



Chevy Chase

PLACE

Table 9-1: Chevy Chase, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,929
Total development (square feet)	28,542,541
<i>Key environmental indicators</i>	
Parkland (acres)	268
Tree canopy cover (percent)	47.62
<i>Key development types</i>	
Office use (square feet)	2,069,616
Retail use (square feet)	880,613
Industrial use (square feet)	68,073
Other use (square feet)	1,250,634
Residential use (dwelling units)	12,360

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

Table 9-2: Chevy Chase, Places of Interest (2024)

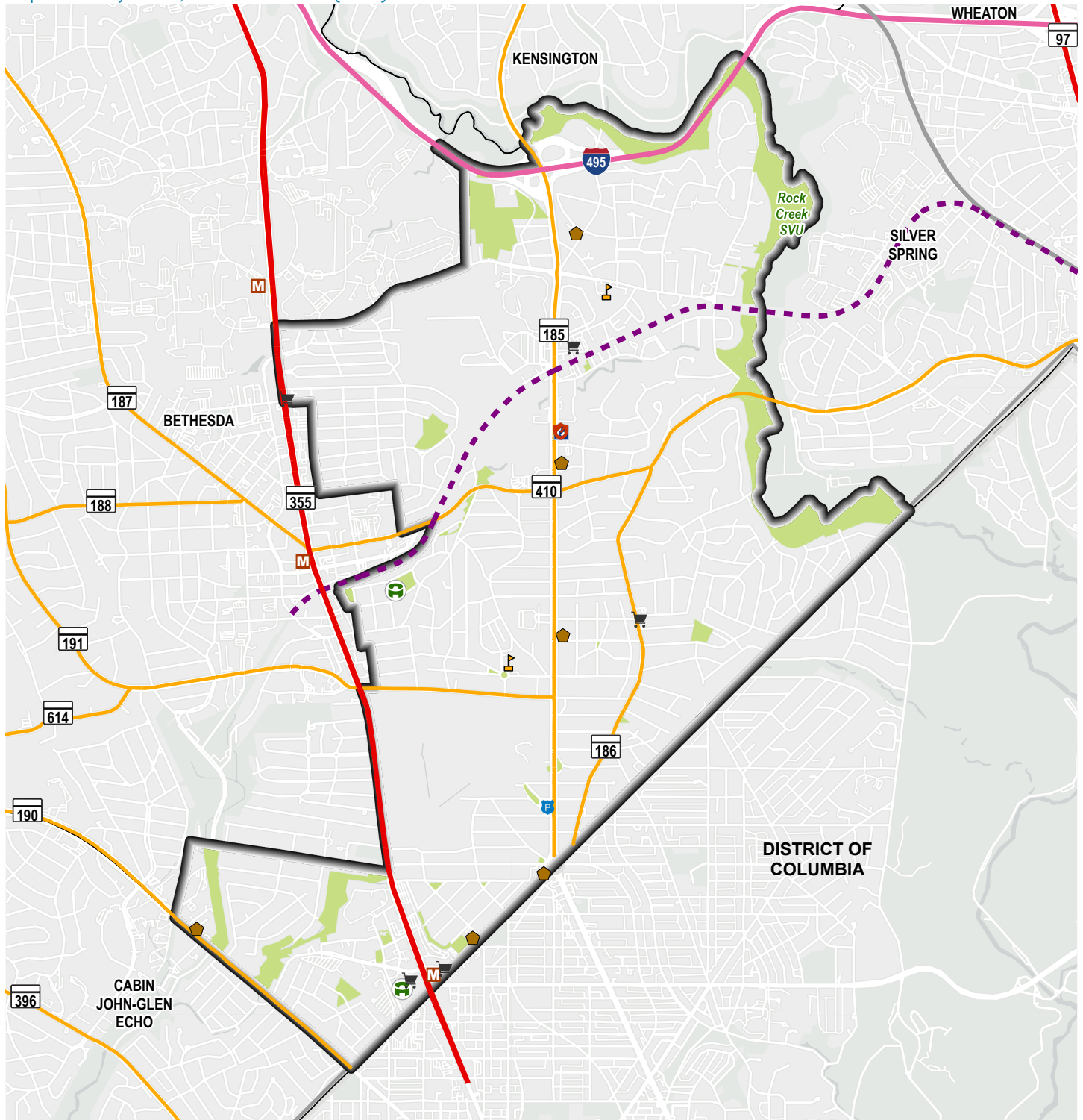
Place of Interest	Number
Fire Station	1
Grocery Store	5
Healthcare Facility	0
Library	1
Place of Worship	6
Police Facility	1
Public School	2
Recreation Center	2

Source: Montgomery Planning (August 2024).

Chevy Chase is in the southern part of Montgomery County, with Washington, DC, as its southeast boundary and the Rock Creek Stream Valley as its northeast boundary. I-495 (Capital Beltway) passes across the northernmost part of the CTA, and state Route 185 (Connecticut Avenue) runs through the middle of the community. The southern portion of this CTA includes Friendship Heights, one of the county’s designated downtowns with a Metrorail Red Line station. The community will have a Purple Line station at Chevy Chase Lake, a new mixed-use development along Connecticut Avenue. Nearly half of the land is used for residential purposes, primarily single-family detached units, but multi-family structures are more common in Friendship Heights and around Chevy Chase Lake. Open space, recreation areas, and parks account for more than 20% of land use, with much of this located in the Columbia Country Club and Chevy Chase Club (the large green parcels in Map 9-2) and in Rock Creek Park. Retail uses, including grocery stores and shopping centers, are concentrated near the existing and future transit stations. Located in Friendship Heights, the site of the GEICO Corporate office is the largest single office use parcel, accounting for one-quarter of the two million square feet of office development listed in Table 9-1. Many public facilities are located along Connecticut Avenue, including a police station, a library, and a fire station. The large cultural parcel in the area’s northeast (see Map 9-2) is the Historic Woodend Sanctuary and Mansion, Nature Forward’s headquarters that also serves as an event venue available for rent by the public.



Map 9-1: Chevy Chase, Places of Interest (2024)

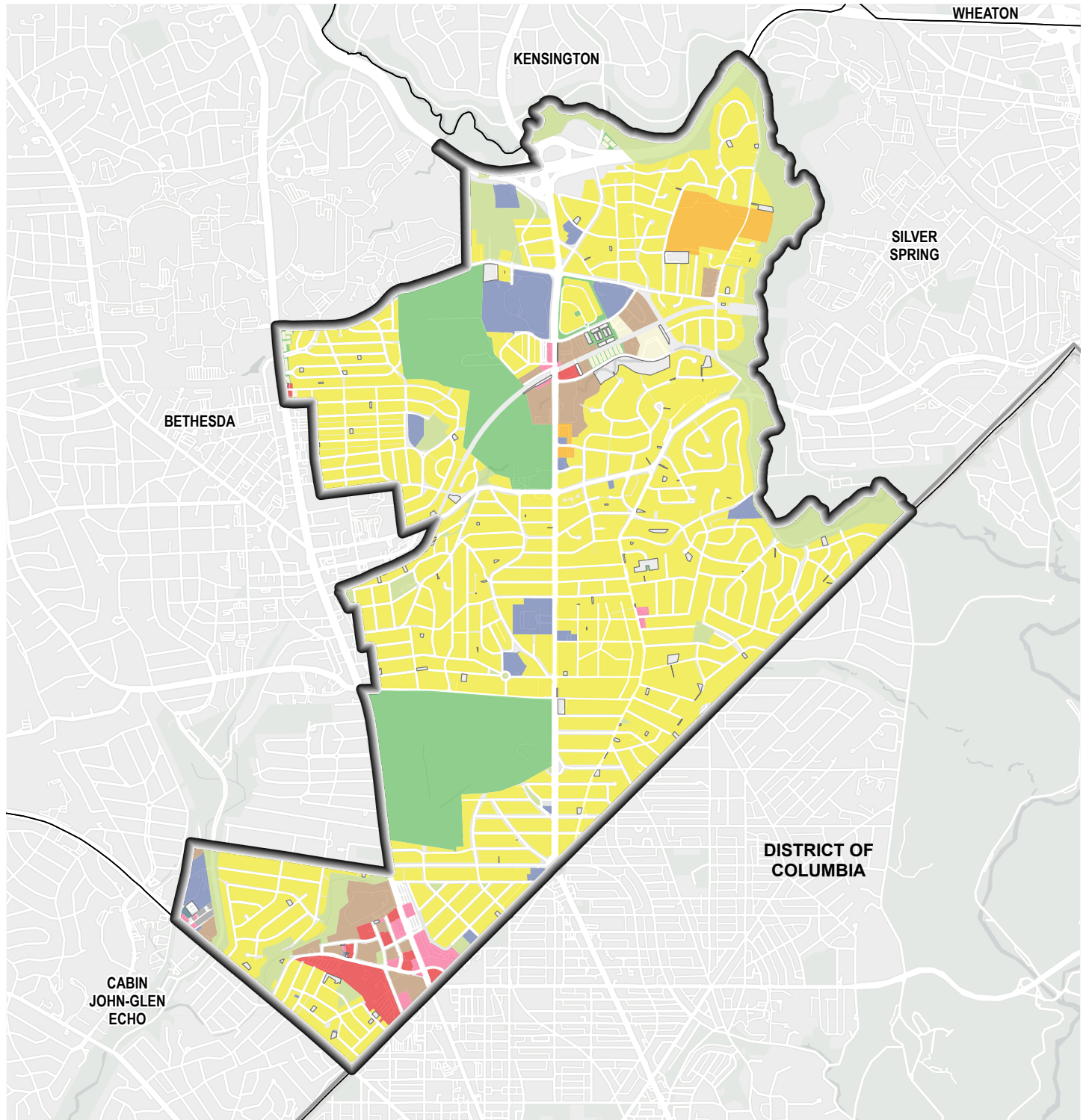


Community Trends Area Boundary	Metrorail Line	Fire Station	Police Facility
Freeway	Metro Station	Grocery Store	Public School
Major Road	Purple Line	Library	Recreation Center
	MARC Line	Place of Worship	
	Park		

N
 0 1/2 1
 Miles

Source: Montgomery Planning (August 2024).

Map 9-2: Chevy Chase, Land Use (2024)



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



Source: Montgomery Planning (August 2024).

Table 9-3: Chevy Chase, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	9.1%
Cultural	1.5%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	3.2%	Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	46.2%
Multi-Family	2.9%	Utility	< 1.0%
Office	1.2%	Vacant	1.2%
Open Space/Recreation	11.8%	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

Chevy Chase was home to 25,881 residents in 2022, with almost no change in its total population since 2010. This community has remained highly educated and wealthy relative to others in the county: 61% of adults ages 25 and over had a graduate or professional degree, a high level of educational attainment that stayed constant from 2010 to 2022. The growth of households in the highest income bracket is also notable; as Table 9-10 and Figure 9-1 show, the share of households earning \$200,000 or more grew from 31% to 49% between 2010 and 2022, and the average household income increased by 53%.

Other demographic characteristics of the community also remained relatively unchanged between 2010 and

2022. Older adult residents (ages 65 and over) consistently comprised around 25% of the population, and children (under age 18) constituted about 21%. Since 2010, approximately 60% of households have been families, and one-third of households have been people living alone. Chevy Chase continued to be less racially diverse than other CTAs, with more than three-quarters of residents identifying as White in 2022. Related to the area’s proximity to public transit, nearly one-third of workers in both 2010 and 2016 opted for a car-free commute, while a sizeable share (13%) of households did not own a vehicle. The share of workers with a car-free commute, however, declined by 2022 following the COVID-19 pandemic and the resulting uptick in work-from-home arrangements.

Table 9-4: Chevy Chase, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	26,088	100%	26,014	100%	25,881	100%
0 to 4 years	1,272	5%	1,463	6%	1,024	4%
5 to 17 years	4,062	16%	4,314	17%	4,282	17%
18 to 34 years	4,332	17%	3,777	15%	3,562	14%
35 to 44 years	3,250	12%	2,831	11%	2,879	11%
45 to 64 years	7,393	28%	7,311	28%	7,684	30%
65 years and older	5,778	22%	6,318	24%	6,450	25%

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 9-5: Chevy Chase, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	26,088	100%	26,014	100%	25,881	100%
White, non-Hispanic	21,595	83%	20,915	80%	19,743	76%
Black or African American, non-Hispanic	788	3%	771	3%	1,289	5%
Asian, non-Hispanic	1,294	5%	1,555	6%	1,782	7%
Other races, non-Hispanic	*	*	794	3%	1,483	6%
Hispanic or Latino	1,744	7%	1,978	8%	1,584	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 9-6: Chevy Chase, 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	24,816	100%	24,551	100%	24,857	100%
Speak non-English language at home	5,266	21%	5,642	23%	4,568	18%
Speak English less than “very well”	*	*	1,436	6%	598	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 9-7: Chevy Chase, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	19,204	100%	18,820	100%	18,788	100%
No high school degree	*	*	271	1%	336	2%
High school degree or some college education	2,932	15%	2,605	14%	1,911	10%
Bachelor’s degree only	5,346	28%	5,606	30%	5,103	27%
Graduate or professional degree	10,492	55%	10,339	55%	11,438	61%

* 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 9-8: Chevy Chase, 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	13,035	100%	12,564	100%	12,979	100%
Commuted by driving	7,945	61%	7,191	57%	5,782	45%
Car-free commute	3,857	30%	3,835	31%	2,697	21%
Worked from home	1,078	8%	1,425	11%	4,276	33%
Percent of households with no vehicles	1,439	13%	1,450	13%	1,445	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 9-9: Chevy Chase, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,413	100%	10,977	100%	11,075	100%
Family households	6,859	60%	6,780	62%	6,804	61%
Families with children	2,989	26%	3,045	28%	2,884	26%
Single-parent families with children	*	*	367	3%	371	3%
Nonfamily multi-person households	613	5%	410	4%	647	6%
Nonfamily single-person households	3,941	35%	3,787	34%	3,624	33%
Average household size	2.23	NA	2.33	NA	2.32	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 9-10: Chevy Chase, Household Income

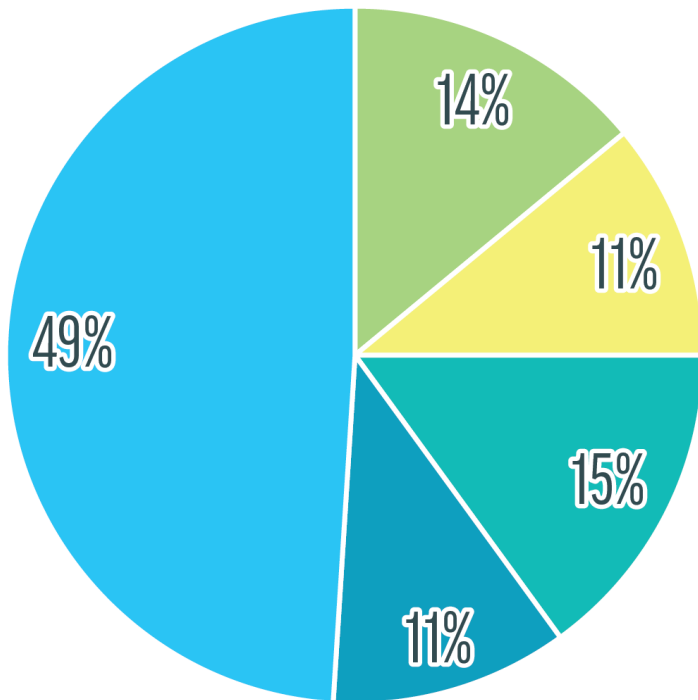
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	11,413	100%	10,977	100%	11,075	100%
Less than \$50,000	1,851	16%	1,616	15%	1,561	14%
\$50,000 to \$99,999	2,654	23%	2,066	19%	1,167	11%
\$100,000 to \$149,999	1,922	17%	1,766	16%	1,666	15%
\$150,000 to \$199,999	1,416	12%	1,447	13%	1,219	11%
\$200,000 or more	3,569	31%	4,082	37%	5,462	49%
Average household income	\$201,293	NA	\$230,965	NA	\$308,061	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 9-1: Chevy Chase, Percent by Household Income (2022)



- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 or more

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



HOUSING

In 2024, just over half of the housing stock in Chevy Chase was single-family detached homes, with most of the remaining half in large multi-family buildings. Single-family detached homes were the original housing form in this area, with 79% of units built before 1960, whereas nearly all multi-family units were constructed after 1960. Since 2010, 65% of new units built were in multi-family developments. While the homeownership rate of 69% in 2022 was not a significant change from the rate in 2010, housing values and costs have risen rapidly in Chevy Chase: Average home values increased by 54% from 2010 to 2022, one of the highest percentage growth rates of any community. The average home value of \$1,368,000 in 2022 was the highest in the county, with 65% of housing units valued at more than \$1,000,000. Housing costs also increased, and at a

faster rate for renters than homeowners. While average homeowner costs grew by 25%, average gross rent rose by 57% to more than \$3,000 per month, compared with the county average of \$2,092 per month. Despite this increase, the percentage of renter households who were burdened by housing costs remained constant near 50%.



Average home values in Chevy Chase increased by 54% from 2010 to 2022, one of the highest percentage growth rates of any community.

Table 9-11: Chevy Chase, 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>	12,360	100%	6,306	100%	212	100%	5,842	100%
Before 1960	5,071	41%	5,004	79%	0	0%	67	1%
1960 to 1969	1,700	14%	300	5%	76	36%	1,324	23%
1970 to 1979	960	8%	55	1%	0	0%	905	15%
1980 to 1989	1,526	12%	64	1%	0	0%	1,462	25%
1990 to 1999	931	8%	163	3%	5	2%	763	13%
2000 to 2009	823	7%	338	5%	53	25%	432	7%
2010 or later	1,303	11%	382	6%	78	37%	843	14%
Unknown year	46	0%	0	0%	0	0%	46	1%
<i>Average year built*</i>	1968	NA	1950	NA	1995	NA	1987	NA
<i>Average age*</i>	56	NA	74	NA	29	NA	37	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 9-12: Chevy Chase, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	7,473	65%	7,410	68%	7,626	69%
<i>Average homeowner costs (with mortgage)</i>	\$4,034	NA	\$4,002	NA	\$5,035	NA
<i>Average housing value (for homeowners)</i>	\$889,881	NA	\$1,025,642	NA	\$1,368,354	NA
Rent-burdened households	1,621	43%	1,730	50%	1,602	48%
<i>Average gross rent</i>	\$1,944	NA	\$2,365	NA	\$3,054	NA

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