Glenmont

PLACE

Table 21-1: Glenmont, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,204
Total development (square feet)	11,097,085
Key environmental indicators	
Parkland (acres)	317
Tree canopy cover (percent)	41.27
Key development types	
Office use (square feet)	9,200
Retail use (square feet)	223,094
Industrial use (square feet)	0
Other use (square feet)	1,072,120
Residential use (dwelling units)	6,745

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

Table 21-2: Glenmont, Places of Interest (2024)

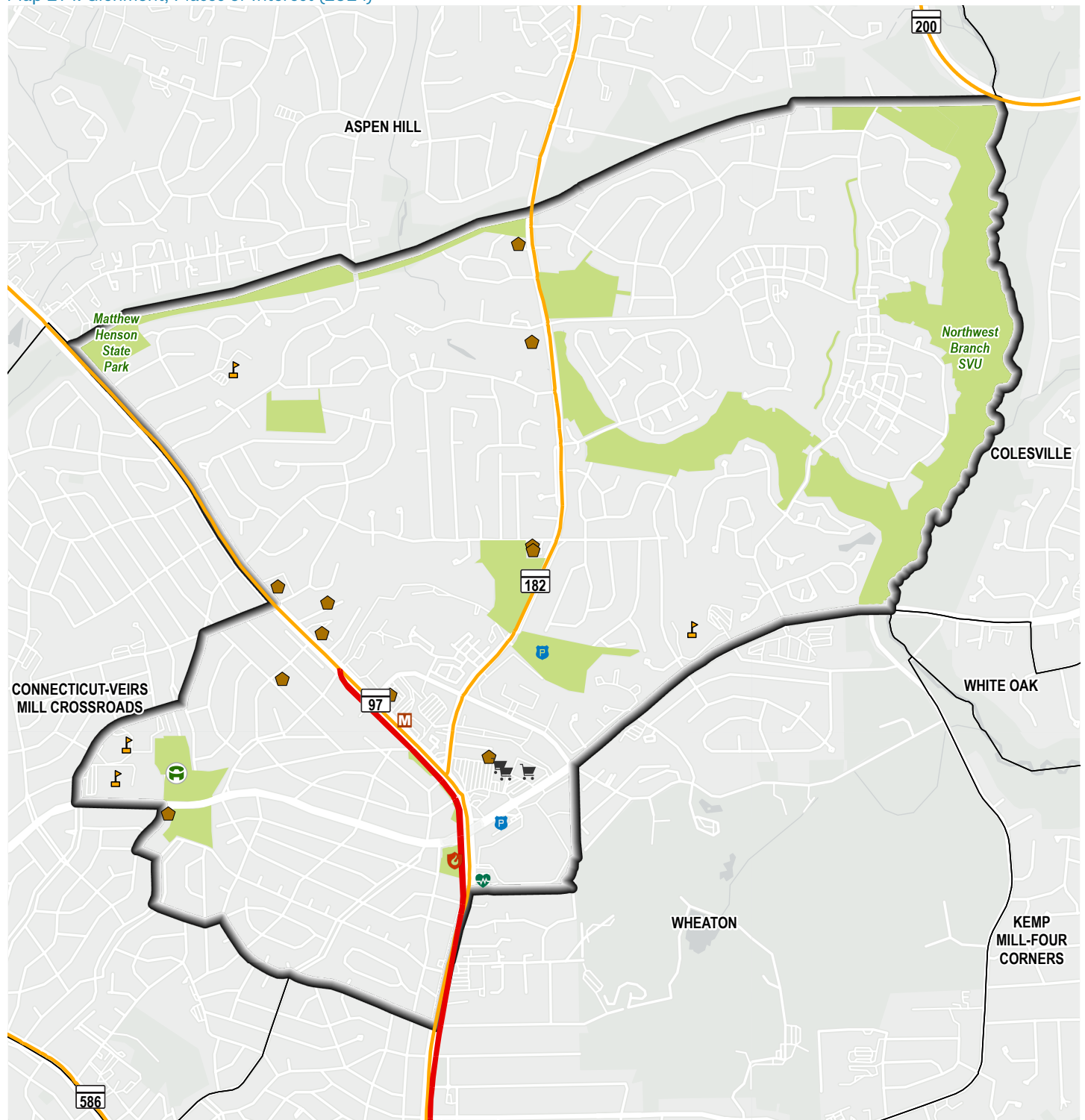| Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	1
Library	0
Place of Worship	11
Police Facility	2
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

Glenmont is a suburban community at the crossroads of three major thoroughfares—Route 97 (Georgia Avenue), Route 182 (Layhill Road), and Randolph Road. The community's eastern border is marked by the Northwest Branch Stream Valley, and the Matthew Henson State Park forms its northern border. These parks, along with other local parks and open space, account for nearly 23% of Glenmont's land area. Nearly half (49%) of the land in this predominantly residential community is used for housing, much of it single-family. At the intersection of Georgia Avenue, Layhill Road, and Randolph Road is the Glenmont Shopping Center, the area's commercial and retail hub. Nearby are several multi-family complexes, public facilities such as the Kensington Volunteer Fire Department's Station 18 and Montgomery County Police Department's 4th District Station, and Metrorail's Glenmont station at the eastern end of the Red Line. The Red Line station's facilities for customers, plus the WMATA Glenmont Rail Yard, contribute a substantial amount of land devoted to parking and transportation uses. The community's four public schools comprise most of the institutional/community facility parcels and the more than 1 million square feet of "Other use" development listed in Table 21-1.
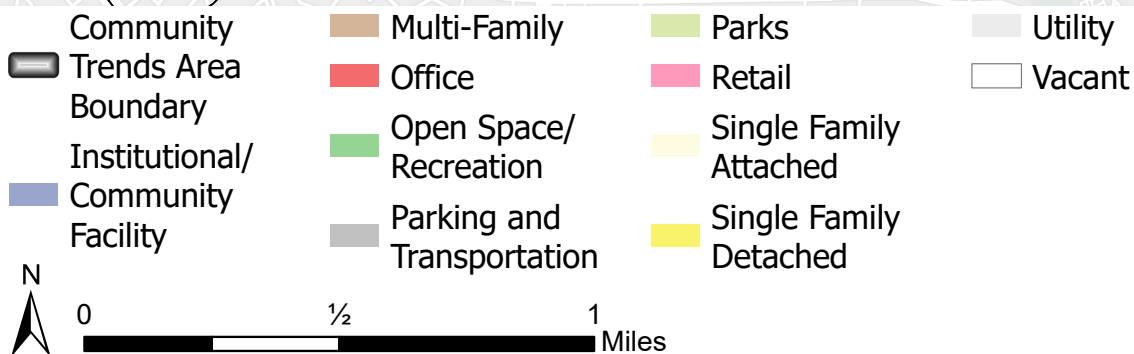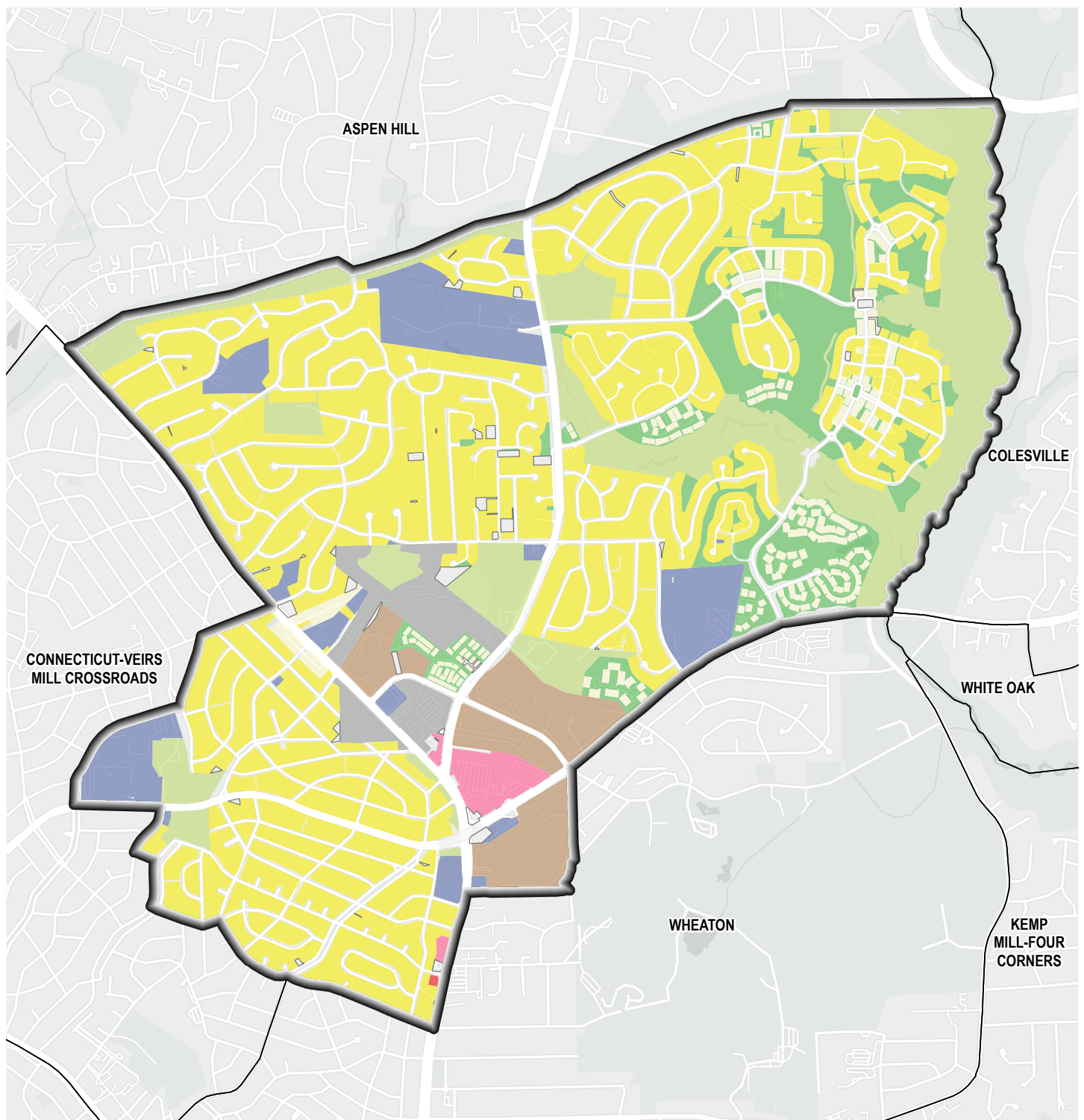
Map 21-1: Glenmont, Places of Interest (2024)

ASPEN HILL

Matthew Henson State Park

Northwest Branch SVU

COLESVILLE

WHITE OAK

CONNECTICUT-VEIRS MILL CROSSROADS

WHEATON

KEMP MILL-FOUR CORNERS

Legend

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

N

0   ½   1
Miles

Source: Montgomery Planning (August 2024).

Map 21-2: Glenmont, Land Use (2024)

ASPEN HILL

COLESVILLE

CONNECTICUT-VEIRS
MILL CROSSROADS

WHITE OAK

WHEATON

KEMP
MILL-FOUR
CORNERS

Legend

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

N

0   ½   1
Miles

Source: Montgomery Planning (August 2024).

Table 21-3: Glenmont, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	< 1.0%	Parks	15.0%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	6.3%	Single-Family Attached	2.6%
Mixed-Use Office	< 1.0%	Single-Family Detached	42.4%
Multi-Family	4.4%	Utility	< 1.0%
Office	< 1.0%	Vacant	< 1.0%
Open Space/Recreation	7.7%	Warehouse	< 1.0%
Parking and Transportation	2.6%		

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

A growing community, Glenmont had a population of 19,973 in 2022, an increase of 27% from 2010. Its expanding Hispanic population contributed a significant portion of this growth, increasing by 86% to become the community's largest racial or ethnic group and accounting for 40% of its total residents by 2022 (see Table 21-5 and Figure 21-1). Accordingly, the number of people who spoke a language other than English at home also grew rapidly, increasing by 55% and comprising nearly two-thirds of the population in 2022.

Many other demographic characteristics changed little between 2010 and 2022, however. The population remained younger, with children making up close to one-quarter of the residents, compared with the 15% that were ages 65 and older. Educational attainment remained slightly below county levels, with 16% of adults ages 25 and over in 2022 not holding a high school degree, compared with 9% countywide. Likewise, while 42% of adults ages 25

and over in 2022 had at least a bachelor's degree, this share was 60% for the county. Families were consistently the predominant household type, and families with children have constituted approximately one-third of all households since 2010. While 58% of all households earned less than $100,000 in 2010, this income group was no longer the majority by 2022. The average household income grew 36% as more households earned $200,000 or more. Despite nearly all households having a vehicle, a notable share of workers nonetheless had a car-free commute, reflecting the community's access to high-quality transit, including the Metrorail Red Line.

> *The number of residents in Glenmont who spoke a language other than English at home grew rapidly from 2010 to 2022, increasing by 55%, and comprised nearly two-thirds of the population in 2022.*

Table 21-4: Glenmont, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*15,754*	*100%*	*18,156*	*100%*	*19,973*	*100%*
0 to 4 years	1,467	9%	1,507	8%	1,312	7%
5 to 17 years	2,529	16%	2,683	15%	3,299	17%
18 to 34 years	3,711	24%	4,316	24%	4,148	21%
35 to 44 years	2,243	14%	2,466	14%	3,213	16%
45 to 64 years	3,997	25%	4,833	27%	5,004	25%
65 years and older	1,807	11%	2,352	13%	2,997	15%

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 21-5: Glenmont, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*15,754*	*100%*	*18,156*	*100%*	*19,973*	*100%*
White, non-Hispanic	4,568	29%	4,380	24%	4,064	20%
Black or African American, non-Hispanic	4,142	26%	4,312	24%	4,759	24%
Asian, non-Hispanic	2,041	13%	2,332	13%	2,107	11%
Other races, non-Hispanic	*	*	677	4%	988	5%
Hispanic or Latino	4,342	28%	6,455	36%	8,055	40%

* 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 21-6: Glenmont, 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	*14,287*	*100%*	*16,649*	*100%*	*18,661*	*100%*
Speak non-English language at home	7,452	52%	9,284	56%	11,579	62%
Speak English less than "very well"	3,251	23%	3,366	20%	4,237	23%

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 21-7: Glenmont, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*10,475*	*100%*	*12,355*	*100%*	*13,740*	*100%*
No high school degree	1,691	16%	2,344	19%	2,255	16%
High school degree or some college education	4,078	39%	5,123	41%	5,628	41%
Bachelor's degree only	2,181	21%	2,521	20%	2,911	21%
Graduate or professional degree	2,525	24%	2,366	19%	2,946	21%

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 21-8: Glenmont, 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	*8,462*	*100%*	*9,738*	*100%*	*10,913*	*100%*
Commuted by driving	6,053	72%	6,978	72%	7,364	67%
Car-free commute	1,903	22%	2,322	24%	1,964	18%
Worked from home	422	5%	346	4%	1,494	14%
Percent of households with no vehicles	*	*	341	6%	326	5%

* 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 21-9: Glenmont, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*5,189*	*100%*	*5,916*	*100%*	*6,136*	*100%*
Family households	3,896	75%	4,403	74%	4,841	79%
Families with children	1,826	35%	1,891	32%	2,033	33%
Single-parent families with children	485	9%	744	13%	657	11%
Nonfamily multi-person households	275	5%	277	5%	284	5%
Nonfamily single-person households	1,018	20%	1,235	21%	1,011	16%
Average household size	*3.04*	*NA*	*3.07*	*NA*	*3.25*	*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 21-10: Glenmont, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*5,189*	*100%*	*5,916*	*100%*	*6,136*	*100%*
Less than $50,000	1,222	24%	1,688	29%	935	15%
$50,000 to $99,999	1,760	34%	1,799	30%	1,547	25%
$100,000 to $149,999	1,237	24%	1,170	20%	1,475	24%
$150,000 to $199,999	516	10%	747	13%	835	14%
$200,000 or more	455	9%	512	9%	1,344	22%
Average household income	*$105,276*	*NA*	*$103,114*	*NA*	*$143,227*	*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 21-1: Glenmont, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)
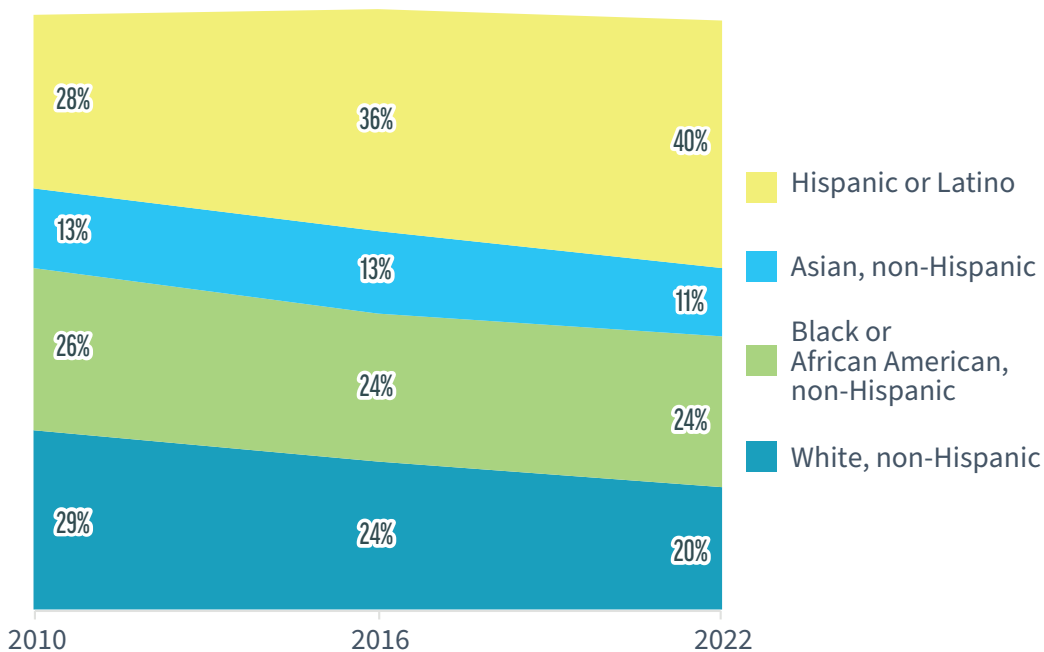
Note: Estimates for the category "Other races, non-Hispanic" are not shown due to small numbers.
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

HOUSING

Glenmont is a mid-sized residential community with a variety of housing options. In 2024, single-family detached units made up 57% of the housing stock, and another 26% were in multi-family structures, primarily in smaller buildings. Approximately three-quarters of housing units were constructed before 1990; an additional 1,200 units have been built since 2010. Much of this new development occurred in two areas: the Atelier Apartments and an adjoining townhouse development north of Metrorail's Glenmont station, and the Poplar Run neighborhood in the northern part of the community with its mix of single-family detached and attached homes.

Homeownership rates in Glenmont have been relatively stable since 2010, remaining at or near 70%, similar to the county average. The average home value declined from 2010 to 2016 before increasing 34% to $513,000 in 2022, which was well below the county average at the time. While average homeowner costs followed a similar trajectory as average home values, average renter costs have continually increased since 2010, reaching $1,938 per month in 2022, a value close to the county average. Growth in rent was in line with county increases and likely contributed to the 47% of renter households that were cost-burdened in 2022.

Table 21-11: Glenmont, 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	*6,745*	*100%*	*3,841*	*100%*	*1,164*	*100%*	*1,740*	*100%*
Before 1960	1,492	22%	1,492	39%	0	0%	0	0%
1960 to 1969	1,557	23%	687	18%	99	9%	771	44%
1970 to 1979	513	8%	235	6%	64	5%	214	12%
1980 to 1989	1,287	19%	806	21%	481	41%	0	0%
1990 to 1999	65	1%	65	2%	0	0%	0	0%
2000 to 2009	68	1%	68	2%	0	0%	0	0%
2010 or later	1,262	19%	488	13%	520	45%	254	15%
Unknown year	501	7%	0	0%	0	0%	501	29%
Average year built*	*1977*	*NA*	*1972*	*NA*	*1997*	*NA*	*1978*	*NA*
Average age*	*47*	*NA*	*52*	*NA*	*27*	*NA*	*46*	*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 21-12: Glenmont, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,575	69%	3,715	63%	4,268	70%
Average homeowner costs (with mortgage)	*$2,376*	*NA*	*$2,274*	*NA*	*$2,681*	*NA*
Average housing value (for homeowners)	*$439,309*	*NA*	*$382,351*	*NA*	*$513,466*	*NA*
Rent-burdened households	627	40%	1,191	55%	847	47%
Average gross rent	*$1,489*	*NA*	*$1,678*	*NA*	*$1,938*	*NA*

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