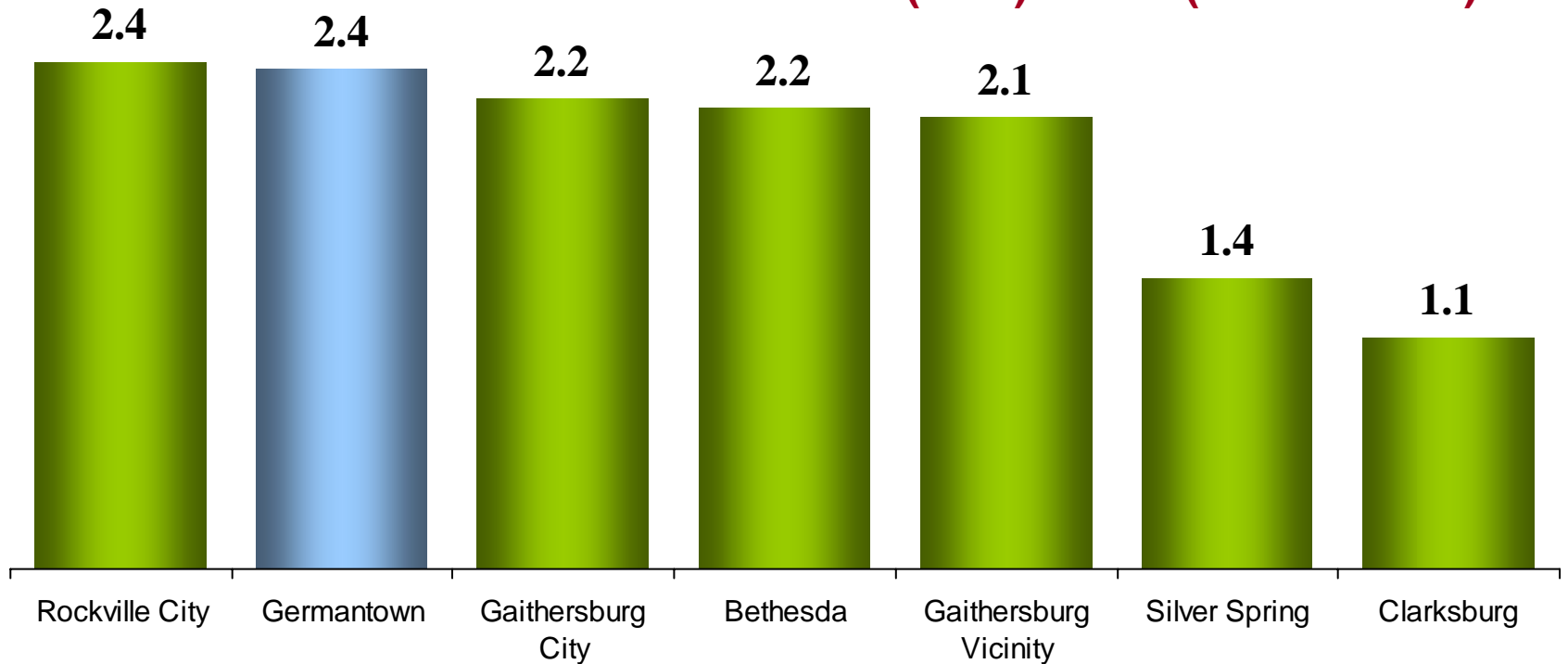


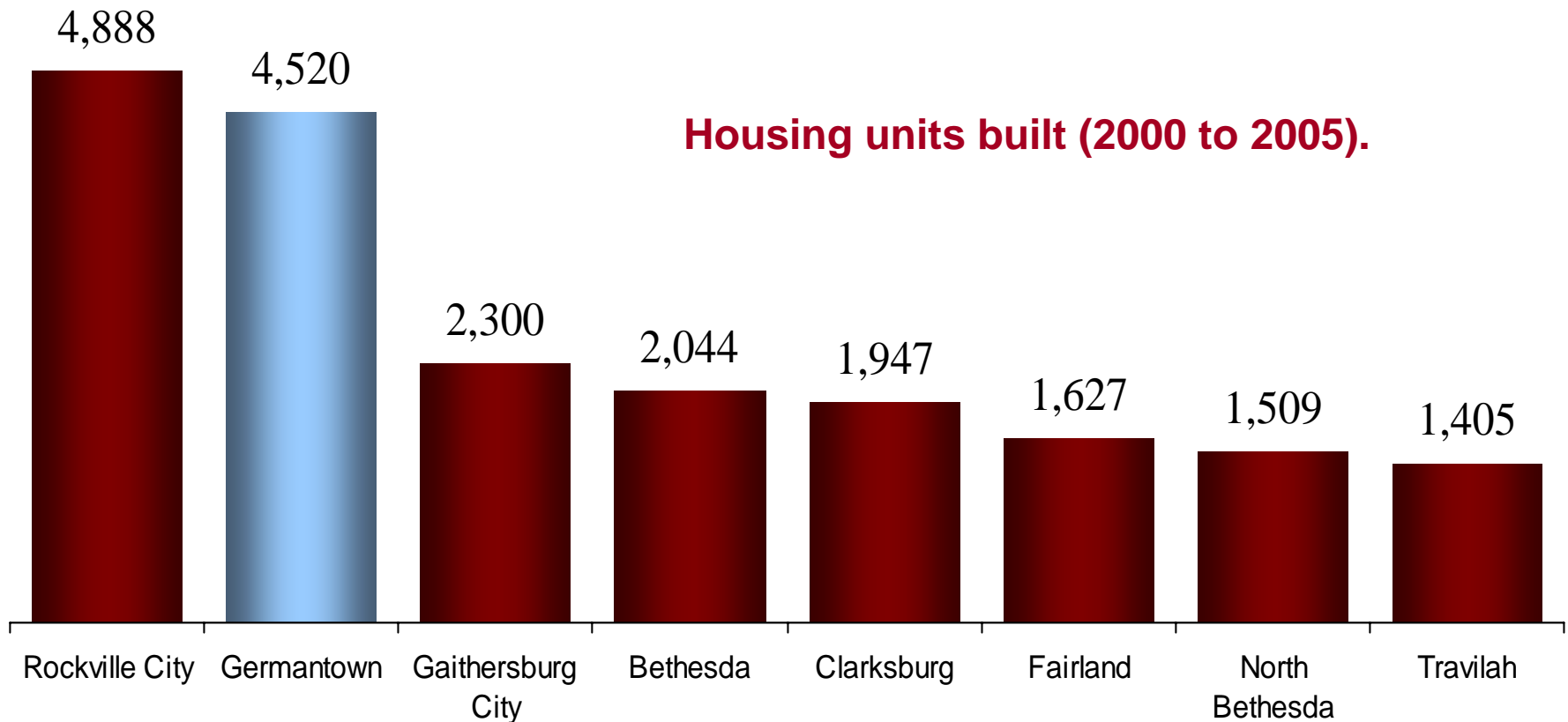
Germantown ranks 2nd in new commercial construction.

Millions of square feet of gross floor area (GFA) added (2000 to 2005).



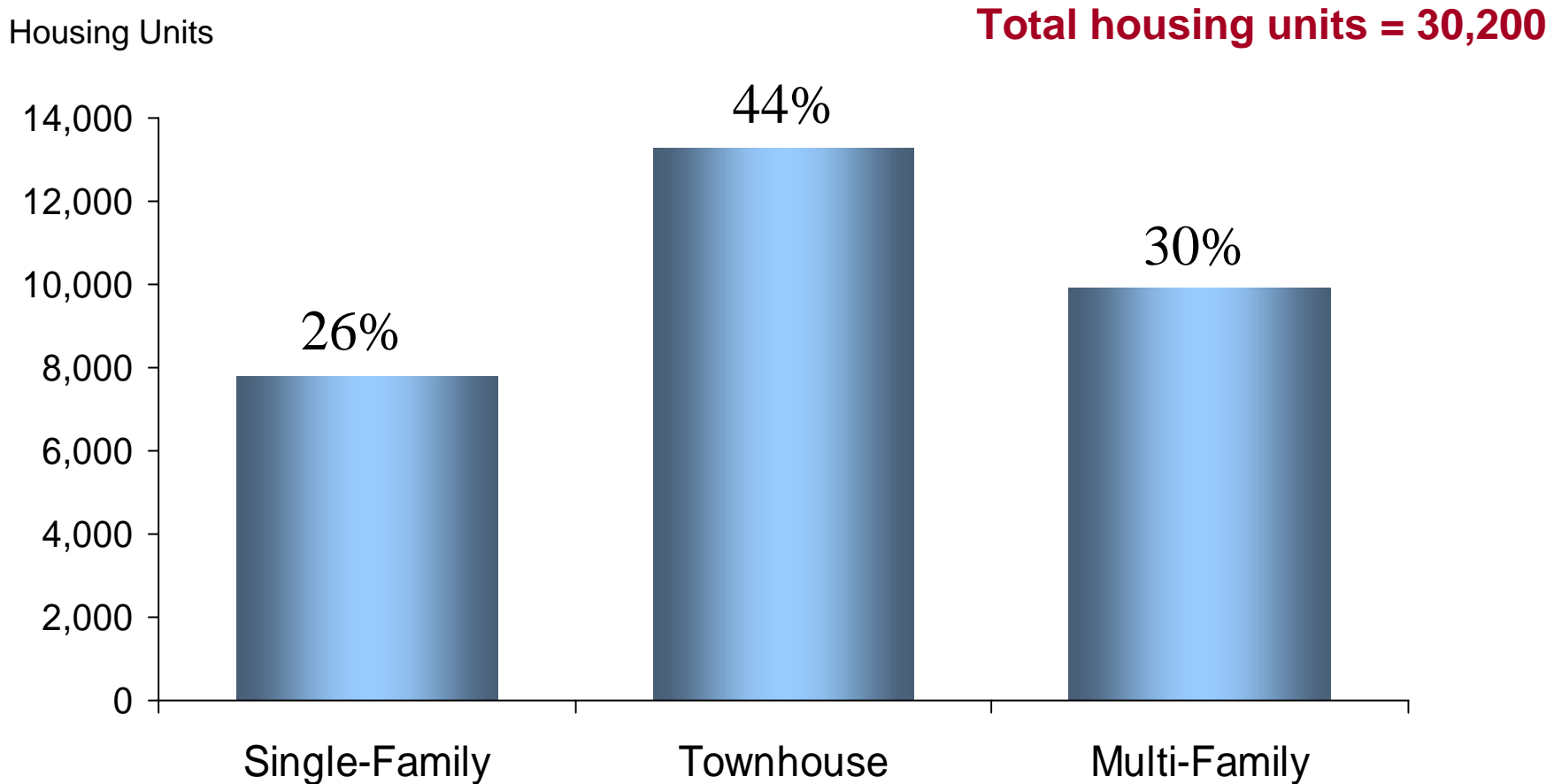
Source: Maryland Department of Assessments and Taxation

Germantown ranks 2nd in new housing production.



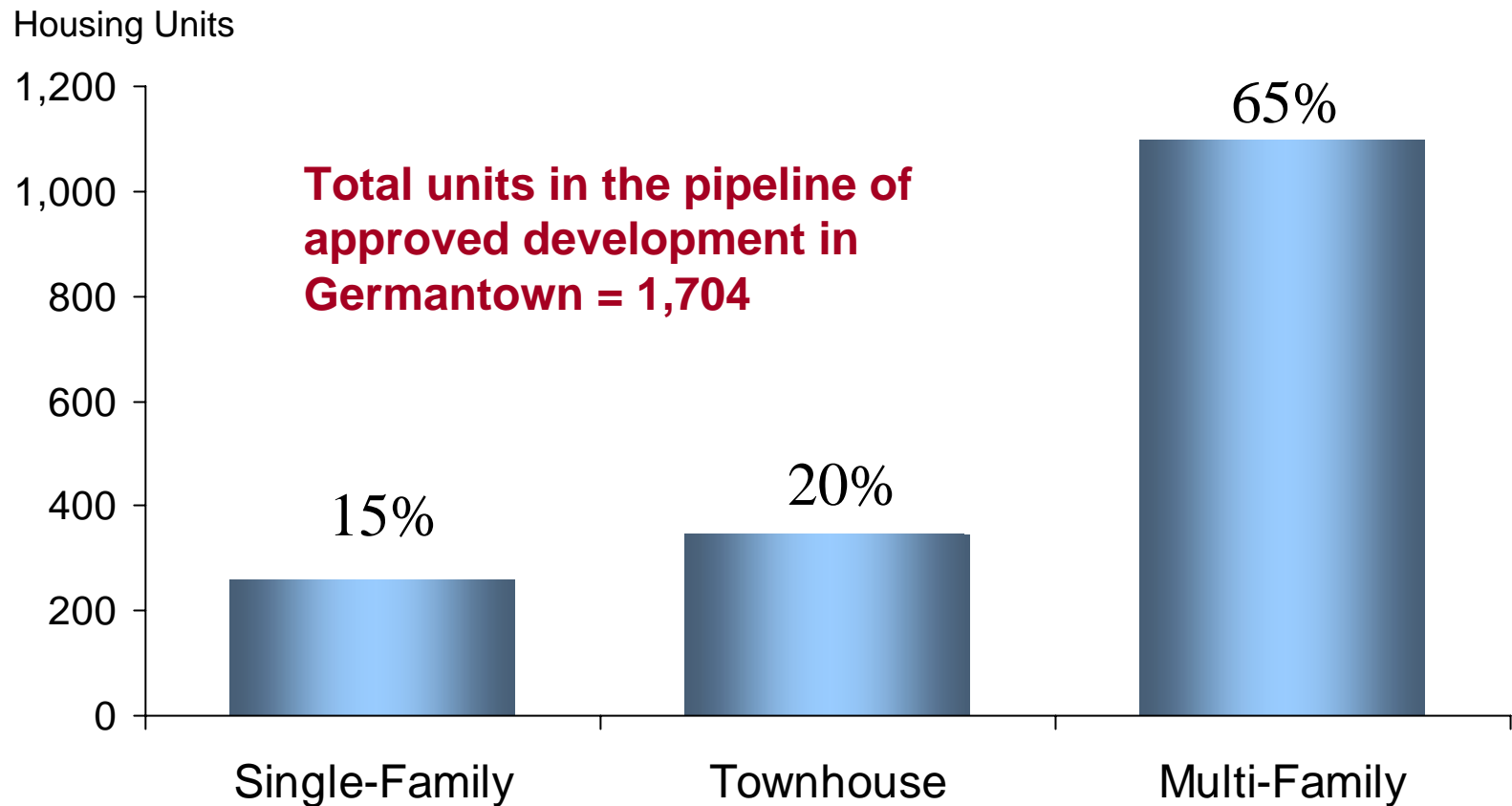
Source: Maryland Department of Assessments and Taxation

Townhouses are the predominant housing type in Germantown.



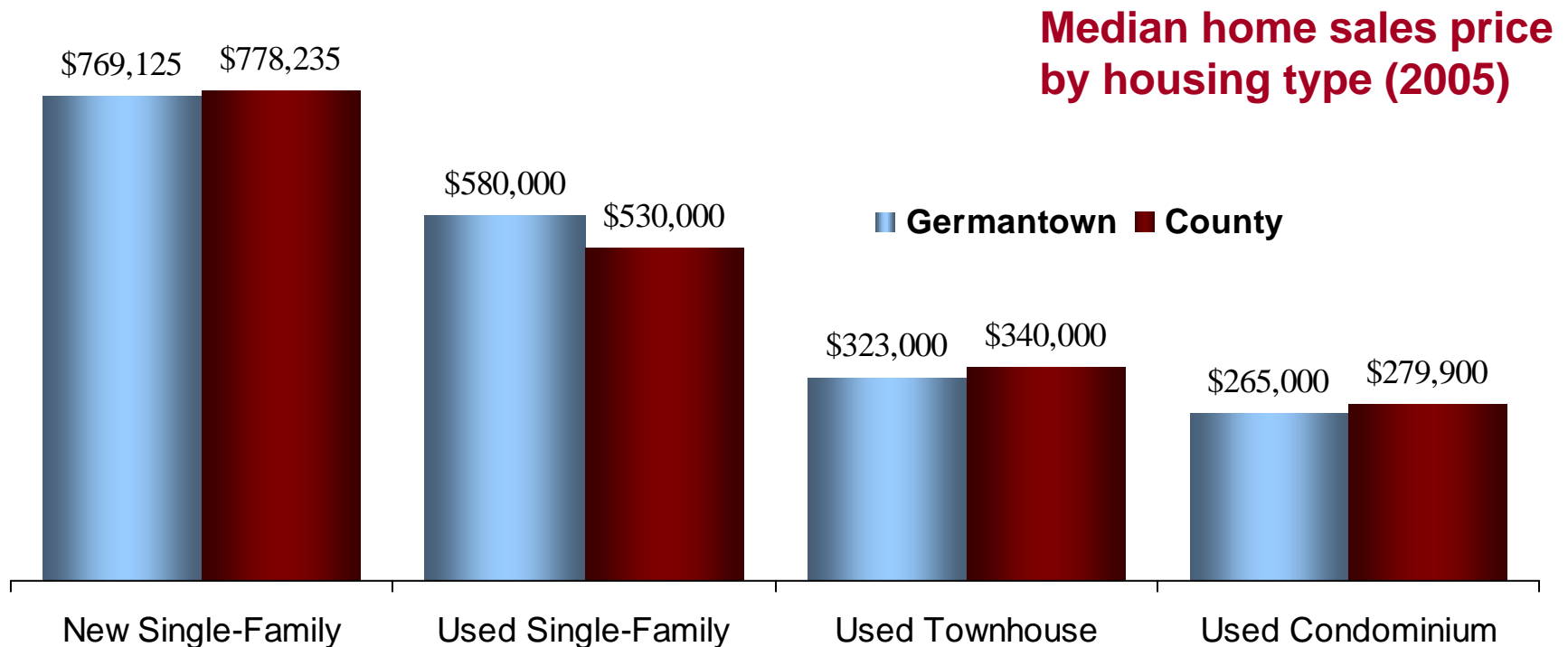
Source: M-NCPPC, Research & Technology Center

Almost two-thirds of approved housing units are multi-family.



Most housing sells for slightly less than County median prices.

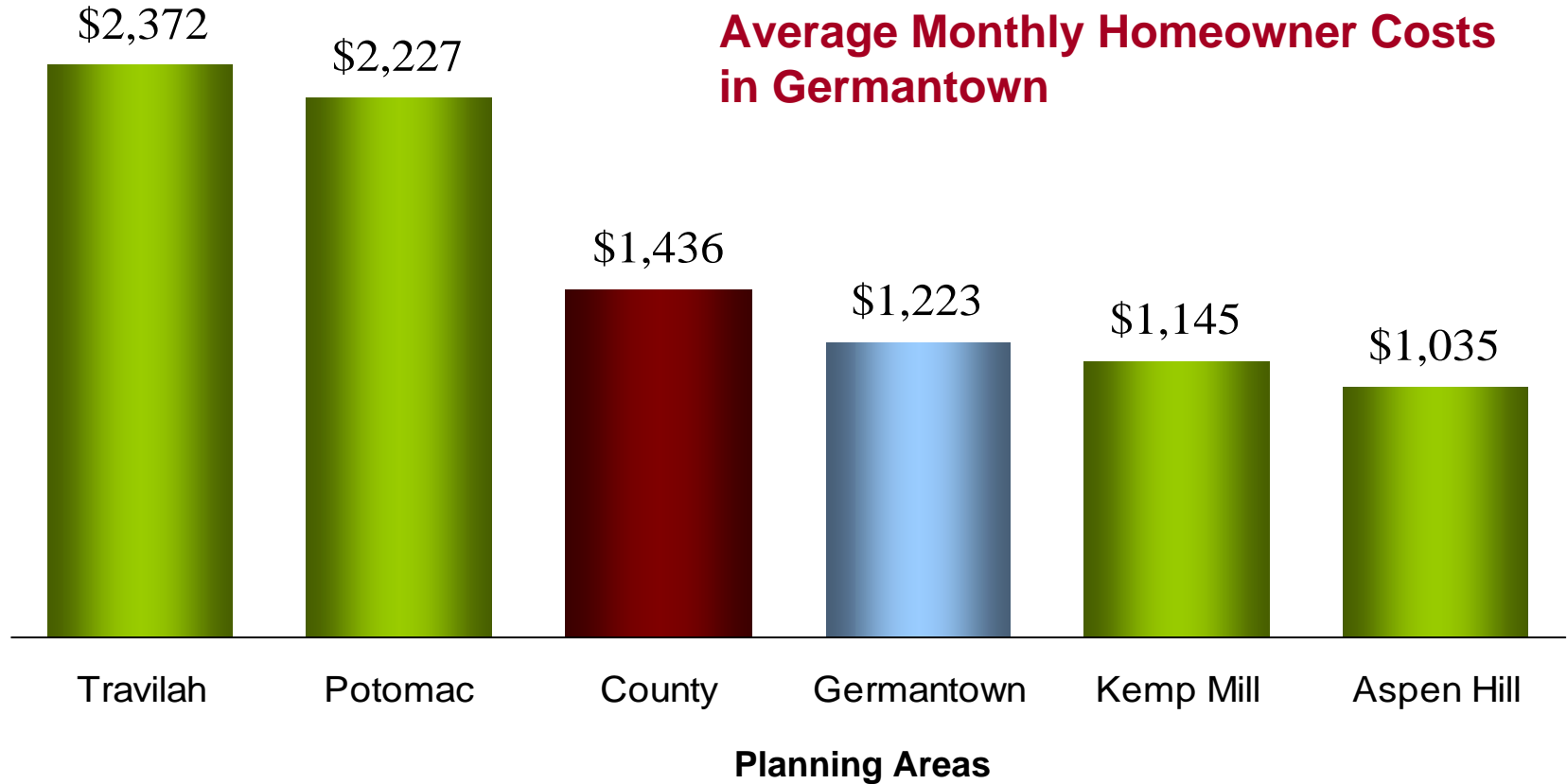
Used single-family homes in Germantown are the exception, selling at 9.4 percent *above* the County median.



Source: *STAR Report*, M-NCPPC, Research & Technology Center.

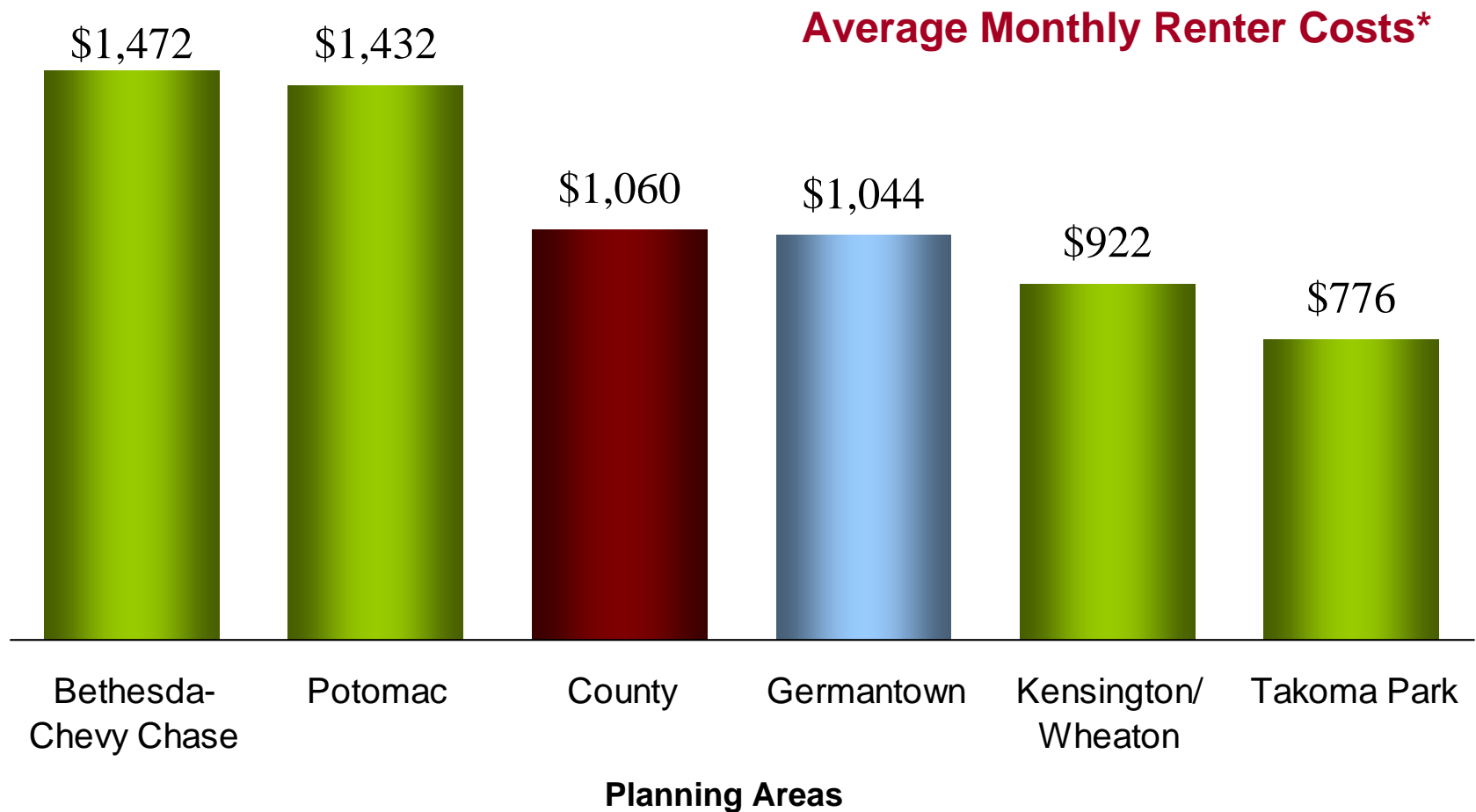
Note: Reliable data not available for townhouse sales; no new condominium units were sold in 2005.

Monthly homeowner costs are close to the County average.



Source: 2003 Census Update Survey, M-NCPPC, Research & Technology Center.

The cost of renting in Germantown is close to the County average.

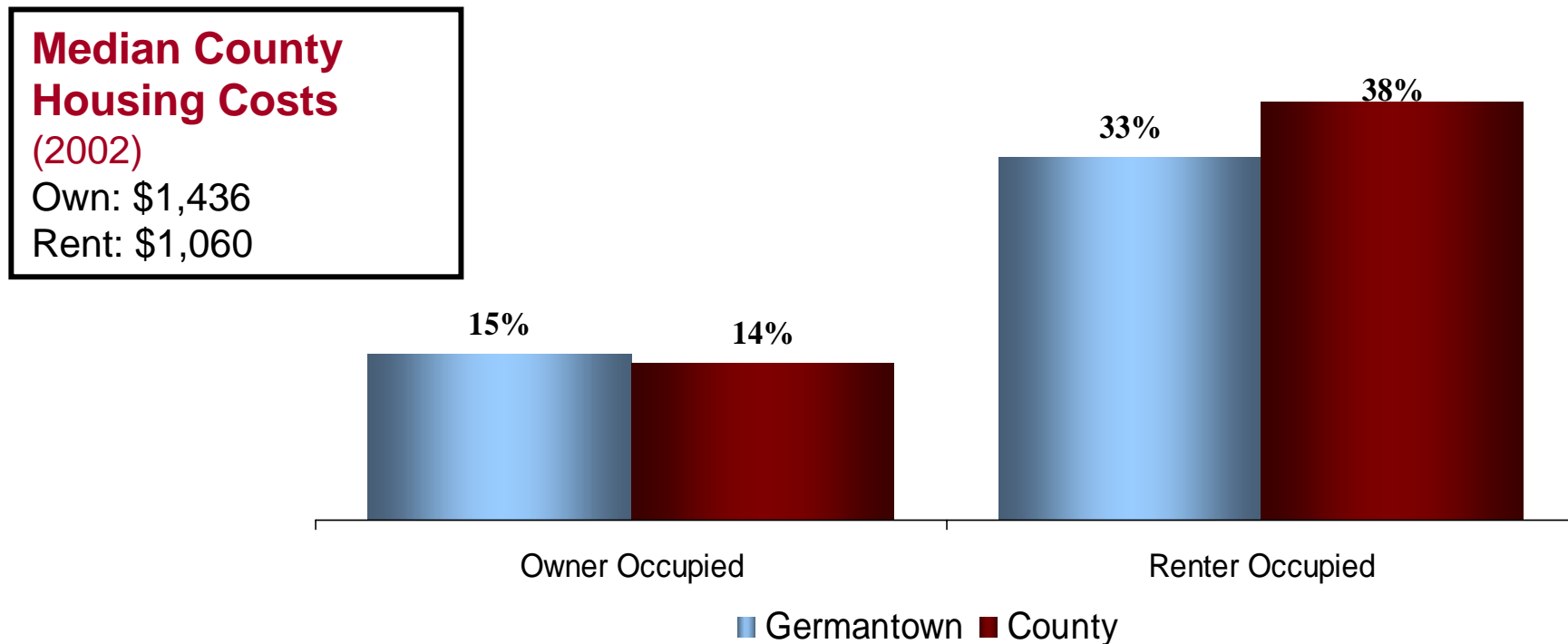


Source: 2003 Census Update Survey, M-NCPPC, Research & Technology Center.

*Percent rental in area above 5%

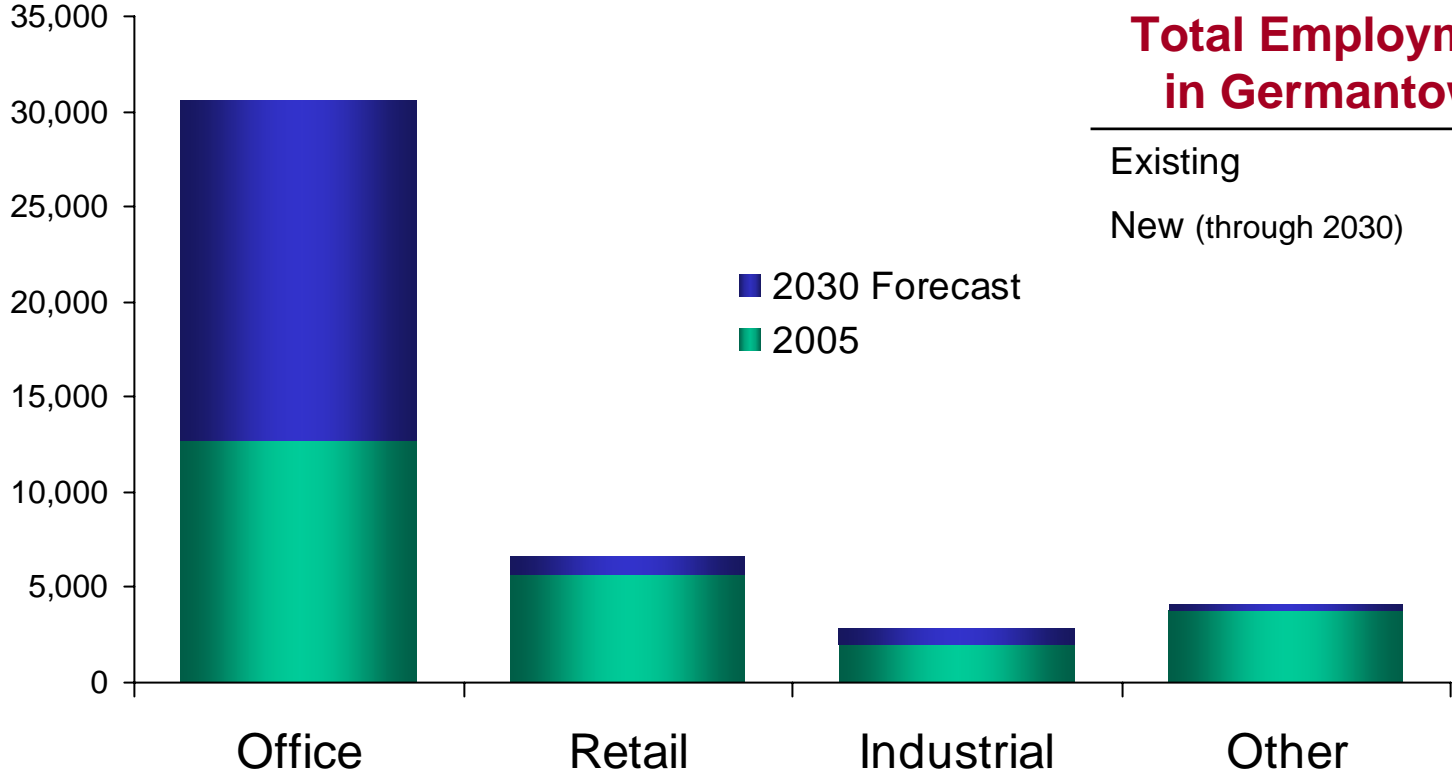
Housing affordability rates are in line with County averages.

Percent of households in Germantown and Montgomery County where monthly housing costs exceed 30% of median household income



Office jobs are likely to supply most future job growth in Germantown.

Number of jobs

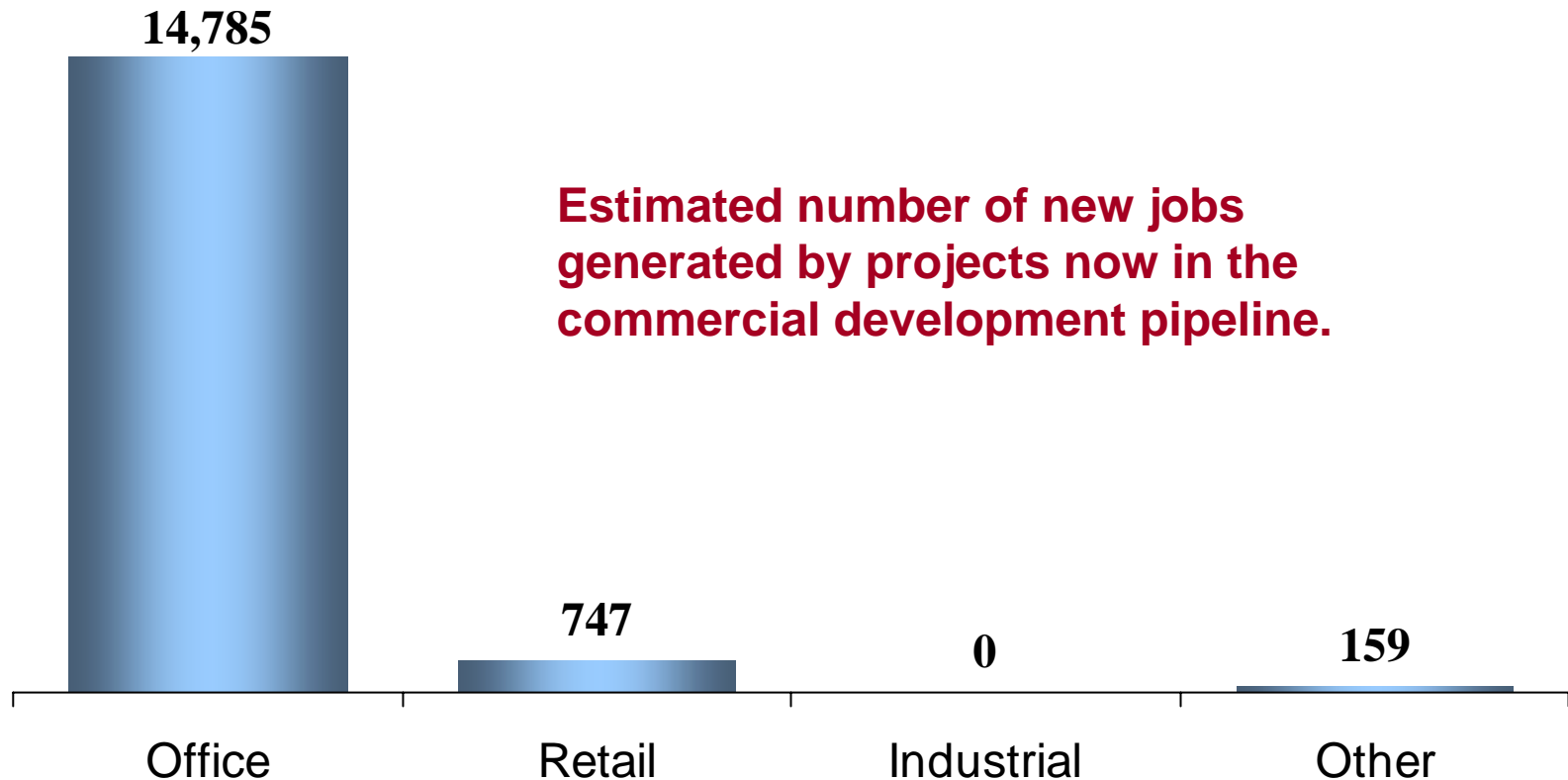


Total Employment in Germantown

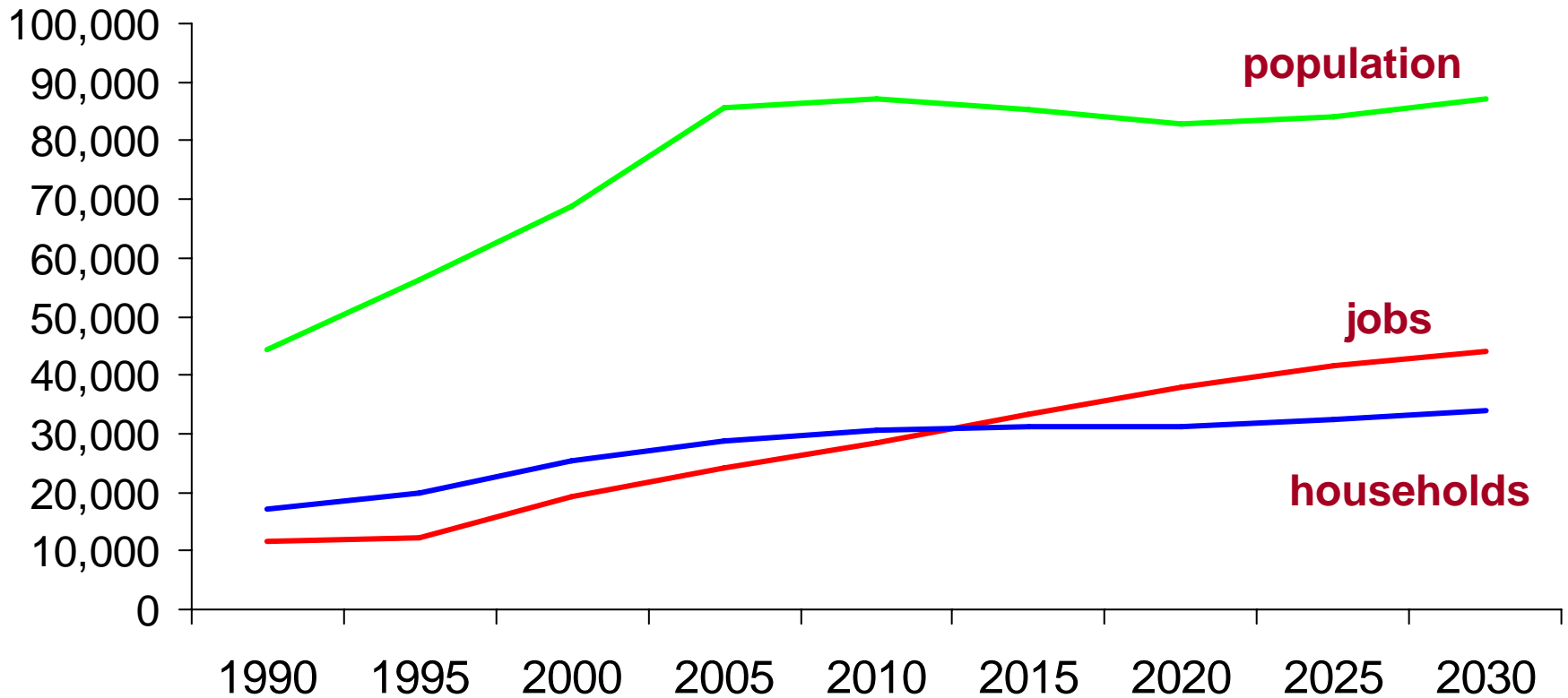
Existing	24,000
New (through 2030)	44,000

Source: Round 7.0 Forecast, M-NCPPC, Research & Technology Center.

Office jobs account for 94 percent of new jobs in the commercial pipeline.



Jobs are expected to exceed housing capacity in Germantown by 2015.



Source: Round 7.0 Forecast, M-NCPPC, Research & Technology Center.

Existing jobs, housing+forecast growth will bring Germantown to:

57% of job capacity
93% of housing capacity

