br>Estimate | 2022<br>% |
|---|------------------|-----------|------------------|-----------|------------------|-----------|
| Total population                        | 35,440           | 100%      | 41,029           | 100%      | 45,183           | 100%      |
| White, non-Hispanic                     | 17,268           | 49%       | 18,646           | 45%       | 19,809           | 44%       |
| Black or African American, non-Hispanic | 10,523           | 30%       | 12,232           | 30%       | 14,070           | 31%       |
| Asian, non-Hispanic                     | 1,805            | 5%        | 2,780            | 7%        | 3,322            | 7%        |
| Other races, non-Hispanic               | 1,395            | 4%        | 1,832            | 4%        | 2,813            | 6%        |
| Hispanic or Latino                      | 4,449            | 13%       | 5,540            | 14%       | 5,169            | 11%       |

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 33-6: Silver Spring, English Language Usage and Ability

| English Language Usage and Ability  | 2010<br>Estimate | 2010<br>% | 2016<br>Estimate | 2016<br>% | 2022<br>Estimate | 2022<br>% |
|-------------------------------------|------------------|-----------|------------------|-----------|------------------|-----------|
| Population ages 5 years and over    | 33,419           | 100%      | 38,462           | 100%      | 42,419           | 100%      |
| Speak non-English language at home  | 9,242            | 28%       | 12,004           | 31%       | 12,100           | 29%       |
| Speak English less than "very well" | *                | *         | 3,981            | 10%       | 3,693            | 9%        |

\* 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 33-7: Silver Spring, Educational Attainment

| Educational Attainment                       | 2010<br>Estimate | 2010<br>% | 2016<br>Estimate | 2016<br>% | 2022<br>Estimate | 2022<br>% |
|--|------------------|-----------|------------------|-----------|------------------|-----------|
| Population ages 25 years and over            | 25,672           | 100%      | 30,532           | 100%      | 33,406           | 100%      |
| No high school degree                        | *                | *         | 1,621            | 5%        | 1,515            | 5%        |
| High school degree or some college education | 7,229            | 28%       | 8,443            | 28%       | 7,282            | 22%       |
| Bachelor's degree only                       | 7,024            | 27%       | 7,925            | 26%       | 9,934            | 30%       |
| Graduate or professional degree              | 9,524            | 37%       | 12,543           | 41%       | 14,675           | 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 33-8: Silver Spring, Commuting Mode and Household Vehicle Availability

| Commuting Mode and Household Vehicle Availability | 2010<br>Estimate | 2010<br>% | 2016<br>Estimate | 2016<br>% | 2022<br>Estimate | 2022<br>% |
|---|------------------|-----------|------------------|-----------|------------------|-----------|
| Workers ages 16 years and over                    | 22,342           | 100%      | 25,146           | 100%      | 28,676           | 100%      |
| Commuted by driving                               | 12,519           | 56%       | 13,773           | 55%       | 13,564           | 47%       |
| Car-free commute                                  | 8,438            | 38%       | 9,892            | 39%       | 7,575            | 26%       |
| Worked from home                                  | 1,235            | 6%        | 1,231            | 5%        | 6,931            | 24%       |
| Percent of households with no vehicles            | 2,908            | 17%       | 3,639            | 19%       | 4,423            | 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 33-9: Silver Spring, Household Type

| Household Type                       | 2010<br>Estimate | 2010<br>% | 2016<br>Estimate | 2016<br>% | 2022<br>Estimate | 2022<br>% |
|--------------------------------------|------------------|-----------|------------------|-----------|------------------|-----------|
| Total number of households           | 16,759           | 100%      | 19,430           | 100%      | 21,729           | 100%      |
| Family households                    | 7,983            | 48%       | 8,978            | 46%       | 9,962            | 46%       |
| Families with children               | 3,555            | 21%       | 3,937            | 20%       | 4,628            | 21%       |
| Single-parent families with children | 1,150            | 7%        | 1,215            | 6%        | 1,116            | 5%        |
| Nonfamily multi-person households    | 2,212            | 13%       | 2,191            | 11%       | 2,598            | 12%       |
| Nonfamily single-person households   | 6,563            | 39%       | 8,262            | 43%       | 9,169            | 42%       |
| Average household size               | 2.09             | NA        | 2.10             | NA        | 2.07             | 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 33-10: Silver Spring, Household Income

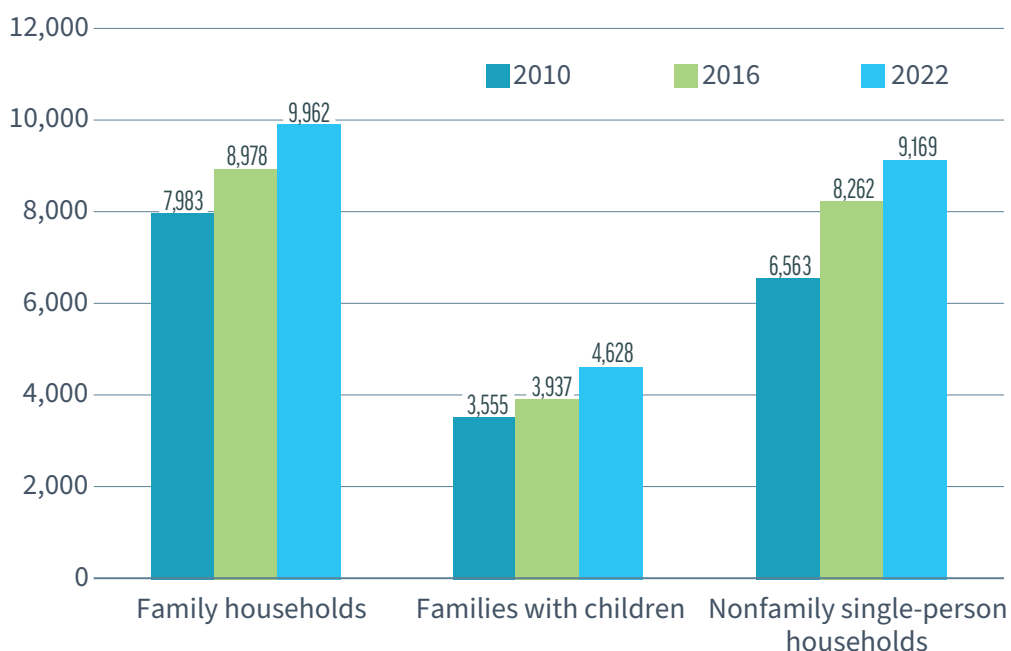
| Household Income           | 2010<br>Estimate | 2010<br>% | 2016<br>Estimate | 2016<br>% | 2022<br>Estimate | 2022<br>% |
|----------------------------|------------------|-----------|------------------|-----------|------------------|-----------|
| Total number of households | 16,759           | 100%      | 19,430           | 100%      | 21,729           | 100%      |
| Less than \$50,000         | 5,490            | 33%       | 6,078            | 31%       | 4,779            | 22%       |
| \$50,000 to \$99,999       | 5,765            | 34%       | 5,870            | 30%       | 5,840            | 27%       |
| \$100,000 to \$149,999     | 2,623            | 16%       | 3,520            | 18%       | 4,267            | 20%       |
| \$150,000 to \$199,999     | 1,174            | 7%        | 1,830            | 9%        | 2,428            | 11%       |
| \$200,000 or more          | 1,706            | 10%       | 2,134            | 11%       | 4,415            | 20%       |
| Average household income   | \$96,418         | NA        | \$101,677        | NA        | \$136,029        | 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 33-1: Silver Spring, Number of Households by Type (2010, 2016, 2022)



Note: "Families with children" is a subset of "Family households."

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



## HOUSING

Silver Spring has a range of housing types that includes both large and small multi-family buildings as well as single-family homes. Multi-family units formed 74% of the housing stock in 2022, with most of the remaining units as single-family detached homes. More than 5,400 units were built between 2010 and 2024, nearly all of them multi-family units, and this new construction accounted for 24% of the CTA's housing stock in 2024. High-rise developments constituted most of the new multi-family housing, and

large multi-family structures made up a majority of the community's entire housing stock. Given the large amount of multi-family housing, renters comprised two-thirds of all households, and about half of renters have faced a housing cost burden since 2010 as the average gross rent increased by 44% to more than \$2,000 per month in 2022. In contrast, average homeowner costs did not change as much, while the average home value increased only by 23%.

Table 33-11: Silver Spring, 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> | 23,000             | 100%          | 5,349                         | 100%                     | 575                           | 100%                     | 17,076              | 100%           |
| Before 1960                | 6,654              | 29%           | 4,585                         | 86%                      | 84                            | 15%                      | 1,985               | 12%            |
| 1960 to 1969               | 6,746              | 29%           | 215                           | 4%                       | 38                            | 7%                       | 6,493               | 38%            |
| 1970 to 1979               | 157                | 1%            | 72                            | 1%                       | 0                             | 0%                       | 85                  | 0%             |
| 1980 to 1989               | 700                | 3%            | 223                           | 4%                       | 162                           | 28%                      | 315                 | 2%             |
| 1990 to 1999               | 628                | 3%            | 135                           | 3%                       | 86                            | 15%                      | 407                 | 2%             |
| 2000 to 2009               | 1,751              | 8%            | 64                            | 1%                       | 111                           | 19%                      | 1,576               | 9%             |
| 2010 or later              | 5,449              | 24%           | 55                            | 1%                       | 94                            | 16%                      | 5,300               | 31%            |
| Unknown year               | 915                | 4%            | 0                             | 0%                       | 0                             | 0%                       | 915                 | 5%             |
| <i>Average year built*</i> | 1975               | NA            | 1947                          | NA                       | 1989                          | NA                       | 1984                | NA             |
| <i>Average age*</i>        | 49                 | NA            | 77                            | NA                       | 35                            | NA                       | 40                  | 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 33-12: Silver Spring, Homeownership and Housing Affordability

| Homeownership and Housing Affordability        | 2010 Estimate | 2010 % | 2016 Estimate | 2016 % | 2022 Estimate | 2022 % |
|--|---------------|--------|---------------|--------|---------------|--------|
| Homeownership rate                             | 6,054         | 36%    | 6,282         | 32%    | 7,191         | 33%    |
| <i>Average homeowner costs (with mortgage)</i> | \$2,778       | NA     | \$2,696       | NA     | \$3,170       | NA     |
| <i>Average housing value (for homeowners)</i>  | \$592,267     | NA     | \$542,707     | NA     | \$730,317     | NA     |
| Rent-burdened households                       | 4,847         | 47%    | 6,331         | 50%    | 7,212         | 51%    |
| <i>Average gross rent</i>                      | \$1,395       | NA     | \$1,606       | NA     | \$2,012       | NA     |

NA Not Applicable.

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