

took place in 1987 when 25 new homes were completed just west of Kemp Mill Road. Condominiums typically sell at the rate of 10 to 15 per year. 1987 was the exception with 95 condo sales, resulting from the conversion of University Towers from a rental property to a condo. Since townhouses are in limited supply in Kemp Mill, it is not surprising that there are few townhouse sales, generally 5 or less. The exception was 1992 when 15 of the townhouses on Watermill Lane were built and sold.

Prices of Kemp Mill's existing single-family detached houses have increased substantially since 1987. They had not, however, regained their early nineties peak by 1997, nor had their growth kept pace with the increase in existing single-family detached unit prices County-wide. The lag probably reflects the relative age and moderate size of many Kemp Mill homes compared to the increasing stock of larger, newer houses and older ones with substantial additions elsewhere in the County. Nonetheless, Kemp Mill's single-family housing prices remain in the middle range for housing County-wide.

Condo prices have shown the same general pattern as single-family housing prices, increasing between 1987 and 1992, then decreasing modestly to 1997. County-wide condominium prices are not available for comparison but Kemp Mill's prices appear to be in the moderate range.

**Median Condominium Price
Kemp Mill**

Year	Median Price
1997	\$75,000
1992	\$78,200
1987	\$70,000

Townhouse sales are too few to permit detailed analysis of prices. However, the new townhouses built in 1992 sold for somewhat more than the County-wide median for new townhouses. The median price was \$191,700 in Kemp Mill compared to \$185,735 County-wide. Based on very few sales, resale prices have been in the same range.

Conclusion

The demographic profile of a community tends to be strongly influenced by a few key factors, such as the nature of the housing stock and the age distribution of the population. Kemp Mill is no exception. The preponderance of moderately priced, ownership housing, most of which is single-family detached, containing a population where more than one of every five residents is 65 or older produces the picture of a very stable community. It is a community with few demographic extremes, one in which many residents who moved into their homes in the 1950s, '60s, and '70s, have chosen to remain as their families have grown up, and they have grown older. Consequently, it is an area with characteristics that are perhaps more typical of Montgomery County several decades ago when these residents moved to Kemp Mill than of much of the County today.

Kemp Mill Master Plan Area

1997 Census Update Survey

TZ. 59. 60		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	Household Population	7,140	115		1,670	8,925
	% Female	51.5%	*		63.6%	53.7%
	Age Distribution:					
	% 0-4 Years Old	4.6%	*		6.6%	5.1%
	% 5-17 Years Old	20.5%	*		6.5%	17.7%
	% 18-29 Years Old	14.3%	*		6.7%	13.3%
	% 30-44 Years Old	20.7%	*		26.6%	21.9%
	% 45-64 Years Old	23.4%	*		10.7%	21.0%
	% 65-74 Years Old	9.7%	*		16.4%	10.8%
	% Over 74 Years Old	6.8%	*		26.5%	10.3%
	Average Age	38.3	*		50.9	40.5
	Race:					
	% White	82.8%	*		86.4%	83.7%
	% Black	8.7%	*		12.5%	9.4%
	% Asian or Pacific Islander	8.5%	*		1.0%	6.9%
	% Other					
	% Hispanic Origin¹	6.1%	*		13.3%	7.4%
	Educational Attainment:					
	Persons 25 Years and Older	4,790	*		1,390	6,260
	% Less than High School Diploma	10.4%	*		25.6%	13.3%
% High School Graduate	27.6%	*		42.5%	30.5%	
% Associate or Trade School	*	*		*	*	
% Bachelor's Degree	19.3%	*		14.7%	18.6%	
% Grad, Professional or Doctoral	38.8%	*		13.4%	33.6%	
L A B O R F O R C E	Number of Employed Residents²	3,595	*		760	4,450
	% Females Who Are Employed²	61.5%	*		53.5%	60.0%
	Women with Children Under Age 6	335	*		135	490
	% Employed ²	*	*		*	*
	Employer:					
	% Private for Profit	37.9%	*		49.5%	40.4%
	% Private not for Profit	11.6%	*		24.5%	13.8%
	% Self-Employed	14.0%	*			11.6%
	% Government	36.5%	*		26.0%	34.2%
	Work Location:					
	% In the County	48.3%	*		63.5%	50.9%
	% Inside the Beltway	20.4%	*		28.0%	21.6%
	% Outside the Beltway	27.9%	*		35.5%	29.3%
	% Elsewhere in Maryland	19.4%	*		3.7%	16.5%
	% to Washington, D.C.	27.1%	*		27.9%	27.5%
	% to Virginia	*	*		*	*
	Work Trip:					
	% Driving	80.5%	*		67.8%	78.3%
	% Alone	70.8%	*		59.7%	69.1%
	% Carpool	9.7%	*		8.1%	9.3%
% Public Transit or Rail	13.4%	*		19.2%	14.4%	
% Walk/Bicycle/Other	*	*		*	*	
% Work at Home	*	*		*	*	
Access to Metrorail:						
% Car	88.5%	*		*	91.6%	
% Ride-On/Metrobus	*	*		*	*	
% Walk/Bicycle	*	*		*	*	

* Insufficient data for reliable estimates.

¹ Those of Hispanic origin may be of any race.

² Ages 16 and older and employed full- or part-time.

Kemp Mill Master Plan Area (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	2,480	50		1,045	3,575
	% Total Households by Structure Type	69.4%	*		29.3%	100.0%
	Average Household Size	2.85	*		1.60	2.47
	Tenure:					
	% Rental	9.7%	*		52.7%	22.7%
	Average Monthly Costs:					
	Homeowners	\$1,046	*		\$637	\$962
	Renters	\$727	*		\$641	\$676
	% in Same Home 5 Years Ago	68.9%	*		57.7%	65.2%
	Median Years in Same Home	11	*		7	9
	Average Age of Household Head	52.0	*		62.0	54.6
	% Households with Foreign Born Head or Spouse	19.4%	*		26.1%	21.1%
	Households by Type:					
	% Family Households	84.0%	*		33.4%	68.8%
	% Married-Couple	71.8%	*		26.7%	58.0%
	% Single-Parent	*	*		*	*
	% Nonfamily Households	16.0%	*		66.6%	31.2%
	% Householder Living Alone	14.3%	*		65.5%	29.4%
	Persons in Households:					
	% 1 Person	14.3%	*		65.5%	29.4%
	% 2 Persons	38.7%	*		18.3%	32.6%
	% 3 Persons	16.1%	*		11.7%	15.0%
	% 4 Persons	17.2%	*			12.1%
	% 5+ Persons	13.8%	*		4.5%	10.9%
	Average Number of Cars	1.8	*		1.0	1.5
% of Households with Computers	73.7%	*		13.1%	56.7%	
% with Internet Connection	71.4%	*		100.0%	72.4%	
I N C O M E	1996 Household Income Distribution:					
	% Under \$15,000	*	*		*	*
	% \$15,000 to \$29,999	*	*		37.4%	14.1%
	% \$30,000 to \$49,999	17.2%	*		23.0%	18.7%
	% \$50,000 to \$69,999	21.9%	*		21.9%	22.3%
	% \$70,000 to \$99,999	27.6%	*		6.8%	22.0%
	% \$100,000+	23.9%	*			17.1%
	1996 Median Household Income	\$72,795	*		\$30,895	\$54,045
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	17.8%	*		34.5%	21.2%
% Renters	*	*		63.5%	48.9%	

* Insufficient data for reliable estimates.

Est. Land Area in Sq. Miles= 497		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
P O P U L A T I O N	Household Population	490,695	147,170	135,375	50,260	823,500
	% Female	51.4%	53.8%	56.3%	59.4%	53.2%
	Age Distribution:					
	% 0-4 Years Old	7.1%	9.3%	6.1%	3.5%	7.1%
	% 5-17 Years Old	20.5%	18.6%	14.4%	7.5%	18.4%
	% 18-29 Years Old	9.6%	14.6%	24.3%	15.0%	13.2%
	% 30-44 Years Old	23.8%	33.3%	31.8%	25.1%	26.9%
	% 45-64 Years Old	27.0%	18.3%	15.1%	18.2%	23.0%
	% 65-74 Years Old	7.4%	3.9%	3.8%	10.8%	6.4%
	% Over 74 Years Old	4.5%	2.0%	4.5%	19.9%	5.0%
	Average Age	36.7	31.8	33.3	47.5	35.9
	Race:					
	% White	81.0%	65.5%	56.1%	62.6%	73.0%
	% Black	7.4%	17.4%	27.0%	23.5%	13.4%
	% Asian or Pacific Islander	9.9%	13.3%	12.4%	9.4%	10.9%
	% Other	1.8%	3.8%	4.5%	4.5%	2.8%
	% Hispanic Origin ¹	6.3%	11.0%	15.0%	6.9%	8.6%
	Educational Attainment:					
	Persons 25 Years and Older	325,630	96,955	94,815	41,620	559,020
	% Less than High School Diploma	7.3%	8.2%	12.2%	9.2%	8.3%
% High School Graduate	26.4%	29.0%	31.8%	29.9%	27.9%	
% Associate or Trade School	3.7%	5.6%	6.1%	4.5%	4.5%	
% Bachelor's Degree	28.3%	31.4%	27.7%	26.9%	28.6%	
% Grad, Professional or Doctoral	34.3%	25.8%	22.1%	29.4%	30.7%	
L A B O R F O R C E	Number of Employed Residents ²	263,625	89,355	85,505	25,590	464,075
	% Females Who Are Employed ²	64.8%	76.9%	74.6%	49.6%	67.4%
	Women with Children Under Age 6	36,015	13,810	9,620	1,950	61,395
	% Employed ²	67.1%	69.5%	71.6%	61.6%	68.1%
	Employer:					
	% Private for Profit	46.7%	53.2%	56.4%	49.6%	49.7%
	% Private not for Profit	12.8%	12.5%	14.0%	17.2%	13.2%
	% Self-Employed	13.9%	8.5%	6.4%	7.4%	11.3%
	% Government	26.5%	25.7%	23.2%	25.9%	25.8%
	Work Location:					
	% In the County	56.8%	60.9%	61.8%	46.9%	57.9%
	% Inside the Beltway	17.2%	15.8%	22.9%	28.5%	18.4%
	% Outside the Beltway	39.6%	45.1%	38.9%	18.4%	39.5%
	% Elsewhere in Maryland	9.0%	9.5%	9.5%	8.3%	9.2%
	% to Washington, D.C.	25.0%	19.0%	20.4%	34.6%	23.6%
	% to Virginia	7.9%	9.0%	7.3%	8.3%	8.0%
	Work Trip:					
	% Driving	83.8%	85.1%	75.5%	62.7%	81.6%
	% Alone	75.0%	75.3%	66.0%	55.2%	72.5%
	% Carpool	8.8%	9.8%	9.5%	7.5%	9.1%
% Public Transit or Rail	10.5%	11.3%	20.0%	30.0%	13.2%	
% Walk/Bicycle/Other	1.5%	1.4%	2.8%	5.7%	1.9%	
% Work at Home	4.2%	2.3%	1.6%	1.6%	3.3%	
Access to Metrorail:						
% Car	60.9%	66.7%	44.1%	14.9%	53.2%	
% Ride-On/Metrobus	16.1%	19.5%	19.4%	14.0%	17.1%	
% Walk/Bicycle	22.9%	13.8%	36.5%	71.0%	29.7%	

* Insufficient data for reliable estimates.

¹ Those of Hispanic origin may be of any race.

² Ages 16 and older and employed full- or part-time.

Montgomery County, MD (cont.)

		SINGLE-FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	161,925	53,840	65,020	30,350	311,135
	% Total Households by Structure Type	52.0%	17.3%	20.9%	9.8%	100.0%
	Average Household Size	3.03	2.74	2.08	1.66	2.64
	Tenure:					
	% Rental	6.8%	15.2%	76.1%	68.9%	28.8%
	Average Monthly Costs:					
	Homeowners	\$1,379	\$1,051	\$800	\$869	\$1,244
	Renters	\$1,099	\$934	\$712	\$818	\$804
	% in Same Home 5 Years Ago	70.4%	51.5%	30.3%	42.0%	56.1%
	Median Years in Same Home	10	5	2	3	6
	Average Age of Household Head	52.0	44.4	42.7	55.5	49.1
	% Households with Foreign Born Head or Spouse	22.8%	28.7%	31.8%	28.2%	26.2%
	Households by Type:					
	% Family Households	87.5%	76.4%	58.0%	41.3%	74.9%
	% Married-Couple	79.1%	61.2%	41.2%	33.1%	63.6%
	% Single-Parent	7.1%	13.1%	14.1%	6.0%	9.5%
	% Nonfamily Households	12.5%	23.6%	42.0%	58.7%	25.1%
	% Householder Living Alone	10.7%	19.7%	37.4%	55.8%	22.3%
	Persons in Households:					
	% 1 Person	10.7%	19.7%	37.4%	55.8%	22.3%
	% 2 Persons	33.8%	31.1%	35.8%	31.9%	33.6%
	% 3 Persons	19.5%	20.5%	14.5%	6.4%	17.3%
	% 4 Persons	21.1%	17.9%	7.8%	3.7%	16.1%
% 5+ Persons	14.9%	10.9%	4.5%	2.2%	10.8%	
Average Number of Cars	2.1	1.8	1.2	1.0	1.8	
% of Households with Computers	75.8%	71.3%	52.5%	42.6%	67.6%	
% with Internet Connection	64.5%	62.9%	58.7%	62.3%	63.2%	
I N C O M E	1996 Household Income Distribution:					
	% Under \$15,000	1.7%	1.5%	9.9%	11.1%	4.1%
	% \$15,000 to \$29,999	5.0%	6.7%	22.7%	18.1%	9.9%
	% \$30,000 to \$49,999	12.9%	23.7%	34.1%	25.9%	20.0%
	% \$50,000 to \$69,999	16.2%	25.5%	20.9%	19.9%	19.1%
	% \$70,000 to \$99,999	23.1%	23.5%	9.1%	12.5%	19.5%
	% \$100,000+	41.2%	19.0%	3.2%	12.5%	27.4%
	1996 Median Household Income	\$87,740	\$63,500	\$39,500	\$44,985	\$66,085
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	17.7%	25.6%	34.3%	28.6%	21.1%
% Renters	30.7%	27.7%	40.2%	48.2%	39.7%	

* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research & Technology Center, revised October 1999.