



*Gaithersburg*

# DWELLING UNITS AND ESTIMATED POPULATION

July 2024



City of Gaithersburg  
Planning and Code Administration  
31 South Summit Avenue  
Gaithersburg, Maryland 20877  
Telephone: (301) 258-6330  
[plancode@gaitersburgMD.gov](mailto:plancode@gaitersburgMD.gov)  
[www.gaitersburgMD.gov](http://www.gaitersburgMD.gov)



# CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT

◆ July 2024 ◆

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## PURPOSE AND METHODOLOGY

This document summarizes the number of dwelling units and estimated household and group quarters population in the City of Gaithersburg, Maryland as of the date specified on the cover sheet.

The number and type of dwelling units was gathered from these sources: Montgomery County tax records and tax maps, approved site plans and subdivision plats on file with the City, aerial photographs, and field inspections conducted by City staff. Information on building completion progress was obtained by reviewing final occupancy permits granted, and the number of rental dwelling units was confirmed by rental housing records.

Specific multipliers are used to create a "bottom-up" estimate of the number of people living in households who reside in the City, based on the type of dwelling unit and associated vacancy rate. The raw multipliers were obtained by analyzing Census 2010 blocks with homogeneous dwelling unit types. The final multipliers used in this report have been adjusted to reflect the Census 2010 Summary File 1 (SF1) City-wide persons per household multiplier. For estimation purposes, it is assumed that exactly one household occupies one housing unit. The City-wide population summary table includes a "high" estimate based on 100% (full) occupancy of housing units and a "low" estimate that accounts for housing unit vacancy rates.

The population in Group Quarters is estimated by adding the "institutionalized" count of persons to the estimated "non-institutionalized" count of persons. The actual number of "institutionalized" group quarters units, such as nursing homes, homeless shelters, and drug treatment facilities, are obtained directly from the facilities and it is assumed that exactly one person occupies each institutionalized group quarters unit. An estimate of the "non-institutionalized" group quarters population is generated based on the 2010 Census population of this group as a percentage of the total population (0.2920%), utilizing Summary File 1 (SF1).

The statistics in this report are arranged by subdivisions in the City of Gaithersburg, as defined by subdivision plats, site plan approvals, and City-designated areas. The City was originally divided into six Planning Neighborhoods as part of an open space study conducted by the Department of Parks and Recreation in 1976-1978. Previous editions of *Dwelling Unit and Estimated Population* reports prepared by the City prior to July 2005 were arranged by Planning Neighborhood, each of which was broken down into subdivisions.

This population and housing report is used by a great variety of committees, organizations, and individuals for an ever-increasing number of purposes, ranging from City-wide programs to studies on implementing affordable housing. It is also available to the public for private use. The most current version of this report is posted on the City's web site at [http://www.gaithersburgmd.gov/documents/dwelling\\_population\\_report.pdf](http://www.gaithersburgmd.gov/documents/dwelling_population_report.pdf).

All questions regarding the document should be directed to the City of Gaithersburg Planning and Code Administration.

Dwelling Unit Multiplier Table		Census 2020 - Homogeneous Blocks					
Housing Unit (HU) Type	Housing Type Abbreviation	Population, Occupied HUs	Households, Occupied HUs	Raw Census Block 2020 multiplier	Adjusted Census 2020 Multiplier	Raw Census Block 2010 Multiplier	Census 2000 City-wide Multiplier
Single Household Detached	SFD	9,871	2,995	3.29583	<b>3.36837</b>	3.20851	3.24763
Townhouse/Townhouse Condo	TH, TC	10,517	3,442	3.05549	<b>3.12275</b>	3.00960	2.94209
Multi-household, Garden Apt	GA	9,573	3,879	2.46790	<b>2.52223</b>	2.52569	2.24724
Multi-household, Garden Condo	GC	1,632	809	2.01731	<b>2.06171</b>	1.73684	incl. in GA
Multi-HH, Stacked TH Condo	SC	1,049	445	2.35730	<b>2.40919</b>	2.11204	incl. in GA
Multi-household, High Rise Apt	HRA	2,205	1,440	1.53125	<b>1.56496</b>	1.57634	2.24724
Multi-HH, High Rise Condo*	HRC	N/A	N/A	N/A	<b>1.56496</b>	N/A	incl. in HRA
Live-work Townhouses**	LW	56	22	2.54545	N/A	N/A	N/A
Group Quarters	GQ	N/A	N/A	N/A	<b>1.00000</b>	N/A	N/A
<b>All Housing Units</b>	N/A	<b>34903</b>	<b>13032</b>	<b>2.67825</b>	<b>2.66740</b>	<b>2.70792</b>	<b>2.59939</b>

Sources: Census 2020 PL 94-171 Redistricting Summary File Block-level data, Census 2010 Summary File 1 (SF1) Block-level data, and Census 2000 Summary Files 1 and 3 (SF1, SF3) City-level data

\* Uses Multi-household, High Rise Apartment factor due to lack of block-level homogenous data

\*\* Uses Multi-household, Garden Apartment factor due to small number of units and similar characteristics

## DEFINITIONS AND ABBREVIATIONS USED IN TABLES

**AFFORDABLE HOUSING (AH):** A portion of the total approved dwelling units that have been set aside as income-restricted units, per Chapter 24, Article XVI.

**AGE-RESTRICTED UNIT (AR):** A dwelling unit available for rent or sale only to households with at least one member who is 55 years old or older.

**CONDOMINIUM (C):** A garden or high-rise multiple-household dwelling unit that is owned individually and retains a portion of the interest in the entire structure, common areas, and common facilities. The condominium owner has title to the interior space of the unit and an undivided interest in the common space elements (including land). Property is identified in a master deed and recorded on a condominium plat with the local jurisdiction. Also known as a "condo" unit.

**CURRENT POPULATION:** Estimated population of occupied dwelling units based on the multiplier found in the Dwelling Unit Multiplier Table or based on the methodology for estimating Group Quarters population.

**DECLARATIONS (D):** A property encumbered by development approval declarations, covenants, conditions, and similar restrictions, but either not subject to a Homeowner's Association (HOA) or subject only to an inactive HOA.

**FUTURE GROWTH:** Estimated additional population in approved but unbuilt/incomplete dwelling units.

**FUTURE POPULATION:** Estimated total population once all dwelling units are completed.

**GARDEN UNIT (G):** A multiple-household dwelling unit, either rental (apartment/GA) or owned (condominium/GC), usually located in a building with three or more units that is four (4) stories in height or lower or that has four (4) or fewer entire floors in the building, with units on some or all floors. "GA" includes rental triplexes, rental quadplexes, urban cottages and other accessory dwelling units (ADUs), and detached homes converted to rental upper/lower duplexes (a.k.a. "maisonette" or "apartment" duplex).

**GROUP QUARTERS (GQ):** Facilities providing living quarters, such as beds or rooms, for unrelated individuals. Group Quarters are not dwelling units and are not occupied by households.

**HIGH-RISE UNIT (HR):** A multiple-household dwelling unit, either rental (apartment/HRA) or owned (condominium/HRC), located in a building with four or more units that is five (5) or more stories in height and has five (5) or more entire floors, with dwelling units on some or all floors.

**HOMEOWNER'S ASSOCIATION [HOA] (H):** A community association, other than a condominium association, organized in a development in which individual owners share common interest in open space or facilities. An HOA holds title to certain common property, manages and maintains common property, and enforces certain covenants, conditions, and restrictions (CCRs). Condominium associations do not usually have title to HOA common property.

**INCOME-RESTRICTED UNIT (IR):** A dwelling unit available for rent or sale only to persons who satisfy income limits determined by the federal HUD department. These include MPDUs for persons who earn 50%-80% (IM) and WFHUs for persons who earn 80%-120% (IW) of Area Median Income, per Chapter 24, Article XVI.

**OTHER USES:** Detached houses, townhouses, duplexes, stacked condos, condominiums, and apartments used for purposes other than dwelling units, such as offices, retail stores, beauty parlors, barber shops, model homes, etc.

**PROJECTED FUTURE POPULATION (PROJECTED FUT POP):** Total estimated population upon completion of all approved residential dwelling units.

**RENTAL UNIT (R):** A dwelling unit that is available for rent, such as an apartment.

**SENIOR HOUSING UNIT (SR):** A dwelling unit available for rent or sale only to households with at least one member who is 62 years old or older.

**SINGLE-HOUSEHOLD DETACHED (SFD):** A single freestanding dwelling unit that does not share walls with any other unit.

**STACKED CONDO UNIT (SC):** Two or more condominium units arranged vertically within a single attached or detached multiple household building ("stacked," "piggyback," "2 over 2," "triplex," etc.). The individual condominium units occupy one or more floors.

**TAX MAP:** Maps created by the Maryland State Department of Assessment and Taxation (SDAT) that depict the location of property boundaries as described in deeds, subdivision plats, and other legal documents.

**TOWNHOUSE (TH):** A single-household attached dwelling unit that only shares vertical walls with one or more other units, including side-by-side duplexes and semi-detached houses, but excluding stacked (upper/lower) duplexes (a.k.a. "maisonette" or "apartment" duplexes).

**TOWNHOUSE CONDO (TC):** A single attached dwelling unit under a condominium regime, with a single title for the entire vertical space between the common walls and exterior walls, and common ownership/shared title of the land.

**TO BE COMPLETED (TO BE COMPL):** A dwelling unit approved for construction or under construction as of the date of this report that does not have a final occupancy permit issued.

**UNITS COMPLETED (UNITS COMPL):** A dwelling unit available for occupancy as of the date of this report.

**UNIT TOTAL:** Total approved dwelling units (summation of completed and approved/to-be-completed dwelling units).

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**SUMMARY OF JULY 2024 CITY-WIDE POPULATION ESTIMATES BY HOUSING TYPE**

<b>POPULATION ESTIMATE JULY 2024 - ADJUSTED FOR VACANCY RATES ***</b>						
TYPE OF DWELLING UNIT	ESTIMATED VACANCY RATE	COMPLETED OCCUPIED UNITS	FUTURE OCCUPIED UNITS	CURRENT ESTIMATED POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE POPULATION
SINGLE HOUSEHOLD DETACHED UNITS (SFD)	4.56%	4,724	25	15,914	84	15,997
TOWNHOUSE UNITS (TH)	3.59%	6,518	36	20,353	111	20,464
TOWNHOUSE CONDO UNITS (TC)	3.59%	1,027	1	3,206	3	3,209
GARDEN APARTMENT UNITS (GA)	3.94%	7,774	825	19,609	2,081	21,690
GARDEN CONDOMINIUM UNITS (GC)	4.71%	2,825	23	5,825	47	5,872
STACKED TH CONDO UNITS (SC)	1.33%	1,003	0	2,418	0	2,418
HIGH RISE APARTMENT UNITS (HRA)	8.46%	3,187	844	4,987	1,321	6,308
HIGH RISE CONDOMINIUM UNITS (HRC)	4.71%	122	565	191	884	1,075
GROUP QUARTERS (GQ) **	0.00%	383	0	590	13	603
<b>OVERALL CITY TOTALS *</b>		<b>27,181</b>	<b>2,319</b>	<b>73,092</b>	<b>4,544</b>	<b>77,637</b>

<b>MAXIMUM POPULATION ESTIMATE JULY 2024 - 100% OCCUPANCY</b>						
TYPE OF DWELLING UNIT	TOTAL UNITS APPROVED	TOTAL UNITS COMPLETED	UNITS TO BE COMPLETED	ESTIMATED MAXIMUM POPULATION	PROJECTED ADDITIONAL POPULATION	PROJECTED FUTURE MAX. POPULATION
SINGLE HOUSEHOLD DETACHED UNITS (SFD)	4,976	4,950	26	16,673	88	16,761
TOWNHOUSE UNITS (TH)	6,797	6,760	37	21,110	116	21,225
TOWNHOUSE CONDO UNITS (TC)	1,066	1,065	1	3,326	3	3,329
GARDEN APARTMENT UNITS (GA)	8,952	8,093	859	20,412	2,167	22,579
GARDEN CONDOMINIUM UNITS (GC)	2,989	2,965	24	6,113	49	6,162
STACKED TH CONDO UNITS (SC)	1,017	1,017	0	2,450	0	2,450
HIGH RISE APARTMENT UNITS (HRA)	4,403	3,481	922	5,448	1,443	6,890
HIGH RISE CONDOMINIUM UNITS (HRC)	721	128	593	200	928	1,128
GROUP QUARTERS (GQ) **	383	383	0	599	15	614
<b>OVERALL CITY TOTALS *</b>	<b>30,921</b>	<b>28,459</b>	<b>2,462</b>	<b>76,331</b>	<b>4,808</b>	<b>81,139</b>

<b>DWELLING UNITS BY TYPE, JULY 2024</b>						
TYPE OF DWELLING UNIT	APPROVED TOTAL UNITS	PERCENT OF APPROVED UNIT TOTAL	CURRENT DWELLING UNITS	PERCENT OF COMPLETED UNIT TOTAL	FUTURE DWELLING UNITS	PERCENT OF FUTURE UNITS
SINGLE HOUSEHOLD DETACHED UNITS (SFD)	4,976	15.9%	4,950	17.2%	26	1.1%
TOWNHOUSE UNITS (TH)	6,797	21.7%	6,760	23.4%	37	1.5%
TOWNHOUSE CONDO UNITS (TC)	1,066	3.4%	1,065	3.7%	1	0.0%
GARDEN APARTMENT UNITS (GA)	8,952	28.6%	8,093	28.1%	859	34.9%
GARDEN CONDOMINIUM UNITS (GC)	2,989	9.5%	2,965	10.3%	24	1.0%
STACKED TH CONDO UNITS (SC)	1,017	3.2%	1,017	3.5%	0	0.0%
HIGH RISE APARTMENT UNITS (HRA)	4,403	14.1%	3,481	12.1%	922	37.4%
HIGH RISE CONDOMINIUM UNITS (HRC)	721	2.3%	128	0.4%	593	24.1%
GROUP QUARTERS (GQ) **	383	1.2%	383	1.3%	0	0.0%
<b>OVERALL CITY TOTALS (incl. Group Quarters)</b>	<b>31,304</b>	<b>100.0%</b>	<b>28,842</b>	<b>100.0%</b>	<b>2,462</b>	<b>100.0%</b>

**NOTES**

*NOTE: Individual figures may not add to totals, due to rounding.*

\* Group quarters are not included in the total housing unit counts but are included in the total population counts.

\*\* Group quarters population is calculated by adding the current estimated population in known (institutionalized) group quarters units to the estimated remaining number of persons in non-institutionalized group quarters, based on the proportion of this group's population to the total population of the City. The ratio is derived from the 2020 Census Redistricting Data (P5), and is calculated below.

TOTAL POPULATION, 2020	GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	NON-INSTITUTIONALIZED GROUP QUARTERS POPULATION	PERCENT OF TOTAL POPULATION	PERCENT OF HOUSEHOLD POPULATION
69,657	550	0.7896%	197	0.2828%	0.2851%

\*\*\* Vacancy Rates are based on an analysis of aggregated blocks with homogenous dwelling unit types from the Census 2020 PL 94-171 Redistricting Summary File, using aggregated Table H1 (total housing units and vacant housing units) information.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**CENSUS - AMERICAN COMMUNITY SURVEY 5-YEAR**

Topic	City Of Gaithersburg			City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland	Washington DC Metro
	2008-2012	2013-2017	2018-2022	2018-2022	2018-2022	2018-2022	2018-2022	2018-2022	2018-2022
Total Population	60,223	67,417	69,016	67,142	78,390	57,922	1,056,910	6,161,707	6,346,083
Group Quarters Population	473	421	373	936	1,847	534	8,605	126,149	93,625
Male	47.9%	47.9%	48.2%	48.3%	48.5%	47.2%	48.8%	48.7%	49.3%
Female	52.1%	50.1%	51.8%	51.7%	51.5%	52.8%	51.3%	51.3%	50.7%
White, not Hispanic	41.3%	36.1%	32.5%	45.0%	54.2%	27.3%	41.4%	48.5%	43.3%
Black, not Hispanic	14.7%	16.6%	15.5%	9.7%	17.2%	55.8%	18.2%	29.5%	24.6%
American Indian, not Hispanic	0.6%	0.1%	0.2%	0.1%	0.2%	0.2%	0.1%	0.1%	0.1%
Asian, not Hispanic	17.8%	17.9%	20.9%	22.1%	5.2%	3.4%	15.2%	6.4%	10.5%
Hawaiian/Pacific Islander, not Hispanic	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other Race, not Hispanic	0.3%	0.4%	0.5%	1.1%	0.4%	0.3%	0.8%	0.5%	0.6%
Multiple Races, not Hispanic	3.1%	2.7%	4.1%	4.4%	5.2%	4.9%	4.2%	4.0%	4.2%
Hispanic (of any race)	22.3%	24.2%	26.0%	17.5%	17.7%	8.2%	20.0%	10.9%	16.5%
Median Age	34.8	34.8	37.4	38.8	37.0	43.2	39.8	39.1	37.7
Under 5 years old	7.9%	7.8%	7.0%	5.3%	6.1%	4.9%	5.9%	5.8%	6.1%
5 to 17 years old	15.8%	18.1%	15.5%	15.2%	16.0%	16.4%	17.0%	16.3%	16.7%
18 to 34 years old	26.6%	30.4%	22.6%	23.2%	24.5%	18.3%	20.2%	22.2%	23.0%
35 to 54 years old	29.2%	27.6%	29.9%	27.2%	27.6%	27.6%	27.5%	26.2%	28.2%
12 years old and older	82.5%	80.7%	84.6%	87.1%	85.3%	87.3%	85.2%	85.6%	85.0%
16 years old and older	78.5%	78.4%	79.6%	82.0%	80.0%	81.4%	79.8%	80.5%	79.8%
Voting age population (18+)	76.3%	74.1%	77.5%	79.5%	77.9%	78.7%	77.1%	77.9%	77.2%
Voting Eligible population (citizens 18+)	55.9%	53.4%	57.2%	65.0%	69.7%	74.6%	64.8%	71.6%	68.0%
55 years old and older	20.4%	16.1%	25.0%	29.2%	25.8%	32.8%	29.3%	29.5%	26.0%
62 years old and older	12.2%	13.2%	16.3%	21.2%	17.2%	19.9%	19.9%	19.9%	17.1%
65 years old and older	9.6%	10.9%	13.3%	17.7%	14.2%	14.8%	16.2%	16.0%	13.6%
Born in a Different State	32.8%	32.2%	31.1%	40.7%	37.0%	48.4%	39.2%	35.4%	42.3%
Foreign-born	39.3%	39.0%	41.1%	34.8%	19.0%	15.9%	32.7%	15.7%	23.2%
Not a US Citizen	21.9%	21.8%	23.6%	16.9%	9.3%	4.3%	14.0%	7.1%	10.3%
Speak Only English at Home	54.2%	50.2%	48.0%	54.6%	75.9%	84.6%	58.1%	80.2%	70.4%
Speak English Less Than Very Well	19.6%	21.4%	22.9%	17.5%	8.6%	4.0%	15.3%	7.3%	10.9%
Speak Spanish at Home	19.9%	23.6%	22.7%	13.6%	14.4%	6.7%	17.2%	8.7%	13.5%
Speak Spanish, Speak English <Very Well	10.4%	12.6%	11.8%	6.1%	5.7%	2.1%	7.2%	3.9%	5.9%
In Labor Force, 16+ years old	75.1%	74.0%	73.2%	68.5%	70.2%	72.7%	70.3%	67.2%	71.2%
Workers 16 years old and older	32,863	35,858	37,018	35,855	41,352	31,608	551,214	3,101,081	3,364,807
Unemployed, civilian labor force	5.7%	6.6%	5.5%	3.6%	4.3%	5.1%	4.8%	5.1%	4.9%
Employed in Retail Trade	6.2%	8.0%	8.0%	6.4%	11.7%	7.8%	7.3%	9.2%	7.8%
Employed in Prof., Sci., Mgmt., Admin.	24.2%	25.5%	23.0%	25.0%	18.1%	18.0%	22.4%	16.1%	22.1%
Government Workers	19.3%	18.1%	19.2%	26.5%	17.7%	31.2%	21.3%	22.1%	23.2%
Worked in City/Place of Residence	22.2%	22.1%	36.0%	41.0%	47.3%	30.7%	30.6%	29.5%	35.2%
Worked in County of Residence	71.3%	73.8%	86.0%	80.0%	92.9%	57.7%	69.2%	59.4%	58.6%
Worked in State of Residence	80.1%	81.2%	77.4%	73.4%	69.0%	79.2%	79.0%	85.8%	80.7%
Mean Travel Time to Work, minutes	31.8	33.1	30.5	31.7	29.8	36.1	33.0	32.0	33.7
Commute, drove alone	70.0%	67.7%	56.8%	49.6%	71.9%	64.5%	56.9%	68.2%	58.7%
Commute, car/van pool	10.9%	11.0%	10.7%	6.5%	8.6%	7.7%	8.0%	7.8%	8.1%
Commute, all public transp.	11.9%	13.6%	8.0%	13.1%	1.9%	4.7%	9.4%	5.5%	8.8%
Commute, bus	5.5%	7.1%	4.8%	2.4%	1.2%	0.3%	3.3%	2.7%	3.2%
Commute, subway or trolley/LRT	5.4%	5.4%	2.6%	10.1%	0.2%	3.7%	5.6%	2.3%	5.1%
Commute, train/railroad	0.9%	1.1%	0.5%	0.5%	0.6%	0.7%	0.5%	0.5%	0.5%
Commute, bike	0.5%	0.2%	0.6%	0.6%	0.4%	0.1%	0.5%	0.3%	0.7%
Commute, walk	2.2%	1.5%	1.9%	2.2%	2.7%	0.6%	1.7%	1.9%	2.7%
Worked from Home	3.8%	5.0%	19.9%	26.3%	12.8%	21.3%	21.9%	14.7%	19.3%
Vehicles per Occupied Housing Unit	1.64	1.60	1.61	1.56	1.75	2.14	1.77	1.83	1.77
Vehicles per Owner-occupied Unit	1.89	1.88	1.95	1.91	2.03	2.24	2.03	2.12	2.09
Vehicles per Renter-occupied Unit	1.29	1.30	1.26	1.14	1.35	1.51	1.26	1.22	1.20
Households with No Vehicles	7.9%	7.9%	8.8%	10.1%	6.2%	3.2%	7.9%	8.7%	10.2%
No Degree/Diploma Completed	10.0%	12.9%	11.1%	7.1%	10.5%	5.7%	8.7%	9.0%	8.3%
High Sch Diploma/Some College	31.8%	29.0%	29.3%	23.3%	39.9%	37.5%	25.7%	41.9%	32.8%
Associates Degree	5.9%	4.8%	6.2%	4.6%	8.2%	7.6%	5.5%	6.9%	6.0%
Bachelors Degree	28.1%	26.6%	28.2%	27.6%	22.9%	25.0%	27.3%	22.4%	26.7%
Graduate/Prof Degree	24.2%	26.7%	25.2%	37.5%	18.4%	24.2%	32.8%	19.9%	26.3%
Population 25 years old & older	41,600	45,730	47,348	47,889	53,979	41,663	729,862	4,260,095	4,350,669

Source: US Census Bureau (USCB), American Community Survey (ACS)

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**CENSUS - AMERICAN COMMUNITY SURVEY 5-YEAR**

Topic	City Of Gaithersburg			City of Rockville	City of Frederick	City of Bowie	Montgomery County	Maryland	Washington DC Metro
	2008-2012	2013-2017	2018-2022	2018-2022	2018-2022	2018-2022	2018-2022	2018-2022	2018-2022
<b>Households (HH)</b>	22,474	24,377	25,671	26,543	31,383	20,875	385,284	2,318,124	2,361,858
Families	15,002	16,405	16,975	16,830	19,230	15,039	266,286	1,525,066	1,526,315
Married-couple Families	48.3%	48.2%	50.7%	47.9%	43.4%	51.8%	53.8%	47.1%	48.7%
Families with own Children <18	34.7%	33.4%	31.1%	27.5%	30.8%	26.1%	31.7%	27.7%	29.3%
Family with Female Head, no Spouse	14.1%	13.7%	11.7%	10.6%	13.9%	16.0%	11.1%	13.8%	11.4%
Female-Head Family w/ own Children <18	8.6%	8.2%	5.0%	4.7%	7.8%	6.1%	5.1%	6.6%	5.5%
Single Householder living alone	26.5%	26.8%	26.7%	28.6%	31.0%	23.9%	24.3%	27.9%	28.2%
Average HH Size	2.66	2.75	2.67	2.49	2.44	2.75	2.72	2.60	2.65
Average Family Size	3.23	3.30	3.27	3.09	3.10	3.28	3.28	3.21	3.30
Workers per Household	1.46	1.47	1.44	1.35	1.32	1.51	1.43	1.34	1.42
Labor Force per Household	1.58	1.61	1.57	1.42	1.40	1.64	1.54	1.44	1.53
Births per 1,000 women aged 15-50	56	73	60	52	54	50	52	51	50
<b>Median Household (HH) Income</b>	\$81,178	\$85,773	\$104,544	\$122,470	\$89,981	\$138,797	\$125,583	\$98,461	\$119,803
Median Family Income	\$101,275	\$95,056	\$118,020	\$148,288	\$108,301	\$150,120	\$152,137	\$120,081	\$144,539
Per-capita Income	\$40,194	\$40,831	\$52,624	\$61,412	\$45,050	\$57,492	\$64,126	\$49,865	\$59,587
Median HH Income - Owner-occupied	\$116,483	\$115,897	\$146,261	\$165,184	\$118,067	\$147,749	\$162,140	\$122,521	\$151,616
Median HH Income - Renter-occupied	\$56,706	\$63,209	\$75,548	\$90,141	\$60,542	\$81,364	\$77,036	\$59,118	\$77,198
Median Income, Householder <25	\$32,571	\$63,480	\$67,188	\$62,083	\$56,200	\$119,907	\$61,919	\$49,616	\$58,361
Median Income, Householder 25-44	\$81,068	\$85,535	\$99,770	\$120,961	\$93,464	\$93,464	\$119,851	\$102,281	\$121,502
Median Income, Householder 45-64	\$104,618	\$101,590	\$122,377	\$166,977	\$104,996	\$104,996	\$152,568	\$119,705	\$144,754
Median Income, Householder 65+	\$57,300	\$65,867	\$96,250	\$91,063	\$72,833	\$72,833	\$102,220	\$70,792	\$89,257
Households with <\$50,000 income	27.6%	27.2%	23.2%	19.0%	24.0%	11.4%	18.4%	24.8%	18.8%
Households with \$200,000+ income	9.7%	12.0%	19.7%	24.7%	13.5%	25.6%	28.5%	17.9%	25.4%
Median Earnings - all workers	\$43,271	\$41,854	\$50,714	\$67,207	\$49,723	\$68,370	\$59,843	\$53,024	\$60,914
Median Earnings - male full-time	\$66,611	\$59,175	\$77,418	\$100,432	\$71,365	\$83,652	\$93,457	\$75,869	\$90,284
Median Earnings - female full-time	\$53,897	\$57,463	\$67,623	\$79,814	\$59,259	\$84,270	\$80,698	\$65,507	\$76,391
<b>Households below poverty</b>	8.5%	8.4%	8.6%	8.5%	9.4%	3.2%	7.0%	9.4%	7.6%
Families below poverty	6.0%	7.1%	6.5%	5.7%	8.3%	2.2%	4.9%	6.2%	5.2%
Persons below poverty	8.1%	9.5%	9.7%	8.3%	9.8%	3.4%	7.2%	9.3%	7.7%
Female HHR w/children below poverty	2.3%	2.2%	0.9%	0.6%	2.8%	0.5%	1.1%	1.9%	1.4%
Persons 65 and older below poverty	1.2%	0.7%	1.3%	1.0%	1.6%	0.6%	1.1%	1.7%	1.1%
Householder 65 and older below poverty	2.3%	1.4%	2.2%	1.6%	1.9%	1.1%	2.0%	2.6%	1.9%
<b>No Health Insurance Coverage</b>	15.5%	11.4%	10.7%	5.5%	7.8%	3.7%	6.7%	5.9%	7.2%
Noninstized, Civilian with a Disability	7.7%	7.5%	9.8%	9.6%	11.8%	9.8%	8.8%	11.3%	9.0%
Civilian Veterans	6.0%	4.8%	3.9%	4.3%	7.4%	9.7%	4.3%	7.2%	7.6%
Household without Internet Subscription	N/A	13.5%	5.4%	5.8%	8.6%	3.6%	5.3%	9.4%	6.6%
<b>Housing Units</b>	23,835	25,620	27,203	28,052	33,172	21,359	403,643	2,531,075	2,500,311
Owner-Occupied	58.6%	52.2%	51.0%	54.6%	58.5%	86.1%	65.5%	67.5%	63.9%
Renter-Occupied	41.4%	47.8%	49.0%	45.4%	41.5%	13.9%	34.5%	32.5%	36.1%
Vacant Housing Units	5.7%	4.9%	5.6%	5.4%	5.4%	2.3%	4.5%	8.4%	5.5%
<b>Single-Household Detached Units</b>	21.5%	20.2%	20.0%	40.3%	31.4%	73.5%	46.9%	51.5%	45.5%
Single-Household Attached Units	31.0%	32.0%	28.9%	15.5%	32.0%	18.2%	17.8%	21.1%	19.3%
Multi-Household Units	47.5%	47.4%	51.0%	44.1%	36.5%	8.3%	35.1%	26.1%	34.5%
Housing Units with 3 or More Bedrooms	55.3%	54.3%	50.9%	54.6%	58.6%	87.0%	63.5%	66.5%	62.0%
Renter Occupied Units with 3+ Bedrooms	18.2%	23.9%	19.3%	17.6%	26.3%	48.6%	23.3%	27.0%	24.3%
<b>Persons per Single-HH Unit (1-unit)</b>	2.98	3.06	3.03	2.89	2.74	2.83	3.05	2.82	2.98
Persons / owner Multi-HH Unit (2+ units)	2.03	1.91	2.19	1.57	1.75	2.00	1.73	2.45	1.65
Persons / renter Multi-HH Unit (2+ units)	2.35	2.50	2.34	2.03	1.92	1.78	2.19	2.03	2.05
Housing Unit Built Before 1970	14.4%	13.6%	13.1%	35.2%	27.3%	38.7%	34.6%	38.7%	33.3%
Housing Unit Built in 2000 or Later	15.5%	21.3%	30.8%	32.1%	28.0%	14.4%	19.0%	19.0%	24.5%
Housing Unit Built in 2010 or Later	0.3%	7.9%	13.1%	11.5%	12.1%	4.2%	8.5%	7.7%	10.4%
<b>Same Residence 1 Year Ago</b>	85.0%	81.5%	80.4%	82.4%	83.9%	90.2%	87.0%	87.7%	86.0%
Lived in Different State 1 Yr Ago	3.4%	3.0%	3.8%	4.8%	2.9%	1.7%	3.2%	2.5%	3.7%
Lived Abroad 1 Year Ago	0.7%	2.1%	2.2%	2.6%	0.9%	0.4%	1.4%	0.7%	1.1%
<b>Median Gross Rent</b>	\$1,411	\$1,634	\$1,925	\$2,167	\$1,614	\$2,167	\$1,957	\$1,598	\$1,904
HH with Rent > 30% of Income	50.4%	48.8%	50.2%	45.1%	52.1%	47.7%	50.4%	50.4%	47.3%
HH with Rent > 50% of Income	23.8%	25.8%	25.9%	21.1%	23.8%	28.7%	24.8%	25.0%	22.7%
Median Value Owner-Occupied	\$364,100	\$380,300	\$472,800	\$623,800	\$343,800	\$419,200	\$588,900	\$380,500	\$513,300
HH with Mortgage > 30% of Income	35.4%	31.9%	30.6%	27.8%	22.6%	26.0%	26.6%	26.3%	25.6%
HH with Mortgage > 50% of Income	16.3%	14.4%	9.7%	11.1%	6.9%	10.2%	10.0%	10.0%	9.3%

Source: US Census Bureau (USCB), American Community Survey (ACS)

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**CENSUS - AMERICAN COMMUNITY SURVEY 1-YEAR**

Topic	City Of Gaithersburg			City of Rockville	City of Frederick	Washington DC	Montgomery County	Maryland	Washington DC Metro
	1-year 2019	1-year 2021	1-year 2022	1-year 2022	1-year 2022	1-year 2022	1-year 2022	1-year 2022	1-year 2022
Total Population	67,982	69,109	68,952	66,915	82,169	671,803	1,052,521	6,164,660	6,373,829
Group Quarters Population	351	425	364	1,131	2,188	37,975	8,680	125,322	106,042
Male	46.8%	47.5%	48.0%	47.8%	46.7%	47.6%	48.8%	48.7%	49.3%
Female	53.2%	52.5%	52.0%	52.2%	53.3%	52.4%	51.2%	51.3%	50.7%
White, not Hispanic	37.2%	29.9%	33.0%	38.9%	53.5%	36.7%	40.1%	47.1%	42.0%
Black, not Hispanic	16.7%	20.0%	13.2%	11.3%	18.6%	41.7%	18.2%	29.2%	24.2%
American Indian, not Hispanic	0.0%	0.1%	0.1%	0.0%	1.1%	0.2%	0.1%	0.1%	0.2%
Asian, not Hispanic	21.0%	21.0%	14.8%	27.0%	6.1%	4.1%	15.3%	6.5%	10.7%
Hawaiian/Pacific Islander, not Hispanic	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Other Race, not Hispanic	0.3%	0.4%	0.7%	1.3%	0.9%	0.6%	1.1%	0.8%	0.8%
Multiple Races, not Hispanic	4.5%	3.2%	2.7%	4.9%	6.2%	5.0%	4.9%	4.7%	5.0%
Hispanic (of any race)	20.3%	25.4%	35.6%	16.6%	13.7%	11.7%	20.3%	11.4%	17.0%
Median Age	38.7	35.9	36.4	37.9	37.7	34.9	40.3	39.7	38.2
Under 5 years old	6.3%	8.9%	7.7%	7.0%	6.3%	5.8%	5.7%	5.7%	5.9%
5 to 17 years old	15.7%	13.7%	16.8%	13.9%	16.1%	12.7%	16.8%	16.2%	16.5%
18 to 34 years old	26.9%	27.5%	23.1%	24.7%	24.0%	31.8%	19.8%	21.7%	22.7%
35 to 54 years old	26.2%	26.9%	26.4%	24.6%	28.6%	27.2%	27.4%	26.2%	28.0%
12 years old and older	84.0%	82.8%	83.6%	86.2%	83.8%	86.6%	85.5%	85.8%	85.3%
16 years old and older	80.3%	79.1%	78.1%	81.2%	79.4%	83.0%	80.2%	80.7%	80.2%
Voting age population (18+)	78.0%	77.4%	75.5%	79.1%	77.7%	81.5%	77.5%	78.2%	77.6%
Voting Eligible population (citizens 18+)	58.2%	58.6%	53.7%	60.5%	68.5%	74.8%	64.1%	71.5%	68.4%
55 years old and older	24.9%	23.1%	26.1%	29.8%	25.1%	22.5%	30.3%	30.3%	26.8%
62 years old and older	18.0%	15.4%	17.1%	20.4%	16.2%	15.9%	21.0%	20.9%	18.1%
65 years old and older	14.0%	12.1%	14.9%	16.8%	14.9%	13.0%	17.2%	16.9%	14.5%
Born in a Different State	34.9%	32.6%	27.2%	36.3%	38.6%	49.2%	37.5%	34.4%	41.7%
Foreign-born	37.1%	38.9%	41.2%	38.7%	20.1%	14.9%	34.1%	16.7%	24.1%
Not a US Citizen	21.8%	21.2%	25.3%	20.6%	9.4%	7.3%	15.3%	7.6%	10.4%
Speak Only English at Home	54.7%	46.9%	47.9%	55.5%	74.7%	79.4%	56.8%	79.3%	69.2%
Speak English Less Than Very Well	22.2%	21.3%	23.6%	17.9%	9.1%	5.1%	16.0%	7.8%	11.3%
Speak Spanish at Home	16.2%	20.1%	29.7%	14.3%	11.2%	9.4%	17.2%	8.9%	13.6%
Speak Spanish, Speak English <Very Well	8.6%	11.5%	16.1%	8.0%	5.2%	2.3%	7.8%	4.2%	6.0%
In Labor Force, 16+ years old	73.1%	72.2%	72.9%	67.3%	70.5%	71.8%	69.3%	67.0%	70.7%
Workers 16 years old and older	37,212	37,071	36,768	34,997	44,017	373,943	551,184	3,143,183	3,412,293
Unemployed, civilian labor force	5.4%	4.7%	4.9%	1.9%	2.9%	5.1%	3.7%	4.0%	3.7%
Employed in Retail Trade	9.2%	6.0%	7.8%	3.9%	7.7%	4.9%	6.1%	8.7%	7.7%
Employed in Prof., Sci., Mgmt., Admin.	21.9%	26.7%	21.5%	24.6%	23.8%	24.6%	22.6%	16.7%	22.4%
Government Workers	20.9%	17.7%	17.5%	22.5%	18.4%	25.7%	21.1%	22.7%	23.3%
Worked in City/Place of Residence	25.6%	47.4%	44.2%	47.5%	48.5%	83.9%	36.7%	33.6%	40.8%
Worked in County of Residence	73.3%	83.9%	82.2%	76.8%	68.6%	83.9%	73.2%	62.6%	63.5%
Worked in State of Residence	80.4%	90.4%	90.8%	84.6%	91.3%	83.9%	82.2%	87.7%	83.6%
Mean Travel Time to Work, minutes	33.0	23.8	28.2	28.0	29.0	30.1	31.7	30.8	32.3
Commute, drove alone	64.5%	44.4%	49.0%	46.4%	65.5%	28.4%	53.2%	65.1%	55.6%
Commute, car/van pool	12.3%	9.8%	9.1%	9.1%	10.9%	3.8%	8.3%	7.9%	7.7%
Commute, all public transp.	9.5%	4.3%	8.9%	9.1%	0.9%	18.7%	6.8%	4.0%	6.0%
Commute, bus	3.7%	3.9%	N/A	4.7%	N/A	6.7%	3.1%	2.1%	2.4%
Commute, subway or trolley/LRT	4.0%	0.4%	N/A	4.1%	N/A	11.7%	3.5%	1.5%	3.3%
Commute, train/railroad	1.9%	0.0%	N/A	0.3%	N/A	0.3%	0.3%	0.3%	0.3%
Commute, bike	0.7%	0.0%	0.3%	0.3%	0.3%	3.0%	0.4%	0.3%	0.6%
Commute, walk	3.2%	1.6%	2.1%	1.3%	1.1%	9.7%	1.5%	1.8%	2.6%
Worked from Home	7.9%	34.6%	27.7%	31.6%	20.0%	33.8%	28.1%	19.2%	25.4%
Vehicles per Occupied Housing Unit	1.68	1.41	1.66	1.47	1.84	0.86	1.69	1.80	1.74
Vehicles per Owner-occupied Unit	1.93	1.83	1.98	1.83	2.11	1.14	1.96	2.08	2.05
Vehicles per Renter-occupied Unit	1.41	1.04	1.27	1.08	1.47	0.67	1.17	1.21	1.18
Households with No Vehicles	3.8%	12.9%	11.3%	12.7%	5.2%	34.3%	9.2%	8.7%	10.3%
No Degree/No Diploma Completed	11.1%	12.2%	11.1%	6.7%	8.0%	6.3%	8.1%	8.6%	7.9%
High Sch Diploma/Some College	23.3%	29.5%	33.3%	24.5%	41.6%	25.0%	25.5%	40.7%	31.8%
Associates Degree	7.7%	5.3%	6.8%	4.6%	7.5%	3.3%	5.4%	6.9%	5.9%
Bachelors Degree	30.3%	26.3%	25.9%	28.5%	23.1%	26.4%	27.8%	23.2%	27.3%
Graduate/Prof Degree	27.7%	26.7%	22.8%	35.6%	19.7%	38.9%	33.2%	20.6%	27.2%
Population 25 years old & older	69.8%	68.8%	66.8%	70.5%	69.3%	71.3%	69.5%	69.5%	68.9%

Source: US Census Bureau (USCB), American Community Survey (ACS)

Note: The Census Bureau did not release a 1-year 2020 ACS. The 1-year ACS is available for 2005-2019 (2013-2019 for Gaithersburg) and 2021 and beyond.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**CENSUS - AMERICAN COMMUNITY SURVEY 1-YEAR**

Topic	City Of Gaithersburg			City of Rockville	City of Frederick	Washington DC	Montgomery County	Maryland	Washington DC Metro
	1-year 2019	1-year 2021	1-year 2022	1-year 2022	1-year 2022	1-year 2022	1-year 2022	1-year 2022	1-year 2022
Households (HH)	25,589	26,764	24,523	26,559	32,308	326,970	391,297	2,375,984	2,422,671
Families	16,773	16,491	15,333	16,423	20,759	123,868	261,250	1,546,282	1,540,704
Married-couple Families	50.2%	46.8%	45.7%	45.7%	47.3%	23.7%	51.6%	46.5%	47.6%
Families with own Children <18	32.8%	27.1%	27.1%	26.6%	32.5%	15.0%	29.8%	27.3%	28.0%
Family with Female Head, no Spouse	13.1%	10.1%	13.2%	11.9%	13.5%	11.8%	10.7%	13.3%	11.2%
Female-Head Family w/ own Children <18	8.5%	5.8%	4.4%	5.2%	9.6%	5.6%	4.9%	6.4%	5.3%
Single Householder living alone	25.4%	32.0%	29.5%	30.4%	27.4%	48.6%	28.1%	28.5%	29.1%
Average HH Size	2.64	2.57	2.80	2.48	2.48	1.94	2.67	2.54	2.59
Average Family Size	3.18	3.30	3.57	3.02	3.07	3.02	3.27	3.14	3.25
Workers per Household	1.45	1.39	1.50	1.32	1.36	1.14	1.41	1.32	1.41
Labor Force per Household	1.56	1.48	1.60	1.38	1.42	1.22	1.49	1.40	1.49
Births per 1000 women aged 15-50	48	62	49	68	54	41	48	50	49
Median Household (HH) Income	\$104,567	\$99,429	\$95,453	\$106,338	\$94,767	\$101,027	\$118,323	\$94,991	\$117,432
Median Family Income	\$106,377	\$110,445	\$102,890	\$140,788	\$116,412	\$146,477	\$149,531	\$117,294	\$144,020
Per-capita Income	\$51,458	\$50,019	\$46,219	\$57,784	\$44,910	\$71,699	\$62,317	\$49,236	\$59,366
Median HH Income - Owner-occupied	\$125,648	\$135,072	\$135,321	\$152,311	\$118,642	\$158,879	\$156,201	\$118,736	\$149,385
Median HH Income - Renter-occupied	\$74,102	\$83,497	\$77,436	\$80,822	\$62,977	\$74,916	\$73,315	\$57,564	\$77,645
Median Income, Householder <25	\$51,444	\$30,186	\$68,474	\$38,033	\$59,245	\$54,733	\$61,243	\$48,457	\$57,270
Median Income, Householder 25-44	\$90,225	\$91,661	\$102,570	\$105,026	\$106,015	\$116,817	\$111,829	\$98,953	\$119,357
Median Income, Householder 45-64	\$124,899	\$115,224	\$119,750	\$142,020	\$101,517	\$115,765	\$145,276	\$119,307	\$145,241
Median Income, Householder 65+	\$100,100	\$92,848	\$96,396	\$86,863	\$70,188	\$55,975	\$101,515	\$69,070	\$87,317
Households with <\$50,000 income	25.4%	26.2%	20.8%	23.1%	25.4%	26.4%	19.2%	26.2%	19.2%
Households with \$200,000+ income	17.5%	16.5%	15.3%	24.5%	15.9%	23.7%	27.4%	17.5%	25.0%
Median Earnings - all workers	\$43,650	\$50,325	\$49,743	\$60,861	\$59,741	\$74,436	\$61,218	\$52,436	\$62,314
Median Earnings - male full-time	\$57,285	\$83,205	\$65,007	\$89,596	\$67,533	\$102,558	\$94,642	\$74,663	\$90,317
Median Earnings - female full-time	\$60,641	\$65,640	\$64,287	\$74,932	\$70,832	\$86,043	\$76,884	\$63,733	\$76,464
Households below poverty	8.1%	11.5%	5.4%	11.6%	10.5%	12.2%	7.1%	10.0%	7.8%
Families below poverty	7.2%	9.5%	5.5%	8.7%	7.6%	8.7%	5.8%	6.6%	5.3%
Persons below poverty	10.2%	14.8%	5.9%	12.9%	8.7%	13.3%	7.9%	9.6%	7.9%
Female HHr w/children below poverty	3.4%	4.7%	1.9%	3.6%	4.2%	2.1%	2.7%	3.0%	2.3%
Persons 65 and older below poverty	0.9%	1.5%	1.3%	1.0%	1.6%	2.1%	1.1%	1.7%	1.1%
Householder 65 and older below poverty	N/A	N/A	N/A	N/A	N/A	3.2%	1.8%	3.0%	2.0%
No Health Insurance Coverage	9.6%	10.6%	14.1%	7.1%	5.9%	2.9%	7.4%	6.1%	7.2%
Noninstized. Civilian with a Disability	8.8%	8.5%	11.2%	11.3%	12.7%	10.9%	9.5%	11.9%	9.5%
Civilian Veterans	4.9%	2.9%	2.3%	3.9%	6.5%	4.0%	3.8%	6.8%	7.3%
Household without Internet Subscription	7.2%	5.1%	3.2%	3.7%	10.7%	7.2%	4.6%	7.6%	5.1%
Housing Units	27,451	29,266	25,264	27,917	33,864	360,862	406,850	2,559,057	2,549,665
Owner-Occupied	52.5%	47.5%	48.9%	51.3%	57.9%	41.0%	65.8%	67.7%	63.9%
Renter-Occupied	47.5%	52.5%	54.7%	48.7%	42.1%	59.0%	34.2%	32.3%	36.1%
Vacant Housing Units	6.8%	8.5%	2.9%	4.9%	4.6%	9.4%	3.8%	7.2%	5.0%
Single-Household Detached Units	20.6%	17.1%	20.7%	39.7%	34.4%	10.6%	46.2%	51.1%	45.1%
Single-Household Attached Units	29.4%	29.5%	28.3%	16.0%	27.9%	21.6%	18.0%	21.2%	19.2%
Multi-Household Units	50.1%	53.4%	50.6%	44.1%	37.5%	67.8%	35.3%	26.5%	35.2%
Housing Units with 3 or More Bedrooms	52.1%	49.8%	51.2%	54.2%	62.1%	29.5%	63.7%	66.0%	61.7%
Renter Occupied Units with 3+ Bedrooms	21.8%	20.7%	16.5%	20.1%	28.0%	11.3%	23.4%	26.6%	23.8%
Persons per Single-HH Unit (1-unit)	3.02	2.87	3.09	2.76	2.76	2.51	3.02	2.76	2.94
Persons / owner Multi-HH Unit (2+ units)	2.14	1.98	2.69	2.10	2.23	1.51	1.71	1.63	1.62
Persons / renter Multi-HH Unit (2+ units)	2.28	2.37	2.43	2.13	1.97	1.71	2.09	1.97	1.98
Housing Unit Built Before 1970	10.3%	13.6%	13.5%	36.7%	25.3%	62.0%	32.9%	37.1%	31.7%
Housing Unit Built in 2000 or Later	29.0%	30.9%	30.1%	35.6%	33.9%	23.0%	21.5%	21.5%	27.6%
Housing Unit Built in 2010 or Later	13.9%	15.6%	13.7%	14.0%	17.1%	16.4%	10.2%	9.6%	13.1%
Same Residence 1 Year Ago	81.5%	83.0%	81.4%	80.1%	88.0%	78.0%	88.2%	88.5%	86.1%
Lived in a Different State 1 Yr Ago	3.3%	6.6%	1.2%	4.1%	1.5%	9.8%	2.7%	2.3%	3.9%
Lived Abroad 1 Year Ago	2.5%	1.6%	0.7%	6.2%	1.0%	1.9%	1.9%	0.9%	1.3%
Median Gross Rent	\$1,788	\$1,792	\$1,916	\$2,101	\$1,642	\$1,843	\$1,852	\$1,550	\$1,864
HH with Rent > 30% of Income	48.4%	42.0%	50.1%	55.7%	44.6%	47.4%	52.2%	52.0%	47.8%
HH with Rent > 50% of Income	20.4%	24.2%	25.4%	23.0%	24.3%	23.4%	23.3%	24.8%	22.5%
Median Value Owner-Occupied	\$397,300	\$418,000	\$513,800	\$662,400	\$399,700	\$711,100	\$614,000	\$398,100	\$553,100
HH with Mortgage > 30% of Income	27.1%	29.0%	33.3%	28.5%	23.0%	26.7%	26.1%	26.4%	25.4%
HH with Mortgage > 50% of Income	10.6%	10.4%	11.2%	10.1%	12.6%	10.5%	10.7%	10.7%	9.7%

Source: US Census Bureau (USCB), American Community Survey (ACS)

Note: The Census Bureau did not release a 1-year 2020 ACS. The 1-year ACS is available for 2005-2019 (2013-2019 for Gaithersburg) and 2021 and beyond.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**GAITHERSBURG REGION: DECENTENNIAL CENSUS POPULATION AND POPULATION ESTIMATES**

	Gaithersburg	City of Baltimore	Washington D.C.	Rockville	Frederick	Bowie	Montgomery County	Maryland	Virginia	Washington Metropolitan	Baltimore Metropolitan
Population, 1790 Census (August 2)	-	13,503	-	-	-	-	18,003	319,728	691,737	-	-
Population, 1800 Census (August 4)	-	26,514	8,144	-	-	-	15,058	341,548	807,557	-	-
Population, 1810 Census (August 6)	-	46,555	15,471	-	-	-	17,980	380,546	877,683	-	-
Population, 1820 Census (August 7)	-	62,738	23,336	-	3,640	-	16,400	407,350	938,261	-	-
Population, 1830 Census (June 1)	-	80,620	30,261	-	4,427	-	19,816	447,040	1,044,054	-	-
Population, 1840 Census (June 1)	-	102,313	33,745	-	5,182	-	15,456	470,019	1,025,227	-	-
Population, 1850 Census (June 1)	-	169,054	51,687	-	6,028	-	15,860	583,034	1,119,348	-	-
Population, 1860 Census (June 1)	-	212,418	75,080	365	8,148	-	18,322	687,049	1,219,630	-	-
Population, 1870 Census (June 1)	-	267,354	131,700	660	8,526	-	20,503	780,894	1,225,163	-	-
Population, 1880 Census (June 1)	-	332,313	177,624	688	8,659	-	24,759	934,943	1,512,565	-	-
Population, 1890 Census (June 2)	-	434,439	230,392	1,568	8,193	-	27,185	1,042,390	1,655,980	-	-
Population, 1900 Census (June 1)	547	508,957	278,718	1,110	9,296	-	30,451	1,188,044	1,854,184	305,684	577,670
Population, 1910 Census (April 15)	625	558,485	331,069	1,181	10,411	-	32,089	1,295,346	2,061,612	367,869	658,715
Population, 1920 Census (January 1)	729	733,826	437,571	1,145	11,066	677	34,921	1,449,661	2,309,187	524,469	817,646
Population, 1930 Census (April 1)	1,068	804,874	486,869	1,460	14,434	694	49,206	1,631,526	2,421,851	621,059	949,247
Population, 1940 Census (April 1)	1,021	859,100	663,091	2,047	15,802	767	83,912	1,821,244	2,677,773	967,985	1,046,692
Population, 1950 Census (April 1)	1,755	949,708	802,178	6,934	18,142	800	164,401	2,343,001	3,318,680	1,464,089	1,405,399
Population, 1960 Census (April 1)	3,847	939,024	763,956	26,090	21,744	1,072	340,928	3,100,689	3,966,949	2,001,897	1,727,023
Population, 1970 Census (April 1)	8,344	905,787	756,668	42,739	23,641	35,028	522,809	3,923,897	4,648,494	2,861,123	2,070,670
Population, 1980 Census (April 1)	26,424	786,741	638,432	43,811	28,086	33,695	579,053	4,216,975	5,346,818	3,060,922	2,174,023
Population, 1990 Census (April 1)	39,542	736,014	606,900	44,835	40,148	37,589	757,027	4,781,468	6,187,358	3,923,574	2,382,172
Population, 2000 Census (April 1)	52,613	651,154	572,059	47,388	52,767	50,269	873,341	5,296,507	7,078,515	4,923,153	2,552,994
Population, 2010 Census (April 1)	59,933	620,961	601,723	61,209	65,239	54,727	971,777	5,773,626	8,001,024	5,582,170	2,710,489
Population, July 1, 2011 Estimate	61,045	619,493	617,996	62,334	66,169	55,232	989,794	5,828,289	8,096,604	5,703,948	2,729,110
Population, July 1, 2012 Estimate	62,794	621,342	632,323	63,244	66,382	56,129	1,004,709	5,884,563	8,185,867	5,860,342	2,753,149
Population, July 1, 2013 Estimate	65,690	622,104	646,449	64,072	66,893	56,759	1,016,677	5,928,814	8,186,628	5,949,859	2,770,738
Population, July 1, 2014 Estimate	66,816	622,793	658,893	65,937	68,400	57,646	1,030,447	5,976,407	8,193,422	6,033,737	2,710,597
Population, July 1, 2015 Estimate	67,456	621,849	672,228	66,980	69,479	58,025	1,040,116	6,006,401	8,193,374	6,097,684	2,797,407
Population, July 1, 2016 Estimate	67,776	614,664	681,170	66,940	70,060	58,393	1,043,863	6,016,447	8,192,048	6,131,977	2,710,583
Population, July 1, 2017 Estimate	68,710	611,648	693,972	68,401	71,408	58,859	1,058,810	6,052,177	8,188,656	6,216,589	2,808,175
Population, July 1, 2018 Estimate	68,289	602,495	702,455	68,268	72,146	58,682	1,052,567	6,042,718	8,185,229	6,249,950	2,802,789
Population, July 1, 2019 Estimate	67,985	593,490	705,749	68,079	72,244	58,643	1,050,688	6,045,680	8,535,519	6,280,487	2,800,053
Population, July 1, 2020 Estimate	67,741	586,131	712,816	69,512	73,308	58,212	1,051,816	6,055,802	8,590,563	6,324,629	2,800,189
Population, 2020 Census (April 1)	69,657	585,708	689,545	67,117	78,171	58,329	1,062,061	6,177,224	8,631,393	6,385,162	2,844,510
Population, July 1, 2021 Estimate	69,101	576,498	670,050	67,139	79,588	57,644	1,054,827	6,165,129	8,642,274	6,356,434	2,838,327
Population, July 1, 2022 Estimate	68,952	569,931	671,803	66,924	82,175	57,192	1,052,521	6,164,660	8,683,619	6,373,756	2,835,672
Population, July 1, 2023 Estimate	69,563	565,239	678,972	67,297	85,793	57,254	1,058,474	6,180,253	8,715,698	6,304,975	2,834,316

Source: US Census Bureau (USCB), Decennial Census and Population Estimates Program; Estimates shown correspond to the value reported during that vintage year, and does not reflect adjusted values for previous years.

Note: Census totals for Virginia prior to June 20, 1863 reflect the current state boundary and do not include the population of the area that became West Virginia.

Population Change	1910-1920	1920-1930	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2020	2020-2023
United States	14.96%	16.21%	7.27%	14.50%	18.50%	13.32%	11.48%	9.78%	13.15%	9.71%	7.35%	1.05%
Maryland	11.91%	12.55%	11.63%	28.65%	32.34%	26.55%	7.47%	13.39%	10.77%	9.01%	6.99%	0.05%
Virginia	12.01%	4.88%	10.57%	23.93%	19.53%	17.18%	15.02%	15.72%	14.40%	13.03%	7.88%	0.98%
Washington, DC MSA	42.57%	18.42%	55.86%	51.25%	36.73%	42.92%	6.98%	28.18%	25.48%	13.39%	14.38%	-1.26%
Baltimore, MD MSA	24.13%	16.10%	10.27%	34.27%	22.88%	19.90%	4.99%	9.57%	7.17%	6.17%	4.94%	-0.36%
Montgomery County, MD	8.83%	40.91%	70.53%	95.92%	107.38%	53.35%	10.76%	30.74%	15.36%	11.27%	9.29%	-0.34%
Gaithersburg, MD	16.64%	46.50%	-4.40%	71.89%	119.20%	116.90%	216.68%	49.64%	33.06%	13.91%	16.22%	-0.13%
Rockville, MD	-3.05%	27.51%	40.21%	238.74%	276.26%	63.81%	2.51%	2.34%	5.69%	29.17%	9.65%	0.27%
Frederick, MD	6.29%	30.44%	9.48%	14.81%	19.85%	8.72%	18.80%	42.95%	31.43%	23.64%	19.82%	9.75%
Baltimore City, MD	31.40%	9.68%	6.74%	10.55%	-1.12%	-3.54%	-13.14%	-6.45%	-11.53%	-4.64%	-5.68%	-3.49%
Washington, DC	32.17%	11.27%	36.19%	20.98%	-4.76%	-0.95%	-15.63%	-4.94%	-5.74%	5.19%	14.60%	-1.53%

Source: US Census Bureau (USCB), Decennial Census, except numbers in Blue: PL 94-171 Redistricting Summary File.

**JULY 2024**

**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT  
GAITHERSBURG POPULATION AND DWELLING UNIT COUNTS: 1900 TO PRESENT**

<b>GAITHERSBURG</b>								
<b>POPULATION</b>					<b>DWELLING UNITS</b>			
Year	Decennial Census	Census Estimate July <sup>o</sup>	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
<b>1900</b>	547							
<b>1910</b>	625							
<b>1920</b>	729							
<b>1930</b>	1,068							
<b>1940</b>	1,021				231			
<b>1950</b>	1,755				484			
<b>1960</b>	3,847				1,099			
<b>1970</b>	8,344				2,987			
1972			17,192				6,140	
1973				24,464				8,649
1975				25,528				8,984
1976				26,012				10,611
<b>1980</b>	26,424				10,830			
1986			33,079	34,690			13,470	14,051
1987			36,608	39,023			14,768	14,459
1988				36,831				14,601
<b>1990</b>	39,542	39,676	39,538		16,059	16,112	15,513	
1991		40,527	41,111				16,086	
1992		41,607	43,732				17,646	
1993		42,747	44,717				17,760	
1994		43,708	45,793				18,172	
1995		44,546	46,216	47,055			18,258	18,605
1996		45,119	47,313	48,402			18,706	19,019
1997		45,645	48,729	49,126			19,130	19,206
1998		46,640	49,474	49,500			19,327	19,317
1999		48,395	49,819	49,955			19,528	19,596
<b>2000</b>	52,613	53,056	50,912	51,944	20,562	20,674	20,113	20,471
2001		54,752	52,308	53,095			20,677	20,983
2002		56,300	53,141				21,164	
2003		57,365	55,035	55,253			21,835	21,914
2004		58,091		56,365				22,631
2005		57,698	57,474	57,812			22,846	23,142
2006		57,934	58,405	58,607			23,436	23,520
2007		57,670	58,741	60,736			23,570	23,618
2008		58,744	60,376	59,912			23,471	23,091
2009		59,986	60,017	60,108			23,130	23,226

*Note: Census information was not collected for Gaithersburg prior to 1900.*

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**GAITHERSBURG POPULATION AND DWELLING UNIT COUNTS: 1900 TO PRESENT**

<b>GAITHERSBURG</b>								
<b>POPULATION</b>					<b>DWELLING UNITS</b>			
Year	Decennial Census	Census Estimate July <sup>°</sup>	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
<b>2010</b>	59,933	60,160	57,875	58,017	23,337		22,941	22,997
2011		61,045	60,785	61,172			23,296	23,447
2012		62,794	61,469	62,848			23,504	23,656
2013		65,690	64,239	63,842			24,183	24,375
2014		66,816	64,509	64,782			24,632	24,738
2015		67,456	66,360	67,099			25,495	25,597
2016		67,776	67,330	68,635			25,685	25,747
2017		68,710	68,364	69,562			25,804	26,264
2018		68,289	69,369	69,769			26,298	26,452
2019		67,985	69,076	70,010			26,601	26,979
<b>2020</b>	69,657	69,522	70,191	70,223	27,182		27,049	27,062
2021		69,101	70,242	70,415			27,082	27,147
2022		68,952	70,168	71,499			27,289	27,824
2023		69,563	71,733	71,760			27,915	27,925
2024			71,788	73,092			27,936	28,459

° Source: US Census Bureau, Population Estimates Program

\* 1972-2009 City Population Estimates assume 100% occupancy rate for all dwelling units but Census population estimates are for occupied units only. Beginning in 2010, City population estimates are for occupied units only. As a result, population estimates may decline even though dwelling units increase, due to higher vacancy rates.

\*\* 1972-2009 City Dwelling Unit Estimates include group quarters, but Census dwelling unit estimates (by definition) do not include group quarters. Beginning in 2010, City Dwelling Unit Estimates do not include group quarters. In addition, Census dwelling unit estimates include units that are under construction (and considered vacant), but City estimates only include completed units with a finalized building permit.

**Note:** Beginning in January 2022, estimates use multipliers that are based on an analysis of Census 2020 blocks with homogeneous dwelling unit types, using the PL 94-171 Redistricting Summary File, Tables P1, P5, and H1. Vacancy rates for all unit types are based on the PL 94-171 Redistricting Summary File, Table H1, except apartments, which use the PL 94-171 information for Report years 2022-2023 and then use the Montgomery County DHCA Rental Housing Survey vacancy rates for subsequent Report years.

Beginning in July 2013, estimates use multipliers that are based on an analysis of Census 2010 blocks with homogeneous dwelling unit types and vacancy rates that are based on the 2006-2010 American Community Survey (ACS), Fields B25024 & B25032. Prior to July 2013, estimates were based on adjusted persons per dwelling unit multipliers from the 2005 Census Update and vacancy rates from Census 2000. These factors were updated in January 2017, to separate stacked (2 over 2) condominium townhouses from garden condominiums.

As part of the City's July 2006 Population and Dwelling Units Report update, population and unit count figures for each subdivision were verified against site plans, aerial photos, and field visits. As a result, the City's estimates for population and dwelling units from January 2000 through January 2006 were adjusted to reflect the observed annual increase in population and dwelling units. The July 2007 population estimate is based on revised persons per household factors from the 2005 Census Update for Montgomery County.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - CITY OF GAITHERSBURG**

Demographic	1980		1990		2000		2010		2020		Δ 2010-2020		Jul 2024 Estimate	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
Total Population	26,424	100.0%	39,542	100.0%	52,613	100.0%	59,933	100.0%	69,657	100.0%	9,724	16.2%	73,092	100.0%
Male	12,776	48.3%	19,126	48.4%	25,647	48.7%	29,145	48.6%	33,509	48.1%	4,364	15.0%	35,032	47.9%
Female	13,648	51.7%	20,416	51.6%	26,966	51.3%	30,788	51.4%	36,148	51.9%	5,360	17.4%	38,060	52.1%
White (including Hispanic)	23,180	87.7%	28,531	72.2%	30,625	58.2%	30,469	50.8%	24,271	34.8%	-6,198	-20.3%	24,359	33.3%
Black (including Hispanic)	1,776	6.7%	5,094	12.9%	7,680	14.6%	9,752	16.3%	11,533	16.6%	1,781	18.3%	12,056	16.5%
American Indian (including Hispanic)	102	0.4%	157	0.4%	188	0.4%	272	0.5%	644	0.9%	372	136.8%	669	0.9%
Asian (including Hispanic)	1,125	4.3%	4,022	10.2%	7,241	13.8%	10,145	16.9%	13,305	19.1%	3,160	31.1%	14,070	19.2%
Hawaiian/Pacific Islander (incl. Hispanic)*	11	0.0%	N/A	N/A	33	0.1%	34	0.1%	83	0.1%	49	144.1%	86	0.1%
Other Races (including Hispanic)	270	1.0%	1,738	4.4%	4,535	8.6%	6,404	10.7%	11,906	17.1%	5,502	85.9%	13,020	17.8%
Multiple Races (including Hispanic)	N/A	N/A	N/A	N/A	2,311	4.4%	2,857	4.8%	7,915	11.4%	5,058	177.0%	8,833	12.1%
White, not Hispanic	22,584	85.5%	26,722	67.6%	25,818	49.1%	23,961	40.0%	21,970	31.5%	-1,991	-8.3%	22,463	30.7%
Black, not Hispanic	1,754	6.6%	4,943	12.5%	7,457	14.2%	9,307	15.5%	11,193	16.1%	1,886	20.3%	11,716	16.0%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	129	0.2%	108	0.2%	-21	-16.3%	112	0.2%
Asian, not Hispanic	1,136	4.3%	3,977	10.1%	7,205	13.7%	10,099	16.9%	13,202	19.0%	3,103	30.7%	13,959	19.1%
Hawaiian/Pacific Isl., not Hispanic	N/A	N/A	N/A	N/A	33	0.1%	28	0.0%	62	0.1%	34	121.4%	64	0.1%
Other Races, not Hispanic	111	0.4%	63	0.2%	170	0.3%	227	0.4%	623	0.9%	396	174.4%	648	0.9%
Multiple Races, not Hispanic	N/A	N/A	N/A	N/A	1,401	2.7%	1,683	2.8%	2,665	3.8%	982	58.3%	2,778	3.8%
Hispanic (of any race)	737	2.8%	3,694	9.3%	10,398	19.8%	14,499	24.2%	19,834	28.5%	5,335	36.8%	21,353	29.2%
Under 5 years old	2,368	9.0%	3,515	8.9%	4,312	8.2%	4,962	8.3%	4,540	6.5%	-422	-8.5%	4,676	6.4%
5 to 9 years old	1,995	7.5%	2,665	6.7%	3,629	6.9%	3,936	6.6%	4,584	6.6%	648	16.5%	4,752	6.5%
10 to 17 years old	3,051	11.5%	3,578	9.0%	5,223	9.9%	5,593	9.3%	7,144	10.3%	1,551	27.7%	7,458	10.2%
18 to 34 years old	11,480	43.4%	14,656	37.1%	14,671	27.9%	15,410	25.7%	16,533	23.7%	1,123	7.3%	17,183	23.5%
35 to 54 years old	5,260	19.9%	10,702	27.1%	16,947	32.2%	18,178	30.3%	19,594	28.1%	1,416	7.8%	20,401	27.9%
55 years old and older	2,270	8.6%	4,426	11.2%	7,831	14.9%	11,854	19.8%	17,262	24.8%	5,408	45.6%	18,623	25.5%
62 years old and older	1,364	5.2%	3,016	7.6%	5,055	9.6%	7,158	11.9%	11,335	16.3%	4,177	58.4%	12,144	16.6%
65 years old and older	1,088	4.1%	2,532	6.4%	4,340	8.2%	5,683	9.5%	9,125	13.1%	3,442	60.6%	9,717	13.3%
Voting age population (18+ years old)	19,010	71.9%	29,784	75.3%	39,449	75.0%	45,442	75.8%	53,389	76.6%	7,947	17.5%	56,207	76.9%
Voting Eligible (18+ years old & citizen)	N/A	N/A	N/A	N/A	29,340	55.8%	32,968	55.0%	40,307	57.9%	7,339	22.3%	42,384	58.0%
Population 25 years old and older	14,790	56.0%	25,629	64.8%	34,989	66.5%	39,655	66.2%	46,774	67.1%	7,119	18.0%	50,606	69.2%
No High School & No Degree	2,558	17.3%	3,419	13.3%	5,039	14.4%	3,998	10.1%	5,197	11.1%	1,199	30.0%	5,607	11.1%
High School/GED/Some College	7,531	50.9%	10,476	40.9%	11,884	34.0%	12,760	32.2%	13,725	29.3%	965	7.6%	14,742	29.1%
Associates Degree	N/A	N/A	1,584	6.2%	1,807	5.2%	1,955	4.9%	2,814	6.0%	859	43.9%	3,027	6.0%
Bachelors Degree <sup>1</sup>	4,701	31.8%	6,077	23.7%	9,318	26.6%	11,896	30.0%	13,067	27.9%	1,171	9.8%	14,064	27.8%
Graduate/Professional Degree <sup>1</sup>	N/A	N/A	4,073	15.9%	6,941	19.8%	9,046	22.8%	11,971	25.6%	2,925	32.3%	13,166	26.0%
Pop. in Public School, PreK-4th Grade	3,377	12.8%	2,755	7.0%	3,830	7.3%	3,282	5.6%	4,409	6.5%	1,127	34.3%	4,073	5.6%
Pop. in Public School, 5th-8th Grade	N/A	N/A	1,377	3.5%	1,784	3.4%	2,644	4.5%	2,731	4.0%	87	3.3%	2,502	3.4%
Pop. in Public School, 9th-12th Grade	1,286	4.9%	1,238	3.1%	2,218	4.2%	2,340	4.0%	2,888	4.3%	548	23.4%	2,655	3.6%
Pop. in Private School, PreK-12th Grade	267	1.0%	327	0.8%	1,005	1.9%	1,611	2.8%	1,429	2.1%	-182	-11.3%	1,307	1.8%
Speak Only English at Home (5+)	21,873	90.8%	27,209	75.7%	28,482	59.0%	27,771	51.5%	31,379	49.7%	3,608	13.0%	31,304	42.8%
Speak English Less Than Very Well (5+)	N/A	N/A	4,226	11.8%	9,307	19.3%	11,679	21.7%	13,835	21.9%	2,156	18.5%	19,741	27.0%
Avg Commute Time (minutes)	24.9	N/A	27.9	N/A	31.2	N/A	30.6	N/A	32.8	N/A	2.2	7.2%	33.7	N/A
Commute, Drove alone	10,140	66.7%	16,129	68.5%	19,262	68.4%	23,357	70.9%	23,429	64.3%	72	0.3%	23,448	63.0%
Commute, All Public Transit	688	4.5%	2,630	11.2%	3,430	12.2%	3,580	10.9%	3,970	10.9%	390	10.9%	3,989	10.7%
Commute, Transit - Rail/Light Rail	N/A	N/A	232	1.0%	303	1.1%	304	0.9%	453	1.2%	149	49.0%	454	1.2%
Commute, Transit - Subway	N/A	N/A	1,368	5.8%	1,483	5.3%	1,632	5.0%	1,515	4.2%	-117	-7.2%	1,513	4.1%
Commute, Transit - Bus	N/A	N/A	961	4.1%	1,603	5.7%	1,644	5.0%	2,002	5.5%	358	21.8%	2,012	5.4%
Commute, Walk	391	2.6%	691	2.9%	646	2.3%	765	2.3%	621	1.7%	-144	-18.8%	620	1.7%
Commute, Bike	N/A	N/A	65	0.3%	61	0.2%	154	0.5%	110	0.3%	-44	-28.6%	110	0.3%
Worked from Home	216	1.4%	470	2.0%	828	2.9%	1,136	3.4%	3,479	9.6%	2,343	206.3%	3,753	10.1%
Households With No Vehicles	426	4.2%	1,078	7.1%	1,888	9.7%	1,734	7.6%	1,995	8.1%	261	15.1%	2,005	5.4%
Workers 16 Years Old and Over	15,207	57.5%	23,548	59.6%	28,145	53.5%	32,946	56.6%	36,412	53.6%	3,466	10.5%	37,234	50.9%
Government Employee			4,691	19.9%	4,953	17.3%	6,216	18.4%	7,025	18.8%	809	13.0%	7,094	18.8%
Worked in Gaithersburg	3,337	21.9%	4,960	21.1%	6,261	22.2%	6,955	21.1%	9,359	25.7%	2,404	34.6%	9,692	26.0%
Worked in Montgomery County	13,945	91.7%	17,200	73.0%	20,541	73.0%	23,890	72.5%	27,106	74.4%	3,216	13.5%	28,193	75.7%
Worked in Maryland					22,296	79.2%	26,489	80.4%	30,158	82.8%	3,669	13.9%	31,542	84.7%
Average Workers Per Household	1.48	N/A	1.55	N/A	1.43	N/A	1.44	N/A	1.47	N/A	0.03	2.1%	1.37	N/A
Born in A Different State	15,107	57.2%	21,086	53.3%	21,772	41.3%	19,793	34.0%	22,110	31.7%	2,317	11.7%	22,439	30.7%
Foreign-born	1,982	7.5%	8,046	20.3%	18,084	34.3%	23,390	40.2%	26,531	38.1%	3,141	13.4%	27,074	37.0%
Not a US Citizen	N/A	N/A	5,805	14.7%	11,787	22.4%	13,382	23.0%	14,026	20.1%	644	4.8%	14,080	19.3%
Households	10,256	N/A	15,202	N/A	19,621	N/A	22,000	N/A	25,908	N/A	3,908	17.8%	27,181	N/A
Average Household Size	2.55	N/A	2.57	N/A	2.65	N/A	2.70	N/A	2.54	N/A	-0.16	-5.8%	2.67	N/A
White, non-Hisp. Householder	9,006	87.8%	11,161	73.4%	11,581	59.0%	10,953	49.8%	10,453	40.3%	-500	-4.6%	10,284	37.8%
Black Householder	621	6.1%	1,822	12.0%	2,757	14.1%	3,598	16.4%	4,407	17.0%	809	22.5%	4,435	16.3%
Asian Householder	N/A	N/A	1,201	7.9%	2,398	12.2%	3,503	15.9%	4,882	18.8%	1,379	39.4%	4,982	18.3%
Hispanic Householder	226	2.2%	1,014	6.7%	2,440	12.4%	3,526	16.0%	5,203	20.1%	1,677	47.6%	5,354	19.7%
Other/Mult. Race Householder	629	6.1%	494	3.2%	1,723	8.8%	2,287	10.4%	5,327	20.6%	3,040	132.9%	5,857	21.5%
Nonfamily Households (multiple persons)			1,526	10.0%	1,580	8.1%	1,585	7.2%	1,940	7.5%	355	22.4%	1,936	7.1%
Single Householder living alone	N/A	N/A	3,908	25.7%	5,461	27.8%	5,867	26.7%	7,218	27.9%	1,351	23.0%	7,337	27.0%

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in *Blue*, which are from the 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1980 and earlier data uses persons of "Spanish Origin" to determine "Hispanic"

<sup>1</sup> Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

Percentages in italics are based on Persons 3 or 5 or 25 years old and older, Total Number of Workers 16 years and older, Total Employed Persons 16 years and older, or Total Number of Households, not total population.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - CITY OF GAITHERSBURG**

Demographic	1980		1990		2000		2010		2020		Δ 2010-2020		Jul 2024 Estimate	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
<b>Families</b>	6,754	65.9%	9,768	64.3%	12,580	64.1%	14,548	66.1%	17,076	65.9%	2,528	17.4%	17,858	65.7%
Family, Married Couples	5,251	77.7%	7,353	75.3%	9,529	75.7%	10,636	73.1%	11,910	69.7%	1,274	12.0%	12,308	68.9%
Family, With Own Children	4,087	60.5%	5,361	54.9%	6,834	54.3%	7,491	51.5%	8,069	47.3%	578	7.7%	8,187	45.8%
Family, Male Householder	347	5.1%	644	6.6%	859	6.8%	1,114	7.7%	1,551	9.1%	437	39.2%	1,573	8.8%
Family, Female Householder	1,156	17.1%	1,771	18.1%	2,192	17.4%	2,798	19.2%	3,615	21.2%	817	29.2%	3,704	20.7%
Family, White, non-Hisp. Hhr.	5,815	86.1%	6,720	68.8%	6,479	51.5%	6,292	43.2%	5,896	34.5%	-396	-6.3%	4,869	27.3%
Family, Black Householder	444	6.6%	1,222	12.5%	1,849	14.7%	2,335	16.1%	2,724	16.0%	389	16.7%	2,293	12.8%
Family, Asian Householder	N/A	N/A	1,004	10.3%	1,910	15.2%	2,776	19.1%	3,630	21.3%	854	30.8%	3,103	17.4%
Family, Hispanic Householder	170	2.5%	819	8.4%	2,064	16.4%	2,899	19.9%	4,213	24.7%	1,314	45.3%	3,667	20.5%
Family, Other/Mult. Race Hhr.	495	7.3%	410	4.2%	1,372	10.9%	1,820	12.5%	4,182	24.5%	2,362	129.8%	3,927	22.0%

Source: US Census Bureau (USCB), Decennial Census, except 2010 numbers in Blue, which are from the 2008-2010 American Community Survey (ACS)

\* The "Hawaii/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1980 and earlier data uses persons of "Spanish Origin" to determine "Hispanic"

Percentages in italics are based on Total Number of Families, not total population.

Labor Force	1980		1990		2000		2010		2020		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Population 16+ in Labor Force	15,207	57.5%	24,738	62.6%	30,070	57.2%	35,595	61.2%	40,127	59.1%	(Percent of Total Population)
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%	16,949	61.1%	18,536	56.3%	(Percent of All Males)
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	16,192	53.2%	17,958	51.4%	(Percent of All Females)
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%	19,615	55.1%	17,794	44.3%	(Percent of Labor Force)
Black	924	6.1%	3,046	12.3%	4,481	14.9%	4,758	13.4%	7,361	18.3%	"
American Indian	N/A	N/A	147	0.6%	78	0.3%	86	0.2%	185	0.5%	"
Asian	611	4.0%	2,190	8.9%	4,055	13.5%	6,847	19.2%	8,602	21.4%	"
Hawaiian/Pacific Islander*	N/A	N/A	N/A	N/A	30	0.1%	N/A	N/A	76	0.2%	"
Other Race	N/A	N/A	1,129	4.6%	2,494	8.3%	3,170	8.9%	4,034	10.1%	"
Multiple Races	N/A	N/A	N/A	N/A	1,372	4.6%	1,133	3.2%	2,089	5.2%	"
White, not Hispanic	N/A	N/A	N/A	N/A	15,225	50.6%	15,016	42.2%	13,017	32.4%	"
Hispanic (of any race)	N/A	N/A	2,408	9.7%	5,356	17.8%	8,597	24.2%	10,274	25.6%	"

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in Blue, which are from the 2006-2010 and 2016-2020 5-year American Community Survey (ACS) Table S2301, respectively

\* The "Hawaii/Pacific Islander" racial category was included with "Asian" prior to 2000

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

Gaithersburg	1950	1960	1970	1980	1990	2000	2010	2020	Δ 2010-2020		Percent of Montgomery Co				
									Number	% Chg	1980	1990	2000	2010	2020
Total Population	1,755	3,847	8,344	26,424	39,542	52,613	59,933	69,657	9,724	16.2%	4.6%	5.2%	6.0%	6.2%	6.6%
Group Quarters Pop.	N/A	149	224	271	475	623	547	550	3	0.5%	4.8%	6.1%	6.6%	6.1%	6.2%
Male	811	1,801	4,054	12,776	19,126	25,647	29,145	33,509	4364	15.0%	4.6%	5.2%	6.1%	6.2%	6.6%
Female	944	2,046	4,290	13,648	20,416	26,966	30,788	36,148	5360	17.4%	4.5%	5.2%	5.9%	6.1%	6.5%
Median Age	N/A	~25	25.0	26.9	30.5	33.6	35.1	36.7	1.6	4.6%	83.8%	90.0%	91.3%	91.2%	92.9%
Foreign-born	19	32	279	1,982	8,046	18,084	23,390	26,531	3,141	13.4%	2.8%	5.7%	7.8%	8.0%	7.9%
Households	N/A	1,078	2,696	10,256	15,202	19,621	22,000	25,908	3,908	17.8%	4.9%	5.4%	6.0%	6.2%	6.7%
Average HH Size	N/A	3.43	3.01	2.55	2.57	2.65	2.70	2.54	-0.16	-5.8%	92.1%	97.0%	99.6%	100.0%	93.4%
Average Family Size	N/A	N/A	N/A	3.1	3.13	3.25	3.24	3.28	0.04	1.2%	95.4%	100.3%	101.9%	100.6%	98.2%
White (including Hispanic)	1,751	3,831	8,156	23,180	28,531	30,625	30,469	24,271	-6,198	-20.3%	4.7%	4.9%	5.4%	5.5%	4.0%
Black (including Hispanic)	4	11	129	1,776	5,094	7,680	9,752	11,533	1,781	18.3%	3.5%	5.5%	5.8%	5.8%	5.9%
Asian (including Hispanic)	N/A	N/A	49	1,125	4,022	7,241	10,145	13,305	3,160	31.1%	4.9%	6.5%	7.3%	7.5%	8.1%
Other Race (incl. Hispanic)	0	5	10	372	1,895	4,756	6,710	12,633	5,923	88.3%	3.7%	8.6%	6.2%	6.1%	10.2%
Multiple Races (incl. Hisp.)	N/A	N/A	N/A	N/A	N/A	2,311	2,857	7,915	5,058	177.0%	N/A	N/A	3.1%	2.7%	6.6%
Hispanic (of any race)	N/A	N/A	N/A	737	3,694	10,398	14,499	19,834	5,335	36.8%	3.2%	6.6%	10.3%	8.8%	9.1%
White, not Hispanic	N/A	N/A	N/A	22,584	26,722	25,818	23,961	21,970	-1,991	-8.3%	4.7%	4.9%	5.0%	5.0%	5.1%
Median Household Income	N/A	\$6,237	\$11,378	\$21,118	\$43,644	\$59,879	\$78,736	\$91,845	\$13,109	16.6%	72.9%	80.7%	83.7%	84.3%	82.1%
Median Family Income	N/A	\$6,554	\$12,378	\$23,496	\$49,454	\$66,669	\$93,403	\$104,817	\$11,414	12.2%	69.7%	79.8%	79.3%	83.6%	78.5%
Per-capita Income	N/A	N/A	\$4,100	\$9,279	\$18,845	\$27,323	\$37,955	\$45,714	\$7,759	20.4%	75.2%	73.6%	76.6%	80.2%	82.2%
Families below poverty	N/A	N/A	2.80%	5.00%	5.15%	5.0%	5.2%	6.1%	0.9%	17.3%	7.2%	9.1%	7.5%	7.8%	8.8%
Persons below poverty	N/A	N/A	3.60%	6.40%	5.89%	7.1%	7.5%	9.0%	1.5%	20.0%	10.2%	7.4%	7.9%	7.7%	8.8%
Housing Units	484	1,099	2,987	10,830	16,059	20,562	23,337	27,182	3,845	16.5%	5.0%	5.4%	6.1%	6.2%	6.7%
Owner-Occupied	65.4%	52.1%	29.9%	37.8%	49.6%	52.9%	56.3%	48.6%	57	0.5%	2.8%	3.8%	4.5%	4.9%	4.9%
Renter-Occupied	34.6%	47.9%	70.1%	62.2%	50.4%	47.6%	43.7%	51.4%	3,788	39.4%	8.4%	8.1%	8.9%	7.9%	9.1%
Vacant Housing Units	3.9%	1.9%	9.7%	5.3%	5.3%	5.1%	5.7%	4.7%	-63	-4.7%	6.5%	6.4%	10.5%	7.1%	7.3%
Built Within the Last 10 Years				64.8%	34.2%	24.8%	14.9%	12.2%	-171	-4.8%	11.9%	6.5%	10.4%	9.4%	12.6%
Median Gross Rent	\$43.12	\$88	\$151	\$327	\$678	\$904	\$1,355	\$1,754	\$399	29.4%	N/A	91.6%	98.9%	95.6%	98.3%
Median Value Own-Oc	\$11,883	\$16,600	\$28,500	\$83,200	\$147,300	\$171,100	\$390,100	\$413,500	\$23,400	6.0%	N/A	73.4%	77.1%	80.8%	84.1%
Percent Single HH Detached	N/A	59.8%	34.4%	14.7%	17.7%	21.4%	20.5%	20.6%	0.05%	0.2%	N/A	N/A	N/A	N/A	N/A
Single-Household Detached*	N/A	657	1,027	1,597	2,837	4,398	4,930	5,362	432	8.8%	1.3%	1.8%	2.6%	2.7%	2.9%
Townhouse/Duplex*	N/A	121	49	2,231	4,911	6,010	7,799	8,017	218	2.8%	12.2%	9.7%	10.0%	11.4%	11.0%
Multiple Household Units	N/A	321	1,878	7,002	8,308	10,142	11,271	12,670	1,399	12.4%	9.6%	9.3%	9.9%	9.3%	9.6%
Mobile Home/Boat/RV	N/A	0	7	0	3	12	0	20	20	N/A	0.0%	0.5%	1.9%	0.0%	3.1%

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in Blue, which are from the 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

\* The 1960 & 1970 Census did not distinguish between detached and attached 1-unit housing. For these Censuses, "Single-Family" (single household) represents "1-unit" and "Townhouse" represents "2-unit".

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - MONTGOMERY COUNTY**

Montgomery County	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total Population	32,089	34,921	49,206	83,912	164,401	340,928	522,809	579,053	757,027	873,341	971,777	1,062,061
Group Quarters Pop.	N/A	N/A	N/A	N/A	549	3,777	6,164	5,632	7,770	9,431	8,900	8,918
Male	50.4%	50.1%	49.5%	49.2%	49.4%	48.9%	48.4%	48.1%	48.2%	47.9%	48.0%	47.9%
Female	49.6%	49.9%	50.5%	50.8%	50.6%	51.1%	51.6%	51.9%	51.8%	52.1%	52.0%	52.1%
White	71.2%	76.3%	83.2%	89.4%	93.6%	96.1%	94.5%	85.6%	76.7%	64.8%	57.5%	43.1%
Black	28.8%	23.7%	16.8%	10.6%	3.1%	3.4%	4.1%	8.8%	12.2%	15.1%	17.2%	18.6%
American Indian, et al.	0.0%	0.0%	N/A	N/A	0.0%	0.0%	0.1%	0.2%	0.2%	0.3%	0.4%	0.7%
Asian	0.0%	0.0%	N/A	N/A	0.1%	0.4%	0.9%	3.9%	8.2%	11.3%	13.9%	15.4%
Hawaiian/Pacific Isldr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	0.1%	0.1%
Other Race	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.5%	1.6%	2.7%	8.4%	11.0%	11.0%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	8.4%	11.0%	11.3%
Hispanic †	N/A	N/A	N/A	N/A	N/A	N/A	3.0%	3.9%	7.4%	11.5%	17.0%	20.5%
White, non-Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	82.5%	72.4%	59.5%	49.3%	40.6%
Median Age	N/A	N/A	N/A	N/A	29.5	28.1	27.9	32.1	33.9	36.8	38.5	39.5
Under 5 years old	N/A	N/A	9.7%	8.7%	13.0%	12.4%	8.2%	5.8%	7.5%	6.9%	6.6%	5.6%
5-17 years old					20.1%	28.0%	27.9%	20.9%	16.0%	18.5%	17.5%	17.3%
18-34 years old					27.0%	19.3%	23.1%	28.4%	28.6%	21.4%	21.1%	20.8%
35-54 years old					27.9%	28.8%	24.9%	26.0%	29.4%	33.0%	30.3%	27.2%
55 years old and older					12.0%	11.4%	14.1%	18.9%	18.4%	20.2%	24.6%	29.2%
62 years old and older						6.9%	8.1%	11.2%	12.6%	13.3%	15.4%	19.7%
65 years old and older	N/A	N/A	6.1%	6.0%	5.6%	5.3%	6.2%	8.8%	10.2%	11.2%	12.3%	16.0%
Voting age pop.°	27.5%	56.9%	59.7%	65.0%	63.4%	56.9%	59.6%	73.4%	76.5%	74.6%	76.0%	77.1%
Voting Eligible (age° & citizen)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	66.3%	61.8%	60.9%	64.3%
Foreign-born	1.5%	1.7%	N/A	2.7%	N/A	4.5%	6.9%	12.1%	18.6%	26.7%	30.9%	32.2%
Born in MD								24.2%	20.3%	22.5%	23.3%	25.8%
Age 16+ In Labor Force <sup>1</sup>	N/A	N/A	18,534	25,068	67,930	133,487	225,975	313,248	75.1%	70.7%	73.0%	71.0%
Government Worker									23.0%	21.7%	21.3%	21.4%
Worked in Mont. Co.	N/A	N/A	N/A	N/A	N/A	43.6%	50.5%	54.3%	58.6%	58.7%	59.4%	64.0%
Worked in Maryland									67.9%	68.7%	70.0%	74.7%
Avg. Commute, minutes	N/A	N/A	N/A	N/A	N/A	N/A	N/A	27.2	29.5	32.8	33.2	34.4
Drove Alone <sup>2</sup>	N/A	N/A	N/A	N/A	N/A	77.8%	N/A	61.9%	67.8%	68.9%	66.1%	62.6%
All Public Transportation	N/A	N/A	N/A	N/A	N/A	7.3%		10.0%	12.6%	12.6%	15.0%	13.0%
Train/Subway	N/A	N/A	N/A	N/A	N/A	0.4%		4.2%	8.2%	8.4%	9.3%	8.7%
Bus	N/A	N/A	N/A	N/A	N/A	6.9%		5.6%	4.2%	4.0%	5.9%	4.4%
Walk	N/A	N/A	N/A	N/A	N/A	4.6%		3.3%	2.2%	1.9%	2.1%	2.1%
Bike	N/A	N/A	N/A	N/A	N/A	N/A		0.4%	0.2%	0.3%	0.4%	0.5%
Worked at Home								2.3%	4.0%	4.8%	5.7%	11.4%
Households with No Vehicles									7.0%	7.5%	7.9%	7.5%
No High School & No Degree	N/A	N/A	N/A	48.3%	35.4%	35.6%	20.5%	12.7%	27.8%	9.7%	9.0%	8.6%
High Sch/Some Collg.	N/A	N/A	N/A	33.9%	41.9%	42.2%	46.2%	44.5%	16.8%	31.2%	29.0%	26.5%
Associates Degree	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.5%	4.6%	5.3%	5.6%
Bachelors Degree <sup>3</sup>	N/A	N/A	N/A	17.9%	22.7%	11.5%	33.2%	18.0%	26.7%	27.1%	27.0%	27.3%
Graduate/Prof Degree <sup>3</sup>	N/A	N/A	N/A	N/A	N/A	10.7%	N/A	24.9%	23.2%	27.5%	29.8%	32.0%
Households	N/A	N/A	N/A	N/A	45,225	92,433	156,674	207,319	282,228	324,565	357,086	386,931
Families <sup>4</sup>	6,705	7,712	11,790	21,740	42,110	85,272	132,020	152,891	198,232	224,225	244,898	268,667
Nonfamily HHs (mult. persons)						5.9%	5.9%		7.5%	6.5%	6.4%	5.6%
Average Household Size	N/A	N/A	N/A	N/A	3.54	3.65	3.30	2.77	2.65	2.66	2.70	2.72
Average Family Size	N/A	N/A	3.53	N/A	N/A	N/A	3.25	3.12	3.19	3.22	3.34	
Workers per Household			1.57	1.53	1.40	1.40	1.40	1.44	1.52	1.40	1.42	1.48
Median Household Income	N/A	N/A	N/A	N/A	\$4,532	\$8,494	\$14,090	\$28,987	\$54,089	\$71,551	\$93,373	\$111,812
Median Family Income	N/A	N/A	N/A	N/A	\$5,259	\$9,317	\$16,710	\$33,702	\$61,988	\$84,035	\$111,737	\$133,556
Per-capita Income	N/A	N/A	N/A	N/A	N/A	N/A	\$5,188	\$12,335	\$25,591	\$35,684	\$47,310	\$55,643
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	3.0%	3.0%	2.8%	3.8%	4.0%	4.4%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	4.2%	4.3%	4.2%	5.4%	6.0%	6.6%
Housing Units	6,541	7,464	11,318	23,255	47,199	97,141	161,378	216,221	295,723	334,632	375,905	404,423
Owner-Occupied		63.8%	55.4%	64.0%	68.8%	73.3%	61.4%	64.7%	67.9%	68.7%	67.6%	63.7%
Renter-Occupied		36.9%	26.5%	36.0%	31.3%	26.7%	38.6%	35.2%	32.1%	31.3%	32.4%	36.3%
Vacant Housing Units	N/A	N/A	N/A	6.5%	3.8%	4.8%	1.9%	4.1%	4.6%	3.0%	5.0%	4.3%
Built Within the Last 10 Years								27.2%	28.7%	14.6%	10.2%	6.4%
Single Household Detached Units								57.7%	52.0%	51.2%	49.0%	47.3%
Single Household Attached Units								8.5%	17.1%	17.9%	18.2%	17.7%
Median Gross Rent	N/A	N/A	\$25.03	\$62.38	\$72.39	\$105	\$165	\$342	\$740	\$914	\$1,417	\$1,784
Median Value Own-Oc	N/A	N/A	\$9,540	\$7,730	\$16,136	\$19,800	\$32,700	\$97,300	\$200,800	\$221,800	\$482,900	\$491,700

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in Blue: 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Male citizens age 21+; 1920-1970: All citizens age 21+; 1980-present: All citizens age 18+

<sup>1</sup> Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

<sup>2</sup> 1960 Includes travel by all private vehicles (including car pools)

<sup>3</sup> Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

<sup>4</sup> Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - MARYLAND**

Maryland	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total Population	1,295,346	1,449,661	1,631,526	1,821,244	2,343,001	3,100,689	3,923,897	4,216,975	4,781,468	5,296,507	5,773,626	6,177,224
Group Quarters Pop.	N/A	N/A	47,169	56,738	97,410	95,354	104,817	94,428	113,856	134,056	138,375	125,505
Male	49.7%	50.3%	50.3%	50.2%	49.8%	49.4%	48.8%	48.4%	48.5%	48.3%	48.4%	48.2%
Female	50.3%	49.7%	49.7%	49.8%	50.2%	50.6%	51.1%	51.6%	51.5%	51.7%	51.6%	51.8%
White	82.0%	83.1%	83.0%	83.4%	83.4%	83.0%	81.4%	74.9%	71.0%	64.0%	58.2%	48.7%
Black	17.9%	16.9%	16.9%	16.6%	16.5%	16.7%	17.8%	22.7%	24.9%	27.9%	29.4%	29.5%
American Indian, et al.	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%	0.3%	0.3%	0.4%	0.5%
Asian	0.0%	0.0%	0.1%	0.0%	0.1%	0.2%	0.5%	1.5%	2.9%	4.0%	5.5%	6.8%
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	0.0%	0.0%	0.1%	0.1%
Other Race	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.7%	0.9%	1.8%	3.6%	6.7%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.0%	2.9%	7.8%
Hispanic †	N/A	N/A	0.0%	0.0%	N/A	N/A	1.4%	1.5%	2.6%	4.3%	8.2%	11.8%
White, non-Hispanic	N/A	N/A	N/A	83.3%	N/A	N/A	80.4%	73.9%	69.6%	62.1%	54.7%	47.2%
Median Age	24.8	26.2	27.4	29.6	29.7	28.7	27.1	30.3	33.9	36.0	39.3	38.8
Under 5 years old	10.6%	10.1%	8.9%	7.5%	11.0%	11.8%	8.8%	6.5%	7.5%	6.7%	6.3%	5.6%
5-17 years old					19.5%	24.8%	26.4%	21.2%	16.8%	18.9%	17.1%	16.5%
18-34 years old					28.4%	22.3%	25.1%	30.3%	29.4%	22.6%	22.9%	22.6%
35-54 years old	23.0%	24.2%	25.1%	26.4%	26.2%	26.0%	23.8%	23.1%	27.2%	31.6%	29.4%	25.8%
55 years old and older	10.7%	11.6%	12.9%	14.7%	14.9%	15.1%	14.1%	18.9%	19.1%	20.2%	24.3%	29.5%
62 years old and older						9.3%	9.7%	11.8%	13.3%	13.5%	15.4%	19.7%
65 years old and older	4.7%	5.0%	5.7%	6.8%	7.0%	7.3%	7.6%	9.4%	10.8%	11.3%	12.3%	16.0%
Voting age population°	57.3%	59.5%	61.1%	65.1%	65.2%	59.5%	59.7%	72.3%	75.7%	74.4%	76.6%	78.0%
Voting Eligible (age° & citizen)						N/A	58.6%	70.4%	72.3%	69.8%	69.6%	71.4%
Foreign-born	8.1%	7.1%	5.9%	4.5%	4.1%	3.0%	3.2%	4.6%	6.6%	9.8%	13.2%	15.2%
Born in MD	79.2%	76.4%	74.0%	71.1%	62.6%	58.3%	54.0%	53.7%	49.8%	49.3%	47.4%	47.4%
Age 16+ In Labor Force <sup>1</sup>	541,164	603,478	672,906	54.0%	55.7%	57.6%	62.2%	65.6%	70.6%	67.8%	69.6%	67.6%
Government Worker						18.8%	12.8%	27.8%	23.6%	22.3%	22.2%	21.7%
Worked in MD		N/A	N/A		N/A	81.5%	78.1%	83.3%	82.6%	82.6%	82.6%	84.0%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26.6	27.0	31.2	31.3	33.0
Commute, drove alone <sup>2</sup>	N/A	N/A	N/A	N/A	N/A	66.8%	65.1%	60.7%	69.8%	73.7%	73.2%	72.1%
Commute, public transp		N/A	N/A		N/A	12.7%	9.0%	8.8%	8.1%	7.2%	8.7%	7.4%
Worked at Home						5.8%			2.6%	3.3%	3.9%	8.1%
Households with No Vehicles						21.3%	17.3%	13.5%	12.3%	11.2%	9.2%	8.8%
No High School & No Degree		N/A	N/A	79.4%	69.1%	60.0%	47.7%	32.6%	40.2%	16.6%	12.2%	9.4%
High Sch/Some College		N/A	N/A	15.8%	23.9%	30.7%	38.4%	47.1%	28.1%	49.2%	45.7%	42.9%
Associates Degree		N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.2%	5.1%	6.3%	6.8%
Bachelors Degree <sup>3</sup>		N/A	N/A	4.8%	7.0%	5.3%	7.4%	20.4%	15.6%	17.1%	19.8%	21.8%
Graduate/Prof Degree <sup>3</sup>		N/A	N/A	N/A	N/A	4.0%	6.6%	N/A	10.9%	12.0%	16.0%	19.1%
Households	274,824	324,742	385,179	465,683	755,075	863,003	1,175,073	1,460,865	1,748,991	1,980,859	2,156,411	2,321,208
Families <sup>4</sup>	274,824	324,742	385,179	472,340	581,840	763,412	971,877	1,094,386	1,245,814	1,359,318	1,447,002	1,542,783
Nonfamily HHs (mult. persons)				21.0%	10.2%	7.4%	6.5%	4.3%	6.2%	6.4%	6.8%	6.5%
Average Household Size	N/A	N/A	N/A	3.77	3.56	3.48	3.25	2.82	2.67	2.61	2.61	2.61
Average Family Size	4.7	4.46	3.89	N/A	N/A	N/A	3.64	3.30	3.14	3.13	3.15	3.17
Workers per Household	1.97	1.86	1.75	1.46	1.19	1.34	1.34	1.22	1.42	1.31	1.34	1.37
Median Household Income	N/A	N/A	N/A	N/A	\$2,811	\$5,417	\$10,101	\$20,281	\$39,386	\$52,868	\$70,647	\$87,063
Median Family Income	N/A	N/A	N/A	N/A	\$3,266	\$6,309	\$11,057	\$23,112	\$45,034	\$61,876	\$85,098	\$105,790
Per-capita Income	N/A	N/A	N/A	N/A	N/A	\$2,003	\$3,512	\$8,293	\$17,730	\$25,614	\$34,849	\$43,352
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	7.7%	7.5%	6.0%	6.1%	5.7%	5.9%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	10.1%	9.8%	8.1%	8.5%	8.6%	9.0%
Housing Units	274,824	324,742	385,179	500,156	689,116	934,552	1,249,814	1,570,895	1,891,917	2,145,283	2,378,814	2,530,844
Owner-Occupied	42.7%	49.0%	54.1%	47.4%	47.8%	64.5%	58.8%	62.0%	65.0%	67.7%	67.5%	65.0%
Renter-Occupied	54.3%	49.3%	45.9%	52.6%	37.1%	35.5%	41.2%	38.0%	35.0%	32.3%	32.5%	35.0%
Vacant Housing Units	N/A	N/A	N/A	6.9%	6.7%	7.7%	5.9%	5.6%	7.6%	7.7%	9.3%	8.3%
Built Within the Last 10 Years						32.5%	30.4%	23.6%	21.6%	16.7%	10.9%	5.8%
Single Household Detached Units						54.5%	51.1%	49.6%	49.6%	51.2%	51.6%	51.6%
Single Household Attached Units						24.9%	17.7%	18.5%	20.8%	21.0%	21.1%	21.3%
Median Gross Rent		N/A			\$46.16	\$78	\$111	\$266	\$548	\$689	\$1,091	\$1,415
Median Value Own-Oc	N/A	N/A	\$4,525	\$3,031	\$8,033	\$11,900	\$18,800	\$59,200	\$116,500	\$146,000	\$329,400	\$325,400

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in *Blue* : 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Male citizens age 21+; 1920-1970: All citizens age 21+; 1980-present: All citizens age 18+

<sup>1</sup> Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

<sup>2</sup> 1960 Includes travel by all private vehicles (including car pools)

<sup>3</sup> Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

<sup>4</sup> Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - WASHINGTON, DC METROPOLITAN STATISTICAL AREA (MSA)**

Washington DC MSA	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total Population	367,869	524,469	621,059	967,985	1,464,089	2,001,897	2,861,123	3,060,922	3,923,574	4,923,153	5,582,170	6,385,162
Group Quarters Pop.					116,855	78,688	86,220	68,971	99,373	100,237	102,275	107,545
Male			48.2%	45.4%	48.5%	48.7%	48.4%	48.3%	48.7%	48.7%	48.7%	48.4%
Female			51.8%	48.4%	51.9%	51.3%	51.6%	51.7%	51.3%	51.3%	51.3%	51.6%
White			75.3%	71.5%	76.6%	75.1%	74.3%	68.1%	65.7%	60.1%	54.8%	44.5%
Black			24.6%	22.1%	23.0%	24.3%	24.6%	27.9%	26.6%	26.0%	25.8%	24.5%
American Indian, et al.				0.0%	N/A	0.1%	0.1%	0.2%	0.3%	0.3%	0.4%	0.6%
Asian				0.1%	N/A	0.4%	0.6%	2.8%	5.2%	6.7%	9.3%	11.0%
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.1%	0.1%	0.1%
Other Race				0.1%	0.3%	0.1%	0.4%	0.9%	2.3%	6.8%	9.7%	9.3%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	0.0%	10.1%
Hispanic †				N/A	N/A	N/A	2.5%	3.1%	5.7%	8.8%	13.8%	17.1%
White, non-Hispanic				N/A	N/A	N/A	N/A	66.0%	62.7%	56.1%	48.6%	42.3%
Median Age					30.6	28.9	26.5	30.1	32.4	34.9	36.1	37.2
Under 5 years old			7.3%	7.0%	10.9%	11.7%	8.9%	6.3%	7.3%	7.0%	6.7%	5.8%
5-17 years old				17.7%	16.3%	24.1%	25.5%	20.6%	16.2%	18.3%	17.1%	16.8%
18-34 years old				33.6%	31.4%	25.2%	28.2%	32.5%	31.5%	24.8%	24.6%	24.0%
35-54 years old				27.4%	28.3%	28.2%	24.0%	24.4%	29.0%	32.4%	30.3%	27.5%
55 years old and older				13.3%	13.1%	14.0%	13.3%	16.1%	16.0%	17.6%	21.2%	25.8%
62 years old and older						8.4%	7.8%	9.6%	10.6%	11.0%	12.9%	16.8%
65 years old and older			5.4%	5.8%	5.9%	6.1%	6.0%	7.5%	8.6%	9.1%	10.0%	13.5%
Voting age population°			67.9%	70.3%	68.5%	65.1%	60.4%	73.1%	76.5%	74.7%	76.1%	77.4%
Voting Eligible (age° & citizen)					67.2%	N/A	58.5%		75.2%	71.9%	68.4%	67.5%
Foreign-born				4.3%		4.2%	4.5%	8.2%	12.3%	16.9%	21.0%	22.8%
Born in State of Residence						32.2%	32.4%		27.7%	30.5%	38.6%	32.1%
Age 16+ In Labor Force <sup>1</sup>				61.1%	61.0%	63.2%	65.0%	70.2%	75.4%	71.2%	73.2%	71.5%
Government Worker							39.1%		27.4%	23.7%	24.0%	22.9%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28.5	29.1	32.8	33.5	34.8
Commute, drove alone <sup>2</sup>				N/A	N/A	59.7%	47.2%	52.8%	62.9%	67.8%	66.0%	63.4%
Commute, public transp					N/A	37.2%	15.5%	16.8%	13.7%	11.2%	13.9%	12.0%
Worked at Home									2.8%	3.7%	4.4%	10.2%
Households with No Vehicles						25.1%	18.5%	6.4%	11.9%	10.8%	9.9%	9.8%
No High School & No Degree				58.0%	48.0%	41.8%	31.5%	18.9%	34.1%	16.6%	10.3%	8.7%
High Sch/Some College				30.2%	37.0%	40.0%	45.1%	40.3%	22.0%	49.2%	37.0%	33.7%
Associates Degree				N/A	N/A	N/A	N/A	N/A	5.4%	5.1%	5.6%	5.9%
Bachelors Degree <sup>3</sup>				11.9%	15.0%	8.7%	11.6%	15.2%	21.9%	17.1%	24.9%	26.1%
Graduate/Prof Degree <sup>3</sup>				N/A	N/A	9.6%	11.8%	25.6%	16.5%	12.0%	22.2%	25.6%
Households				232,614	405,122	590,621	898,496	1,115,399	1,459,358	1,849,708	2,074,730	2,360,771
Families <sup>4</sup>				234,920	369,930	478,907	689,096	760,088	970,759	1,231,477	1,351,258	1,545,742
Nonfamily HHs (mult. persons)							9.0%	6.2%	8.2%	7.5%	7.9%	7.4%
Average Household Size				3.55	3.32	3.25	3.09	2.68	2.62	2.61	2.64	2.66
Average Family Size					N/A	N/A	3.61	3.29	3.17	3.18	3.23	3.37
Workers per Household				1.75	1.53	1.41	1.38	1.27	1.52	1.38	1.45	1.48
Median Household Income					\$3,321	\$5,962	\$9,879	\$23,486	\$46,884	\$62,216	\$85,660	\$106,415
Median Family Income					\$4,262	\$7,577	\$12,933	\$27,802	\$54,094	\$72,247	\$102,380	\$126,840
Per-capita Income				N/A	N/A	N/A	\$4,273	\$10,249	\$21,416	\$30,350	\$41,841	\$51,515
Families below poverty				N/A	N/A	N/A	6.1%	6.0%	4.3%	5.2%	4.9%	5.0%
Persons below poverty				N/A	N/A	N/A	8.3%	8.2%	6.4%	7.4%	7.3%	7.6%
Housing Units				249,944	419,886	618,368	937,823	1,179,845	1,556,749	1,942,641	2,213,752	2,500,128
Owner-Occupied				37.7%	42.6%	48.9%	46.0%	54.2%	60.5%	63.9%	64.3%	61.5%
Renter-Occupied					56.7%	51.1%	54.0%	45.5%	39.5%	36.0%	35.7%	38.5%
Vacant Housing Units				6.0%	3.2%	4.5%	4.2%	100.0%	6.3%	4.9%	6.3%	5.6%
Built Within the Last 10 Years							36.7%	37.6%	24.0%	23.5%	18.2%	13.8%
Single Household Detached Units							43.6%	43.1%		44.2%	47.3%	46.2%
Single Household Attached Units							15.5%	10.9%		18.5%	18.9%	19.6%
Median Gross Rent					\$60.55	\$88	\$135	\$293	\$667	\$811	\$1,285	\$1,718
Median Value Own-Oc				\$7,221	\$14,022	\$17,100	\$28,300	\$75,700	\$166,100	\$178,900	\$416,600	\$436,600

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in Blue : 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Male citizens age 21+; 1920-1970: All citizens age 21+; 1980-present: All citizens age 18+

<sup>1</sup> Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

<sup>2</sup> 1960 Includes travel by all private vehicles (including car pools)

<sup>3</sup> Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

<sup>4</sup> Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - BALTIMORE, MD METROPOLITAN STATISTICAL AREA (MSA)**

<b>Baltimore MD MSA</b>	<b>1910</b>	<b>1920</b>	<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
Total Population	658,715	817,646	949,247	1,046,692	1,405,399	1,727,023	2,070,670	2,174,023	2,382,172	2,552,994	2,710,489	2,844,510
Group Quarters Pop.						54,405	60,541	52,065	58,438	68,653	68,923	59,014
Male						49.2%	48.7%	48.3%	51.7%	48.1%	48.1%	48.0%
Female						50.8%	51.3%	51.7%	48.3%	51.9%	51.9%	52.0%
White						77.8%	75.8%	72.8%	71.8%	67.3%	62.1%	53.9%
Black						21.9%	23.7%	25.6%	25.9%	27.4%	28.7%	28.5%
American Indian, et al.					N/A	0.1%	0.1%	0.2%	0.3%	0.3%	0.3%	0.4%
Asian					N/A	0.1%	0.3%	1.0%	1.8%	2.7%	4.5%	6.3%
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	0.1%	0.0%
Other Race						0.0%	0.2%	0.4%	0.3%	0.7%	1.7%	4.0%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.5%	2.5%	6.8%
Hispanic †				N/A	N/A	N/A	0.9%	1.0%	1.3%	2.0%	4.6%	7.6%
White, non-Hispanic				N/A	N/A	N/A	N/A	72.2%	71.0%	66.3%	60.0%	52.7%
Median Age					30.5	29.7	27.9	30.6	33.3	36.3	38.1	38.6
Under 5 years old					10.4%	12.1%	8.4%	6.3%	7.5%	6.5%	6.2%	5.6%
5-17 years old					18.5%	25.0%	31.1%	20.7%	16.6%	18.8%	16.0%	16.2%
18-34 years old					28.7%	19.1%	32.6%	40.3%	28.9%	22.4%	24.0%	29.7%
35-54 years old					27.1%	27.3%	24.1%	22.6%	26.7%	31.4%	29.0%	25.4%
55 years old and older					15.2%	16.5%	8.8%	10.1%	20.3%	20.9%	24.8%	23.2%
62 years old and older						10.2%	10.7%	12.7%	14.3%	14.2%	15.9%	19.9%
65 years old and older					6.9%	7.9%	8.4%	10.1%	11.7%	12.0%	12.6%	16.1%
Voting age population°						63.4%	60.5%	73.0%	75.9%	74.7%	77.8%	78.2%
Voting Eligible (age° & citizen)						N/A			74.3%		72.6%	74.1%
Foreign-born						3.4%	2.8%	3.4%	3.7%	5.7%	8.7%	10.3%
Born in State of Residence						65.8%	65.0%	65.9%	64.6%	67.3%	60.4%	59.4%
Age 16+ In Labor Force <sup>1</sup>						57.3%	60.7%	63.7%	68.5%	66.4%	68.1%	66.8%
Government Worker						13.2%	21.0%	24.8%	21.3%	20.3%	20.5%	20.0%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26.5	26.0	29.8	29.4	31.3
Commute, drove alone <sup>2</sup>				N/A	N/A	62.5%	46.5%	59.8%	70.9%	75.5%	76.1%	74.7%
Commute, public transp					N/A	18.5%	13.0%	10.3%	7.7%	6.2%	6.3%	5.7%
Worked at Home						4.0%			2.3%	3.2%	3.7%	7.9%
Households with No Vehicles						27.7%	21.0%		16.4%	14.4%	11.2%	10.5%
No High School & No Degree						66.3%	55.4%	37.9%	25.3%	18.1%	12.7%	8.7%
High Sch/Some College						26.7%	34.3%	45.2%	46.6%	47.3%	46.5%	43.5%
Associates Degree						N/A	N/A	N/A	5.0%	5.4%	6.2%	6.8%
Bachelors Degree <sup>3</sup>						7.0%	5.8%	8.3%	13.9%	17.3%	19.7%	22.6%
Graduate/Prof Degree <sup>3</sup>						N/A	4.5%	8.6%	9.2%	11.9%	14.9%	18.4%
Households						484,980	690,543	756,980	880,145	974,071	1,038,765	1,100,767
Families <sup>4</sup>						423,480	505,150	560,748	620,591	653,781	679,558	712,946
Nonfamily HHs (mult. persons)						8.1%	6.1%	4.1%	6.0%	6.5%	7.2%	7.1%
Average Household Size						3.44	3.22	2.80	2.64	2.55	2.54	2.53
Average Family Size					N/A	N/A	3.64	3.30	3.13	3.10	3.11	3.20
Workers per Household						1.33	1.19	1.28	1.35	1.26	1.30	1.32
Median Household Income						\$5,329	\$8,676	\$18,958	\$36,550	\$49,938	\$66,195	\$83,811
Median Family Income						\$6,199	\$10,577	\$21,826	\$42,206	\$59,324	\$81,788	\$104,637
Per-capita Income				N/A	N/A	N/A	\$3,332	\$7,680	\$16,596	\$24,398	\$33,531	\$42,782
Families below poverty				N/A	N/A	N/A	8.5%	9.3%	7.4%	7.1%	6.5%	6.4%
Persons below poverty				N/A	N/A	N/A	11.3%	11.9%	10.1%	9.8%	9.7%	9.8%
Housing Units						519,259	656,777	799,754	938,979	1,048,046	1,132,251	1,190,095
Owner-Occupied						59.4%	55.3%	60.0%	63.7%	66.9%	66.6%	64.1%
Renter-Occupied						34.0%	39.7%	40.0%	36.3%	33.1%	33.4%	35.9%
Vacant Housing Units						6.7%	5.0%	5.3%	6.3%	7.1%	8.3%	7.5%
Built Within the Last 10 Years						28.1%	22.9%	21.5%	18.5%	15.2%	9.4%	5.4%
Single Household Detached Units						38.4%	39.7%		42.2%	44.3%	45.3%	45.2%
Single Household Attached Units						39.4%	30.1%		29.7%	29.1%	28.6%	28.7%
Median Gross Rent						\$77	\$116	\$246	\$399	\$626	\$1,018	\$1,324
Median Value Own-Oc						\$10,800	\$15,200	\$51,900	\$101,200	\$134,900	\$302,500	\$307,200

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in Blue: 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

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<sup>1</sup> Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

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**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - DISTRICT OF COLUMBIA**

District of Columbia	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total Population	331,069	437,571	486,869	663,091	802,178	763,956	756,668	638,432	606,900	572,059	601,723	689,545
Group Quarters Pop.	N/A	N/A		37,605	86,190	41,748	41,118	31,919	41,717	35,562	40,021	40,682
Male	47.7%	46.5%	47.6%	47.9%	47.1%	46.9%	46.5%	46.3%	46.6%	47.1%	47.2%	46.8%
Female	52.3%	53.5%	52.4%	52.1%	52.9%	53.1%	53.5%	53.7%	53.4%	52.9%	52.8%	53.2%
White	71.3%	74.7%	72.7%	71.5%	64.6%	45.2%	27.7%	26.9%	29.6%	30.8%	38.5%	39.6%
Black	28.5%	25.1%	27.1%	28.2%	35.0%	53.9%	71.1%	70.3%	65.8%	60.0%	50.7%	41.4%
American Indian, et al.	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.2%	0.2%	0.3%	0.3%	0.5%
Asian	0.1%	0.2%	0.2%	0.2%	0.3%	0.6%	0.6%	1.0%	1.8%	2.7%	3.5%	4.9%
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	0.1%	0.1%	0.1%
Other Race	N/A	N/A			0.1%	0.2%	0.5%	1.6%	2.5%	3.8%	4.1%	5.4%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.4%	2.9%	8.1%
Hispanic †	N/A	N/A			N/A	N/A	2.0%	2.8%	5.4%	7.9%	9.1%	11.3%
White, non-Hispanic	N/A	N/A	N/A		N/A	N/A	26.7%	25.7%	27.4%	27.8%	34.8%	38.0%
Median Age	28.7	29.3	31.1	31.9	32.6	32.2	28.4	31.0	33.4	34.6	33.8	33.9
Under 5 years old	8.1%	7.0%	6.6%	6.0%	8.9%	10.2%	7.9%	5.4%	6.2%	5.7%	5.4%	5.4%
5-17 years old				15.9%	14.1%	18.5%	21.7%	17.1%	13.1%	14.4%	11.3%	11.2%
18-34 years old				34.2%	31.4%	25.2%	29.3%	34.4%	33.6%	30.5%	35.2%	35.6%
35-54 years old	26.4%	28.2%	29.0%	29.7%	29.8%	27.0%	22.3%	21.6%	25.9%	28.5%	26.0%	25.3%
55 years old and older	11.2%	10.9%	13.5%	14.2%	15.7%	19.0%	18.7%	21.6%	21.2%	20.9%	22.1%	22.5%
62 years old and older					9.1%	11.8%	11.9%	14.3%	15.3%	14.4%	14.2%	15.4%
65 years old and older	5.1%	4.7%	5.6%	6.2%	7.1%	9.1%	9.4%	11.6%	12.8%	12.2%	11.4%	12.6%
Voting age population°			70.1%	73.1%	72.7%	71.3%	64.2%	77.5%	80.7%	79.9%	83.2%	83.4%
Voting Eligible (age° & citizen)			68.0%	71.6%	71.1%	N/A	62.0%		74.6%	71.9%	74.6%	75.2%
Foreign-born	7.5%	6.7%	6.3%	5.3%	5.5%	5.1%	4.4%	6.4%	9.7%	12.9%	13.0%	13.4%
Born in DC	42.1%	36.6%	37.1%	33.2%	32.9%	35.3%	45.2%	38.5%	39.3%	39.2%	38.4%	36.8%
Age 16+ In Labor Force¹				62.2%	62.2%	63.7%	64.2%	63.1%	66.3%	63.6%	67.1%	70.7%
Government Worker									32.2%	25.9%	26.3%	24.8%
Worked in DC		N/A	N/A		N/A	78.3%	65.7%	69.6%	77.8%	73.0%	73.4%	76.8%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	29.0	27.1	29.7	29.3	30.9
Commute, drove alone²	N/A	N/A	N/A	N/A	N/A	39.3%	37.4%	31.8%	35.0%	38.4%	35.9%	32.1%
Commute, public transp		N/A	N/A		N/A	37.8%	35.6%	36.9%	36.6%	33.2%	37.6%	31.5%
Worked at Home									3.0%	3.8%	4.7%	12.8%
Households with No Vehicles						47.3%			37.4%	36.9%	35.7%	35.4%
No High School & No Degree		N/A	N/A	59.3%	52.2%	52.2%	44.8%	32.9%	26.9%	22.2%	13.5%	8.1%
High Sch/Some College		N/A	N/A	29.7%	34.8%	33.5%	37.4%	39.6%	36.8%	36.0%	34.2%	29.2%
Associates Degree		N/A	N/A	N/A	N/A	N/A	N/A	N/A	3.1%	2.8%	3.1%	2.9%
Bachelors Degree³		N/A	N/A	11.0%	13.0%	14.3%	8.1%	10.4%	16.1%	18.1%	22.0%	25.3%
Graduate/Prof Degree³		N/A	N/A	N/A	N/A	N/A	9.7%	17.1%	17.2%	21.0%	27.2%	34.5%
Households	71,339	96,194	125,554	173,445	224,099	252,066	262,538	253,143	249,634	248,338	266,707	312,448
Families⁴	71,339	96,194	125,554		198,180	173,695	162,656	133,643	122,087	114,166	112,715	132,188
Nonfamily HHs (mult. persons)									9.6%	10.2%	27.9%	14.0%
Average Household Size	N/A	N/A	N/A		3.19	2.87	2.72	2.40	2.26	2.16	2.11	2.08
Average Family Size				N/A	N/A	N/A	3.55	3.29	3.15	3.07	3.01	2.97
Workers per Household				1.74	1.67	1.37	1.28	1.17	1.22	1.05	1.14	1.31
Median Household Income	N/A	N/A	N/A	N/A	\$2,975	\$4,532	\$6,785	\$16,211	\$30,727	\$40,127	\$92,266	\$90,842
Median Family Income	N/A	N/A	N/A	N/A	\$3,800	\$5,993	\$9,583	\$19,099	\$36,256	\$46,283	\$130,291	\$120,337
Per-capita Income	N/A	N/A	N/A	N/A	N/A	N/A	\$3,859	\$8,960	\$18,881	\$28,659	\$59,808	\$58,659
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	12.7%	15.1%	13.3%	16.7%	14.5%	11.3%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	17.0%	18.6%	16.9%	20.2%	18.5%	15.5%
Housing Units	64,605	83,029	103,757	185,128	229,738	262,641	278,444	276,984	278,489	274,845	296,719	350,364
Owner-Occupied	20.1%	20.9%	27.5%	29.9%	32.3%	30.0%	28.2%	35.5%	38.9%	40.8%	42.0%	38.3%
Renter-Occupied	79.9%	79.1%	72.5%	70.1%	67.7%	70.0%	71.8%	64.5%	61.1%	59.2%	58.0%	61.7%
Vacant Housing Units	N/A	N/A	N/A	6.3%	2.4%	4.0%	5.7%	8.6%	10.4%	9.6%	10.1%	10.8%
Built Within the Last 10 Years						15.8%	15.8%	7.0%	5.5%	2.6%	6.4%	9.1%
Single Household Detached Units						13.2%	13.3%		12.4%	13.2%	12.4%	12.0%
Single Household Attached Units						26.9%	23.4%		25.6%	26.4%	25.9%	23.9%
Median Gross Rent		N/A				\$81	\$111	\$207	\$648	\$618	\$1,063	\$1,607
Median Value Own-Oc	N/A	N/A				\$15,400	\$21,400	\$68,800	\$123,900	\$157,200	\$443,300	\$618,100

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in *Blue*: 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Male citizens age 21+; 1920-1970: All citizens age 21+; 1980-present: All citizens age 18+

¹ Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

² 1960 Includes travel by all private vehicles (including car pools)

³ Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

⁴ Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - VIRGINIA**

Virginia	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total Population	2,061,612	2,309,187	2,421,851	2,677,773	3,318,680	3,966,949	4,648,494	5,346,818	6,187,358	7,078,515	8,001,024	8,631,393
Group Quarters Pop.	N/A	N/A		73,022	176,330	174,367	196,232	176,905	209,300	231,398	239,834	236,646
Male	50.2%	50.6%	50.2%	50.4%	50.5%	49.9%	49.4%	49.0%	49.0%	49.0%	49.1%	48.9%
Female	49.8%	49.4%	49.8%	49.6%	49.5%	50.1%	50.6%	51.0%	51.0%	51.0%	50.9%	51.1%
White	67.4%	70.1%	73.1%	75.3%	77.8%	79.2%	80.9%	79.1%	77.4%	72.3%	68.6%	60.3%
Black	32.6%	29.9%	26.8%	24.7%	22.1%	20.6%	18.5%	18.9%	18.8%	19.6%	19.4%	18.6%
American Indian, et al.	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.2%	0.2%	0.3%	0.4%	0.5%
Asian	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.3%	1.2%	2.5%	3.7%	5.5%	7.1%
Hawaiian/Pacific Islr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.0%	0.0%	0.1%	0.1%	0.1%
Other Race	N/A	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.6%	0.9%	2.0%	3.2%	5.2%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.0%	2.9%	8.2%
Hispanic †	N/A	N/A			N/A	N/A	0.9%	1.5%	2.6%	4.7%	7.9%	10.5%
White, non-Hispanic	N/A	N/A	N/A		N/A	N/A	80.3%	78.2%	76.0%	70.2%	64.8%	58.6%
Median Age	21.3	22.2	23.1	25.8	27.3	27.1	26.8	29.8	32.6	35.7	37.5	38.7
Under 5 years old	13.0%	12.0%	10.6%	9.1%	11.5%	11.6%	8.4%	6.7%	7.2%	6.5%	6.4%	5.6%
5-17 years old					22.1%	25.4%	25.8%	20.8%	17.2%	18.0%	16.8%	16.3%
18-34 years old					29.2%	23.8%	26.5%	31.2%	30.1%	24.2%	23.7%	23.2%
35-54 years old	19.2%	21.0%	21.9%	22.7%	23.8%	24.6%	23.2%	22.6%	26.7%	31.1%	29.0%	25.5%
55 years old and older	9.3%	9.6%	10.9%	12.6%	13.4%	14.6%	16.1%	18.6%	18.9%	20.1%	24.1%	29.4%
62 years old and older						9.2%	10.0%	11.8%	13.1%	13.4%	15.4%	19.9%
65 years old and older	4.1%	4.3%	4.8%	5.8%	6.5%	7.3%	7.9%	9.5%	10.7%	11.2%	12.2%	16.2%
Voting age population°					66.4%	63.1%	60.0%	72.4%	75.7%	75.4%	76.8%	78.1%
Voting Eligible (age° & citizen)						N/A	49.5%		73.1%	71.4%	71.1%	72.8%
Foreign-born	1.3%	1.4%	1.0%	0.9%	1.3%	1.2%	1.6%	3.3%	5.0%	8.1%	10.8%	12.6%
Born in VA	89.4%	85.7%	85.2%	82.6%	73.4%	69.2%	63.5%	59.9%	54.2%	51.9%	50.1%	49.1%
Age 16+ In Labor Force <sup>1</sup>				52.5%	54.3%	55.7%	60.1%	64.1%	68.9%	66.8%	67.4%	65.8%
Government Worker								24.5%	21.2%	19.6%	20.5%	20.0%
Worked in VA		N/A	N/A		N/A	N/A		89.0%	90.6%	90.9%	91.2%	91.9%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	23.3	24.0	27.0	27.1	28.6
Commute, drove alone <sup>2</sup>	N/A	N/A	N/A	N/A	N/A	64.2%	63.8%	61.1%	72.5%	77.1%	77.0%	74.9%
Commute, public transp		N/A	N/A		N/A	9.5%	6.8%	4.9%	4.0%	3.6%	4.3%	4.0%
Worked at Home									3.3%	3.2%	4.2%	8.1%
Households with No Vehicles									9.0%	0.0%	6.3%	6.1%
No High School & No Degree		N/A	N/A	78.7%	71.8%	62.1%	52.2%	37.6%	24.8%	18.5%	13.9%	9.7%
High Sch/Some College		N/A	N/A	16.9%	21.9%	29.5%	35.5%	43.3%	45.2%	46.4%	45.6%	42.9%
Associates Degree		N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.5%	5.6%	6.7%	7.9%
Bachelors Degree <sup>3</sup>		N/A	N/A	4.4%	6.3%	5.3%	7.2%	10.0%	15.4%	17.9%	19.9%	22.4%
Graduate/Prof Degree <sup>3</sup>		N/A	N/A	N/A	N/A	3.1%	5.1%	9.0%	9.1%	11.6%	13.9%	17.2%
Households	419,452	483,363	529,089	627,532	845,259	1,072,840	1,390,636	1,864,922	2,294,722	2,699,173	3,056,058	3,321,218
Families <sup>4</sup>	419,452	483,363	529,089		784,007	954,720	1,162,256	1,404,745	1,642,735	1,847,796	2,047,188	2,190,879
Nonfamily HHs (mult. persons)								4.2%	6.0%	6.5%	7.0%	6.9%
Average Household Size	N/A	N/A	N/A			3.53	3.20	2.77	2.61	2.54	2.54	2.53
Average Family Size				N/A	N/A	N/A	3.57	3.24	3.08	3.04	3.06	3.08
Workers per Household						1.34	1.33	1.31	1.37	1.29	1.30	1.33
Median Household Income	N/A	N/A	N/A	N/A	\$2,192	\$4,043	\$7,176	\$17,475	\$33,328	\$46,677	\$61,406	\$76,398
Median Family Income	N/A	N/A	N/A	N/A	\$2,644	\$4,964	\$9,049	\$20,018	\$41,476	\$54,169	\$73,514	\$93,284
Per-capita Income	N/A	N/A	N/A	N/A	N/A	N/A	\$3,013	\$7,478	\$15,713	\$23,975	\$32,145	\$41,255
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	12.3%	9.2%	7.7%	7.0%	7.2%	6.8%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	15.5%	11.8%	10.2%	9.6%	10.3%	10.0%
Housing Units	410,182	473,625	519,705	659,787	901,483	1,168,913	1,492,954	2,020,941	2,496,334	2,904,192	3,364,939	3,618,247
Owner-Occupied	51.5%	51.1%	52.5%	48.9%	55.1%	61.3%	62.0%	65.5%	60.9%	68.1%	67.2%	64.9%
Renter-Occupied	48.5%	48.9%	47.6%	51.1%	44.9%	38.7%	38.0%	34.4%	33.7%	31.9%	32.8%	35.1%
Vacant Housing Units	N/A	N/A	N/A	4.9%	6.2%	8.2%	6.9%	7.8%	8.2%	7.1%	9.2%	8.2%
Built Within the Last 10 Years								30.9%	26.3%	20.0%	13.3%	6.8%
Single Household Detached Units						76.8%	71.5%		61.4%	62.3%	62.6%	61.7%
Single Household Attached Units						6.5%	3.3%		8.7%	9.6%	10.3%	11.1%
Median Gross Rent		N/A				\$71	\$93	\$207	\$410	\$650	\$970	\$1,257
Median Value Own-Oc	N/A	N/A				\$10,800	\$17,200	\$48,000	\$89,600	\$125,400	\$255,100	\$282,800

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in *Blue*: 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 2000, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

° 1910: Male citizens age 21+; 1920-1970: All citizens age 21+; 1980-present: All citizens age 18+

<sup>1</sup> Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

<sup>2</sup> 1960 Includes travel by all private vehicles (including car pools)

<sup>3</sup> Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

<sup>4</sup> Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DECENNIAL CENSUS - UNITED STATES**

United States	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
Total Population	92,228,496	106,021,537	123,202,624	132,164,569	151,325,798	179,323,175	203,211,926	226,545,805	248,709,873	281,421,906	308,745,538	331,449,281
Group Quarters Pop.	N/A	N/A			5,728,733	4,949,873	5,812,013	5,749,648	6,697,744	7,784,510	7,987,323	8,239,016
Male	51.5%	51.0%	50.6%	50.1%	49.7%	49.3%	48.7%	48.6%	48.7%	49.0%	49.2%	49.1%
Female	48.5%	49.0%	49.4%	49.8%	50.3%	50.7%	51.3%	51.4%	51.3%	51.0%	50.8%	50.9%
White	88.8%	89.6%	89.6%	89.6%	82.7%	86.3%	87.5%	83.4%	80.3%	75.1%	72.4%	61.6%
Black	10.7%	9.9%	9.7%	9.7%	9.9%	10.5%	11.1%	11.7%	12.1%	12.3%	12.6%	12.4%
American Indian, et al.	0.3%	0.2%	0.3%	0.3%	0.2%	0.3%	0.4%	0.7%	0.8%	0.9%	0.9%	1.1%
Asian	0.3%	0.3%	0.4%	0.4%	0.4%	0.5%	0.7%	1.5%	2.8%	3.6%	4.8%	6.0%
Hawaiian/Pacific Islldr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.1%	0.1%	0.1%	0.2%	0.2%
Other Race	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.4%	2.5%	3.9%	5.5%	6.2%	8.4%
Multiple Races	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.4%	2.9%	10.2%
Hispanic †	N/A	N/A			N/A	N/A	4.6%	6.4%	9.0%	12.5%	16.3%	18.7%
White, non-Hispanic	N/A	N/A	N/A		N/A	N/A	0.0%	79.7%	75.6%	69.1%	63.7%	57.8%
Median Age	24.1	25.3	26.5	29.0	30.1	29.5	28.1	30.0	32.9	35.4	37.2	38.8
Under 5 years old	11.6%	11.0%	9.3%	8.0%	10.7%	11.3%	8.4%	7.2%	7.4%	6.8%	6.5%	5.6%
5-17 years old	26.4%	26.2%	25.7%	22.6%	20.3%	24.5%	25.8%	22.3%	18.2%	18.9%	17.5%	16.5%
18-34 years old	30.4%	28.6%	28.1%	28.8%	26.3%	21.4%	23.9%	29.6%	28.1%	23.7%	23.2%	23.0%
35-54 years old	21.8%	23.3%	24.6%	25.7%	25.7%	24.9%	22.8%	21.4%	25.3%	29.7%	27.9%	25.1%
55 years old and older	9.8%	10.8%	12.2%	14.9%	16.9%	17.9%	19.0%	20.9%	21.1%	21.0%	24.9%	29.8%
62 years old and older	5.6%	6.2%	7.1%	8.9%	10.4%	11.6%	12.3%	13.9%	15.1%	14.7%	16.2%	20.6%
65 years old and older	4.3%	4.7%	5.4%	6.8%	8.1%	9.2%	9.9%	11.3%	12.6%	12.4%	13.0%	16.8%
Voting age population <sup>o</sup>	30.4%	57.5%	59.4%	63.8%	64.6%	60.3%	60.4%	71.9%	74.4%	74.4%	76.0%	77.9%
Voting Eligible (age <sup>o</sup> & citizen)	27.2%	52.1%	55.2%	61.3%	63.4%	N/A	59.1%	69.3%	70.4%	68.7%	69.2%	71.5%
Foreign-born	14.8%	13.2%	11.6%	8.8%	6.9%	5.4%	4.7%	6.2%	7.9%	11.1%	12.7%	13.5%
Born in USA	84.7%	86.2%	87.7%	90.4%	91.5%	91.4%	89.7%	92.8%	90.7%	87.7%	85.9%	84.9%
Born in State of Residence	66.3%	67.0%	67.1%	70.1%	68.1%	66.5%	64.8%	63.9%	61.8%	60.0%	58.7%	58.2%
Age 16+ In Labor Force <sup>1</sup>				54.8%	55.1%	57.3%	58.2%	62.0%	65.3%	63.9%	65.0%	63.4%
Government Worker				8.0%	9.8%		12.2%	16.0%	17.1%	15.2%	14.6%	14.8%
Professional, Scientific, Mgmt.							11.9%	16.5%	17.1%	14.1%	9.3%	10.4%
Worked in State of Residence		N/A	N/A		N/A	N/A				96.4%	96.2%	96.4%
Average Commute, min.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	21.7	22.3	25.5	25.2	26.9
Commute, drove alone <sup>2</sup>	N/A	N/A	N/A	N/A	N/A	N/A	66.0%	64.4%	73.2%	75.7%	76.0%	74.9%
Commute, public transp		N/A	N/A		N/A		12.1%	8.5%	6.4%	5.3%	4.7%	4.6%
Worked at Home									3.0%	3.3%	4.1%	7.3%
Households with No Vehicles						21.5%			11.5%	10.3%	8.9%	8.5%
No High School & No Degree		N/A	N/A	77.1%	66.6%	58.9%	47.7%	33.5%	24.8%	19.6%	15.0%	11.5%
High Sch/Some College		N/A	N/A	19.6%	27.3%	33.4%	41.7%	50.2%	48.7%	49.7%	49.6%	47.0%
Associates Degree		N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.2%	6.3%	7.5%	8.6%
Bachelors Degree <sup>3</sup>		N/A	N/A	3.4%	6.0%	4.6%	6.1%	8.6%	13.1%	15.5%	17.6%	20.2%
Graduate/Prof Degree <sup>3</sup>		N/A	N/A	1.2%	N/A	3.0%	4.6%	7.6%	7.2%	8.9%	10.3%	12.7%
Households	419,452	483,363	529,089	627,532	845,259	53,023,875	63,449,747	80,389,673	91,947,410	105,539,122	116,716,292	126,817,580
Families <sup>4</sup>	419,452	483,363	529,089		784,007	954,720	50,968,827	58,882,153	64,517,947	72,261,780	77,538,296	82,828,617
Nonfamily HHs (mult. persons)						5.6%			5.3%	6.1%	6.8%	7.1%
Average Household Size	4.54	4.34	4.11	3.67	3.37	3.33	3.11	2.75	2.63	2.59	2.58	2.55
Average Family Size				3.76	3.54	3.67	3.57	3.27	3.16	3.14	3.14	3.13
Workers per Household						1.22	1.21	1.20	1.25	1.22	1.22	1.26
Median Household Income	N/A	N/A	N/A	N/A		\$4,791	\$8,134	\$16,461	\$30,056	\$41,994	\$51,914	\$64,994
Median Family Income	N/A	N/A	N/A	N/A		\$5,660	\$9,590	\$19,908	\$35,225	\$50,046	\$62,982	\$80,069
Per-capita Income	N/A	N/A	N/A	N/A	N/A	N/A	\$2,513	\$7,313	\$14,420	\$21,587	\$27,334	\$35,384
Families below poverty	N/A	N/A	N/A	N/A	N/A	N/A	10.7%	9.2%	10.0%	9.2%	10.1%	9.1%
Persons below poverty	N/A	N/A	N/A	N/A	N/A	N/A	13.7%	11.7%	13.1%	12.4%	13.8%	12.8%
Housing Units						58,326,357	68,679,030	88,396,513	102,263,678	115,904,641	131,704,730	140,498,736
Owner-Occupied						56.2%	62.9%	64.4%	64.2%	66.2%	65.1%	63.1%
Renter-Occupied						34.7%	37.1%	35.6%	35.8%	33.8%	34.9%	36.9%
Vacant Housing Units	N/A	N/A	N/A			9.1%	7.6%	0.0%	10.1%	9.0%	11.4%	9.7%
Built Within the Last 10 Years						27.5%	25.0%	22.9%	20.7%	17.0%	12.7%	6.2%
Single Household Detached Units						68.8%	66.2%	63.7%	59.0%	60.3%	61.6%	61.7%
Single Household Attached Units						6.3%	2.9%	4.0%	5.3%	5.6%	5.7%	5.9%
Median Gross Rent		N/A				\$71	\$108	\$241	\$372	\$602	\$841	\$1,096
Median Value Own-Oc	N/A	N/A				\$11,900	\$17,000	\$51,300	\$78,300	\$119,600	\$188,400	\$229,800

Source: US Census Bureau (USCB), Decennial Census, except 2010 and 2020 numbers in Blue : 5-year 2006-2010 and 5-year 2016-2020 American Community Survey (ACS), respectively

NOTE: Individual figures may not add to totals, due to rounding and Census reporting methods.

\* The "Hawaiian/Pacific Islander" racial category was included with "Asian" prior to 1990, except 1980, which broke out Hawaiian, Guamanian, and Samoan

† "Hispanic" was not collected prior to 1990; 1970 and 1980 data use persons of "Spanish Origin" to determine "Hispanic"

<sup>o</sup> 1910: Male citizens 21 and older; 1920-1970: All citizens 21 and older; 1980-present: All citizens 18 and older

<sup>1</sup> Prior to 1940, "labor force" includes workers 14 years old and older; from 1940 onward, "labor force" includes workers 16 years old and older

<sup>2</sup> 1960 Includes travel by all private vehicles (including car pools)

<sup>3</sup> Prior to 1990, "Bachelors Degree" means 4 years of college completed and "Graduate/Prof Degree" means 5 years of college completed, but not necessarily a degree earned

<sup>4</sup> Prior to 1950, "family" included all households, even one-person singles; Beginning in 1950, "family" only includes households with two or more related persons

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**RESIDENTIAL DEVELOPMENT APPROVAL AND PERMIT TRENDS**

Site Development Approvals/Entitlements\* (Residential Approvals)

Time Period		Single Household <sup>1</sup>		Multiple Household <sup>1</sup>			Net Total Units <sup>1</sup>
From	Through	Detached	Townhouse <sup>2</sup>	Apartments	Condominiums	GAP Housing	
1/1/2024	6/30/2024	0	169	0	0	64	233
7/1/2023	12/31/2023	-1+1	0	0	0	0	0
1/1/2023	6/30/2023	-3+1	0	0	0	72	70
7/1/2022	12/31/2022	1	0	230	0	0	231
1/1/2022	6/30/2022	0	0	0	0	0	0
7/1/2021	12/31/2021	0	0	0	0	0	0
1/1/2021	6/30/2021	0	0	0	0	0	0
7/1/2020	12/31/2020	0	0	0	0	0	0
1/1/2020	6/30/2020	-23+1	34	0	0	0	12
1/1/2010	12/31/2019	66	390	2,949	192	62	3,659
7/1/2019	12/31/2019	0	0	575	0	0	575
1/1/2019	6/30/2019	5	0	11	0	0	16
7/1/2018	12/31/2018	0	0	365	0	0	365
1/1/2018	6/30/2018	26	80	109	0	0	215
7/1/2017	12/31/2017	0	0	0	0	0	0
1/1/2017	6/30/2017	45	241	587	64	80	1,017
7/1/2016	12/31/2016	0	0	0	0	0	0
1/1/2016	6/30/2016	1	0	0	0	0	1
7/1/2015	12/31/2015	0	0	-128	128	0	0
1/1/2015	6/30/2015	0	0	0	0	0	0
7/1/2014	12/31/2014	0	19	0	0	0	19
1/1/2014	6/30/2014	0	-2	365	0	0	363
7/1/2013	12/31/2013	0	0	2	0	0	2
1/1/2013	6/30/2013	1	0	-70	0	70	1
7/1/2012	12/31/2012	-1	0	4	0	0	3
1/1/2012	6/30/2012	0	0	287	0	0	287
7/1/2011	12/31/2011	0	19	0	0	0	19
1/1/2011	6/30/2011	-12	33	588	0	-88	521
7/1/2010	12/31/2010	0	0	0	0	0	0
1/1/2010	6/30/2010	1	0	254	0	0	255
1/1/2000	12/31/2009	662	1,497	2,156	975	502	5,792
7/1/2009	12/31/2009	-3	0	300	0	0	297
1/1/2009	6/30/2009	0	0	194	0	0	194
7/1/2008	12/31/2008	0	0	139	0	0	139
1/1/2008	6/30/2008	-1	-52	1,292	0	50	1,289
7/1/2007	12/31/2007	16	91	24	0	60	191
1/1/2007	6/30/2007	188	398	0	0	68	654
7/1/2006	12/31/2006	0	0	-2	0	0	-2
1/1/2006	6/30/2006	0	0	0	382	0	382
7/1/2005	12/31/2005	95	376	-198	593	178	1,044
1/1/2005	6/30/2005	16	55	0	0	0	71
7/1/2004	12/31/2004	2	0	0	0	0	2
1/1/2004	6/30/2004	1	0	0	0	0	1
7/1/2003	12/31/2003	0	0	17	0	0	17
1/1/2003	6/30/2003	16	325	0	0	116	457
7/1/2002	12/31/2002	-2	0	307	0	0	305
1/1/2002	6/30/2002	0	0	0	0	0	0
7/1/2001	12/31/2001	1	0	0	0	30	31
1/1/2001	6/30/2001	2	0	0	0	0	2
7/1/2000	12/31/2000	333	304	82	0	0	719
1/1/2000	6/30/2000	-2	0	1	0	0	-1

\* A project is considered to have entitlements after receiving one of the following approvals:

Schematic Development Plan (SDP), Preliminary Site Plan (PSP), Final Site Plan (FSP)

<sup>1</sup> Net increase in number of units (approved - existing - expired).

<sup>2</sup> Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000.

The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**RESIDENTIAL DEVELOPMENT APPROVAL AND PERMIT TRENDS**

New Construction - Residential Building Permits Issued (Residential Starts)

Time Period		Single Household <sup>1</sup>		Multiple Household <sup>1</sup>			Net Total Units <sup>1</sup>	Total Permits
From	Through	Detached	Townhouse <sup>2</sup>	Apartments	Condominiums	GAP Housing		
1/1/2024	6/30/2024	0	0	0	0	0	0	0
7/1/2023	12/31/2023	1	0	0	0	0	1	1
1/1/2023	6/30/2023	2	12	0	0	0	14	14
7/1/2022	12/31/2022	0	3	0	0	0	3	3
1/1/2022	6/30/2022	9	63	244	0	0	316	73
7/1/2021	12/31/2021	8	68	302	0	10	388	87
1/1/2021	6/30/2021	29	122	-1	0	42	192	194
7/1/2020	12/31/2020	18	70	0	0	14	102	102
1/1/2020	6/30/2020	8	19	386	0	14	427	28
1/1/2010	12/31/2019	158	727	2265	192	288	3630	909
7/1/2019	12/31/2019	0	0	0	0	0	0	0
1/1/2019	6/30/2019	2	0	0	64	0	66	4
7/1/2018	12/31/2018	7	0	0	0	0	7	7
1/1/2018	6/30/2018	4	5	0	0	0	9	9
7/1/2017	12/31/2017	8	17	0	0	0	25	25
1/1/2017	6/30/2017	2	29	0	128	0	159	31
7/1/2016	12/31/2016	2	6	365	0	8	381	8
1/1/2016	6/30/2016	5	50	0	0	14	69	55
7/1/2015	12/31/2015	8	34	0	0	0	42	42
1/1/2015	6/30/2015	14	69	241	0	16	340	84
7/1/2014	12/31/2014	10	47	0	0	32	89	57
1/1/2014	6/30/2014	4	83	0	0	0	87	87
7/1/2013	12/31/2013	12	96	0	0	0	108	108
1/1/2013	6/30/2013	19	90	0	0	30	139	109
7/1/2012	12/31/2012	9	30	737	0	37	813	42
1/1/2012	6/30/2012	15	30	233	0	41	319	48
7/1/2011	12/31/2011	13	31	0	0	12	56	44
1/1/2011	6/30/2011	10	21	300	0	34	365	39
7/1/2010	12/31/2010	13	35	389	0	44	481	55
1/1/2010	6/30/2010	1	54	0	0	20	75	55
1/1/2000	12/31/2009	680	842	453	561	278	2814	1883
7/1/2009	12/31/2009	0	31	0	0	0	31	31
1/1/2009	6/30/2009	0	42	0	0	0	42	42
7/1/2008	12/31/2008	0	20	315	0	10	345	30
1/1/2008	6/30/2008	0	37	0	0	0	37	37
7/1/2007	12/31/2007	0	34	0	0	18	52	34
1/1/2007	6/30/2007	4	35	1	0	46	86	40
7/1/2006	12/31/2006	15	14	0	0	12	41	29
1/1/2006	6/30/2006	0	45	0	0	8	53	45
7/1/2005	12/31/2005	1	47	0	0	34	82	48
1/1/2005	6/30/2005	1	75	0	0	18	94	76
7/1/2004	12/31/2004	0	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0	0
7/1/2003	12/31/2003	35	38	0	307	0	380	386
1/1/2003	6/30/2003	64	35	0	0	14	113	99
7/1/2002	12/31/2002	75	56	0	0	32	163	131
1/1/2002	6/30/2002	124	133	4	27	74	362	262
7/1/2001	12/31/2001	117	73	19	47	0	256	200
1/1/2001	6/30/2001	109	31	81	72	0	293	144
7/1/2000	12/31/2000	81	39	20	73	0	213	127
1/1/2000	6/30/2000	54	57	13	35	12	171	122

<sup>1</sup> Net increase in number of units (approved - existing - expired).

<sup>2</sup> Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000.

The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**RESIDENTIAL DEVELOPMENT APPROVAL AND PERMIT TRENDS**

New Construction - Residential Final Occupancy Issued (Residential Completions)

Time Period		Single Household <sup>1</sup>		Multiple Household <sup>1</sup>			Net Total Units <sup>1</sup>	Total Permits
From	Through	Detached	Townhouse <sup>2</sup>	Apartments	Condominiums	GAP Housing		
1/1/2024	6/30/2024	0	0	0	0	0	0	0
7/1/2023	12/31/2023	0	13	0	0	0	13	13
1/1/2023	6/30/2023	4	31	0	0	0	35	35
7/1/2022	12/31/2022	10	78	0	0	0	88	88
1/1/2022	6/30/2022	16	103	386	30	0	535	148
7/1/2021	12/31/2021	28	77	0	38	0	143	143
1/1/2021	6/30/2021	8	53	0	0	0	61	61
7/1/2020	12/31/2020	7	1	0	12	0	20	20
1/1/2020	6/30/2020	1	0	0	0	0	1	1
1/1/2010	12/31/2019	164	676	2311	479	0	3630	1065
7/1/2019	12/31/2019	4	0	1	64	0	69	6
1/1/2019	6/30/2019	3	1	374	0	0	378	6
7/1/2018	12/31/2018	6	13	131	128	0	278	22
1/1/2018	6/30/2018	4	18	0	2	0	24	24
7/1/2017	12/31/2017	2	24	0	8	0	34	34
1/1/2017	6/30/2017	4	17	440	0	0	461	23
7/1/2016	12/31/2016	7	39	0	14	0	60	60
1/1/2016	6/30/2016	7	52	0	0	0	59	59
7/1/2015	12/31/2015	18	60	0	18	0	96	96
1/1/2015	6/30/2015	5	59	0	31	0	95	97
7/1/2014	12/31/2014	7	91	247	6	0	351	105
1/1/2014	6/30/2014	7	0	0	14	0	21	7
7/1/2013	12/31/2013	22	86	114	32	0	254	141
1/1/2013	6/30/2013	11	15	219	35	0	280	65
7/1/2012	12/31/2012	21	21	470	16	0	528	68
1/1/2012	6/30/2012	13	38	0	13	0	64	64
7/1/2011	12/31/2011	6	29	0	26	0	61	61
1/1/2011	6/30/2011	11	37	78	37	0	163	48
7/1/2010	12/31/2010	4	55	237	35	0	331	59
1/1/2010	6/30/2010	2	21	0	0	0	23	23
1/1/2000	12/31/2009	684	850	140	1014	0	2688	2080
7/1/2009	12/31/2009	3	38	1	0	0	42	42
1/1/2009	6/30/2009	2	30	0	0	0	32	32
7/1/2008	12/31/2008	1	39	0	0	0	40	40
1/1/2008	6/30/2008	2	22	0	34	0	58	58
7/1/2007	12/31/2007	5	31	0	23	0	59	59
1/1/2007	6/30/2007	4	22	0	22	0	48	48
7/1/2006	12/31/2006	3	35	0	9	0	47	47
1/1/2006	6/30/2006	0	44	0	44	0	88	88
7/1/2005	12/31/2005	0	82	0	307	0	389	88
1/1/2005	6/30/2005	0	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0	0
1/1/2004	6/30/2004	20	13	0	4	0	37	37
7/1/2003	12/31/2003	69	59	0	58	0	186	186
1/1/2003	6/30/2003	62	52	14	116	0	244	236
7/1/2002	12/31/2002	109	121	8	102	0	340	340
1/1/2002	6/30/2002	127	97	88	59	0	371	224
7/1/2001	12/31/2001	114	37	16	26	0	193	151
1/1/2001	6/30/2001	98	42	13	97	0	250	140
7/1/2000	12/31/2000	59	84	0	113	0	256	256
1/1/2000	6/30/2000	6	2	0	0	0	8	8

<sup>1</sup> Net increase in number of units (approved - existing - expired).

<sup>2</sup> Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000.

The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**RESIDENTIAL DEVELOPMENT APPROVAL AND PERMIT TRENDS**

Residential Demolition Permits Finaled (Residential Demolitions)

Time Period		Single Household <sup>1</sup>		Multiple Household <sup>1</sup>			Net Total Units <sup>1</sup>	Total Permits
From	Through	Detached	Townhouse <sup>2</sup>	Apartments	Condominiums	GAP Housing		
1/1/2024	6/30/2024	0	1	0	0	0	-1	1
7/1/2023	12/31/2023	1	0	0	6	0	-7	1
1/1/2023	6/30/2023	1*	0	1	6	0	-7	2
7/1/2022	12/31/2022	0	1*	0	0	0	0	1
1/1/2022	6/30/2022	1	0	0	0	0	-1	1
7/1/2021	12/31/2021	1*	0	0	0	0	0	1
1/1/2021	6/30/2021	0	0	0	0	0	0	0
7/1/2020	12/31/2020	0	0	0	0	0	0	0
1/1/2020	6/30/2020	1	0	0	0	0	-1	1
1/1/2010	12/31/2019	6	1	0	0	0	-4	7
7/1/2019	12/31/2019	0	0	0	0	0	0	0
1/1/2019	6/30/2019	0	0	0	0	0	0	0
7/1/2018	12/31/2018	1, 1^	0	0	0	0	-1	-1
1/1/2018	6/30/2018	1	1*	0	0	0	-1	2
7/1/2017	12/31/2017	0	0	0	0	0	0	0
1/1/2017	6/30/2017	1*	0	0	0	0	0	1
7/1/2016	12/31/2016	0	0	0	0	0	0	0
1/1/2016	6/30/2016	0	0	0	0	0	0	0
7/1/2015	12/31/2015	0	0	0	0	0	0	0
1/1/2015	6/30/2015	1	0	0	0	0	-1	1
7/1/2014	12/31/2014	0	0	0	0	0	0	0
1/1/2014	6/30/2014	0	0	0	0	0	0	0
7/1/2013	12/31/2013	0	0	0	0	0	0	0
1/1/2013	6/30/2013	0	0	0	0	0	0	0
7/1/2012	12/31/2012	1	0	0	0	0	-1	1
1/1/2012	6/30/2012	0	0	0	0	0	0	0
7/1/2011	12/31/2011	0	0	0	0	0	0	0
1/1/2011	6/30/2011	0	0	0	0	0	0	0
7/1/2010	12/31/2010	0	0	0	0	0	0	0
1/1/2010	6/30/2010	0	0	0	0	0	0	0
1/1/2000	12/31/2009	0	0	2	0	0	-2	0
7/1/2009	12/31/2009	0	0	0	0	0	0	0
1/1/2009	6/30/2009	0	0	0	0	0	0	0
7/1/2008	12/31/2008	0	0	0	0	0	0	0
1/1/2008	6/30/2008	0	0	0	0	0	0	0
7/1/2007	12/31/2007	0	0	0	0	0	0	0
1/1/2007	6/30/2007	0	0	0	0	0	0	0
7/1/2006	12/31/2006	0	0	0	0	0	0	0
1/1/2006	6/30/2006	0	0	0	0	0	0	0
7/1/2005	12/31/2005	0	0	0	0	0	0	0
1/1/2005	6/30/2005	0	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0	0
7/1/2003	12/31/2003	0	0	0	0	0	0	0
1/1/2003	6/30/2003	0	0	0	0	0	0	0
7/1/2002	12/31/2002	0	0	0	0	0	0	0
1/1/2002	6/30/2002	0	0	0	0	0	0	0
7/1/2001	12/31/2001	0	0	1	0	0	-1	0
1/1/2001	6/30/2001	0	0	1	0	0	-1	0
7/1/2000	12/31/2000	0	0	0	0	0	0	0
1/1/2000	6/30/2000	0	0	0	0	0	0	0

<sup>1</sup> Net decrease in number of units (existing - demolished + reconstructed).

<sup>2</sup> Includes duplexes, semi-detached houses, and attached units/townhouses under a condominium regime.

\* Building demolished due to fire or other casualty loss and later reconstructed

^ Building intentionally demolished and a new building was later reconstructed (a.k.a. "tear down" or "mansionization")

Note: Group Quarters units are excluded from the summary table.

Note: Number of permits shown is based on information from the City's electronic permit system, as implemented in Spring 2000.

The period 1/1/2000 to 6/30/2000 is not a complete count of all permits.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**HOUSING SALES**

**Median Sales Price of Residential Houses**

Year	Montgomery County		DC Metro		Maryland			United States				
	All Housing Types		All Housing Types		All Housing Types			All Housing Types (2)	Inflation (3)	Real GDP (4)		
2024	Q2/April*	\$650,000	+7.6%	\$637,250	+6.4% †	Q2/April*	\$415,000	+4.7%	\$412,300	-1.5%		
2023	Q2/April*	\$604,000	+2.9%	\$599,000	-0.2% †	Q2/April*	\$396,500	+1.7%	\$418,500	-5.4%	+4.1%	+2.5%
2022	Q2/April*	\$587,000	+9.7%	\$600,000	+8.1% †	Q2/April*	\$390,000	+8.3%	\$442,600	+20.3%	+8.0%	+1.9%
2021	Q2/April*	\$535,000	+6.6%	\$555,000	+13.0% †	Q2/April*	\$360,000	+10.8%	\$367,800	+16.0%	+4.7%	+5.8%
2020	Q2/April*	\$502,000	+8.2%	\$491,000	+4.7% †	Q2/April*	\$325,000	+8.7%	\$317,100	-1.7%	+1.2%	-2.2%
2019	Q2/April*	\$464,000	+4.3%	\$469,000	+4.2% †	Q2/April*	\$299,000	+1.1%	\$322,500	+2.2%	+1.8%	+2.5%
2018	Q2/April*	\$445,000	+2.3%	\$450,000	+2.3% †	Q2/April*	\$295,752	+3.9%	\$315,600	-0.8%	+2.4%	+3.0%
2017	Q2/April*	\$435,000	+4.8%	\$440,000	+4.7% †	Q2/April*	\$284,715	+6.6%	\$318,200	+4.0%	+2.1%	+2.5%
2016	Q2/April*	\$415,000	+2.4%	\$420,250	+0.1% †	Q2/April*	\$267,041	+5.2%	\$306,000	+5.8%	+1.3%	+1.8%
2015	Q2/April*	\$405,450	+8.1%	\$420,000	+7.7% †	Q2/April*	\$253,954	+3.3%	\$289,100	+0.4%	+0.1%	+2.7%
2014	(Q1/Mar)	\$375,000	-2.8%	\$389,900	-0.4%	(Q1)	\$245,891	-3.6%	\$288,000	+7.4%	+1.6%	+2.3%
2013	(Q4/Dec)	\$386,000	+7.2%	\$391,362	+9.0%	(Q4)	\$255,183	+4.7%	\$268,100	+12.3%	+1.5%	+1.8%
2012	(Q4/Dec)	\$360,000	+8.3%	\$359,000	+22.2%	(Q4)	\$243,741	+14.5%	\$238,700	+4.6%	+2.1%	+2.2%
2011	(Q1)	\$332,450	-5.0%	\$293,689	-6.5%	(Q1)	\$212,840	-13.4%	\$228,100	+3.9%	+3.2%	+1.6%
2010	(Q4/Dec)	\$350,000	+2.9%	\$313,988	+11.8%		\$245,726	-4.1%	\$219,500	-0.6%	+1.6%	+2.6%
2009	(Q4/Dec)	\$340,000	-13.9%	\$280,740	+34.5%		\$256,217	-10.1%	\$220,900	-6.1%	-0.4%	-2.5%
2008	(Q4/Dec)	\$395,000	-11.0%	\$208,740	-47.6%		\$284,927	-7.5%	\$235,300	-2.8%	+3.8%	-0.1%
2007	(Q4/Dec)	\$444,000	+1.1%	\$398,479	-1.1%		\$307,910	+0.0%	\$242,200	-1.7%	+2.8%	+1.9%
2006	(Q4/Dec)	\$439,000	+3.3%	\$403,064	+1.0%		\$307,888	+5.4%	\$246,300	+5.4%	+3.2%	+2.9%
2005	(Q4/Dec)	\$425,000		\$399,050	N/A		\$292,214	N/A	\$233,700	N/A	+3.4%	+3.5%
2000									\$163,200		+3.4%	+4.1%

**Median Sales Price of Residential Houses**

Year	City of Gaithersburg					Montgomery County					DC Metro	US
	Detached Houses		Attached (Town) Houses		All Single Household	Detached Houses		Attached (Town) Houses		All Single Household	Mortgage Rate (1)	Inflation Rate (3)
	New	Existing	New	Existing		New	Existing	New	Existing			
2007	N/A	N/A	N/A	N/A	N/A	\$896,917	\$560,000	\$464,482	\$360,000	\$495,000	6.56%	2.80%
2006	\$699,900	\$571,138	\$489,790	\$389,900	\$463,980	\$881,600	\$552,500	\$518,510	\$356,750	\$485,000	6.68%	3.20%
2005	N/A	\$570,000	\$529,915	\$374,900	\$446,400	\$764,678	\$530,000	\$499,298	\$340,000	\$464,000	5.91%	3.40%
2004	\$568,625	\$465,000	\$386,943	\$312,000	\$370,000	\$666,540	\$450,000	\$427,501	\$283,500	\$395,000	6.02%	2.70%
2003	\$604,005	\$400,000	\$380,085	\$255,000	\$311,930	\$590,760	\$383,000	\$367,200	\$229,000	\$320,645	6.09%	2.30%
2002	\$511,548	\$334,500	\$339,765	\$198,500	\$289,900	\$481,286	\$340,000	\$277,978	\$185,500	\$282,918	6.69%	1.60%
2001	\$457,115	\$303,500	\$298,860	\$165,000	\$226,930	\$436,928	\$289,900	\$266,155	\$155,800	\$236,000	7.11%	2.80%
2000	\$354,556	\$289,000	\$266,397	\$149,000	\$197,500	\$390,670	\$262,950	\$262,384	\$142,725	\$217,500	8.25%	3.40%
1999	\$445,000	\$270,000	\$305,020	\$148,000	\$224,000	\$364,195	\$243,000	\$212,217	\$139,000	\$205,000	7.44%	2.20%
1998	\$434,241	\$265,000	\$284,643	\$152,500	\$222,665	\$361,742	\$235,000	\$218,622	\$137,000	\$205,000	7.19%	1.60%
1997	\$377,898	\$240,000	\$248,962	\$139,900	\$213,944	\$343,295	\$230,000	\$174,000	\$134,900	\$197,000	7.89%	2.30%
1996	\$368,250	\$249,500	\$196,338	\$135,000	\$167,000	\$312,500	\$225,500	\$169,900	\$132,000	\$187,000	7.98%	3.00%
1995	\$345,000	\$237,000	\$249,351	\$130,000	\$189,300	\$343,783	\$220,700	\$199,605	\$130,000	\$189,500	8.18%	2.80%
1994	\$326,673	\$218,000	\$231,745	\$127,000	\$208,455	\$319,500	\$220,000	\$180,300	\$131,000	\$190,000	8.17%	2.60%
1993	\$307,635	\$241,000	\$210,305	\$132,000	\$174,551	\$319,840	\$217,000	\$180,890	\$130,000	\$187,000	7.48%	3.00%
1992	\$289,453	\$182,000	\$253,091	\$130,000	\$189,590	\$309,863	\$217,000	\$185,735	\$128,500	\$182,500	8.50%	3.00%
1991	\$287,369	\$218,000	\$228,390	\$128,700	\$159,700	\$309,035	\$208,000	\$146,000	\$128,000	\$172,900	9.66%	4.20%
1990	\$287,095	\$245,000	N/A	\$126,000	\$145,000	\$318,090	\$207,000	\$158,325	\$126,000	\$170,000	10.39%	5.40%
1985	N/A	N/A	N/A	N/A	N/A	\$147,500	\$117,000	\$90,500	\$75,000	\$106,000	N/A	3.60%
1982	N/A	N/A	N/A	N/A	N/A	\$124,000	\$110,000	\$78,500	\$84,000	\$95,000	N/A	6.20%

Source: M-NCPPC Research & Technology Center, State Department of Assessment & Taxation, US Bureau of Labor Statistics

<http://montgomeryplanning.org/tools/research/trendsheets/>

Note: Median prices are based on market priced housing and exclude bulk transfers of property, transfers made among relatives, and transfers made without transactions

\* Source: Maryland Realtors, Monthly Housing Statistics: <https://www.mdrealtor.org/News-and-Events/Housing-Statistics>

† Source: Urban Turf, Washington DC Metro Housing Market Q2: [https://dc.urbanturf.com/articles/blog/the\\_10-year\\_trajectory\\_of\\_dc\\_home\\_prices\\_in\\_4\\_charts/219](https://dc.urbanturf.com/articles/blog/the_10-year_trajectory_of_dc_home_prices_in_4_charts/219)

(1) 30-year fixed effective mortgage interest rates for Metro Washington-Baltimore DC-MD-VA-WV; Source: Federal Housing Finance Board, M-NCPPC

(2) Median Sales Price of Houses Sold for the United States (MSPUS), 2nd Quarter (April); Source: US Census Bureau and US Dept. of Housing and Urban Development

<https://fred.stlouisfed.org/series/MSPUS>

(3) Change in average annual Consumer Price Index, all Urban Consumers, (CPI-U) over prior year average; Source: US Bureau of Labor Statistics (Historical CPI-U)

<https://www.bls.gov/cpi/> <https://www.bls.gov/cpi/data.htm> (historical cpi data table, 1913 to present)

(4) Change in Annual Real Gross Domestic Product; Source: US Department of Commerce, Bureau of Economic Analysis (Table 5)

<http://www.bea.gov/national/index.htm>

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**ESTIMATES BY SUBDIVISION**

NOTE: A MAP OF THE SUBDIVISIONS IN THE CITY OF GAITHERSBURG IS AVAILABLE AT:  
<https://www.gaitherburgmd.gov/home/showdocument?id=2986>

SUBDIVISION SECTION/PHASE	H D	C R	TAX MAP	VOTE AREA	E/W I-270	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (±)		
									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
<b>AMBERFIELD</b>	H		FS 342	GA02	W	748	TH		394	394	0	0	1,186	0	1,186
<b>ASBURY</b>									1,314	1,251	0	63	1,854	155	2,009
ASBURY SENIOR HOUSING	R		FT 562	GA06	E	514	HRA	SR	716	716	0	0	1,026	0	1,026
ASBURY ASSISTED LIVING (KINDLEY)	R		FT 562	GA06	E	514	HRA	SR	133	133	0	0	191	0	191
ASBURY MANOR HOMES [*]	R		FT 342	GA06	E	514	GA	SR	60	0	0	60	0	145	145
ASBURY NURSING HOME (WILSON)	R		FT 562	GA06	E	514	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R		FT 342	GA06	E	514	TH	SR	43	43	0	0	129	0	129
ASBURY VILLAS (DUPLEXES)	R		FT 342	GA06	E	514	TH	SR	73	73	0	0	220	0	220
ASBURY PRIVATE HOUSE (28 MARYLAND AVE)	R		FT 342	GA06	E	514	SFD	SR	1	1	0	0	3	0	3
ASBURY HOUSE FOR BETTY [*]	R		FT 562	GA06	E	514	SFD	SR	3	0	0	3	0	10	10
<b>AUDUBON SQUARE (FALLBROOK)</b>	H		FT 562	GA04	E	513	TH		234	234	0	0	705	0	705
<b>BENNINGTON (ECHO DALE)</b>	H		FT 122	GA05	W	413	TH		295	295	0	0	888	0	888
<b>BRIGHTON EAST</b>									933	933	0	0	2,584	0	2,584
BRIGHTON EAST I CONDOS	C		FS 343	GA01	E	743	TC		41	41	0	0	123	0	123
BRIGHTON EAST II CONDOS	C		FS 343	GA01	E	743	TC		69	69	0	0	208	0	208
BRIGHTON EAST III CONDOS	C		FS 343	GA01	E	743	TC		45	45	0	0	135	0	135
BRIGHTON WOODS			FS 563	GA01	E	743	SFD		139	139	0	0	447	0	447
CEDAR VILLAGE CONDOS	C		FS 563	GA01	E	743	TC		45	45	0	0	135	0	135
DEER PARK PLACE	H		FS 343	GA01	E	743	TH		145	145	0	0	437	0	437
FIRESIDE CONDOS	C		FS 343	GA01	E	743	GC		258	258	0	0	507	0	507
FOXWOOD	H		FT 341	GA01	E	743	TH		112	112	0	0	337	0	337
KRA-BAR GARDENS			FS 563	GA01	E	743	SFD		28	28	0	0	90	0	90
SUMMIT HALL ESTATES (BRTN. HGHLNDS.)			FT 341	GA01	E	743	SFD		32	32	0	0	103	0	103
SUNNYSIDE COURTS			FT 341	GA01	E	743	SFD		19	19	0	0	61	0	61
<b>BRIGHTON WEST</b>									859	855	4	0	2,221	0	2,221
BRIGHTON VILLAGE	R		FS 343	GA02	W	747	GA		604	600	4	0	1,454	0	1,454
BRIGHTON WEST I CONDOS	C		FS 343	GA02	W	747	TC		49	49	0	0	148	0	148
BRIGHTON WEST II CONDOS	C		FS 343	GA02	W	747	TC		46	46	0	0	138	0	138
BRIGHTON WEST III CONDOS	C		FS 343	GA02	W	747	TC		49	49	0	0	148	0	148
BRIGHTON WEST IV CONDOS	C		FS 343	GA02	W	747	TC		52	52	0	0	157	0	157
BRIGHTON WEST V CONDOS	C		FS 343	GA02	W	747	TC		59	59	0	0	178	0	178
<b>THE CHASE AT QUINCE ORCHARD (JOHNSON PROPERTY)</b>									106	106	0	0	324	0	324
DETACHED HOUSES	H		ES 562	GA03	W	406	SFD		26	26	0	0	84	0	84
TOWNHOUSES	H		ES 562	GA03	W	406	TH		80	80	0	0	241	0	241
<b>CROWN</b>									2,248	2,203	0	45	4,450	64	4,514
NEIGHBORHOOD 1 TOWNHOUSES	H		FS 342	GA02	W	732	TH		51	51	0	0	154	0	154
NBRHD 1 CADENCE AT CROWN (BOZZUTO)	R		FS 342	GA02	W	732	HRA		538	538	0	0	771	0	771
NBRHD 1 2-OVER-2 CONDOS (RYLAND)	C		FS 342	GA02	W	732	SC		70	70	0	0	166	0	166
NBRHD 1 COPLEY AT CROWN (LOFTS)	C		FS 342	GA02	W	732	HRC		128	128	0	0	191	0	191
NBRHD 1 FAIRFIELD AT CROWN	R		FS 342	GA02	W	732	HRA		244	244	0	0	350	0	350
NBRHD 2 DETACHED HOUSES	H		FS 342	GA02	W	732	SFD		60	60	0	0	193	0	193
NBRHD 2 TOWNHOUSES	H		FS 342	GA02	W	732	TH		286	286	0	0	861	0	861
NBRHD 3, PHASE 1 TOWNHOUSES	H		FS 342	GA02	W	732	TH		40	40	0	0	120	0	120
NBRHD 3, PHASE 1 2-OVER-2 CONDOS	C		FS 342	GA02	W	732	SC		14	14	0	0	33	0	33
NBRHD 3, PHASE 1 THE FLATS AT CROWN	C		FS 342	GA02	W	732	GC		64	64	0	0	126	0	126
NBRHD 3, PHASE 2 DETACHED HOUSES	H		FS 342	GA02	W	732	SFD		21	21	0	0	68	0	68
NBRHD 3, PHASE 2 TOWNHOUSES	H		FS 342	GA02	W	732	TH		235	235	0	0	708	0	708
NBRHD 3, PHASE 2 2-OVER-2 CONDOS	C		FS 342	GA02	W	732	SC		66	66	0	0	157	0	157
NBRHD 5 AVENTON AT CROWN	C		FS 342	GA02	W	732	HRA		386	386	0	0	553	0	553
CROWN APPROVED BUT UNBUILT	C		FS 342	GA02	W	732	HRA		45	0	0	45	0	64	64
<b>CROWN POINTE</b>									68	68	0	0	207	0	207
DETACHED HOUSES	H		FS 342	GA02	W	732	SFD		13	13	0	0	42	0	42
TOWNHOUSES	H		FS 342	GA02	W	732	TH		55	55	0	0	166	0	166
<b>DART PROPERTY (895 QUINCE ORCHARD RD)</b>			FS 123	GA05	W	746	SFD		1	0	1	0	0	0	0
<b>DEER PARK</b>									411	402	3	6	1,281	19	1,301
BEANE SUBDIVISION			FT 561	GA01	E	515	SFD		3	2	0	1	6	3	10
CENTRAL AVE (1-105) [*]			FS 563	GA01	E	515	SFD		6	3	0	3	10	10	19
DEER PARK			FT 561	GA01	E	515	SFD		314	311	1	2	1,000	6	1,006

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**ESTIMATES BY SUBDIVISION**

NOTE: A MAP OF THE SUBDIVISIONS IN THE CITY OF GAITHERSBURG IS AVAILABLE AT:  
<https://www.gaitherburgmd.gov/home/showdocument?id=2986>

SUBDIVISION SECTION/PHASE	H D	C R	TAX MAP	VOTE AREA	E/W I-270	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (±)		
									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
E DEER PARK DR [*]			FT 561	GA01	E	515	SFD		11	11	0	0	35	0	35
KENDRICK SQUARE			FT 561	GA01	E	515	SFD		2	2	0	0	6	0	6
KIRKMAN'S ADDITION			FT 561	GA01	E	515	SFD		3	3	0	0	10	0	10
LEET'S ADDITION			FT 561	GA01	E	515	SFD		2	2	0	0	6	0	6
LEFEBURE'S ADDITION			FT 561	GA01	E	515	SFD		2	2	0	0	6	0	6
LYNPARK			FT 561	GA01	E	515	SFD		16	16	0	0	51	0	51
MANNIX ADDITION			FT 561	GA01	E	515	SFD		4	4	0	0	13	0	13
SELBY'S ADDITION			FT 561	GA01	E	515	SFD		2	2	0	0	6	0	6
STEFANOU'S ADDITION			FT 561	GA01	E	515	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS [I]			FT 561	GA01	E	515	SFD		39	38	1	0	122	0	122
ZANNER'S ADDITION			FT 561	GA01	E	515	SFD		1	1	0	0	3	0	3
109 S SUMMIT AVE ROOMING HOUSE			FT 561	GA01	E	515	GQ		5	5	0	0	5	0	5
<b>DIAMOND COURTS (WEST RIDING)</b>			<b>FT 121</b>	<b>GA05</b>	<b>W</b>	<b>409</b>	<b>SFD</b>		<b>200</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>643</b>	<b>0</b>	<b>643</b>
<b>DIAMOND FARMS</b>	<b>H</b>		<b>FT 121</b>	<b>GA05</b>	<b>W</b>	<b>408</b>	<b>TH</b>		<b>268</b>	<b>268</b>	<b>0</b>	<b>0</b>	<b>807</b>	<b>0</b>	<b>807</b>
<b>DIAMOND SQUARE</b>	<b>R</b>		<b>FT 342</b>	<b>GA05</b>	<b>W</b>	<b>412</b>	<b>HRA</b>	<b>IR</b>	<b>124</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>178</b>	<b>0</b>	<b>178</b>
<b>DORSEY ESTATES</b>	<b>H</b>		<b>FT 122</b>	<b>GA05</b>	<b>W</b>	<b>413</b>	<b>TH</b>		<b>49</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>148</b>	<b>0</b>	<b>148</b>
<b>EMORY HILLS &amp; WOODS</b>									<b>44</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>136</b>	<b>0</b>	<b>136</b>
EMORY HILLS (SYKES ST)			FT 563	GA04	E	512	SFD		6	6	0	0	19	0	19
EMORY WOODS	H		FT 563	GA04	E	512	SFD		11	11	0	0	35	0	35
EMORY WOODS	H		FT 563	GA04	E	512	TH		27	27	0	0	81	0	81
<b>FERNSHIRE</b>									<b>499</b>	<b>499</b>	<b>0</b>	<b>0</b>	<b>1,534</b>	<b>0</b>	<b>1,534</b>
BRIDLEWOOD			ES 563	GA05	W	750	SFD		80	80	0	0	257	0	257
FERNSHIRE FARMS / COVENTRY	H		FS 123	GA05	W	408	TH		342	342	0	0	1,030	0	1,030
FERNSHIRE WOODS			ET 561	GA05	W	750	SFD		14	14	0	0	45	0	45
HIDDEN ORCHARDS			FT 121	GA05	W	409	SFD		23	23	0	0	74	0	74
LONGDRAFT ESTATES			ES 563	GA05	W	750	SFD		40	40	0	0	129	0	129
<b>THE GATEWAY (ORCHARD POND)</b>									<b>1,158</b>	<b>747</b>	<b>157</b>	<b>254</b>	<b>1,810</b>	<b>615</b>	<b>2,425</b>
THE GATEWAY APTS (EXISTING)	R		FT 122	GA05	W	413	GA		748	747	1	0	1,810	0	1,810
PHASE I (EAST OF FIRSTFIELD RD) [*]	R		FT 122	GA05	W	413	GA		410	0	156	254	0	615	615
<b>GATEWAY COMMONS</b>									<b>135</b>	<b>135</b>	<b>0</b>	<b>0</b>	<b>417</b>	<b>0</b>	<b>417</b>
GATEWAY COMMONS	H		FS 563	GA01	E	740	SFD		52	52	0	0	167	0	167
GATEWAY COMMONS	H		FS 563	GA01	E	740	TH		83	83	0	0	250	0	250
<b>GOVERNOR SQUARE</b>	<b>R</b>		<b>FS 343</b>	<b>GA02</b>	<b>W</b>	<b>747</b>	<b>GA</b>		<b>238</b>	<b>238</b>	<b>0</b>	<b>0</b>	<b>577</b>	<b>0</b>	<b>577</b>
<b>GREATER HISTORIC DISTRICT</b>									<b>154</b>	<b>124</b>	<b>26</b>	<b>4</b>	<b>397</b>	<b>13</b>	<b>410</b>
MAGRUDER'S ADDITION			FT 342	GA01	E	514	SFD		8	8	0	0	26	0	26
REALTY PARK			FT 342	GA01	E	514	SFD		55	51	3	1	164	3	167
REALTY PARK - FORMER ASBURY HOUSES			FT 342	GA06	E	514	SFD		2	2	0	0	6	0	6
RUSSELL & BROOKES ADDITION			FT 562	GA01	E	514	SFD		57	33	22	2	106	6	113
RUSSELL & BROOKES ADD. HOUSE APT (18)	R		FT 562	GA01	E	514	GA		1	1	0	0	2	0	2
WALKER'S ADDITION HOUSE APT (3 WALK)	R		FT 562	GA01	E	514	GA		1	1	0	0	2	0	2
WALKER'S ADDITION			FT 562	GA01	E	514	SFD		30	28	1	1	90	3	93
<b>HIDDEN CREEK</b>									<b>867</b>	<b>867</b>	<b>0</b>	<b>0</b>	<b>2,375</b>	<b>0</b>	<b>2,375</b>
LAND BAY I	H		FT563	GA04	E	512	SFD		22	22	0	0	71	0	71
LAND BAY I	H		FT 563	GA04	E	512	TH		57	57	0	0	172	0	172
LAND BAY II	H		FT563	GA04	E	512	SFD		31	31	0	0	100	0	100
GLEN AT HIDDEN CREEK (LAND BAY III)	H		FT563	GA04	E	512	SFD		16	16	0	0	51	0	51
GLEN AT HIDDEN CREEK (LAND BAY III)	H		FT 563	GA04	E	512	TH		325	325	0	0	979	0	979
GLEN AT HIDDEN CREEK (LAND BAY III)	C		FT563	GA04	E	512	SC		116	116	0	0	276	0	276
HIDDEN CREEK APT HOMES (SUMMIT CTR)	R		FT 563	GA04	E	512	GA		300	300	0	0	727	0	727
<b>HUNT CLUB APARTMENTS</b>	<b>R</b>		<b>FT 343</b>	<b>GA04</b>	<b>E</b>	<b>479</b>	<b>GA</b>		<b>336</b>	<b>336</b>	<b>0</b>	<b>0</b>	<b>814</b>	<b>0</b>	<b>814</b>
<b>HUNTER'S TRACE</b>			<b>FT 121</b>	<b>GA05</b>	<b>W</b>	<b>409</b>	<b>SFD</b>		<b>33</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>106</b>	<b>0</b>	<b>106</b>
<b>IZAACK WALTON LEAGUE</b>	<b>R</b>		<b>FS 342</b>	<b>GA02</b>	<b>W</b>	<b>749</b>	<b>SFD</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>KENTLANDS</b>									<b>2,792</b>	<b>2,168</b>	<b>14</b>	<b>610</b>	<b>5,592</b>	<b>874</b>	<b>6,466</b>
BEACON PLACE APTS	R		FS 123	GA03	W	750	GA		240	240	0	0	581	0	581
THE COLONNADE AT KENTLANDS	C		FS 123	GA03	W	750	GC		307	307	0	0	603	0	603
COPPERFIELD CROSSING I (K-989)	C		ES 562	GA03	W	750	GC		56	56	0	0	110	0	110
COPPERFIELD CROSSING II	C		ES 563	GA03	W	407	GC		28	28	0	0	55	0	55
GATEHOUSE NEIGHBORHOOD	H		ES 562	GA03	W	407	SFD		172	172	0	0	553	0	553
GATEHOUSE NEIGHBORHOOD	H		ES 562	GA03	W	407	TH		46	46	0	0	138	0	138
GATEHOUSE NEIGHBORHOOD LIVE/WORK	H		ES 562	GA03	W	407	GA		1	0	1	0	0	0	0

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SUBDIVISION SECTION/PHASE	H C	TAX MAP	VOTE AREA	E/W I-270	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (±)		
								UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
GATEHOUSE NBRHD URBAN COTTAGES	R	ES 562	GA03	W	407	GA		11	11	0	0	27	0	27
HILL DISTRICT	H	ES 563	GA03	W	407	SFD		196	196	0	0	630	0	630
HILL DISTRICT	H	ES 563	GA03	W	407	TH		98	98	0	0	295	0	295
HILL DISTRICT URBAN COTTAGES	R	ES 563	GA03	W	407	GA		7	7	0	0	17	0	17
KENTLANDS APARTMENTS, PHASE 1	R	FS 123	GA03	W	750	HRA		271	0	0	271	0	388	388
KENTLANDS APARTMENTS, PHASE 2	R	FS 123	GA03	W	750	HRA		94	0	0	94	0	135	135
KENTLANDS II (MIDTOWN SEC 4/BOZZUTO)	C	FS 123	GA03	W	750	SC		30	30	0	0	71	0	71
KENTLANDS MANOR (FOUNTAIN GLEN/GA)	R	ES 563	GA03	W	750	GA	SR	206	206	0	0	499	0	499
KENTLANDS RIDGE (HILL DISTRICT I-K-936)	C	ES 563	GA03	W	407	SFD		2	2	0	0	6	0	6
KENTLANDS RIDGE (HILL DISTRICT I-K-936)	C	ES 563	GA03	W	407	TC		4	4	0	0	12	0	12
KENTLANDS RIDGE (HILL DISTRICT I-K936)	C	ES 563	GA03	W	407	GC		84	84	0	0	165	0	165
KENTLANDS VIEW (K-979) DUPLEXES	H	ES 563	GA03	W	407	TH		2	2	0	0	6	0	6
KENTLANDS VIEW (K-979) TOWNHOUSES	H	ES 563	GA03	W	407	TH		49	49	0	0	148	0	148
KENTLANDS VIEW (K-979) CONDOS	C	ES 563	GA03	W	407	GC		60	60	0	0	118	0	118
LAKE DISTRICT (LOWER)	H	ES 563	GA03	W	407	SFD		16	16	0	0	51	0	51
LAKE DISTRICT (LOWER) URBAN COTTAGE	R	ES 563	GA03	W	407	GA		4	4	0	0	10	0	10
MARKET SQUARE REDVLPMT, PHASE 1	R	FS 123	GA03	W	750	HRA		245	0	0	245	0	351	351
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 563	GA03	W	407	SFD		64	64	0	0	206	0	206
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	ES 562	GA03	W	407	TH		21	21	0	0	63	0	63
UPPER/MIDDLE LAKE DIST URBAN COTTAGE	R	ES 563	GA03	W	407	GA		2	2	0	0	5	0	5
MIDTOWN	H	ES 563	GA03	W	750	SFD		31	31	0	0	100	0	100
MIDTOWN	H	ES 563	GA03	W	750	TH		71	71	0	0	214	0	214
MIDTOWN, PHASE II LIVE/WORKS	H	ES 563	GA03	W	750	GA		49	36	13	0	87	0	87
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	FS 123	GA03	W	750	SC		70	70	0	0	166	0	166
MIDTOWN SECTION 4 (BOZZUTO)	C	FS 123	GA03	W	750	GC		109	109	0	0	214	0	214
MIDTOWN URBAN COTTAGES	R	ES 563	GA03	W	750	GA		4	4	0	0	10	0	10
OLD FARM NEIGHBORHOOD	H	ES 563	GA03	W	750	SFD		36	36	0	0	116	0	116
OLD FARM NEIGHBORHOOD	H	ES 562	GA03	W	750	TH		30	30	0	0	90	0	90
OLD FARM NEIGHBORHOOD LIVE/WORK	H	ES 562	GA03	W	750	GA		1	1	0	0	2	0	2
OLD FARM NBRHD URBAN COTTAGES	R	ES 562	GA03	W	750	GA		11	11	0	0	27	0	27
TSCHIFFELY SQUARE ROAD DISTRICT	H	ES 562	GA03	W	407	SFD		29	29	0	0	93	0	93
TSCHIFFELY SQUARE ROAD DISTRICT	H	FS 123	GA03	W	407	TH		31	31	0	0	93	0	93
TSCHIFFELY SQ RD DIST URBAN COTTAGES	R	FS 123	GA03	W	407	GA		4	4	0	0	10	0	10
<b>LAKELANDS</b>								<b>1,627</b>	<b>1,626</b>	<b>1</b>	<b>0</b>	<b>4,552</b>	<b>0</b>	<b>4,552</b>
COURTS OF DEVON (PHASE 1 SECTION 1)	R	FS 122	GA03	W	750	GA		253	253	0	0	613	0	613
CROSS GREEN AT LAKELANDS (PH I SEC 1 2)	C	FS 122	GA03	W	750	SC		58	58	0	0	138	0	138
HEATHWALK AT LAKELANDS (PH I SEC 1 2/)	C	FS 122	GA03	W	750	SC		28	28	0	0	67	0	67
LAKELANDS RIDGE (GREAT SENECA N)	H	FS 122	GA02	W	748	SFD		56	56	0	0	180	0	180
LAKELANDS RIDGE (GREAT SENECA N)	C	FS 122	GA02	W	748	GC		159	159	0	0	312	0	312
MAIN STREET AT LAKELANDS (PH I SEC 1 2)	C	FS 122	GA03	W	750	SC		68	68	0	0	162	0	162
MARKET ST AT LAKELANDS (PH I SEC 1 2/2)	C	FS 122	GA03	W	750	SC		48	48	0	0	114	0	114
PHASE I SECTION 1	H	FS 122	GA03	W	750	SFD		16	16	0	0	51	0	51
PHASE I SECTION 1	H	FS 122	GA03	W	750	TH		92	92	0	0	277	0	277
PHASE I SECTION 1 UPPER/LOWER DUPLEX	H	FS 122	GA03	W	750	GA		2	2	0	0	5	0	5
PHASE I SECTION 1 LIVE/WORK UNITS	H	FS 122	GA03	W	750	GA		16	15	1	0	36	0	36
PHASE I SECTION 2	H	FS 122	GA03	W	750	SFD		194	194	0	0	624	0	624
PHASE I SECTION 2	H	FS 122	GA03	W	750	TH		105	105	0	0	316	0	316
PHASE I SECTION 2 URBAN COTTAGES	R	FS 122	GA03	W	750	GA		2	2	0	0	5	0	5
PHASE I SECTION 2 LIVE/WORK (GEN STOR)	H	FS 122	GA03	W	750	GA		1	1	0	0	2	0	2
PHASE II SECTION 1	H	FS 122	GA03	W	750	SFD		54	54	0	0	174	0	174
PHASE II SECTION 1	H	FS 122	GA03	W	750	TH		59	59	0	0	178	0	178
PHASE II SECTION 2	H	FS 122	GA03	W	750	SFD		103	103	0	0	331	0	331
PHASE II SECTION 2	H	FS 122	GA03	W	750	TH		147	147	0	0	443	0	443
PHASE III SECTION 1	H	FS 122	GA03	W	750	SFD		51	51	0	0	164	0	164
PHASE III SECTION 1	H	FS 122	GA03	W	750	TH		41	41	0	0	123	0	123
PHASE III SECTION 2 (LANE IN THE WOODS)	H	FS 122	GA03	W	750	SFD		61	61	0	0	196	0	196
PHASE III SECTION 2 URBAN COTTAGES	R	FS 122	GA03	W	750	GA		1	1	0	0	2	0	2
PHASE III SECTION 3 (LANE IN THE WOODS)	H	FS 122	GA03	W	750	SFD		12	12	0	0	39	0	39
<b>LONGDRAFT ROAD</b>								<b>35</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>113</b>	<b>0</b>	<b>113</b>
JOAN'S HILL	H	FT 122	GA05	W	413	SFD		8	8	0	0	26	0	26

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SUBDIVISION SECTION/PHASE	H D	C R	TAX MAP	VOTE AREA	E/W I-270	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (±)		
									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
LEAFY OVERLOOK (GOLDEN POST LA)			FT 122	GA05	W	409	SFD		3	3	0	0	10	0	10
LONGDRAFT OAKS			FT 123	GA05	W	413	SFD		12	12	0	0	39	0	39
SENECA RIDGE			ET 561	GA05	W	409	SFD		12	12	0	0	39	0	39
<b>MAPLE HILL (JACKSON PROPERTY/HABITAT)</b>	<b>H</b>		<b>FT 563</b>	<b>GA04</b>	<b>E</b>	<b>512</b>	<b>TH</b>	<b>IR</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>57</b>
<b>MEEM'S ADDITION</b>									<b>50</b>	<b>47</b>	<b>3</b>	<b>0</b>	<b>149</b>	<b>0</b>	<b>149</b>
MEEM'S ADDITION SINGLE FAMILIES			FT 341	GA01	E	744	SFD		42	39	3	0	125	0	125
MEEM'S ADDITION DUPLEXES			FT 341	GA01	E	744	TH		8	8	0	0	24	0	24
<b>MISSION HILLS</b>	<b>H</b>		<b>FS 341</b>	<b>GA02</b>	<b>W</b>	<b>751</b>	<b>SFD</b>		<b>52</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>167</b>	<b>0</b>	<b>167</b>
<b>MONTGOMERY MEADOWS</b>									<b>458</b>	<b>458</b>	<b>0</b>	<b>0</b>	<b>1,379</b>	<b>0</b>	<b>1,379</b>
SECTION I	H		FT 343	GA04	E	479	TH		158	158	0	0	476	0	476
SECTION II PHASE 1	H		FU 341	GA04	E	479	TH		119	119	0	0	358	0	358
SECTION II PHASE 2	H		FU 341	GA04	E	479	TH		88	88	0	0	265	0	265
LAKEFOREST GLEN (SECTION II PHASE 3)	H		FU 341	GA04	E	479	TH		93	93	0	0	280	0	280
<b>NEWPORT ESTATES</b>									<b>291</b>	<b>291</b>	<b>0</b>	<b>0</b>	<b>876</b>	<b>0</b>	<b>876</b>
SECTION I	C		FT 562	GA04	E	516	TC		54	54	0	0	163	0	163
SECTION II	C		FT 562	GA04	E	516	TC		103	103	0	0	310	0	310
SECTION III	C		FT 562	GA04	E	516	TC		134	134	0	0	403	0	403
<b>NORTH FREDERICK AVENUE</b>									<b>761</b>	<b>759</b>	<b>2</b>	<b>0</b>	<b>1,607</b>	<b>0</b>	<b>1,607</b>
439 N FREDERICK AVE APTS (MHP) (SCHNE)	R		FT 342	GA01	E	514	GA	IR	33	33	0	0	80	0	80
ASSEMBLY WATKINS MILL (POINT AT WAT)	R		FT 343	GA04	E	479	GA		210	208	2	0	504	0	504
DALAMAR APTS	R		FT 342	GA01	E	482	GA		120	120	0	0	291	0	291
FOREST OAK TOWER	R		FT 342	GA01	E	514	HRA	I/SR	175	175	0	0	251	0	251
FREESTATE APTS	R		FT 342	GA01	E	482	GA		16	16	0	0	39	0	39
MATTRESS DISCOUNTERS (101 N FRED AVE)	R		FT 342	GA01	E	514	GA		2	2	0	0	5	0	5
SENECA HEIGHTS FAMILIES			FT 561	GA04	E	479	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS			FT 562	GA04	E	479	GQ	IR	41	41	0	0	41	0	41
WHETSTONE APTS	R		FT 342	GA01	E	514	GA		102	102	0	0	247	0	247
WOODLAWN PARK (MHP)	R		FT 342	GA01	E	514	GA	IR	45	45	0	0	109	0	109
<b>OAKMONT (LOTS 1,2,7,9,11,13,15,17, BLOCK 2)</b>			<b>FT 561</b>	<b>GA01</b>	<b>E</b>	<b>515</b>	<b>SFD</b>		<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>26</b>
<b>OBSERVATORY / BROWN'S</b>									<b>375</b>	<b>356</b>	<b>13</b>	<b>6</b>	<b>1,049</b>	<b>19</b>	<b>1,068</b>
BROWN'S ADDITION			FT 341	GA01	E	743	SFD		186	174	9	3	559	10	569
BROWN'S ADDITION TOWNHOUSES			FT 341	GA01	E	743	TH		3	3	0	0	9	0	9
DE SELLM HOUSE			FT 561	GA01	E	743	GQ		4	4	0	0	4	0	4
LILAC GARDENS CONDOS	C		FT 341	GA01	E	743	GC		31	31	0	0	61	0	61
LONDONDERRY/WATER ST	D		FT 341	GA01	E	743	SFD		18	18	0	0	58	0	58
OBSERVATORY HEIGHTS			FT 341	GA01	E	743	SFD		64	61	0	3	196	10	206
OBSV HTS U/L DUPLEXES (2 CEDAR, 12 GEO)	R		FT 341	GA01	E	743	GA		4	4	0	0	10	0	10
OBSV HTS ROOMING HOUSE (11 DESELLUM)	R		FT 561	GA01	E	743	GQ		5	5	0	0	5	0	5
SAINT MARTIN'S CONVENT			FT 341	GA01	E	743	GQ		4	4	0	0	4	0	4
SAINT MARTIN'S PARISH			FT 561	GA01	E	743	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H		FT 341	GA01	E	743	TH		11	11	0	0	33	0	33
SUMMIT ESTATES (DESELLUM OAKS)			FT 341	GA01	E	743	SFD		11	11	0	0	35	0	35
SUMMIT HALL APTS	R		FT 341	GA01	E	743	GA		22	22	0	0	53	0	53
SUMMIT HALL (DeSELLUM)			FT 561	GA01	E	743	SFD		7	5	2	0	16	0	16
SUMMIT PARK			FT 561	GA01	E	743	SFD		3	1	2	0	3	0	3
<b>OLD CARRIAGE HILL (WILD FOREST DR)</b>	<b>H</b>		<b>FT 343</b>	<b>GA04</b>	<b>E</b>	<b>479</b>	<b>TH</b>		<b>39</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>117</b>	<b>0</b>	<b>117</b>
<b>OLDE TOWNE</b>									<b>2,706</b>	<b>2,387</b>	<b>19</b>	<b>248</b>	<b>5,496</b>	<b>493</b>	<b>5,989</b>
214 BROOKES AVE APTS (SEIDL)	R		FT 562	GA01	E	514	GA		12	12	0	0	29	0	29
315 EAST DIAMOND AVE (FISHMAN)	R		FT 562	GA01	E	513	HRA		109	0	0	109	0	156	156
ARCHSTONE GAITHERSBURG STATION	R		FT 562	GA04	E	513	GA		400	400	0	0	969	0	969
BROOKE MANOR APTS	R		FT 562	GA01	E	514	GA		11	11	0	0	27	0	27
CAROLANN COURTS (TRENTO PL)	C		FT 562	GA04	E	513	TC		24	24	0	0	72	0	72
CEDAR COURT	R		FT 562	GA01	E	515	HRA		79	79	0	0	113	0	113
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R		FT 561	GA01	E	515	HRA	IR	199	199	0	0	285	0	285
DIAMOND ACRES (SEIDL) [*]	R		FT 341	GA01	E	743	GA		35	35	0	-35	85	-85	0
DIAMOND HOUSE APTS [*]	R		FT 341	GA01	E	743	GA		17	17	0	-17	41	-41	0
DIAMOND OAK CONDOS (8 RUSSELL AVE)	C		FT 562	GA01	E	514	GC		36	36	0	0	71	0	71
DIAMOND STATION	R		FT 562	GA01	E	514	GA		8	8	0	0	19	0	19
DIAMOND TAK (IRVINGTON FARMS/KING)	R		FT 562	GA01	E	514	GA		9	9	0	0	22	0	22
EAST DIAMOND AVE (UNIT BLOCK)			FT 562	GA04	E	513	SFD		1	0	1	0	0	0	0

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SUBDIVISION SECTION/PHASE	H D	C R	TAX MAP	VOTE AREA	E/W I-270	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION (±)		
									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
EAST DIAMOND AVE (100 BLOCK)			FT 562	GA04	E	513	SFD		2	0	2	0	0	0	0
EAST DIAMOND AVE (300 BLOCK)			FT 562	GA04	E	513	SFD		1	0	1	0	0	0	0
EAST DIAMOND AVE (400 BLOCK)			FT 562	GA04	E	513	SFD		17	4	13	0	13	0	13
EAST DIAMOND AVE (600 BLOCK)	R		FT 562	GA01	E	516	SFD		1	0	1	0	0	0	0
FOREST OAK APTS	R		FT 562	GA01	E	514	GA		11	11	0	0	27	0	27
LAR-KEN APTS	R		FT 562	GA04	E	513	GA		44	44	0	0	107	0	107
LEE AVENUE DUPLEXES			FT 562	GA01	E	514	TH		4	4	0	0	12	0	12
LYNN-BROOKE APTS (NAGEL)	R		FT 562	GA01	E	514	GA		8	8	0	0	19	0	19
MADDOX ADDITION (20 S SUMMIT AVE)			FT 562	GA01	E	515	SFD		1	1	0	0	3	0	3
MAPLEWOOD VILLAS (CRESTWOOD TERRA	R		FT 562	GA04	E	513	GA		108	108	0	0	262	0	262
OAKS AT OLDE TOWNE	R		FT 341	GA01	E	482	GA	I/SR	72	72	0	0	174	0	174
PARK STATION	R		FT 561	GA01	E	514	GA		385	385	0	0	933	0	933
RESIDENCES AT OLDE TOWNE [*]	R		FT 341	GA01	E	743	GA		191	0	0	191	0	463	463
SPRING RIDGE (LAKEFOREST PL.)	R		FT 561	GA04	E	513	GA		204	204	0	0	494	0	494
STREAMSIDE EAST (PARCEL N407)	R		FT 562	GA04	E	513	GA		237	237	0	0	574	0	574
STREAMSIDE WEST (PARCEL N467)	R		FT 562	GA04	E	513	GA		182	182	0	0	441	0	441
SUMMIT CREST	R		FT 562	GA04	E	513	GA		233	232	1	0	562	0	562
SUMMIT CROSSING (BOZZUTO) COTTAGES	C		FT 562	GA01	E	514	TC		9	9	0	0	27	0	27
SUMMIT CROSSING (BOZZUTO) 2/2 CONDOS	C		FT 562	GA01	E	514	SC		36	36	0	0	86	0	86
WELLS-ROBERTSON HOUSE			FT 561	GA01	E	515	GQ	IR	14	14	0	0	14	0	14
YOUNG APTS (KING II)	R		FT 562	GA01	E	514	GA		6	6	0	0	15	0	15
<b>ORCHARD GLEN (ORCHARD RIDGE)</b>	<b>H</b>	<b>ES 563</b>	<b>GA05</b>	<b>W</b>	<b>750</b>	<b>TH</b>			<b>33</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>99</b>	<b>0</b>	<b>99</b>
<b>ORCHARD PLACE</b>	<b>H</b>	<b>FT 121</b>	<b>GA05</b>	<b>W</b>	<b>411</b>	<b>TH</b>			<b>156</b>	<b>156</b>	<b>0</b>	<b>0</b>	<b>470</b>	<b>0</b>	<b>470</b>
<b>THE ORCHARDS</b>	<b>H</b>	<b>ES 562</b>	<b>GA03</b>	<b>W</b>	<b>407</b>	<b>TH</b>			<b>166</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>500</b>	<b>0</b>	<b>500</b>
<b>PARK SUMMIT</b>									<b>395</b>	<b>395</b>	<b>0</b>	<b>0</b>	<b>1,114</b>	<b>0</b>	<b>1,114</b>
PARK SUMMIT	H		FS 343	GA02	W	747	TH		323	323	0	0	972	0	972
PARK SUMMIT CONDOMINIUMS	C		FS 343	GA02	W	747	GC		72	72	0	0	141	0	141
<b>PHEASANT RUN</b>									<b>307</b>	<b>307</b>	<b>0</b>	<b>0</b>	<b>974</b>	<b>0</b>	<b>974</b>
ORCHARD HILLS	H		FT 122	GA05	W	410	SFD		91	91	0	0	293	0	293
PHEASANT RUN	H		FT 122	GA05	W	410	SFD		152	152	0	0	489	0	489
PHEASANT RUN (DUPLEXES)	H		FT 122	GA05	W	410	TH		64	64	0	0	193	0	193
<b>POTOMAC OAKS (DIAMOND FARMS)</b>	<b>C</b>	<b>FT 121</b>	<b>GA05</b>	<b>W</b>	<b>411</b>	<b>GC</b>			<b>540</b>	<b>515</b>	<b>1</b>	<b>24</b>	<b>1,012</b>	<b>47</b>	<b>1,059</b>
<b>QUINCE ORCHARD PARK</b>									<b>587</b>	<b>582</b>	<b>5</b>	<b>0</b>	<b>1,707</b>	<b>0</b>	<b>1,707</b>
PHASE I DETACHED	H		FS 123	GA03	W	749	SFD		92	92	0	0	296	0	296
PHASE I DUPLEXES	H		FS 123	GA03	W	749	TH		24	24	0	0	72	0	72
PHASE I TOWNHOUSES	H		FS 123	GA03	W	749	TH		86	86	0	0	259	0	259
PHASE II DETACHED	H		FS 123	GA03	W	749	SFD		97	97	0	0	312	0	312
PHASE II DUPLEXES	H		FS 123	GA03	W	749	TH		46	46	0	0	138	0	138
PHASE II TOWNHOUSES	H		FS 123	GA03	W	749	TH		49	49	0	0	148	0	148
PHASE II 2 OVER 2 CONDOS	C		FS 123	GA03	W	749	SC		100	100	0	0	238	0	238
PHASE II 2 OVER 2 CONDOS LIVE-WORKS	C		FS 123	GA03	W	749	SC		10	5	5	0	12	0	12
VISTAS DETACHED	H		FS 123	GA03	W	749	SFD		13	13	0	0	42	0	42
VISTAS TOWNHOUSES	H		FS 123	GA03	W	749	TH		38	38	0	0	114	0	114
VISTAS 2 OVER 2 CONDOS	C		FS 123	GA03	W	749	SC		32	32	0	0	76	0	76
<b>RASHIDIAN ESTATES [*]</b>	<b>H</b>	<b>FT 121</b>	<b>GA01</b>	<b>E</b>	<b>515</b>	<b>SFD</b>			<b>4</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>10</b>	<b>13</b>
<b>RELDA SQUARE</b>	<b>H</b>	<b>ET 561</b>	<b>GA05</b>	<b>W</b>	<b>409</b>	<b>SFD</b>			<b>68</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>219</b>	<b>0</b>	<b>219</b>
<b>ROSEMONT</b>		<b>FS 563</b>	<b>GA01</b>	<b>E</b>	<b>740</b>	<b>SFD</b>			<b>51</b>	<b>51</b>	<b>0</b>	<b>0</b>	<b>164</b>	<b>0</b>	<b>164</b>
<b>SAYBROOKE</b>									<b>730</b>	<b>729</b>	<b>0</b>	<b>1</b>	<b>2,144</b>	<b>3</b>	<b>2,147</b>
SAYBROOKE APTS	R		GT 122	GA04	E	512	GA		252	252	0	0	611	0	611
SAYBROOKE II	H		FT 562	GA04	E	512	SFD		143	143	0	0	460	0	460
SAYBROOKE IV	H		GT 122	GA04	E	512	SFD		18	17	0	1	55	3	58
SAYBROOKE VILLAGE	H		GT 122	GA04	E	512	SFD		317	317	0	0	1,019	0	1,019
<b>SENECA MEWS (DIAMOND PROPERTY)</b>									<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>94</b>	<b>0</b>	<b>94</b>
DIAMOND HOUSE	H		FT 122	GA05	W	410	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES	H		FT 122	GA05	W	410	TH		30	30	0	0	90	0	90
<b>SENECA VILLAGE (GROVE PARK, Q O CLUSTE</b>	<b>R</b>	<b>FT 122</b>	<b>GA05</b>	<b>W</b>	<b>410</b>	<b>GA</b>			<b>684</b>	<b>679</b>	<b>5</b>	<b>0</b>	<b>1,645</b>	<b>0</b>	<b>1,645</b>
<b>SHADY GROVE VILLAGE</b>									<b>655</b>	<b>654</b>	<b>0</b>	<b>1</b>	<b>1,870</b>	<b>3</b>	<b>1,873</b>
SHADY GROVE VILLAGE I PAR B	H		FS 342	GA02	W	747	TH		177	177	0	0	533	0	533
SHADY GROVE VILLAGE II PAR 2	C		FS 342	GA02	W	747	TC		122	121	0	1	364	3	367
SHADY GROVE VILLAGE II PAR 3	C		FS 342	GA02	W	747	TC		108	108	0	0	325	0	325

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									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SHADY GROVE VILLAGE III SEC.2	H		FS 342	GA02	W	747	TH		80	80	0	0	241	0	241
VILLAGES OF GAITHERSBURG (FIELDS OF C	R		FS 342	GA02	W	747	GA	IR	168	168	0	0	407	0	407
<b>SOUTH FREDERICK AVENUE</b>									<b>957</b>	<b>688</b>	<b>93</b>	<b>176</b>	<b>1,670</b>	<b>426</b>	<b>2,097</b>
CHELSEA PARK APTS (EXECUTIVE GARDEN	R		FT 561	GA01	E	743	GA		87	87	0	0	211	0	211
FLOWERS APTS (WAYNE GARDENS)	R		FT 561	GA01	E	515	GA		32	32	0	0	78	0	78
GAITHER HOUSE APTS	R		FT 561	GA01	E	515	GA		95	95	0	0	230	0	230
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R		FS 563	GA01	E	740	GA	ISR	140	140	0	0	339	0	339
LAKESIDE APTS	R		FT 561	GA01	E	515	GA		45	45	0	0	109	0	109
LANIGAN APTS	R		FT 561	GA01	E	515	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE APTS	R		FT 561	GA01	E	515	GA		50	50	0	0	121	0	121
MONTGOMERY PARK APTS (DEER PARK GA	R		FT 561	GA01	E	515	GA		40	38	2	0	92	0	92
ROSEDALE APTS	R		FS 563	GA01	E	740	GA		193	192	1	0	465	0	465
SUITES 355 [*] (CHELSEA PARK/EXECUTIVE	R		FT 561	GA01	E	743	GA		263	0	87	176	0	426	426
SUMMIT HALL FARM (BOHRER PARK)	R		FT 561	GA01	E	743	SFD		1	1	0	0	3	0	3
200 BLOCK (ODD) [2]			FT 561	GA01	E	515	SFD		1	0	1	0	0	0	0
500 BLOCK (ODD) [3]			FT 561	GA01	E	515	SFD		3	1	2	0	3	0	3
600 BLOCK (ODD) [4]			FT 562	GA01	E	740	SFD		2	2	0	0	6	0	6
<b>THE SPECTRUM AT WATKINS MILL (CASEY EAST)</b>									<b>855</b>	<b>467</b>	<b>0</b>	<b>388</b>	<b>891</b>	<b>784</b>	<b>1,674</b>
PARAMOUNT EAST (230 SPECTRUM AVE)	R		FT 343	GA04	E	480	GA		114	114	0	0	276	0	276
PARAMOUNT WEST (231 SPECTRUM AVE)	R		FT 343	GA04	E	480	GA		110	110	0	0	267	0	267
PARAMOUNT NORTH (BUILDING S/T)	R		FT 343	GA04	E	480	GA		230	0	0	230	0	557	557
THE MAJESTIC	R		FT 343	GA04	E	480	HRA		243	243	0	0	348	0	348
AGE-RESTRICTED MULTI-HOUSEHOLD	R		FT 343	GA04	E	480	HRA	AR	158	0	0	158	0	226	226
<b>THOMAS ADDITION (W DIAMOND AVE) [*]</b>			<b>FT 341</b>	<b>GA01</b>	<b>E</b>	<b>744</b>	<b>SFD</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>6</b>	<b>6</b>
<b>TIMBERBROOK</b>	<b>C</b>		<b>FS 342</b>	<b>GA02</b>	<b>W</b>	<b>748</b>	<b>GC</b>		<b>168</b>	<b>168</b>	<b>0</b>	<b>0</b>	<b>330</b>	<b>0</b>	<b>330</b>
<b>VILLA RIDGE (VICTORY FARM)</b>	<b>C</b>		<b>FT 562</b>	<b>GA04</b>	<b>E</b>	<b>513</b>	<b>GC</b>		<b>418</b>	<b>418</b>	<b>0</b>	<b>0</b>	<b>821</b>	<b>0</b>	<b>821</b>
<b>VILLAGE OVERLOOK (HYDE PARK)</b>	<b>C</b>		<b>FT 343</b>	<b>GA04</b>	<b>E</b>	<b>479</b>	<b>GC</b>		<b>270</b>	<b>270</b>	<b>0</b>	<b>0</b>	<b>530</b>	<b>0</b>	<b>530</b>
<b>WARTHER</b>									<b>494</b>	<b>494</b>	<b>0</b>	<b>0</b>	<b>1,420</b>	<b>0</b>	<b>1,420</b>
GREENS OF WARTHER	C		FS 342	GA02	W	752	TC		53	53	0	0	160	0	160
GREENS OF WARTHER (PIGGYBACKS)	C		FS 342	GA02	W	752	SC		106	106	0	0	252	0	252
TOWNS OF WARTHER	H		FS 342	GA02	W	752	TH		131	131	0	0	394	0	394
WASHINGTONIAN TOWNS	H		FS 342	GA02	W	752	TH		204	204	0	0	614	0	614
<b>WASHINGTONIAN CENTER</b>									<b>758</b>	<b>750</b>	<b>8</b>	<b>0</b>	<b>1,196</b>	<b>0</b>	<b>1,196</b>
CAMDEN AT WASHINGTONIAN CENTER NO	R		FS 342	GA02	W	741	HRA		365	365	0	0	523	0	523
GATEWAY PARK AT WASHINGTONIAN CTR	H		FS 342	GA02	W	741	TH		83	83	0	0	250	0	250
WASH. NORTH SENIOR - INDPNDT. LIVING	R		FS 342	GA02	W	741	HRA		190	190	0	0	272	0	272
WASH. NORTH SENIOR - ASSISTED LIVING	R		FS 342	GA02	W	741	HRA		89	89	0	0	128	0	128
WASH. NORTH SENIOR - MEMORY CARE	R		FS 342	GA02	W	741	GQ		23	23	0	0	23	0	23
WASH. NORTH SENIOR - APRVD./UNBUILT	R		FS 342	GA02	W	741	HRA		8	0	8	0	0	0	0
<b>WASHINGTONIAN VILLAGE (CRESTFIELD)</b>	<b>D</b>		<b>FS 342</b>	<b>GA02</b>	<b>W</b>	<b>747</b>	<b>SFD</b>		<b>90</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>289</b>	<b>0</b>	<b>289</b>
<b>WASHINGTONIAN WOODS</b>									<b>576</b>	<b>576</b>	<b>0</b>	<b>0</b>	<b>1,602</b>	<b>0</b>	<b>1,602</b>
SECTION 1	H		FT 121	GA02	W	751	SFD		37	37	0	0	119	0	119
SECTION 2	H		FT 121	GA02	W	751	SFD		51	51	0	0	164	0	164
SECTION 4	H		FT 121	GA02	W	751	SFD		43	43	0	0	138	0	138
SECTION 5	H		FT 121	GA02	W	751	SFD		44	44	0	0	141	0	141
SECTION 6	H		FT 121	GA02	W	751	SFD		82	82	0	0	264	0	264
SECTION 7	H		FT 121	GA02	W	751	SFD		44	44	0	0	141	0	141
SECTION 8	H		FT 121	GA02	W	751	SFD		49	49	0	0	158	0	158
SECTION 10	H		FT 121	GA02	W	751	SFD		26	26	0	0	84	0	84
OAKS AT WASHINGTONIAN WOODS (SEC 3)	C		FS 122	GA02	W	751	GC		48	48	0	0	94	0	94
VISTAS AT WASHINGTONIAN WOODS (SEC 9)	C		FS 122	GA02	W	751	GC		152	152	0	0	299	0	299
<b>WATKINS MILL RD (MONTPELIER)</b>			<b>FU 341</b>	<b>GA04</b>	<b>E</b>	<b>479</b>	<b>SFD</b>		<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>10</b>
<b>WATKINS MILL TOWN CENTER (CASEY WEST)</b>									<b>1,085</b>	<b>454</b>	<b>1</b>	<b>630</b>	<b>1,296</b>	<b>996</b>	<b>2,292</b>
PARKLANDS - DETACHED HOUSES/COTTAGE	H		FT 122	GA05	W	413	SFD		94	93	1	0	299	0	299
PARKLANDS - DUPLEXES	H		FT 122	GA05	W	413	TH		2	2	0	0	6	0	6
PARKLANDS - TOWNHOUSES	H		FT 122	GA05	W	413	TH		178	178	0	0	536	0	536
PARKLANDS - UPTOWN ST 24' TOWNHOUSE	H		FT 122	GA05	W	413	TH		20	20	0	0	60	0	60
DEVLIN PROPERTY	H		FT 122	GA05	W	413	TH		19	19	0	0	57	0	57
TOWN CENTER THs (URBAN AVE) [*]	H		FT 122	GA05	W	413	TH		37	0	0	37	0	111	111

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									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
PARKLANDS - 2-OVER-2 CONDOS	C		FT 122	GA05	W	413	SC		142	142	0	0	338	0	338
HIGH-RISE CONDOS [*]	C		FT 122	GA05	W	413	HRC		593	0	0	593	0	884	884
<b>WEST DEER PARK</b>									<b>606</b>	<b>606</b>	<b>0</b>	<b>0</b>	<b>1,505</b>	<b>0</b>	<b>1,505</b>
17 BARCLAY APTS (HIGHLAND SQ/FAIRFIEL	R		FT 561	GA01	E	743	GA		315	315	0	0	763	0	763
AMBER COMMONS (W DEER PARK APTS)	R		FS 563	GA01	E	743	GA		198	198	0	0	480	0	480
CASEY TOWNHOUSES (RENTALS)	R		FS 563	GA01	E	743	TH		12	12	0	0	36	0	36
SUMMIT HALL RESERVE TOWNHOUSES	H		FT 561	GA01	E	743	TH		53	53	0	0	160	0	160
SUMMIT HALL RESERVE 2/2 CONDOS	C		FT 561	GA01	E	743	SC		28	28	0	0	67	0	67
<b>WEST RIDING</b>			<b>FT 121</b>	<b>GA05</b>	<b>W</b>	<b>409</b>	<b>SFD</b>		<b>105</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>338</b>	<b>0</b>	<b>338</b>
<b>WESTLEIGH</b>	<b>H</b>		<b>FS 121</b>	<b>GA02</b>	<b>W</b>	<b>751</b>	<b>SFD</b>		<b>192</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>0</b>	<b>617</b>
<b>WHETSTONE RUN</b>	<b>H</b>		<b>FT 562</b>	<b>GA04</b>	<b>E</b>	<b>512</b>	<b>SFD</b>		<b>86</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>276</b>	<b>0</b>	<b>276</b>
<b>WINDBROOKE CONDOS</b>	<b>C</b>		<b>FU 341</b>	<b>GA04</b>	<b>E</b>	<b>479</b>	<b>GC</b>		<b>130</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>255</b>	<b>0</b>	<b>255</b>
<b>WOODLAND HILLS</b>	<b>H</b>		<b>FT 343</b>	<b>GA04</b>	<b>E</b>	<b>479</b>	<b>TH</b>		<b>258</b>	<b>258</b>	<b>0</b>	<b>0</b>	<b>777</b>	<b>0</b>	<b>777</b>
<b>WOODS AT MUDDY BR. (THE WOODLANDS)</b>	<b>H</b>		<b>FS 121</b>	<b>GA02</b>	<b>W</b>	<b>751</b>	<b>SFD</b>		<b>71</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>228</b>	<b>0</b>	<b>228</b>
<b>TOTALS</b>									<b>31,304</b>	<b>28,842</b>	<b>356</b>	<b>2,462</b>	<b>72,885</b>	<b>4,532</b>	<b>77,417</b>

NOTE: Subdivision section/phase figures may not add to subdivision totals, due to rounding.

(‡) Population estimates are for actual occupied housing units and have been adjusted for vacancy rates.

[\*] Estimate only; Development approvals have expired or are preliminary - dwelling units are unlikely to be completed in the near future.

[1] Includes the 300-400 Blocks of South Frederick Avenue and portions of East Deer Park Drive, Gaither Street, Holly Drive, Hutton Street, Oakton Road, Peony Drive, South Summit Avenue, a

[2] Includes Saint Martin's Parish

[3] Includes 525, 529, and 539 South Frederick Avenue.

[4] Includes 605 and 607 South Frederick Avenue.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**INCOME-RESTRICTED HOUSING**

INCOME-RESTRICTED HOUSING FACILITY	H C D R	E/W I-270	COG TAZ	UNIT TYPE	A/IR SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
17 BARCLAY APTS (HIGHLAND SQ) - MPDU	R	E	743	GA	IM	47	47	0	0	114	0	114
THE CHASE AT QUINCE ORCHARD - MPDU	H	W	406	TH	IM	8	7	0	1	21	3	24
THE CHASE AT QUINCE ORCHARD - WFHU	H	W	406	TH	IW	8	5	0	3	15	9	24
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R	E	515	GA	IR	199	199	0	0	482	0	482
CROWN - N1 CADENCE (BOZZUTO) - MPDU	R	W	732	HRA	IM	73	73	0	0	105	0	105
CROWN - NBRHD 1 FAIRFIELD - MPDU	R	W	732	HRA	IM	27	27	0	0	39	0	39
CROWN - NBRHD 1 TOWNS - MPDU	H	W	732	TH	IM	6	6	0	0	18	0	18
CROWN - NBRHD 1 2/2 CONDOS - MPDU	C	W	732	GC	IM	6	6	0	0	12	0	12
CROWN - NBRHD 2 TOWNS - MPDU	H	W	732	TH	IM	23	23	0	0	69	0	69
CROWN - NBRHD 3 TOWNS - MPDU	H	W	732	TH	IM	14	9	0	5	27	15	42
CROWN - NBRHD 3 2/2 CONDOS - MPDU	C	W	732	GC	IM	8	8	0	0	16	0	16
CROWN - NBRHD 3 CONDOS - MPDU	C	W	732	GC	IM	4	4	0	0	8	0	8
CROWN - NBRHD 5 AVENTON - MPDU	R	W	732	HRA	IM	42	42	0	0	60	0	60
DIAMOND SQUARE APTS	R	W	412	HRA	IR	124	124	0	0	178	0	178
FOREST OAK TOWER	R	E	514	HRA	IR/SR	175	175	0	0	251	0	251
THE GATEWAY (ORCHARD POND) - MPDU	R	W	413	GA	IM	75	75	0	0	182	0	182
THE GATEWAY (ORCHARD POND) - WFHU	R	W	413	GA	IW	56	56	0	0	136	0	136
HIDDEN CREEK APTS - MPDU	R	E	512	GA	IM	45	45	0	0	109	0	109
HILLSIDE SENIOR LIVING - MPDU	R	E	740	GA	IM/SR	21	21	0	0	51	0	51
HILLSIDE SENIOR LIVING - TAX CREDIT FINANC	R	E	740	GA	IR/SR	119	119	0	0	288	0	288
KENTLANDS APARTMENTS, PH 1 - MPDU	R	W	750	HRA	IM	41	0	0	41	0	59	59
KENTLANDS APARTMENTS, PH 2 - MPDU	R	W	750	HRA	IM	15	0	0	15	0	21	21
KENTLANDS MARKET SQUARE, PH 1 - MPDU	R	W	750	HRA	IM	37	0	0	37	0	53	53
MAPLE HILL (HABITAT FOR HUMANITY)	H	E	512	TH	IR	19	19	0	0	57	0	57
N FREDERICK AVE APTS (MHP) (SCHNEIDER/HO	R	E	514	GA	IR	33	33	0	0	80	0	80
OAKS AT OLDE TOWNE	R	E	482	GA	IR/SR	72	72	0	0	174	0	174
SPECTRUM - PARAMOUNT EAST - MPDU	R	E	480	GA	IM	14	14	0	0	34	0	34
SPECTRUM - PARAMOUNT EAST - WFHU	R	E	480	GA	IW	15	15	0	0	36	0	36
SPECTRUM - PARAMOUNT WEST - WFHU	R	E	480	GA	IW	10	10	0	0	24	0	24
SPECTRUM - THE MAJESTIC - MPDU	R	E	480	GA	IM	16	16	0	0	39	0	39
SPECTRUM - THE MAJESTIC - WFHU	R	E	480	GA	IW	27	27	0	0	65	0	65
SENECA HEIGHTS FAMILIES		E	479	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		E	479	GQ	IR	40	40	0	0	40	0	40
SUMMIT HALL RESERVE TOWNS - MPDU	H	E	743	TH	IM	2	2	0	0	6	0	6
SUMMIT HALL RESERVE TOWNS - WFHU	H	E	743	TH	IW	6	6	0	0	18	0	18
SUMMIT HALL RESERVE 2/2 CONDOS - MPDU	C	E	743	GC	IM	4	4	0	0	8	0	8
VILLAGES OF GAITHERSBURG	R	W	747	GA	IR	168	168	0	0	407	0	407
WASHINGTONIAN NORTH (CAMDEN) - MPDU	R	W	741	GA	IM	55	55	0	0	133	0	133
WASHINGTONIAN NORTH IND. LIV. - MPDU	R	W	741	GA	IM/SR	29	29	0	0	70	0	70
WASHINGTONIAN NORTH ASSIST. LIV. - MPDU	R	W	741	GA	IM/SR	14	14	0	0	34	0	34
WASHINGTONIAN NORTH MEM. CARE - MPDU	R	W	741	GA	IM/SR	4	4	0	0	10	0	10
WOODLAWN PARK (MHP)	R	E	514	GA	IR	44	44	0	0	107	0	107
<b>TOTAL (ALL UNITS)</b>						<b>1,762</b>	<b>1,660</b>	<b>0</b>	<b>102</b>	<b>3,564</b>	<b>160</b>	<b>3,724</b>
<i>Percent of City Total - All Dwelling Units</i>						<i>5.70%</i>	<i>5.83%</i>		<i>4.14%</i>	<i>4.88%</i>	<i>3.53%</i>	<i>4.80%</i>
<b>TOTAL (RENTAL UNITS ONLY)</b>						<b>1,614</b>	<b>1,521</b>	<b>0</b>	<b>93</b>	<b>3,249</b>	<b>133</b>	<b>3,382</b>
<i>Percent of City Total - Rental Units Only</i>						<i>12.09%</i>	<i>13.14%</i>		<i>3.78%</i>	<i>4.44%</i>	<i>2.93%</i>	<i>4.36%</i>

Income Restricted (IR): Rental dwelling unit, available for households that meet income eligibility requirements established by a government-backed financing agreement

MPDU (IM): Moderately-priced rental dwelling unit, available for households with an income between 50% and 80% of the area median income

WFHU (IW): Workforce housing unit, available for households with an income between 80% and 120% of the area median income

Note: MPDU and WFHU units are included in the total units shown in the Subdivision summary table.

NOTE: Individual figures may not add to totals, due to rounding.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**SENIOR / AGE-RESTRICTED HOUSING**

SENIOR HOUSING FACILITY	H C	COG TAZ		UNIT TYPE	A/R SR	ALL DWELLING UNITS				ESTIMATED POPULATION		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
ASBURY SENIOR HOUSING	R	514		HRA	SR	716	716	0	0	1,026	0	1,026
ASBURY ASSISTED LIVING (KINDLEY)	R	514		HRA	SR	133	133	0	0	191	0	191
ASBURY MANOR HOMES	R	514		GA	SR	60	0	0	60	0	145	145
ASBURY NURSING HOME (WILSON)	R	514		GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	514		TH	SR	43	43	0	0	129	0	129
ASBURY VILLAS (DUPLEXES)	R	514		TH	SR	74	73	1	0	220	0	220
ASBURY HOUSES (24-30 MARYLAND AVE)	R	514		SFD	SR	3	2	1	0	6	0	6
FOREST OAK TOWER	R	514		HRA	I/SR	175	175	0	0	251	0	251
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R	740		GA	IM,I/SR	140	140	0	0	339	0	339
KENTLANDS MANOR (FOUNTAIN GLEN/GARDE)	R	750		GA	SR	206	206	0	0	499	0	499
OAKS AT OLDE TOWNE	R	482		GA	I/SR	72	72	0	0	174	0	174
THE SPECTRUM (CASEY EAST)	R	480		HRA	AR	158	0	0	158	0	226	226
WASHINGTONIAN NORTH INDPDNT. LIVING	R	741		HRA	IM/SR	190	0	0	190	0	272	272
WASHINGTONIAN NORTH ASSIST. LIVING	R	741		HRA	IM/SR	89	0	0	89	0	128	128
WASHINGTONIAN NORTH MEMORY CARE	R	741		GQ	IM/SR	23	0	0	23	0	23	23
<b>TOTALS</b>						<b>2,367</b>	<b>1,845</b>	<b>2</b>	<b>520</b>	<b>3,120</b>	<b>794</b>	<b>3,915</b>
<i>Percent of City Total</i>						<i>7.65%</i>	<i>6.48%</i>		<i>21.12%</i>	<i>4.27%</i>	<i>17.48%</i>	<i>5.04%</i>

MPDU (IM): Moderately-priced rental dwelling unit, available for households with an income between 50% and 80% of the area median income

WFHU (IW): Workforce housing unit, available for households with an income between 80% and 120% of the area median income

Note: MPDU and WFHU units are included in the total units shown in the Subdivision summary table.

NOTE: Individual figures may not add to totals, due to rounding.

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**ESTIMATES OF JOBS AND NON-RESIDENTIAL FLOOR AREA**

	<i>Approximate Gross Floor Area in Square Feet</i>										
	Jobs	Households	Jobs/HH	Office <sup>1</sup>	Retail	Restaurant	R&D	Industrial <sup>2</sup>	Storage <sup>3</sup>	Other <sup>4</sup>	Total*
July 2024	45,803	26,703	1.715	4,974,480	4,368,778	618,140	3,305,369	1,762,281	566,929	4,074,011	19,103,059
<i>January 2024</i>	47,234	26,703	1.769	4,960,168	5,513,290	651,352	3,305,369	1,768,141	566,929	4,010,221	20,208,541
July 2023	46,500	26,691	1.742	4,956,968	5,399,524	643,742	2,810,369	1,768,141	566,929	4,001,331	19,580,075
January 2023	46,000	26,681	1.724	4,961,568	5,385,399	641,225	2,810,369	1,767,348	566,929	4,002,382	19,568,291
July 2022	46,082	26,096	1.766	4,958,432	5,386,450	641,225	2,810,369	1,768,141	566,929	3,896,651	19,461,268
January 2022	47,642	26,096	1.826	4,962,722	5,321,072	641,225	2,810,369	1,768,141	566,929	3,894,651	19,398,180
July 2021	47,633	25,566	1.863	5,476,455	5,323,569	647,827	2,818,695	1,768,141	566,929	3,894,651	19,929,338
January 2021	47,584	25,502	1.866	5,449,486	5,354,265	645,730	2,819,730	1,768,141	566,929	3,879,300	19,916,652
July 2020	47,659	25,483	1.870	5,449,486	5,352,152	637,446	2,874,760	1,768,141	566,929	3,879,300	19,961,285
January 2020	48,422	25,471	1.901	5,874,640	5,347,211	632,436	2,874,716	1,463,337	566,929	3,876,770	20,069,110
July 2019	48,585	25,405	1.912	5,872,306	5,354,354	662,245	2,874,716	1,463,337	566,929	3,876,770	20,103,728
<i>January 2019</i>	48,647	25,065	1.941	5,867,962	5,357,564	659,149	2,874,241	1,464,978	566,929	3,965,127	20,189,021
July 2018	48,589	25,172	1.930	5,877,122	5,351,081	651,071	2,874,241	1,464,978	566,929	3,965,446	20,183,939
January 2018	48,957	25,172	1.945	5,873,554	5,329,638	668,344	2,791,041	1,549,262	566,929	3,961,575	20,173,414
<i>July 2017</i>	48,966	25,242	1.940	5,871,393	5,329,638	676,836	2,791,041	1,549,262	566,929	3,948,893	20,167,063
January 2017	48,357	23,953	2.019	5,777,620	5,129,223	671,533	2,889,570	1,540,784	566,929	3,919,871	19,928,601
<i>July 2016</i>	48,204	25,049	1.924	5,777,703	5,128,027	662,603	2,888,719	1,540,784	566,929	3,919,871	19,917,707
January 2016	48,151	24,737	1.947	5,770,423	5,109,574	646,462	2,888,719	1,540,784	566,929	3,912,509	19,868,471
July 2015	48,001	24,652	1.947	5,755,445	5,067,469	639,245	2,888,719	1,535,554	566,929	3,909,505	19,795,937
January 2015	47,837	24,379	1.962	5,751,478	5,032,665	624,870	2,888,719	1,535,554	566,929	3,909,505	19,742,791
July 2014	50,235	23,793	2.111	5,757,409	4,912,224	579,056	2,888,719	1,545,754	566,929	3,909,505	19,592,667
January 2014	50,260	23,695	2.121	5,780,309	4,912,224	579,056	2,888,719	1,535,660	566,929	3,897,599	19,593,567
July 2013	49,928	23,449	2.129	5,780,309	4,908,452	579,056	2,888,719	1,535,660	566,929	3,714,146	19,406,342
<i>January 2013</i>	49,867	23,517	2.120	5,771,414	4,902,010	579,056	2,888,719	1,535,660	566,929	3,707,346	19,384,205
July 2012	49,673	23,005	2.159	5,774,958	4,843,281	576,996	2,888,719	1,525,460	566,929	3,710,888	19,320,302
January 2012	50,335	22,857	2.202	5,729,822	4,897,014	539,723	2,861,340	2,084,413	566,929	3,656,391	19,768,703
<i>July 2011</i>	49,736	22,801	2.181	5,730,071	4,894,789	539,723	2,611,340	2,084,413	566,929	3,656,920	19,517,256
January 2011	49,585	22,313	2.222	5,718,989	4,897,189	545,804	2,569,779	2,084,413	566,929	3,633,297	19,449,471
July 2010	49,579	21,986	2.255	5,718,989	4,894,689	545,804	2,569,779	2,084,413	566,929	3,633,297	19,446,971
January 2010	49,586	21,932	2.261	5,718,989	4,898,691	545,804	2,569,779	2,084,413	566,929	3,633,297	19,450,973
July 2009	48,464	21,968	2.206	5,502,244	4,899,869	543,394	2,609,877	2,084,413	566,929	3,450,767	19,090,564
January 2009	48,475	21,875	2.216	5,485,935	4,971,487	543,394	2,826,596	2,016,982	466,929	3,353,772	19,198,166
July 2008	48,165	22,090	2.180	5,470,180	4,971,487	543,394	2,826,596	1,912,928	466,929	3,328,275	19,052,860

Note: Jobs figures for January 2015 to present use an adjustment factor based on the adopted MWCOC Round 9.0 and Round 10.0 forecasts.

Note: Jobs figures for July 2012 to present use the jobs per square foot factors from the 2012 Jobs Study conducted by City staff.

Note: Jobs figures for July 2008 through January 2012 have been recalculated using the jobs per square foot factors from the 2012 Jobs Study.

<sup>1</sup> Includes medical office as well as general office, but excludes government, religious, and nonprofit offices.

<sup>2</sup> Includes warehouse and data centers.

<sup>3</sup> Includes only self-storage facilities (and does not include data centers).

<sup>4</sup> Includes hotel, nonprofits, religious facilities, government, and other uncategorized uses, but excludes self-storage facilities.

\* Includes office, retail, restaurant, research and development, industrial, and other, but excludes self-storage facilities.

Dates in **bold italics** include annexations of land not previously within the corporate limits.

**Square Feet per Job by Use Type**

Use Type	Gaithersburg		Montgomery County	
	Ft <sup>2</sup> /Job	Ft <sup>2</sup> /Job	Ft <sup>2</sup> /Job	Ft <sup>2</sup> /Job
Office	300	250		
Medical	400	400		
Retail	480	400		
Restaurant	180	150		
Fast Food	180	50		
Industrial/Warehouse	540	450		
Use Type	Gaithersburg		Montgomery County	
Research & Development			420	350
Hotel/Motel			1300	1300
Religious/Government/Other			400	500
Storage			62572	N/A
Jobs per single HH unit			0.0297	N/A
Jobs per multi-HH rental unit			0.01	N/A

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOC) FORECAST**

*Note: Only those Rounds in which the City of Gaithersburg provided new or revised projections are shown.*

**Round 10.0 Forecast, Adopted June 14, 2023**

Year	City of Gaithersburg				City of Rockville			Montgomery County			MWCOC MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2020*	69,657	25,908	43,000	1.66	67,117	26,604	76,424	1,062,061	386,931	493,551	5,707,518	2,120,744	3,169,258
2025	72,486	27,241	48,000	1.76	70,913	29,851	78,733	1,082,979	398,439	522,906	5,954,212	2,254,545	3,356,895
2030	75,670	28,879	52,000	1.80	74,566	31,699	81,124	1,118,033	416,517	545,620	6,247,237	2,389,026	3,549,880
2035	78,500	30,300	54,500	1.80	78,713	33,715	83,768	1,153,888	434,093	568,333	6,507,830	2,508,077	3,737,226
2040	81,200	31,700	56,500	1.78	82,850	35,773	87,770	1,189,610	450,020	591,048	6,749,771	2,617,212	3,881,641
2045	83,700	33,000	58,000	1.76	87,549	38,134	91,146	1,222,193	463,176	613,758	6,974,513	2,716,343	4,024,445
2050	85,800	34,200	59,000	1.73	92,683	40,619	94,463	1,250,646	474,320	636,471	7,181,115	2,803,836	4,156,377

\* Population and Households from the 2020 Decennial Census

**Round 9.0 Forecast, Adopted November 9, 2016**

Year	City of Gaithersburg				City of Rockville			Montgomery County			MWCOC MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	42,217	1.92	61,209	23,686	73,700	971,777	357,086	493,500	5,047,479	1,887,458	3,131,995
2015	67,099	24,651	46,429	1.88	66,296	26,448	76,943	1,015,273	374,850	520,160	5,372,032	2,009,347	3,151,679
2020	70,676	26,036	47,574	1.83	71,518	28,458	78,265	1,052,023	391,100	543,542	5,673,110	2,137,084	3,343,042
2025	74,594	27,548	50,010	1.82	76,871	30,801	80,526	1,087,259	405,562	572,521	5,955,951	2,256,385	3,562,569
2030	78,718	28,884	52,653	1.82	80,357	32,465	82,495	1,128,823	422,342	604,491	6,214,294	2,371,129	3,766,653
2035	82,416	30,479	56,120	1.84	83,571	33,999	86,808	1,167,709	438,087	627,350	6,453,004	2,470,153	3,949,045
2040	86,128	32,082	61,134	1.91	86,827	35,362	91,195	1,197,131	450,922	653,917	6,665,330	2,557,916	4,125,017
2045	89,258	33,409	65,684	1.97	89,893	36,767	96,774	1,223,335	461,943	678,689	6,875,997	2,651,269	4,291,154

\* Population and Households from the 2010 Decennial Census

**Round 8.2 Forecast, Adopted July 10, 2013**

Year	City of Gaithersburg				City of Rockville			Montgomery County			MWCOC MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	49,090	2.23	61,209	23,686	73,736	971,777	357,086	510,277	5,265,177	1,960,100	3,148,772
2015	66,705	24,473	52,848	2.16	63,973	26,504	76,296	1,020,039	377,524	531,993	5,593,615	2,093,927	3,344,620
2020	70,151	25,741	55,269	2.15	68,404	28,619	80,150	1,067,030	396,955	564,419	5,888,600	2,219,804	3,620,445
2025	73,354	27,113	59,387	2.19	71,865	30,271	85,618	1,109,953	414,873	598,807	6,201,719	2,348,755	3,863,142
2030	77,426	28,761	64,309	2.24	75,611	31,959	93,980	1,153,912	434,767	635,257	6,467,873	2,460,789	4,085,703
2035	81,202	30,571	69,262	2.27	79,263	33,702	99,973	1,184,641	449,928	673,973	6,702,003	2,560,651	4,278,489
2040	84,966	32,332	74,546	2.31	82,719	35,352	105,676	1,202,769	460,161	715,143	6,922,748	2,654,930	4,485,412

\* Population and Households from the 2010 Decennial Census; Jobs from Round 8.2 Forecast

**Round 8.1 Forecast, Adopted July 11, 2012**

Year	City of Gaithersburg				City of Rockville			Montgomery County			MWCOC MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2010*	59,933	22,000	50,418	2.29	61,209	23,686	74,600	971,777	357,086	510,136	5,265,177	1,960,100	3,175,874
2015	62,027	23,584	54,909	2.33	63,800	26,400	80,900	1,015,406	376,536	541,995	5,556,221	2,094,792	3,389,649
2020	67,177	25,689	62,495	2.43	69,100	29,000	84,500	1,065,425	397,237	585,363	5,866,149	2,226,816	3,683,243
2025	72,089	27,940	67,123	2.40	72,100	30,400	93,300	1,109,740	415,795	633,226	6,167,206	2,350,268	3,937,303
2030	76,663	30,352	72,632	2.39	75,300	31,800	99,600	1,153,998	436,202	684,284	6,413,865	2,453,583	4,153,872
2035	81,036	32,244	79,585	2.47	79,000	33,600	102,200	1,185,510	451,446	714,438	6,621,608	2,542,018	4,331,279
2040	84,613	33,792	83,383	2.47	82,400	35,200	105,600	1,203,644	461,469	737,364	6,803,104	2,619,783	4,511,213

\* Population and Households from the 2010 Decennial Census; Jobs from Round 8.1 Forecast

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) FORECAST**

**Round 8.0 Forecast, Adopted November 10, 2010**

Year	City of Gaithersburg				City of Rockville			Montgomery County			MWCOG MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	2.19	47,388	17,247	68,700	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	2.25	59,618	22,982	76,597	929,097	347,500	500,000	4,953,006	1,864,241	3,052,116
2010	58,311	22,117	50,418	2.28	62,476	24,324	74,549	979,996	360,500	506,000	5,234,175	1,967,781	3,214,667
2015	62,027	23,584	54,909	2.33	67,341	26,644	83,596	1,016,996	377,000	540,000	5,546,239	2,103,801	3,438,275
2020	67,177	25,689	62,495	2.43	71,847	28,784	91,600	1,064,995	398,000	585,000	5,850,810	2,235,875	3,717,677
2025	72,089	27,940	67,123	2.40	74,503	30,034	96,783	1,108,997	417,000	628,000	6,133,964	2,357,882	3,944,392
2030	76,663	30,352	72,632	2.39	77,644	31,509	99,403	1,151,997	438,000	673,000	6,371,190	2,462,800	4,138,144
2035	81,036	32,244	79,585	2.47	80,786	33,009	102,403	1,181,997	453,000	703,000	6,572,903	2,550,628	4,317,316
2040	84,613	33,792	83,383	2.47	83,929	34,509	105,403	1,198,997	463,000	723,000	6,753,585	2,628,623	4,481,394

\* Population and Households from the 2000 Decennial Census; Jobs from Round 7.0a Forecast

**Round 7.2A Forecast, Adopted October 14, 2009**

Year	City of Gaithersburg				City of Rockville			Montgomery County			MWCOG MMSA Region		
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
2000*	52,613	19,621	43,051	2.19	47,388	17,247	68,700	873,341	324,565	474,300	4,544,944	1,707,817	2,845,156
2005	57,162	21,672	48,780	2.25	59,600	22,500	76,600	929,100	347,000	500,000	4,962,733	1,863,820	3,051,887
2010	58,780	22,283	51,091	2.29	62,100	23,700	79,100	966,000	362,000	510,000	5,268,023	1,999,728	3,277,445
2015	63,913	24,321	57,182	2.35	66,800	25,900	85,100	1,025,000	386,000	547,000	5,595,019	2,146,223	3,521,842
2020	69,969	27,051	67,348	2.49	70,600	27,700	92,000	1,075,000	408,000	590,000	5,927,171	2,288,650	3,784,787
2025	78,342	30,860	77,832	2.52	74,000	29,300	98,300	1,113,500	425,200	631,000	6,213,437	2,407,783	4,007,250
2030	85,002	33,892	84,163	2.48	76,800	30,800	100,800	1,142,000	440,400	673,000	6,438,932	2,508,750	4,203,989
2035	91,161	36,709	90,724	2.47	79,900	32,300	103,800	1,161,000	451,400	703,000	6,638,689	2,593,406	4,358,322
2040	98,046	39,713	99,011	2.49	83,100	33,800	106,800	1,174,000	460,000	723,000	6,845,420	2,674,928	4,525,007

\* Population and Households from the 2000 Decennial Census; Jobs from Round 7.0a Forecast

**Round 7.1 Forecast, Adopted January 9, 2008**

Year	Montgomery County				MWCOG MMSA Region			
	Population	Households	Jobs	Jobs/HH	Population	Households	Jobs	Jobs/HH
2000*	873,341	324,565	474,300	1.46	4,544,944	1,707,817	2,845,156	1.67
2005	940,348	347,000	500,000	1.44	4,986,896	1,876,783	3,051,004	1.63
2010	992,330	362,000	510,000	1.41	5,410,430	2,043,982	3,350,897	1.64
2015	1,037,318	386,000	547,000	1.42	5,778,333	2,201,784	3,595,398	1.63
2020	1,077,307	408,000	590,000	1.45	6,107,668	2,335,366	3,829,550	1.64
2025	1,114,298	425,000	630,000	1.48	6,372,037	2,446,296	4,042,941	1.65
2030	1,147,280	440,000	670,000	1.52	6,579,787	2,533,932	4,225,353	1.67

\* Population and Households from the 2000 Decennial Census; Jobs from Round 7.0a Forecast

*MWCOG MMSA Region = Modeled Metropolitan Statistical Area in 1983, and includes the following:*

- Charles, Frederick, Montgomery, Prince Georges counties in MD*
- Arlington, Fairfax, Loudoun, Prince William counties in VA*
- Alexandria, Fairfax, Falls Church, Manassas, Manassas Park cities in VA*
- Washington city in DC*

Note: MWCOG Projections for population, households, and jobs take into account vacancy rates.

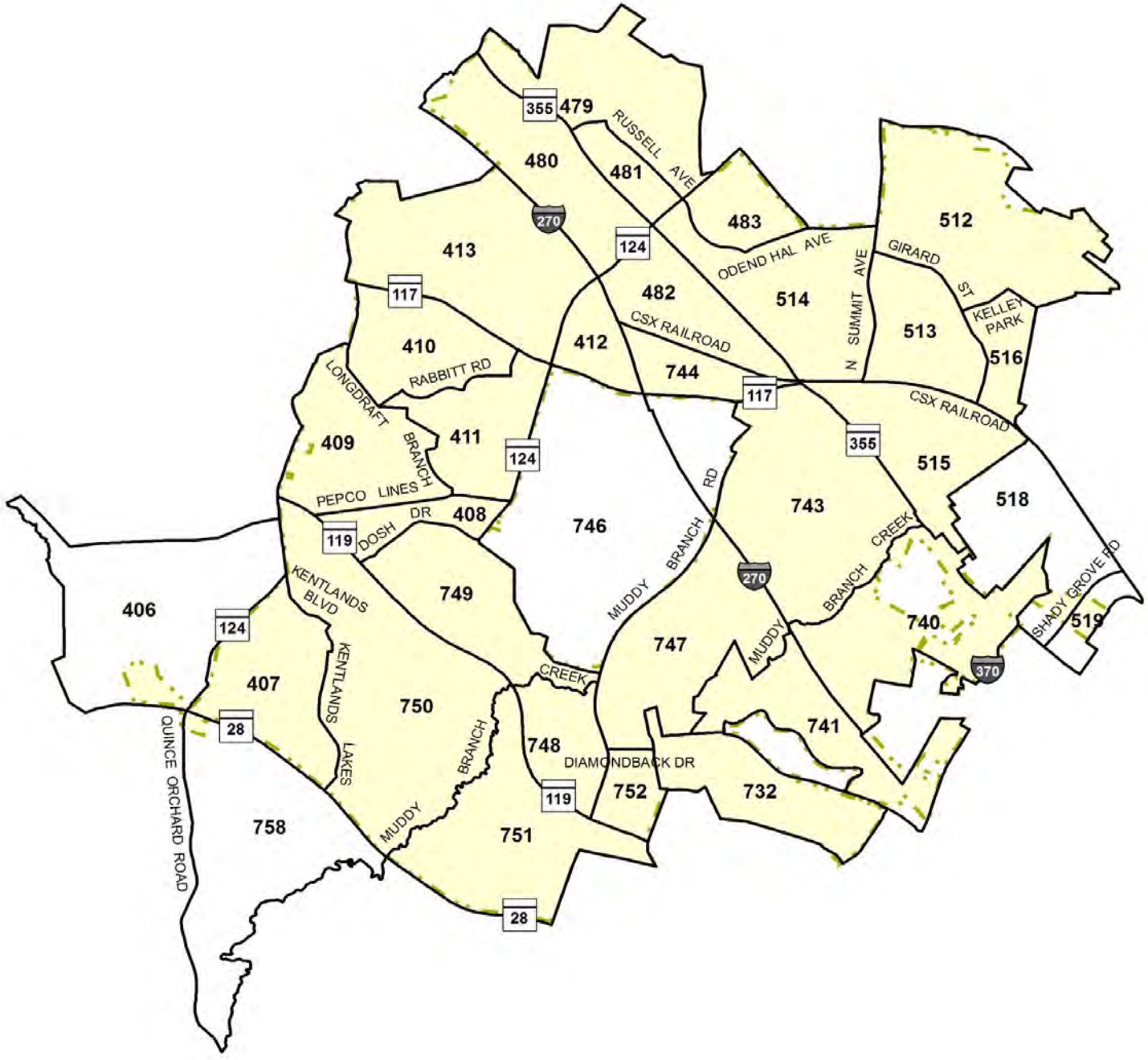
**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS (MWCOG) TRAFFIC ANALYSIS ZONES (TAZs)\***

MWCOG TAZ	ALL UNIT TYPES		HOUSEHOLDS (HH)**				ESTIMATED POPULATION (POP)**					ESTIMATED JOBS***	
	TOTAL UNITS	EXISTING UNITS	EXISTING SF HH	EXISTING MF HH	PIPELINE HH	PROJECTED 2050 HH	HH POP.	TOTAL POP. †	PIPELINE GROWTH	PIPELINE POP.	PROJECTED 2050 POP.	EXISTING JUL 2024 JOBS	PROJECTED 2050 JOBS
406*	106	106	102	0	0	102	324	325	0	325	324	202	217
407	1,097	1,096	859	191	0	1,076	3,201	3,210	0	3,210	3,202	487	521
408	610	610	588	0	0	607	1,837	1,842	0	1,842	1,881	18	19
409*	444	444	424	0	0	437	1,427	1,431	0	1,431	1,442	89	99
410	1,022	1,017	324	652	0	955	2,713	2,720	0	2,720	2,699	997	1,065
411	696	671	150	491	23	670	1,481	1,486	47	1,533	1,402	2,897	4,959
412	124	124	0	114	0	114	178	178	0	178	184	1,955	2,070
413	2,607	1,565	651	858	845	2,101	4,206	4,218	1,616	5,833	5,571	2,101	5,846
479	1,762	1,759	730	920	1	2,180	4,425	4,478	3	4,482	5,223	2,018	2,090
480*	855	467	0	438	145	1,145	891	893	227	1,120	2,178	4,133	6,271
481	0	0	0	0	0	0	0	0	0	0	0	1,500	1,666
482	208	208	0	200	0	515	504	505	0	505	1,121	2,190	2,316
483	0	0	0	0	0	1,509	0	0	0	0	3,030	2,566	2,188
512*	1,746	1,745	1,032	645	1	1,687	4,988	5,002	3	5,006	4,997	219	231
513	2,214	2,087	253	1,750	100	2,186	5,020	5,034	157	5,191	5,242	1,107	1,208
514	2,360	2,267	242	1,616	64	2,278	3,943	4,240	168	4,409	5,012	3,059	3,066
515	987	970	389	509	9	1,046	2,352	2,378	29	2,407	2,769	889	960
516	292	291	281	0	0	291	876	879	0	879	900	565	598
518*††	0	0	0	0	0	0	0	0	0	0	0	260	35
519*	0	0	0	0	0	0	0	0	0	0	0	41	44
732	2,316	2,271	733	1,400	41	2,195	4,657	4,670	65	4,735	4,804	768	990
740*	521	520	180	319	0	490	1,392	1,396	0	1,396	1,387	2,247	2,385
741*	758	750	80	590	0	1,064	1,173	1,199	0	1,199	2,012	6,024	6,775
743	2,508	2,035	983	954	308	2,127	5,463	5,493	785	6,278	5,809	1,027	1,096
744	52	47	45	0	2	46	149	150	6	156	151	1,266	1,340
746*	1	0	0	0	0	0	0	0	0	0	0	5	6
747	2,237	2,232	1,112	1,035	1	2,404	6,072	6,089	3	6,092	6,646	614	649
748	777	777	433	312	0	1,098	2,009	2,014	0	2,014	2,484	279	308
749	587	582	427	135	0	577	1,707	1,712	0	1,712	1,702	2,980	4,816
750	3,440	2,816	1,218	1,489	558	3,935	7,481	7,502	876	8,378	9,616	4,549	4,981
751	891	891	660	191	0	871	2,614	2,622	0	2,622	2,587	29	30
752	494	494	374	105	0	492	1,420	1,424	0	1,424	1,426	11	12
758*	0	0	0	0	0	0	0	0	0	0	0	137	145
<b>TOTALS</b>	<b>31,712</b>	<b>28,842</b>	<b>12,269</b>	<b>14,912</b>	<b>2,098</b>	<b>34,200</b>	<b>72,502</b>	<b>73,092</b>	<b>3,986</b>	<b>77,077</b>	<b>85,800</b>	<b>47,228</b>	<b>59,000</b>

\* Includes only the portion of the TAZ within the City  
† Includes Group Quarters Population  
\*\* Adjusted for vacancy rates  
†† Walnut Hill Annexation is Included in the Current Jobs Estimate but is Excluded from the 2050 Jobs Projection  
\*\*\* Potential number of jobs based on square footage of underlying uses; does not account for seasonal or pandemic impacts  
*Pipeline* is approved development not yet built  
*Projections* are from the draft Round 10.0 MWCOG Forecasts and include Pipeline figures. Projections may include additional growth outside of the Pipeline.  
NOTE: Individual figures may not add to totals, due to rounding.

Jobs per Household, July 2024	<b>1.74</b>
Projected Jobs per Household, 2045	<b>1.97</b>

Map of Traffic Analysis Zones (TAZs)



**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**GAITHERSBURG VOTING AREAS FOR THE 2007-2019 ELECTIONS\***

CITY VOTING AREA	ESTIMATED VOTERS	% OF TOT. POP.	ALL DWELLING UNITS †		OCCUPIED DWELLING UNITS † **				ESTIMATED POPULATION **		
			COMPLETED UNITS	% OF ALL COMPL. UNITS	UNITS APPRVD.	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
GA01	7,035	N/A	4,760	16.7%	5,142	4,580	139	422	12,297	990	13,287
GA02	10,307	N/A	7,392	26.0%	7,100	7,046	12	42	18,018	68	18,086
GA03	6,989	N/A	4,433	15.6%	4,840	4,262	20	558	12,217	876	13,094
GA04	9,317	N/A	6,308	22.2%	6,255	6,088	20	147	16,287	233	16,520
GA05	7,097	N/A	4,598	16.2%	5,443	4,410	165	868	12,407	1,663	14,070
GA06	1,067	N/A	968	3.4%	1,237	1,177	0	61	1,865	155	2,021
<b>TOTALS</b>	<b>41,813</b>	<b>57.21%</b>	<b>28,460</b>	<b>N/A</b>	<b>30,017</b>	<b>27,564</b>	<b>356</b>	<b>2,098</b>	<b>73,092</b>	<b>3,986</b>	<b>77,077</b>

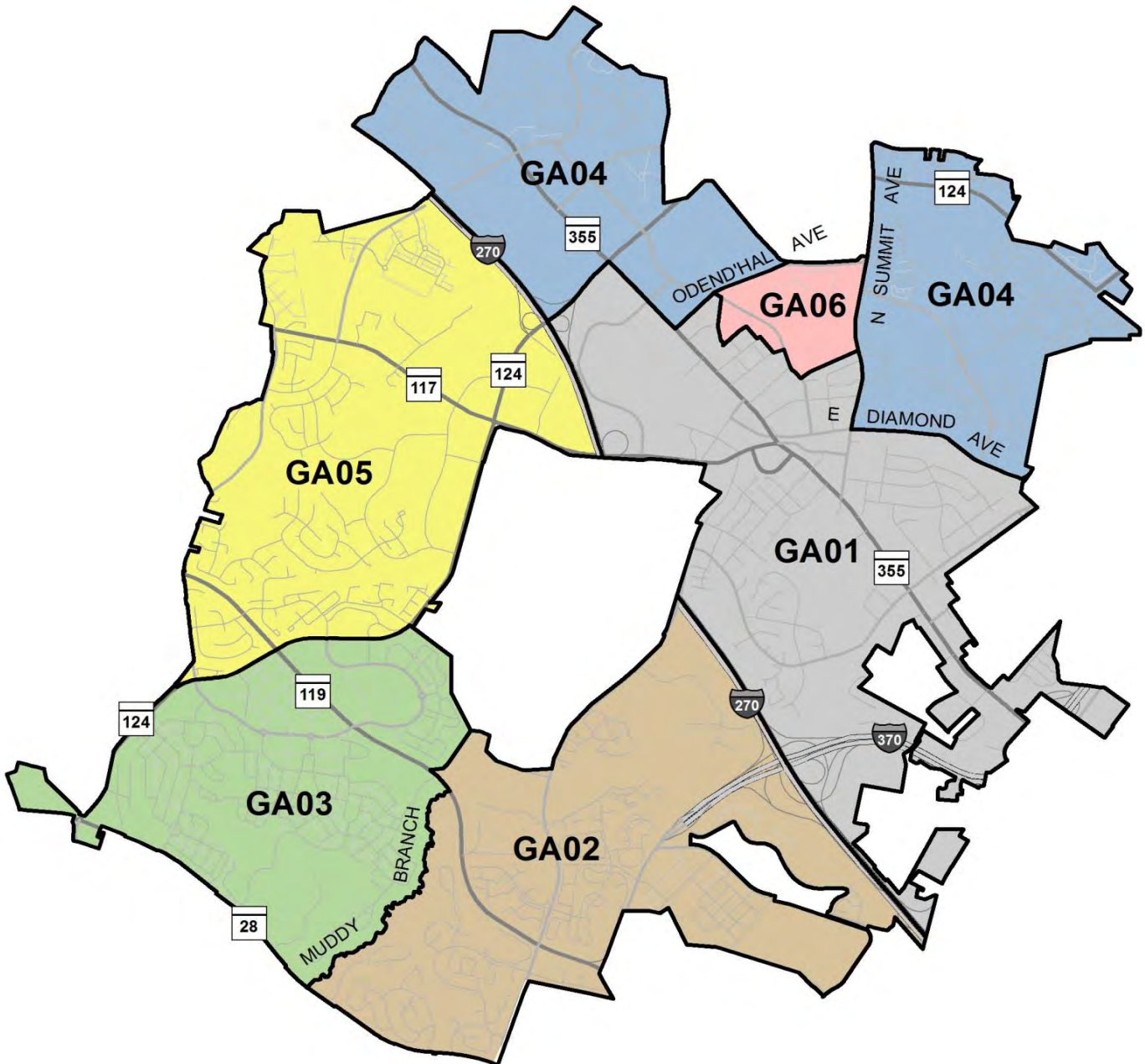
Source: Estimated Eligible Voters based on 2018-2022 ACS, Table B05003 or DP-05 (total persons 18 years of age or older and US Citizens / total population)

\* Voting Areas were established for the 2007-2019 election cycles to provide a convenient location for in-person voting, but are not wards, districts, or similar areas with residency requirements. Voting areas were not used for the 2021 and 2023 elections, with City Hall serving as the only in-person voting center. The information on this page is provided for comparison to previous election cycles only and is not intended to suggest that voting areas will be used in future elections.

\*\* Adjusted for vacancy rates; includes group quarters population

† Dwelling Units do not include Group Quarters

NOTE: Individual figures may not add to totals, due to rounding.



**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**OVERALL CITY DENSITY**

SUBDIVISION SECTION/PHASE	AREA (ACRES)	AREA (HA.)	UNIT TYPE	% OF CITY LAND	DWELLING UNITS				POPULATION **				
					TOTAL UNITS	UNITS PER ACRE	UNITS PER HECTARE	% OF ALL CITY UNITS	ESTIM. MAX. POP.	% OF CITY POP.	PERSONS PER ACRE	PERSONS PER SQ. ML.	PERSONS PER SQ. KM.
<b>CITY OF GAITHERSBURG (EXISTING)</b>	<b>6,681.12</b>	<b>2,703.75</b>	<b>MIX</b>	<b>100%</b>	<b>28,459</b>	<b>4.26</b>	<b>10.53</b>	<b>100%</b>	<b>76,331</b>	<b>100%</b>	<b>11.42</b>	<b>7,311.9</b>	<b>2,823.2</b>
DETACHED HOUSES - LOTS	1,015.85	411.10	SFD	15.2%	4,950	4.87	12.04	17.4%	16,673	21.8%	16.41	10,504.5	4,055.8
DUPLEXES - LOTS	41.27	16.70	TH/GA	0.6%	272	6.59	16.29	1.0%	846	1.1%	20.50	13,117.6	5,064.7
TOWNHOUSES - LOTS	320.20	129.58	TH	4.8%	6,494	20.28	50.12	22.8%	20,279	26.6%	63.33	40,532.9	15,649.9
TOWNHOUSE CONDOS - PARCELS	93.96	38.02	TH	1.4%	1,065	11.33	28.01	3.7%	3,326	4.4%	35.40	22,653.2	8,746.5
STACKED TOWNHOUSE CONDOS - PARCELS	36.77	14.88	SC	0.6%	1,012	27.52	68.00	3.6%	2,438	3.2%	66.30	42,431.3	16,382.8
GARDEN-STYLE CONDOS - PARCELS	137.70	55.72	GC	2.1%	2,658	19.30	47.70	9.3%	5,480	7.2%	39.80	25,470.4	9,834.2
HIGH RISE CONDOS - PARCELS	1.75	0.71	HRC	0.0%	128	72.94	180.24	0.4%	200	0.3%	114.15	73,055.6	28,206.9
GARDEN-STYLE APARTMENTS - PARCELS	315.93	127.85	GA	4.7%	7,060	22.35	55.22	24.8%	17,807	23.3%	56.36	36,072.2	13,927.6
HIGH RISE APARTMENTS - PARCELS	67.07	27.14	HRA	1.0%	2,111	31.47	77.77	7.4%	3,304	4.3%	49.25	31,523.1	12,171.1
ACCESSORY DWELLING UNIT APARTMENTS	7.65	3.09	GA	0.1%	48	12.29	30.38	0.2%	121	0.2%	68.29	43,704.3	16,874.3
GROUP QUARTERS - PARCELS	13.48	5.46	GQ	0.2%	34	2.52	6.23	0.1%	34	0.0%	2.52	1,614.0	623.2
<b>TOTAL RESIDENTIAL ONLY</b>	<b>2,043.99</b>	<b>827.17</b>	<b>RES</b>	<b>30.6%</b>	<b>25,798</b>	<b>12.62</b>	<b>31.19</b>	<b>90.6%</b>	<b>70,508</b>	<b>92.4%</b>	<b>34.50</b>	<b>22,077.0</b>	<b>8,524.0</b>
<b>MIXED COMMERCIAL/RESIDENTIAL - PARCEL</b>	<b>46.92</b>	<b>18.99</b>	<b>GA/HRA/COM</b>	<b>0.7%</b>	<b>2,661</b>	<b>56.71</b>	<b>140.14</b>	<b>9.4%</b>	<b>3,857</b>	<b>5.1%</b>	<b>82.21</b>	<b>52,616.3</b>	<b>20,315.3</b>
OFFICE/BANK/MEDICAL - PARCELS	252.71	102.27	OFFICE	3.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RETAIL COMMERCIAL - PARCELS <sup>1</sup>	534.34	216.24	RETAIL	8.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RESEARCH & DEVELOPMENT - PARCELS	165.17	66.84	R&D	2.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
INDUSTRIAL - PARCELS	111.80	45.25	INDUSTRIAL	1.7%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SELF-STORAGE - PARCELS	15.69	6.35	STORAGE	0.2%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MIXED COMMERCIAL/OFFICE/OTHER - PARCELS	51.99	21.04	MIXED COM	0.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOTEL/MOTEL/LODGING - PARCELS	35.88	14.52	HOTEL	0.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTAL COM/INDUST/MIXED NON-RESIDENTIAL</b>	<b>1,167.58</b>	<b>472.50</b>	<b>MIXED COM</b>	<b>17.5%</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
FAIRGROUNDS AND CEMETERIES	67.44	27.29	FAIR/CEM	1.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RELIGIOUS INSTITUTIONS - PARCELS	49.38	19.98	REL	0.7%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE SCHOOLS - PARCELS	186.44	75.45	SCH	2.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>CITY FACILITIES - PARCELS</b>	<b>34.90</b>	<b>14.12</b>	<b>CITY</b>	<b>0.5%</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
OTHER GOVERNMENT FACILITIES - PARCELS	122.47	49.56	GOVT	1.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UTILITIES - PARCELS	55.87	22.61	UTIL	0.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER USES - PARCELS	53.02	21.46	OTH	0.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UNDEVELOPED/VACANT LAND - PARCELS	239.22	96.81	VACANT	3.6%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>CITY PARKS - PARCELS</b>	<b>634.76</b>	<b>256.88</b>	<b>REC/OS</b>	<b>9.5%</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
OTHER PUBLIC PARKS - PARCELS	93.53	37.85	REC/OS	1.4%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PRIVATE PARKS/GREENSPACE - PARCELS	448.11	181.34	REC/OS	6.7%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTAL GOVT/NONPROFIT/PARKS/SCHOOLS</b>	<b>1,985.15</b>	<b>803.36</b>	<b>CIVIC</b>	<b>29.7%</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>PUBLIC STREET RIGHT OF WAY</b>	<b>1,403.65</b>	<b>568.04</b>	<b>TRNSP</b>	<b>21.0%</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
PRIVATE STREETS & RAILROAD - PARCELS	85.61	34.65	TRNSP	1.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FUTURE PUBLIC STREETS/ROADS - PARCELS	1.89	0.77	TRNSP	0.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>CITY OF GAITHERSBURG (EAST OF I-270)</b>	<b>3,105.54</b>	<b>1,256.77</b>	<b>MIX</b>	<b>46.5%</b>	<b>12,036</b>	<b>3.88</b>	<b>9.58</b>	<b>42.3%</b>	<b>31,815</b>	<b>41.7%</b>	<b>10.24</b>	<b>6,556.5</b>	<b>2,531.5</b>
<b>CITY OF GAITHERSBURG (WEST OF I-270)</b>	<b>3,575.58</b>	<b>1,446.99</b>	<b>MIX</b>	<b>53.5%</b>	<b>16,423</b>	<b>4.59</b>	<b>11.35</b>	<b>57.7%</b>	<b>44,516</b>	<b>58.3%</b>	<b>12.45</b>	<b>7,968.0</b>	<b>3,076.5</b>
<b>CITY OF GAITHERSBURG (FUTURE) *</b>	<b>6,681.12</b>	<b>2,703.75</b>	<b>MIX</b>	<b>100%</b>	<b>30,921</b>	<b>4.63</b>	<b>11.44</b>	<b>108.7%</b>	<b>81,139</b>	<b>106.3%</b>	<b>12.14</b>	<b>7,772.5</b>	<b>3,001.0</b>

\* Population Shown is the ultimate build-out population, not the current population. Areas shown in subcategories are for platted properties only and may not sum to the overall subdivision totals.

\*\* Population estimates are for the maximum possible population and assume 100% occupancy of all dwelling units.

<sup>1</sup> Includes general retail, restaurants, fitness centers, hotels, and child and elderly day care.

	AREA (SQ. MI.)	AREA (SQ. KM.)
<b>CITY OF GAITHERSBURG</b>	<b>10.439</b>	<b>27.038</b>
<b>CITY OF GAITHERSBURG (EAST OF I-270)</b>	<b>4.852</b>	<b>12.568</b>
<b>CITY OF GAITHERSBURG (WEST OF I-270)</b>	<b>5.587</b>	<b>14.470</b>

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DENSITY OF SELECTED SUBDIVISIONS**

SUBDIVISION SECTION/PHASE	AREA (ACRES)	AREA (HA)	UNIT TYPE	ZONE	DWELLING UNITS					POPULATION **				
					UNIT TOTAL	UNITS PER AC	UNITS PER HA	% OF (CITY) LAND	% OF (CITY) UNITS	ESTIM. MAX. POP.	% OF (CITY) POP.	PERSONS PER AC.	PERSONS PER SQ. ML.	PERSONS PER SQ. KM.
<b>BENNINGTON (ECHO-DALE)</b>	<b>34.5975</b>	<b>14.00112</b>	<b>MIX</b>	<b>RP-T</b>	<b>295</b>	<b>8.53</b>	<b>21.07</b>	<b>0.5%</b>	<b>1.0%</b>	<b>921</b>	<b>1.1%</b>	<b>26.63</b>	<b>17,041.0</b>	<b>6,579.5</b>
TOWNHOUSES - LOTS	16.7682	6.785856	TH	MXD	295	17.59	43.47	48.5%	100.0%	921	100.0%	54.94	35,160.3	13,575.4
PARKS/GREENSPACE	11.1563	4.514798	REC/OS	MXD	N/A	N/A	N/A	32.2%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW/PARKING	6.673	2.70047	TRNSP	MXD	N/A	N/A	N/A	19.3%	N/A	N/A	N/A	N/A	N/A	N/A
<b>THE CHASE AT QUINCE ORCHARD</b>	<b>13.99082</b>	<b>5.661888</b>	<b>MIX</b>	<b>RP-T</b>	<b>106</b>	<b>7.58</b>	<b>18.72</b>	<b>0.2%</b>	<b>0.3%</b>	<b>337</b>	<b>0.4%</b>	<b>24.12</b>	<b>15,434.0</b>	<b>5,959.1</b>
DETACHED HOUSES - LOTS	2.529316	1.023579	SFD	MXD	26	10.28	25.40	18.1%	24.5%	88	26.0%	34.63	22,160.0	8,556.0
TOWNHOUSES - LOTS	2.713177	1.097985	TH	MXD	80	29.49	72.86	19.4%	75.5%	250	74.0%	92.08	58,928.9	22,752.6
PARKS/GREENSPACE	4.281979	1.732857	REC/OS	MXD	N/A	N/A	N/A	30.6%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	4.466345	1.807467	TRNSP	MXD	N/A	N/A	N/A	31.9%	N/A	N/A	N/A	N/A	N/A	N/A
<b>CROWN FARM *</b>	<b>182.82</b>	<b>73.98</b>	<b>MIX</b>	<b>MXD</b>	<b>2,248</b>	<b>12.30</b>	<b>30.39</b>	<b>2.7%</b>	<b>7.3%</b>	<b>2,248</b>	<b>2.8%</b>	<b>12.30</b>	<b>7,869.7</b>	<b>3,038.5</b>
N2 DETACHED HOUSES - LOTS	6.532736	2.643707	SFD	MXD	60	9.18	22.70	3.6%	2.7%	202	9.0%	30.94	19,799.6	7,644.7
N3 DETACHED HOUSES - LOTS	2.069077	0.837327	SFD	MXD	21	10.15	25.08	1.1%	0.9%	71	3.1%	34.19	21,879.8	8,447.8
N1 TOWNHOUSES - LOTS	1.446097	0.585215	TH	MXD	51	35.27	87.15	0.8%	2.3%	159	7.1%	110.13	70,483.8	27,213.9
N2 TOWNHOUSES - LOTS	10.00324	4.04817	TH	MXD	286	28.59	70.65	5.5%	12.7%	893	39.7%	89.28	57,140.3	22,062.0
N3 TOWNHOUSES - LOTS	9.745707	3.943951	TH	MXD	275	28.22	69.73	5.3%	12.2%	859	38.2%	88.12	56,394.4	21,774.0
N1 2 OVER2 CONDOS - LOTS	2.724725	1.102658	SC	MXD	70	25.69	63.48	1.5%	3.1%	169	7.5%	61.89	39,612.0	15,294.3
N3 2 OVER2 CONDOS - LOTS	2.016758	0.816154	SC	MXD	80	39.67	98.02	1.1%	3.6%	193	8.6%	95.57	61,162.8	23,615.1
N1 COPLEY AT CROWN - LOTS	1.755257	0.710328	HRC	MXD	128	72.92	180.20	1.0%	5.7%	100	8.9%	114.12	73,038.4	28,200.2
N3 THE FLATS AT CROWN - LOTS	0.868228	0.35136	GC	MXD	64	73.71	182.15	0.5%	2.8%	132	5.9%	151.98	97,264.4	37,553.9
N1 APARTMENTS OVER RETAIL - LOTS	10.4542	4.230669	HRA	MXD	782	74.80	184.84	5.7%	34.8%	1,224	54.4%	117.06	74,920.0	28,926.7
N5 APARTMENTS OVER RETAIL - LOT	2.65519	1.074518	HRA	MXD	386	145.38	359.23	1.5%	17.2%	604	26.9%	227.51	145,604.1	56,218.0
N1 COMMERCIAL - LOTS	12.92952	5.232397	COM	MXD	N/A	N/A	N/A	7.1%	N/A	N/A	N/A	N/A	N/A	N/A
N1 PARKS/GREENSPACE	0.704063	0.284925	REC/OS	MXD	N/A	N/A	N/A	0.4%	N/A	N/A	N/A	N/A	N/A	N/A
N2 PARKS/GREENSPACE	17.69114	7.159356	REC/OS	MXD	N/A	N/A	N/A	9.7%	N/A	N/A	N/A	N/A	N/A	N/A
N3 PARKS/GREENSPACE	10.90794	4.414292	REC/OS	MXD	N/A	N/A	N/A	6.0%	N/A	N/A	N/A	N/A	N/A	N/A
N4 PARKS/GREENSPACE	4.909022	1.986612	REC/OS	MXD	N/A	N/A	N/A	2.7%	N/A	N/A	N/A	N/A	N/A	N/A
N6 PUBLIC SCHOOL SITE	30.71522	12.43002	INST	MXD	N/A	N/A	N/A	16.8%	N/A	N/A	N/A	N/A	N/A	N/A
FIELDS RD AND SAM EIG DEEDED ROW	0	0	TRNSP	MXD	N/A	N/A	N/A	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
N1 PUBLIC & PRIVATE STREET ROW	9.887029	4.001142	TRNSP	MXD	N/A	N/A	N/A	5.4%	N/A	N/A	N/A	N/A	N/A	N/A
N2 PUBLIC & PRIVATE STREET ROW	20.23845	8.190218	TRNSP	MXD	N/A	N/A	N/A	11.1%	N/A	N/A	N/A	N/A	N/A	N/A
N3 PUBLIC & PRIVATE STREET ROW	12.64438	5.117002	TRNSP	MXD	N/A	N/A	N/A	6.9%	N/A	N/A	N/A	N/A	N/A	N/A
N5 PUBLIC & PRIVATE STREET ROW	0.665083	0.26915	TRNSP	MXD	N/A	N/A	N/A	0.4%	N/A	N/A	N/A	N/A	N/A	N/A
N6 PUBLIC & PRIVATE STREET ROW	0.034963	0.014149	TRNSP	MXD	N/A	N/A	N/A	0.0%	N/A	N/A	N/A	N/A	N/A	N/A
NEIGHBORHOOD 1	37.97941	15.36973	MIX	MXD	1,031	27.15	67.08	20.8%	45.9%	1,752	77.9%	46.13	29,523.6	11,399.1
NEIGHBORHOOD 2	57.28492	23.1824	MIX	MXD	346	6.04	14.93	31.3%	15.4%	1,095	48.7%	19.12	12,235.9	4,724.3
NEIGHBORHOOD 3	38.26556	15.48554	MIX	MXD	440	11.50	28.41	20.9%	19.6%	1,254	55.8%	32.78	20,976.4	8,099.0
NEIGHBORHOOD 5	2.655119	1.07449	HRA	MXD	386	145.38	359.24	1.5%	17.2%	70	3.1%	26.52	16,975.0	6,554.1
<b>CROWN POINTE</b>	<b>13.18694</b>	<b>5.336569</b>	<b>MIX</b>	<b>RP-T</b>	<b>68</b>	<b>5.16</b>	<b>12.74</b>	<b>0.2%</b>	<b>0.2%</b>	<b>216</b>	<b>0.3%</b>	<b>16.34</b>	<b>10,460.8</b>	<b>4,038.9</b>
DETACHED HOUSES - LOTS	1.493182	0.60427	SFD	RP-T	13	8.71	21.51	11.3%	19.1%	44	20.3%	29.33	18,768.6	7,246.6
TOWNHOUSES - LOTS	2.93859	1.189206	TH	RP-T	55	18.72	46.25	22.3%	80.9%	172	79.7%	58.45	37,405.9	14,442.5
PARKS/GREENSPACE	5.117562	2.071006	REC/OS	RP-T	N/A	N/A	N/A	38.8%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	3.637603	1.472087	TRNSP	RP-T	N/A	N/A	N/A	27.6%	N/A	N/A	N/A	N/A	N/A	N/A
NORTH SECTION	7.071878	2.86189	MIX	RP-T	34	4.81	11.88	53.6%	50.0%	109	50.7%	15.46	9,897.6	3,821.5
SOUTH SECTION	6.114141	2.474307	TH	RP-T	34	5.56	13.74	46.4%	50.0%	106	49.3%	17.37	11,113.7	4,291.0
<b>FERNSHIRE</b>	<b>95.18</b>	<b>38.51801</b>	<b>MIX</b>		<b>499</b>	<b>5.24</b>	<b>12.95</b>	<b>1.4%</b>	<b>1.6%</b>	<b>1,597</b>	<b>2.0%</b>	<b>16.78</b>	<b>10,737.1</b>	<b>4,145.6</b>
BRIDLEWOOD	26.44	10.6999	SFD	RP-T	80	3.03	7.48	27.8%	16.0%	269	16.9%	10.19	6,522.7	2,518.4
FERNSHIRE FARMS/COVENTRY	38.99	15.77871	TH	RP-T	342	8.77	21.67	41.0%	68.5%	1,068	66.9%	27.39	17,530.3	6,768.5
FERNSHIRE WOODS	5.21	2.108414	SFD	R-90 C	14	2.69	6.64	5.5%	2.8%	47	3.0%	9.05	5,792.8	2,236.6
HIDDEN ORCHARDS	9.19	3.719064	SFD	R-90 C	23	2.50	6.18	9.7%	4.6%	77	4.9%	8.43	5,395.3	2,083.1
LONGDRAFT ESTATES	15.35	6.21193	SFD	R-90 C	40	2.61	6.44	16.1%	8.0%	135	8.4%	8.78	5,617.6	2,169.0
<b>HIDDEN CREEK</b>	<b>90.42</b>	<b>36.59171</b>	<b>MIX</b>	<b>MXD</b>	<b>867</b>	<b>9.59</b>	<b>23.69</b>	<b>1.4%</b>	<b>2.8%</b>	<b>2,461</b>	<b>3.0%</b>	<b>27.22</b>	<b>17,422.3</b>	<b>6,726.8</b>
LAND BAY I, II, III - LOTS	9.548669	3.864212	SFD	MXD	69	7.23	17.86	10.6%	8.0%	232	9.4%	24.34	15,577.8	6,014.6
LAND BAY I, II, III - LOTS	14.6904	5.945001	TH	MXD	382	26.00	64.26	16.2%	44.1%	1,193	48.5%	81.20	51,969.2	20,065.4
LAND BAY I, II, III - PARCELS	2.958838	1.1974	SC	MXD	116	39.20	96.88	3.3%	13.4%	279	11.4%	94.45	60,448.8	23,339.4
RESIDENCES AT HIDDEN CREEK - PARCEL	6.526446	2.641161	GA	MXD	300	45.97	113.59	7.2%	34.6%	757	30.7%	115.94	74,200.8	28,649.1
TOTAL GREENSPACE (CITY & HOA)	36.78159	14.88499	REC/OS	MXD	N/A	N/A	N/A	40.7%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	19.70886	7.9759	TRNSP	MXD	N/A	N/A	N/A	21.8%	N/A	N/A	N/A	N/A	N/A	N/A
LAND BAY I	17.64	7.138661	MIX	MXD	79	4.48	11.07	19.5%	9.1%	252	10.2%	14.29	9,146.5	3,531.5
LAND BAY II	11.51	4.657936	SFD	MXD	31	2.69	6.66	12.7%	3.6%	104	4.2%	9.07	5,806.1	2,241.8
LAND BAY III	54.69	22.13228	MIX	MXD	457	8.36	20.65	60.5%	52.7%	1,348	54.8%	24.65	15,777.7	6,091.8
RESIDENCES AT HIDDEN CREEK	6.58	2.662834	GA	MXD	300	45.59	112.66	7.3%	34.6%	757	30.7%	115.00	73,596.9	28,415.9

**JULY 2024**  
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**DENSITY OF SELECTED SUBDIVISIONS**

SUBDIVISION SECTION/PHASE	AREA (ACRES)	AREA (HA)	UNIT TYPE	ZONE	DWELLING UNITS					POPULATION **				
					UNIT TOTAL	UNITS PER AC	UNITS PER HA	% OF (CITY) LAND	% OF (CITY) UNITS	ESTIM. MAX. POP.	% OF (CITY) POP.	PERSONS PER AC.	PERSONS PER SQ. MI.	PERSONS PER SQ. KM.
<b>KENTLANDS</b>	<b>367.4132</b>	<b>148.687</b>	<b>MIX</b>	<b>MXD</b>	<b>2,180</b>	<b>5.93</b>	<b>14.66</b>	<b>5.5%</b>	<b>7.1%</b>	<b>5,827</b>	<b>7.2%</b>	<b>15.86</b>	<b>10,150.9</b>	<b>3,919.3</b>
<b>KENTLANDS - NO COMMERCIAL AREAS</b>	<b>294.0371</b>	<b>118.9927</b>		<b>MXD</b>	<b>2,180</b>	<b>7.41</b>	<b>18.32</b>			<b>5,827</b>		<b>19.82</b>	<b>12,684.0</b>	<b>4,897.3</b>
ALL NEIGHBORHOODS - LOTS	71.56341	28.96071	SFD	MXD	546	7.63	18.85	19.5%	25.0%	1,839	31.6%	25.70	16,447.6	6,350.4
ALL NEIGHBORHOODS - LOTS	19.85847	8.036445	TH	MXD	350	17.62	43.55	5.4%	16.1%	1,093	18.8%	55.04	35,224.0	13,600.1
ALL NEIGHBORHOODS - PARCELS	3.11545	1.260779	SC	MXD	100	32.10	79.32	0.8%	4.6%	241	4.1%	77.33	49,491.5	19,108.8
ALL NEIGHBORHOODS - PARCELS	19.57438	7.921478	GC	MXD	644	32.90	81.30	5.3%	29.5%	1,328	22.8%	67.83	43,411.5	16,761.3
ALL NEIGHBORHOODS - PARCELS	12.84823	5.1995	GA	MXD	446	34.71	85.78	3.5%	20.5%	1,125	19.3%	87.55	56,034.5	21,635.0
ALL NEIGHBORHOODS - URBAN COTTAGES	N/A	N/A	GA	MXD	43	N/A	N/A	N/A	2.0%	108	1.9%	N/A	N/A	N/A
ALL NEIGHBORHOODS - LIVE/WORK UNITS	1.085652	0.439348	GA	MXD	51	46.98	116.08	0.3%	2.3%	93	1.6%	85.96	55,014.2	21,241.1
TOTAL GREENSPACE (CITY & HOA)	72.23542	29.23266	REC/OS	MXD	N/A	N/A	N/A	19.7%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	84.78207	34.31012	TRNSP	MXD	N/A	N/A	N/A	23.1%	N/A	N/A	N/A	N/A	N/A	N/A
INSTITUTIONAL (GOV'T, CHURCH, SCHL, ET	15.91433	6.440305	INST	MXD	N/A	N/A	N/A	4.3%	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL COMMERCIAL	70.63687	28.58575	COM	MXD	N/A	N/A	N/A	19.2%	N/A	N/A	N/A	N/A	N/A	N/A
UNPLATTED LAKES ETC.	25.03	10.12929	REC/OS	MXD	N/A	N/A	N/A	6.8%	N/A	N/A	N/A	N/A	N/A	N/A
MARKET SQUARE COMMERCIAL	22.1722	8.972779	COM	MXD	N/A	N/A	N/A	6.0%	N/A	N/A	N/A	N/A	N/A	N/A
MIDTOWN COMMERCIAL	11.43595	4.627969	COM	MXD	N/A	N/A	N/A	3.1%	N/A	N/A	N/A	N/A	N/A	N/A
RETAIL AREA COMMERCIAL	39.76793	16.09352	COM	MXD	N/A	N/A	N/A	10.8%	N/A	N/A	N/A	N/A	N/A	N/A
GATEHOUSE	48.14125	19.48209	MIX	MXD	230	4.78	11.81	13.1%	10.6%	751	12.9%	15.59	9,980.6	3,853.5
HILL DISTRICT (INCL. QUARRY & RCES)	107.7891	43.62073	MIX	MXD	740	6.87	16.96	29.3%	33.9%	2,058	35.3%	19.10	12,221.5	4,718.7
LAKE DISTRICT (LOWER)	11.34603	4.591579	MIX	MXD	20	1.76	4.36	3.1%	0.9%	64	1.1%	5.64	3,609.1	1,393.5
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	26.34672	10.66215	MIX	MXD	87	3.30	8.16	7.2%	4.0%	286	4.9%	10.86	6,952.2	2,684.2
MIDTOWN	38.90005	15.7423	MIX	MXD	654	16.81	41.54	10.6%	30.0%	1,585	27.2%	40.76	26,084.2	10,071.2
OLD FARM DISTRICT	14.28058	5.77915	MIX	MXD	78	5.46	13.50	3.9%	3.6%	245	4.2%	17.17	10,989.4	4,243.0
RETAIL AREA (THE COLONADE)	5.85163	2.368073	MIX	MXD	307	52.46	129.64	1.6%	14.1%	633	10.9%	108.17	69,225.9	26,728.3
TSCHIFFELY SQUARE ROAD DISTRICT	16.35177	6.617331	MIX	MXD	64	3.91	9.67	4.5%	2.9%	205	3.5%	12.51	8,007.0	3,091.5
<b>LAKELANDS</b>	<b>324.04</b>	<b>131.13</b>	<b>MIX</b>	<b>MXD</b>	<b>1,622</b>	<b>5.01</b>	<b>12.37</b>	<b>4.9%</b>	<b>5.2%</b>	<b>4,722</b>	<b>5.8%</b>	<b>14.57</b>	<b>9,326.3</b>	<b>3,600.9</b>
ALL PHASES - LOTS	64.74532	26.20152	SFD	MXD	547	8.4	20.9	20.0%	33.7%	1,842	39.0%	28.46	18,212.9	7,032.0
ALL PHASES - LOTS	19.71132	7.976894	TH	MXD	444	22.5	55.7	6.1%	27.4%	1,386	29.4%	70.34	45,017.8	17,381.4
ALL PHASES - PARCELS	4.123049	1.66854	SC	MXD	202	49.0	121.1	1.3%	12.5%	487	10.3%	118.03	75,541.2	29,166.6
ALL PHASES - PARCELS	9.387925	3.799162	GC	MXD	159	16.9	41.9	2.9%	9.8%	328	6.9%	34.92	22,347.8	8,628.5
ALL PHASES - PARCELS	6.881405	2.784808	GA	MXD	253	36.8	90.9	2.1%	15.6%	638	13.5%	92.73	59,348.2	22,914.4
ALL PHASES - LOTS/PARCELS (LIVE-WORKS)	1.189601	0.481415	GA	MXD	17	14.3	35.3	0.4%	1.0%	40	0.9%	33.92	21,711.2	8,382.7
TOTAL GREENSPACE (CITY & HOA)	153.1049	61.95942	REC/OS	MXD	N/A	N/A	N/A	47.2%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	58.43	23.64	TRNSP	MXD	N/A	N/A	N/A	18.0%	N/A	N/A	N/A	N/A	N/A	N/A
INSTITUTIONAL (GOV'T, CHURCH, SCHL, ET	8.980165	3.634147	INST	MXD	N/A	N/A	N/A	2.8%	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL COMMERCIAL	1.609022	0.651149	COM	MXD	N/A	N/A	N/A	0.5%	N/A	N/A	N/A	N/A	N/A	N/A
UNPLATTED STREAM VALLEY ETC.	87.58	35.4424	REC/OS	MXD	N/A	N/A	N/A	27.0%	N/A	N/A	N/A	N/A	N/A	N/A
PHASE I SECTION 1	30.10	12.18	MIX	MXD	579	19.23	47.53	9.3%	35.7%	1,504	31.8%	49.95	31,969.9	12,343.6
PHASE I SECTION 2	74.35	30.09	MIX	MXD	300	4.03	9.97	22.9%	18.5%	984	20.8%	13.23	8,468.8	3,269.8
PHASE II SECTION 1	14.53	5.88	MIX	MXD	113	7.78	19.21	4.5%	7.0%	366	7.8%	25.19	16,124.6	6,225.7
PHASE II SECTION 2	54.78	22.17	MIX	MXD	250	4.56	11.28	16.9%	15.4%	806	17.1%	14.71	9,416.5	3,635.7
PHASE III SECTION 1	14.61	5.91	MIX	MXD	92	6.30	15.56	4.5%	5.7%	300	6.3%	20.52	13,132.0	5,070.3
PHASE III SECTION 2 (LANE IN THE WOODS)	20.17	8.16	SFD	MXD	61	3.02	7.47	6.2%	3.8%	205	4.4%	10.19	6,518.9	2,516.9
PHASE III SECTION 3 (LANE IN THE WOODS)	2.34	0.95	SFD	MXD	12	5.12	12.65	0.7%	0.7%	40	0.9%	17.25	11,038.9	4,262.1
LAKELANDS RIDGE (GREAT SENECA N)	25.56	10.34	MIX	MXD	215	8.41	20.79	7.9%	13.3%	516	10.9%	20.21	12,931.9	4,993.0
<b>OLDE TOWNE *</b>	<b>219.65</b>	<b>88.89</b>	<b>MIX</b>	<b>CBD</b>	<b>2,706</b>	<b>12.32</b>	<b>30.44</b>	<b>3.3%</b>	<b>8.8%</b>	<b>2,635</b>	<b>3.2%</b>	<b>12.00</b>	<b>7,677.7</b>	<b>2,964.4</b>
315 E DIAMOND AVE (FISHMAN SITE)	0.99418	0.402331	HRA	CBD	109	109.64	270.92	0.5%	4.0%	171	6.5%	172	109,810.4	42,398.0
ARCHSTONE GAITHERSBURG STATION	6.1084	2.471984	GA	CBD	400	65.48	161.81	2.8%	14.8%	1,009	38.3%	165.16	105,705.3	40,813.0
CEDAR COURT (EXCL. PARKING GARAGE)	0.67448	0.272953	HRA	CBD	79	117.13	289.43	0.3%	2.9%	124	4.7%	183	117,311.3	45,294.1
PARK STATION	5.2002	2.104448	HRA	CBD	385	74.04	182.95	2.4%	14.2%	603	22.9%	116	74,151.9	28,630.2
THE CROSSINGS AT OLDE TOWNE (Y SITE)	2.18453	0.884049	HRA	CBD	199	91.10	225.10	1.0%	7.4%	311	11.8%	143	91,238.2	35,227.3
<b>ORCHARD PLACE</b>	<b>16.19</b>	<b>6.55</b>	<b>TH</b>	<b>R-20</b>	<b>156</b>	<b>9.63</b>	<b>23.81</b>	<b>0.2%</b>	<b>0.5%</b>	<b>487</b>	<b>0.6%</b>	<b>30.09</b>	<b>19,255.5</b>	<b>7,434.6</b>
TOWNHOUSES	11.07789	4.483067	TH	R-20	156	14.08	34.80	68.4%	100.0%	487	100.0%	43.97	28,143.9	10,866.4
GREENSPACE	3.03693	1.229003	REC/OS	R-20	N/A	N/A	N/A	18.8%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	2.07669	0.840407	TRNSP	R-20	N/A	N/A	N/A	12.8%	N/A	N/A	N/A	N/A	N/A	N/A
<b>ORCHARD POND</b>	<b>43.45</b>	<b>17.58</b>	<b>GA</b>	<b>R-20</b>	<b>747</b>	<b>17.19</b>	<b>42.48</b>	<b>0.7%</b>	<b>2.4%</b>	<b>1,810</b>	<b>2.2%</b>	<b>41.66</b>	<b>26,660.4</b>	<b>10,293.6</b>
<b>PARK SUMMIT</b>	<b>36.76</b>	<b>14.87</b>	<b>MIX</b>	<b>R-20</b>	<b>395</b>	<b>10.75</b>	<b>26.56</b>	<b>0.6%</b>	<b>1.3%</b>	<b>1,157</b>	<b>1.4%</b>	<b>31.48</b>	<b>20,147.2</b>	<b>7,778.9</b>
PARK SUMMIT TOWNHOUSES	14.85003	6.009599	TH	R-20	323	21.75	53.75	40.4%	81.8%	1,009	87.2%	67.92	43,470.2	16,783.9
PARK SUMMIT CONDOMINIUMS	2.62814	1.063571	GC	R-20	72	27.40	67.70	7.2%	18.2%	148	12.8%	56.48	36,148.6	13,957.0
GREENSPACE	10.42237	4.217787	REC/OS	R-20	N/A	N/A	N/A	28.4%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	8.8558	3.583818	TRNSP	R-20	N/A	N/A	N/A	24.1%	N/A	N/A	N/A	N/A	N/A	N/A
<b>PHEASANT RUN</b>	<b>88.43</b>	<b>35.79</b>	<b>MIX</b>		<b>307</b>	<b>3.47</b>	<b>8.58</b>	<b>1.3%</b>	<b>1.0%</b>	<b>1,018</b>	<b>1.3%</b>	<b>11.52</b>	<b>7,370.1</b>	<b>2,845.6</b>
PHEASANT RUN	57.9929	23.46891	SFD	R-90C,R-	243	4.19	10.35	65.6%	79.2%	819	80.4%	14.11	9,033.0	3,487.7
PHEASANT RUN (DUPLEXES)	8.3565	3.381759	TH	R-90C	64	7.66	18.93	9.4%	20.8%	200	19.6%	23.92	15,306.4	5,909.8
GREENSPACE	2.8622	1.158292	REC/OS	R-90C	N/A	N/A	N/A	3.2%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	19.22123	7.778563	TRNSP	R-90C,R-	N/A	N/A	N/A	21.7%	N/A	N/A	N/A	N/A	N/A	N/A
<b>POTOMAC OAKS CONDOS</b>	<b>31.18</b>	<b>12.62</b>	<b>GC</b>	<b>R-20</b>	<b>541</b>	<b>17.35</b>	<b>42.87</b>	<b>0.5%</b>	<b>1.7%</b>	<b>1,115</b>	<b>1.4%</b>	<b>35.77</b>	<b>22,894.1</b>	<b>8,839.4</b>

**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT**  
**DENSITY OF SELECTED SUBDIVISIONS**

SUBDIVISION SECTION/PHASE	AREA (ACRES)	AREA (HA)	UNIT TYPE	ZONE	DWELLING UNITS					POPULATION **				
					UNIT TOTAL	UNITS PER AC	UNITS PER HA	% OF (CITY) LAND	% OF (CITY) UNITS	ESTIM. MAX. POP.	% OF (CITY) POP.	PERSONS PER AC.	PERSONS PER SQ. MI.	PERSONS PER SQ. KM.
<b>QUINCE ORCHARD PARK</b>	<b>69.84</b>	<b>28.26</b>	<b>MIX</b>	<b>MXD</b>	<b>504</b>	<b>7.22</b>	<b>17.83</b>	<b>1.0%</b>	<b>1.6%</b>	<b>1,542</b>	<b>1.9%</b>	<b>22.08</b>	<b>14,129.2</b>	<b>5,455.3</b>
ALL PHASES - LOTS	16.49362	6.67474	SFD	MXD	189	11.5	28.3	23.6%	37.5%	637	41.3%	38.60	24,702.8	9,537.8
ALL PHASES - LOTS	11.20318	4.53377	TH	MXD	205	18.3	45.2	16.0%	40.7%	640	41.5%	57.14	36,570.4	14,119.9
ALL PHASES - PARCELS	4.40928	1.784374	SC	MXD	110	24.9	61.6	6.3%	21.8%	265	17.2%	60.10	38,465.9	14,851.8
TOTAL GREENSPACE (CITY & HOA)	16.63462	6.731798	REC/OS	MXD	N/A	N/A	N/A	23.8%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET ROW	21.09710	8.53770	TRNSP	MXD	N/A	N/A	N/A	30.2%	N/A	N/A	N/A	N/A	N/A	N/A
PHASE I	8.41811	3.406691	SFD	MXD	92	10.9	27.0	12.1%	18.3%	310	20.1%	36.81	23,559.9	9,096.5
PHASE I	5.04048	2.039812	TH	MXD	110	21.8	53.9	7.2%	21.8%	344	22.3%	68.15	43,615.2	16,839.9
PHASE II	8.07551	3.26805	SFD	MXD	97	12.0	29.7	11.6%	19.2%	327	21.2%	40.46	25,894.2	9,997.8
PHASE II	6.1627	2.493958	TH	MXD	95	15.4	38.1	8.8%	18.8%	297	19.2%	48.14	30,808.4	11,895.2
PHASE II ( 2 OVER 2 CONDOS)	4.40928	1.784374	SC	MXD	110	24.9	61.6	6.3%	21.8%	265	17.2%	60.10	38,465.9	14,851.8
<b>WATKINS MILL TOWN CENTER *</b>	<b>125.21</b>	<b>50.67</b>	<b>MIX</b>	<b>MXD</b>	<b>1,066</b>	<b>8.51</b>	<b>21.04</b>	<b>1.9%</b>	<b>3.4%</b>	<b>2,327</b>	<b>2.9%</b>	<b>18.58</b>	<b>11,893.8</b>	<b>4,592.2</b>
DETACHED HOUSES - LOTS	8.90815	3.605003	SFD	MXD	94	10.6	26.1	7.1%	8.8%	317	13.6%	35.54	22,747.9	8,783.0
TOWNHOUSES - LOTS	5.853719	2.368918	TH	MXD	180	30.7	76.0	4.7%	16.9%	562	24.2%	96.02	61,455.0	23,727.9
2/2 CONDO TOWNHOUSES - PARCELS	3.033999	1.227817	SC	MXD	142	46.8	115.7	2.4%	13.3%	342	14.7%	112.76	72,164.6	27,862.9
HIGH-RISE CONDOS - PARCELS	0	0	HRC	MXD	593	N/A	N/A	N/A	55.6%	928	39.9%	N/A	N/A	N/A
LIVE-WORKS (UPTOWN ST)	0.916598	0.370934	TH	MXD	20	21.8	54	0.7%	1.9%	62	2.7%	68.14	43,608.2	16,837.2
TOWN CENTER TOWNHOUSES (URBAN AVE)	0	0	TH	MXD	37	N/A	N/A	N/A	3.5%	116	5.0%	N/A	N/A	N/A
TOTAL GREENSPACE (CITY & HOA)	50.12922	20.2866	REC/OS	MXD	N/A	N/A	N/A	40.0%	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC & PRIVATE STREET/CCT ROW	26.56	10.75	TRNSP	MXD	N/A	N/A	N/A	21.2%	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL COMMERCIAL	1.484366	0.600702	COM	MXD	N/A	N/A	N/A	1.2%	N/A	N/A	N/A	N/A	N/A	N/A

\* Population Shown is the ultimate build-out population, not the current population. Areas shown in subcategories are for platted properties only and may not sum to the overall subdivision totals.

\*\* Population estimates are for the maximum possible population and assume 100% occupancy of all dwelling units.



**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT: PIPELINE DEVELOPMENT**  
**ACTIVE PIPELINE DEVELOPMENT (APPROVED NEAR TERM - CONSTRUCTED OR CONSTRUCTION LIKELY IN THE FUTURE)**

Completed 2024 Projects      Completed 2023 Projects      Completed 2022 Projects      Completed 2021 Projects      Completed 2020 Projects      Projects with expired final site plan approval (not built, but still have preliminary plan approval)

\* Plans with approvals that are unlikely to be constructed in the near future.      Other Type: C = Community, D = Research & Development, E = Educational, H = Health/Medical, I = Institutional, L = Lodging/Hotel, M = Manufacturing/Industrial, P = Parking, RC = Recreation/Fitness, RL = Religious,  
 ^ Plans currently under review and subject to change      S = Storage, U = Unknown, W = Warehouse  
 # Unit/square foot estimates created by City staff and subject to change

SUBDIVISION SECTION/PHASE	H C D R	COG TAZ	UNIT TYPE	IR SR	DWELLING UNITS				POPULATION			COMMERCIAL DEVELOPMENT						MAP KEY	PLAN NUMBER	ADDRESS
					UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	FUTURE GROWTH	FUTURE POP.	RETAIL (SQ FT)	RESTAURANT (SQ FT)	OFFICE (SQ FT)	HOTEL (ROOMS)	OTHER TYPE	OTHER (SQ FT)			
27 SPRING ST		743	SFD		1	1	0	0	3	0	3							27	AFP-06-047	27 SPRING ST
<b>OLDE TOWNE</b>					35	32	1	2	78	4	82	-1,201	0	-1,651			0			
106 NORTH SUMMIT AVE DEMOLITION		513	SFD		1	1	1	-1	3	-3	0							28	DEMO-26793-2021	106 N SUMMIT AVE
214 BROOKES AVE - 1 NEW APT		513	GA		12	12	0	0	29	0	29							29	AFP-7655-2017	214 BROOKES AVE
ARCSTONE GBRG STA RETAIL CONVE	R	513	GA		11	11	0	0	27	0	27							30	AFP-8046-2018	322-364 EAST DIAMOND AVE
DIAMOND STATION RETAIL CONVERSIO	R	513	GA		11	8	0	3	19	7	27	-1,201		-1,651				31	SP-9788-2024	20 E DIAMOND AVE/2 RUSSELL AVE
<b>POTOMAC OAKS CONDOS (FIRE DAMAGE)</b>		407	GC		540	515	1	24	1,012	47	1,059							32	BCN-31112-2023 BCN-31116-2023	826 & 828 QUINCE ORCHARD BLVD
<b>POTOMAC VALLEY SHOPPING CENTER</b>		407			0	0	0	0	0	0	0							33	AFP-8871-2021	12163 DARNESTOWN RD
NEW PAD SITE BUILDING (ISAAC'S POULTRY)		407			0	0	0	0	0	0	0	0	2,970					33	AFP-8871-2021	12163 DARNESTOWN RD
PIZZA HUT DEMOLITION		407			0	0	0	0	0	0	0		-3,295					33	AFP-8871-2021	12167 DARNESTOWN RD
<b>QUINCE ORCHARD PARK</b>					0	0	0	0	0	0	0			1,486,187						460
MEDIMMUNE - AREA 6 CHEM STORAGE		749			0	0	0	0	0	0	0					D	460	34	AFP-8220-2019	1 MEDIMMUNE WAY
MEDIMMUNE - THE RIDGES		749			0	0	0	0	0	0	0			908,000		P	0	34	Z-2730-2013; SP-7160-2015	1 MEDIMMUNE WAY
MEDIMMUNE - THE SUMMIT		749			0	0	0	0	0	0	0			298,000				35	Z-2730-2013	101 ORCHARD RIDGE DR
MEDIMMUNE - THE MEADOWS		749			0	0	0	0	0	0	0			280,187				36	Z-2730-2013	ORCHARD RIDGE DR
<b>QUINCE TREE EXECUTIVE CENTER</b>					0	0	0	0	0	0	0	0	0	0						
FLAGSHIP CARWASH REPLACEMENT		412			0	0	0	0	0	0	0	-5,067				I	4,536	37	AFP-9285-2022	87 BUREAU DR
<b>SAYBROOKE IV</b>	H	512	SFD		1	0	0	1	0	3	3							38	AFP-9364-2022	8331 COTTAGE HILL CT
<b>SOUTH FREDERICK AVENUE</b>					72	0	0	72	0	171	171	5,060	0	5,600			-8,920			
102 S FREDERICK OFFICE BUILDING		743			0	0	0	0	0	0	0			5,600				39	SP-9631-2023, SP-8136-2019	102 S FREDERICK AVE
CENTRAL AVENUE REDEVELOPMENT	H	515	SC		72	0	0	72	0	171	171							40	-9556-2023; SDP-9355-2022; Z-9358-20	1 & 101 CENTRAL 539 S FREDERICK
<b>WAWA</b>		515			0	0	0	0	0	0	0	5,060					-8,920	41	SP-8983-2021, SDP-8174-2019	405 S FREDERICK AVE
<b>THE SPECTRUM AT WATKINS MILL (CASEY EAST)</b>					392	0	0	392	0	562	562	75,900		77,000		I	59,200			
AGE-RESTRICTED MULTIFAMILY BLDG	R	480	HRA	AR	158	0	0	158	0	226	226	3,000						42	SDP-11-002; SP-09-0004	FREDERICK AVE @ WATKINS MILL B
MULTIFAMILY BUILDING S/T	R	480	HRA		234	0	0	234	0	335	335					C	8,300	43	SP-9569-2023, SDP-9269-2022	103 SPECTRUM AVE
THE MAJESTIC COMMERCIAL SPACE	R	480										1,200	7,107					44	SP-12-0002; SDP-11-002	120 PARAMOUNT PARK DR
MCPD DISTRICT 6 POLICE STATION		480			0	0	0	0	0	0	0					I	28,293	45	SP-9569-2023, SDP-9269-2022	222 PARAMOUNT PARK AVE
ROYAL FARMS		480			0	0	0	0	0	0	0	6,030						46	AFP-8982-2021, SP-8401-2020	690 WATKINS MILL RD
STARBUCKS		480			0	0	0	0	0	0	0	2,500						44	SP-8401-2020	300 SPECTRUM AVE
SPECTRUM UNBUILT		480			0	0	0	0	0	0	0	36,797		77,000		I	30,907	44	SDP-11-002; SP-09-0004	
<b>VICTORY FARM/TUBMAN ELEMENTARY SCHOOL</b>		516			0	0	0	0	0	0	0					E	99,538	47	SP-8653-2020	400 VICTORY FARM DR
<b>WALNUT HILL SHOPPING CENTER</b>		518			0	0	0	0	0	0	0	97,853								
DRY CLEANERS BUILDING DEMO		518			0	0	0	0	0	0	0	-1,933						48	DEMO-32213-2023; AFP-9778-2024	16536 S WESTLAND DR
SHEETZ ^		518			0	0	0	0	0	0	0	4,959						49	SP-9786-2024; X-9510-2023	793 S FREDERICK AVE
<b>WASHINGTONIAN CENTER</b>					310	0	8	302	0	423	423	0	12,362	9,889			193,967			
CARNEGIE WASH. N. - INDPNDT. LIVING	R	741	HRA	SR	190	0	0	190	0	272	272			9,889		C, H	43,967	50	SP-8250-2019 SDP-8091-2018	10100 WASHINGTONIAN BLVD
CARNEGIE WASH. N. - ASSISTED LIVING	R	741	HRA	SR	89	0	0	89	0	128	128							50	SP-8250-2019 SDP-8091-2018	10100 WASHINGTONIAN BLVD
CARNEGIE WASH. N. - MEMORY CARE	R	741	GQ	SR	23	0	0	23	0	23	23							50	SP-8250-2019 SDP-8091-2018	10100 WASHINGTONIAN BLVD
CARNEGIE WASH. N. - APRVD./UNBUILT	R	741	HRA	SR	8	0	8	0	0	0	0							50	SP-8250-2019 SDP-8091-2018	10100 WASHINGTONIAN BLVD
CHARLEY PRIME OUTDOOR SEATING		741			0	0	0	0	0	0	0		810					51	AFP-9412-2022	9811 WASHINGTONIAN BLVD # L9
COPPER CANYON GRILL FLOATING PIER		741			0	0	0	0	0	0	0		1,012					52	SP-9623-2023, SDP-9462-2022	100 BOARDWALK PL
GUAPO'S FLOATING OUTDOOR DINING PIER		741			0	0	0	0	0	0	0		1,056					53	AFP-9732-2024; ASDP-9706-2023	9811 WASHINGTONIAN BLVD # L13
SILVER DINER OUTDOOR SEATING PERGOLA		741			0	0	0	0	0	0	0		1,200					54	AFP-9686-2023, AFP-8805-2021	9811 WASHINGTONIAN BLVD # L10
TRUE FOOD KITCHEN		741											8,284					55	SP-8201-2019	221 RIO BOULEVARD
WASHINGTONIAN SOUTH (FUTURE BIOTECH)		741			0	0	0	0	0	0	0					R	150,000	56	ASDP-9328-2022; AFP-9346-2022	9711 WASHINGTONIAN BLVD
<b>WATKINS MILL TOWN CENTER (PARKLANDS)</b>					0	0	0	0	0	0	0									
THE LABS AT WATKINS MILL	H	413			0	0	0	0	0	0	0	10,000		790,000				57	ASDP-9338-2022	
STEVENSON-METGROVE PROPERTY ^	H	413	TH		168	0	0	168	0	506	506							58	SP-9881-2024; SDP-9558-2023	EXCHANGE AVE @ PARKVIEW AVE

**JULY 2024**

**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT: PIPELINE DEVELOPMENT  
ACTIVE PIPELINE DEVELOPMENT (APPROVED NEAR TERM - CONSTRUCTED OR CONSTRUCTION LIKELY IN THE FUTURE)**

Completed 2024 Projects

Completed 2023 Projects

Completed 2022 Projects

Completed 2021 Projects

Completed 2020 Projects

Projects with expired final site plan approval (not built, but still have preliminary plan approval)

\* Plans with approvals that are unlikely to be constructed in the near future.

Other Type: C = Community, D = Research & Development, E = Educational, H = Health/Medical, I = Institutional, L = Lodging/Hotel, M = Manufacturing/Industrial, P = Parking, RC = Recreation/Fitness, RL = Religious,

^ Plans currently under review and subject to change

S = Storage, U = Unknown, W = Warehouse

# Unit/square foot estimates created by City staff and subject to change

SUBDIVISION SECTION/PHASE	H D	C R	COG TAZ	UNIT TYPE	IR SR	DWELLING UNITS				POPULATION			COMMERCIAL DEVELOPMENT						MAP KEY	PLAN NUMBER	ADDRESS
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	FUTURE GROWTH	FUTURE POP.	RETAIL (SQ FT)	RESTAURANT (SQ FT)	OFFICE (SQ FT)	HOTEL (ROOMS)	OTHER TYPE	OTHER (SQ FT)			
STEVENSON-METGROVE PROPERTY ^	H		413	SC		64	0	0	64	0	152	152							58	SP-9881-2024; SDP-9558-2023	EXCHANGE AVE @ PARKVIEW AVE
WEST RIDING						1	1	0	0	0	0	0									
16 MARQUIS DR REBUILD - FIRE DAMAG	H		413			1	1	0	0	0	0	0							59	537-2023; AFP-9647-2023; BRN-30413	16 MARQUIS DR
<b>TOTALS †</b>						<b>3,787</b>	<b>1,843</b>	<b>13</b>	<b>1,931</b>	<b>4,137</b>	<b>2,760</b>	<b>6,897</b>	<b>412,470</b>	<b>-25,843</b>	<b>1,689,397</b>	<b>0</b>					<b>1,030,650</b>

†Totals do not include projects that have been completed or that have expired



CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT: PIPELINE DEVELOPMENT  
 INACTIVE PIPELINE DEVELOPMENT (EXPIRED OR APPROVED NEVER BUILT; CONSTRUCTION UNLIKELY)

Projects with preliminary plan or SDP approval (entitlements), but no final site plan

Projects with expired final site plan approval (not built, but still have preliminary plan approval)

\* Plans with approvals that are unlikely to be constructed in the near future.

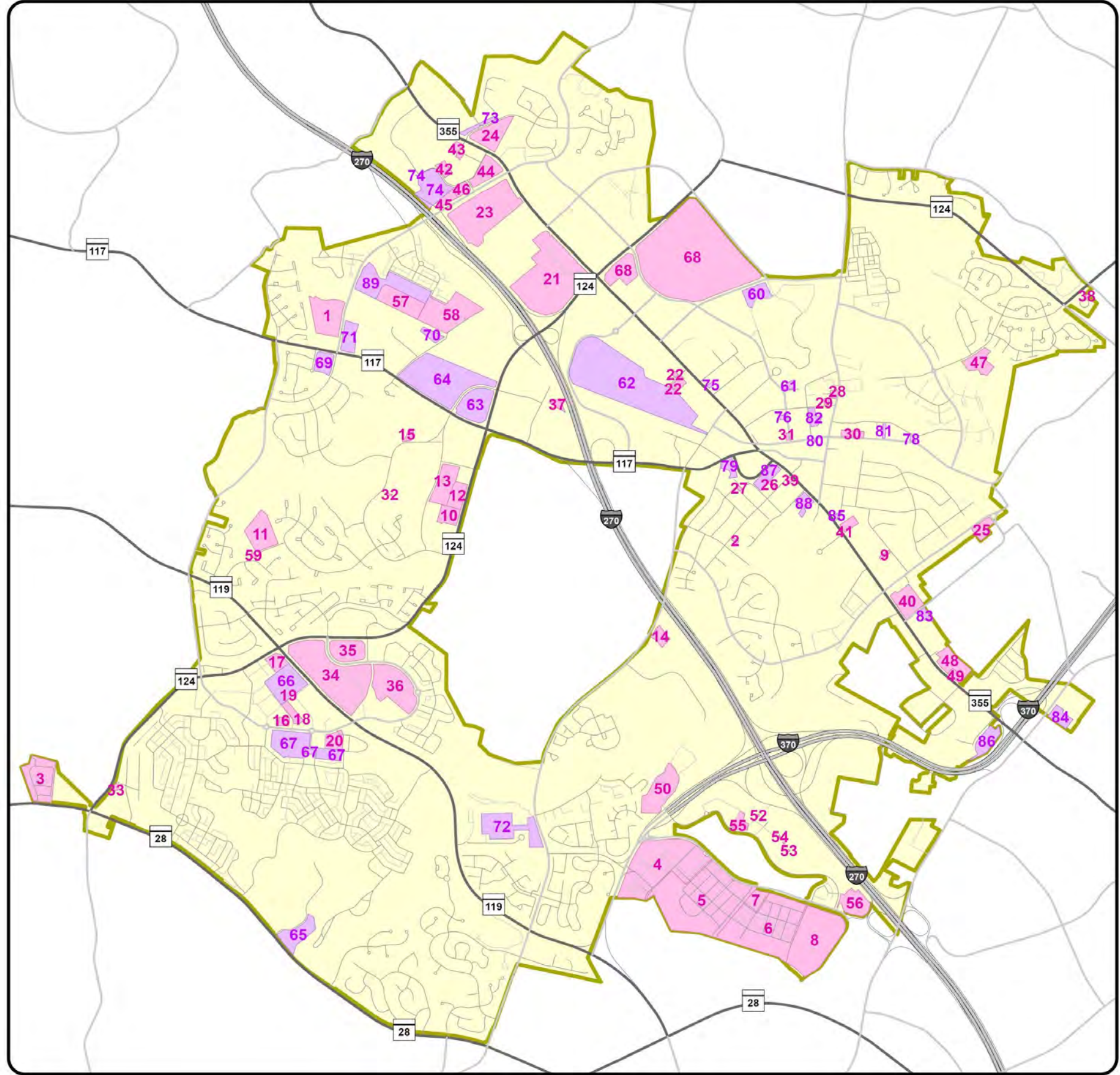
Other Type: C = Community, D = Research & Development, E = Educational, H = Health/Medical, I = Institutional, L = Lodging/Hotel, M = Manufacturing/Industrial, P = Parking, RC = Recreation/Fitness, RL = Religious,

^ Plans currently under review and subject to change

S = Storage, U = Unknown, W = Warehouse

# Unit/square foot estimates created by City staff and subject to change

SUBDIVISION SECTION/PHASE	H D	C R	COG TAZ	UNIT TYPE	IR SR	DWELLING UNITS				POPULATION			COMMERCIAL DEVELOPMENT					MAP KEY	PLAN NUMBER	ADDRESS	
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POP.	FUTURE GROWTH	FUTURE POP.	RETAIL (SQ FT)	RESTAURANT (SQ FT)	OFFICE (SQ FT)	HOTEL (ROOMS)	OTHER TYPE				OTHER (SQ FT)
* SUITES 355 (EXECUTIVE GARDENS)			743	GA		263		87	176		426	426							87	Z-309; SDP-08-005	12-16 S FREDERICK AVE
* WILSON PROPERTY			743	SFD		3	3		-3	10	-10			22,222					88	Z-311; CSP-09-001	206 S FREDERICK AVE
<b>WATKINS MILL TOWN CENTER</b>						<b>354</b>			<b>354</b>		<b>584</b>	<b>584</b>	<b>110,655</b>	<b>79,784</b>	<b>862,650</b>	<b>394</b>			89	SDP-05-002	
* TOWN CENTER TOWNHOUSES (URBAN AVE)	H		413	TH		37			37		111	111							89	SDP-05-002	
* HIGH-RISE CONDOS	C		413	HRC		317			317		473	473							89	SDP-05-002	
<b>TOTALS</b>						<b>7,617</b>	<b>802</b>	<b>85</b>	<b>6,675</b>	<b>1,946</b>	<b>12,454</b>	<b>14,400</b>	<b>277,805</b>	<b>79,784</b>	<b>3,619,899</b>	<b>394</b>					



**JULY 2024**  
**CITY OF GAITHERSBURG DWELLING UNITS AND ESTIMATED POPULATION REPORT: PIPELINE DEVELOPMENT**  
**FUTURE POPULATION ESTIMATES**

July 1 of each Year	Approved Units	Expected Units	Total New Units	Total New Pop	Total Units Completed	Occupied Units	Total Population
<b>2005</b>	N/A	0	N/A	N/A	23,163	21,790	60,763
2006	0	0	0	534	23,163	21,952	61,298
2007	0	0	0	929	23,163	22,319	62,226
2008	-72	0	-72	-1,458	23,091	21,744	60,768
2009	1	0	1	483	23,081	21,968	61,251
<b>2010</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>189</b>	<b>22,997</b>	<b>21,985</b>	<b>61,440</b>
2011	0	0	0	2,128	22,977	22,802	63,568
2012	1	0	1	538	22,973	23,004	64,106
2013	389	-2	387	1,090	23,360	23,449	65,196
2014	0	0	0	997	23,360	23,796	66,194
<b>2015</b>	<b>0</b>	<b>-2</b>	<b>-2</b>	<b>1,804</b>	<b>23,358</b>	<b>24,652</b>	<b>67,998</b>
2016	12	0	12	1,060	23,370	25,048	69,057
2017	249	0	249	166	23,619	25,243	69,223
2018	6	0	6	-22	23,625	25,264	69,202
2019	8	0	8	114	23,633	25,406	69,316
<b>2020</b>	<b>17</b>	<b>0</b>	<b>17</b>	<b>170</b>	<b>23,650</b>	<b>25,483</b>	<b>69,486</b>
2021	81	0	81	250	23,731	25,566	69,736
2022	768	0	768	2,214	24,499	26,594	71,950
2023	47	0	47	333	24,546	26,691	72,283
2024	546	0	546	808	25,092	27,181	73,091
<b>2025</b>	<b>24</b>	<b>0</b>	<b>24</b>	<b>47</b>	<b>25,116</b>	<b>27,203</b>	<b>73,138</b>
2026	80	0	80	216	25,196	27,282	73,355
2027	260	536	796	1,659	25,992	28,036	75,013
2028	166	603	769	1,386	26,761	28,725	76,400
2029	318	476	794	1,401	27,555	29,436	77,800
<b>Beyond 2029</b>	<b>1,104</b>	<b>6,057</b>	<b>7,161</b>	<b>8,605</b>	<b>34,716</b>	<b>34,062</b>	<b>86,406</b>

Note: Population Estimates in this table are based on the current vacancy rates and population factors used in this report and may differ from the official estimates included in previous reports.

**Kirk Eby**

**From:** Lisa Henderson  
**Sent:** Monday, October 21, 2024 3:25 PM  
**To:** Kirk Eby  
**Cc:** Gregory Mann; Rob Robinson  
**Subject:** Re: Age Group projections to 2050

This is great! Thanks

-Lisa

**From:** Kirk Eby <Kirk.Eby@gaithersburgmd.gov>  
**Sent:** Monday, October 21, 2024 2:57 PM  
**To:** Lisa Henderson <Lisa.Henderson@gaithersburgmd.gov>  
**Cc:** Gregory Mann <Greg.Mann@gaithersburgmd.gov>; Rob Robinson <Rob.Robinson@gaithersburgmd.gov>  
**Subject:** Age Group projections to 2050

Lisa,

Greg mentioned that you reached out with a question about future population growth in the City by age. Below is a simple linear projection of growth in each age group in Gaithersburg through 2050, based upon the observed growth from 2010 to 2022 in each age group and adjusted for the overall projected City population growth in each future year.

The first table shows the projected population figure for each age group and the second table shows the percent change in the population age group from 2022 to the year of interest. Staff notes that the overall City population for 2050 using this method (99,045) is about 15% higher than the adopted Round 10.0 forecast with MWCOG (85,800).

**Gaithersburg Projected Change, 2022-2045**

	2022*	2025	2030	2035	2040	2045	2050
Under 5	4,830	4,951	5,155	5,361	5,570	5,780	5,992
5 to 9	4,085	4,307	4,676	5,044	5,412	5,779	6,146
10 to 14	4,279	4,501	4,870	5,238	5,606	5,973	6,341
15 to 17	2,315	2,421	2,598	2,775	2,952	3,129	3,306
18 to 21	2,941	2,895	2,823	2,756	2,692	2,632	2,574
22 to 34	12,674	12,558	12,381	12,224	12,081	11,950	11,828
35 to 54	20,646	21,485	22,885	24,289	25,696	27,104	28,515
55 to 64	8,086	8,542	9,299	10,055	10,809	11,561	12,313
<b>65 and over</b>	<b>9,160</b>	<b>10,575</b>	<b>12,909</b>	<b>15,216</b>	<b>17,504</b>	<b>19,774</b>	<b>22,032</b>
<b>55 and over</b>	<b>17,246</b>	<b>19,001</b>	<b>21,902</b>	<b>24,779</b>	<b>27,635</b>	<b>30,476</b>	<b>33,304</b>
Total	69,016	72,233	77,596	82,958	88,321	93,683	99,045

\* Taken from the 2022 5-year ACS. All other figures are projections.

**Percent Change from 2022 to year**

	2025	2030	2035	2040	2045	2050
Under 5	2.5%	6.7%	11.0%	15.3%	19.7%	24.1%
5 to 9	5.4%	14.5%	23.5%	32.5%	41.5%	50.4%
10 to 14	5.2%	13.8%	22.4%	31.0%	39.6%	48.2%
15 to 17	4.6%	12.2%	19.9%	27.5%	35.1%	42.8%
18 to 21	-1.6%	-4.0%	-6.3%	-8.5%	-10.5%	-12.5%
22 to 34	-0.9%	-2.3%	-3.6%	-4.7%	-5.7%	-6.7%
35 to 54	4.1%	10.8%	17.6%	24.5%	31.3%	38.1%
55 to 64	5.6%	15.0%	24.4%	33.7%	43.0%	52.3%
<b>65 and over</b>	<b>15.4%</b>	<b>40.9%</b>	<b>66.1%</b>	<b>91.1%</b>	<b>115.9%</b>	<b>140.5%</b>
<b>55 and over</b>	<b>10.2%</b>	<b>27.0%</b>	<b>43.7%</b>	<b>60.2%</b>	<b>76.7%</b>	<b>93.1%</b>
Total	4.7%	12.4%	20.2%	28.0%	35.7%	43.5%

Thanks. Please call or email if you have any questions.



**Mr. J. Kirk Eby, AICP GISP**

Planning & Code Administration  
Planner 3 | City of Gaithersburg

☎: 240.805.1068

✉: [Kirk.Eby@gaitthersburgMD.gov](mailto:Kirk.Eby@gaitthersburgMD.gov)

31 S Summit Ave, Gaithersburg, MD 20877

[gaitthersburgMD.gov](http://gaitthersburgMD.gov)