Bethesda

PLACE

Table 6-1: Bethesda, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	6,089
Total development (square feet)	77,105,538
Key environmental indicators	
Parkland (acres)	262
Tree canopy cover (percent)	42.84
Key development types	
Office use (square feet)	9,312,059
Retail use (square feet)	1,717,655
Industrial use (square feet)	204,724
Other use (square feet)	20,729,898
Residential use (dwelling units)	24,401

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).
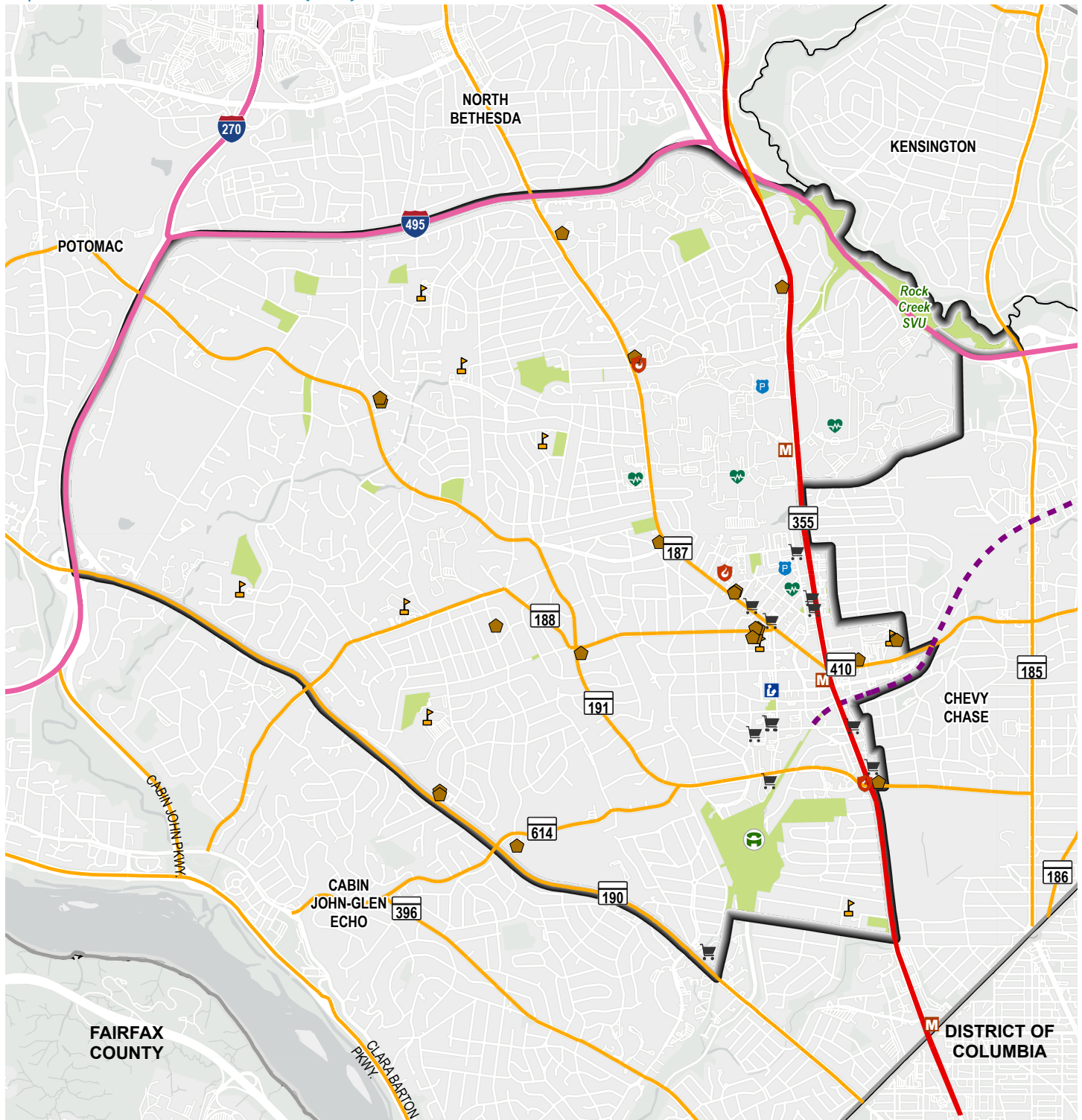
Table 6-2: Bethesda, Places of Interest (2024)

Place of Interest	Number
Fire Station	3
Grocery Store	13
Healthcare Facility	4
Library	1
Place of Worship	21
Police Facility	2
Public School	9
Recreation Center	1

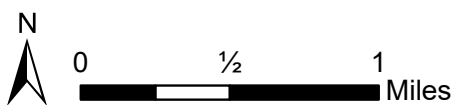*Source: Montgomery Planning (August 2024).*

In the southwest part of Montgomery County, Bethesda is the county's largest mixed-use center. Its southern border is only 2.5 miles from Washington, DC, and its northern boundary is marked by I-495 (Capital Beltway). While nearly half of its land is used for single-family detached housing, downtown Bethesda, at the intersection of state Routes 355 (Wisconsin Avenue), 187 (Old Georgetown Road), and 410 (East-West Highway), serves as a key commercial center. It hosts a mix of office, retail, and multi-family residential uses and has a concentration of grocery stores and public amenities, including the Connie Morella Library. Additionally, the area includes two major federal agency campuses—the National Institutes of Health (NIH) and the Walter Reed National Military Medical Center—seen in Map 6-2 as the largest institutional/community facility parcels. These buildings constitute 70% of the nearly 21 million square feet of "Other use" development type in Table 6-1. As one of the county's central urban cores, Bethesda is well-connected by public transit, with two stations on the Washington Metrorail Red Line, and the forthcoming Purple Line planned to pass through the community and terminate at the Bethesda stop.

Map 6-1: Bethesda, Places of Interest (2024)

Legend

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

N

0 ½ 1 Miles

Source: Montgomery Planning (August 2024).

Map 6-2: Bethesda, Land Use (2024)

Legend:

- Community Trends Area Boundary
- Cultural
- Industrial
- Institutional/Community Facility
- Mixed-Use Office
- Multi-Family
- Office
- Open Space/Recreation
- Parking and Transportation
- Parks
- Retail
- Single Family Attached
- Single Family Detached
- Utility
- Vacant
- Warehouse

N

0   ½   1 Miles
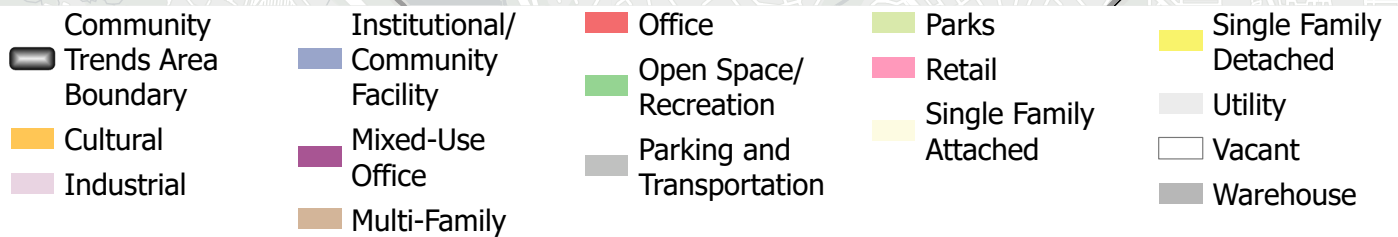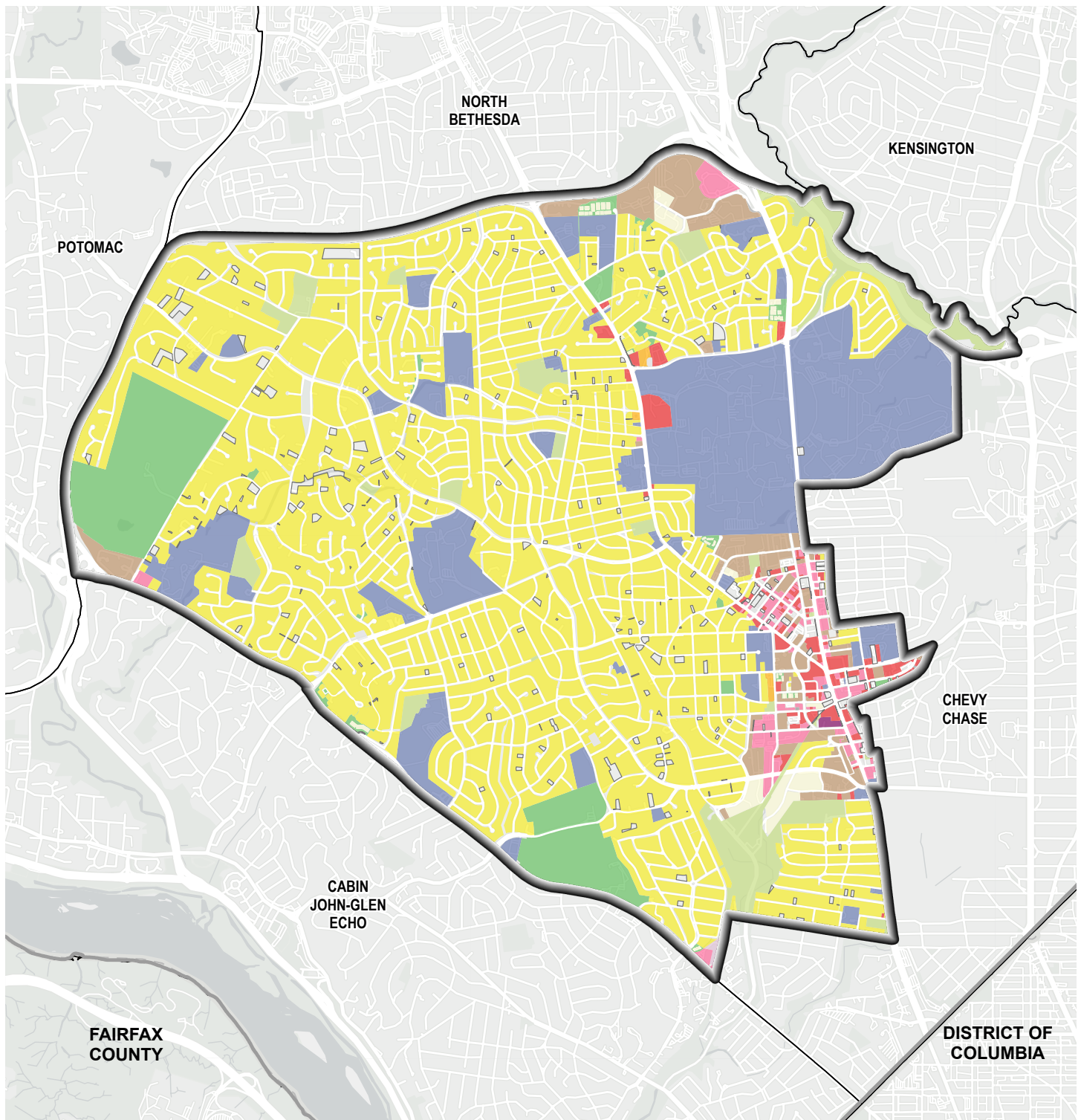
Source: Montgomery Planning (August 2024).

Table 6-3: Bethesda, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	4.3%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	1.1%
Institutional/Community Facility	15.9%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	46.7%
Multi-Family	3.1%	Utility	< 1.0%
Office	1.1%	Vacant	1.5%
Open Space/Recreation	5.7%	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

Bethesda is home to a highly educated, wealthy population that is rapidly diversifying and has access to a car-free lifestyle. In 2022, this community had 47,968 residents, an overall increase of 14% from 2010. The population ages 65 and older grew by 39%, faster than any other age group in that time. The Hispanic and Black populations were among the fastest growing racial and ethnic groups and increased by 66% and 81%, respectively. Related in part to that growing diversity, the number of speakers of a language other than English at home rose by 25% from 2010 to 2022.

The CTA's population was among the county's most educated in 2010 and became increasingly so as the share of the population ages 25 and over with a graduate or professional degree increased from 52% to 59% in 2022. Single-person households comprised a third of all households, which was partly reflected in the community's large numbers of multi-family housing units. The average household income, already high relative to that of other communities, grew by 45% after 2010, coinciding with the growing share of households earning $200,000 or more annually. Bethesda's relatively high share of workers with a car-free commute and households without a vehicle demonstrates the community's access to high-quality transit, providing more opportunities to live and commute car-free.

Table 6-4: Bethesda, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*42,063*	*100%*	*44,499*	*100%*	*47,968*	*100%*
0 to 4 years	2,242	5%	2,566	6%	2,480	5%
5 to 17 years	7,021	17%	7,273	16%	8,115	17%
18 to 34 years	8,101	19%	8,260	19%	8,830	18%
35 to 44 years	6,118	15%	5,563	13%	5,812	12%
45 to 64 years	12,124	29%	12,721	29%	13,781	29%
65 years and older	6,458	15%	8,116	18%	8,950	19%

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 6-5: Bethesda, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*42,063*	*100%*	*44,499*	*100%*	*47,968*	*100%*
White, non-Hispanic	32,821	78%	32,942	74%	33,124	69%
Black or African American, non-Hispanic	1,342	3%	1,396	3%	2,427	5%
Asian, non-Hispanic	4,441	11%	4,841	11%	5,834	12%
Other races, non-Hispanic	*	*	1,721	4%	2,469	5%
Hispanic or Latino	2,482	6%	3,600	8%	4,114	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 6-6: 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	*39,821*	*100%*	*41,933*	*100%*	*45,488*	*100%*
Speak non-English language at home	10,529	26%	11,122	27%	13,119	29%
Speak English less than "very well"	*	*	2,412	6%	2,937	6%

* 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 6-7: Bethesda, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*30,327*	*100%*	*32,187*	*100%*	*34,176*	*100%*
No high school degree	*	*	593	2%	775	2%
High school degree or some college education	4,488	15%	4,845	15%	3,539	10%
Bachelor's degree only	9,281	31%	9,078	28%	9,718	28%
Graduate or professional degree	15,827	52%	17,670	55%	20,144	59%

* 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 6-8: 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	*22,941*	*100%*	*24,003*	*100%*	*25,659*	*100%*
Commuted by driving	14,101	61%	14,576	61%	11,925	46%
Car-free commute	6,476	28%	7,002	29%	5,193	20%
Worked from home	2,127	9%	2,159	9%	8,182	32%
Percent of households with no vehicles	1,751	10%	1,635	9%	1,992	10%

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 6-9: Bethesda, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*17,994*	*100%*	*18,462*	*100%*	*20,250*	*100%*
Family households	10,696	59%	11,251	61%	12,147	60%
Families with children	5,107	28%	5,208	28%	5,730	28%
Single-parent families with children	*	*	687	4%	863	4%
Nonfamily multi-person households	1,157	6%	1,322	7%	1,369	7%
Nonfamily single-person households	6,141	34%	5,889	32%	6,734	33%
Average household size	*2.33*	*NA*	*2.39*	*NA*	*2.35*	*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 6-10: Bethesda, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*17,994*	*100%*	*18,462*	*100%*	*20,250*	*100%*
Less than $50,000	2,990	17%	2,833	15%	2,709	13%
$50,000 to $99,999	3,966	22%	3,899	21%	3,278	16%
$100,000 to $149,999	3,297	18%	3,098	17%	2,578	13%
$150,000 to $199,999	2,162	12%	2,370	13%	2,597	13%
$200,000 or more	5,580	31%	6,262	34%	9,088	45%
Average household income	*$190,645*	*NA*	*$207,666*	*NA*	*$277,310*	*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

The housing stock in Bethesda is overwhelmingly characterized by single-family detached homes and large multi-family apartment buildings, as well as some of the highest housing costs and home values in Montgomery County. While most of the single-family housing was built by 1970, 38% of the area's multi-family development occurred since 2010. As a result, multi-family units became the majority of the housing stock and comprised 54% of all units in 2024. Much of the post-2010 growth was particularly concentrated after the *Bethesda Downtown Plan* was approved in 2017 (see Table 6-11 and Figure 6-1).

Related to the diverse housing stock, 60% of households were homeowners, and the remaining 40% were renters. Housing costs increased for both homeowners and renters, with the latter experiencing a sharper rise in housing costs after 2010 than the former. Average home values rose by 59% to over $1.3 million in 2022, which was the highest percentage growth of all communities, but there was also a 47% increase to an average monthly rent of $2,555 in 2022.

> *Average home values in Bethesda rose by 59% between 2010 and 2022 to over $1.3 million, which was the highest percentage growth of all communities.*

Table 6-11: 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	*24,401*	*100%*	*10,489*	*100%*	*735*	*100%*	*13,177*	*100%*
Before 1960	7,833	32%	5,889	56%	466	63%	1,478	11%
1960 to 1969	3,430	14%	1,548	15%	28	4%	1,854	14%
1970 to 1979	1,880	8%	419	4%	38	5%	1,423	11%
1980 to 1989	1,101	5%	277	3%	81	11%	743	6%
1990 to 1999	1,485	6%	321	3%	57	8%	1,107	8%
2000 to 2009	2,258	9%	792	8%	56	8%	1,410	11%
2010 or later	6,265	26%	1,242	12%	9	1%	5,014	38%
Unknown year	149	1%	1	0%	0	0%	148	1%
*Average year built**	*1981*	*NA*	*1966*	*NA*	*1965*	*NA*	*1993*	*NA*
*Average age**	*43*	*NA*	*58*	*NA*	*59*	*NA*	*31*	*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).

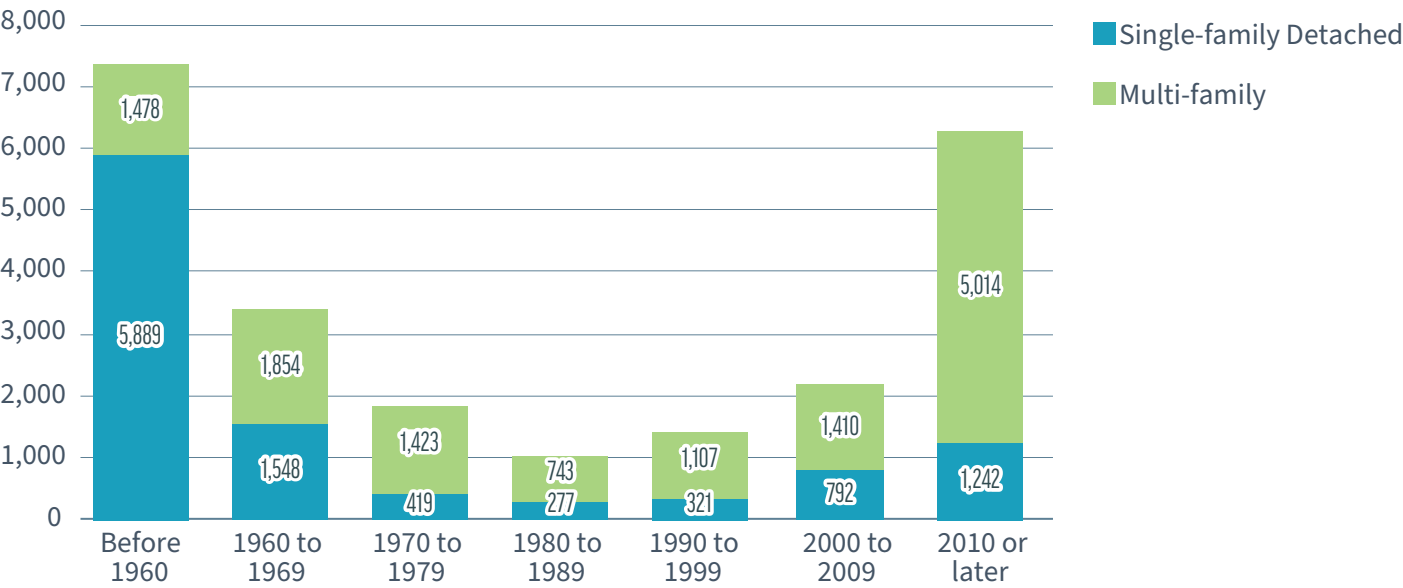## Table 6-12: Bethesda, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	11,873	66%	11,577	63%	12,383	61%
Average homeowner costs (with mortgage)	*$3,852*	*NA*	*$3,843*	*NA*	*$5,078*	*NA*
Average housing value (for homeowners)	*$819,899*	*NA*	*$954,181*	*NA*	*$1,301,610*	*NA*
Rent-burdened households	2,357	40%	2,683	40%	3,348	45%
Average gross rent	*$1,736*	*NA*	*$1,991*	*NA*	*$2,555*	*NA*

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

Figure 6-1: Bethesda, Number of Housing Units by Year Built and Type (2024)

Legend:
- Single-family Detached
- Multi-family

	Before 1960	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
Multi-family	1,478	1,854	1,423	743	1,107	1,410	5,014
Single-family Detached	5,889	1,548	419	277	321	792	1,242

Note: Single-family attached housing units are not shown due to small numbers.
Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).