Kensington

Table 24-1: Kensington, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	2,772
Total development (square feet)	16,553,667
Key environmental indicators	
Parkland (acres)	352
Tree canopy cover (percent)	48.77
Key development types	
Office use (square feet)	667,030
Retail use (square feet)	385,028
Industrial use (square feet)	921,712
Other use (square feet)	1,637,131
Residential use (dwelling units)	8,025

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

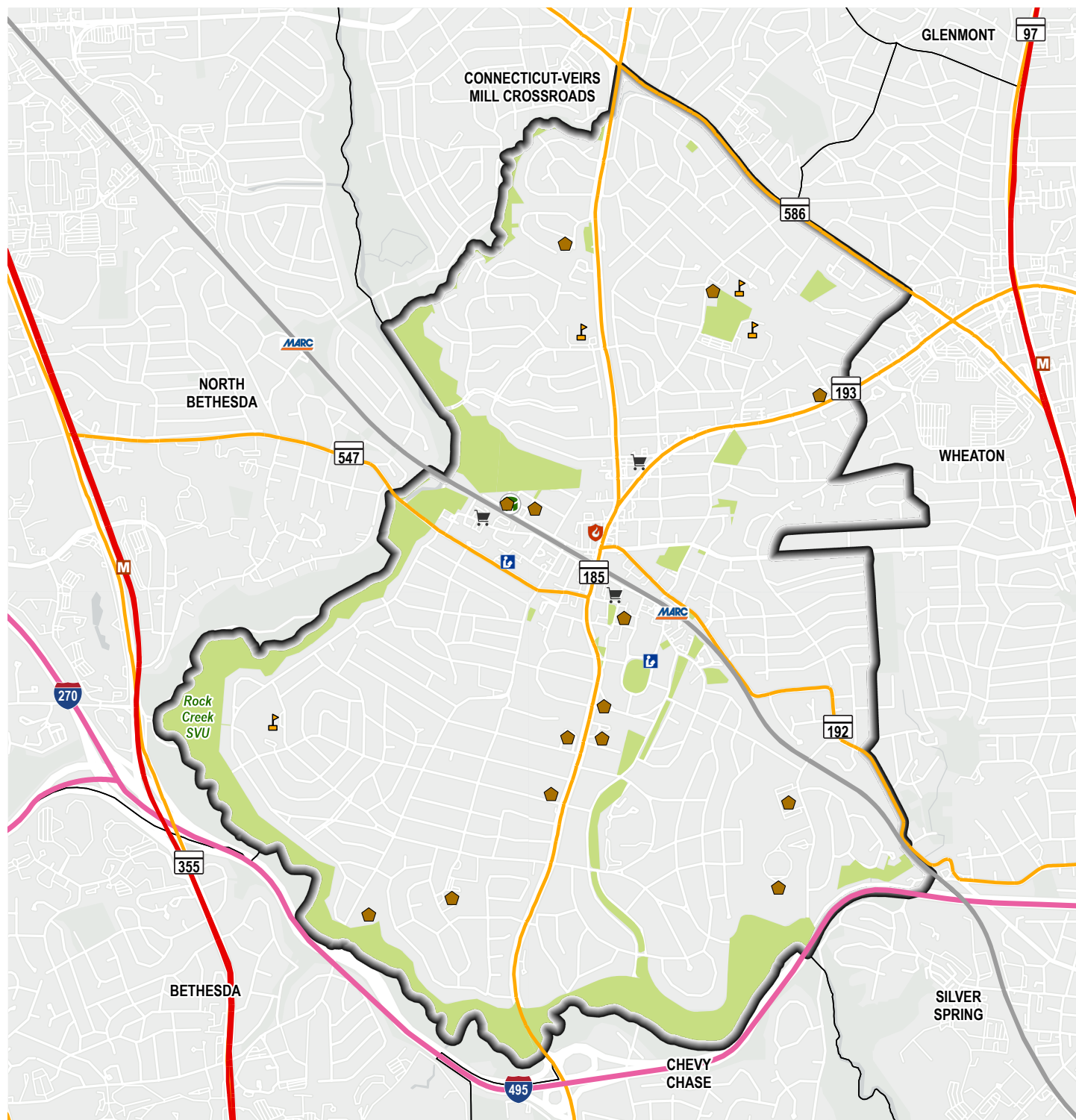## Table 24-2: Kensington, Places of Interest (2024)

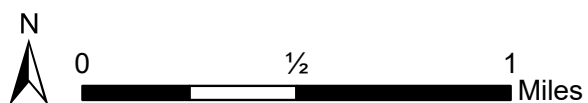| Place of Interest	Number
Fire Station	1
Grocery Store	3
Healthcare Facility	0
Library	2
Place of Worship	14
Police Facility	0
Public School	4
Recreation Center	1

Source: Montgomery Planning (August 2024).

Kensington CTA is in the south-central part of the county and includes the Town of Kensington and surrounding neighborhoods, with the community's boundaries extending to the Rock Creek Stream Valley Park to the west and south and state Route 586 (Veirs Mill Road) to the north (see Map 24-1). Route 193 (University Boulevard) and an active CSX railroad intersect with Route 185 (Connecticut Avenue) in the community's modern commercial core, which also includes "Antique Row," the historical central business district between MARC's Kensington station and Connecticut Avenue. The CTA's three grocery stores—plus other retail, office, and industrial sites—are clustered along the major transportation routes (see Map 24-2). Public facilities in this area include two libraries, the Leonard D. Jackson Ken Gar Center (marked as a recreation center in Map 24-1), and Kensington Volunteer Fire Department Station 5. Another significant landmark, the Washington DC Temple of the Church of Jesus Christ of Latter-Day Saints, is located on the large institutional/community facility property in the southeastern part of the community on Map 24-2 and prominently visible to travelers on I-495. This place of worship contributes largely to the 1.6 million square feet of "Other use" development in Table 24-1.
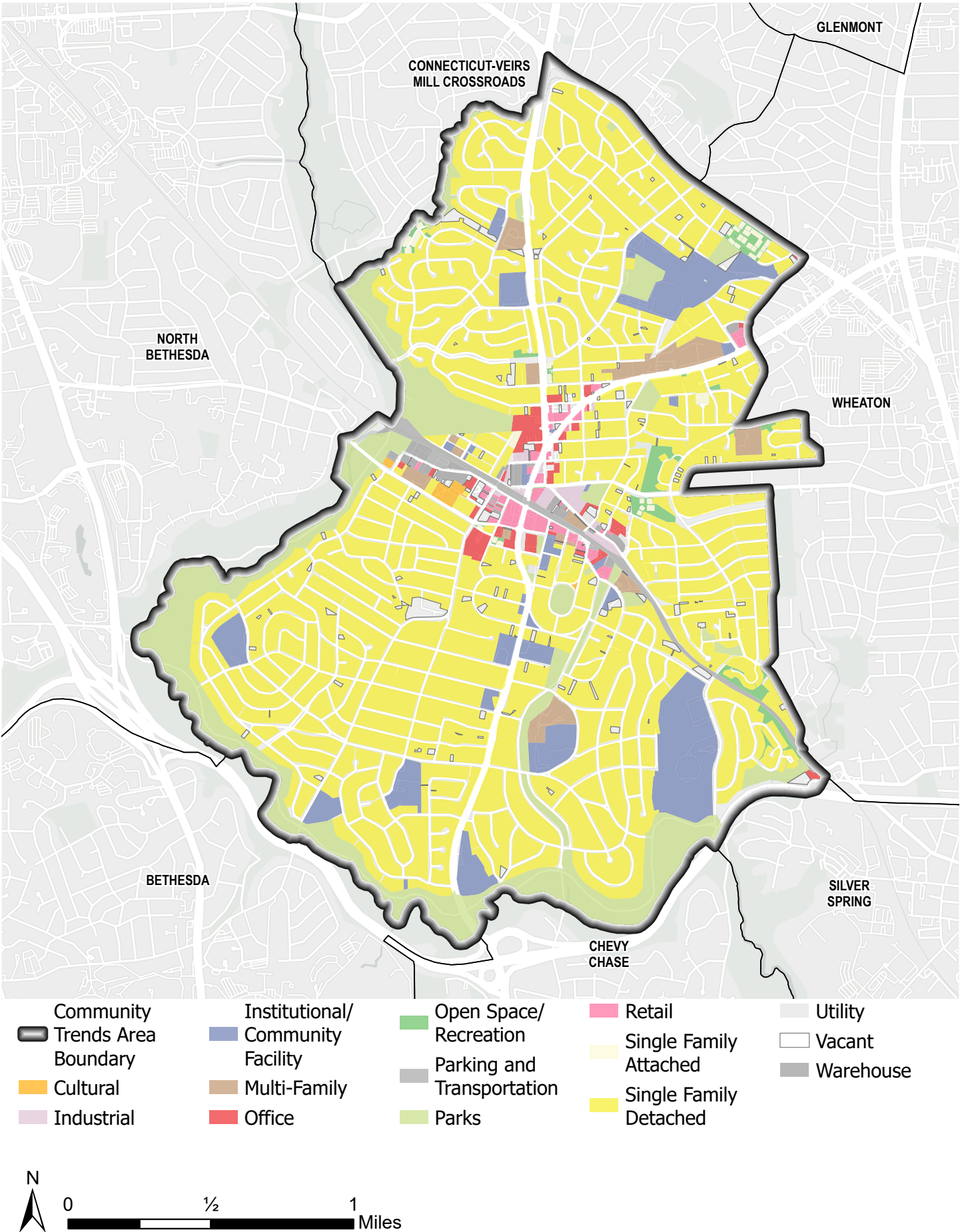
Map 24-1: Kensington, Places of Interest (2024)

GLENMONT

97

CONNECTICUT-VEIRS
MILL CROSSROADS

586

MARC

NORTH
BETHESDA

547

193

WHEATON

Rock
Creek
SVU

185

MARC

192

270

M

355

BETHESDA

SILVER
SPRING

495

CHEVY
CHASE

Community Trends Area Boundary — Community Trends Area Boundary
Freeway

Major Road
Metrorail Line
M Metro Station
Purple Line

MARC Line
MARC MARC Station
Park
Fire Station

Grocery Store
Library
Place of Worship

Public School
Recreation Center

N

0   ½   1
Miles

Source: Montgomery Planning (August 2024).

Map 24-2: Kensington, Land Use (2024)

GLENMONT

CONNECTICUT-VEIRS
MILL CROSSROADS

NORTH
BETHESDA

WHEATON

BETHESDA

SILVER
SPRING

CHEVY
CHASE

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 24-3: Kensington, Land Use (2024)

Land Use Category	Percent of Land Area*		Land Use Category	Percent of Land Area*
Agriculture	< 1.0%		Parks	12.8%
Cultural	< 1.0%		Research and Development	< 1.0%
Industrial	< 1.0%		Retail	< 1.0%
Institutional/Community Facility	6.6%		Single-Family Attached	< 1.0%
Mixed-Use Office	< 1.0%		Single-Family Detached	51.8%
Multi-Family	1.8%		Utility	< 1.0%
Office	< 1.0%		Vacant	1.4%
Open Space/Recreation	< 1.0%		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).

Home to 20,035 residents in 2022, Kensington's total population remained stable during the 2010-2022 period. Approximately two-thirds of residents identified as White in that time, and the community's overall household composition remained relatively little changed, with slightly more than two-thirds of households as families. Among other notable changes from 2010 to 2022, the community's population of young children (ages 0 to 4) decreased by 25%, and it gained older adult residents ages 65 and over. Educational attainment and income levels also increased after 2010; the number of adults ages 25 and over with at least a bachelor's degree increased its population

share from 61% to 74%. The average household income was close to the county average in 2010 but also increased by 61% between 2010 and 2022, well above the county's corresponding 38% growth, as the number of households making $200,000 or more doubled and the number of other households remained stable or decreased (see Table 24-10 and Figure 24-1). Finally, reflecting the impacts of the COVID-19 pandemic, there was a significant shift towards working from home, with numbers more than tripling from 2016 to 2022 after very minimal increases between 2010 and 2016.

Table 24-4: Kensington, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*20,149*	*100%*	*20,773*	*100%*	*20,035*	*100%*
0 to 4 years	1,652	8%	1,565	8%	1,238	6%
5 to 17 years	3,627	18%	3,709	18%	3,884	19%
18 to 34 years	3,030	15%	3,133	15%	2,612	13%
35 to 44 years	3,240	16%	2,708	13%	3,067	15%
45 to 64 years	5,744	29%	6,260	30%	5,453	27%
65 years and older	2,856	14%	3,398	16%	3,781	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 24-5: Kensington, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*20,149*	*100%*	*20,773*	*100%*	*20,035*	*100%*
White, non-Hispanic	14,140	70%	13,963	67%	13,473	67%
Black or African American, non-Hispanic	1,544	8%	1,289	6%	1,042	5%
Asian, non-Hispanic	1,072	5%	1,549	7%	1,276	6%
Other races, non-Hispanic	*	*	975	5%	1,357	7%
Hispanic or Latino	2,872	14%	2,997	14%	2,887	14%

* 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 24-6: Kensington, 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	*18,497*	*100%*	*19,208*	*100%*	*18,797*	*100%*
Speak non-English language at home	4,502	24%	4,748	25%	4,469	24%
Speak English less than "very well"	*	*	1,618	8%	1,450	8%

* 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 24-7: Kensington, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*13,875*	*100%*	*14,229*	*100%*	*13,907*	*100%*
No high school degree	*	*	710	5%	472	3%
High school degree or some college education	4,237	31%	3,804	27%	3,247	23%
Bachelor's degree only	3,735	27%	4,337	30%	4,546	33%
Graduate or professional degree	4,761	34%	5,378	38%	5,642	41%

* 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 24-8: Kensington, 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	*9,941*	*100%*	*10,409*	*100%*	*10,425*	*100%*
Commuted by driving	7,567	76%	7,702	74%	6,638	64%
Car-free commute	1,672	17%	1,880	18%	916	9%
Worked from home	626	6%	778	7%	2,693	26%
Percent of households with no vehicles	*	*	478	6%	348	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 24-9: Kensington, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*7,520*	*100%*	*7,426*	*100%*	*7,495*	*100%*
Family households	5,319	71%	5,231	70%	5,194	69%
Families with children	2,856	38%	2,656	36%	2,412	32%
Single-parent families with children	*	*	403	5%	303	4%
Nonfamily multi-person households	349	5%	485	7%	431	6%
Nonfamily single-person households	1,852	25%	1,710	23%	1,870	25%
Average household size	*2.65*	*NA*	*2.75*	*NA*	*2.63*	*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.
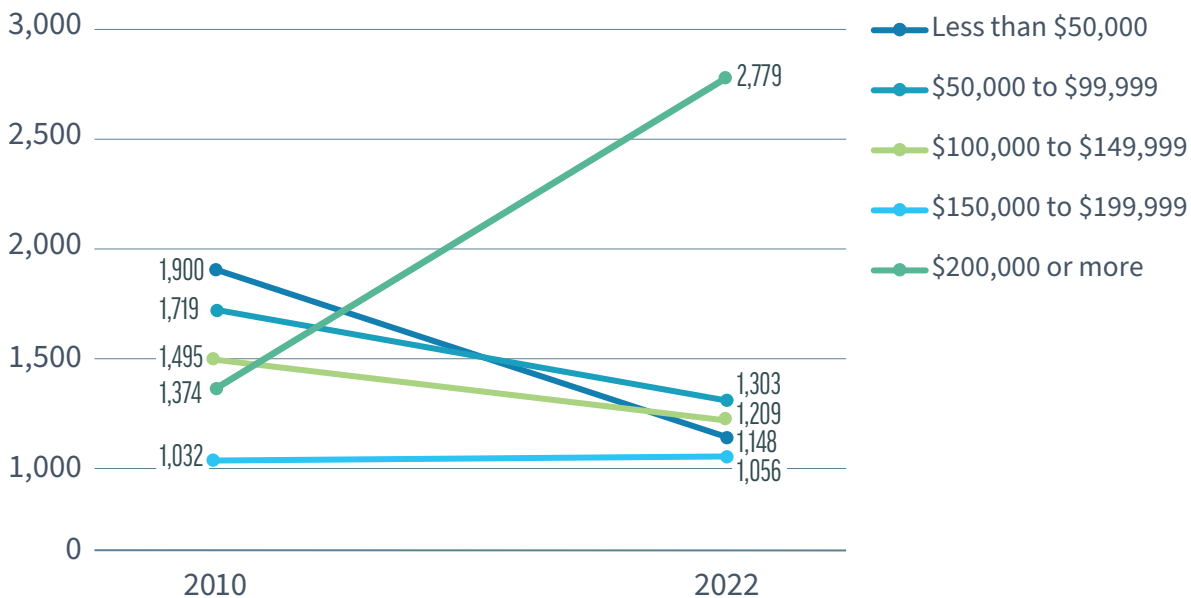
Table 24-10: Kensington, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*7,520*	*100%*	*7,426*	*100%*	*7,495*	*100%*
Less than $50,000	1,900	25%	1,352	18%	1,148	15%
$50,000 to $99,999	1,719	23%	1,624	22%	1,303	17%
$100,000 to $149,999	1,495	20%	1,469	20%	1,209	16%
$150,000 to $199,999	1,032	14%	942	13%	1,056	14%
$200,000 or more	1,374	18%	2,039	27%	2,779	37%
Average household income	*$128,572*	*NA*	*$162,802*	*NA*	*$206,997*	*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 24-1: Kensington, Number of Households by Income (2010 and 2022)

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

HOUSING

The housing stock in Kensington consists of mostly single-family detached homes (82%), built primarily before 1960, with other housing types found in smaller numbers. Not much housing construction has occurred since 2010—90% of housing units were built before 1990—and two-thirds of the housing units built more recently were single-family detached homes. Nearly all of the remainder were multi-family units, with very few single-family attached homes.

Related to this large amount of single-family housing, the homeownership rate has exceeded 80% across time. From 2010 to 2022, the average home value grew by 39% to $807,000, and the average housing costs for homeowners grew by 18%. In 2022, approximately half of renter households experienced a housing cost burden, and the average gross rent was nearly $2,300 per month.

Table 24-11: Kensington, 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	*8,025*	*100%*	*6,553*	*100%*	*200*	*100%*	*1,272*	*100%*
Before 1960	5,100	64%	5,012	76%	0	0%	88	7%
1960 to 1969	863	11%	609	9%	0	0%	254	20%
1970 to 1979	747	9%	204	3%	54	27%	489	38%
1980 to 1989	450	6%	192	3%	120	60%	138	11%
1990 to 1999	136	2%	116	2%	20	10%	0	0%
2000 to 2009	203	3%	203	3%	0	0%	0	0%
2010 or later	317	4%	217	3%	6	3%	94	7%
Unknown year	209	3%	0	0%	0	0%	209	16%
*Average year built**	*1960*	*NA*	*1957*	*NA*	*1984*	*NA*	*1974*	*NA*
*Average age**	*64*	*NA*	*67*	*NA*	*40*	*NA*	*50*	*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 24-12: Kensington, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	6,256	83%	5,988	81%	6,180	82%
Average homeowner costs (with mortgage)	*$2,797*	*NA*	*$2,875*	*NA*	*$3,308*	*NA*
Average housing value (for homeowners)	*$582,825*	*NA*	*$582,350*	*NA*	*$807,250*	*NA*
Rent-burdened households	*	*	574	42%	602	49%
Average gross rent	*$1,408*	*NA*	*$1,645*	*NA*	*$2,293*	*NA*

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