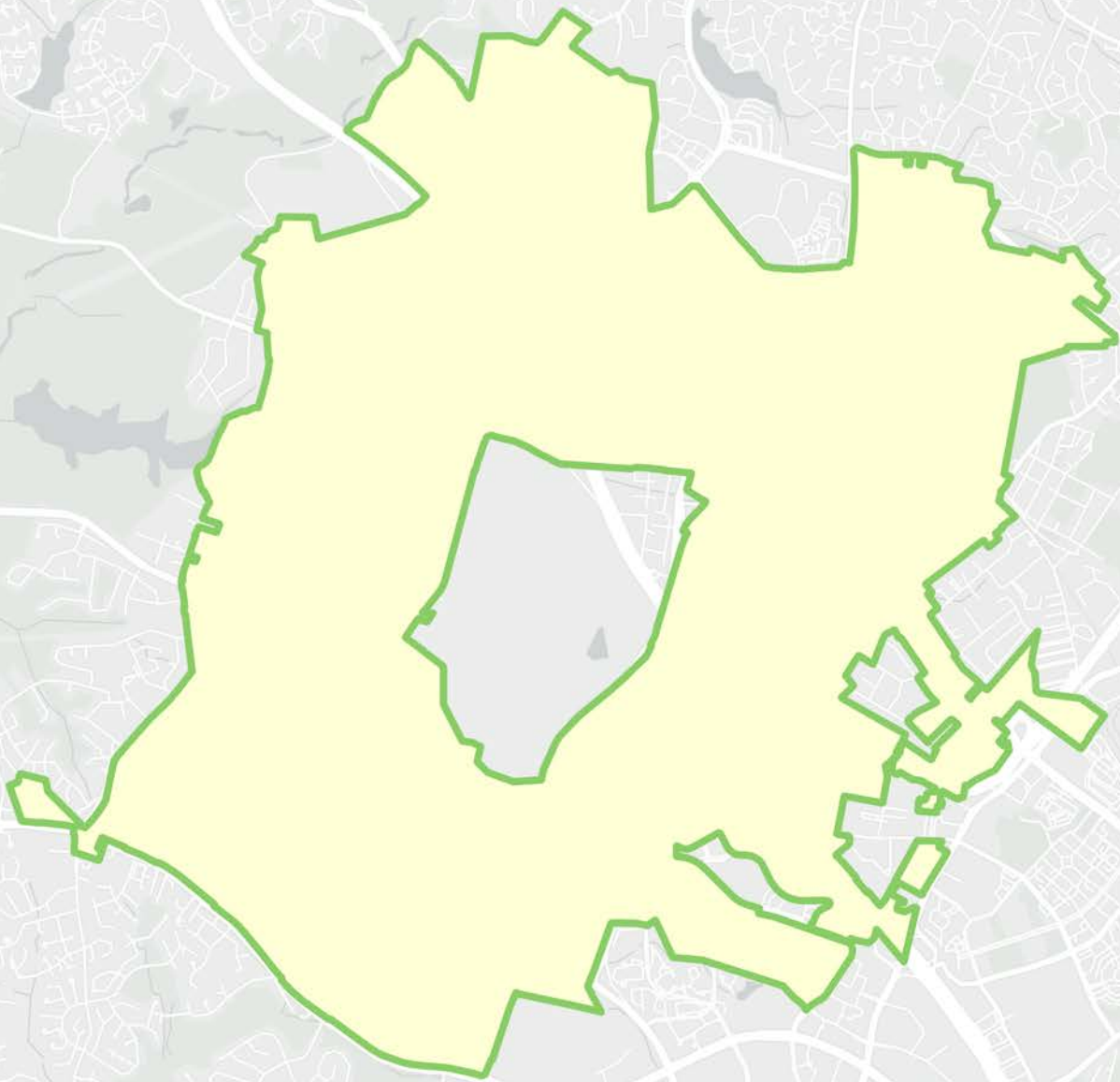




Gaithersburg[™]

Dwelling Units and Estimated Population Report

January 2026



CITY OF
GAITHERSBURG[™]
PLANNING & CODE ADMINISTRATION

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

Published semiannually by the City of Gaithersburg
Planning & Code Administration

Published April 15, 2026

Primary Author: Jake McQueen
GIS Specialist: Kirk Eby



CITY OFFICIALS

Mayor

Jud Ashman

City Council

Neil Harris, Council Vice President

Yamil Hernández

Lisa Henderson

Jim McNulty

Robert T. Wu

Planning Commission

John Bauer, Chair

Philip Wessell, Vice-Chair

Matthew Hopkins

Lloyd Kaufman

Danielle Winborne

Carol Rieg, Alternate

Historic District Commission

Dean Ventola, Chair

John Roddy, Vice Chair

Mary Jo LaFance

J. Rudolph Morgan

Brian Myers

Board of Appeals

Aaron Kotok, Chair

David Belgard

Robert Chiswell

Shanika Whitehurst

Gary Young

John Schlichting, Alternate



CITY STAFF

City Manager

Tanisha Briley

Planning and Code Administration

Greg Mann, Director of Planning and Code Administration

Michael Hayes, Long Range Planning Manager

Jasmine Forbes, Community Planning Manager

Samuel Copelan, Community Planner II

Emily Fishman, Long Range Planner I

Isai Madrid, Community Planner I

Jake McQueen, Long Range Planner II

Laura Mehfoud, Long Range Planner III

Kate Sangregorio, Historic Preservation Planner II

Caroline Seiden, Liaison to Board of Appeals

Table of Contents

Purpose and Methodology.....	p. 5
Definitions and Abbreviations.....	p. 6
Summary of January 2026 City-Wide Population Estimates by Housing Type.....	p. 8
Census - American Community Survey 5-Year Estimates.....	p. 10
Census - American Community Survey 1-Year Estimates.....	p. 13
Gaithersburg Region: Population and Population Estimates.....	p. 17
Decennial Census	
City of Gaithersburg.....	p. 22
Montgomery County.....	p. 25
Maryland.....	p. 26
Washington DC, DC Metropolitan Statistical Area (MSA).....	p. 27
Baltimore, MD Metropolitan Statistical Area (MSA).....	p. 28
District of Columbia.....	p. 29
Virginia.....	p. 30
United States.....	p. 31
Residential Development Trends	
Residential Development Approvals and Permit Trends.....	p. 32
Residential Starts - Building Permits Issued.....	p. 33
New Construction - Final Occupancy Permits Issued.....	p. 34
Residential Demolition Permits Issued.....	p. 35
Housing Sales.....	p. 37
Estimates by Subdivision.....	p. 38
Summary of Income-Restricted Housing.....	p. 45
Summary of Senior and Age Restricted Housing.....	p. 46
Estimates by Gaithersburg Council in the Communities Area (CCAs).....	p. 47
Estimates by US Postal Service Zip Codes (City Portion Only).....	p. 48
Estimates of Jobs and Non-Residential Floor Area.....	p. 49
Metropolitan Washington Council of Governments (MWCOG) Forecast.....	p. 50
Overall City Density.....	p. 52

Table of Figures

FIGURES

1. Existing Dwelling Units.....	p. 9
2. Future Dwelling Units.....	p. 9
3. Total Dwelling Units (Existing and Future).....	p. 9
3. Existing Population by Unit Type.....	p. 9
4. Median Gross Rent.....	p. 12
5. Median Household Income.....	p. 15
6. Mean Travel Time to Work.....	p. 15
7. Race.....	p. 16
8. Transportation.....	p. 16
9. Housing Units.....	p. 16
10. Households.....	p. 16
11. Population Growth of Regional Cities 2010-2024.....	p. 18
12. Gaithersburg Population & Housing Units.....	p. 21
13. Gaithersburg Population & Housing Growth by Percent Change.....	p. 21
14. Completed Dwelling Units (Issued & Final Permits).....	p. 36
15. Approved Dwelling Units.....	p. 36
16. Median Sale Price of Housing.....	p. 37

MAPS

1. Neighborhoods.....	p. 44
2. Council in the Communities Areas (CCAs).....	p. 47
3. ZIP Codes.....	p. 48

Purpose and Methodology

This document was created to inform city council, boards and commissions, city staff, and other organizations of the demographic makeup of the City of Gaithersburg, Maryland. This demographic data can be used to make more informed decisions about services, future growth, and development. For example: economic data and persons per dwelling unit can inform housing types constructed; population growth can help inform the number of new residential and commercial projects; and race and ethnicity, gender, and age can help encourage inclusionary practices in public meetings, programs, and events.

The number and type of housing units were gathered using the City's GIS database, from approved site plans and subdivision plats on file, field inspections, and Montgomery County tax data. Information on project status was found using the City's internal final occupancy and building permit tracker. Rental units were confirmed by rental licenses, building permits, and site plans.

Specific multipliers are used to create an estimate of the number of people living in households in the City, based on the type of dwelling unit and associated vacancy rate. The raw multipliers were obtained by analyzing Census 2020 blocks with homogeneous dwelling unit types. The final multipliers used in this report have been adjusted to reflect the Decennial Census 2020 Demographic Profile (DP1) City-wide persons per household multiplier. This methodology was used in previous reports. For estimation purposes, it is assumed that exactly one household occupies one housing unit. The City-wide population summary table includes an estimate based on 100% occupancy of housing units and an 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 2020 Census population of this group (197 persons) as a percentage (0.2828%) of the City's total population (69,657), utilizing the Decennial Census Demographic Profile (DP1). A similar group quarters methodology was used for the 2010-2019 Reports, utilizing the 2010 Decennial Census information.

This report has been produced since 1973, and these reports up to the most current version of this report is are posted on the City's website: <https://www.gaithersburgmd.gov/about-us/demographics/population-pipeline-reports-archive/-npage-3>.

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

Dwelling Unit Multiplier Table

Housing Unit (HU) Type	Housing Type Abbreviation	Census 2020 - Homogeneous Blocks				Raw Census Block 2010 Multiplier	Census 2000 City-Wide Multiplier
		Population, Occupied HUs	Households, Occupied HUs	Raw Census Block 2020 Multiplier	Adjusted Census 2020 Multiplier		
Single Household Detached	SFD	9,871	2,995	3.29583	3.36865	3.20851	3.24763
Townhouse/Townhouse Condo	TH, TC	10,517	3,442	3.05549	3.12300	3.00960	2.94209
Multi-household, Garden Apt	GA	9,573	3,879	2.46790	2.52243	2.52569	2.24724
Multi-household, Garden Condo	GC	1,632	809	2.01731	2.06188	1.73684	incl. in GA
Multi-HH, Stacked TH Condo	SC	1,049	445	2.35730	2.40939	2.11204	incl. in GA
Multi-household, High Rise Apt	HRA	2,205	1,440	1.53125	1.56508	1.57634	2.24724
Multi-HH, High Rise Condo*	HRC	N/A	N/A	N/A	1.56508	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	1.00000	N/A	N/A
All Housing Units	N/A	34903	13032	2.67825	2.66740	2.70792	2.59939

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 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.

PROJECTED GROWTH: Estimated population to be added when units approved for construction or under construction are completed and available for occupancy.

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).

Summary

of January 2026 City-Wide Population Estimates by Housing Type

POPULATION ESTIMATE JANUARY 2026 - ADJUSTED FOR VACANCY RATES ***						
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%	4,723	22	15,908	74	15,982
TOWNHOUSE UNITS (TH)	3.59%	6,518	190	20,355	593	20,948
TOWNHOUSE CONDO UNITS (TC)	3.59%	1,028	0	3,210	0	3,210
GARDEN APARTMENT UNITS (GA)	3.94%	7,717	665	19,465	1,677	21,142
GARDEN CONDOMINIUM UNITS (GC)	4.71%	2,848	0	5,873	0	5,873
STACKED TH CONDO UNITS (SC)	1.33%	1,003	519	2,418	1,250	3,668
HIGH RISE APARTMENT UNITS (HRA)	8.46%	3,187	1,779	4,987	2,784	7,771
HIGH RISE CONDOMINIUM UNITS (HRC)	4.71%	122	695	191	1,087	1,278
GROUP QUARTERS (GQ) **	0.00%	383	0	590	21	611
OVERALL CITY TOTALS *		27,145	3,869	72,996	7,487	80,483

MAXIMUM POPULATION ESTIMATE JANUARY 2026 - 100% OCCUPANCY						
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)	4,971	4,948	23	16,668	77	16,746
TOWNHOUSE UNITS (TH)	6,957	6,760	197	21,111	615	21,727
TOWNHOUSE CONDO UNITS (TC)	1,066	1,066	0	3,329	0	3,329
GARDEN APARTMENT UNITS (GA)	8,725	8,033	692	20,263	1,746	22,008
GARDEN CONDOMINIUM UNITS (GC)	2,989	2,989	0	6,163	0	6,163
STACKED TH CONDO UNITS (SC)	1,543	1,017	526	2,450	1,267	3,718
HIGH RISE APARTMENT UNITS (HRA)	5,424	3,481	1,943	5,448	3,041	8,489
HIGH RISE CONDOMINIUM UNITS (HRC)	857	128	729	200	1,141	1,341
GROUP QUARTERS (GQ) **	383	383	0	599	23	622
OVERALL CITY TOTALS *	32,532	28,422	4,110	76,232	7,911	84,143

DWELLING UNITS BY TYPE, JANUARY 2026						
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)	4,971	15.1%	4,948	17.2%	23	0.6%
TOWNHOUSE UNITS (TH)	6,957	21.1%	6,760	23.5%	197	4.8%
TOWNHOUSE CONDO UNITS (TC)	1,066	3.2%	1,066	3.7%	0	0.0%
GARDEN APARTMENT UNITS (GA)	8,725	26.5%	8,033	27.9%	692	16.8%
GARDEN CONDOMINIUM UNITS (GC)	2,989	9.1%	2,989	10.4%	0	0.0%
STACKED TH CONDO UNITS (SC)	1,543	4.7%	1,017	3.5%	526	12.8%
HIGH RISE APARTMENT UNITS (HRA)	5,424	16.5%	3,481	12.1%	1,943	47.3%
HIGH RISE CONDOMINIUM UNITS (HRC)	857	2.6%	128	0.4%	729	17.7%
GROUP QUARTERS (GQ) **	383	1.2%	383	1.3%	0	0.0%
OVERALL CITY TOTALS (incl. Group Quarters)	32,915	100.0%	28,805	100.0%	4,110	100.0%

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

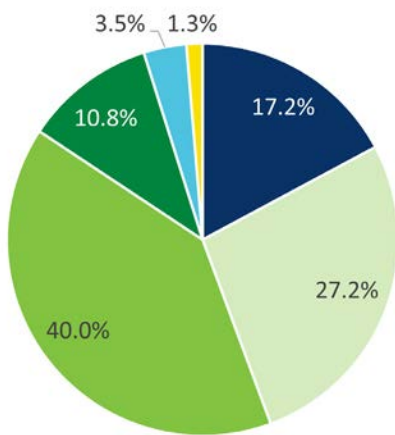
* Group quarters are not included in the total housing unit counts but are included in the total population counts.

** 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 at right.

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.

Figure 1: Existing Dwelling Units



■ Detached Houses ■ Townhouses ■ Apartments
■ Condos ■ GAP Housing ■ Group Quarters

Figure 2: Future Dwelling Units

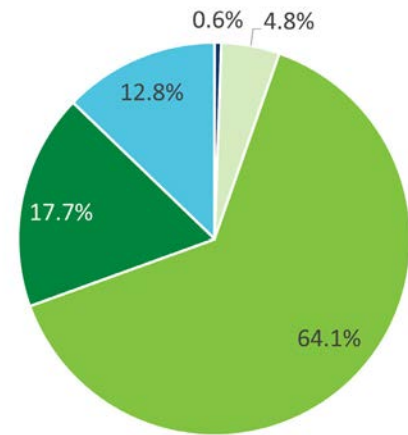
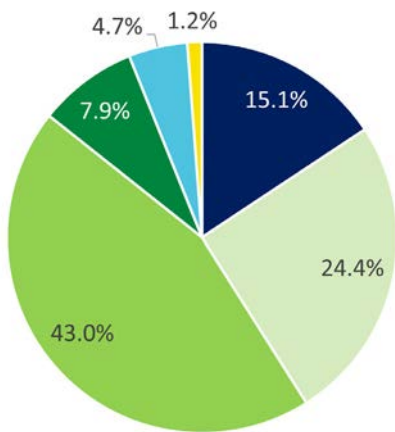
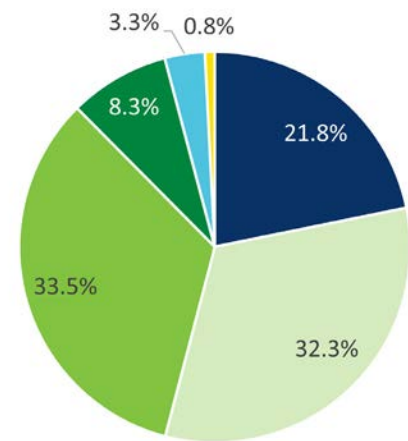


Figure 3: Total Dwelling Units (Existing & Future)



■ Detached Houses ■ Townhouses ■ Apartments
■ Condos ■ GAP Housing ■ Group Quarters

Figure 4: Existing Population by Unit Type



5-Year Estimates

Census - American Community Survey

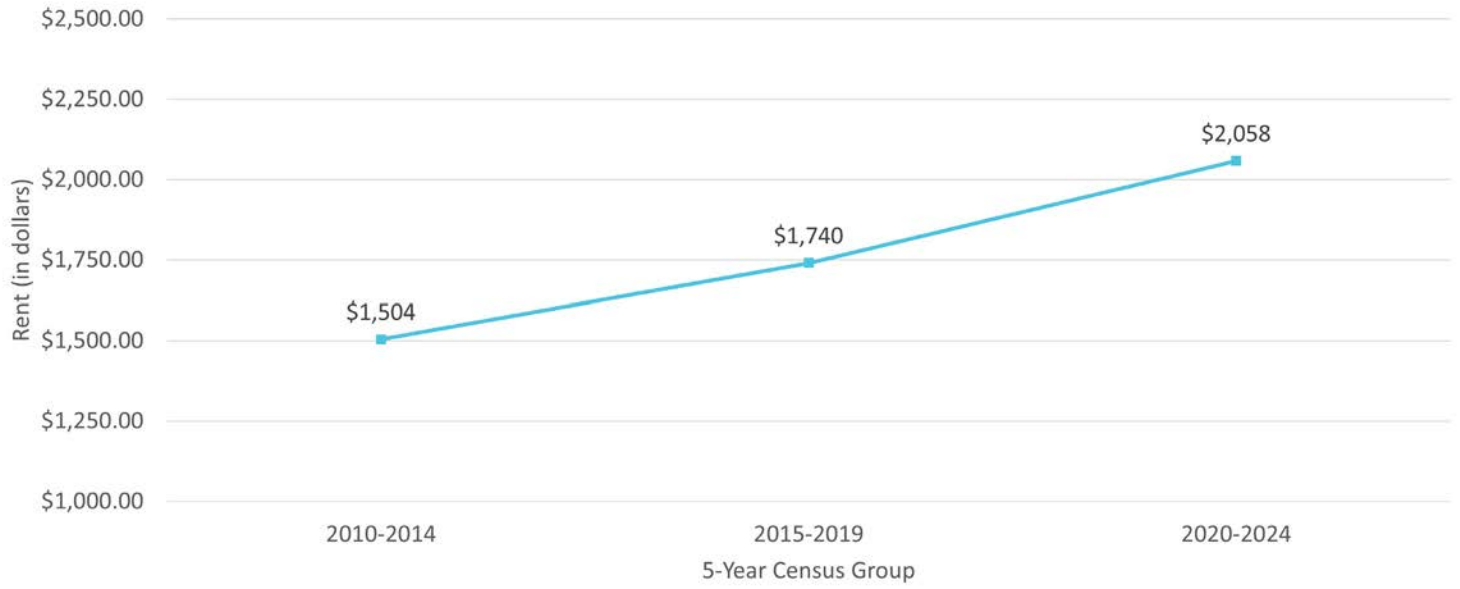
CENSUS - AMERICAN COMMUNITY SURVEY 5-YEAR									
Topic	City of Gaithersburg			City of Rockville 2020-2024	City of Frederick 2020-2024	Washington DC 2020-2024	Montgomery County 2020-2024	Maryland 2020-2024	Washington DC Metro 2020-2024
	2010-2014	2015-2019	2020-2024						
Total Population	63,491	67,742	69,825	67,671	83,395	681,294	1,065,949	6,206,011	6,318,377
Group Quarters Population	423	396	382	1,025	2,139	34,281	8,624	129,201	100,455
Male	48.8%	48.7%	48.1%	47.6%	48.4%	47.5%	48.7%	48.7%	49.2%
Female	51.2%	51.3%	51.9%	52.4%	51.6%	52.5%	51.3%	51.3%	50.8%
White, not Hispanic	37.7%	34.4%	29.7%	43.2%	50.1%	36.5%	39.5%	46.6%	41.1%
Black, not Hispanic	16.0%	17.4%	14.6%	11.0%	17.0%	41.6%	18.3%	28.9%	24.2%
American Indian, not Hispanic	0.2%	0.3%	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%
Asian, not Hispanic	18.6%	18.9%	20.3%	22.1%	5.8%	4.3%	15.3%	6.5%	10.8%
Hawaiian/Pacific Islander, not Hispanic	0.0%	0.01%	0.2%	0.01%	0.02%	0.04%	0.04%	0.03%	0.04%
Other Race, not Hispanic	0.2%	0.4%	0.8%	1.0%	0.4%	0.7%	1.0%	0.7%	0.8%
Multiple Races, not Hispanic	3.1%	3.5%	3.8%	4.5%	6.0%	4.9%	4.8%	4.6%	5.0%
Hispanic (of any race)	24.1%	25.0%	30.5%	18.1%	20.5%	11.9%	21.0%	12.5%	18.0%
Median Age	34.5	36.5	37.8	39.6	37.1	34.9	40.2	39.4	38.0
Under 5 years old	8.7%	6.7%	7.1%	5.5%	6.1%	5.9%	5.7%	5.7%	5.9%
5 to 17 years old	16.6%	16.2%	15.6%	14.8%	15.7%	12.7%	17.1%	16.4%	16.8%
18 to 34 years old	26.0%	24.5%	21.8%	22.7%	24.3%	31.6%	19.8%	21.7%	22.7%
35 to 54 years old	27.7%	29.6%	30.5%	26.6%	27.9%	27.3%	27.4%	26.2%	28.1%
55 to 64 years old	10.5%	11.4%	10.9%	11.7%	11.6%	9.6%	13.0%	13.3%	12.3%
65 years old and older	10.4%	11.5%	14.1%	18.8%	14.3%	12.8%	17.0%	16.7%	14.3%
Born in a Different State	31.4%	33.1%	28.4%	39.9%	35.3%	48.8%	38.3%	34.8%	41.3%
Foreign-born	40.2%	38.1%	44.3%	35.6%	19.9%	14.3%	33.6%	16.6%	24.3%
Speak Only English at Home	52.0%	51.2%	45.9%	55.2%	73.7%	80.9%	57.0%	78.9%	68.8%
Speak English Less Than Very Well	21.0%	20.8%	24.2%	18.2%	9.4%	5.6%	15.8%	8.0%	11.6%
Speak Spanish at Home	21.8%	22.8%	25.4%	14.2%	15.9%	9.4%	17.7%	9.6%	14.4%
Speak Spanish, Speak English <Very Well	11.4%	11.6%	14.4%	6.5%	6.2%	3.4%	7.7%	4.4%	6.5%
Workers 16 years old and older	33,176	36,751	37,937	35,815	44,912	373,183	552,344	3,127,685	3,345,074
Unemployed, civilian labor force	7.1%	5.8%	4.9%	4.1%	4.0%	4.5%	4.9%	4.8%	5.0%
Employed in Retail Trade	7.3%	8.3%	7.8%	6.7%	10.1%	4.5%	7.2%	8.9%	7.5%
Employed in Prof., Sci., Mgmt., Admin.	24.0%	24.6%	23.9%	25.4%	18.1%	26.0%	23.0%	16.5%	22.6%
All Government Workers	18.8%	18.4%	18.8%	25.9%	19.9%	26.3%	21.5%	22.5%	23.5%
Federal Government Workers	11.3%	10.8%	11.1%	26.0%	9.2%	19.1%	13.4%	10.5%	14.0%
Worked in City/Place of Residence	21.5%	24.5%	41.8%	46.1%	53.3%	82.9%	35.1%	28.9%	36.0%
Worked in County of Residence	73.9%	74.7%	79.2%	76.2%	72.0%	82.9%	72.3%	62.4%	62.8%
Worked in State of Residence	81.3%	82.7%	87.3%	80.5%	93.1%	82.9%	81.5%	87.4%	83.2%
Mean Travel Time to Work, minutes	32.1	32.9	29.4	30.7	30.0	30.0	31.9	31.1	32.4
Commute, drove car/truck/van alone	67.5%	66.9%	51.6%	48.0%	69.1%	27.4%	52.8%	64.7%	54.7%
Commute, car/truck/van pool	11.7%	11.9%	10.9%	5.6%	6.4%	4.0%	7.6%	7.7%	7.7%
Commute, all public transp.	13.0%	12.0%	7.1%	10.3%	1.9%	20.3%	7.5%	4.2%	7.0%
Commute, bus	7.1%	5.7%	5.3%	2.6%	1.2%	7.1%	3.1%	2.2%	2.6%
Commute, subway or trolley/LRT	5.1%	4.9%	1.7%	7.3%	0.1%	12.9%	4.1%	1.7%	4.0%
Commute, train/railroad	0.8%	1.3%	0.2%	0.3%	0.6%	0.3%	0.3%	0.3%	0.4%
Commute, bike	0.1%	0.4%	0.4%	0.5%	0.5%	3.3%	0.4%	0.3%	0.7%
Commute, walk	2.5%	1.7%	1.7%	1.6%	3.1%	9.5%	1.7%	2.0%	2.6%
Worked from Home	3.8%	6.0%	26.0%	32.7%	17.5%	33.0%	28.3%	19.3%	25.4%
Vehicles per Occupied Housing Unit	1.59	1.65	1.55	1.53	1.72	0.86	1.73	1.81	1.74
Households with No Vehicles	7.5%	7.6%	10.4%	11.1%	6.7%	36.0%	8.5%	8.8%	10.3%
No Degree/Diploma Attained	11.8%	11.9%	13.0%	7.3%	10.9%	10.1%	8.7%	8.9%	8.6%
High Sch Diploma/Some College	30.7%	28.4%	29.7%	21.9%	37.9%	25.7%	25.4%	40.9%	31.4%
Associates Degree	5.9%	5.7%	4.8%	5.3%	8.0%	0.0%	5.3%	6.8%	5.7%
Bachelor's Degree	26.8%	27.1%	27.8%	27.5%	23.9%	26.2%	27.2%	22.7%	27.1%
Graduate/Prof Degree	24.8%	27.0%	24.7%	38.1%	19.3%	38.0%	33.4%	20.8%	27.3%
Bachelor's Degree or Higher	51.6%	54.0%	52.5%	65.6%	43.2%	64.2%	60.6%	43.4%	54.4%
Population 25 years old & older	67.8%	67.7%	69.5%	72.1%	68.9%	71.8%	69.4%	69.3%	68.8%

CENSUS - AMERICAN COMMUNITY SURVEY 5-YEAR

Topic	City of Gaithersburg			City of	City of	Washington	Montgomery	Maryland	Washington
	2010-2014	2015-2019	2020-2024	Rockville 2020-2024	Frederick 2020-2024	DC 2020-2024	County 2020-2024	2020-2024	DC Metro 2020-2024
Households (HH)	22,818	24,799	25,772	26,976	33,584	324,491	389,210	2,362,928	2,373,022
Families	15,621	16,382	16,812	17,237	20,504	132,514	265,521	1,535,706	1,517,503
Married-couple Families	48.7%	49.4%	47.1%	48.3%	42.6%	24.7%	52.4%	46.2%	47.8%
Families with own Children <18	37.1%	32.4%	28.9%	26.9%	29.6%	17.8%	30.8%	27.2%	28.7%
Family with Female Head, no Spouse	14.3%	13.1%	12.2%	10.8%	14.2%	13.1%	11.4%	13.7%	11.5%
Female-Head Family w/ own Children <18	9.5%	7.1%	5.3%	4.3%	8.4%	6.7%	5.3%	6.4%	5.4%
Single Householder living alone	25.5%	27.3%	29.0%	28.8%	31.3%	47.3%	26.1%	28.7%	28.9%
Renter HH with Related Children <18	40.2%	36.6%	32.7%	25.1%	29.5%	17.0%	29.3%	29.1%	26.9%
Average HH Size	2.76	2.72	2.69	2.47	2.42	1.99	2.72	2.57	2.62
Average Family Size	3.28	3.33	3.32	3.05	3.08	3.00	3.29	3.19	3.28
Workers per Household	1.45	1.48	1.47	1.33	1.34	1.15	1.42	1.32	1.41
Births per 1,000 women aged 15-50	79	53	49	44	48	39	50	51	50
Median Household (HH) Income	\$78,441	\$89,763	\$112,467	\$128,649	\$97,069	\$109,870	\$132,450	\$103,678	\$126,684
Median Family Income	\$90,334	\$103,549	\$127,890	\$151,250	\$112,741	\$155,025	\$164,096	\$127,817	\$154,653
Per-capita Income	\$39,846	\$44,737	\$54,861	\$64,900	\$49,823	\$77,348	\$67,571	\$52,979	\$63,554
Median HH Income - Owner-occupied	\$115,614	\$121,728	\$157,730	\$180,549	\$124,789	\$174,879	\$172,408	\$129,423	\$161,516
Median HH Income - Renter-occupied	\$57,229	\$66,206	\$84,663	\$87,973	\$66,442	\$76,809	\$79,810	\$62,703	\$81,094
Households with <\$50,000 income	28.8%	26.4%	20.4%	18.2%	22.7%	25.4%	17.6%	23.6%	17.8%
Households with \$200,000+ income	9.8%	12.5%	18.3%	26.9%	12.9%	26.7%	27.0%	17.4%	28.4%
Median Earnings - all workers	\$41,036	\$44,583	\$56,041	\$72,703	\$56,088	\$82,078	\$65,538	\$56,984	\$66,208
Households below poverty	9.1%	8.7%	8.1%	8.7%	9.5%	13.6%	7.4%	9.8%	8.0%
Families below poverty	7.4%	6.5%	6.5%	4.6%	6.9%	11.9%	5.1%	6.4%	5.6%
Persons below poverty	9.6%	9.5%	8.8%	7.6%	9.2%	15.4%	7.5%	9.4%	8.1%
Female HHr w/children below poverty	2.9%	1.2%	1.8%	0.6%	2.2%	3.0%	1.4%	1.8%	1.5%
Householder 65 and older below poverty	1.6%	1.7%	2.4%	3.7%	1.8%	3.2%	2.2%	3.0%	2.1%
Housing Units	24,234	26,222	27,280	28,289	35,421	361,014	406,531	2,560,784	2,506,631
Owner-Occupied	55.3%	51.2%	50.8%	52.6%	58.8%	41.5%	65.3%	67.6%	63.7%
Renter-Occupied	44.7%	48.8%	49.2%	47.4%	41.2%	58.5%	34.7%	32.4%	36.3%
Vacant Housing Units	5.8%	5.4%	5.5%	4.6%	5.2%	10.1%	4.3%	7.7%	5.3%
Single-Household Detached Units	20.5%	20.9%	18.6%	40.6%	31.8%	11.0%	46.6%	51.2%	44.2%
Single-Household Attached Units	32.1%	29.8%	29.5%	13.9%	32.5%	21.7%	17.8%	21.3%	19.6%
Multi-Household Units	47.2%	49.2%	51.7%	45.3%	35.6%	67.2%	35.4%	26.2%	35.5%
Housing Units with 3 or More Bedrooms	55.5%	52.9%	49.6%	52.5%	59.5%	30.4%	63.1%	66.3%	61.1%
Renter Occupied Units with 3+ Bedrooms	23.3%	21.9%	20.3%	17.9%	25.9%	10.1%	24.4%	26.8%	23.2%
Housing Unit Built Before 1970	14.2%	12.1%	11.2%	35.6%	27.0%	62.3%	34.4%	37.7%	32.5%
Housing Unit Built in 2000 or Later	17.6%	24.4%	31.9%	33.7%	33.2%	23.9%	20.9%	20.9%	27.2%
Housing Unit Built in 2010 or Later	2.0%	11.7%	14.6%	15.3%	16.5%	16.5%	10.2%	9.4%	13.1%
Same Residence 1 Year Ago	83.8%	78.6%	83.7%	81.9%	85.7%	80.2%	88.1%	88.7%	86.7%
Lived in Different State 1 Yr Ago	2.0%	3.8%	2.9%	5.4%	3.2%	8.2%	3.2%	2.6%	3.7%
Lived Abroad 1 Year Ago	1.0%	2.8%	1.5%	3.5%	0.4%	1.6%	1.5%	0.7%	1.1%
Median Gross Rent	\$1,504	\$1,740	\$2,058	\$2,274	\$1,764	\$1,954	\$2,068	\$1,705	\$2,027
HH with Rent > 30% of Income	51.5%	48.7%	48.5%	51.6%	52.5%	46.6%	51.6%	51.5%	47.8%
HH with Rent > 50% of Income	24.0%	27.2%	23.6%	21.8%	25.7%	23.6%	25.2%	25.9%	23.4%
Median Value Owner-Occupied	\$363,800	\$392,200	\$496,500	\$682,300	\$401,500	\$737,100	\$640,300	\$419,900	\$579,900
HH with Mortgage > 30% of Income	34.7%	30.1%	31.6%	28.8%	26.4%	25.2%	29.3%	36.6%	27.7%
HH with Mortgage > 50% of Income	13.2%	11.5%	14.8%	13.7%	8.3%	9.6%	13.2%	18.7%	18.6%

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

Figure 4: Median Gross Rent



1-Year Estimates

Census - American Community Survey

CENSUS - AMERICAN COMMUNITY SURVEY 1-YEAR									
Topic	City of Gaithersburg			City of Rockville	City of Frederick	Washington DC	Montgomery County	Maryland	Washington DC Metro
	2022	2023	2024	2024	2024	2024	2024	2024	2024
Total Population	68,952	69,572	70,708	68,417	89,545	702,250	1,082,273	6,263,220	6,437,907
Group Quarters Population	364	433	400	1,058	1,904	37,502	8,280	129,582	104,450
Male	48.0%	48.9%	49.7%	47.5%	47.8%	47.3%	48.7%	48.5%	49.1%
Female	52.0%	51.1%	50.3%	52.5%	52.2%	52.7%	51.3%	51.5%	50.9%
White, not Hispanic	33.0%	28.9%	30.0%	45.7%	47.8%	36.2%	37.9%	45.3%	40.0%
Black, not Hispanic	13.2%	15.0%	11.3%	9.9%	20.3%	40.7%	18.4%	2.9%	24.0%
American Indian, not Hispanic	0.1%	0.1%	0.0%	0.0%	0.1%	0.1%	0.1%	0.2%	0.1%
Asian, not Hispanic	14.8%	14.6%	26.1%	25.5%	4.8%	4.9%	15.6%	6.9%	11.2%
Hawaiian/Pacific Islander, not Hispanic	0.0%	0.0%	0.0%	0.1%	0.0%	0.02%	0.04%	0.05%	0.04%
Other Race, not Hispanic	0.7%	0.9%	1.1%	0.4%	0.3%	0.7%	1.1%	0.7%	0.8%
Multiple Races, not Hispanic	2.7%	1.6%	4.0%	5.3%	5.7%	4.7%	5.1%	4.9%	5.1%
Hispanic (of any race)	35.6%	38.9%	27.5%	13.1%	21.0%	12.6%	21.7%	13.3%	18.7%
Median Age	36.4	36.8	42.2	38.0	35.6	34.9	40.6	39.8	38.3
Under 5 years old	7.7%	8.6%	3.6%	5.7%	7.0%	5.6%	5.6%	5.6%	5.7%
5 to 17 years old	16.8%	17.2%	14.8%	14.6%	14.9%	12.9%	16.9%	16.2%	16.6%
18 to 34 years old	23.1%	20.2%	21.7%	25.1%	27.0%	31.6%	20.0%	21.4%	22.6%
35 to 54 years old	26.4%	27.3%	29.2%	23.0%	27.2%	27.8%	27.1%	26.2%	28.0%
55 to 64 years old	11.2%	10.5%	11.4%	11.0%	11.4%	9.2%	12.7%	13.0%	12.0%
65 years old and older	14.9%	16.2%	19.3%	20.5%	12.5%	12.9%	17.7%	17.6%	15.1%
Born in a Different State	27.2%	26.0%	26.5%	43.6%	35.9%	47.8%	37.7%	34.6%	40.7%
Foreign-born	41.2%	46.4%	51.1%	31.2%	20.3%	15.5%	33.7%	17.1%	24.7%
Speak Only English at Home	47.9%	47.5%	43.4%	61.1%	72.1%	78.7%	56.8%	78.2%	67.7%
Speak English Less Than Very Well	23.6%	23.4%	26.5%	14.3%	12.0%	6.8%	15.1%	8.3%	12.0%
Speak Spanish at Home	29.7%	28.8%	24.1%	8.3%	16.3%	9.3%	18.0%	10.1%	14.8%
Speak Spanish, Speak English <Very Well	16.1%	15.6%	15.0%	2.3%	12.0%	3.7%	7.7%	4.7%	6.8%
Workers 16 years old and older	36,768	34,908	41,577	36,248	49,414	388,136	571,120	3,227,926	3,454,143
Unemployed, civilian labor force	4.9%	3.0%	4.2%	6.1%	4.4%	5.6%	4.4%	4.6%	4.4%
Employed in Retail Trade	7.8%	6.3%	10.2%	9.9%	8.7%	4.5%	8.1%	9.0%	7.6%
Employed in Prof., Sci., Mgmt., Admin.	21.5%	29.0%	23.0%	25.5%	17.9%	24.8%	23.8%	16.7%	22.2%
All Government Workers	17.5%	19.7%	15.5%	27.7%	22.9%	25.6%	20.8%	22.5%	23.1%
Federal Government Workers	9.1%	9.8%	9.0%	19.7%	9.2%	19.0%	13.1%	10.5%	13.5%
Worked in City/Place of Residence	44.2%	44.2%	34.8%	40.4%	51.2%	79.7%	29.7%	31.1%	31.1%
Worked in County of Residence	82.2%	83.3%	73.3%	73.5%	69.4%	79.7%	69.0%	60.2%	59.8%
Worked in State of Residence	90.8%	88.8%	82.8%	80.8%	92.1%	79.7%	78.4%	86.0%	81.1%
Mean Travel Time to Work, minutes	28.2	29.9	33.4	33.4	31.0	31.0	33.8	32.3	33.8
Commute, drove car/truck/van alone	49.0%	51.9%	57.7%	53.6%	68.0%	29.3%	57.1%	66.4%	57.1%
Commute, car/truck/van pool	9.1%	13.5%	10.7%	4.2%	7.5%	4.1%	8.0%	8.7%	8.6%
Commute, all public transp.	8.9%	5.7%	10.3%	12.8%	2.7%	26.6%	9.7%	5.0%	9.0%
Commute, bus	N/A	N/A	N/A	N/A	N/A	7.8%	3.5%	2.3%	2.9%
Commute, subway or trolley/LRT	N/A	N/A	N/A	N/A	N/A	18.4%	5.9%	2.3%	5.6%
Commute, train/railroad	N/A	N/A	N/A	N/A	N/A	0.3%	0.3%	0.3%	0.4%
Commute, bike	0.3%	0.4%	0.3%	0.5%	0.5%	4.0%	0.5%	0.4%	0.8%
Commute, walk	2.1%	1.8%	3.1%	1.9%	4.2%	10.7%	2.2%	2.3%	2.9%
Worked from Home	27.7%	25.1%	16.7%	27.0%	16.4%	22.9%	21.0%	15.6%	19.9%
Vehicles per Occupied Housing Unit	1.66	1.50	1.58	1.56	1.74	0.84	1.73	1.81	1.73
Households with No Vehicles	11.3%	11.8%	8.5%	8.8%	8.0%	36.5%	8.5%	9.0%	11.0%
No Degree/No Diploma Completed	11.1%	14.6%	17.1%	1.2%	10.7%	8.0%	8.3%	8.6%	8.7%
High Sch Diploma/Some College	33.3%	28.5%	26.8%	19.7%	34.8%	24.5%	25.5%	40.1%	30.3%
Associates Degree	6.8%	3.5%	3.8%	4.2%	7.7%	2.0%	4.8%	6.6%	5.5%
Bachelors Degree	25.9%	27.0%	29.4%	32.1%	26.5%	27.1%	27.4%	23.2%	27.5%
Graduate/Prof Degree	22.8%	26.4%	22.8%	42.8%	20.3%	38.3%	34.0%	21.5%	27.9%
Bachelor's Degree or Higher	48.8%	53.4%	52.3%	75.0%	46.8%	65.5%	61.3%	44.7%	55.5%
Population 25 years old & older	66.8%	68.5%	75.1%	69.1%	67.0%	71.4%	69.6%	69.7%	69.1%

CENSUS - AMERICAN COMMUNITY SURVEY 1-YEAR

Topic	City of Gaithersburg			City of Rockville	City of Frederick	Washington DC	Montgomery County	Maryland	Washington DC Metro
	2022	2023	2024	2024	2024	2024	2024	2024	2024
Households (HH)	24,523	25,813	26,533	26,607	34,207	329,687	389,161	2,401,394	2,415,530
Families	15,333	15,756	15,873	17,816	20,586	137,241	263,903	1,541,015	1,542,444
Married-couple Families	45.7%	41.9%	43.0%	55.9%	42.0%	25.0%	52.7%	45.5%	47.3%
Families with own Children <18	27.1%	27.1%	23.4%	28.2%	26.1%	18.0%	29.9%	26.0%	27.8%
Family with Female Head, no Spouse	13.2%	10.3%	10.0%	8.1%	12.9%	12.9%	10.8%	13.6%	11.7%
Female-Head Family w/ own Children <18	4.4%	4.4%	5.6%	3.5%	7.1%	7.1%	5.0%	5.9%	5.3%
Single Householder living alone	29.5%	33.8%	34.0%	26.4%	29.5%	47.0%	26.8%	29.6%	29.2%
Renter HH with Related Children <18	28.2%	33.1%	26.6%	30.3%	24.4%	16.2%	29.2%	26.8%	25.5%
Average HH Size	2.80	2.68	2.65	2.53	2.56	2.02	2.76	2.55	2.62
Average Family Size	3.57	3.56	3.25	3.08	3.18	3.01	3.26	3.19	3.28
Workers per Household	1.50	1.35	1.57	1.36	1.44	1.18	1.47	1.34	1.43
Births per 1000 women aged 15-50	49	59	N/A	47	84	39	49	50	50
Median Household (HH) Income	\$95,453	\$100,387	\$119,888	\$142,536	\$106,197	\$109,707	\$140,837	\$102,905	\$126,244
Median Family Income	\$102,890	\$122,117	\$147,411	\$164,563	\$124,074	\$151,049	\$165,242	\$130,035	\$155,594
Per-capita Income	\$46,219	\$48,465	\$59,875	\$64,991	\$50,422	\$76,604	\$68,532	\$53,199	\$63,559
Median HH Income - Owner-occupied	\$135,321	\$133,224	\$153,367	\$186,717	\$138,081	\$176,669	\$176,952	\$128,728	\$161,516
Median HH Income - Renter-occupied	\$77,436	\$67,361	\$101,323	\$86,690	\$80,113	\$75,427	\$87,316	\$62,329	\$81,094
Households with <\$50,000 income	20.8%	21.2%	17.7%	16.5%	18.0%	26.2%	17.7%	23.7%	18.1%
Households with \$200,000+ income	15.3%	17.9%	28.2%	29.7%	19.9%	26.6%	33.0%	20.8%	28.7%
Median Earnings - all workers	\$49,743	\$57,551	\$51,944	\$71,600	\$56,832	\$80,645	\$68,205	\$57,033	\$66,487
Households below poverty	5.4%	7.3%	9.8%	7.9%	8.7%	15.0%	7.6%	10.0%	8.4%
Families below poverty	5.5%	5.9%	4.9%	3.7%	3.5%	13.8%	4.7%	6.2%	5.5%
Persons below poverty	5.9%	6.6%	9.3%	6.1%	7.5%	17.3%	7.4%	9.1%	8.3%
Female HHr w/children below poverty	1.9%	1.5%	1.0%	0.5%	0.9%	3.6%	1.5%	1.7%	1.5%
Persons 65 and older below poverty	1.3%	2.0%	2.2%	1.1%	1.1%	2.4%	1.3%	1.8%	1.3%
Housing Units	25,264	26,414	28,620	27,944	36,720	368,700	408,680	2,588,337	2,550,314
Owner-Occupied	48.9%	48.0%	51.6%	54.9%	55.8%	40.9%	65.1%	67.8%	63.4%
Renter-Occupied	54.7%	52.0%	48.4%	45.1%	44.2%	59.1%	34.9%	32.2%	36.6%
Vacant Housing Units	2.9%	2.3%	7.3%	4.8%	6.8%	10.6%	4.8%	7.2%	5.3%
Single-Household Detached Units	20.7%	17.7%	19.0%	42.7%	30.9%	10.7%	46.0%	51.0%	44.0%
Single-Household Attached Units	28.3%	31.4%	30.4%	11.3%	32.6%	21.1%	18.0%	21.6%	19.7%
Multi-Household Units	50.6%	51.0%	49.7%	46.0%	36.3%	68.1%	35.7%	26.1%	35.7%
Housing Units with 3 or More Bedrooms	51.2%	51.1%	52.1%	54.2%	59.0%	29.4%	62.6%	66.4%	60.7%
Renter Occupied Units with 3+ Bedrooms	16.5%	24.7%	25.0%	17.5%	25.1%	9.8%	24.1%	27.4%	21.8%
Persons per Single-HH Unit (1-unit)	3.09	3.07	3.00	2.95	2.94	2.68	3.15	2.78	2.99
Persons / owner Multi-HH Unit (2+ units)	2.69	2.13	2.12	1.62	1.36	1.55	1.73	1.61	1.65
Persons / renter Multi-HH Unit (2+ units)	2.43	2.33	2.36	2.07	1.98	1.74	2.12	1.93	1.99
Housing Unit Built Before 1970	13.5%	10.3%	8.2%	36.0%	20.8%	59.9%	33.8%	36.8%	31.5%
Housing Unit Built in 2000 or Later	30.1%	32.5%	33.3%	31.2%	40.0%	28.1%	22.7%	22.7%	29.4%
Housing Unit Built in 2010 or Later	13.7%	16.7%	20.8%	16.2%	22.7%	20.6%	12.1%	11.0%	15.5%
Same Residence 1 Year Ago	81.4%	86.2%	85.6%	82.3%	85.4%	80.1%	89.3%	89.3%	87.5%
Lived in a Different State 1 Yr Ago	1.2%	1.5%	1.8%	5.1%	4.8%	7.7%	2.8%	2.7%	3.5%
Lived Abroad 1 Year Ago	0.7%	1.7%	1.9%	5.3%	0.3%	1.3%	1.8%	0.7%	1.3%
Median Gross Rent	\$1,916	\$2,076	\$2,002	\$2,291	\$1,837	\$1,931	\$2,097	\$1,721	\$2,037
HH with Rent > 30% of Income	50.1%	56.6%	41.6%	53.7%	48.0%	47.7%	46.8%	51.5%	48.4%
HH with Rent > 50% of Income	25.4%	25.8%	24.2%	20.8%	20.8%	25.0%	25.0%	25.7%	23.5%
Median Value Owner-Occupied	\$513,800	\$481,800	\$530,500	\$708,400	\$453,600	\$733,400	\$660,800	\$436,300	\$604,800
HH with Mortgage > 30% of Income	33.3%	25.9%	32.8%	23.4%	28.4%	25.7%	25.0%	28.2%	26.9%
HH with Mortgage > 50% of Income	11.2%	15.0%	14.8%	9.7%	4.9%	9.7%	10.4%	11.5%	10.6%

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

Figure 5: Median Household Income



Figure 6: Mean Travel Time to Work

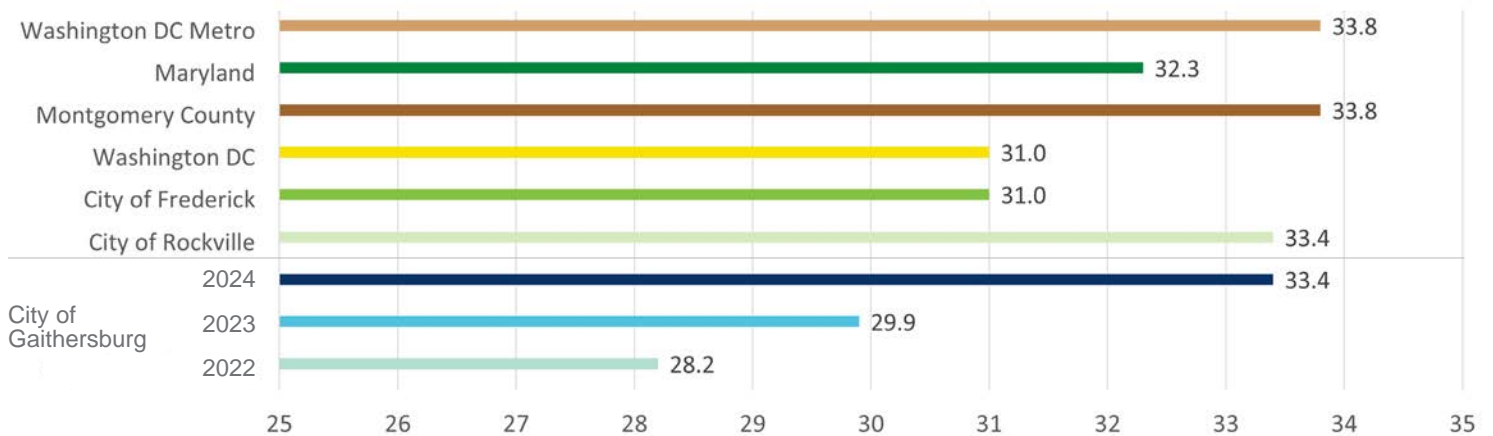
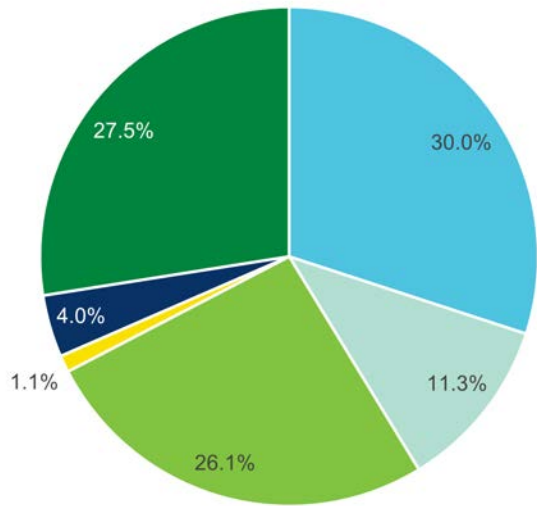
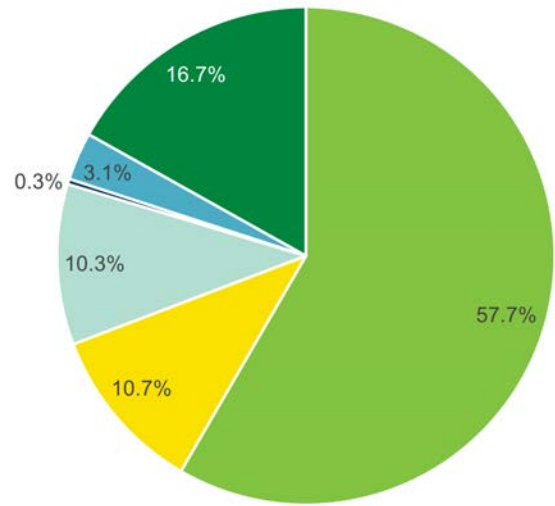


Figure 7: Race in Gaithersburg



- White, not Hispanic
- Black, not Hispanic
- Asian, not Hispanic
- Multiple Races, not Hispanic
- Other Race, not Hispanic
- Hispanic (of any race)

Figure 8: Transportation in Gaithersburg



- Commute, drove car/truck/van alone
- Commute, car/truck/van pool
- Commute, all public transp.
- Commute, bike
- Commute, walk
- Worked from Home

Figure 9: Housing Units in Gaithersburg

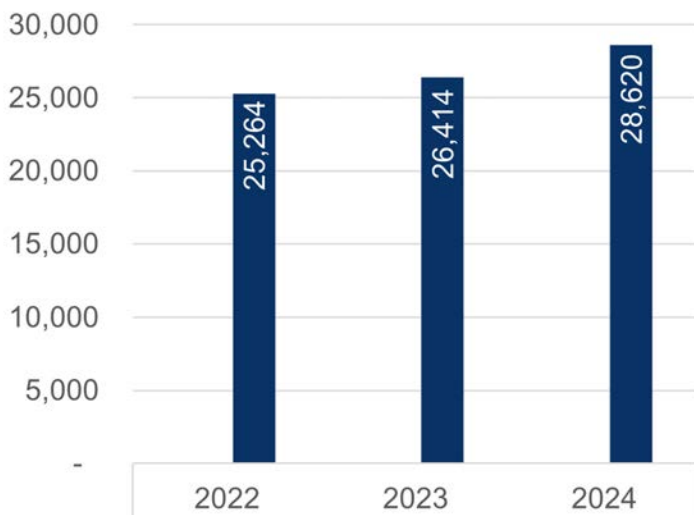
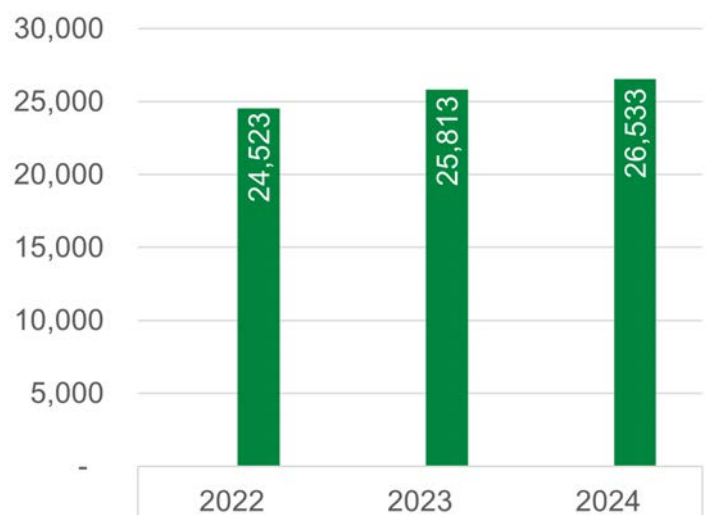


Figure 10: Households in Gaithersburg



Population and Population Estimates

Gaithersburg Region

GAITHERSBURG REGION: POPULATION AND POPULATION ESTIMATES											
Population	Gaithersburg	City of Baltimore	Washington DC	Rockville	Frederick	Montgomery County	Maryland	Virginia	Washington Metro	Baltimore Metro	United States
1790 Census (August 2)	-	13,503	-	-	-	18,003	319,728	691,737	-	-	3,929,214
1800 Census (August 4)	-	26,514	8,144	-	-	15,058	341,548	807,557	-	-	5,308,483
1810 Census (August 6)	-	46,555	15,471	-	-	17,980	380,546	877,683	-	-	7,239,881
1820 Census (August 7)	-	62,738	23,336	-	3,640	16,400	407,350	938,261	-	-	9,638,453
1830 Census (June 1)	-	80,620	30,261	-	4,427	19,816	447,040	1,044,054	-	-	12,860,702
1840 Census (June 1)	-	102,313	33,745	-	5,182	15,456	470,019	1,025,227	-	-	17,063,353
1850 Census (June 1)	-	169,054	51,687	-	6,028	15,860	583,034	1,119,348	-	-	23,191,876
1860 Census (June 1)	-	212,418	75,080	365	8,148	18,322	687,049	1,219,630	-	-	31,443,321
1870 Census (June 1)	-	267,354	131,700	660	8,526	20,503	780,894	1,225,163	-	-	38,558,371
1880 Census (June 1)	-	332,313	177,624	688	8,659	24,759	934,943	1,512,565	-	-	50,189,209
1890 Census (June 2)	-	434,439	230,392	1,568	8,193	27,185	1,042,390	1,655,980	-	-	62,979,766
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	76,212,168
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	92,228,496
1920 Census (January 1)	729	733,826	437,571	1,145	11,066	34,921	1,449,661	2,309,187	524,469	817,646	106,021,537
1930 Census (April 1)	1,068	804,874	486,869	1,460	14,434	49,206	1,631,526	2,421,851	621,059	949,247	123,202,624
1940 Census (April 1)	1,021	859,100	663,091	2,047	15,802	83,912	1,821,244	2,677,773	967,985	1,046,692	132,164,569
1950 Census (April 1)	1,755	949,708	802,178	6,934	18,142	164,401	2,343,001	3,318,680	1,464,089	1,405,399	151,325,798
1960 Census (April 1)	3,847	939,024	763,956	26,090	21,744	340,928	3,100,689	3,966,949	2,001,897	1,727,023	179,323,175
1970 Census (April 1)	8,344	905,787	756,668	42,739	23,641	522,809	3,923,897	4,648,494	2,861,123	2,070,670	203,211,926
1980 Census (April 1)	26,424	786,741	638,432	43,811	28,086	579,053	4,216,975	5,346,818	3,060,922	2,174,023	226,545,805
1990 Census (April 1)	39,542	736,014	606,900	44,835	40,148	757,027	4,781,468	6,187,358	3,923,574	2,382,172	248,709,873
2000 Census (April 1)	52,613	651,154	572,059	47,388	52,767	873,341	5,296,507	7,078,515	4,923,153	2,552,994	281,421,906
2010 Census (April 1)	59,933	620,961	601,723	61,209	65,239	971,777	5,773,626	8,001,024	5,582,170	2,710,489	308,745,538
July 1, 2010 Estimate	60,160	620,583	604,453	61,439	65,463	976,203	5,785,982	8,024,617	5,609,150	2,714,546	309,349,689
July 1, 2011 Estimate	61,045	619,493	617,996	62,334	66,169	989,794	5,828,289	8,096,604	5,703,948	2,729,110	311,591,917
July 1, 2012 Estimate	62,794	621,342	632,323	63,244	66,382	1,004,709	5,884,563	8,185,867	5,860,342	2,753,149	313,914,040
July 1, 2013 Estimate	65,690	622,104	646,449	64,072	66,893	1,016,677	5,928,814	8,260,405	5,949,859	2,770,738	316,128,839
July 1, 2014 Estimate	66,816	622,793	658,893	65,937	68,400	1,030,447	5,976,407	8,326,289	6,033,737	2,710,597	318,857,056
July 1, 2015 Estimate	67,456	621,849	672,228	66,980	69,479	1,040,116	6,006,401	8,382,993	6,097,684	2,797,407	321,418,820
July 1, 2016 Estimate	67,776	614,664	681,170	66,940	70,060	1,043,863	6,016,447	8,411,808	6,131,977	2,710,583	323,127,513
July 1, 2017 Estimate	68,710	611,648	693,972	68,401	71,408	1,058,810	6,052,177	8,470,020	6,216,589	2,808,175	325,719,178
July 1, 2018 Estimate	68,289	602,495	702,455	68,268	72,146	1,052,567	6,042,718	8,517,685	6,249,950	2,802,789	327,167,434
July 1, 2019 Estimate	67,985	593,490	705,749	68,079	72,244	1,050,688	6,045,680	8,535,519	6,280,487	2,800,053	328,239,523
2020 Census (April 1)	69,657	585,708	689,545	67,117	78,171	1,062,061	6,177,224	8,631,393	6,385,162	2,844,510	331,449,281
July 1, 2020 Estimate	67,741	586,131	712,816	69,512	73,308	1,051,816	6,055,802	8,590,563	6,324,629	2,800,189	329,484,123
July 1, 2021 Estimate	69,101	576,498	670,050	67,139	79,588	1,054,827	6,165,129	8,642,274	6,356,434	2,838,327	331,893,745
July 1, 2022 Estimate	68,952	569,931	671,803	66,924	82,175	1,052,521	6,164,660	8,683,619	6,373,756	2,835,672	333,287,557
July 1, 2023 Estimate	69,563	565,239	678,972	67,297	85,793	1,058,474	6,180,253	8,715,698	6,304,975	2,834,316	334,914,895
July 1, 2024 Estimate	70,686	568,271	702,250	68,417	89,537	1,082,273	6,263,220	8,811,195	6,436,489	2,859,024	340,110,988
July 1, 2025 Estimate			693,645				6,265,347	8,880,107			341,784,857

Source: US Census Bureau (USCB), Decennial Census and Population Estimates Program; Estimates shown correspond to the value reported during that vintage year, and do not reflect adjusted values for prior years, except **blue italics**: PL 94-171 Redistricting Summary File.

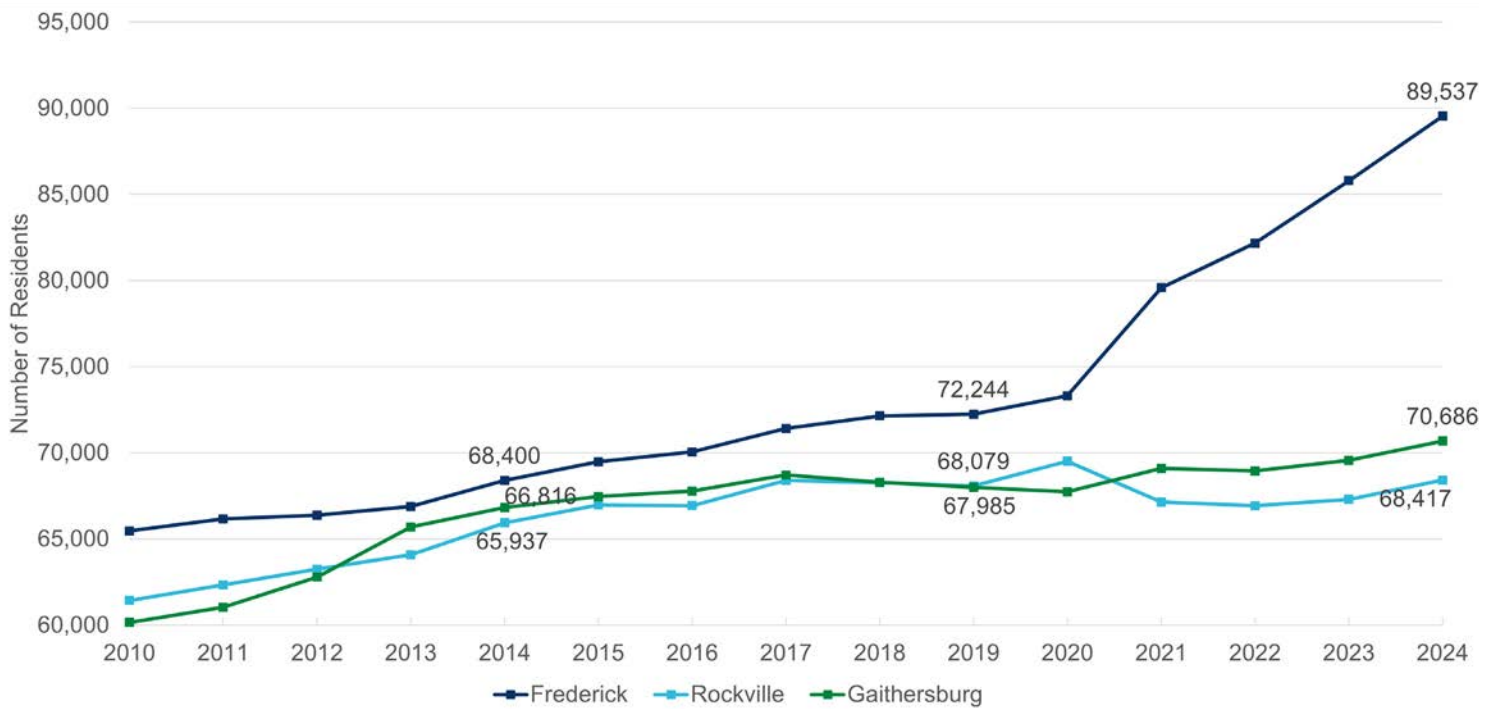
Note: Census totals for Virginia prior to June 20, 1863 reflect the current state boundary and do not include the population of the area that became West Virginia.

	Population Change										Projected 2020-2030
	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2010	2010-2020	2020-2025	
United States	7.27%	14.50%	18.50%	13.32%	11.48%	9.78%	13.15%	9.71%	7.35%	3.12%	6.24%
Maryland	11.63%	28.65%	32.34%	26.55%	7.47%	13.39%	10.77%	9.01%	6.99%	1.43%	2.85%
Virginia	10.57%	23.93%	19.53%	17.18%	15.02%	15.72%	14.40%	13.03%	7.88%	2.88%	5.76%
Washington, DC MSA	55.86%	51.25%	36.73%	42.92%	6.98%	28.18%	25.48%	13.39%	14.38%	0.8%*	-3.14%
Baltimore, MD MSA	10.27%	34.27%	22.88%	19.90%	4.99%	9.57%	7.17%	6.17%	4.94%	0.51%*	-0.90%
Montgomery County, MD	70.53%	95.92%	107.38%	53.35%	10.76%	30.74%	15.36%	11.27%	9.29%	1.9%*	-0.84%
Gaithersburg, MD	-4.40%	71.89%	119.20%	116.90%	216.68%	49.64%	33.06%	13.91%	16.22%	1.48%*	-0.34%
Rockville, MD	40.21%	238.74%	276.26%	63.81%	2.51%	2.34%	5.69%	29.17%	9.65%	1.94%*	0.67%
Frederick, MD	9.48%	14.81%	19.85%	8.72%	18.80%	42.95%	31.43%	23.64%	19.82%	14.54%*	24.38%
Baltimore City, MD	6.74%	10.55%	-1.12%	-3.54%	-13.14%	-6.45%	-11.53%	-4.64%	-5.68%	-2.98%*	-8.74%
Washington, DC	36.19%	20.98%	-4.76%	-0.95%	-15.63%	-4.94%	-5.74%	5.19%	14.60%	0.59%	1.19%

*Percent Change 2020-2024.

Source: US Census Bureau (USCB), Decennial Census, except italics.

11. Population Growth of Regional Cities 2010-2024



Population & Dwelling Unit Counts

Gaithersburg: 1900 to Present

GAITHERSBURG POPULATION AND DWELLING COUNTS: 1900 TO PRESENT								
Year	Population				Dwelling Units			
	Decennial Census	Census Estimate July°	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
1900	547							
1910	625							
1920	729							
1930	1,068							
1940	1,021				231			
1950	1,755				484			
1960	3,847				1,099			
1970	8,344				2,987			
1972			17,192				6,140	
1973				24,464				8,649
1975				25,528				8,984
1976				26,012				10,611
1980	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
1990	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
2000	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.

GAITHERSBURG POPULATION AND DWELLING COUNTS: 1900 TO PRESENT								
Year	Population				Dwelling Units			
	Decennial Census	Census Estimate July ^o	City Estimate January*	City Estimate July*	Decennial Census	Census Estimate July	City Estimate January**	City Estimate July**
2010	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
2020	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		70,686	71,788	73,092			27,936	28,459
2025			73,092	73,146			28,459	28,480
2026			72,996				28,442	

^o 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.

Notes:

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.

Figure 12: Gaithersburg Population & Housing Units

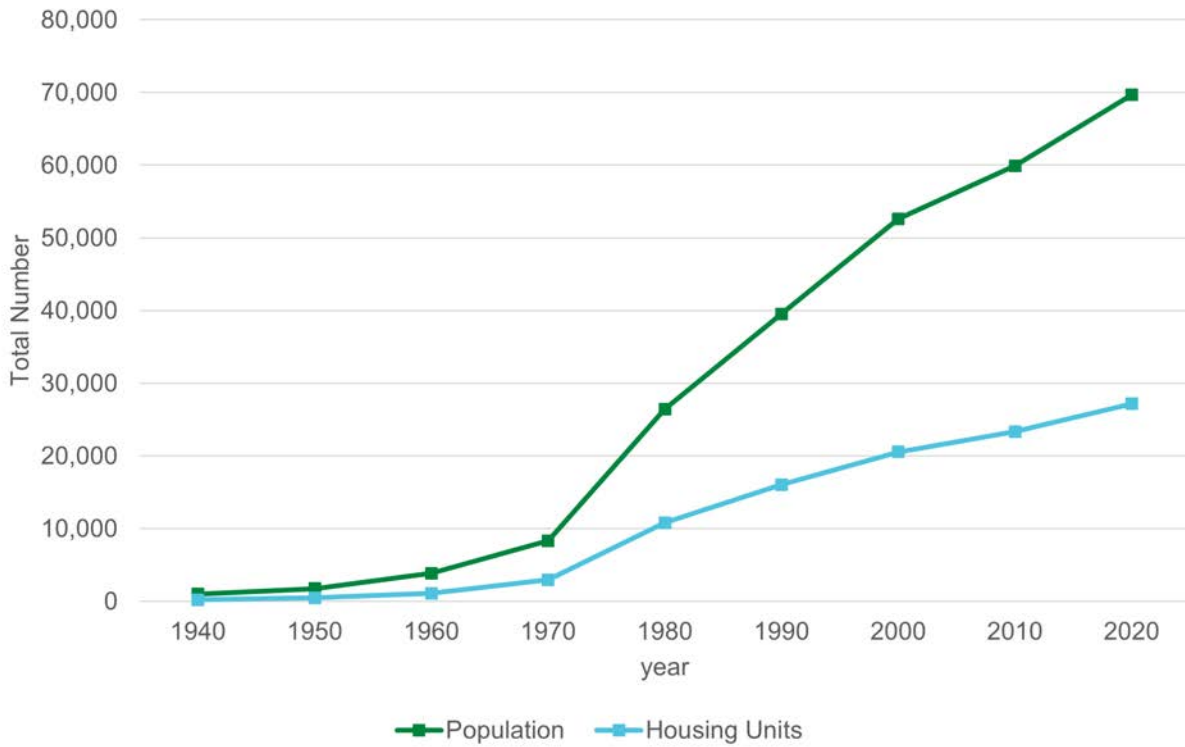
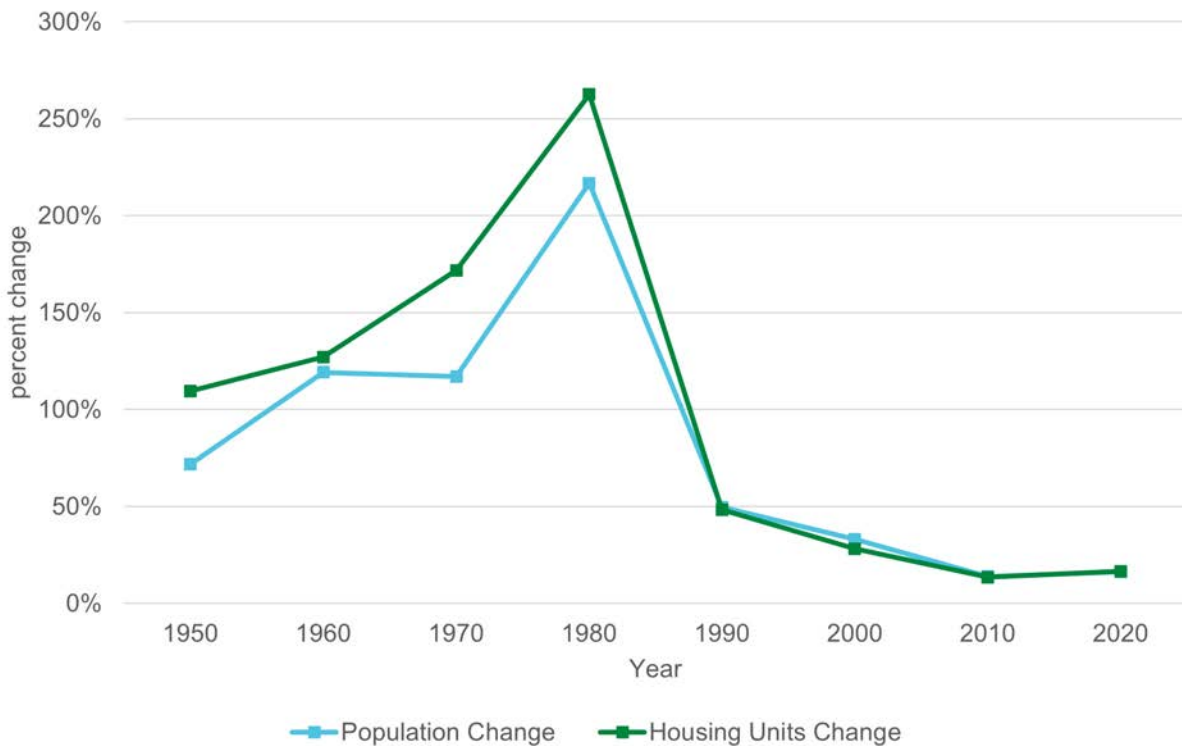


Figure 13: Gaithersburg Population & Housing Growth by Percent Change



Decennial Census - Gaithersburg

DECENNIAL CENSUS - CITY OF GAITHERSBURG														
Demographic	1980		1990		2000		2010		2020		Δ 2010-2020		Jan 2026 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%	72,996	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%	34,924	47.8%
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%	38,072	52.2%
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%	23,786	32.6%
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%	12,019	16.5%
American Indian (including Hispanic)	102	0.4%	157	0.4%	188	0.4%	272	0.5%	644	0.9%	372	136.8%	664	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%	14,104	19.3%
Hawaiian/Pacific Islander (incl. Hispanic)	11	0.04%	N/A	N/A	33	0.1%	34	0.1%	83	0.1%	49	144.1%	85	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%	13,260	18.2%
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%	9,079	12.4%
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%	22,145	30.3%
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%	11,686	16.0%
American Indian, not Hispanic	102	0.4%	143	0.4%	131	0.2%	129	0.2%	108	0.2%	-21	-16.3%	111	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%	13,992	19.2%
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%	644	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%	2,766	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%	21,588	29.6%
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%	4,626	6.3%
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%	4,717	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%	7,429	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%	17,080	23.4%
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%	20,297	27.8%
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%	18,847	25.8%
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%	12,250	16.8%
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%	9,774	13.4%
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%	56,223	77.0%
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%	43,422	59.5%
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%	51,283	70.3%
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%	5,673	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%	14,885	29.0%
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%	3,060	6.0%
Bachelors Degree ¹	4,701	31.8%	6,077	23.7%	9,318	26.6%	11,896	30.0%	13,067	27.9%	1,171	9.8%	14,216	27.7%
Graduate/Professional Degree ¹	N/A	N/A	4,073	15.9%	6,941	19.8%	9,046	22.8%	11,971	25.6%	2,925	32.3%	13,449	26.2%
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%	4,077	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%	2,494	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%	2,651	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%	1,302	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%	31,742	43.5%
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%	20,020	27.4%
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%	34.2	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%	23,457	62.3%
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%	3,998	10.6%
Commute, Transit - Rail/Light Rail	N/A	N/A	232	1.0%	303	1.1%	304	0.9%	453	1.2%	149	49.0%	455	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%	1,512	4.0%
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%	2,016	5.4%
Commute, Walk	391	2.6%	691	2.9%	646	2.3%	765	2.3%	621	1.7%	-144	-18.8%	620	1.6%
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%	3,890	10.3%
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%	2,010	5.3%
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%	37,645	51.6%
Government Employee			4,691	19.9%	4,953	17.3%	6,216	18.4%	7,025	18.8%	809	13.0%	7,128	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%	9,858	26.2%
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%	28,736	76.3%
Worked in Maryland					22,296	79.2%	26,489	80.4%	30,158	82.8%	3,669	13.9%	32,234	85.6%
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%	1.39	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%	22,603	31.0%
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%	27,345	37.5%
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%	14,108	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%	27,145	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%	10,140	37.4%
Black Householder	621	6.1%	1,822	12.0%	2,757	14.1%	3,598	16.4%	4,407	17.0%	809	22.5%	4,422	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%	5,002	18.4%
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%	5,396	19.9%
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%	6,082	22.4%
Nonfamily Households (multiple persons)			1,526	10.0%	1,580	8.1%	1,585	7.2%	1,940	7.5%	355	22.4%	1,922	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%	7,353	27.1%

← 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 "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"

‡ 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.

Demographic	1980		1990		2000		2010		2020		Δ 2010-2020		Jan 2026 Estimate	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	% Chg	Number	Percent
Families	6,754	65.9%	9,768	64.3%	12,580	64.1%	14,548	66.1%	17,076	65.9%	2,528	17.4%	18,249	67.2%
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%	12,507	68.5%
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%	8,246	45.2%
Family, Male Householder	347	5.1%	644	6.6%	859	6.8%	1,114	7.7%	1,551	9.1%	437	39.2%	1,584	8.7%
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%	3,749	20.5%
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%	4,864	26.7%
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%	2,313	12.7%
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%	3,153	17.3%
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%	3,758	20.6%
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%	4,162	22.8%

Source: US Census Bureau (USCB), Decennial Census.

* The "Hawaiian/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%
Male	8,592	67.2%	13,097	68.5%	15,704	61.2%	16,949	61.1%	18,536	56.3%
Female	7,113	52.1%	11,641	57.0%	14,366	53.3%	16,192	53.2%	17,958	51.4%
White (including Hispanic)	13,604	89.5%	18,226	73.7%	17,560	58.4%	19,615	55.1%	17,794	44.3%
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 "Hawaiian/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"

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".

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"

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

Decennial Census - Montgomery County

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.	0.01%	0.003%	N/A	N/A	0.02%	0.01%	0.1%	0.2%	0.2%	0.3%	0.4%	0.7%
Asian	0.02%	0.01%	N/A	N/A	0.1%	0.4%	0.9%	3.9%	8.2%	11.3%	13.9%	15.4%
Hawaiian/Pacific Islldr.*	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%	0.04%	0.04%	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 Force¹	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 Alone²	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 Degree³	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 Degree³	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
Families⁴	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	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

Decennial Census - Maryland

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.	0.004%	0.002%	0.003%	0.004%	0.01%	0.05%	0.1%	0.2%	0.3%	0.3%	0.4%	0.5%
Asian	0.03%	0.03%	0.1%	0.0%	0.1%	0.2%	0.5%	1.5%	2.9%	4.0%	5.5%	6.8%
Hawaiian/Pacific Isladr.*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.03%	0.03%	0.04%	0.1%	0.1%
Other Race	0.0%	0.001%	0.001%	0.02%	0.03%	0.04%	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	0.003%	0.04%	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 ¹	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 ²	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 ³		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 ³		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 ⁴	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-Occupied	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+

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

Decennial Census - DC Metro

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				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 Force ¹				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 alone ²	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 Degree ³		N/A	N/A	11.0%	13.0%	14.3%	8.1%	10.4%	16.1%	18.1%	22.0%	25.3%
Graduate/Prof Degree ³		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
Families ⁴	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

Decennial Census - Baltimore Metro

DECENNIAL CENSUS - BALTIMORE, MD METROPOLITAN STATISTICAL AREA (MSA)												
Baltimore MD MSA	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
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 Isldr.*	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 ¹						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 ²				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 ³						7.0%	5.8%	8.3%	13.9%	17.3%	19.7%	22.6%
Graduate/Prof Degree ³						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 ⁴						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.

* 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, "Bachelor's 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

Decennial Census - DC

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%	47.1%	46.9%	46.5%	46.3%	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				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 Force ¹				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 alone ²	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 Degree ³		N/A	N/A	11.0%	13.0%	14.3%	8.1%	10.4%	16.1%	18.1%	22.0%	25.3%
Graduate/Prof Degree ³		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
Families ⁴	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	\$1,063	\$1,607
Median Value Own-Oc	N/A	N/A					\$15,400	\$21,400	\$68,800	\$123,900	\$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

Decennial Census - Virginia

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 ¹				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 ²	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 ³		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 ³		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 ⁴	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+

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

Decennial Census - US

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°	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° & 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 Force¹				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%	13.9%
Professional, Scientific, Mgmt.						11.9%	16.5%	17.1%	14.1%	9.3%	10.4%	11.7%
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 alone²	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%	4.9%	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 Degree³		N/A	N/A	3.4%	6.0%	4.6%	6.1%	8.6%	13.1%	15.5%	17.6%	20.2%
Graduate/Prof Degree³		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
Families⁴	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 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

Residential Development Approvals

SITE DEVELOPMENT APPROVALS/ENTITLEMENTS* (RESIDENTIAL APPROVALS)								
Time Period		Single Household ¹		Multiple Household ¹			Group Quarters	Net Total Units ¹
From	Through	Detached	Townhouse ²	Apartments	Condominiums	GAP Housing ³		
7/1/2025	12/31/2025	-1+1	0	0	0	0	0	0
1/1/2025	6/30/2025	0	0	302	0	0	0	302
7/1/2024	12/31/2024	0	160	850	136	454	0	1,600
1/1/2024	6/30/2024	0	169	0	0	64	0	233
7/1/2023	12/31/2023	-1+1	0	0	0	0	0	0
1/1/2023	6/30/2023	-3+1	0	0	0	72	0	70
7/1/2022	12/31/2022	1	0	230	0	0	0	231
1/1/2022	6/30/2022	0	0	0	0	0	0	0
7/1/2021	12/31/2021	0	0	0	0	0	0	0
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	-23+1	34	0	0	0	0	12
1/1/2010	12/31/2019	66	390	2,949	192	62	0	3,659
7/1/2019	12/31/2019	0	0	575	0	0	0	575
1/1/2019	6/30/2019	5	0	11	0	0	0	16
7/1/2018	12/31/2018	0	0	365	0	0	0	365
1/1/2018	6/30/2018	26	80	109	0	0	0	215
7/1/2017	12/31/2017	0	0	0	0	0	0	0
1/1/2017	6/30/2017	45	241	587	64	80	0	1,017
7/1/2016	12/31/2016	0	0	0	0	0	0	0
1/1/2016	6/30/2016	1	0	0	0	0	0	1
7/1/2015	12/31/2015	0	0	-128	128	0	0	0
1/1/2015	6/30/2015	0	0	0	0	0	0	0
7/1/2014	12/31/2014	0	19	0	0	0	0	19
1/1/2014	6/30/2014	0	-2	365	0	0	0	363
7/1/2013	12/31/2013	0	0	2	0	0	0	2
1/1/2013	6/30/2013	1	0	-70	0	70	0	1
7/1/2012	12/31/2012	-1	0	4	0	0	0	3
1/1/2012	6/30/2012	0	0	287	0	0	0	287
7/1/2011	12/31/2011	0	19	0	0	0	0	19
1/1/2011	6/30/2011	-12	33	588	0	-88	0	521
7/1/2010	12/31/2010	0	0	0	0	0	0	0
1/1/2010	6/30/2010	1	0	254	0	0	0	255
1/1/2000	12/31/2009	662	1,497	2,156	975	502	0	5,792
7/1/2009	12/31/2009	-3	0	300	0	0	0	297
1/1/2009	6/30/2009	0	0	194	0	0	0	194
7/1/2008	12/31/2008	0	0	139	0	0	0	139
1/1/2008	6/30/2008	-1	-52	1,292	0	50	0	1,289
7/1/2007	12/31/2007	16	91	24	0	60	0	191
1/1/2007	6/30/2007	188	398	0	0	68	0	654
7/1/2006	12/31/2006	0	0	-2	0	0	0	-2
1/1/2006	6/30/2006	0	0	0	382	0	0	382
7/1/2005	12/31/2005	95	376	-198	593	178	0	1,044
1/1/2005	6/30/2005	16	55	0	0	0	0	71
7/1/2004	12/31/2004	2	0	0	0	0	0	2
1/1/2004	6/30/2004	1	0	0	0	0	0	1
7/1/2003	12/31/2003	0	0	17	0	0	0	17
1/1/2003	6/30/2003	16	325	0	0	116	0	457
7/1/2002	12/31/2002	-2	0	307	0	0	0	305
1/1/2002	6/30/2002	0	0	0	0	0	0	0
7/1/2001	12/31/2001	1	0	0	0	30	0	31
1/1/2001	6/30/2001	2	0	0	0	0	0	2
7/1/2000	12/31/2000	333	304	82	0	0	0	719
1/1/2000	6/30/2000	-2	0	1	0	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)

¹ Net increase in number of units (approved - existing - expired), excluding group quarters. A new approval for a property will show total new units.

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

³ Includes triplexes, quadplexes, 2-over-2/2-over-1/3-over-2 two-unit townhouses, and up-and-down duplexes, whether rental or 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.

Residential Starts

New Construction - Residential Building Permits Issued

NEW CONSTRUCTION - RESIDENTIAL BUILDING PERMITS ISSUED (RESIDENTIAL STARTS)									
Time Period		Single Household ¹		Multiple Household ¹			Group Quarters	Net Total Units ¹	Total Permits
From	Through	Detached	Townhouse ²	Apartments	Condominiums	GAP Housing ³			
7/1/2025	12/31/2025	0	0	0	0	8	0	8	8
1/1/2025	6/30/2025	0	0	0	0	0	0	0	0
7/1/2024	12/31/2024	0	1	0	0	0	0	1	1
1/1/2024	6/30/2024	0	0	0	0	0	0	0	0
7/1/2023	12/31/2023	1	0	0	0	0	0	1	1
1/1/2023	6/30/2023	2	12	0	0	0	0	14	14
7/1/2022	12/31/2022	0	3	0	0	0	0	3	3
1/1/2022	6/30/2022	9	63	244	0	0	0	316	73
7/1/2021	12/31/2021	8	68	302	0	10	0	388	87
1/1/2021	6/30/2021	29	122	-1	0	42	0	192	194
7/1/2020	12/31/2020	18	70	0	0	14	0	102	102
1/1/2020	6/30/2020	8	19	386	0	14	0	427	28
1/1/2010	12/31/2019	158	727	2265	192	288	0	3630	909
7/1/2019	12/31/2019	0	0	0	0	0	0	0	0
1/1/2019	6/30/2019	2	0	0	64	0	0	66	4
7/1/2018	12/31/2018	7	0	0	0	0	0	7	7
1/1/2018	6/30/2018	4	5	0	0	0	0	9	9
7/1/2017	12/31/2017	8	17	0	0	0	0	25	25
1/1/2017	6/30/2017	2	29	0	128	0	0	159	31
7/1/2016	12/31/2016	2	6	365	0	8	0	381	8
1/1/2016	6/30/2016	5	50	0	0	14	0	69	55
7/1/2015	12/31/2015	8	34	0	0	0	0	42	42
1/1/2015	6/30/2015	14	69	241	0	16	0	340	84
7/1/2014	12/31/2014	10	47	0	0	32	0	89	57
1/1/2014	6/30/2014	4	83	0	0	0	0	87	87
7/1/2013	12/31/2013	12	96	0	0	0	0	108	108
1/1/2013	6/30/2013	19	90	0	0	30	0	139	109
7/1/2012	12/31/2012	9	30	737	0	37	0	813	42
1/1/2012	6/30/2012	15	30	233	0	41	0	319	48
7/1/2011	12/31/2011	13	31	0	0	12	0	56	44
1/1/2011	6/30/2011	10	21	300	0	34	0	365	39
7/1/2010	12/31/2010	13	35	389	0	44	0	481	55
1/1/2010	6/30/2010	1	54	0	0	20	0	75	55
1/1/2000	12/31/2009	680	842	453	561	278	0	2814	1883
7/1/2009	12/31/2009	0	31	0	0	0	0	31	31
1/1/2009	6/30/2009	0	42	0	0	0	0	42	42
7/1/2008	12/31/2008	0	20	315	0	10	0	345	30
1/1/2008	6/30/2008	0	37	0	0	0	0	37	37
7/1/2007	12/31/2007	0	34	0	0	18	0	52	34
1/1/2007	6/30/2007	4	35	1	0	46	0	86	40
7/1/2006	12/31/2006	15	14	0	0	12	0	41	29
1/1/2006	6/30/2006	0	45	0	0	8	0	53	45
7/1/2005	12/31/2005	1	47	0	0	34	0	82	48
1/1/2005	6/30/2005	1	75	0	0	18	0	94	76
7/1/2004	12/31/2004	0	0	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0	0	0
7/1/2003	12/31/2003	35	38	0	307	0	0	380	386
1/1/2003	6/30/2003	64	35	0	0	14	0	113	99
7/1/2002	12/31/2002	75	56	0	0	32	0	163	131
1/1/2002	6/30/2002	124	133	4	27	74	0	362	262
7/1/2001	12/31/2001	117	73	19	47	0	0	256	200
1/1/2001	6/30/2001	109	31	81	72	0	0	293	144
7/1/2000	12/31/2000	81	39	20	73	0	0	213	127
1/1/2000	6/30/2000	54	57	13	35	12	0	171	122

¹ Net increase in number of units (approved - existing - expired), excluding group quarters. A new approval for a property will show total new units.

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

³ Includes triplexes, quadplexes, 2-over-2/2-over-1/3-over-2 two-unit townhouses, and up-and-down duplexes, whether rental or 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.

Residential Completions

New Construction - Residential Final Occupancy Issued

NEW CONSTRUCTION - RESIDENTIAL FINAL OCCUPANCY ISSUED (RESIDENTIAL COMPLETIONS)									
Time Period		Single Household ¹		Multiple Household ¹			Group Quarters	Net Total Units ¹	Total Permits
From	Through	Detached	Townhouse ²	Apartments	Condominiums	GAP Housing ³			
7/1/2025	12/31/2025	0	0	0	0	0	0	0	0
1/1/2025	6/30/2025	0	1	0	0	0	0	1	1
7/1/2024	12/31/2024	0	0	0	0	0	0	0	0
1/1/2024	6/30/2024	1	0	523	0	0	23	524	1
7/1/2023	12/31/2023	0	13	0	0	0	0	13	13
1/1/2023	6/30/2023	4	31	0	0	0	0	35	35
7/1/2022	12/31/2022	10	78	0	0	0	0	88	88
1/1/2022	6/30/2022	16	103	386	30	0	0	535	148
7/1/2021	12/31/2021	28	77	0	38	0	0	143	143
1/1/2021	6/30/2021	8	53	0	0	0	0	61	61
7/1/2020	12/31/2020	7	1	0	12	0	0	20	20
1/1/2020	6/30/2020	1	0	0	0	0	0	1	1
1/1/2010	12/31/2019	164	676	2311	479	0	0	3630	1065
7/1/2019	12/31/2019	4	0	1	64	0	0	69	6
1/1/2019	6/30/2019	3	1	374	0	0	0	378	6
7/1/2018	12/31/2018	6	13	131	128	0	0	278	22
1/1/2018	6/30/2018	4	18	0	2	0	0	24	24
7/1/2017	12/31/2017	2	24	0	8	0	0	34	34
1/1/2017	6/30/2017	4	17	440	0	0	0	461	23
7/1/2016	12/31/2016	7	39	0	14	0	0	60	60
1/1/2016	6/30/2016	7	52	0	0	0	0	59	59
7/1/2015	12/31/2015	18	60	0	18	0	0	96	96
1/1/2015	6/30/2015	5	59	0	31	0	0	95	97
7/1/2014	12/31/2014	7	91	247	6	0	0	351	105
1/1/2014	6/30/2014	7	0	0	14	0	0	21	7
7/1/2013	12/31/2013	22	86	114	32	0	0	254	141
1/1/2013	6/30/2013	11	15	219	35	0	0	280	65
7/1/2012	12/31/2012	21	21	470	16	0	0	528	68
1/1/2012	6/30/2012	13	38	0	13	0	0	64	64
7/1/2011	12/31/2011	6	29	0	26	0	0	61	61
1/1/2011	6/30/2011	11	37	78	37	0	0	163	48
7/1/2010	12/31/2010	4	55	237	35	0	0	331	59
1/1/2010	6/30/2010	2	21	0	0	0	0	23	23
1/1/2000	12/31/2009	684	850	140	1014	0	0	2688	2080
7/1/2009	12/31/2009	3	38	1	0	0	0	42	42
1/1/2009	6/30/2009	2	30	0	0	0	0	32	32
7/1/2008	12/31/2008	1	39	0	0	0	0	40	40
1/1/2008	6/30/2008	2	22	0	34	0	0	58	58
7/1/2007	12/31/2007	5	31	0	23	0	0	59	59
1/1/2007	6/30/2007	4	22	0	22	0	0	48	48
7/1/2006	12/31/2006	3	35	0	9	0	0	47	47
1/1/2006	6/30/2006	0	44	0	44	0	0	88	88
7/1/2005	12/31/2005	0	82	0	307	0	0	389	88
1/1/2005	6/30/2005	0	0	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0	0	0
1/1/2004	6/30/2004	20	13	0	4	0	0	37	37
7/1/2003	12/31/2003	69	59	0	58	0	0	186	186
1/1/2003	6/30/2003	62	52	14	116	0	0	244	236
7/1/2002	12/31/2002	109	121	8	102	0	0	340	340
1/1/2002	6/30/2002	127	97	88	59	0	0	371	224
7/1/2001	12/31/2001	114	37	16	26	0	0	193	151
1/1/2001	6/30/2001	98	42	13	97	0	0	250	140
7/1/2000	12/31/2000	59	84	0	113	0	0	256	256
1/1/2000	6/30/2000	6	2	0	0	0	0	8	8

¹ Net increase in number of units (approved - existing - expired), excluding group quarters. A new approval for a property will show total new units.

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

³ Includes triplexes, quadplexes, 2-over-2/2-over-1/3-over-2 two-unit townhouses, and up-and-down duplexes, whether rental or 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.

Residential Demolitions

Residential Demolition Permits Finaled

RESIDENTIAL DEMOLITION PERMITS FINALED (RESIDENTIAL DEMOLITIONS)									
Time Period		Single Household ¹		Multiple Household ¹			Group Quarters	Net Total Units ¹	Total Permits
From	Through	Detached	Townhouse ²	Apartments	Condominiums	GAP Housing ³			
7/1/2025	12/31/2025	0	0	0	0	0	0	0	0
1/1/2025	6/30/2025	3	0	0	0	0	0	-3	0
7/1/2024	12/31/2024	0	1	0	0	0	0	-1	1
1/1/2024	6/30/2024	0	0	0	0	0	0	0	0
7/1/2023	12/31/2023	1	0	0	0	6	0	-7	1
1/1/2023	6/30/2023	1*	0	1	6	0	0	-7	2
7/1/2022	12/31/2022	0	1*	0	0	0	0	0	1
1/1/2022	6/30/2022	1	0	0	0	0	0	-1	1
7/1/2021	12/31/2021	1*	0	0	0	0	0	0	1
1/1/2021	6/30/2021	0	0	0	0	0	0	0	0
7/1/2020	12/31/2020	0	0	0	0	0	0	0	0
1/1/2020	6/30/2020	1	0	0	0	0	0	-1	1
1/1/2010	12/31/2019	6	1	0	0	0	0	-4	7
7/1/2019	12/31/2019	0	0	0	0	0	0	0	0
1/1/2019	6/30/2019	0	0	0	0	0	0	0	0
7/1/2018	12/31/2018	1, 1^	0	0	0	0	0	-1	-1
1/1/2018	6/30/2018	1	1*	0	0	0	0	-1	2
7/1/2017	12/31/2017	0	0	0	0	0	0	0	0
1/1/2017	6/30/2017	1*	0	0	0	0	0	0	1
7/1/2016	12/31/2016	0	0	0	0	0	0	0	0
1/1/2016	6/30/2016	0	0	0	0	0	0	0	0
7/1/2015	12/31/2015	0	0	0	0	0	0	0	0
1/1/2015	6/30/2015	1	0	0	0	0	0	-1	1
7/1/2014	12/31/2014	0	0	0	0	0	0	0	0
1/1/2014	6/30/2014	0	0	0	0	0	0	0	0
7/1/2013	12/31/2013	0	0	0	0	0	0	0	0
1/1/2013	6/30/2013	0	0	0	0	0	0	0	0
7/1/2012	12/31/2012	1	0	0	0	0	0	-1	1
1/1/2012	6/30/2012	0	0	0	0	0	0	0	0
7/1/2011	12/31/2011	0	0	0	0	0	0	0	0
1/1/2011	6/30/2011	0	0	0	0	0	0	0	0
7/1/2010	12/31/2010	0	0	0	0	0	0	0	0
1/1/2010	6/30/2010	0	0	0	0	0	0	0	0
1/1/2000	12/31/2009	0	0	2	0	0	0	-2	0
7/1/2009	12/31/2009	0	0	0	0	0	0	0	0
1/1/2009	6/30/2009	0	0	0	0	0	0	0	0
7/1/2008	12/31/2008	0	0	0	0	0	0	0	0
1/1/2008	6/30/2008	0	0	0	0	0	0	0	0
7/1/2007	12/31/2007	0	0	0	0	0	0	0	0
1/1/2007	6/30/2007	0	0	0	0	0	0	0	0
7/1/2006	12/31/2006	0	0	0	0	0	0	0	0
1/1/2006	6/30/2006	0	0	0	0	0	0	0	0
7/1/2005	12/31/2005	0	0	0	0	0	0	0	0
1/1/2005	6/30/2005	0	0	0	0	0	0	0	0
7/1/2004	12/31/2004	0	0	0	0	0	0	0	0
1/1/2004	6/30/2004	0	0	0	0	0	0	0	0
7/1/2003	12/31/2003	0	0	0	0	0	0	0	0
1/1/2003	6/30/2003	0	0	0	0	0	0	0	0
7/1/2002	12/31/2002	0	0	0	0	0	0	0	0
1/1/2002	6/30/2002	0	0	0	0	0	0	0	0
7/1/2001	12/31/2001	0	0	1	0	0	0	-1	0
1/1/2001	6/30/2001	0	0	1	0	0	0	-1	0
7/1/2000	12/31/2000	0	0	0	0	0	0	0	0
1/1/2000	6/30/2000	0	0	0	0	0	0	0	0

¹ Net decrease in number of units (existing - demolished + reconstructed).

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

³ Includes triplexes, quadplexes, 2-over-2/2-over-1/3-over-2 two-unit townhouses, and up-and-down duplexes, whether rental or 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 "mansionsionization")

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.

Figure 14: Approved Dwelling Units, 2000-2025

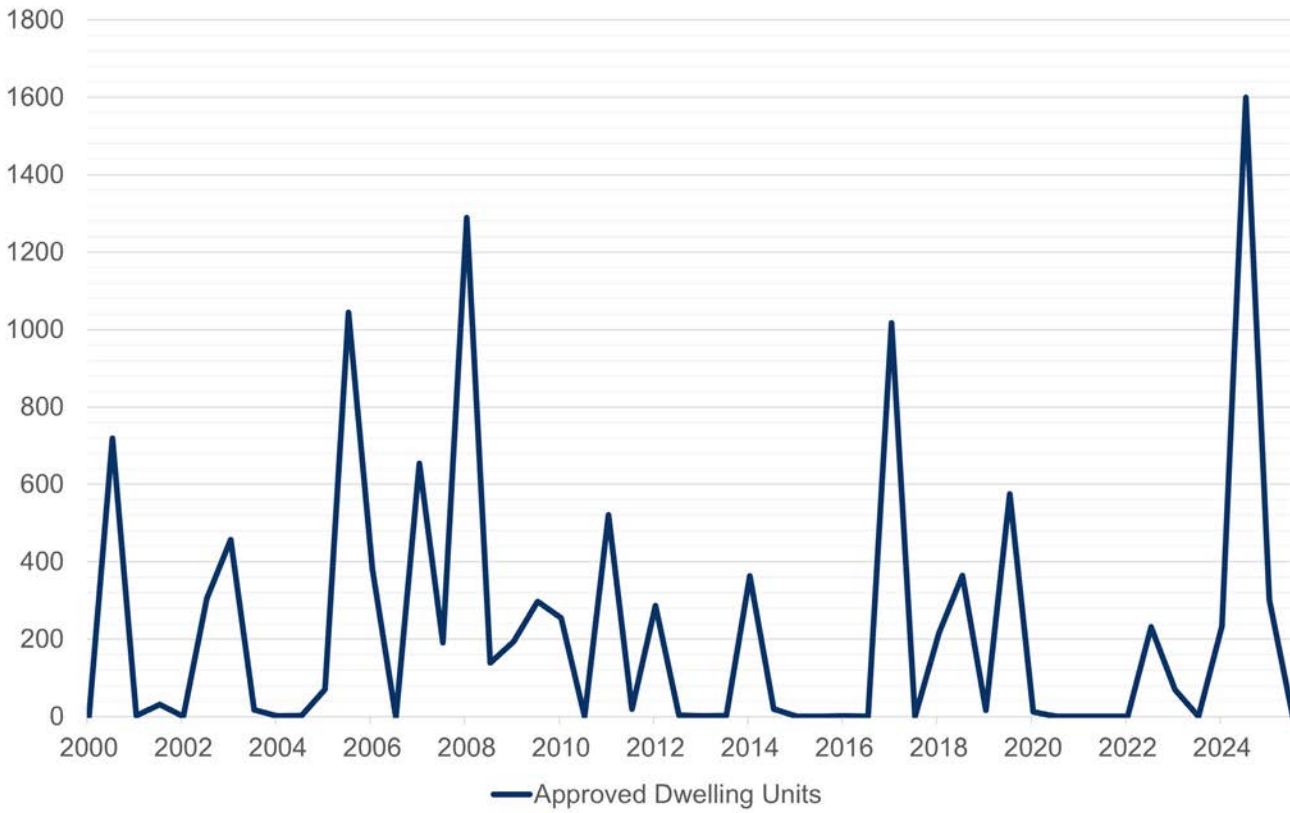
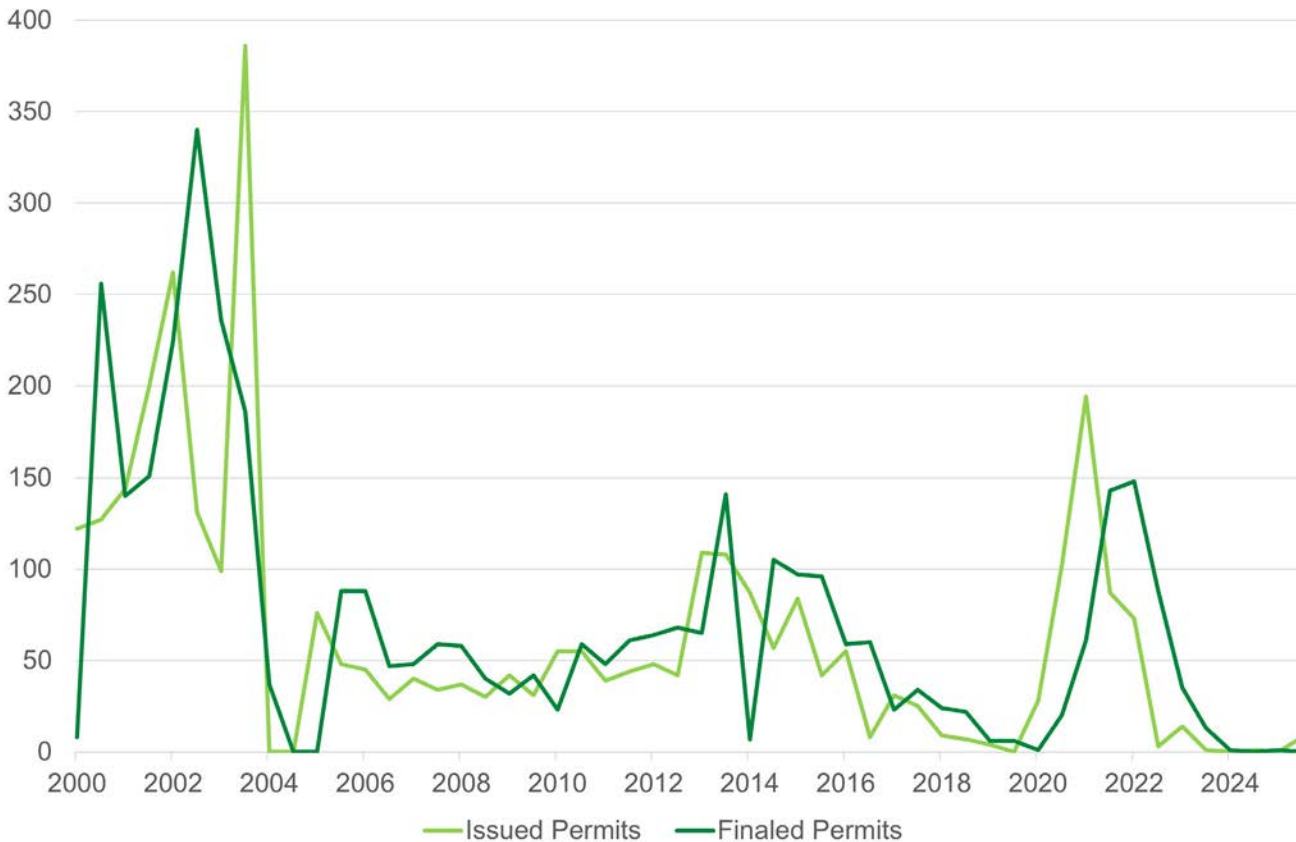


Figure 15: Completed Dwelling Units (Issued & Finalized Permits) 2000-2025



Housing Sales

of the Region

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)
2025	Q2/April*	\$670,000	+3.1%	\$650,021	+2.0% †	Q2/April*	\$435,000	+4.8%	\$416,100	+0.9%	+2.3%	+3.8%
2024	Q2/April*	\$650,000	+7.6%	\$637,250	+6.4% †	Q2/April*	\$415,000	+4.7%	\$412,300	-1.5%	+2.9%	+2.3%
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	+19.7%	\$399,050	+25.2%		\$292,214	+21.0%	\$233,700	+19.7%	+3.4%	+3.5%
2004	(Q4/Dec)	\$355,000		\$318,781	N/A		\$241,454	N/A	\$195,200	N/A	+3.4%	+3.5%
2000									\$163,200		+3.4%	+4.1%

<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/21974

(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>

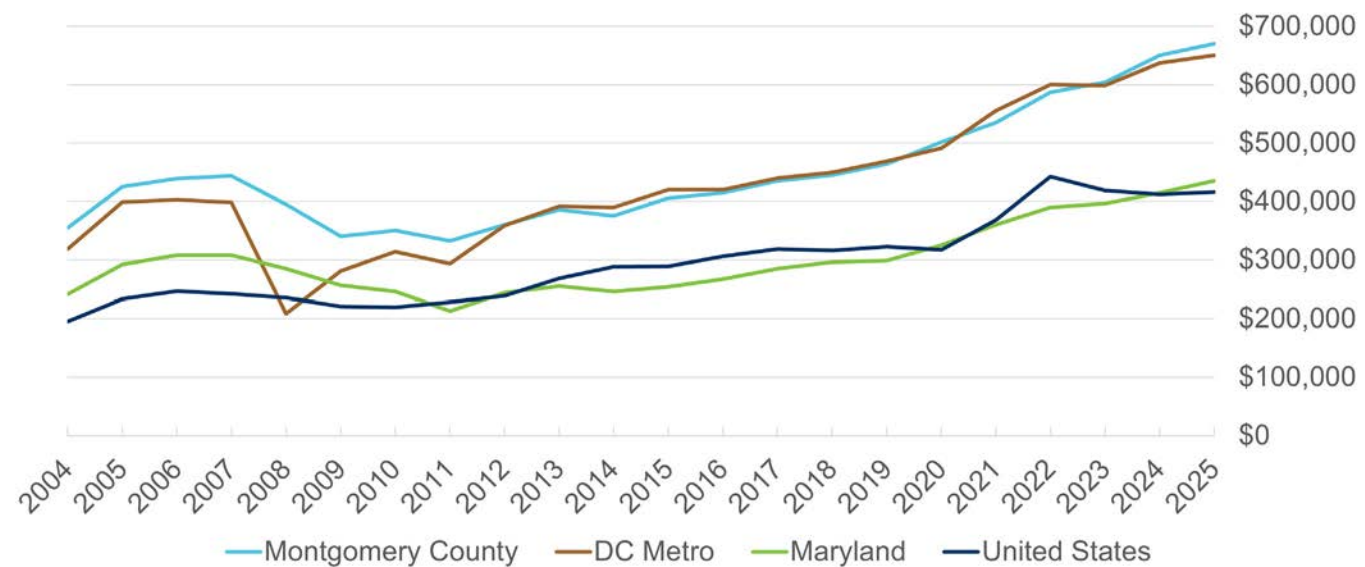
(3) Change in average annual Consumer Price Index, all Urban Consumers, (CPI-U) over prior year average; Source: US Bureau of Labor Statistics (Historical CPI-U)

<https://www.bls.gov/charts/consumer-price-index/consumer-price-index-by-category-line-chart.htm>

(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>

Figure 16: Median Sales Price of Housing



Units & Population

by Subdivision

SFD: Single-Family Detached House
 TH: Townhouse
 TC: Townhouse Condo
 SC: Stacked Two-Unit Townhouse Condo
 GC: Garden (Low-Rise) Condo

HRC: High-Rise Condo
 GA: Garden (Low-Rise) Apartment
 HRA: High-Rise Apartment
 GQ: Group-Quarters

NOTE: A PDF map of the subdivisions in the City of Gaithersburg is available at: <https://www.gaithersburgmd.gov/home/showdocument?id=2986>
 A subdivision web map is available at: <https://gaithersburgmd.maps.arcgis.com/apps/webappviewer/index.html?id=482c31e5dff64266a7778c8f87dfb8df>

SUBDIVISION SECTION/PHASE	H C D R	TAX MAP	COUNC. CMNTY. AREA	E/W I-270	COG TAZ	ZIP CODE	UNIT TYPE	A I R SR	ALL DWELLING UNITS				ESTIMATED POPULATION (#)			
									UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.	
AMBERFIELD	H	FS 342	5	W	748	20878	TH			394	394	0	0	1,186	0	1,186
ASBURY										1,314	1,251	0	63	1,854	155	2,009
ASBURY SENIOR HOUSING	R	FT 562	2	E	514	20877	HRA SR			716	716	0	0	1,026	0	1,026
ASBURY ASSISTED LIVING (KINDLEY)	R	FT 562	2	E	514	20877	HRA SR			133	133	0	0	191	0	191
ASBURY MANOR HOMES [*]	R	FT 342	2	E	514	20877	GA SR			60	0	0	60	0	145	145
ASBURY NURSING HOME (WILSON)	R	FT 562	2	E	514	20877	GQ SR			285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	FT 342	2	E	514	20877	TH SR			43	43	0	0	129	0	129
ASBURY VILLAS (DUPLEXES)	R	FT 342	2	E	514	20877	TH SR			73	73	0	0	220	0	220
ASBURY PRIVATE HOUSE (28 MARYLAND AVE)	R	FT 342	2	E	514	20877	SFD SR			1	1	0	0	3	0	3
ASBURY HOUSE FOR BETTY [*]	R	FT 562	2	E	514	20877	SFD SR			3	0	0	3	0	10	10
AUDUBON SQUARE (FALLBROOK)	H	FT 562	3	E	513	20877	TH			234	234	0	0	705	0	705
BENNINGTON (ECHO DALE)	H	FT 122	8	W	413	20878	TH			295	295	0	0	888	0	888
BRIGHTON EAST										933	933	0	0	2,584	0	2,584
BRIGHTON EAST I CONDOS	C	FS 343	4	E	743	20877	TC			41	41	0	0	123	0	123
BRIGHTON EAST II CONDOS	C	FS 343	4	E	743	20877	TC			69	69	0	0	208	0	208
BRIGHTON EAST III CONDOS	C	FS 343	4	E	743	20877	TC			45	45	0	0	135	0	135
BRIGHTON WOODS	FS 563	4	E	743	20877	SFD			139	139	0	0	447	0	447	
CEDAR VILLAGE CONDOS	C	FS 563	4	E	743	20877	TC			45	45	0	0	135	0	135
DEER PARK PLACE	H	FS 343	4	E	743	20877	TH			145	145	0	0	437	0	437
FIRESIDE CONDOS	C	FS 343	4	E	743	20877	GC			258	258	0	0	507	0	507
FOXWOOD	H	FT 341	4	E	743	20877	TH			112	112	0	0	337	0	337
KRA-BAR GARDENS		FS 563	4	E	743	20877	SFD			28	28	0	0	90	0	90
SUMMIT HALL ESTATES (BRTN. HGHLNDS.)	FT 341	4	E	743	20877	SFD			32	32	0	0	103	0	103	
SUNNYSIDE COURTS	FT 341	4	E	743	20877	SFD			19	19	0	0	61	0	61	
BRIGHTON WEST										859	855	4	0	2,222	0	2,222
BRIGHTON VILLAGE	R	FS 343	5	W	747	20878	GA			604	600	4	0	1,454	0	1,454
BRIGHTON WEST I CONDOS	C	FS 343	5	W	747	20878	TC			49	49	0	0	148	0	148
BRIGHTON WEST II CONDOS	C	FS 343	5	W	747	20878	TC			46	46	0	0	139	0	139
BRIGHTON WEST III CONDOS	C	FS 343	5	W	747	20878	TC			49	49	0	0	148	0	148
BRIGHTON WEST IV CONDOS	C	FS 343	5	W	747	20878	TC			52	52	0	0	157	0	157
BRIGHTON WEST V CONDOS	C	FS 343	5	W	747	20878	TC			59	59	0	0	178	0	178
THE CHASE AT QUINCE ORCHARD (JOHNSON PROPERTY)										106	106	0	0	324	0	324
DETACHED HOUSES	H	ES 562	6	W	406	20878	SFD			26	26	0	0	84	0	84
TOWNHOUSES	H	ES 562	6	W	406	20878	TH			80	80	0	0	241	0	241
CROWN										2,248	2,203	0	45	4,450	64	4,514
NEIGHBORHOOD 1 TOWNHOUSES	H	FS 342	5	W	732	20878	TH			51	51	0	0	154	0	154
NBRHD 1 CADENCE AT CROWN (BOZZUTO/JBG)	R	FS 342	5	W	732	20878	HRA			538	538	0	0	771	0	771
NBRHD 1 2-OVER-2 CONDOS (RYLAND)	C	FS 342	5	W	732	20878	SC			70	70	0	0	166	0	166
NBRHD 1 COPLEY AT CROWN (LOFTS)	C	FS 342	5	W	732	20878	HRC			128	128	0	0	191	0	191
NBRHD 1 FAIRFIELD AT CROWN	R	FS 342	5	W	732	20878	HRA			244	244	0	0	350	0	350
NBRHD 2 DETACHED HOUSES	H	FS 342	5	W	732	20878	SFD			60	60	0	0	193	0	193
NBRHD 2 TOWNHOUSES	H	FS 342	5	W	732	20878	TH			286	286	0	0	861	0	861
NBRHD 3, PHASE 1 TOWNHOUSES	H	FS 342	5	W	732	20878	TH			40	40	0	0	120	0	120
NBRHD 3, PHASE 1 2-OVER-2 CONDOS	C	FS 342	5	W	732	20878	SC			14	14	0	0	33	0	33
NBRHD 3, PHASE 1 THE FLATS AT CROWN	C	FS 342	5	W	732	20878	GC			64	64	0	0	126	0	126
NBRHD 3, PHASE 2 DETACHED HOUSES	H	FS 342	5	W	732	20878	SFD			21	21	0	0	68	0	68
NBRHD 3, PHASE 2 TOWNHOUSES	H	FS 342	5	W	732	20878	TH			235	235	0	0	708	0	708
NBRHD 3, PHASE 2 2-OVER-2 CONDOS	C	FS 342	5	W	732	20878	SC			66	66	0	0	157	0	157
NBRHD 5 AVENTON AT CROWN	C	FS 342	5	W	732	20878	HRA			386	386	0	0	553	0	553
CROWN APPROVED BUT UNBUILT	C	FS 342	5	W	732	20878	HRA			45	0	0	45	0	64	64
CROWN POINTE										68	68	0	0	207	0	207
DETACHED HOUSES	H	FS 342	5	W	732	20878	SFD			13	13	0	0	42	0	42
TOWNHOUSES	H	FS 342	5	W	732	20878	TH			55	55	0	0	166	0	166

SUBDIVISION SECTION/PHASE	H C D R	COUNC. CMNTY. AREA	E/W I- 270	UNIT TYPE	A I R S R	ALL DWELLING UNITS				ESTIMATED POPULATION (±)		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
DEER PARK						407	401	3	3	1,278	10	1,288
BEANE SUBDIVISION		2	E	SFD		3	2	0	1	6	3	10
CENTRAL AVE (100 BLOCK) [*]		2	E	SFD		2	1	0	1	3	3	6
DEER PARK		2	E	SFD		314	312	1	1	1,003	3	1,006
E DEER PARK DR		2	E	SFD		11	11	0	0	35	0	35
KENDRICK SQUARE		2	E	SFD		2	2	0	0	6	0	6
KIRKMAN'S ADDITION		2	E	SFD		3	3	0	0	10	0	10
LEET'S ADDITION		2	E	SFD		2	2	0	0	6	0	6
LEFBURE'S ADDITION		2	E	SFD		2	2	0	0	6	0	6
LYNPARK		2	E	SFD		16	16	0	0	51	0	51
MANNIX ADDITION		2	E	SFD		4	4	0	0	13	0	13
SELBY'S ADDITION		2	E	SFD		2	2	0	0	6	0	6
STEFANO'S ADDITION		2	E	SFD		1	0	1	0	0	0	0
UNPLATTED LOTS [1]		2	E	SFD		39	38	1	0	122	0	122
ZANNER'S ADDITION		2	E	SFD		1	1	0	0	3	0	3
109 S SUMMIT AVE ROOMING HOUSE		2	E	GQ		5	5	0	0	5	0	5
DIAMOND COURTS (WEST RIDING)		7	W	SFD		200	200	0	0	643	0	643
DIAMOND FARMS	H	7	W	TH		268	268	0	0	807	0	807
DIAMOND SQUARE	R	8	W	HRA	IR	124	124	0	0	178	0	178
DORSEY ESTATES	H	8	W	TH		49	49	0	0	148	0	148
EMORY HILLS & WOODS						44	44	0	0	136	0	136
EMORY HILLS (SYKES ST)		3	E	SFD		6	6	0	0	19	0	19
EMORY WOODS	H	3	E	SFD		11	11	0	0	35	0	35
EMORY WOODS	H	3	E	TH		27	27	0	0	81	0	81
FERNSHIRE						499	499	0	0	1,535	0	1,535
BRIDLEWOOD		7	W	SFD		80	80	0	0	257	0	257
FERNSHIRE FARMS / COVENTRY	H	7	W	TH		342	342	0	0	1,030	0	1,030
FERNSHIRE WOODS		7	W	SFD		14	14	0	0	45	0	45
HIDDEN ORCHARDS		7	W	SFD		23	23	0	0	74	0	74
LONGDRAFT ESTATES		7	W	SFD		40	40	0	0	129	0	129
THE GATEWAY (ORCHARD POND)						1,158	747	157	254	1,810	615	2,426
THE GATEWAY APTS (EXISTING)	R	8	W	GA		748	747	1	0	1,810	0	1,810
PHASE I (EAST OF FIRSTFIELD RD) [*]	R	8	W	GA		410	0	156	254	0	615	615
GATEWAY COMMONS						135	135	0	0	417	0	417
GATEWAY COMMONS	H	4	E	SFD		52	52	0	0	167	0	167
GATEWAY COMMONS	H	4	E	TH		83	83	0	0	250	0	250
GOVERNOR SQUARE	R	5	W	GA		238	238	0	0	577	0	577
GREATER HISTORIC DISTRICT						154	124	26	4	397	13	410
MAGRUDER'S ADDITION		2	E	SFD		8	8	0	0	26	0	26
REALTY PARK		2	E	SFD		55	51	3	1	164	3	167
REALTY PARK - FORMER ASBURY HOUSES		2	E	SFD		2	2	0	0	6	0	6
RUSSELL & BROOKES ADDITION		2	E	SFD		57	33	22	2	106	6	113
RUSSELL & BROOKES ADD. HOUSE APT (18 BROOKES AVE)	R	2	E	GA		1	1	0	0	2	0	2
WALKER'S ADDITION HOUSE APT (3 WALKER AVE)	R	2	E	GA		1	1	0	0	2	0	2
WALKER'S ADDITION		2	E	SFD		30	28	1	1	90	3	93
HIDDEN CREEK						867	867	0	0	2,375	0	2,375
LAND BAY I	H	3	E	SFD		22	22	0	0	71	0	71
LAND BAY I	H	3	E	TH		57	57	0	0	172	0	172
LAND BAY II	H	3	E	SFD		31	31	0	0	100	0	100
GLEN AT HIDDEN CREEK (LAND BAY III)	H	3	E	SFD		16	16	0	0	51	0	51
GLEN AT HIDDEN CREEK (LAND BAY III)	H	3	E	TH		325	325	0	0	979	0	979
GLEN AT HIDDEN CREEK (LAND BAY III)	C	3	E	SC		116	116	0	0	276	0	276
HIDDEN CREEK APT HOMES (SUMMIT CTR)	R	3	E	GA		300	300	0	0	727	0	727
HUNT CLUB APARTMENTS	R	1	E	GA		336	336	0	0	814	0	814
HUNTER'S TRACE (SOLAIRE COURT)		7	W	SFD		33	33	0	0	106	0	106
KENTLANDS						2,729	2,168	14	547	5,593	784	6,377
BEACON PLACE APTS	R	6	W	GA		240	240	0	0	582	0	582
THE COLONNADE AT KENTLANDS	C	6	W	GC		307	307	0	0	603	0	603
COPPERFIELD CROSSING I (K-989)	C	6	W	GC		56	56	0	0	110	0	110
COPPERFIELD CROSSING II	C	6	W	GC		28	28	0	0	55	0	55
GATEHOUSE NEIGHBORHOOD	H	6	W	SFD		172	172	0	0	553	0	553
GATEHOUSE NEIGHBORHOOD	H	6	W	TH		46	46	0	0	139	0	139
GATEHOUSE NEIGHBORHOOD LIVE/WORK	H	6	W	GA		1	0	1	0	0	0	0
GATEHOUSE NBRHD URBAN COTTAGES	R	6	W	GA		11	11	0	0	27	0	27
HILL DISTRICT	H	6	W	SFD		196	196	0	0	630	0	630
HILL DISTRICT	H	6	W	TH		98	98	0	0	295	0	295
HILL DISTRICT URBAN COTTAGES	R	6	W	GA		7	7	0	0	17	0	17
KENTLANDS APARTMENTS	R	6	W	HRA		302	0	0	302	0	433	433
KENTLANDS II (MIDTOWN SEC 4/BOZZUTO 2/2)	C	6	W	SC		30	30	0	0	71	0	71

SUBDIVISION SECTION/PHASE	H C D R	COUNC. CMNTY. AREA	E/W I- 270	UNIT TYPE	A I R S R	ALL DWELLING UNITS				ESTIMATED POPULATION (#)		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
KENTLANDS MANOR (FOUNTAIN GLEN/GARDENS @ KNTLNDS.)	R	6	W	GA	SR	206	206	0	0	499	0	499
KENTLANDS RIDGE (HILL DISTRICT I-K-936)	C	6	W	SFD		2	2	0	0	6	0	6
KENTLANDS RIDGE (HILL DISTRICT I-K-936)	C	6	W	TC		4	4	0	0	12	0	12
KENTLANDS RIDGE (HILL DISTRICT I-K936)	C	6	W	GC		84	84	0	0	165	0	165
KENTLANDS VIEW (K-979) DUPLEXES	H	6	W	TH		2	2	0	0	6	0	6
KENTLANDS VIEW (K-979) TOWNHOUSES	H	6	W	TH		49	49	0	0	148	0	148
KENTLANDS VIEW (K-979) CONDOS	C	6	W	GC		60	60	0	0	118	0	118
LAKE DISTRICT (LOWER)	H	6	W	SFD		16	16	0	0	51	0	51
LAKE DISTRICT (LOWER) URBAN COTTAGES	R	6	W	GA		4	4	0	0	10	0	10
MARKET SQUARE REDVLPMT, PHASE 1	R	6	W	HRA		245	0	0	245	0	351	351
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	6	W	SFD		64	64	0	0	206	0	206
UPPER/MIDDLE LAKE DISTRICT (SDP-4)	H	6	W	TH		21	21	0	0	63	0	63
UPPER/MIDDLE LAKE DIST URBAN COTTAGES	R	6	W	GA		2	2	0	0	5	0	5
MIDTOWN	H	6	W	SFD		31	31	0	0	100	0	100
MIDTOWN	H	6	W	TH		71	71	0	0	214	0	214
MIDTOWN, PHASE II LIVE/WORKS	H	6	W	GA		49	36	13	0	87	0	87
MIDTOWN SECTION 4 (CRAFTSTAR 2/2)	C	6	W	SC		70	70	0	0	166	0	166
MIDTOWN SECTION 4 (BOZZUTO)	C	6	W	GC		109	109	0	0	214	0	214
MIDTOWN URBAN COTTAGES	R	6	W	GA		4	4	0	0	10	0	10
OLD FARM NEIGHBORHOOD	H	6	W	SFD		36	36	0	0	116	0	116
OLD FARM NEIGHBORHOOD	H	6	W	TH		30	30	0	0	90	0	90
OLD FARM NEIGHBORHOOD LIVE/WORK	H	6	W	GA		1	1	0	0	2	0	2
OLD FARM NBRHD URBAN COTTAGES	R	6	W	GA		11	11	0	0	27	0	27
TSCHIFFELY SQUARE ROAD DISTRICT	H	6	W	SFD		29	29	0	0	93	0	93
TSCHIFFELY SQUARE ROAD DISTRICT	H	6	W	TH		31	31	0	0	93	0	93
TSCHIFFELY SQ RD DIST URBAN COTTAGES	R	6	W	GA		4	4	0	0	10	0	10
LAKEFOREST MALL REDEVELOPMENT						1,600	0	0	1,600	0	2,982	2,982
TOWNHOUSES	H	1	E	TH		160	0	0	160	0	482	482
2-OVER-2 CONDOS (3-STORY)	C	1	E	SC		194	0	0	194	0	461	461
2-OVER-2 CONDOS (4-STORY)	C	1	E	SC		206	0	0	206	0	490	490
TRIPLEXES	C	1	E	SC		54	0	0	54	0	128	128
HIGH-RISE CONDOS	C	1	E	HRC		136	0	0	136	0	203	203
HIGH-RISE APARTMENTS	R	1	E	HRA		850	0	0	850	0	1,218	1,218
LAKELANDS						1,627	1,626	1	0	4,552	0	4,552
COURTS OF DEVON (PHASE 1 SECTION 1)	R	6	W	GA		253	253	0	0	613	0	613
CROSS GREEN AT LAKELANDS (PH I SEC 1 2/2)	C	6	W	SC		58	58	0	0	138	0	138
HEATHWALK AT LAKELANDS (PH I SEC 1 2/2)	C	6	W	SC		28	28	0	0	67	0	67
LAKELANDS RIDGE (GREAT SENECA N)	H	6	W	SFD		56	56	0	0	180	0	180
LAKELANDS RIDGE (GREAT SENECA N)	C	6	W	GC		159	159	0	0	312	0	312
MAIN STREET AT LAKELANDS (PH I SEC 1 2/2)	C	6	W	SC		68	68	0	0	162	0	162
MARKET ST AT LAKELANDS (PH I SEC 1 2/2)	C	6	W	SC		48	48	0	0	114	0	114
PHASE I SECTION 1	H	6	W	SFD		16	16	0	0	51	0	51
PHASE I SECTION 1	H	6	W	TH		92	92	0	0	277	0	277
PHASE I SECTION 1 UPPER/LOWER DUPLEX (686 HEATHWALK MEWS)	H	6	W	GA		2	2	0	0	5	0	5
PHASE I SECTION 1 LIVE/WORK UNITS	H	6	W	GA		16	15	1	0	36	0	36
PHASE I SECTION 2	H	6	W	SFD		194	194	0	0	624	0	624
PHASE I SECTION 2	H	6	W	TH		105	105	0	0	316	0	316
PHASE I SECTION 2 URBAN COTTAGES	R	6	W	GA		2	2	0	0	5	0	5
PHASE I SECTION 2 LIVE/WORK (GEN STORE)	H	6	W	GA		1	1	0	0	2	0	2
PHASE II SECTION 1	H	6	W	SFD		54	54	0	0	174	0	174
PHASE II SECTION 1	H	6	W	TH		59	59	0	0	178	0	178
PHASE II SECTION 2	H	6	W	SFD		103	103	0	0	331	0	331
PHASE II SECTION 2	H	6	W	TH		147	147	0	0	443	0	443
PHASE III SECTION 1	H	6	W	SFD		51	51	0	0	164	0	164
PHASE III SECTION 1	H	6	W	TH		41	41	0	0	123	0	123
PHASE III SECTION 2 (LANE IN THE WOODS)	H	6	W	SFD		61	61	0	0	196	0	196
PHASE III SECTION 2 URBAN COTTAGES	R	6	W	GA		1	1	0	0	2	0	2
PHASE III SECTION 3 (LANE IN THE WOODS)	H	6	W	SFD		12	12	0	0	39	0	39
LONGDRAFT ROAD						35	35	0	0	113	0	113
JOAN'S HILL	H	8	W	SFD		8	8	0	0	26	0	26
LEAFY OVERLOOK (GOLDEN POST LA)		7	W	SFD		3	3	0	0	10	0	10
LONGDRAFT OAKS		8	W	SFD		12	12	0	0	39	0	39
SENECA RIDGE		7	W	SFD		12	12	0	0	39	0	39
MAPLE HILL (JACKSON PROPERTY/HABITAT)	H	3	E	TH	IR	19	19	0	0	57	0	57
MEEM'S ADDITION						50	47	3	0	149	0	149
MEEM'S ADDITION SINGLE FAMILIES		2	E	SFD		42	39	3	0	125	0	125
MEEM'S ADDITION DUPLEXES		2	E	TH		8	8	0	0	24	0	24
MISSION HILLS	H	5	W	SFD		52	52	0	0	167	0	167

SUBDIVISION SECTION/PHASE	H C D R	COUNC. CMNTY. AREA	E/W I- 270	UNIT TYPE	A I R S R	ALL DWELLING UNITS				ESTIMATED POPULATION (#)		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
MONTGOMERY MEADOWS						458	458	0	0	1,379	0	1,379
SECTION I	H	1	E	TH		158	158	0	0	476	0	476
SECTION II PHASE 1	H	1	E	TH		119	119	0	0	358	0	358
SECTION II PHASE 2	H	1	E	TH		88	88	0	0	265	0	265
LAKEFOREST GLEN (SECTION II PHASE 3)	H	1	E	TH		93	93	0	0	280	0	280
NEWPORT ESTATES						291	291	0	0	876	0	876
SECTION I	C	3	E	TC		54	54	0	0	163	0	163
SECTION II	C	3	E	TC		103	103	0	0	310	0	310
SECTION III	C	3	E	TC		134	134	0	0	403	0	403
NORTH FREDERICK AVENUE						761	759	2	0	1,607	0	1,607
439 N FREDERICK AVE APTS (MHP) (SCHNEIDER/HOUSER)	R	2	E	GA	IR	33	33	0	0	80	0	80
ASSEMBLY WATKINS MILL (POINT AT WATKINS MILL/WATKINS)	R	1	E	GA		210	208	2	0	504	0	504
DALAMAR APTS	R	2	E	GA		120	120	0	0	291	0	291
FOREST OAK TOWER	R	2	E	HRA	I/SR	175	175	0	0	251	0	251
FREESTATE APTS	R	2	E	GA		16	16	0	0	39	0	39
MATTRESS DISCOUNTERS (101 N FRED AVE)	R	2	E	GA		2	2	0	0	5	0	5
SENECA HEIGHTS FAMILIES		1	E	GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		1	E	GQ	IR	41	41	0	0	41	0	41
WHETSTONE APTS	R	2	E	GA		102	102	0	0	247	0	247
WOODLAWN PARK (MHP)	R	2	E	GA	IR	45	45	0	0	109	0	109
OAKMONT (LOTS 1,2,7,9,11,13,15,17, BLOCK 2)		2	E	SFD		8	8	0	0	26	0	26
OBSERVATORY / BROWN'S						375	356	13	6	1,049	19	1,068
BROWN'S ADDITION		4	E	SFD		186	174	9	3	559	10	569
BROWN'S ADDITION TOWNHOUSES		4	E	TH		3	3	0	0	9	0	9
DE SELLUM HOUSE		4	E	GQ		4	4	0	0	4	0	4
LILAC GARDENS CONDOS	C	4	E	GC		31	31	0	0	61	0	61
LONDONDERRY/WATER ST	D	4	E	SFD		18	18	0	0	58	0	58
OBSERVATORY HEIGHTS		4	E	SFD		64	61	0	3	196	10	206
OBSV HTS U/L DUPLEXES (2 CEDAR, 12 GEORGE)	R	4	E	GA		4	4	0	0	10	0	10
OBSV HTS ROOMING HOUSE (11 DESELLUM)	R	4	E	GQ		5	5	0	0	5	0	5
SAINT MARTIN'S CONVENT		4	E	GQ		4	4	0	0	4	0	4
SAINT MARTIN'S PARISH		4	E	GQ		2	2	0	0	2	0	2
SPRINGHOLLOW	H	4	E	TH		11	11	0	0	33	0	33
SUMMIT ESTATES (DESELLUM OAKS)		4	E	SFD		11	11	0	0	35	0	35
SUMMIT HALL APTS	R	4	E	GA		22	22	0	0	53	0	53
SUMMIT HALL (DeSELLUM)		4	E	SFD		7	5	2	0	16	0	16
SUMMIT PARK		4	E	SFD		3	1	2	0	3	0	3
OLD CARRIAGE HILL (WILD FOREST DR)	H	1	E	TH		39	39	0	0	117	0	117
OLDE TOWNE						2,709	2,327	71	311	5,351	646	5,997
214 BROOKES AVE APTS (SEIDL)	R	2	E	GA		12	12	0	0	29	0	29
315 EAST DIAMOND AVE (FISHMAN)	R	2	E	HRA		109	0	0	109	0	156	156
ARCHSTONE GAITHERSBURG STATION	R	3	E	GA		400	400	0	0	969	0	969
BROOKE MANOR APTS	R	2	E	GA		11	11	0	0	27	0	27
CAROLANN COURTS (TRENTO PL)	C	3	E	TC		24	24	0	0	72	0	72
CEDAR COURT	R	2	E	HRA		79	79	0	0	113	0	113
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R	2	E	HRA	IR	199	199	0	0	285	0	285
DIAMOND ACRES (SEIDL) [*]	R	4	E	GA		35	0	0	35	0	85	85
DIAMOND HOUSE APTS [*]	R	4	E	GA		17	0	0	17	0	41	41
DIAMOND OAK CONDOS (8 RUSSELL AVE)	C	2	E	GC		36	36	0	0	71	0	71
DIAMOND STATION	R	2	E	GA		11	0	0	11	0	27	27
DIAMOND TAK (IRVINGTON FARMS/KING)	R	2	E	GA		9	9	0	0	22	0	22
EAST DIAMOND AVE (UNIT BLOCK)		2	E	SFD		1	0	1	0	0	0	0
EAST DIAMOND AVE (100 BLOCK)		2	E	SFD		2	0	2	0	0	0	0
EAST DIAMOND AVE (300 BLOCK)		3	E	SFD		1	0	1	0	0	0	0
EAST DIAMOND AVE (400 BLOCK)		3	E	SFD		17	4	13	0	13	0	13
EAST DIAMOND AVE (600 BLOCK)	R	2	E	SFD		1	0	1	0	0	0	0
FOREST OAK APTS	R	2	E	GA		11	11	0	0	27	0	27
LAR-KEN APTS	R	3	E	GA		44	44	0	0	107	0	107
LEE AVENUE DUPLEXES		2	E	TH		4	4	0	0	12	0	12
LYNN-BROOKE APTS (NAGEL)	R	2	E	GA		8	8	0	0	19	0	19
MADDOX ADDITION (20 S SUMMIT AVE)		2	E	SFD		1	1	0	0	3	0	3
MAPLEWOOD VILLAS (CRESTWOOD TERRACE)	R	3	E	GA		108	108	0	0	262	0	262
OAKS AT OLDE TOWNE	R	2	E	GA	I/SR	72	72	0	0	174	0	174
PARK STATION	R	2	E	GA		385	385	0	0	933	0	933
RESIDENCES AT OLDE TOWNE [*] (139 NEW UNITS)	R	4	E	GA		191	0	52	139	0	337	337
SPRING RIDGE (LAKEFOREST PL.)	R	3	E	GA		204	204	0	0	494	0	494
STREAMSIDE EAST (PARCEL N407)	R	3	E	GA		237	237	0	0	574	0	574
STREAMSIDE WEST (PARCEL N467)	R	3	E	GA		182	182	0	0	441	0	441
SUMMIT CREST	R	3	E	GA		233	232	1	0	562	0	562
SUMMIT CROSSING (BOZZUTO) COTTAGES	C	2	E	TC		9	9	0	0	27	0	27

SUBDIVISION SECTION/PHASE	H C D R	COUNC. CMNTY. AREA	E/W I- 270	UNIT TYPE	A I R S R	ALL DWELLING UNITS				ESTIMATED POPULATION (#)		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
SUMMIT CROSSING (BOZZUTO) 2/2 CONDOS	C	2	E	SC		36	36	0	0	86	0	86
WELLS-ROBERTSON HOUSE		2	E	GQ	IR	14	14	0	0	14	0	14
YOUNG APTS (KING II)	R	2	E	GA		6	6	0	0	15	0	15
ORCHARD GLEN (ORCHARD RIDGE)	H	7	W	TH		33	33	0	0	99	0	99
ORCHARD PLACE	H	7	W	TH		156	156	0	0	470	0	470
THE ORCHARDS	H	6	W	TH		166	166	0	0	500	0	500
PARK SUMMIT						395	395	0	0	1,114	0	1,114
PARK SUMMIT	H	5	W	TH		323	323	0	0	973	0	973
PARK SUMMIT CONDOMINIUMS	C	5	W	GC		72	72	0	0	141	0	141
PHEASANT RUN						307	307	0	0	974	0	974
ORCHARD HILLS	H	7	W	SFD		91	91	0	0	293	0	293
PHEASANT RUN	H	7	W	SFD		152	152	0	0	489	0	489
PHEASANT RUN (DUPLEXES)	H	7	W	TH		64	64	0	0	193	0	193
POTOMAC OAKS (DIAMOND FARMS)	C	7	W	GC		540	539	1	0	1,059	0	1,059
QUINCE ORCHARD PARK						587	582	5	0	1,707	0	1,707
PHASE I DETACHED	H	6	W	SFD		92	92	0	0	296	0	296
PHASE I DUPLEXES	H	6	W	TH		24	24	0	0	72	0	72
PHASE I TOWNHOUSES	H	6	W	TH		86	86	0	0	259	0	259
PHASE II DETACHED	H	6	W	SFD		97	97	0	0	312	0	312
PHASE II DUPLEXES	H	6	W	TH		46	46	0	0	139	0	139
PHASE II TOWNHOUSES	H	6	W	TH		49	49	0	0	148	0	148
PHASE II 2 OVER 2 CONDOS	C	6	W	SC		100	100	0	0	238	0	238
PHASE II 2 OVER 2 CONDOS LIVE-WORKS	C	6	W	SC		10	5	5	0	12	0	12
VISTAS DETACHED	H	6	W	SFD		13	13	0	0	42	0	42
VISTAS TOWNHOUSES	H	6	W	TH		38	38	0	0	114	0	114
VISTAS 2 OVER 2 CONDOS	C	6	W	SC		32	32	0	0	76	0	76
RASHIDIAN ESTATES [*]	H	4	E	SFD		4	1	0	3	3	10	13
RELDA SQUARE	H	7	W	SFD		68	68	0	0	219	0	219
ROSEMONT		4	E	SFD		51	51	0	0	164	0	164
SAYBROOKE						730	729	0	1	2,144	3	2,147
SAYBROOKE APTS	R	3	E	GA		252	252	0	0	611	0	611
SAYBROOKE II	H	3	E	SFD		143	143	0	0	460	0	460
SAYBROOKE IV	H	3	E	SFD		18	17	0	1	55	3	58
SAYBROOKE VILLAGE	H	3	E	SFD		317	317	0	0	1,019	0	1,019
SENECA MEWS (DIAMOND PROPERTY)						31	31	0	0	94	0	94
DIAMOND HOUSE	H	7	W	SFD		1	1	0	0	3	0	3
SENECA MEWS TOWNHOUSES	H	7	W	TH		30	30	0	0	90	0	90
SENECA VILLAGE (GROVE PARK, Q O CLUSTERS)	R	7	W	GA		684	679	5	0	1,645	0	1,645
SHADY GROVE VILLAGE						655	655	0	0	1,873	0	1,873
SHADY GROVE VILLAGE I PAR B	H	5	W	TH		177	177	0	0	533	0	533
SHADY GROVE VILLAGE II PAR 2	C	5	W	TC		122	122	0	0	367	0	367
SHADY GROVE VILLAGE II PAR 3	C	5	W	TC		108	108	0	0	325	0	325
SHADY GROVE VILLAGE III SEC. 2	H	5	W	TH		80	80	0	0	241	0	241
VILLAGES OF GAITHERSBURG (FIELDS OF GBURG/LAKEWOOD	R	5	W	GA	IR	168	168	0	0	407	0	407
SOUTH FREDERICK AVENUE						1,028	687	93	248	1,667	598	2,265
CHELSEA PARK APTS (EXECUTIVE GARDENS)	R	4	E	GA		87	87	0	0	211	0	211
FLOWERS APTS (WAYNE GARDENS)	R	2	E	GA		32	32	0	0	78	0	78
GAITHER HOUSE APTS	R	2	E	GA		95	95	0	0	230	0	230
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R	4	E	GA	I,SR	140	140	0	0	339	0	339
LAKESIDE APTS	R	2	E	GA		45	45	0	0	109	0	109
LANIGAN APTS	R	2	E	GA		5	5	0	0	12	0	12
MONTGOMERY HOUSE APTS	R	2	E	GA		50	50	0	0	121	0	121
MONTGOMERY PARK APTS (DEER PARK GARDENS)	R	2	E	GA		40	38	2	0	92	0	92
ONE CENTRAL	R	2	E	SC		72	0	0	72	0	171	171
ROSEDALE APTS	R	4	E	GA		193	192	1	0	465	0	465
SUITES 355 [*] (CHELSEA PARK/EXECUTIVE GARDENS) (176 NEW UNITS)	R	4	E	GA		263	0	87	176	0	426	426
SUMMIT HALL FARM (BOHRER PARK)	R	4	E	SFD		1	1	0	0	3	0	3
200 BLOCK (ODD) [2]		2	E	SFD		1	0	1	0	0	0	0
500 BLOCK (ODD) [3]		2	E	SFD		2	0	2	0	0	0	0
600 BLOCK (ODD) [4]		4	E	SFD		2	2	0	0	6	0	6
THE SPECTRUM AT WATKINS MILL (CASEY EAST)						859	467	0	392	891	562	1,453
PARAMOUNT EAST (230 SPECTRUM AVE)	R	1	E	GA		114	114	0	0	276	0	276
PARAMOUNT WEST (231 SPECTRUM AVE)	R	1	E	GA		110	110	0	0	267	0	267
PARAMOUNT NORTH (BUILDING S/T)	R	1	E	HRA		234	0	0	234	0	335	335
THE MAJESTIC	R	1	E	HRA		243	243	0	0	348	0	348
AGE-RESTRICTED MULTI-HOUSEHOLD	R	1	E	HRA	AR	158	0	0	158	0	226	226
THOMAS ADDITION (W DIAMOND AVE) [*]		2	E	SFD		2	0	0	2	0	6	6
TIMBERBROOK	C	5	W	GC		168	168	0	0	330	0	330
VILLA RIDGE (VICTORY FARM)	C	3	E	GC		418	418	0	0	821	0	821
VILLAGE OVERLOOK (HYDE PARK)	C	1	E	GC		270	270	0	0	530	0	530

SUBDIVISION SECTION/PHASE	H C D R	COUNC. CMNTY. AREA	E/W I 270	UNIT TYPE	A I R S R	ALL DWELLING UNITS				ESTIMATED POPULATION (#)		
						UNIT TOTAL	UNITS COMPL.	OTHER USES	TO BE COMPL.	CURRENT POPLN.	FUTURE GROWTH	FUTURE POPLN.
WARTHERR						494	494	0	0	1,420	0	1,420
GREENS OF WARTHERR	C	5	W	TC		53	53	0	0	160	0	160
GREENS OF WARTHERR (PIGGYBACKS)	C	5	W	SC		106	106	0	0	252	0	252
TOWNS OF WARTHERR	H	5	W	TH		131	131	0	0	394	0	394
WASHINGTONIAN TOWNS	H	5	W	TH		204	204	0	0	614	0	614
WASHINGTONIAN CENTER						758	750	8	0	1,196	0	1,196
CAMDEN AT WASHINGTONIAN CENTER NORTH	R	5	W	HRA		365	365	0	0	523	0	523
GATEWAY PARK AT WASHINGTONIAN CTR	H	5	W	TH		83	83	0	0	250	0	250
WASH. NORTH SENIOR - INDPNDT. LIVING	R	5	W	HRA		190	190	0	0	272	0	272
WASH. NORTH SENIOR - ASSISTED LIVING	R	5	W	HRA		89	89	0	0	128	0	128
WASH. NORTH SENIOR - MEMORY CARE	R	5	W	GQ		23	23	0	0	23	0	23
WASH. NORTH SENIOR - APRVD./UNBUILT	R	5	W	HRA		8	0	8	0	0	0	0
WASHINGTONIAN VILLAGE (CRESTFIELD)	D	5	W	SFD		90	90	0	0	289	0	289
WASHINGTONIAN WOODS						576	576	0	0	1,602	0	1,602
SECTION 1	H	5	W	SFD		37	37	0	0	119	0	119
SECTION 2	H	5	W	SFD		51	51	0	0	164	0	164
SECTION 4	H	5	W	SFD		43	43	0	0	138	0	138
SECTION 5	H	5	W	SFD		44	44	0	0	141	0	141
SECTION 6	H	5	W	SFD		82	82	0	0	264	0	264
SECTION 7	H	5	W	SFD		44	44	0	0	141	0	141
SECTION 8	H	5	W	SFD		49	49	0	0	158	0	158
SECTION 10	H	5	W	SFD		26	26	0	0	84	0	84
OAKS AT WASHINGTONIAN WOODS (SEC 3)	C	5	W	GC		48	48	0	0	94	0	94
VISTAS AT WASHINGTONIAN WOODS (SEC 9)	C	5	W	GC		152	152	0	0	299	0	299
WATKINS MILL RD (MONTPELIER)		1	E	SFD		3	2	0	1	6	3	10
WATKINS MILL TOWN CENTER (CASEY WEST)						1,085	454	1	630	1,296	996	2,292
PARKLANDS - DETACHED HOUSES/COTTAGES	H	8	W	SFD		94	93	1	0	299	0	299
PARKLANDS - DUPLEXES	H	8	W	TH		2	2	0	0	6	0	6
PARKLANDS - TOWNHOUSES	H	8	W	TH		178	178	0	0	536	0	536
PARKLANDS - UPTOWN ST 24' TOWNHOUSES	H	8	W	TH		20	20	0	0	60	0	60
DEVLIN PROPERTY	H	8	W	TH		19	19	0	0	57	0	57
TOWN CENTER THs (URBAN AVE) [*]	H	8	W	TH		37	0	0	37	0	111	111
PARKLANDS - 2-OVER-2 CONDOS	C	8	W	SC		142	142	0	0	338	0	338
HIGH-RISE CONDOS [*]	C	8	W	HRC		593	0	0	593	0	884	884
WEST DEER PARK						606	606	0	0	1,505	0	1,505
17 BARCLAY APTS (HIGHLAND SQ/FAIRFIELD)	R	4	E	GA		315	315	0	0	763	0	763
AMBER COMMONS (W DEER PARK APTS)	R	4	E	GA		198	198	0	0	480	0	480
CASEY TOWNHOUSES (RENTALS)	R	4	E	TH		12	12	0	0	36	0	36
SUMMIT HALL RESERVE TOWNHOUSES	H	4	E	TH		53	53	0	0	160	0	160
SUMMIT HALL RESERVE 2/2 CONDOS	C	4	E	SC		28	28	0	0	67	0	67
WEST RIDING		7	W	SFD		105	105	0	0	338	0	338
WESTLEIGH	H	5	W	SFD		192	192	0	0	617	0	617
WHETSTONE RUN	H	3	E	SFD		86	86	0	0	277	0	277
WINDBROOKE CONDOS	C	1	E	GC		130	130	0	0	255	0	255
WOODLAND HILLS	H	1	E	TH		258	258	0	0	777	0	777
WOODS AT MUDDY BR. (THE WOODLANDS)	H	5	W	SFD		71	71	0	0	228	0	228
TOTALS						32,915	28,805	408	4,110	72,789	7,465	80,255

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 may not be completed.

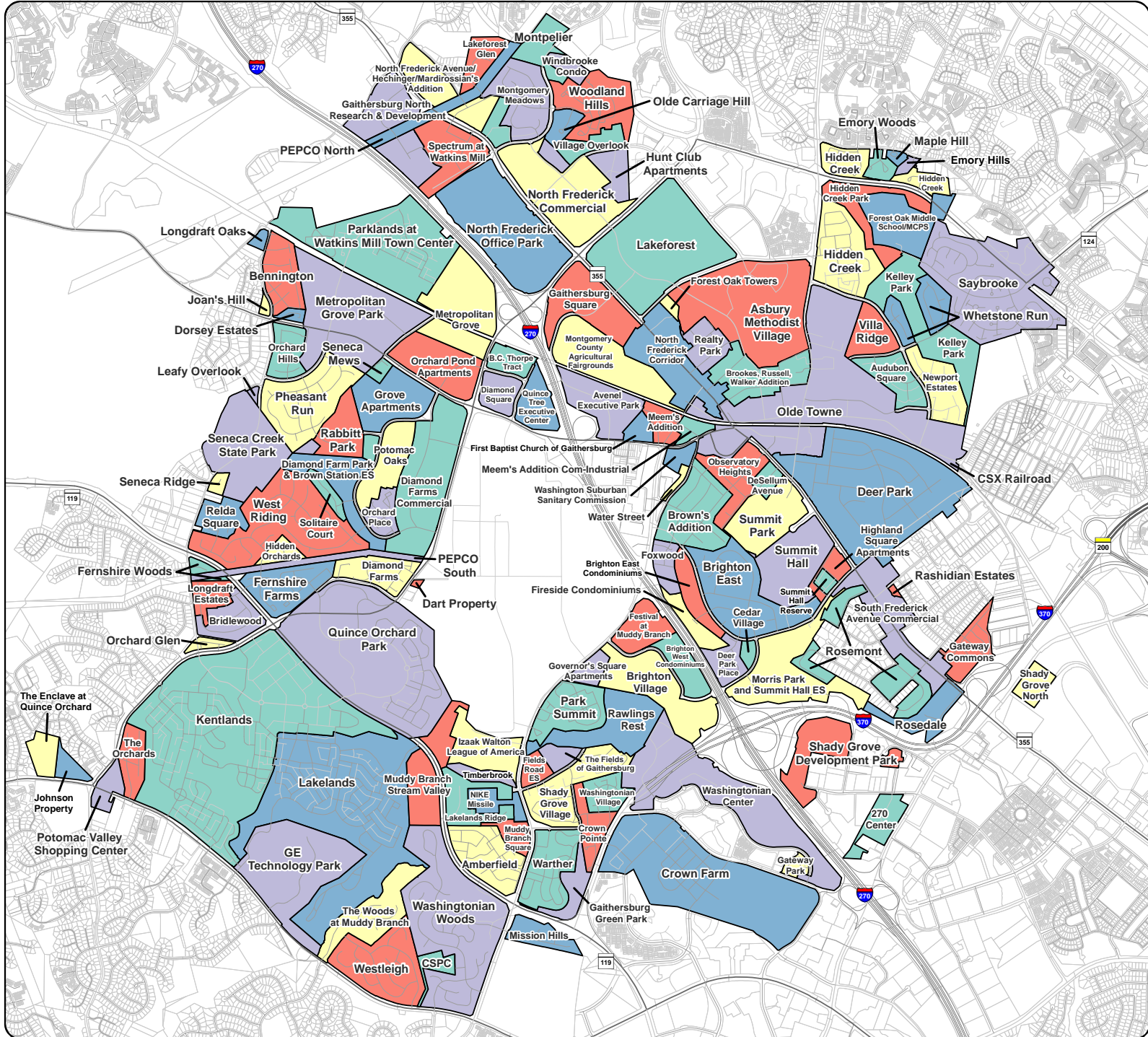
[1] Includes the 300-400 Blocks of South Frederick Avenue and portions of East Deer Park Drive, Gaither Street, Holly Drive, Hutton Street, Oakton Road, Peony Drive, South Summit Avenue, and Tulip Drive.

[2] Includes Saint Martin's Parish

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

[4] Includes 605 and 607 South Frederick Avenue.

Map 1: City of Gaithersburg Research Neighborhood Map



Property boundaries and planimetric data layers, if present on the map, are courtesy of City of Gaithersburg and M-NCPPC. Aerial imagery was acquired in March 2015. All rights reserved.

The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. This map may not be reproduced in whole or in part, without the express written permission of the City of Gaithersburg and other referenced parties.

Neighborhood Map - update 1-10-19 • 1/10/2019 • jforbes

City of Gaithersburg
 Planning and Code Administration
 31 South Summit Avenue
 Gaithersburg, MD 20877
 (301) 258-6330
 www.gaithersburgmd.gov

Scale: 0 0.075 0.15 0.3 Miles

Income-Restricted Housing

by Dwelling Unit and Population

SFD: Single-Family Detached House
 TH: Townhouse
 TC: Townhouse Condo
 SC: Stacked Two-Unit Townhouse Condo
 GC: Garden (Low-Rise) Condo

HRC: High-Rise Condo
 GA: Garden (Low-Rise) Apartment
 HRA: High-Rise Apartment
 GQ: Group-Quarters

INCOME-RESTRICTED HOUSING FACILITY	H C D R	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	GA	IM	47	47	0	0	114	0	114
THE CHASE AT QUINCE ORCHARD - MPDU	H	TH	IM	8	7	0	1	21	3	24
THE CHASE AT QUINCE ORCHARD - WFHU	H	TH	IW	8	5	0	3	15	9	24
THE CROSSINGS AT OLDE TOWNE (Y SITE)	R	GA	IR	199	199	0	0	482	0	482
CROWN - N1 CADENCE (BOZZUTO) - MPDU	R	HRA	IM	73	73	0	0	105	0	105
CROWN - NBRHD 1 FAIRFIELD - MPDU	R	HRA	IM	27	27	0	0	39	0	39
CROWN - NBRHD 1 TOWNS - MPDU	H	TH	IM	6	6	0	0	18	0	18
CROWN - NBRHD 1 2/2 CONDOS - MPDU	C	GC	IM	6	6	0	0	12	0	12
CROWN - NBRHD 2 TOWNS - MPDU	H	TH	IM	23	23	0	0	69	0	69
CROWN - NBRHD 3 TOWNS - MPDU	H	TH	IM	14	9	0	5	27	15	42
CROWN - NBRHD 3 2/2 CONDOS - MPDU	C	GC	IM	8	8	0	0	16	0	16
CROWN - NBRHD 3 CONDOS - MPDU	C	GC	IM	4	4	0	0	8	0	8
CROWN - NBRHD 5 AVENTON - MPDU	R	HRA	IM	42	42	0	0	60	0	60
DIAMOND SQUARE APTS	R	HRA	IR	124	124	0	0	178	0	178
FOREST OAK TOWER	R	HRA	IR/SR	175	175	0	0	251	0	251
THE GATEWAY (ORCHARD POND) - MPDU	R	GA	IM	75	75	0	0	182	0	182
THE GATEWAY (ORCHARD POND) - WFHU	R	GA	IW	56	56	0	0	136	0	136
HIDDEN CREEK APTS - MPDU	R	GA	IM	45	45	0	0	109	0	109
HILLSIDE SENIOR LIVING - MPDU	R	GA	IM/SR	21	21	0	0	51	0	51
HILLSIDE SENIOR LIVING - TAX CREDIT FINANCING	R	GA	IR/SR	119	119	0	0	288	0	288
KENTLANDS APARTMENTS, PH 1 - MPDU	R	HRA	IM	41	0	0	41	0	59	59
KENTLANDS APARTMENTS, PH 2 - MPDU	R	HRA	IM	15	0	0	15	0	21	21
KENTLANDS MARKET SQUARE, PH 1 - MPDU	R	HRA	IM	37	0	0	37	0	53	53
MAPLE HILL (HABITAT FOR HUMANITY)	H	TH	IR	19	19	0	0	57	0	57
N FREDERICK AVE APTS (MHP) (SCHNEIDER/HOUSER)	R	GA	IR	33	33	0	0	80	0	80
OAKS AT OLDE TOWNE	R	GA	IR/SR	72	72	0	0	174	0	174
ONE CENTRAL - MPDU & WFHU	R	GA	IR	12	0	0	12	0	29	29
SPECTRUM - PARAMOUNT EAST - MPDU	R	GA	IM	14	14	0	0	34	0	34
SPECTRUM - PARAMOUNT EAST - WFHU	R	GA	IW	15	15	0	0	36	0	36
SPECTRUM - PARAMOUNT WEST - WFHU	R	GA	IW	10	10	0	0	24	0	24
SPECTRUM - THE MAJESTIC - MPDU	R	GA	IM	16	16	0	0	39	0	39
SPECTRUM - THE MAJESTIC - WFHU	R	GA	IW	27	27	0	0	65	0	65
SENECA HEIGHTS FAMILIES		GA	IR	17	17	0	0	41	0	41
SENECA HEIGHTS INDIVIDUALS		GQ	IR	40	40	0	0	40	0	40
SUMMIT HALL RESERVE TOWNS - MPDU	H	TH	IM	2	2	0	0	6	0	6
SUMMIT HALL RESERVE TOWNS - WFHU	H	TH	IW	6	6	0	0	18	0	18
SUMMIT HALL RESERVE 2/2 CONDOS - MPDU	C	GC	IM	4	4	0	0	8	0	8
VILLAGES OF GAITHERSBURG	R	GA	IR	168	168	0	0	407	0	407
WASHINGTONIAN NORTH (CAMDEN) - MPDU	R	GA	IM	55	55	0	0	133	0	133
WASHINGTONIAN NORTH IND. LIV. - MPDU	R	GA	IM/SR	29	29	0	0	70	0	70
WASHINGTONIAN NORTH ASSIST. LIV. - MPDU	R	GA	IM/SR	14	14	0	0	34	0	34
WASHINGTONIAN NORTH MEM. CARE - MPDU	R	GA	IM/SR	4	4	0	0	10	0	10
WOODLAWN PARK (MHP)	R	GA	IR	44	44	0	0	107	0	107
TOTAL (ALL UNITS)				1,774	1,660	0	114	3,564	189	3,753
Percent of City Total - All Dwelling Units				5.45%	5.84%		2.77%	4.88%	2.53%	4.66%
TOTAL (RENTAL UNITS ONLY)				1,626	1,521	0	105	3,249	162	3,411
Percent of City Total - Rental Units Only				11.49%	13.21%		2.55%	4.45%	2.17%	4.24%

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.
 NOTES: MPDU and WFHU units are included in the total units shown in the Subdivision summary table.
 Individual figures may not add to totals, due to rounding.

Senior- and Age-Restricted Housing

by Dwelling Unit and Population

SFD: Single-Family Detached House
 TH: Townhouse
 TC: Townhouse Condo
 SC: Stacked Two-Unit Townhouse Condo
 GC: Garden (Low-Rise) Condo

HRC: High-Rise Condo
 GA: Garden (Low-Rise) Apartment
 HRA: High-Rise Apartment
 GQ: Group-Quarters

SENIOR HOUSING FACILITY	H C	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.
ASBURY SENIOR HOUSING	R	HRA	SR	716	716	0	0	1,026	0	1,026
ASBURY ASSISTED LIVING (KINDLEY)	R	HRA	SR	133	133	0	0	191	0	191
ASBURY MANOR HOMES	R	GA	SR	60	0	0	60	0	145	145
ASBURY NURSING HOME (WILSON)	R	GQ	SR	285	285	0	0	285	0	285
ASBURY NORTH VILLAS (DUPLEXES)	R	TH	SR	43	43	0	0	129	0	129
ASBURY VILLAS (DUPLEXES)	R	TH	SR	74	73	1	0	220	0	220
ASBURY HOUSES (24-30 MARYLAND AVE)	R	SFD	SR	3	2	1	0	6	0	6
FOREST OAK TOWER	R	HRA	I/SR	175	175	0	0	251	0	251
HILLSIDE SENIOR LIVING (HYATT HOUSE)	R	GA	IM,I/SR	140	140	0	0	339	0	339
KENTLANDS MANOR (FOUNTAIN GLEN/GARDENS AT KNTLND.S.)	R	GA	SR	206	206	0	0	499	0	499
OAKS AT OLDE TOWNE	R	GA	I/SR	72	72	0	0	174	0	174
THE SPECTRUM (CASEY EAST)	R	HRA	AR	158	0	0	158	0	226	226
WASHINGTONIAN NORTH INDPDNT. LIVING	R	HRA	IM/SR	190	190	0	0	272	0	272
WASHINGTONIAN NORTH ASSIST. LIVING	R	HRA	IM/SR	89	89	0	0	128	0	128
WASHINGTONIAN NORTH MEMORY CARE	R	GQ	IM/SR	23	23	0	0	23	0	23
TOTALS				2,367	2,147	2	218	3,543	372	3,915
<i>Percent of City Total</i>				7.28%	7.55%		5.30%	4.85%	4.97%	4.86%
<i>Percent of City Total - Rental Units Only</i>				13.70%	12.16%		5.30%	3.95%	4.97%	4.04%

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

Council in the Communities Areas

Dwelling and Population Estimates by CCA

COUNCIL IN THE COMMUNITIES AREA	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.	% OF TOTAL POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
1	2,185	7.7%	4,000	2,129	2	1,870	5,372	7.4%	3,547	8,919
2	3,177	11.2%	3,584	3,295	41	249	7,245	9.9%	538	7,783
3	4,123	14.5%	3,975	3,960	15	0	10,916	15.0%	3	10,919
4	2,489	8.8%	2,911	2,403	153	355	6,767	9.3%	918	7,685
5	7,178	25.3%	6,894	6,842	12	40	17,529	24.0%	64	17,593
6	4,648	16.4%	4,987	4,467	20	500	12,712	17.4%	784	13,496
7	2,933	10.3%	2,817	2,811	6	0	8,059	11.0%	0	8,059
8	1,689	5.9%	2,618	1,622	158	839	4,396	6.0%	1,611	6,008
TOTALS	28,422	100%	31,787	27,528	407	3,852	72,996	100%	7,465	80,461

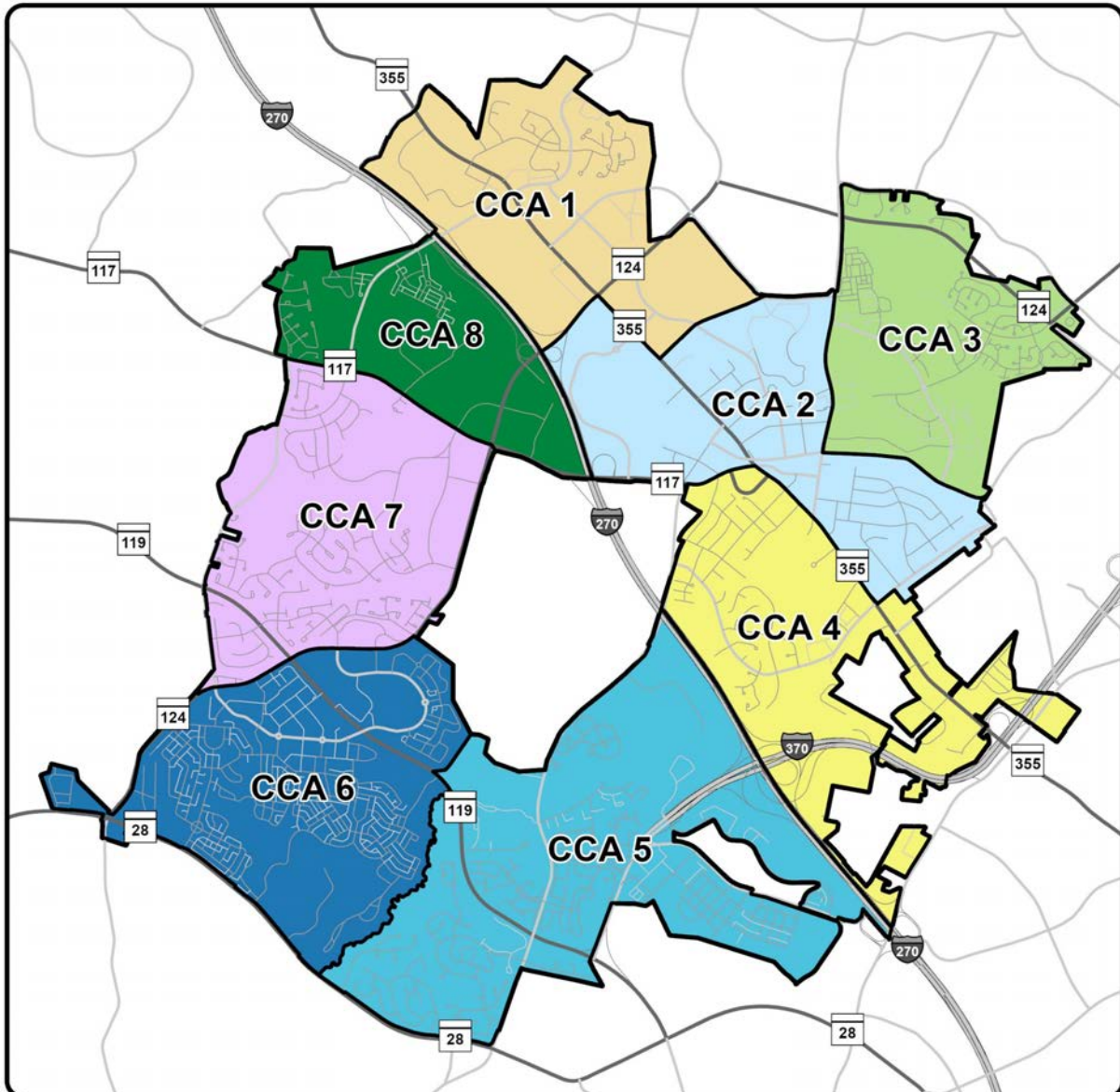
* Adjusted for vacancy rates

** Includes group quarters population; Adjusted for vacancy rates

† Dwelling Units do not include Group Quarters

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

Map 2: Council in the Communities Areas



Estimates by Zip Codes

Dwelling and Population Estimates by US Postal Service ZIP Code (City Portion Only)

USPS ZIP CODE	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.	% OF TOTAL POP.	PROJECTED GROWTH	PROJECTED FUT. POP.
20877	9,789	34.4%	11,980	9,658	209	2,114	24,927	34.1%	4,441	29,369
20878	16,448	57.9%	17,317	15,742	196	1,379	42,696	58.5%	2,459	45,156
20879	2,185	7.7%	2,490	2,129	2	360	5,372	7.4%	565	5,937
TOTALS	28,422	100%	31,787	27,528	407	3,852	72,996	100%	7,465	80,461

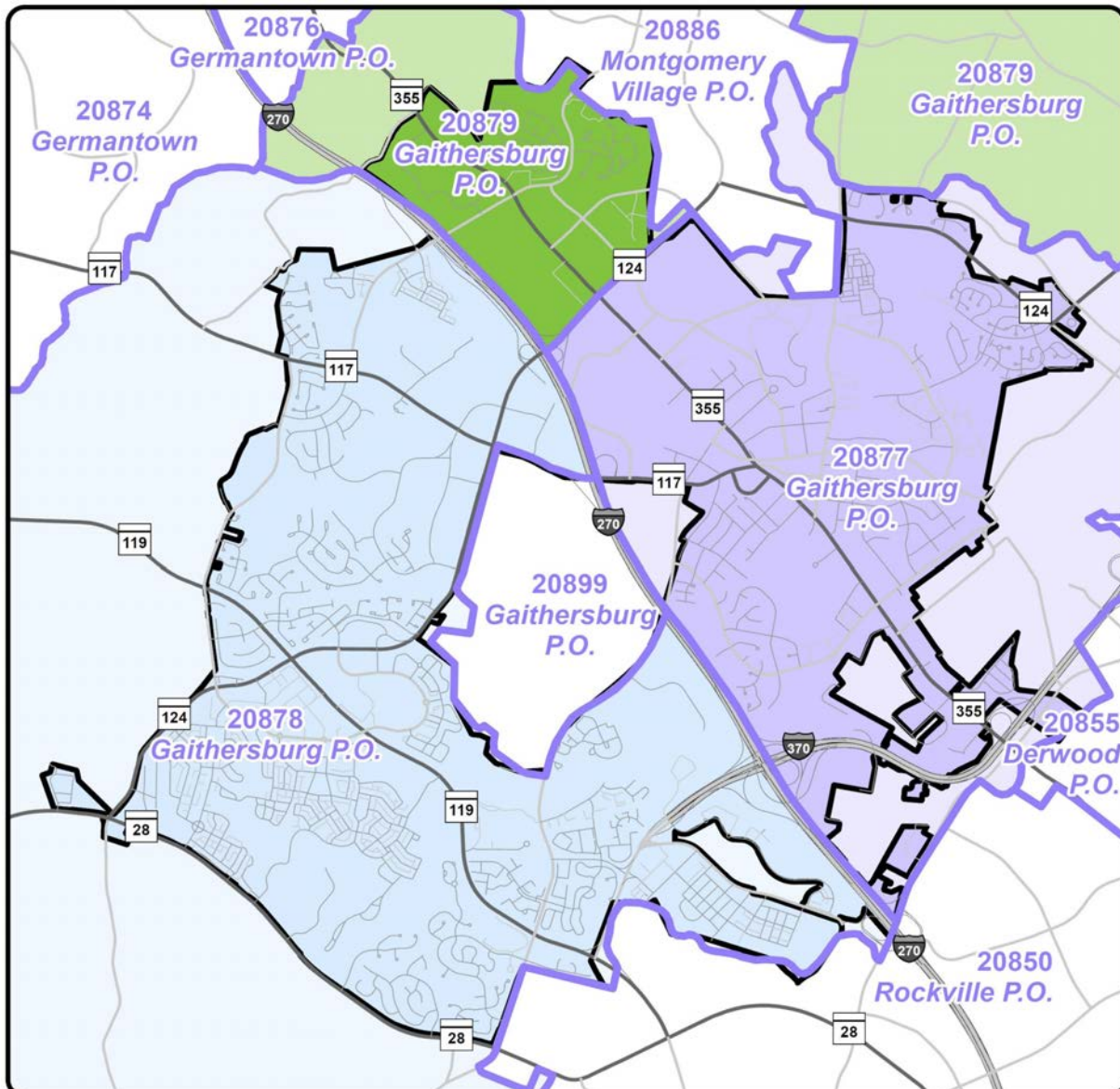
* Adjusted for vacancy rates

** Includes group quarters population; Adjusted for vacancy rates

† Dwelling Units do not include Group Quarters

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

Map 3: Gaithersburg ZIP Codes



Estimates of Jobs & Floor Area

Approximate Gross Floor Area (GFA) and Jobs in Gaithersburg

	Approximate Gross Floor Area in Square Feet												
	Jobs	Households	Jobs/HH	Dwellings	Jobs/DU	Office ¹	Retail	Restaurant	R&D	Industrial ²	Storage ³	Other ⁴	Total*
January 2026	47,071	28,942	1.626	30,302	1.553	4,994,653	4,368,778	623,805	3,557,594	1,813,526	566,929	4,620,866	19,979,222
July 2025	45,876	27,181	1.688	28,459	1.612	4,977,120	4,368,778	616,332	3,305,369	1,801,448	566,929	4,172,285	19,241,332
January 2025	45,876	27,181	1.688	28,459	1.612	4,975,328	4,368,778	616,332	3,305,369	1,762,281	566,929	4,179,888	19,207,976
July 2024	45,803	26,703	1.715	28,459	1.609	4,974,480	4,368,778	618,140	3,305,369	1,762,281	566,929	4,074,011	19,103,059
January 2024	47,234	26,703	1.769	27,936	1.691	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	27,925	1.665	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	27,915	1.648	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	27,824	1.656	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	27,289	1.746	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	27,147	1.755	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	27,082	1.757	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	27,062	1.761	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	27,049	1.790	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	26,979	1.801	5,872,306	5,354,354	662,245	2,874,716	1,463,337	566,929	3,876,770	20,103,728
January 2019	48,647	25,065	1.941	26,601	1.829	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	26,452	1.837	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	26,298	1.862	5,873,554	5,329,638	668,344	2,791,041	1,549,262	566,929	3,961,575	20,173,414
July 2017	48,966	25,242	1.940	26,264	1.864	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	25,804	1.874	5,777,620	5,129,223	671,533	2,889,570	1,540,784	566,929	3,919,871	19,928,601
July 2016	48,204	25,049	1.924	25,747	1.872	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	25,685	1.875	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	25,597	1.875	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	25,495	1.876	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	24,738	2.031	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	24,632	2.040	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	24,375	2.048	5,780,309	4,908,452	579,056	2,888,719	1,535,660	566,929	3,714,146	19,406,342
January 2013	49,867	23,517	2.120	24,183	2.062	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	23,656	2.100	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	23,504	2.142	5,729,822	4,897,014	539,723	2,861,340	2,084,413	566,929	3,656,391	19,768,703
July 2011	49,736	22,801	2.181	23,447	2.121	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	23,296	2.128	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	22,997	2.156	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	22,941	2.161	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	23,226	2.087	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	23,130	2.096	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	23,091	2.086	5,470,180	4,971,487	543,394	2,826,596	1,912,928	466,929	3,328,275	19,052,860

Source: City of Gaithersburg GIS data.

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

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

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

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

² Includes warehouse and data centers.

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

⁴ 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** include annexations of land not previously within the corporate limits.

	Gaithersburg	Montgomery County
Use Type	Ft ² /Job	Ft ² /Job
Office	300	250
Medical	400	400
Retail	480	400
Restaurant	180	150
Fast Food	180	50
Industrial/Warehouse	540	450

	Gaithersburg	Montgomery County
Use Type	Ft ² /Job	Ft ² /Job
Research & Development	420	350
Hotel/Motel	1,300	1,300
Religious/Government/Other	400	500
Storage	62,572	N/A
Jobs per single HH unit	0.0297	N/A
Jobs per multi-HH rental unit	0.01	N/A

MWCOG Forecasts

City-Participated Metropolitan Washington Council of Governments Forecasts

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

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.

Overall City Density

OVERALL CITY DENSITY													
	AREA (ACRES)	AREA (HA.)	UNIT TYPE	% OF CITY LAND	TOTAL UNITS	UNITS PER ACRE	UNITS PER HECTARE	% OF ALL CITY UNITS	ESTIM. MAX. POP.	% OF CITY POP.	PERSONS PER ACRE	PERSONS PER SQ. MI.	PERSONS PER SQ. KM.
CITY OF GAITHERSBURG (EXISTING)	6,681.12	2,703.75	MIX	100%	28,422	4.25	10.51	100%	76,232	100%	11.41	7,302.4	2,819.5
DETACHED HOUSES - LOTS	1,015.85	411.10	SFD	15.2%	4,948	4.87	12.04	17.4%	16,668	21.9%	16.41	10,501.1	4,054.5
DUPLEXES - LOTS	41.63	16.85	TH/GA	0.6%	272	6.53	16.14	1.0%	846	1.1%	20.32	13,002.2	5,020.2
TOWNHOUSES - LOTS	325.57	131.75	TH	4.9%	6,494	19.95	49.29	22.8%	20,281	26.6%	62.29	39,868.1	15,393.2
TOWNHOUSE CONDOS - PARCELS	93.96	38.02	TH	1.4%	1,066	11.35	28.03	3.8%	3,329	4.4%	35.43	22,675.8	8,755.2
STACKED TOWNHOUSE CONDOS - PARCELS	36.77	14.88	SC	0.6%	1,012	27.52	68.00	3.6%	2,438	3.2%	66.31	42,436.2	16,384.7
GARDEN-STYLE CONDOS - PARCELS	137.70	55.72	GC	2.1%	2,682	19.48	48.13	9.4%	5,530	7.3%	40.16	25,702.4	9,923.8
HIGH RISE CONDOS - PARCELS	1.76	0.71	HRC	0.0%	128	72.92	180.20	0.5%	200	0.3%	114.13	73,044.4	28,202.6
GARDEN-STYLE APARTMENTS - PARCELS	315.91	127.84	GA	4.7%	7,000	22.16	54.75	24.6%	17,657	23.2%	55.89	35,771.2	13,811.3
HIGH RISE APARTMENTS - PARCELS	67.07	27.14	HRA	1.0%	2,111	31.48	77.78	7.4%	3,304	4.3%	49.26	31,527.4	12,172.8
ACCESSORY DWELLING UNIT APARTMENTS	7.65	3.09	GA	0.1%	48	12.29	30.38	0.2%	121	0.2%	68.30	43,710.7	16,876.8
GROUP QUARTERS - PARCELS	12.18	4.93	GQ	0.2%	34	2.79	6.90	0.1%	34	0.0%	2.79	1,786.8	689.9
TOTAL RESIDENTIAL ONLY	2,048.40	828.96	RES	30.7%	25,761	12.58	31.08	90.6%	70,408	92.4%	34.37	21,998.4	8,493.6
MIXED COMMERCIAL/RESIDENTIAL - PARCELS	77.10	31.20	GA/HRA/COM	1.2%	2,661	34.51	85.28	9.4%	3,858	5.1%	50.03	32,020.9	12,363.3
OFFICE/BANK/MEDICAL - PARCELS	262.85	106.37	OFFICE	3.9%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
RETAIL COMMERCIAL - PARCELS ¹	812.25	328.71	RETAIL	12.2%	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	141.75	57.36	INDUSTRIAL	2.1%	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	81.70	33.06	MIXED COM	1.2%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HOTEL/MOTEL/LODGING - PARCELS	35.87	14.52	HOTEL	0.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL COM/INDUST/MIXED NON-RESIDENTIAL	1,515.29	613.22	MIXED COM	22.7%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FAIRGROUNDS AND CEMETERIES	67.45	27.30	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	317.59	128.52	SCH	4.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CITY FACILITIES - PARCELS	100.07	40.50	CITY	1.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER GOVERNMENT FACILITIES - PARCELS	132.50	53.62	GOVT	2.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UTILITIES - PARCELS	63.60	25.74	UTIL	1.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER USES - PARCELS	53.41	21.61	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	152.68	61.79	VACANT	2.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
CITY PARKS - PARCELS	701.67	283.96	REC/OS	10.5%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
OTHER PUBLIC PARKS - PARCELS	96.44	39.03	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	476.49	192.83	REC/OS	7.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL GOVT/NONPROFIT/PARKS/SCHOOLS	2,211.29	894.88	CIVIC	33.1%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PUBLIC STREET RIGHT OF WAY	586.26	237.25	TRNSP	8.8%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PRIVATE STREETS & RAILROAD - PARCELS	85.24	34.49	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
CITY OF GAITHERSBURG (EAST OF I-270)	3,105.54	1,256.77	MIX	46.5%	11,974	3.86	9.53	42.1%	31,659	41.5%	10.19	6,524.4	2,519.1
CITY OF GAITHERSBURG (WEST OF I-270)	3,575.58	1,446.99	MIX	53.5%	16,448	4.60	11.37	57.9%	44,572	58.5%	12.47	7,978.1	3,080.3
CITY OF GAITHERSBURG (FUTURE) *	6,681.12	2,703.75	MIX	100%	32,532	4.87	12.03	114.5%	84,143	110.4%	12.59	8,060.2	3,112.1

Source: City of Gaithersburg GIS data.

* 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.

¹ Includes general retail, restaurants, fitness centers, hotels, and child and elderly day care.

	AREA (SQ. MI.)	POPULATION	POP. PER SQ. MI.
City of Gaithersburg	10.439	72,996	6,992.5
Baltimore City	80.94	568,271	7,020.9
Washington, DC	61.05	693,645	11,361.9
City of Rockville	13.51	68,417	5064.2
City of Frederick	21.99	89,537	4071.7

City
Population
Estimates
Census
Population
Estimates

Source: ACS July 2024 census estimates "quick facts".

Page left intentionally blank.