

The leading work location remains Washington, D.C. accounting for 27.5 percent of Kemp Mill's work force. This share is unchanged from 10 years ago and is about 4 points higher than the County-wide share of persons working in the District. Kemp Mill's share commuting "elsewhere in Maryland" is also noticeably higher, 6 percent compared to 4 percent County-wide. Within the County, however, Kemp Mill's distribution of workers inside and outside the Beltway is very similar to the County-wide pattern.

Transportation to Work

Kemp Mill residents are a little less likely to drive alone than all County residents, 69.1 percent do compared to 72.5 percent County-wide. Those in the 3 percentage point group who might otherwise drive, are dispersed among other transportation alternatives with no clear favorite. Kemp Mill residents' use of mass transit is similar to the County pattern with indications of slightly higher bus usage. There is also evidence of a slightly higher rate of working at home. None of these differences are sufficient to be considered definitive.

Occupation

Kemp Mill residents overwhelmingly classify their occupations as professional; almost 46 percent choose this category, compared to 36 percent County-wide. The next most frequent occupation is "executive/managerial," selected by 18 percent, slightly less than the 21.5 percent choosing this designation County-wide. Although it is a small part of Kemp Mill residents' occupational mix, the other occupation where Kemp Mill exceeds the County percentage is "skilled labor," 7.5 percent compared to 4.3 percent.

1997 Occupation

Occupation	Kemp Mill	County
Professional	45.6%	35.8%
Exec/Managerial	18.3%	21.5%
Admin/clerical	11.5%	12.7%
Sales/Services	13.1%	15.0%
Skilled Labor	7.5%	4.3%
Laborer/Tech	4.0%	7.8%
Other	0.0%	1.1%

Household Characteristics

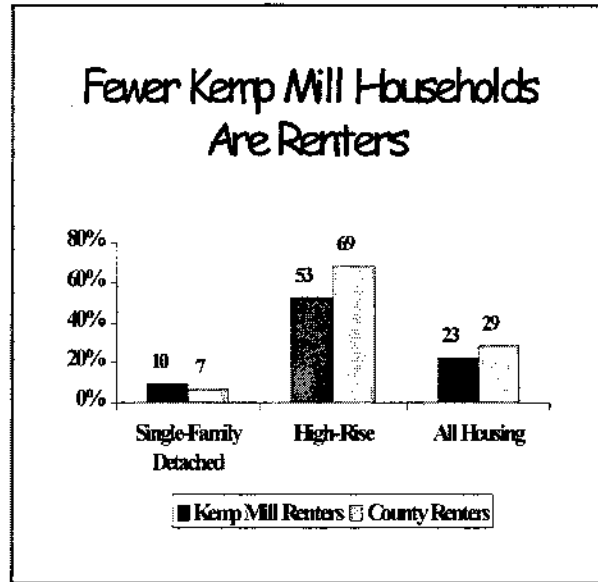
Household Size

Kemp Mill's households are smaller than typical County households. The average household size in Kemp Mill is 2.47 persons per household, compared to 2.64 persons County-wide. The difference is most apparent in single-family detached houses where the average Kemp Mill household is composed of 2.85 persons compared to 3.03 County-wide. A Kemp Mill household in a high-rise is more representative of the County, 1.60 persons compared to 1.66 County-wide. (A difference measured in tenths would not be meaningful for most demographic characteristics but, in the case of household size where numbers are small and change slowly, the difference is notable.)

As mentioned in the discussion of age, Kemp Mill's smaller average household size reflects the older population and the number of single residents. The average has declined since 1987 from 2.56 to 2.47 persons per household.

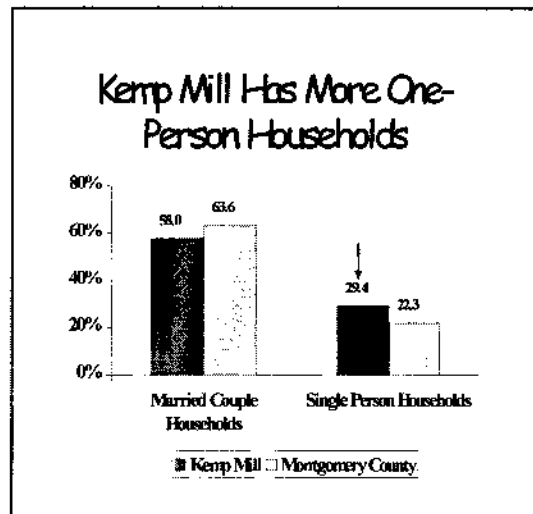
Tenure

A larger share of Kemp Mill households own their own homes than County residents overall. Over 77 percent are owners compared to 71 percent County-wide. This generalized statistic masks differences in different housing types. Kemp Mill's single-family detached residents are actually more likely to rent than many County residents; almost 10 percent are renters, compared to about 7 percent County-wide. Kemp Mill apartment residents, on the other hand, are much less likely to rent; only 53 percent rent compared to almost 69 percent County-wide. The two large condominium buildings, containing over 500 units, account for this difference. It appears that a larger percentage of the condos are owner-occupied than in many condo communities where a large number of renters is common.



Family Type

As discussed in the section on population, Kemp Mill has an unusually large percentage of one-person households. This is a recent trend and the data show substantial change in the last ten years. In 1987, single-person households represented about 22 percent of all area households. In 1997, the percentage increased to 29 percent. Kemp Mill has a larger share of such households than is typical County-wide. The County share in 1997 was 22 percent. The increasing percentage of single or widowed people among the elderly population appears to account for this change.



With so many one-person households, it is not surprising that Kemp Mill also has a lower percentage of married-couple households, 69 percent compared to 75 percent County-wide. Single-parent households are relatively scarce in Kemp Mill. There were insufficient Census Update Survey responses from single-parent households to provide reliable data.

Income

Perhaps because the area has fewer dual income households than most of the County, Kemp Mill's 1996 median household income is lower than the County median, \$54,045 compared to \$65,840 County-wide. Area income has also grown more slowly in the last ten

years than median income County-wide, a 33 percent increase in Kemp Mill compared to 41 percent County-wide. The County-wide increase has almost kept pace with the increase in the Consumer Price Index for the Washington Metropolitan area which showed a 43 percent increase, while Kemp Mill's has not.

The majority of Kemp Mill's single-family households, 73 percent, have incomes over \$50,000. The apartment residents' incomes are more moderate. The Kemp Mill median for multi-family households is \$30,895 compared to \$44,720 for multi-family County-wide. This is consistent with a large number of elderly persons living alone who are likely to live on various packages of social security and other retirement income. Not only are retirement incomes typically lower than working age incomes, but single-person households do not have the advantage of two incomes. In Kemp Mill, 65.5 percent of the high-rise households consist of one person compared to 55.8 percent County-wide.

Car Ownership

The average number of cars per household in Kemp Mill is lower than the County-wide average, in keeping with the large percentages of residents living alone and older residents. There were 1.5 cars per household in Kemp Mill in 1997 compared to 1.8 County-wide. The typical area apartment household has the same number of cars as apartment households County-wide, 1 per unit. Kemp Mill's single-family households have a lower average, however, 1.8 cars per household compared to 2.1 cars County-wide. Kemp Mill's lower average for all residents is influenced both by the percentage of single and older residents and by the fact that high-rises, which consistently have the lowest car ownership of any housing type, are a comparatively large share of the housing stock in the Master Plan Area.

Housing Sales

Kemp Mill's housing sales prices are generally in the moderate range. Townhouse prices are comparatively high, reflecting the newness of this component of the housing stock. This conclusion is based on an examination of sales in the two Census Update Survey years for which demographic data are presented in this report, 1987 and 1997, as well as the middle year, 1992. The number of sales has declined over the period for all housing types in Kemp Mill.⁵ There were at least 125 sales of existing single-family detached houses in 1987, 100 in 1992, and only about 70 in 1997. The only sales of new single-family detached housing

Median Sales Price, Existing Single-Family Detached Housing

Year	Kemp Mill	County
1997	\$169,000	\$230,000
1992	\$176,000	\$217,000
1987	\$128,500	\$140,000

⁵The Park and Planning Department's Sales/Transactions Automated Report (STAR) tends to undercount the number of sales. In order to obtain the best possible price information certain types of sales, such as those between relatives or those varying substantially from other similar houses or their tax assessments, are not believed to reflect market prices and are not included in the data.