Cabin John-Glen Echo

PLACE

Table 8-1: Cabin John-Glen Echo, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	4,694
Total development (square feet)	23,966,120
Key environmental indicators	
Parkland (acres)	971
Tree canopy cover (percent)	51.62
Key development types	
Office use (square feet)	198,325
Retail use (square feet)	719,354
Industrial use (square feet)	479,442
Other use (square feet)	2,277,500
Residential use (dwelling units)	8,735

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

Table 8-2: Cabin John-Glen Echo, Places of Interest (2024)

Place of Interest	Number
Fire Station	1
Grocery Store	7
Healthcare Facility	0
Library	1
Place of Worship	16
Police Facility	0
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

Cabin John-Glen Echo is the southernmost community in the county and is bordered by state Route 190 (River Road) to the north, the Washington, DC, boundary to the east, the Potomac River to the south, and I-495 (Capital Beltway) to the west. This community's residential land primarily comprises single-family detached houses, plus a couple of large multi-family apartment buildings. A considerable portion of the CTA's land is used for parks, with the Cabin John Stream Valley in the west and Little Falls Stream Valley in the east. The land along the Potomac River includes the C&O Canal National Historical Park and the Glen Echo Park, a former amusement park site that now hosts cultural organizations and artist studios.

Two existing mixed-use centers in the area are Westbard Square and the Shops at Sumner Place. Located along River Road, Westbard Square is a retail hub currently increasing its commercial space and adding an assisted living facility, redevelopment that is expected to be complete by 2027. Another small shopping mall with retail options with a planned multi-family development, the Shops at Sumner Place is located north of the Clara Barton Parkway. Institutional and community facilities in the area include four public schools, the Little Falls Library, and the National Intelligence University, which constitutes more than half of the square footage of "Other use" development listed in Table 8-1.

Map 8-1: Cabin John-Glen Echo, Places of Interest (2024)

POTOMAC

Cabin John SVU

C&O Canal National Historical Park

CABIN JOHN PKWY.

BETHESDA

CHEVY CHASE

FAIRFAX COUNTY

CLARA BARTON PKWY.

DISTRICT OF COLUMBIA

ARLINGTON COUNTY
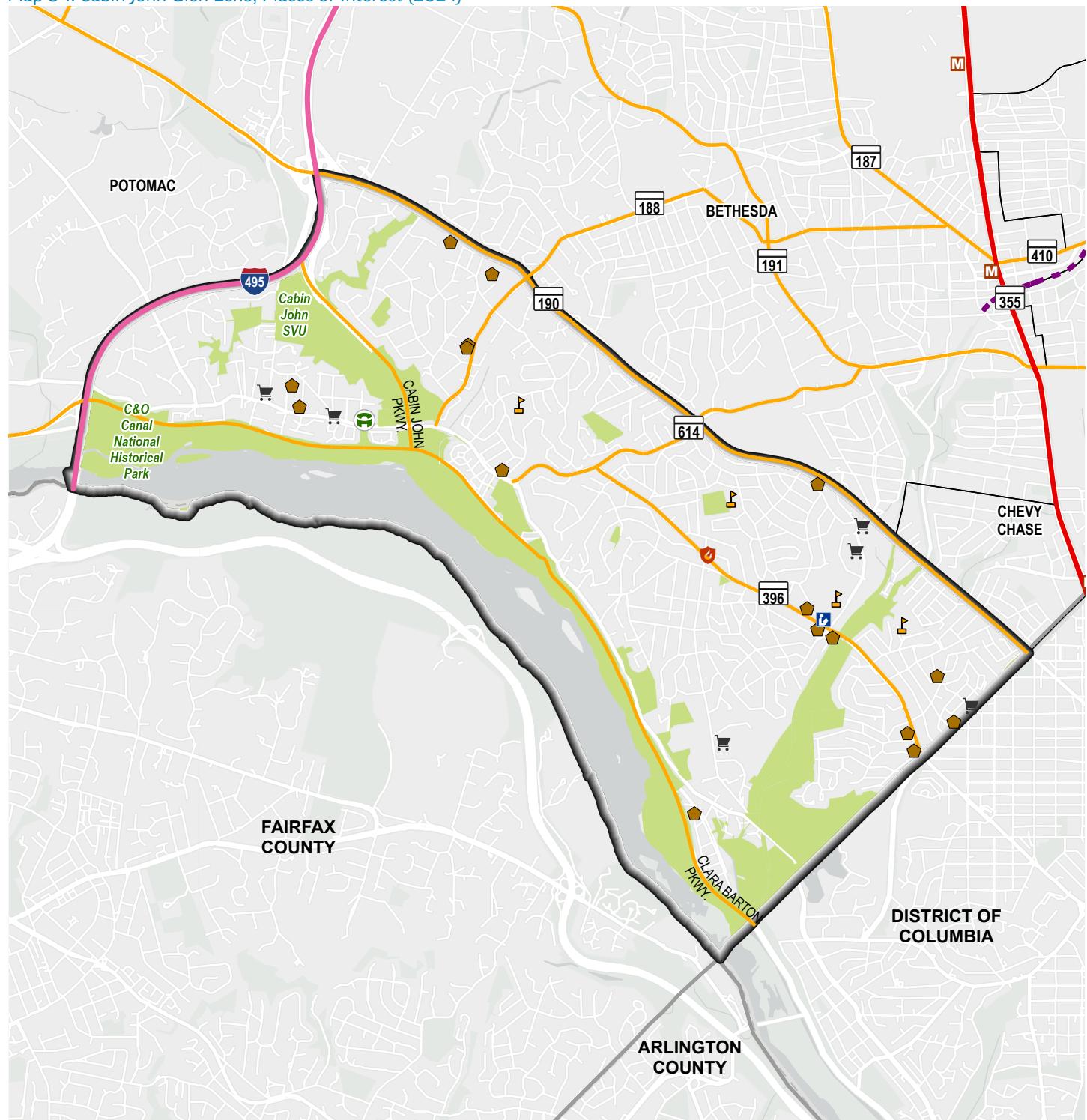
Community Trends Area Boundary

Freeway

Major Road

Metrorail Line

Metro Station

Purple Line

Park

Fire Station

Grocery Store

Library

Place of Worship

Public School

Recreation Center

N

0   ½   1
Miles

Source: Montgomery Planning (August 2024).

Map 8-2: Cabin John-Glen Echo, Land Use (2024)

POTOMAC

BETHESDA

CHEVY CHASE

FAIRFAX COUNTY

DISTRICT OF COLUMBIA

ARLINGTON COUNTY

Community Trends Area Boundary

Cultural

Industrial

Institutional/ Community Facility

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
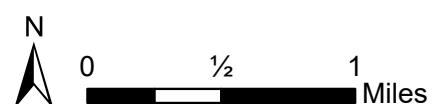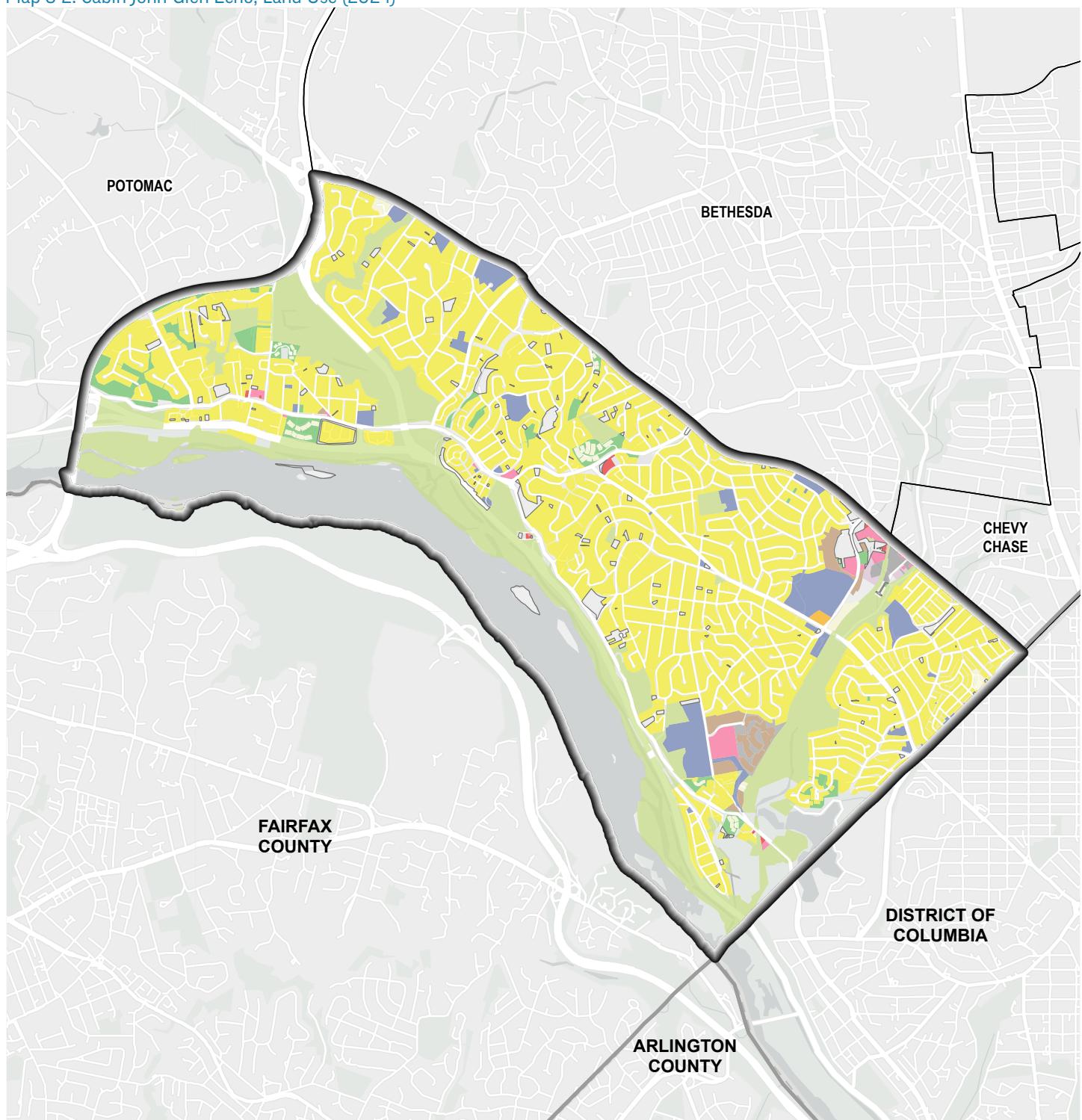
Source: Montgomery Planning (August 2024).

Table 8-3: Cabin John-Glen Echo, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	3.2%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	1.8%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	17.4%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	39.1%
Utility	< 1.0%
Vacant	2.0%
Warehouse	< 1.0%

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

Cabin John-Glen Echo is one of the most educated and wealthy communities in Montgomery County, but little overall population growth occurred between 2010 and 2022. Among its 22,684 residents in 2022, 27% were under age 18, a relatively high share compared to most other communities in the county. However, the community had a relatively low percentage of young children (4%) as well as working-age adults (54%), led by a notable decrease of 21% in the population ages 35 to 44 after 2010. Families were the most common type of households, and 39% of all households had children as of 2022. Though it remained less racially diverse than most other communities, Cabin John-Glen Echo's residents of color nearly doubled from 14% to 27%, with particularly significant growth in the Hispanic population. High and stable levels of education were reflected in the very large percentage of adults ages 25 and over with at least a bachelor's degree (90% in 2022), a majority of whom also had a graduate or professional degree. This community remained wealthy, with 58% of households earning $200,000 or more in 2022, the only income group with growth since 2010. The average household income, already one of the highest in the county throughout the 2010-2022 period, increased by 46% to $337,000 in 2022 (see Table 8-10 and Figure 8-1).

Table 8-4: Cabin John-Glen Echo, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*21,462*	*100%*	*22,081*	*100%*	*22,684*	*100%*
0 to 4 years	1,279	6%	1,021	5%	876	4%
5 to 17 years	4,726	22%	4,676	21%	5,146	23%
18 to 34 years	2,090	10%	2,210	10%	2,635	12%
35 to 44 years	2,945	14%	2,701	12%	2,321	10%
45 to 64 years	6,975	32%	7,178	33%	7,332	32%
65 years and older	3,447	16%	4,295	19%	4,374	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 8-5: Cabin John-Glen Echo, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*21,462*	*100%*	*22,081*	*100%*	*22,684*	*100%*
White, non-Hispanic	18,459	86%	18,008	82%	16,631	73%
Black or African American, non-Hispanic	*	*	370	2%	715	3%
Asian, non-Hispanic	1,205	6%	1,771	8%	1,919	8%
Other races, non-Hispanic	*	*	699	3%	1,284	6%
Hispanic or Latino	1,088	5%	1,233	6%	2,135	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 8-6: Cabin John-Glen Echo, 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	*20,183*	*100%*	*21,060*	*100%*	*21,808*	*100%*
Speak non-English language at home	4,221	21%	4,275	20%	5,346	25%
Speak English less than "very well"	*	*	812	4%	871	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 8-7: Cabin John-Glen Echo, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*14,452*	*100%*	*15,121*	*100%*	*15,131*	*100%*
No high school degree	*	*	*	*	290	2%
High school degree or some college education	2,017	14%	1,876	12%	1,124	7%
Bachelor's degree only	4,214	29%	4,120	27%	4,748	31%
Graduate or professional degree	8,027	56%	8,927	59%	8,969	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 8-8: Cabin John-Glen Echo, 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	*10,657*	*100%*	*10,673*	*100%*	*11,055*	*100%*
Commuted by driving	8,135	76%	7,883	74%	6,414	58%
Car-free commute	1,347	13%	1,668	16%	993	9%
Worked from home	1,102	10%	990	9%	3,469	31%
Percent of households with no vehicles	*	*	207	3%	186	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 8-9: Cabin John-Glen Echo, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*8,120*	*100%*	*8,168*	*100%*	*8,164*	*100%*
Family households	5,912	73%	6,100	75%	6,508	80%
Families with children	3,226	40%	2,815	34%	3,174	39%
Single-parent families with children	*	*	265	3%	372	5%
Nonfamily multi-person households	392	5%	323	4%	135	2%
Nonfamily single-person households	1,816	22%	1,745	21%	1,521	19%
Average household size	*2.64*	*NA*	*2.69*	*NA*	*2.77*	*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 8-10: Cabin John-Glen Echo, Household Income

| Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*8,120*	*100%*	*8,168*	*100%*	*8,164*	*100%*
Less than $50,000	*	*	810	10%	618	8%
$50,000 to $99,999	1,331	16%	1,068	13%	906	11%
$100,000 to $149,999	1,383	17%	1,345	16%	1,001	12%
$150,000 to $199,999	1,110	14%	1,044	13%	933	11%
$200,000 or more	3,397	42%	3,901	48%	4,706	58%
Average household income	*$231,601*	*NA*	*$257,679*	*NA*	*$337,207*	*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.

Figure 8-1: Cabin John-Glen Echo, Percent by Household Income (2010, 2016, 2022)
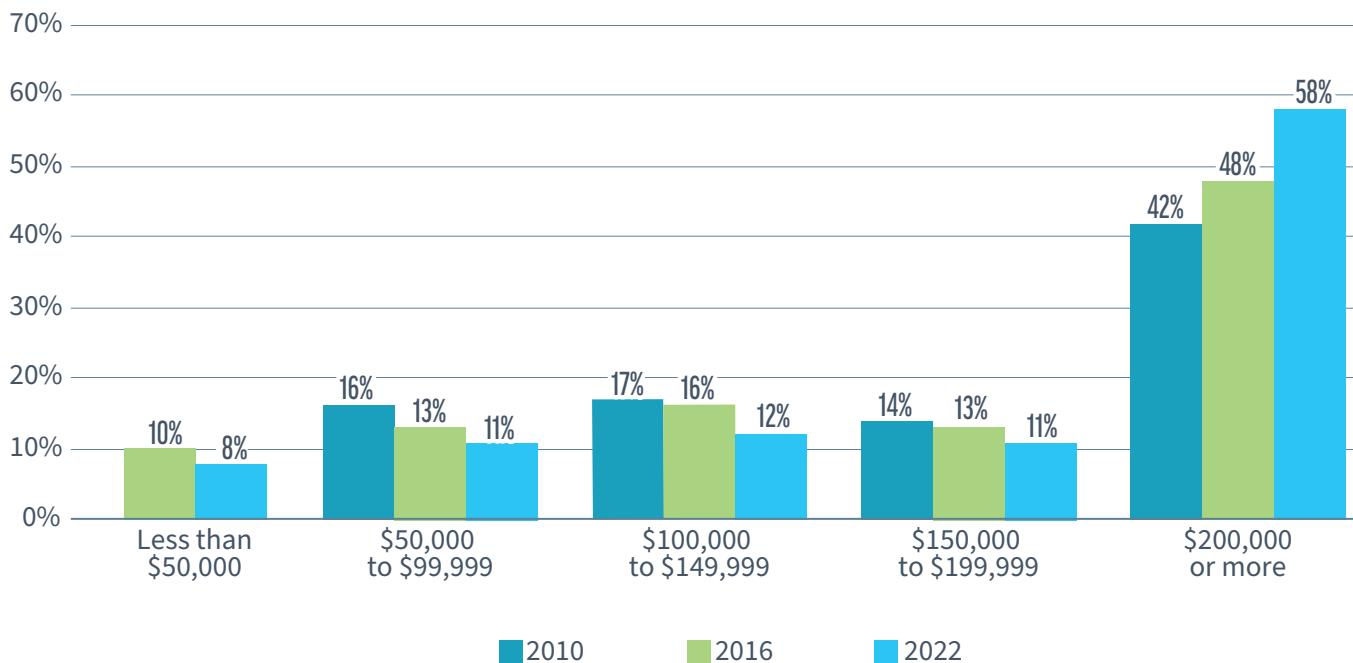
Note: Estimate for the category "Less than $50,000" in 2010 is not reliable and therefore not shown.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

HOUSING

The housing stock in Cabin John-Glen Echo was predominantly single-family detached homes in 2024, though a notable number of multi-family units also existed, with over half of these in condominium buildings in the Westbard area and around the Shops at Sumner Place. Just over half of all housing units was built before 1960—and 93% before 2010—and limited housing growth occurred after 2010. Most households (84%) in the area were homeowners in 2022. This community's high housing values and costs partly reflect the wealth of many of its residents. Average home values between 2010 and 2022 were considerably greater than the county average and increased by 41% to $1,262,000. While average homeowner costs rose by 29% since 2010, average gross rents increased by 52% during this same period, partly explaining the 58% of renters who were cost-burdened in 2022.

Table 8-11: Cabin John-Glen Echo, 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	*8,735*	*100%*	*7,066*	*100%*	*337*	*100%*	*1,332*	*100%*
Before 1960	4,455	51%	4,301	61%	0	0%	154	12%
1960 to 1969	1,254	14%	831	12%	37	11%	386	29%
1970 to 1979	865	10%	364	5%	0	0%	501	38%
1980 to 1989	720	8%	457	6%	247	73%	16	1%
1990 to 1999	248	3%	236	3%	12	4%	0	0%
2000 to 2009	616	7%	358	5%	0	0%	258	19%
2010 or later	560	6%	519	7%	41	12%	0	0%
Unknown year	17	0%	0	0%	0	0%	17	1%
*Average year built**	*1965*	*NA*	*1962*	*NA*	*1986*	*NA*	*1975*	*NA*
*Average age**	*59*	*NA*	*62*	*NA*	*38*	*NA*	*49*	*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 8-12: Cabin John-Glen Echo, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,780	83%	7,032	86%	6,897	84%
Average homeowner costs (with mortgage)	*$3,893*	*NA*	*$3,968*	*NA*	*$5,037*	*NA*
Average housing value (for homeowners)	*$897,978*	*NA*	*$1,017,873*	*NA*	*$1,262,213*	*NA*
Rent-burdened households	*	*	539	49%	671	58%
Average gross rent	*$2,170*	*NA*	*$2,254*	*NA*	*$3,291*	*NA*

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