



33

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

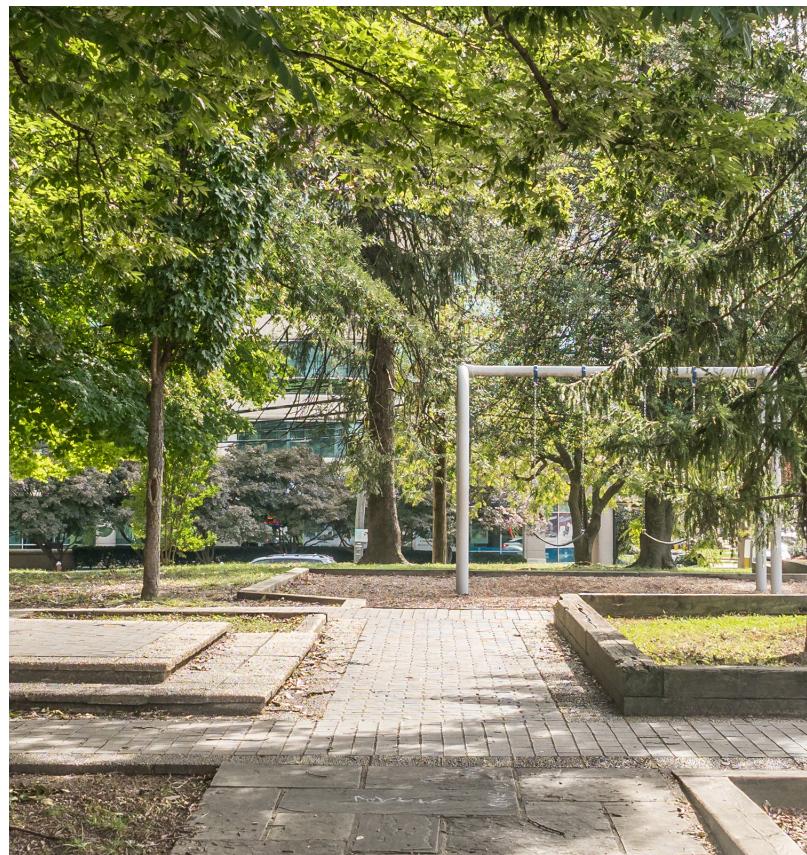
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

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

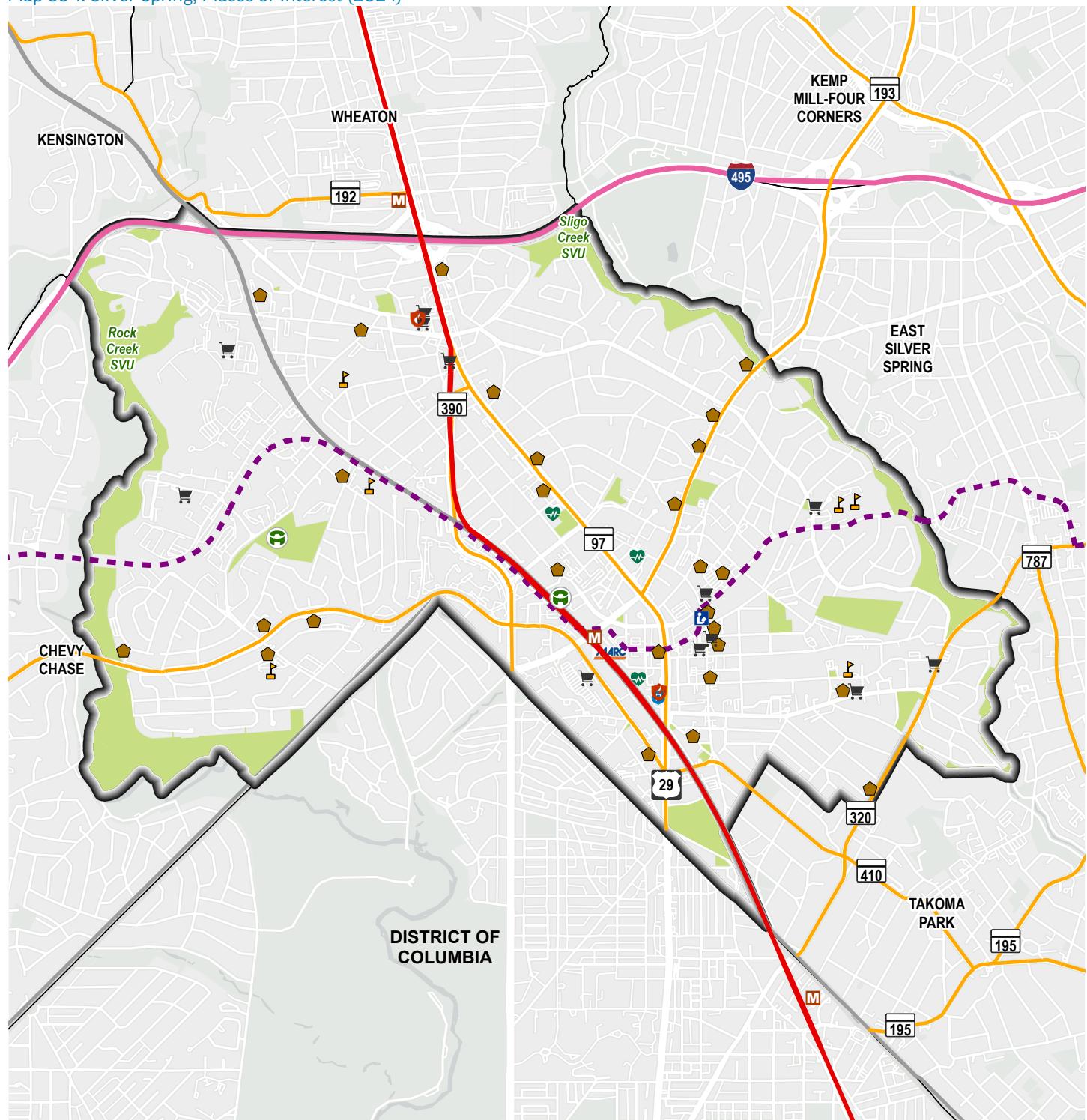
Place of Interest	Number
Fire Station	2
Grocery Store	12
Healthcare Facility	3
Library	1
Place of Worship	27
Police Facility	1
Public School	6
Recreation Center	3

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
Freeway
Major Road

Metrorail Line
Metro Station
Purple Line
MARC Line
MARC Station

Park
Fire Station
Grocery Store
Healthcare Facility

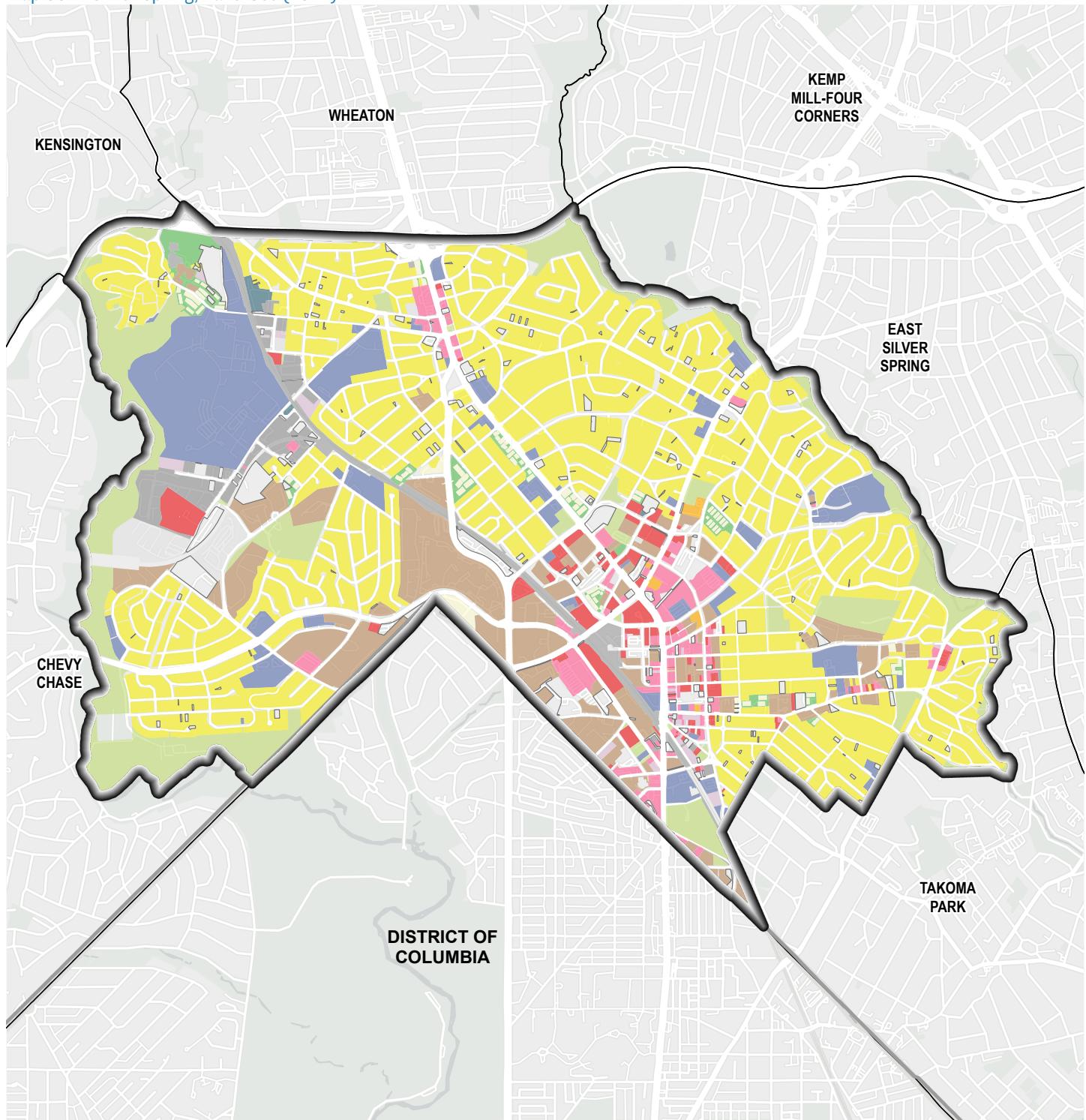
Library
Place of Worship
Police Facility
Public School

Recreation Center

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

Source: Montgomery Planning (August 2024).

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



- Community
- Trends Area Boundary
- Cultural
- Industrial

- Institutional/Community Facility
- Multi-Family
- Office

- Open Space/
Recreation
- Parking and
Transportation
- Parks

- Research and Development
- Retail
- Single Family Attached

- Single Family
- Detached
- Utility
- Vacant
- Warehouse



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 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
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 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
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 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
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 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	22,342	100%	25,146	100%	28,676	100%
Commuting 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 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
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

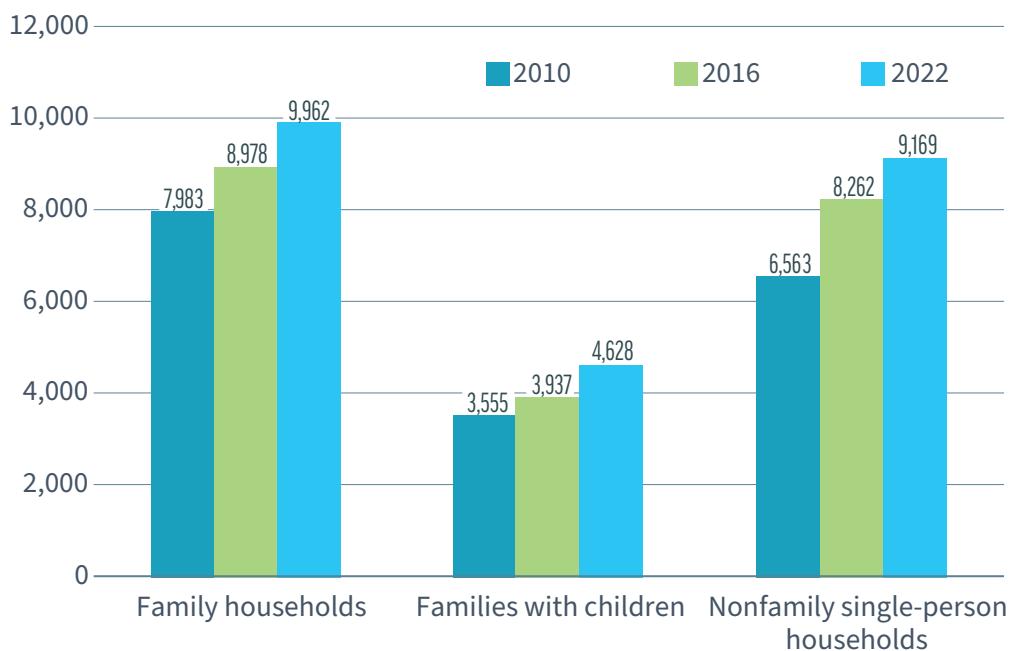
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	16,759	100%	19,430	100%	21,729	100%
Less than \$50,000	5,490	33%	6,078	31%	4,779	22%
\$50,000 to \$99,999	5,765	34%	5,870	30%	5,840	27%
\$100,000 to \$149,999	2,623	16%	3,520	18%	4,267	20%
\$150,000 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%
Average homeowner costs (with mortgage)	\$2,778	NA	\$2,696	NA	\$3,170	NA
Average housing value (for homeowners)	\$592,267	NA	\$542,707	NA	\$730,317	NA
Rent-burdened households	4,847	47%	6,331	50%	7,212	51%
Average gross rent	\$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.