Rockville

PLACE

Table 32-1: Rockville, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	9,191
Total development (square feet)	72,177,170
Key environmental indicators	
Parkland (acres)	1,326
Tree canopy cover (percent)	40.65
Key development types	
Office use (square feet)	13,896,876
Retail use (square feet)	4,702,129
Industrial use (square feet)	2,835,764
Other use (square feet)	8,523,625
Residential use (dwelling units)	27,791

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

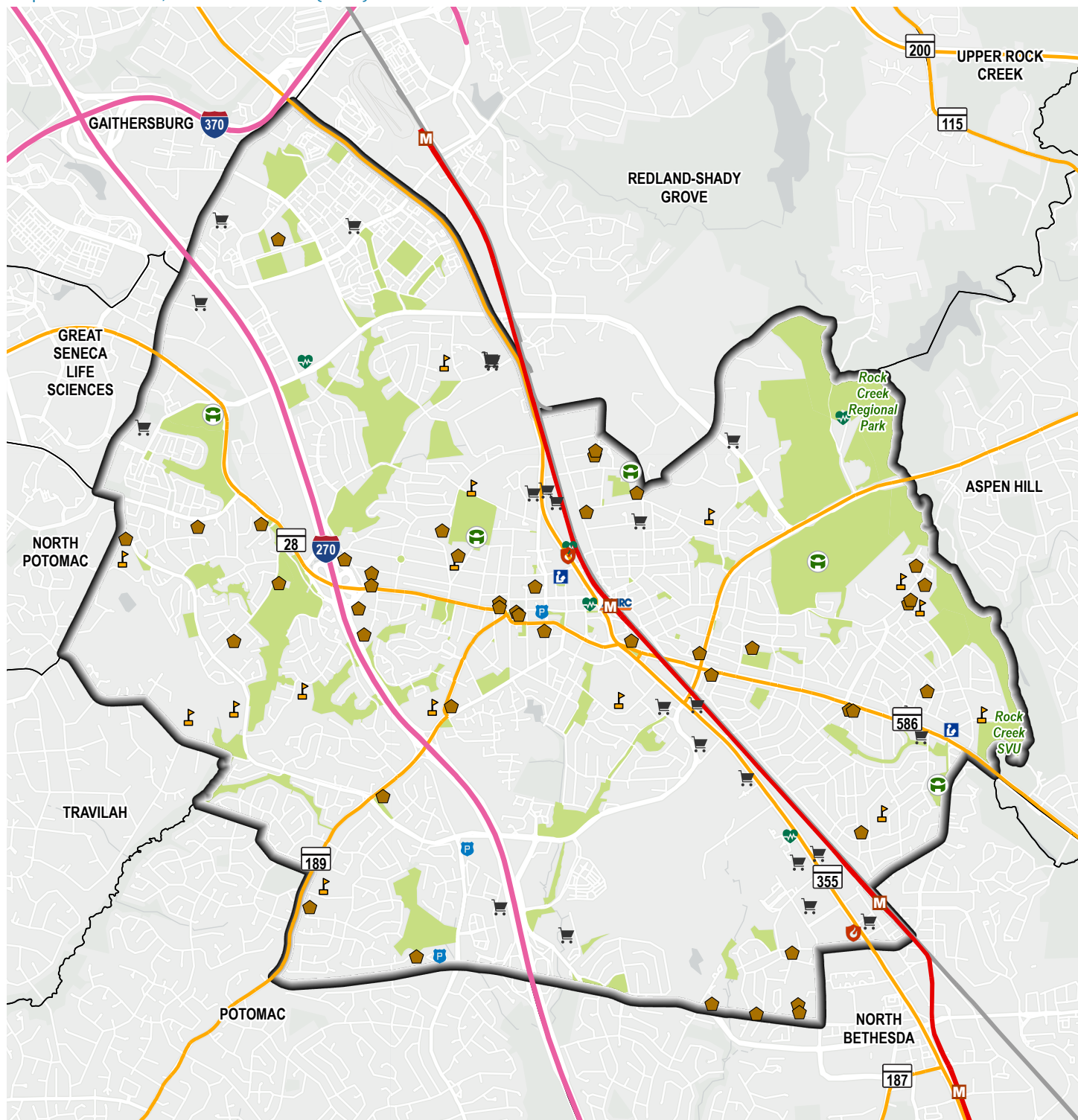## Table 32-2: Rockville, Places of Interest (2024)

Place of Interest	Number
Fire Station	2
Grocery Store	25
Healthcare Facility	5
Library	2
Place of Worship	44
Police Facility	3
Public School	15
Recreation Center	5

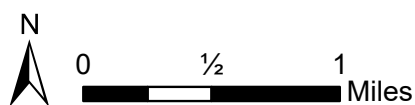*Source: Montgomery Planning (August 2024).*

Located in the center of the county, Rockville CTA's boundaries are mostly coterminous with those of the City of Rockville, the seat of Montgomery County's government operations. Metrorail and MARC service, I-270, Route 355, and other major roads serve as important transportation corridors and anchor much of the community's commercial land uses, including office and retail in both suburban and urban settings (see Map 32-1 and Map 32-2). Rockville Town Center, the city's downtown in the middle of the CTA, also contributes to this community's nearly 14 million square feet of office space—the second greatest total amount in the county—and 4.7 million square feet of retail space. This large mixed-use area has multiple important public facilities serving the county or the city—the Montgomery County Council Office Building, the Isiah "Ike" Leggett Executive Office Building and Judicial Center, the District Court of Maryland for Montgomery County, and Rockville City Hall. Other public facilities in this area (as shown on Map 32-1) include Rockville Memorial Library, Rockville Volunteer Fire Department Station 3, and the Rockville City Police Department's main building. Directly north of the downtown area, Montgomery College's Rockville Campus occupies 1.1 million square feet, a significant portion of the CTA's 8.5 million square feet of "Other use" development listed in Table 32-1. Parks and open space/recreational purposes take up 25% of the land, some of which includes two large private country clubs in the CTA's western and southern parts, as well as the publicly accessible Rock Creek Regional Park along the community's eastern border.
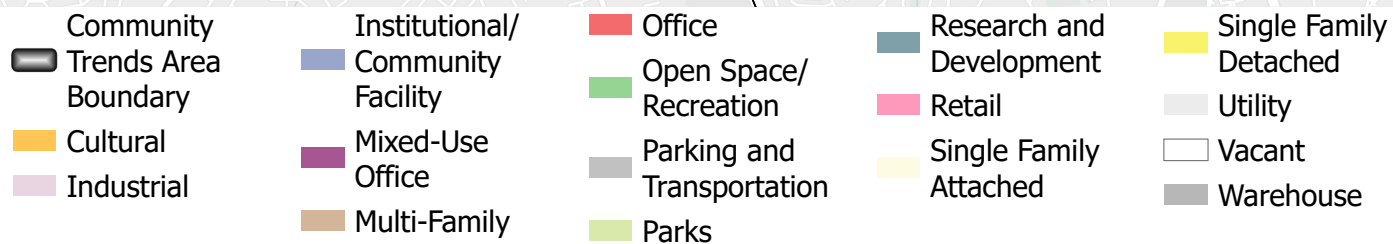
Map 32-1: Rockville, Places of Interest (2024)

UPPER ROCK CREEK

GAITHERSBURG

REDLAND-SHADY GROVE

GREAT SENECA LIFE SCIENCES

Rock Creek Regional Park

ASPEN HILL

NORTH POTOMAC

Rock Creek SVU

TRAVILAH

POTOMAC

NORTH BETHESDA

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

N

0   ½   1
Miles

Map 32-2: Rockville, Land Use (2024)

Legend:

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

N

0   ½   1
Miles
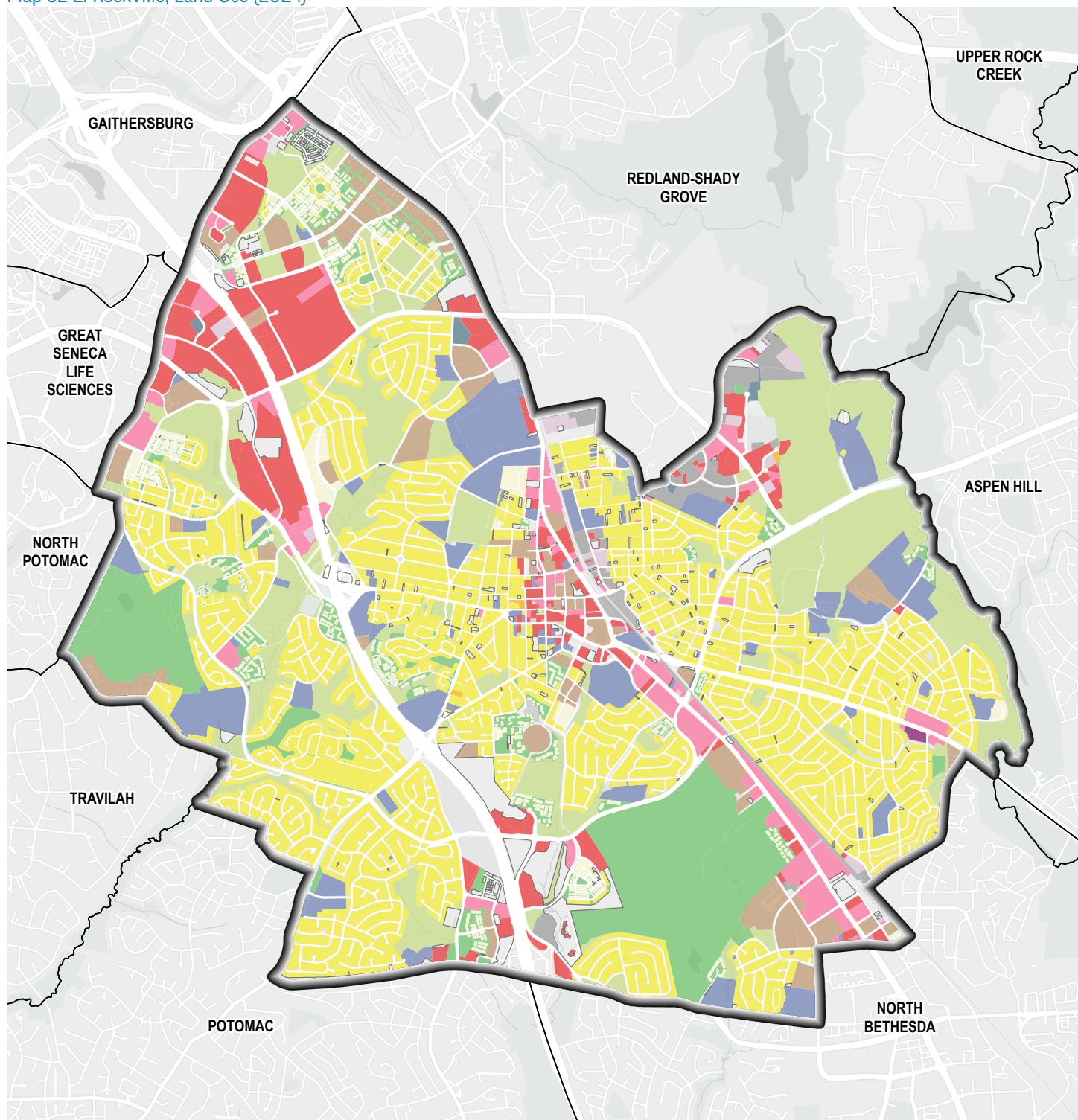
Source: Montgomery Planning (August 2024).

Table 32-3: Rockville, Land Use (2024)

Land Use Category	Percent of Land Area*
Agriculture	< 1.0%
Cultural	< 1.0%
Industrial	< 1.0%
Institutional/Community Facility	6.5%
Mixed-Use Office	< 1.0%
Multi-Family	4.4%
Office	6.3%
Open Space/Recreation	9.8%
Parking and Transportation	< 1.0%

Land Use Category	Percent of Land Area*
Parks	14.9%
Research and Development	< 1.0%
Retail	3.4%
Single-Family Attached	2.2%
Single-Family Detached	27.5%
Utility	< 1.0%
Vacant	2.9%
Warehouse	1.3%

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

In 2022, Rockville was the county's third most populous community with 67,824 people, a 14% increase from 2010. The fastest growing age groups were the older adult and young adult populations. The number of residents ages 65 and over increased by 48% between 2010 and 2022, and the population ages 18 to 34 grew by 24% in that period (see Table 32-4 and Figure 32-1). By 2022, no racial or ethnic group was the majority, though the sizeable Asian and Hispanic populations grew by 36% and 45%, respectively, and the "Other races" category, which includes multi-racial people, was the fastest growing group and increased by 144%. With more racial diversity, the share of the population speaking a non-English language at home expanded from 40% in 2010 to 45% in 2022.

Among adults ages 25 and over, 65% had at least a bachelor's degree in 2022, up from 59% in 2010; a majority of this educational attainment group had a graduate or professional degree throughout the entire 2010-2022

period. Nonfamily households became slightly more prevalent, growing from 32% of all households in 2010 to 35% in 2022. While the average household income continued to remain slightly below the countywide average, it grew by 35% from 2010 to 2022, close to the county's growth rate of 38%. With Metrorail and MARC service available in this CTA, about 10% of households did not have a vehicle, and more than one-fifth of workers opted for a car-free commute in 2010 and 2016, though that number fell to 15% by 2022 as more people worked from home during the COVID-19 pandemic.

Among Rockville residents ages 25 and over, 65% had at least a bachelor's degree in 2022.

Table 32-4: Rockville, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*59,599*	*100%*	*66,253*	*100%*	*67,824*	*100%*
0 to 4 years	4,302	7%	4,752	7%	3,649	5%
5 to 17 years	9,025	15%	9,288	14%	10,384	15%
18 to 34 years	11,984	20%	15,109	23%	14,905	22%
35 to 44 years	9,737	16%	9,893	15%	9,418	14%
45 to 64 years	16,079	27%	16,866	25%	16,940	25%
65 years and older	8,471	14%	10,346	16%	12,528	18%

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 32-5: Rockville, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	*59,599*	*100%*	*66,253*	*100%*	*67,824*	*100%*
White, non-Hispanic	34,165	57%	33,363	50%	31,089	46%
Black or African American, non-Hispanic	4,693	8%	6,208	9%	6,214	9%
Asian, non-Hispanic	11,075	19%	13,667	21%	15,035	22%
Other races, non-Hispanic	1,515	3%	2,824	4%	3,692	5%
Hispanic or Latino	8,151	14%	10,192	15%	11,794	17%

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 32-6: Rockville, 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	*55,297*	*100%*	*61,502*	*100%*	*64,175*	*100%*
Speak non-English language at home	22,002	40%	26,664	43%	28,989	45%
Speak English less than "very well"	9,469	17%	10,057	16%	11,161	17%

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 32-7: Rockville, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	*42,715*	*100%*	*46,960*	*100%*	*48,502*	*100%*
No high school degree	3,317	8%	3,694	8%	3,470	7%
High school degree or some college education	14,071	33%	13,378	28%	13,559	28%
Bachelor's degree only	10,763	25%	12,545	27%	13,448	28%
Graduate or professional degree	14,565	34%	17,343	37%	18,025	37%

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 32-8: Rockville, 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	*31,717*	*100%*	*35,628*	*100%*	*35,509*	*100%*
Commuted by driving	22,845	72%	25,465	71%	20,338	57%
Car-free commute	6,771	21%	7,741	22%	5,295	15%
Worked from home	1,785	6%	2,115	6%	9,245	26%
Percent of households with no vehicles	2,029	9%	2,251	9%	2,551	10%

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 32-9: Rockville, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*23,491*	*100%*	*25,020*	*100%*	*26,657*	*100%*
Family households	16,036	68%	16,668	67%	17,212	65%
Families with children	7,522	32%	7,651	31%	7,482	28%
Single-parent families with children	1,793	8%	1,645	7%	1,989	7%
Nonfamily multi-person households	1,355	6%	1,667	7%	1,970	7%
Nonfamily single-person households	6,101	26%	6,685	27%	7,475	28%
Average household size	*2.49*	*NA*	*2.61*	*NA*	*2.51*	*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 32-10: Rockville, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	*23,491*	*100%*	*25,020*	*100%*	*26,657*	*100%*
Less than $50,000	5,397	23%	5,428	22%	5,058	19%
$50,000 to $99,999	7,496	32%	6,691	27%	5,411	20%
$100,000 to $149,999	4,556	19%	5,406	22%	5,360	20%
$150,000 to $199,999	2,816	12%	3,067	12%	3,761	14%
$200,000 or more	3,227	14%	4,429	18%	7,067	27%
Average household income	*$116,209*	*NA*	*$129,369*	*NA*	*$156,693*	*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 32-1: Rockville, Percent Change by Age (2010-2022)
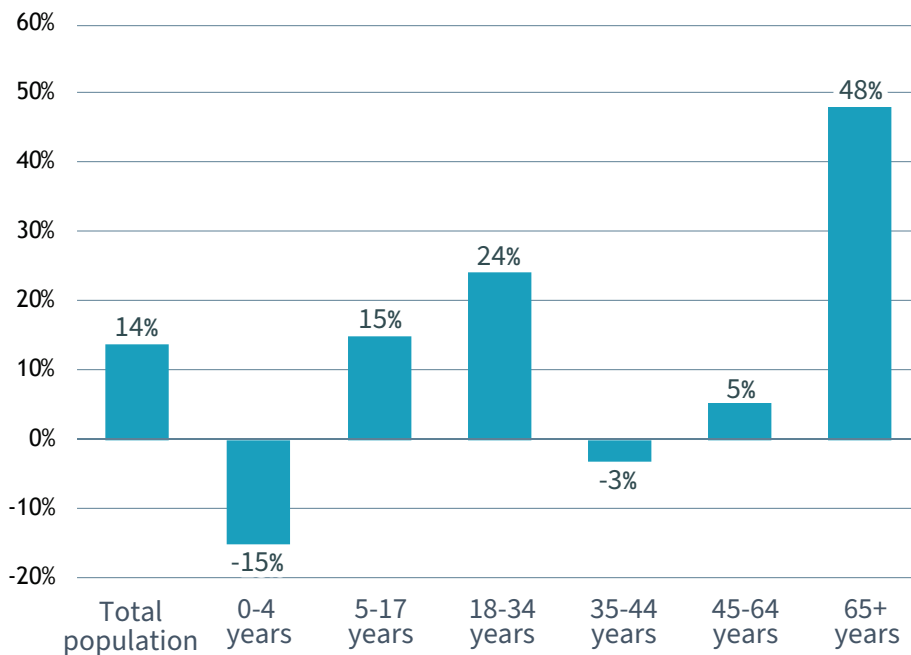
Source: U.S. Census Bureau, 2010 and 2022 American Community Survey, 5-year estimates.

Rockville has a wide range of housing types, with single-family detached homes and multi-family units each making up over 40% of the housing stock; another 15% is townhouses. Consistent housing growth has occurred in recent years; units built since 2010 comprised 13% of the total housing stock, with multi-family units forming 79% of this newer housing. Much of the recent multi-family construction was for larger developments, such as high-rise apartments, which may be related to why homeowners were 57% of all households in 2022, down from 63% in 2010. Average home values increased by 24% between 2010 and 2022, and housing costs grew faster for renters (37%) than for homeowners (14%). However, the share of renters burdened by housing costs remained essentially unchanged at just below 50%.

Table 32-11: Rockville, 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	27,791	100%	11,582	100%	4,117	100%	12,092	100%
Before 1960	5,331	19%	5,026	43%	66	2%	239	2%
1960 to 1969	5,947	21%	2,717	23%	324	8%	2,906	24%
1970 to 1979	3,469	12%	1,935	17%	585	14%	949	8%
1980 to 1989	1,610	6%	701	6%	541	13%	368	3%
1990 to 1999	1,052	4%	278	2%	465	11%	309	3%
2000 to 2009	6,397	23%	774	7%	1,550	38%	4,073	34%
2010 or later	3,538	13%	151	1%	586	14%	2,801	23%
Unknown year	447	2%	0	0%	0	0%	447	4%
Average year built*	1981	NA	1965	NA	1994	NA	1992	NA
Average age*	43	NA	59	NA	30	NA	32	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 32-12: Rockville, Homeownership and Housing Affordability

Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	14,803	63%	14,921	60%	15,102	57%
Average homeowner costs (with mortgage)	$2,738	NA	$2,714	NA	$3,119	NA
Average housing value (for homeowners)	$537,010	NA	$535,267	NA	$665,274	NA
Rent-burdened households	3,944	47%	4,757	49%	4,988	46%
Average gross rent	$1,611	NA	$1,811	NA	$2,212	NA

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