



Darnestown

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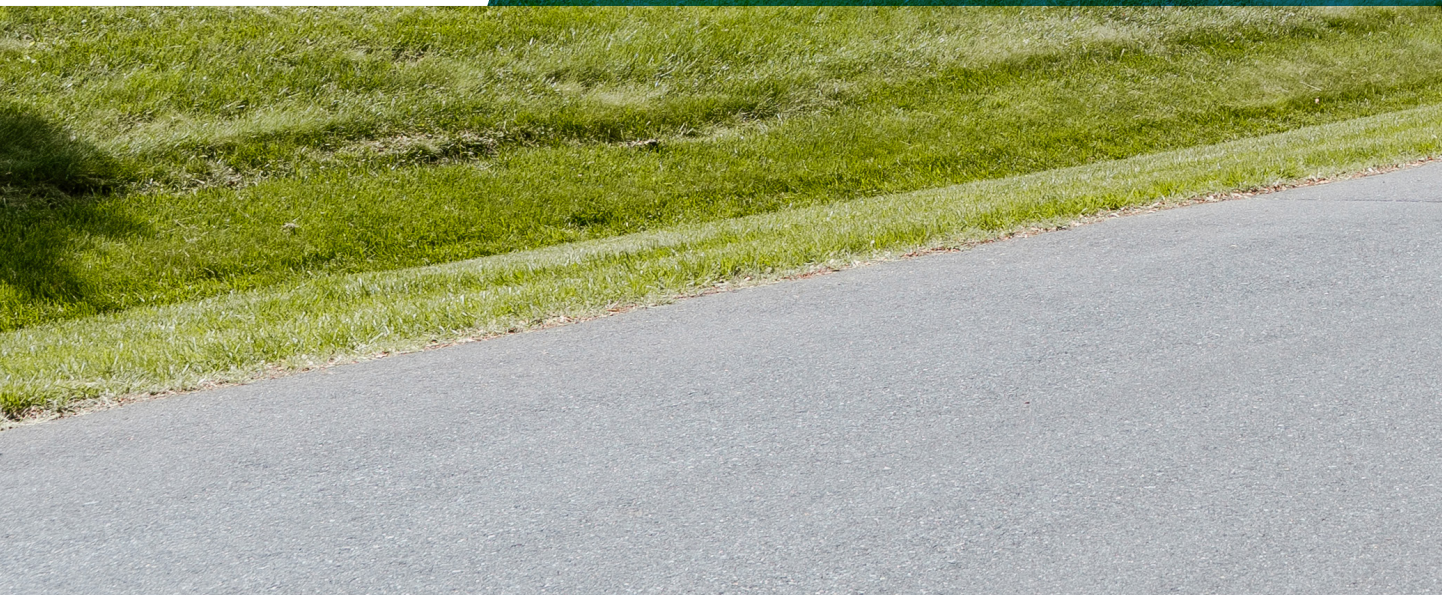


Table 15-1: Darnestown, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	11,097
Total development (square feet)	8,334,956
<i>Key environmental indicators</i>	
Parkland (acres)	3,091
Tree canopy cover (percent)	58.10
<i>Key development types</i>	
Office use (square feet)	6,229
Retail use (square feet)	148,241
Industrial use (square feet)	986
Other use (square feet)	327,464
Residential use (dwelling units)	2,444

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

Table 15-2: Darnestown, Places of Interest (2024)

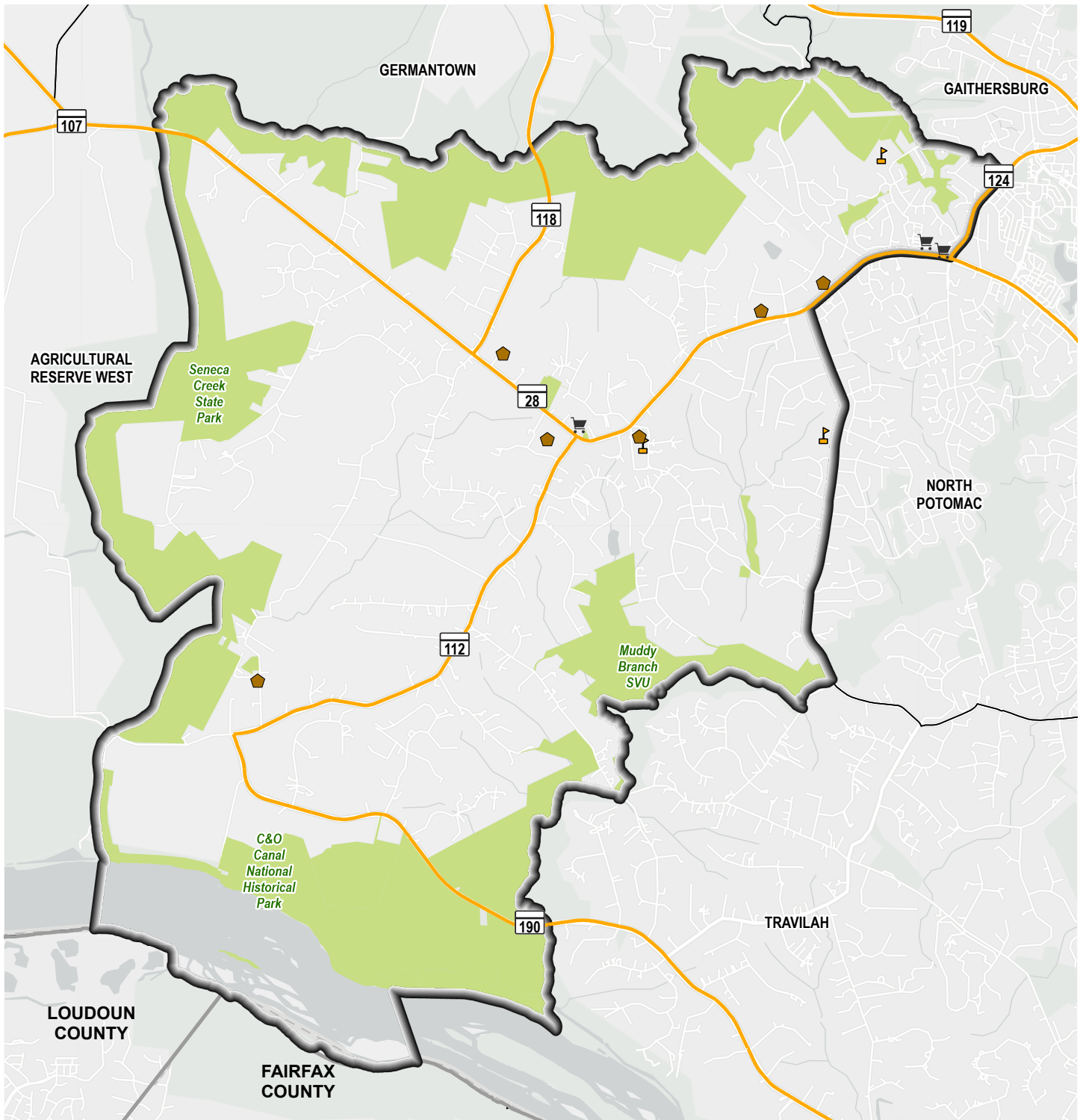
Place of Interest	Number
Fire Station	0
Grocery Store	3
Healthcare Facility	0
Library	0
Place of Worship	6
Police Facility	0
Public School	3
Recreation Center	0

Source: Montgomery Planning (August 2024).

Darnestown is a rural, low-density community located in the western part of the county, adjacent to the Agricultural Reserve and bordered by the Potomac River to the south. With more than one-quarter of the land area used as parkland, this CTA includes access to Seneca Creek State Park, Muddy Branch Stream Valley, and the C&O Canal National Historical Park, where the Blockhouse Point Conservation Park is located. The Bretton Woods Golf Course, an 18-hole golf course, occupies 286 acres in the southwest corner of Darnestown. The 39% of land used for housing consists almost exclusively of single-family detached units. Very few retail uses exist in the community aside from Darnestown Village Center, which sits at the intersection of state Routes 28 (Darnestown Road) and 112 (Seneca Road) and has a Harris Teeter grocery store. Near this retail area is the Mary of Nazareth Catholic School and Our Lady of the Visitation Catholic Church, an institutional/community facility parcel that occupies a sizeable amount of land and constitutes the largest portion of the “Other use” development square footage (see Map 15-2 and Table 15-1). Almost 7% of this area’s land is classified as vacant, which includes privately-owned properties not yet developed or that may be undevelopable due to specific site characteristics.



Map 15-1: Darnestown, Places of Interest (2024)

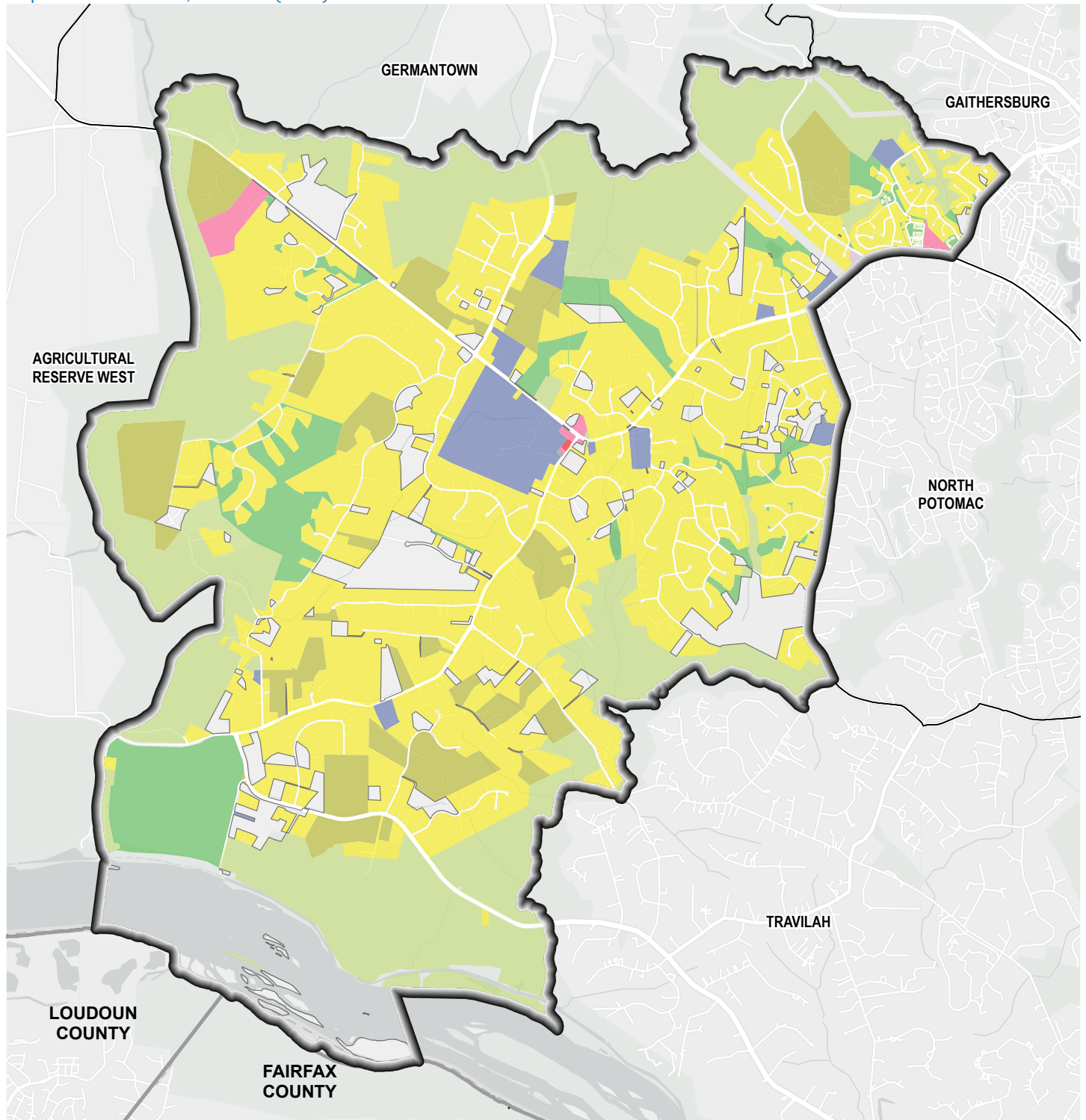


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|--------------------------------|---------------|------------------|
| Community Trends Area Boundary | Park | Place of Worship |
| Grocery Store | Public School | |

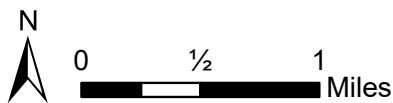


Source: Montgomery Planning (August 2024).

Map 15-2: Darnestown, Land Use (2024)



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|--------------------------------|----------------------------------|------------------------|------------------------|
| Community Trends Area Boundary | Institutional/Community Facility | Parks | Single Family Detached |
| Agriculture | Office | Retail | Utility |
| Industrial | Open Space/Recreation | Single Family Attached | Vacant |
| | | Warehouse | |



Source: Montgomery Planning (August 2024).

Table 15-3: Darnestown, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	7.4%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	2.7%
Mixed-Use Office	< 1.0%
Multi-Family	< 1.0%
Office	< 1.0%
Open Space/Recreation	6.2%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	27.4%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	< 1.0%
Single-Family Detached	38.5%
Utility	< 1.0%
Vacant	6.8%
Warehouse	< 1.0%

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



PEOPLE

With 6,672 residents in 2022, Darnestown was the third least densely populated CTA in Montgomery County, with just 406 people per square mile. This area experienced very little growth and few demographic changes since 2010: Children consistently comprised a larger population share than the older adult population, with 23% of residents under age 18 and 19% of residents ages 65 and over in 2022, though this difference had been decreasing slowly since 2010. The racial composition of the community has remained constant, with nearly three-quarters of residents identifying as White, and the Asian population as the next-largest racial or ethnic group with 19% of residents

in 2022. The vast majority of households (91% in 2022) were families, with a relatively low percentage of single-person households. Since 2010, educational attainment levels held steady, with two-thirds or more of adults ages 25 and over having at least a bachelor's degree, a share that was higher than the county average. This community was already wealthy in 2010 with an average household income of nearly \$195,000, and the growth in the number of households earning \$200,000 or more, which became the majority by 2022, contributed to a 53% increase in the average household income (see Table 15-10 and Figure 15-1).

Table 15-4: Darnestown, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	6,502	100%	6,509	100%	6,672	100%
0 to 4 years	488	8%	323	5%	343	5%
5 to 17 years	1,319	20%	1,216	19%	1,169	18%
18 to 34 years	811	12%	988	15%	838	13%
35 to 44 years	737	11%	442	7%	667	10%
45 to 64 years	2,500	38%	2,794	43%	2,397	36%
65 years and older	647	10%	746	11%	1,258	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 15-5: Darnestown, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	6,502	100%	6,509	100%	6,672	100%
White, non-Hispanic	4,536	70%	4,668	72%	4,863	73%
Black or African American, non-Hispanic	418	6%	315	5%	191	3%
Asian, non-Hispanic	1,015	16%	618	9%	1,265	19%
Other races, non-Hispanic	*	*	205	3%	172	3%
Hispanic or Latino	*	*	703	11%	181	3%

* 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 15-6: Darnestown, 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	6,014	100%	6,186	100%	6,329	100%
Speak non-English language at home	1,162	19%	1,232	20%	1,918	30%
Speak English less than “very well”	*	*	321	5%	454	7%

* 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 15-7: Darnestown, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	4,496	100%	4,410	100%	4,631	100%
No high school degree	*	*	131	3%	206	4%
High school degree or some college education	1,332	30%	1,258	29%	1,033	22%
Bachelor’s degree only	1,352	30%	1,487	34%	1,659	36%
Graduate or professional degree	1,618	36%	1,534	35%	1,733	37%

* 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 15-8: Darnestown, 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	3,305	100%	3,490	100%	3,689	100%
Commuted by driving	2,854	86%	2,964	85%	2,322	63%
Car-free commute	*	*	146	4%	221	6%
Worked from home	311	9%	335	10%	994	27%
Percent of households with no vehicles	*	*	*	*	*	*

* 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 15-9: Darnestown, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,172	100%	2,183	100%	2,288	100%
Family households	1,790	82%	1,890	87%	2,081	91%
Families with children	789	36%	861	39%	815	36%
Single-parent families with children	*	*	*	*	97	4%
Nonfamily multi-person households	*	*	*	*	*	*
Nonfamily single-person households	271	12%	239	11%	200	9%
Average household size	2.99	NA	2.98	NA	2.91	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 15-10: Darnestown, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	2,172	100%	2,183	100%	2,288	100%
Less than \$50,000	*	*	178	8%	*	*
\$50,000 to \$99,999	332	15%	290	13%	320	14%
\$100,000 to \$149,999	365	17%	343	16%	303	13%
\$150,000 to \$199,999	462	21%	346	16%	264	12%
\$200,000 or more	815	38%	1,026	47%	1,290	56%
Average household income	\$194,957	NA	\$219,654	NA	\$298,916	NA

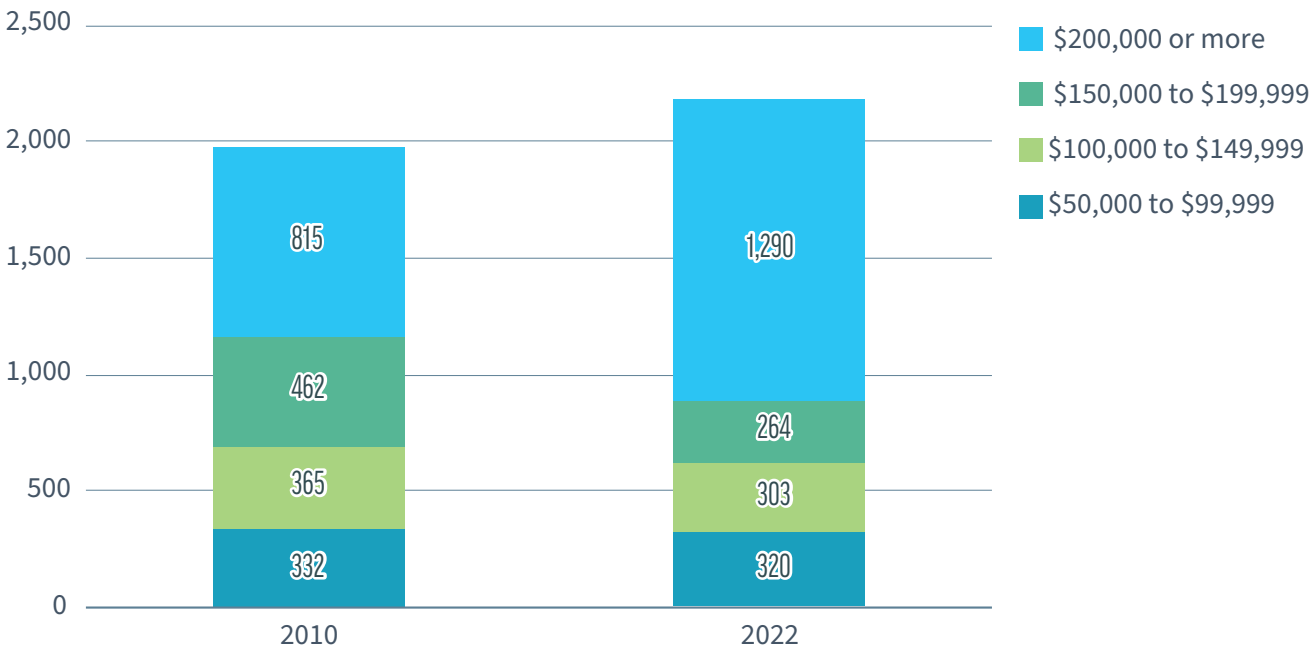
NA Not Applicable.

* 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 15-1: Darnestown, Number of Households by Income (2010, 2022)



Note: Estimates for the category "Less than \$50,000" in 2010 and 2022 are not reliable and therefore not shown.

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

HOUSING

The housing stock in Darnestown has historically been small relative to that of other communities, in part because this community is not on sewer service, which limits development. Nearly all homes were built before 2010, when 98% of homes were single-family detached units, though some subsequent development slightly diversified the housing stock with the construction of townhouses in The Chase at Quince Orchard subdivision off Darnestown Road. In line with the large share of single-family homes in the area, the community consistently had one of the highest homeownership rates in the county, approaching 95% in 2022. Average housing values and average

homeowner costs did not increase significantly since 2010, but they were considerably higher than the county averages throughout the 2010-2022 period.



Darnestown had one of the highest homeownership rates in Montgomery County, approaching 95% in 2022.

Table 15-11: Darnestown, 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	2,444	100%	2,325	100%	119	100%	0	100%
Before 1960	120	5%	120	5%	0	0%	0	NA
1960 to 1969	250	10%	250	11%	0	0%	0	NA
1970 to 1979	525	21%	525	23%	0	0%	0	NA
1980 to 1989	679	28%	659	28%	20	17%	0	NA
1990 to 1999	437	18%	418	18%	19	16%	0	NA
2000 to 2009	239	10%	239	10%	0	0%	0	NA
2010 or later	194	8%	114	5%	80	67%	0	NA
Unknown year	0	0%	0	0%	0	0%	0	NA
Average year built*	1985	NA	1984	NA	2010	NA	NA	NA
Average age*	39	NA	40	NA	14	NA	NA	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 15-12: Darnestown, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	2,130	98%	2,112	97%	2,140	94%
Average homeowner costs (with mortgage)	\$3,913	NA	\$3,806	NA	\$4,358	NA
Average housing value (for homeowners)	\$892,393	NA	\$769,610	NA	\$959,886	NA
Rent-burdened households	*	*	*	*	*	*
Average gross rent	*	NA	*	NA	*	NA

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