



Montgomery County

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Geographic Context of Montgomery County

A major county in the Washington Metropolitan Area, Montgomery County encompasses 507 square miles, or more than 324,000 acres (see Table 1-1), and includes urban, suburban, and rural areas. The county is bordered by the District of Columbia to the south and Virginia's Fairfax and Loudoun Counties across the Potomac River to the southwest. Three Maryland counties form the remaining borders: Frederick County to the northwest, Howard County across the Patuxent River to the northeast, and Prince George's County to the southeast (see Map 1-1). With more than one million residents, Montgomery County is the largest jurisdiction by population in Maryland and the second largest in the Washington Metropolitan Area behind Fairfax County.¹ In terms of land area, it is the fourth largest in the metropolitan area after Frederick County, MD (660 square miles), Fauquier County, VA (647 square miles), and Loudoun County, VA (516 square miles).

Road, Rail, and Trail Connections

Montgomery County connects to adjacent jurisdictions by road, rail, and trail. Major roads include two interstates—Interstate Highways 270 (I-270) and 495 (I-495, or Capital Beltway), plus U.S. Route 29—and a network of state roads, including state Routes 355, 97, and 190 as key north-south connectors and state Routes 200 (Intercounty Connector, or ICC), 28, and 193 as primary east-west connectors. In total, the county has 316 miles of state roads and 53 miles of federal roads.

The county also includes 12 stations along 37 miles of the regional Metrorail's Red Line, which is operated by the Washington Metropolitan Area Transit Authority (WMATA) and connects downtown Washington, DC, to nearby jurisdictions. Additionally, the Maryland Transit Administration (MTA) operates a line of the Maryland Area Rail Commuter (MARC) service, a limited-service commuter rail, with 11 stations in the county along CSX-owned tracks to Union Station in Washington, DC. The MTA is currently constructing the Purple Line, an east-to-west light rail system that will link 10 stations in Montgomery County to 11 stations in Prince George's County.

In addition to these road and rail systems, a 250-plus mile network of extensive hiking, biking, and equestrian trails connect Montgomery County with neighboring jurisdictions. The Anacostia Tributary Trail System starts in southern Washington, DC, and traverses northeast into Prince George's County and northwest into the eastern

side of Montgomery County. Sligo Creek Trail, Northwest Branch Trail, and Rachel Carson Greenway Trail are part of the Anacostia trail network. Additionally, the Chesapeake and Ohio (C&O) Canal Trail runs for 185 miles southeast to northwest between Georgetown, DC, and Cumberland, MD, covering nearly 40 miles in Montgomery County and passing through the Great Falls area of Potomac.

Places of Interest

With over one million people, Montgomery County requires a large number of distributed public amenities to serve residents' needs, including public services such as fire stations, police facilities, schools, recreation centers, and libraries, and privately owned places of worship, grocery stores, and more. While larger communities have more of these, such places of interest are found countywide.

The county has 37 fire stations, including two rescue stations, spread across 28 of the 37 Community Trends Areas (see Table 1-2). In addition to six district police stations, there are 17 other substations and division offices, many of which are located in the center of the county. The county has a total of 31 healthcare facilities, which include both private hospitals and County-owned health and human service facilities; these are clustered in the south of the county and along the I-270 corridor, with fewer points in the northern and eastern communities. Many places of worship are scattered all throughout the county. While Agricultural Reserve East has one of the lowest population densities in the county, it has 29 places of worship, the third-largest number after Rockville and Gaithersburg. Places of interest are often clustered, and many of the over 200 schools are in close proximity to a library or a recreation center. Though distributed throughout the county, these children-centric public services are particularly concentrated in the denser urban centers of Silver Spring, Bethesda, and Wheaton.



Despite having one of the lowest population densities in Montgomery County, Agricultural Reserve East has 29 places of worship, the third-largest number after Rockville and Gaithersburg.

1. As defined by the U.S. Census Bureau in 2023.



Nearly all communities in Montgomery County have at least one grocery outlet—Gaithersburg and Rockville have the most with 25 supermarkets each.

Activity Centers and Growth Corridors

Montgomery County’s wide range of development intensities has led to urban, suburban, and rural characteristics in different areas. Growth corridors and many of the county’s activity centers encompass areas with the most land development, more infrastructure and connectivity, higher population densities, and major employment centers, particularly in the southern and central portions of the county.²

In the most urbanized communities, such as Silver Spring and Bethesda, larger activity centers with higher residential and/or commercial density also serve as downtowns or major employment areas. Less intensely developed medium-density activity centers are located in Germantown, Olney, and other communities that also maintain significant clusters of residential neighborhoods and commercial development. Beyond the growth corridors, smaller, lower-density activity centers in communities like Cloverly and Potomac have primarily neighborhood-serving commercial development embedded in suburban residential neighborhoods. Large segments of the northern and western parts of the county, including portions of communities such as Agricultural Reserve West, are in the rural Agricultural Reserve, which is dedicated primarily to agriculture and environmental preservation.

Residential Land Use

Residential uses constitute 30% of the county’s total land, with the majority (91%) of that area used for single-family detached properties (see Table 1-3). This housing type comprises 45% of all housing units in the county and is more prevalent in communities outside of growth corridors, such as Colesville and Travilah. While nearly one-fifth of the county’s housing stock, or almost 77,000 units, are townhouses, they comprise just 1.2% of the county’s

2. *Thrive Montgomery 2050*, the county’s general land use plan update adopted in 2022, divides the county into three distinct areas (corridor-focused growth area, limited growth area, and rural areas and Agricultural Reserve) and identifies four types of activity centers (Large Centers, Medium Centers, Smaller Centers, and Villages and Neighborhood Centers) to help balance and guide growth in areas with similar land use characteristics.

total land area. Considerable townhouse construction has occurred in recently developing areas like Clarksburg, as well as in specific mixed-used nodes like the Park Potomac development in the Rockville CTA. Multi-family uses and recent growth thereof are predominant in the county’s downtowns of Bethesda and Silver Spring, and other large activity centers, including Rockville and North Bethesda. However, despite multi-family buildings constituting 36% of county housing units, these small and dense units occupy only 1.6% of county land.



Single-family detached housing comprise only 45% of all housing units in Montgomery County but occupies 91% of its residential land.

Commercial Land Use

While the county is a major employment center in the region and in the State of Maryland, office and retail uses total less than 2% of its land area. These activities are concentrated inside the Capital Beltway in the Bethesda and Silver Spring urban centers and along the I-270 corridor through hubs in the middle of the county within North Bethesda, Rockville, Gaithersburg, and Germantown. The county also has 71 million square feet of office development. The Great Seneca Science Corridor CTA, home to many biotechnology companies, has 48% of its total development as office development, the highest percentage of any community. Several federal offices are also located within Montgomery County and function as notable job centers, with sizeable campuses including the National Institutes of Health (NIH) in Bethesda, the National Institute of Standards and Technology (NIST) in Gaithersburg, and the Food and Drug Administration’s (FDA) Federal Research Center in White Oak. Retail establishments occupy more than 37 million square feet of development in the form of large regional malls such as Westfield Mall in Wheaton, mixed-use town centers such as Pike and Rose in North Bethesda, and neighborhood-serving retail in Kemp Mill-Four Corners.

Institutional Land Use

Institutional and community facilities, including schools and hospitals, also add to the fabric of Montgomery County and comprise 4% of the land area. Together, more than 200 public schools, nearly 600 places of worship, and 30 healthcare facilities, along with the aforementioned federal properties, account for the more than 95 million square feet of “Other use” development noted in Table 1-1.

Environmental Land Use

In addition to residential, commercial, and institutional development, a considerable portion of Montgomery County has been used for various types of green space. The establishment of the Agricultural Reserve in 1980 to preserve 93,000 acres in the far northern part of the county as open space and farmland is a unique feature of the county’s land use. As a result, 23% of the county’s land is used for agricultural purposes today, and most of this land is in the Agricultural Reserve.

Montgomery County also has an extensive parks system, with 19% of land area (approximately 60,000 acres) used for parkland. This includes parks owned and managed by the Montgomery County Parks Department, part of The Maryland-National Capital Park and Planning Commission (M-NCPPC), such as Little Bennett Regional Park in Clarksburg and Fairland Recreational Park in Burtonsville, along with state and national parks including Seneca Creek State Park and the C&O Canal National Historical Park. In line with this focus on the environment, 47% of the county has tree canopy cover; however, this coverage varies widely by Community Trends Areas, spanning from 25% in the Great Seneca Life Sciences community to 59% in Ashton-Sandy Spring.

Table 1-1: Montgomery County, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	324,393
Total development (square feet)	907,616,956
<i>Key environmental indicators</i>	
Parkland (acres)	59,938
Tree canopy cover (percent)	46.67
<i>Key development types</i>	
Office use (square feet)	71,354,077
Retail use (square feet)	37,214,932
Industrial use (square feet)	28,601,405
Other use (square feet)	95,369,944
Residential use (dwelling units)	410,541

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

Future Development Potential

Accounting for all these types of land uses, 85% of the county’s land is already developed or otherwise unavailable for new development. While large tracts of vacant land and greenfields are no longer abundant, other creative ways exist to allow for more efficient use of the current supply of redevelopable land, including sites previously considered unsuitable for development, such as parking lots, or leveraging air rights to expand existing buildings.



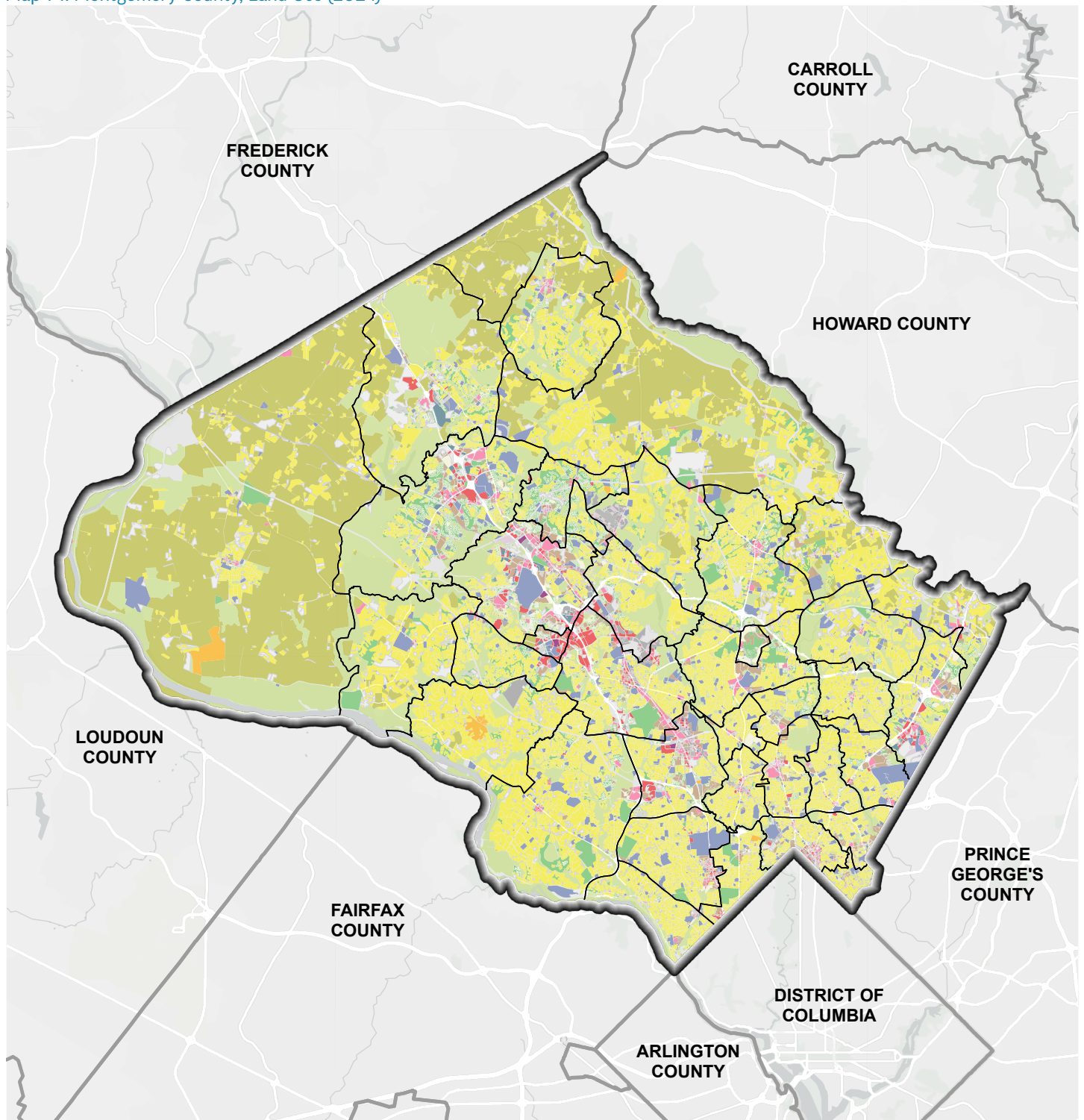
85% of Montgomery County’s land is already developed or otherwise unavailable.

Table 1-2: Montgomery County, Places of Interest (2024)

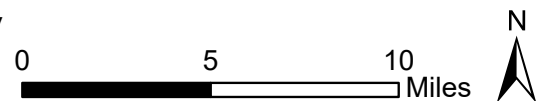
Place of Interest	Number
Fire Station	37
Grocery Store	238
Healthcare Facility	31
Library	22
Place of Worship	572
Police Facility	23
Public School	203
Recreation Center	53

Source: Montgomery Planning (August 2024).

Map 1-1: Montgomery County, Land Use (2024)



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



Source: Montgomery Planning (August 2024).

Table 1-3: Montgomery County, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	23.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	4.0%
Mixed-Use Office	< 1.0%
Multi-Family	1.6%
Office	< 1.0%
Open Space/Recreation	4.7%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	18.8%
Research and Development	< 1.0%
Retail	< 1.0%
Single-Family Attached	1.2%
Single-Family Detached	27.1%
Utility	1.6%
Vacant	3.9%
Warehouse	< 1.0%

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



PEOPLE

Montgomery County has a racially and socioeconomically diverse, highly educated, and aging population of 1,056,910 residents as of 2022. That number grew by 12% from the 2010 population of fewer than one million; in the same period, the number of households increased by 9% to 385,284 households. Similarly, the population density rose by 12% between 2010 and 2022, increasing from 1,921 to 2,143 people per square mile.



Montgomery County’s racial diversity continues to grow—from 2010 to 2022, its Hispanic population increased by 39%, its Asian population by 24%, and its Black population by 23%.

An Aging County

The most notable characteristic of the county population’s age distribution is the high rate of growth of its older adult population (ages 65 and above) relative to younger cohorts. As the fastest growing age group, the population ages 65 and over increased by 50% from 2010 to 2022 (see Table 1-4 and Figure 1-1), while other age groups grew at the much slower rate of 8% or less. While the numbers of both young children (ages 0 to 4) and young adults (ages 18 to 34) increased between 2010 and 2016, these groups each saw a decline in population between 2016 and 2022. Notably, fewer young children lived in Montgomery County in 2022 compared to 2010, reflecting a national trend of people having fewer children. As a result, the share of older adult residents shifted from 12% in 2010 to 16% in 2022. All other age groups saw a decline in their shares of the population.

Growing Racial Diversity

Montgomery County’s significant racial diversity is another defining demographic characteristic. As people of color have become the majority of residents since 2010 (see

Table 1-5 and Figure 1-2), all racial and ethnic groups except for the White population grew in numbers and as a share of residents from 2010 to 2022. Among the major groups, the Hispanic population increased by 39%, the Asian population by 24%, and the Black population by 23%. While the fastest growing group was the “other races” category, which includes multi-racial people, its 108% growth rate was due to much smaller total numbers; their absolute increase of 28,788 people was less than that of Hispanic, Asian, or Black residents. Even though the White population saw declining numbers between 2010 and 2022, it remained the largest group in 2022, comprising 41% of residents.

This growing racial diversity is reflected in the rising numbers of residents speaking a language other than English at home, a group that grew 26% from 2010 to 2022 (see Table 1-6). The county also had 13% more residents who reported speaking English less than “very well,” but this group remained at 15% of the county population ages 5 and over as its rate of growth kept pace with overall population growth.

Table 1-4: Montgomery County, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	947,230	100%	1,026,371	100%	1,056,910	100%
0 to 4 years	63,510	7%	66,799	7%	62,299	6%
5 to 17 years	166,295	18%	174,905	17%	179,952	17%
18 to 34 years	198,814	21%	218,224	21%	214,010	20%
35 to 44 years	142,603	15%	142,875	14%	146,573	14%
45 to 64 years	261,886	28%	282,881	28%	283,379	27%
65 years and older	114,122	12%	140,687	14%	170,697	16%

*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 1-5: Montgomery County, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	947,230	100%	1,026,371	100%	1,056,910	100%
White, non-Hispanic	482,754	51%	471,476	46%	437,619	41%
Black or African American, non-Hispanic	156,096	16%	177,896	17%	191,958	18%
Asian, non-Hispanic	129,852	14%	148,778	14%	160,373	15%
Other races, non-Hispanic	26,686	3%	37,671	4%	55,474	5%
Hispanic or Latino	151,842	16%	190,550	19%	211,486	20%

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.

Highly Educated Residents

Montgomery County residents have been consistently highly educated—and have become even more so in the past decade. Among adults ages 25 and over, 57% had at least a bachelor’s degree in 2010, and by 2022, this figure had grown to 60% (see Table 1-7), largely driven by higher numbers of people with graduate or professional degrees.³ This group increased by 25% and outpaced growth in other educational attainment categories. The population with only a bachelor’s degree grew by 14%, that with a high school degree or some college education by 3%, and that with no high school degree by 10%. By 2022, 33% of the adults ages 25 and over had a graduate or professional degree, which also became the largest educational attainment category.

More Work from Home

Table 1-8 shows impacts of the COVID-19 pandemic, as the percentage of employed residents working from home increased from 6% in 2016 to 22% in 2022. Prior to the pandemic, around three-quarters of workers commuted by car, but this share decreased to about two-thirds of workers in 2022 as many workers shifted to work-from-home arrangements, while the share of workers with car-free commutes declined by 27% between 2010 and 2022. The number of households with no access to a vehicle increased by 9%, keeping pace with household growth, and the percentage of households in this category stayed at 8% throughout the 2010-2022 period.

Table 1-6: Montgomery County, 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	883,720	100%	959,572	100%	994,611	100%
Speak non-English language at home	331,711	38%	382,120	40%	416,755	42%
Speak English less than “very well”	134,634	15%	136,871	14%	152,227	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 1-7: Montgomery County, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	644,820	100%	703,977	100%	729,862	100%
No high school degree	57,914	9%	62,205	9%	63,816	9%
High school degree or some college education	221,088	34%	232,723	33%	227,922	31%
Bachelor’s degree only	173,891	27%	186,973	27%	198,924	27%
Graduate or professional degree	191,927	30%	222,076	32%	239,200	33%

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.

3. Nationally, 28% of adults ages 25 and over had at least a bachelor’s degree in 2010, which increased to 34% in 2022.

Table 1-8: Montgomery County, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Workers ages 16 years and over</i>	502,308	100%	537,814	100%	551,214	100%
Commuting by driving	383,796	76%	403,638	75%	357,415	65%
Car-free commute	87,903	17%	99,501	19%	63,867	12%
Worked from home	26,864	5%	30,439	6%	120,968	22%
Percent of households with no vehicles	27,768	8%	28,388	8%	30,292	8%

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.

Households with Fewer Children

Household composition remained relatively stable overall between 2010 and 2022 (see Table 1-9). Families continued to be the most prevalent household type and comprised approximately 70% of all households. The remaining 30% were nonfamily households, including single-person households. The rate of growth in the number of families and nonfamily households kept pace with overall growth, resulting in little shift in their respective share of all households. The most notable trend is the declining percentage of households with children under age 18. In 2010, 34% of all households (and 49% of all families) had children, but this figure dropped to 32% of households

(46% of all families) by 2022, as the number of such households remained relatively unchanged. The subset of families with a single parent followed a similar pattern. This trend is associated with other trends, including the slower growth of the child population as more households chose to have fewer or no children and increasing numbers of older households had children who grew up or moved away. While the average household size increased from 2.66 people in 2010 to 2.77 in 2016 but decreased to 2.72 in 2022, these shifts are relatively small compared with long-term historical trends.

Table 1-9: Montgomery County, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
<i>Total number of households</i>	353,177	100%	367,764	100%	385,284	100%
Family households	242,950	69%	256,128	70%	266,286	69%
Families with children	119,415	34%	122,307	33%	121,957	32%
Single-parent families with children	27,201	8%	29,671	8%	27,014	7%
Nonfamily multi-person households	21,226	6%	20,106	5%	22,483	6%
Nonfamily single-person households	89,001	25%	91,530	25%	96,515	25%
<i>Average household size</i>	2.66	NA	2.77	NA	2.72	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.

Rising Incomes

Table 1-10 shows that more households entered higher income categories between 2010 and 2022, and as a result, average household income increased. These figures are based on nominal dollars, so not all changes reflect real income growth. However, the average household income increased by 38% from 2010 to 2022, outpacing the rate of inflation for the same period.⁴ Related to this rise in average income, the county gained households earning \$150,000 or more and lost households earning less than \$100,000,

both in absolute numbers and as a percentage of all households. The number of households making between \$100,000 to \$149,999 remained the same but declined as a share of all households over time. Households earning \$200,000 or more was the fastest-growing income group, increasing by 104% and doubling both in their number and as a percentage of households between 2010 and 2022. The number of households earning less than \$100,000 declined by 18% during this time.

4. Inflation based on the U.S. Bureau of Labor Statistics' Consumer Price Index for all urban consumers (CPI-U) for the Washington Metropolitan Area was calculated to be 29% from 2010 to 2022.

Table 1-10: Montgomery County, Household Income

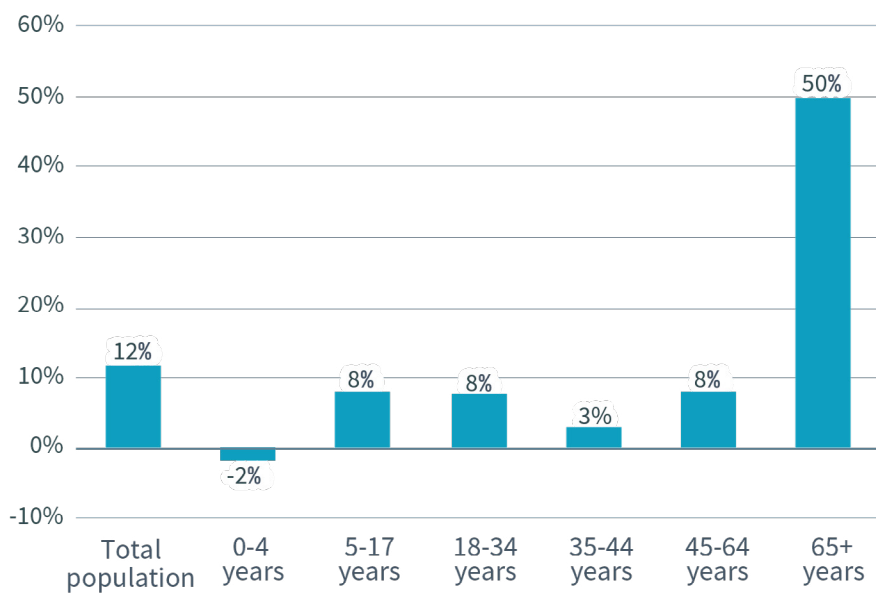
Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	353,177	100%	367,764	100%	385,284	100%
Less than \$50,000	86,704	25%	85,265	23%	70,712	18%
\$50,000 to \$99,999	100,950	29%	97,839	27%	83,553	22%
\$100,000 to \$149,999	70,523	20%	71,160	19%	70,577	18%
\$150,000 to \$199,999	40,973	12%	44,291	12%	50,495	13%
\$200,000 or more	54,027	15%	69,209	19%	109,947	29%
Average household income	\$125,557	NA	\$135,849	NA	\$172,866	NA

NA Not Applicable.

Estimates and percentages may not sum to totals due to rounding.

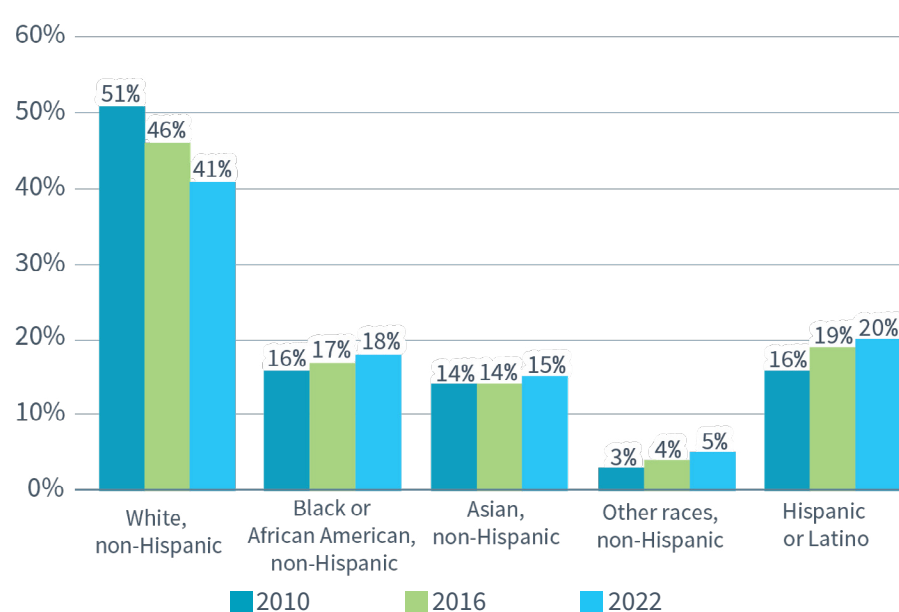
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 1-1: Montgomery County, Percent Change by Age (2010-2022)



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

Figure 1-2: Montgomery County, Percent by Race and Hispanic Ethnicity (2010, 2016, 2022)



Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



HOUSING

Montgomery County has a diverse housing stock with significant numbers of units of every major housing type and from different eras of construction. As of 2024, the county had 410,541 housing units. Single-family detached units comprised 45% of the housing stock, single-family attached units (typically townhouses) accounted for 19% of units, and the remaining 36% of units were in multi-family structures like low-rise and high-rise multi-plexes and apartment buildings. On average, single-family detached units were the oldest type of housing in the county, with an average age of 54 years. Townhouses and multi-family units are younger, with average ages of 35 and 37 years, respectively.

More Multi-Family Construction

While Montgomery County has witnessed continuous housing growth since the 1960s, construction peaked in the 1980s with more than 80,000 units built during this decade. Since 2010, 47,359 units, or 12% of the existing housing stock, were built. Of these units, 61% were in multi-family buildings, reflecting the recent trend of more multi-family housing growth relative to single-family unit developments (see Table 1-11 and Figure 1-3). Further, most multi-family units are now in larger buildings, such as high rises, as recent multi-family developments have prioritized this building type, rather than for smaller structures such as garden-style apartments or small multi-plex buildings (e.g. duplexes, triplexes).

Homeownership and Housing Costs

Even as housing stock has expanded since 2010, homeownership rates and housing affordability remain important issues. The homeownership rate declined from 69% in 2010 to 66% in 2022 (see Table 1-12), a change that can be partially explained by the concurrent increase in multi-family development, which tends to create apartments for rent, whereas single-family homes are more likely to be owner-occupied.

Increases in home values and housing costs also present challenges to residents' ability to live in Montgomery County. In 2022, the average home value was \$705,564, versus the national average home value of \$261,584. While the average home value in the county decreased from 2010 to 2016, it was higher than the 2010 figure in 2022 by nearly \$150,000, or 27%. Average monthly housing costs for homeowners with a mortgage increased by only 14%, or \$400. However, the average monthly gross rent increased by 40%, or nearly \$600, exceeding the inflation rate for the 2010-2022 period (see Table 1-12 and Figure 1-4).⁵ With rising housing costs affecting renters in particular, an increasing number of these households became burdened by housing costs. However, the share of renters who were cost-burdened has essentially remained constant at around 50% since 2010.

5. Inflation based on the U.S. Bureau of Labor Statistics' Consumer Price Index for all urban consumers (CPI-U) for the Washington Metropolitan Area was calculated to be 29% from 2010 to 2022.

Table 1-11: Montgomery County, 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	410,541	100%	185,976	100%	76,661	100%	147,904	100%
Before 1960	76,497	19%	65,730	35%	1,836	2%	8,931	6%
1960 to 1969	65,545	16%	31,783	17%	1,877	2%	31,885	22%
1970 to 1979	53,185	13%	21,753	12%	12,177	16%	19,255	13%
1980 to 1989	80,749	20%	28,150	15%	31,650	41%	20,949	14%
1990 to 1999	40,147	10%	16,411	9%	10,582	14%	13,154	9%
2000 to 2009	39,386	10%	13,249	7%	8,833	12%	17,304	12%
2010 or later	47,359	12%	8,805	5%	9,706	13%	28,848	20%
Unknown year	7,673	2%	95	0%	0	0%	7,578	5%
Average year built*	1980	NA	1970	NA	1989	NA	1987	NA
Average age*	44	NA	54	NA	35	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).



The average home value in Montgomery County was \$705,564 in 2022, compared to the national average of \$261,584.

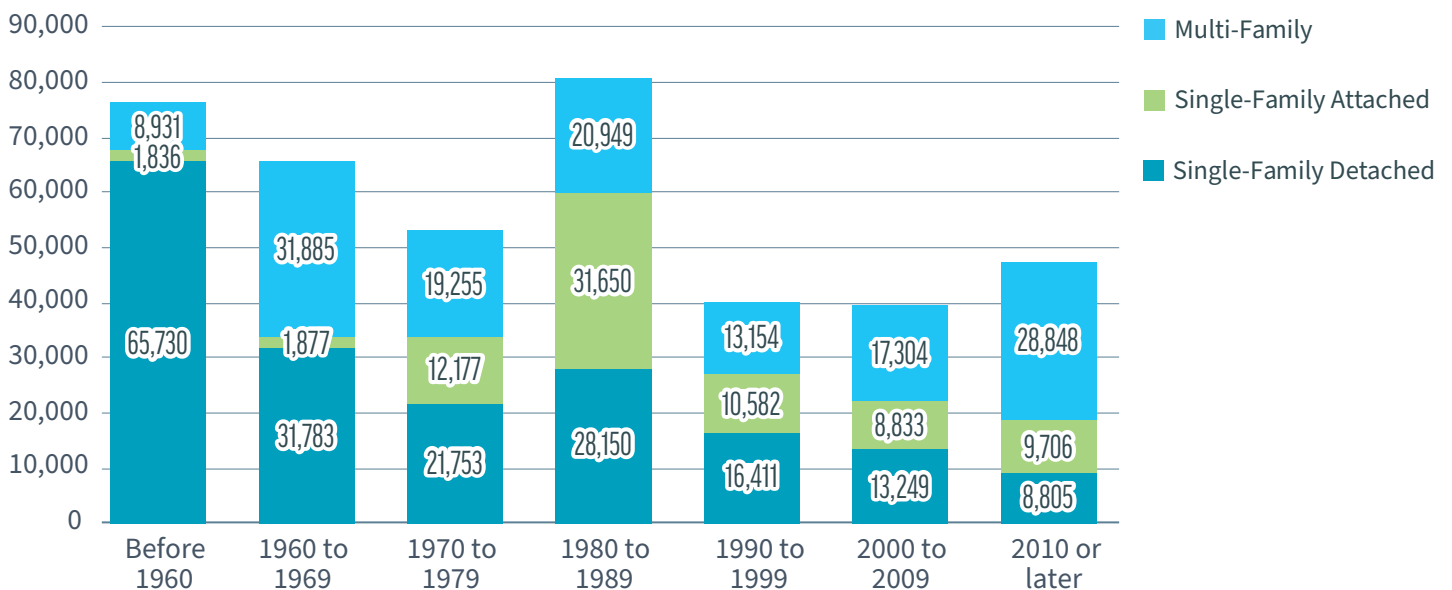
Table 1-12: Montgomery County, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	244,815	69%	241,201	66%	252,457	66%
Average homeowner costs (with mortgage)	\$2,805	NA	\$2,723	NA	\$3,205	NA
Average housing value (for homeowners)	\$556,625	NA	\$546,270	NA	\$705,564	NA
Rent-burdened households	52,724	51%	62,075	51%	64,056	50%
Average gross rent	\$1,496	NA	\$1,693	NA	\$2,092	NA

NA Not Applicable.

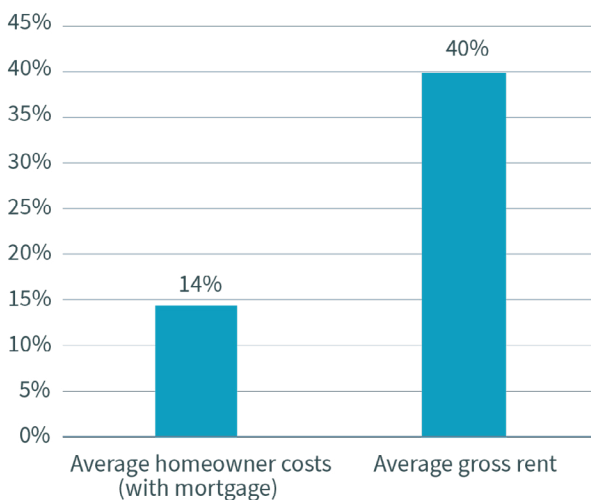
Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 1-3: Montgomery County, Number of Housing Units by Year Built and Type (2024)



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

Figure 1-4: Montgomery County, Change in Average Homeowner and Renter Costs (2010-2022)



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