



Residency and Mobility

Residential mobility is highly age and structure type related. For instance, younger households in multi-family dwellings move most frequently, and occupants of single-family homes move least often. Montgomery County is a maturing suburban county with an aging population and declining household mobility. The majority of households may be aging in place, but Montgomery County is also an active gateway, attracting 25 percent of all movers relocating in Maryland, or approximately, 223,600 people. Of the different categories of movers into the state, the County draws 48 percent of the 38,350 total immigrants, 27 percent of all the 38,250 movers from Washington, D.C., and 23 percent of 171,100 total interstate movers. Montgomery County is not a population sinkhole; 6 percent, or approximately 47,100, people move out per year, making the County is the fourth largest source of Maryland's intra-state movers.

Residents are staying put longer

Between 1987 and 1997, the frequency of overall residential turnover and mobility in the County declined as the median length of residency rose from 5 to 6 years. The median years of occupancy for single-family residents increased significantly during this period, from 7 years to 9 years. This increase may be attributed to several factors. The higher percentage of long staying households may be related to the large amount of housing built in the 1950s and 1960s – almost one-third of the housing stock was built by 1970 – which provides more opportunity for longer term tenancy. The rising median reflects an aging population; many households have already moved into a family size house or have chosen to renovate to accommodate children. The unfavorable housing market of the early 1990s kept many potential movers in their own home, hampered by the recession, higher mortgage rates, and a decrease in housing completions. Median

Years in Present Dwelling by Structure Type 1997 & 1987						
Years in Present Dwelling	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total
Less than 3 years	18.7%	48.6%	27.9%	26.9%	47.9%	33.1%
3-4 years	12.5%	15.4%	13.4%	14.4%	16.3%	15.0%
5-9 years	22.4%	17.5%	20.9%	16.2%	19.3%	17.2%
10-19 years	23.2%	12.7%	20.0%	20.9%	13.9%	18.8%
20 years or more	23.2%	5.8%	17.8%	21.6%	2.7%	16.0%
% Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Total Households	215,765	95,370	311,135	181,208	76,350	257,558
Median Years of Occupancy	9	3	6	7	3	5

Table 41: Years in Present Dwelling by Structure Type

years of occupancy in multi-family units remained constant at 3 years over this 10-year period. The median occupancy of multi-family renter units is 2 years, a year less than the overall median for multi-family households. This difference can be attributed to a rise in condominium ownership and the inherently high mobility of younger renter households.

More people are staying in the same house for more than five years. In 1997, 56.1 percent of the County's 311,135 households did not move, compared to 49.8 percent in 1987. Two-thirds of these non-mover households, approximately 114,575 residences, live in single-family detached houses. The percentage of non-movers varies by structure type. Of all households living in single-family detached homes, 70 percent are non-movers, just over half of all households in townhouses are non-movers, and only about one-third of all apartment households are non-movers. The percentage of single-family occupants living in the same units for five or more years increased substantially from the previous survey, from 56.7 percent in 1987 to 65.7 percent in 1997. Of the 34.3 percent of single-family households who lived in their homes for less than five years, over half had lived elsewhere in the County. This group, to a large extent, represents previous owners who "traded up" to improved housing and neighborhoods, and former tenants who become first-time buyers. One-quarter of those living in single-family homes for less than five years are from areas outside the metropolitan area. Over one-third of multi-family occupants had lived in their units for five or more years prior to 1997. Of the 66 percent that had moved in the preceding five years, about 2 out of every 5 persons had lived elsewhere in the County, and 36.1 percent came from outside the area.

Years in Residence by Tenure and Structure Type									
	Years in Residence							Median	
	<1	1-2	3-4	5-9	10-19	20+	Total	%	Year
Owner:									
Single-family	4,428	24,335	23,777	45,765	48,867	49,493	196,665	196,665	10
Percent	2.3	12.4	12.1	23.3	24.8	25.2	100.0	100.0	
Multi-family	1,299	4,522	3,825	7,825	5,462	2,052	24,985	24,985	6
Percent	5.2	18.1	15.3	31.3	21.9	8.2	100.0	100.0	
Total Owner	5,727	28,857	27,602	53,590	54,329	51,546	221,650	221,650	9
Total % Owner	2.6	13.0	12.5	24.2	24.5	23.3	100.0	100.0	
Renter:									
Single-family	2,450	9,060	3,253	2,587	1,281	533	19,165	19,165	2
Percent	12.8	47.3	17.0	13.5	6.7	2.8	100.0	100.0	
Multi-family	11,412	29,179	10,865	8,825	6,618	3,422	70,320	70,320	2
Percent	16.2	41.5	15.5	12.6	9.4	4.9	100.0	100.0	
Total Renter	13,862	38,239	14,117	11,412	7,899	3,955	89,485	89,485	2
Total % Renter	15.5	42.7	15.8	12.8	8.8	4.4	100.0	100.0	
Total Households	19,589	67,096	41,719	65,002	62,229	55,500	311,135		6

Table 42: Years in Residence by Tenure and Structure Type

Damascus and Poolesville residents stay put

In 1997, the percentage of non-mover households in 7 of the County's 10 combined planning areas exceeds the County-wide level of 56.1 percent. In two combined planning areas, two-thirds or more of the households were non-movers. Poolesville, at 69.5 percent, has the highest non-mover rate, followed by Damascus at 67.6 percent, and Potomac is just behind at 65.1 percent. Three combined planning areas have lower percentages of non-mover households than the County-wide average. These same planning areas also have the lowest percentage of households residing in single-family detached homes, the dwelling type with the highest median length of residency. The I-270 Corridor at 45.0 percent has the lowest percentage of non-mover households, followed by Silver Spring at 48.0 percent, and Rockville/North Bethesda at 53.8 percent.

1997 Place of Residence by Previous Place of Residence								
<i>Place of Residence in April 1992</i>								
1997 Place of Residence	Same Residence		Within County		Other Jurisdiction		Total Households	
	Number	%	Number	%	Number	%	Number	%
Silver Spring/Takoma Pk	13,266	48.0%	4,620	16.7%	9,776	35.3%	27,662	100.0%
Bethesda/Chevy Chase	21,419	59.6%	5,681	15.8%	8,866	24.7%	35,966	100.0%
Rockville/N. Bethesda	18,167	53.8%	6,925	20.5%	8,701	25.7%	33,794	100.0%
Kens/Wheaton/Aspen Hill	40,152	62.1%	12,466	19.3%	12,038	18.6%	64,656	100.0%
I-270 Corridor	30,011	45.0%	20,557	30.8%	16,117	24.2%	66,686	100.0%
Colesville	18,231	57.7%	5,504	17.4%	7,881	24.9%	31,615	100.0%
Potomac	16,744	65.1%	5,402	21.0%	3,586	13.9%	25,732	100.0%
Olney	6,553	63.7%	2,588	25.2%	1,144	11.1%	10,285	100.0%
Damascus	8,126	67.6%	2,582	21.5%	1,304	10.9%	12,013	100.0%
Poolesville	1,895	69.5%	574	21.1%	257	9.4%	2,726	100.0%
Total Households	174,565	56.1%	66,900	21.5%	69,670	22.4%	311,135	100.0%

Table 43: 1997 Place of Residence by Previous Place of Residence

Three out of seven households recently moved

Forty-four percent of the County's households, about 137,000, moved at least once between 1992 and 1997. Of the movers, 46 percent live in apartments (33 percent in garden-style units and 13 percent in high rise units), 35 percent live in single-family detached homes, and 19 percent live in townhouses.

There are two types of movers: households that moved into the County (in-movers), and households that moved within the County (intra-movers). The two groups are almost equally split, 51 percent of mover households are in-movers and 49 percent are intra-county movers, but their housing preference is different. In-mover households are more likely to move into apartments, 53 percent, than intra-county mover households, 39 percent, and are less likely to move into single-family detached homes, 32 percent, compared to 39 percent for intra-movers, or townhouses, 16 percent, compared to 23 percent for intra-movers. Households moving within the County are more likely to be home owners than in-movers, 62 percent of the intra-county mover

households own their homes and 38 percent rent compared to 40 percent owners and 60 percent renters for in-mover households.

Previous Place of Residence of Householder by Structure Type 1997 & 1987						
Location	1997 Households by Place of Residence in April 1992			1987 Households by Place of Residence in April 1982		
	Single- Family	Multi- Family	Total	Single- Family	Multi- Family	Total
Same residence	65.7	34.1	56.1	56.7	33.1	49.8
Another Residence:						
In Montgomery County	19.0	27.3	21.5	21.4	25.0	22.4
In Prince George's Co.	1.8	5.3	2.8	4.0	5.8	4.5
Elsewhere in Maryland	1.7	3.3	2.2	2.1	3.8	2.6
Another Jurisdiction:						
Washington, D.C.	2.4	4.5	3.0	2.2	5.5	3.2
Northern Virginia	1.5	1.7	1.6	2.0	2.4	2.1
Elsewhere	7.9	23.8	12.7	11.7	24.2	15.4
% Total	100.0	100.0	100.0	100.0	100.0	100.0
Total Households	215,765	95,370	311,135	181,208	76,350	257,558

Table 44: Previous Place of Residence by Structure Type 1987 and 1997

Most new residents are from outside the region

About 69,670 households, or 22.4 percent, of the County's dwellings, did not live here five years previous to the 1997 Census Update Survey. Most new residents (i.e., those households that moved into the County between 1992 and 1997) come from outside the Washington, D.C. metropolitan area. This percentage share, at 57 percent, has been constant across the surveys completed since 1984. The second most popular former place of residence is Washington, D.C., contributing 9,470 households or 13.6 percent of all in-movers, just edging out neighboring Prince George's County at 12.7 percent. Less than 5,000 households between 1992 and 1997 crossed the Potomac River to relocate in the County from Northern Virginia.

Previous Place of Residence of 1997 Households		
April 1992 Residence	Total	
	Number	Percent
In Montgomery County	241,393	77.6
Outside County:	69,742	22.4
from Maryland	15,829	5.1
from Washington, D.C.	9,576	3.1
from N. Virginia	4,898	1.6
from Out of Area	39,439	12.7
Total Households	311,135	100.0

Table 45: Previous Place of Residence

Most minority households moved 5 years prior to the survey

Over 60 percent of white householders lived in their homes 5 years prior to the 1997 Census Update Survey, while most minority householders had moved either with-in or into the County between 1992 and 1997. Specifically, 46.0 percent of Hispanic householders, 44.8 percent of Asian householders, and 36.6 percent of black householders had lived in the same residence for more than 5 years prior to the survey. Black householders are the most mobile of the racial and Hispanic groups. Among black

and Asian householders who had moved, about one-third in each group are new County residents, i.e., in-movers. Hispanic's are only slightly more likely to move within the County than black householders, 31.7 percent and 29.7 percent respectively.

Among mover households, the previous place of residence differs by race and Hispanic origin. Almost 60 percent of Hispanic mover households that moved between 1992 and 1997 are not new residents, but rather the recent move occurred within the County's boundaries. Another one-fifth of Hispanic mover households are from outside the Washington, D.C. area – the lowest percentage among all the groups. Just over half of all white mover households also moved within the County and another 28.3 percent are newcomers to the region. Less than half of black and Asian/ Pacific Islander mover households (46.9 percent and 38.4 percent, respectively) moved within the County. The black mover category has the highest percentage of new residents hailing from neighboring Prince George's County (13.2 percent) and Washington, D.C. (10.8 percent). Asian mover households are the only group where the majority is from outside the metropolitan area, 41.2 percent, which is just slightly higher than intra-mover households, 38.4 percent.

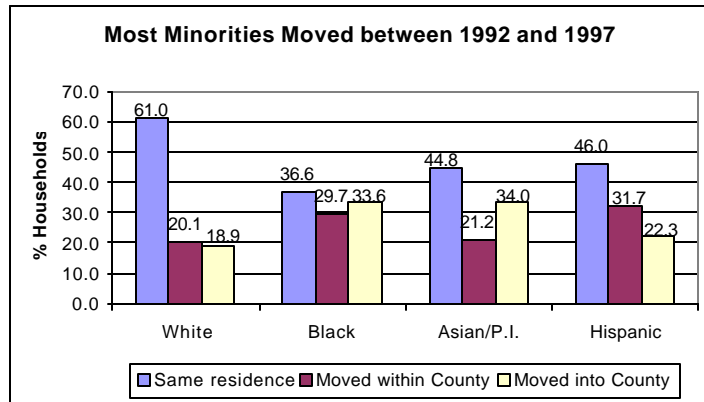


Figure 26: Mover Status by Householder's Race or Hispanic Origin

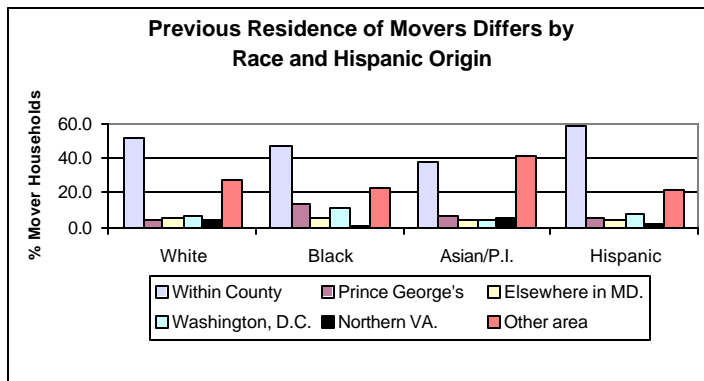


Figure 27: Previous Place of Residence by Householder's Race or Hispanic Origin

Typically, non-mover households (those occupying the same residence 5 years prior to the 1997 survey) reside in single-family detached homes. Such is the case for white and Asian non-mover households where over two-thirds of these households live in single-family detached units. In contrast, non-mover black and Hispanic households show a broader distribution of housing choices, especially regarding garden apartments, which is the choice of almost one-quarter of each these group's households. This is twice the rate found in white and Asian groups.

Among residents moving within the County, garden apartments are the most popular housing choice for black and Hispanic intra-movers with over 40 percent of these households, again about twice the rate of white and Asian households. Single-family detached homes are the housing choice of almost 45 percent of white and Asian households.

Overall, new residents from other jurisdictions are most likely to move into garden apartments (37.2 percent of in-mover residents). Garden apartments are the most popular choice among in-mover minorities. Specifically, almost half of new black in-mover households, 43.8 percent of Hispanic, and 40.6 percent of Asian households moved into garden units. White householders moving into the County are more likely to chose a single-family detached house than other racial or Hispanic groups; 38.4 percent of white in-mover households compared to 29.5 percent of Hispanic households, 25.4 percent of Asian, and 14.7 percent of new black households.

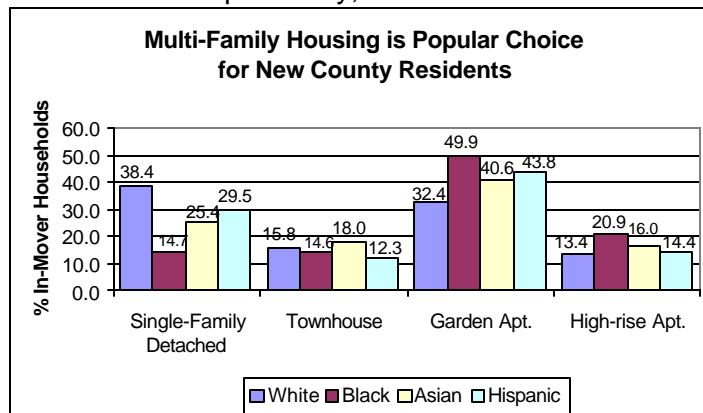


Figure 28: In-Mover's Choice of Structure Type Varies by Race and Hispanic Origin

Age differences of non-mover and mover households

Age is the best predictor of the likelihood of a person to move. Young adults just starting out or beginning new families are the most likely people to move. The average age of County residents who moved between 1992 and 1997 is 30 years old; the average age for non-movers is 41. Of the adult population, 61 percent of the 18 to 29 year olds moved and 58 percent of the 30 to 44 year olds moved, while only 26 percent of the 45 to 64 year olds moved. Pre-school age children are more likely to live in mover households than school age children, 64 percent of the pre-schoolers, 0 to 4 years of age, live in mover households compared to 44 percent of the school age children, 5 to 17 years of age. This difference in mobility rates reflects the stage of the household's life cycle. As family size increases and children age, most families require larger houses – more bedrooms, and more space; and parents are concerned about the quality of local schools.

Mobility of Household Heads by Age and Structure Type													
1997 Age of Head	Residents of County April 1992						Non-Residents of County April 1992						Total Household Heads
	Single-Family	%	Multi-Family	%	Total	%	Single-Family	%	Multi-Family	%	Total	%	
Under 35	15,803	8.6	13,430	23.0	29,233	12.1	11,743	35.6	19,302	52.3	31,044	44.4	60,277
35-44	46,937	25.7	12,913	22.1	59,850	24.8	12,303	37.3	8,738	23.7	21,041	30.2	80,891
45-54	50,589	27.7	9,691	16.6	60,280	25.0	6,321	19.2	3,748	10.2	10,070	14.4	70,350
55-64	31,137	17.0	6,437	11.0	37,575	15.6	1,692	5.1	1,478	4.0	3,169	4.5	40,744
65+	38,335	21.0	16,018	27.4	54,354	22.5	906	2.7	3,614	9.8	4,520	6.5	58,873
Total	182,801	100.0	58,490	100.0	241,290	100.0	32,964	100.0	36,880	100.0	69,845	100.0	311,135

Table 46: Mobility of Householders by Age and Structure Type

The average age of householders who moved between 1992 and 1997 is 40.6 years old - much younger than non-mover householders, 55.7. Slightly less than half of households with heads under 35 were County residents in 1992; the other half had moved into the County in the 1992-1997 period. In contrast, almost 7 out of every 8 households with heads aged 45 to 54 had lived in the County prior to 1992. Among the County's in-migrants from 1992 to 1997, multi-family householders under 35 only outnumbered heads that move into single-family homes, 19,300 to 11,745, or 1.6 multi-family head for every 1 single-family mover within this age group. In the 35 to 44 age group, migrants living in single-family housing exceed migrants who occupy multi-family units by a margin of 3 to 2. For those who are over the age of 65, in-migrants in multi-family units outnumber in-migrants in single-family units by almost 4 to 1.

Movers pay more for housing than non-movers

Among homeowners, movers pay substantially more for their housing each month than non-movers do. In 1997, new residents average \$1,510 for monthly housing costs and movers within the County pay \$1,523, \$400 more than the typical owner that had not moved in the five years prior to the 1997 survey. Renters exhibit a similar, though less dramatic pattern. New residents pay the highest average monthly rent, \$851, followed by within County movers who average \$795, compared to non-movers who average \$719.

Mover households, typically younger households with wage earners just starting their careers and subsequently with lower median household incomes, also have the highest average monthly housing costs. Moreover, continuing inflation in housing prices tends to assure this result. Large numbers of non-mover households bought their homes many years ago, so that they have either retired their mortgages or their incomes have grown substantially relative to their monthly housing costs, while recent movers pay higher prices that are reflected in their monthly payments. An exception to this pattern is the many households that bought their homes in the late 1980s. Housing prices were at an all time high in that period. Prices are just reaching 1989 levels again in 1999. These households are not numerous enough to change the overall pattern.

Long-term renters also benefit from rent increases that are less than the rents charged to new tenants, granting them lower monthly costs. In addition, the newest apartment buildings usually charge the highest rents. Buildings that are less than five years old tend to be the most expensive, and, of course, all of their tenants are classified as movers.

Almost half of renters are new County residents

Renter households dominate in-migration to the County. In the five-year period preceding April 1997, only 12.7 percent of the owners had not lived in Montgomery County in 1992 as opposed to 46.9 percent of all renters. Two out of every three renters came from entirely outside of the Washington D.C. metropolitan area. There were 1.5 times as many renter households than owners moving into the County between 1992 and 1997. The tenure split changed since the 1987 survey when the total numbers of renter and owner in-mover households were equal. The County's rental inventory has provided a major housing resource for accommodating in-migration. Approximately 30.7 percent of the County's households are multi-family apartments. The rental-housing

inventory, by providing affordable and quality housing options, is key to the County's ability to expand its work force by attracting in-migrants.

1997 Household Tenure by 1992 Place of Residence						
April 1992 Residence	Owners in 1997		Renters in 1997		Total	
	Number	Percent	Number	Percent	Number	Percent
In Montgomery County	193,504	87.3	47,529	53.1	241,033	77.6
Outside County:	28,146	12.7	41,956	46.9	70,102	22.4
from Maryland	7,195	3.2	8,613	9.6	15,808	5.1
from Washington, D.C.	5,378	2.4	4,134	4.6	9,512	3.1
from N. Virginia	2,900	1.3	1,962	2.2	4,861	1.6
from Out of Area	12,674	5.7	27,247	30.4	39,921	12.8
Total Households	221,650	100.0	89,485	100.0	311,135	100.0

Table 47: Tenure by Previous Place of Residence

Young in-movers have lower incomes

Because younger renter households characterize the in-migrant group, the median income of households that moved into Montgomery County between 1992 and 1997 is lower than non-movers. In-movers reported a 1996 median income of \$56,098, as compared to \$69,617 for those who have lived in the County for five or more years. The in-movers' median income was almost \$10,000 below the median for all households, indicating that many of the in-movers are filling jobs at the lower and mid-level salaries and wages, typical of their younger ages.

1996 Household Income by Place of Residence, April 1992				
1996 HH Income	Residence in April 1992		Total	
	In County	Elsewhere	Number	%
	%	%		
< \$5,000	1.1	0.9	3,226	1.0
\$5,000- 9,999	1.1	1.5	3,787	1.2
\$10,000- 14,999	1.8	2.0	5,762	1.8
\$15,000- 19,999	2.3	2.7	7,354	2.4
\$20,000- 24,999	3.3	3.9	10,869	3.4
\$25,000- 29,999	3.6	5.6	12,514	4.0
\$30,000- 34,999	4.1	6.2	14,387	4.5
\$35,000- 39,999	4.4	7.1	15,487	5.0
\$40,000- 44,999	5.0	6.7	16,661	5.4
\$45,000- 49,999	4.7	6.1	15,783	5.0
\$50,000- 54,999	5.6	6.4	17,956	5.8
\$55,000- 59,999	4.2	4.0	12,919	4.2
\$60,000- 64,999	5.2	5.2	16,204	5.2
\$65,000- 69,999	4.0	3.9	12,245	4.0
\$70,000- 74,999	4.4	4.5	13,555	4.4
\$75,000- 79,999	3.8	2.9	11,243	3.6
\$80,000- 89,999	6.0	6.0	18,434	6.0
\$90,000- 99,999	6.0	4.4	17,555	5.7
\$100,000- 119,999	9.5	6.9	27,706	9.0
\$120,000- 139,999	6.6	3.5	18,414	5.9
\$140,000- 159,999	3.9	3.3	11,711	3.8
\$160,000- 179,999	2.3	1.5	6,454	2.1
\$180,000- 199,999	1.3	1.3	4,123	1.3
\$200,000- 249,999	2.7	1.3	7,436	2.4
\$250,000- 299,999	1.1	0.9	3,149	1.0
\$300,000+	2.2	1.3	6,202	2.0
% Total	100.0	100.0		100.0
Total Households	241,290	69,845	311,135	
 1996 Median Income	 \$69,617	 \$56,098	 \$66,085	

Table 48: Household Income by Previous Place of Residence

In-movers attracted to General Plan's Urban Ring and I-270 Corridor

Most of the new households relocating to Montgomery County are moving to the most populous areas or rapidly growing planning areas. The I-270 Corridor ranks first with 16,170 in-mover households, 23.1 percent of all the households that moved into the County between 1992 and 1997. This area, which in addition to its large, recently built rental inventory, also has the County's largest number of new housing completions, many of which are characterized by their lower prices targeted at "starter" market. In-movers also found some of the County's more established areas favorable destinations. Kensington/Wheaton area ranks second with 12,040 in-mover households, 17.3 percent of the in-migrant total. Silver Spring/Takoma Park ranks third with 9,775 in-mover households, or 14.0 percent of the new resident total. These established neighborhoods offer large inventories of rental housing, and lower-priced, existing sales housing stock. These three areas combined attracted over half of all the County's in-mover households. A second tier of areas attracting another third of all in-movers includes Bethesda/Chevy Chase (12.7 percent), Rockville/North Bethesda (12.5 percent), and Colesville (11.3 percent).

Households relocating within the County are concentrating in three areas, drawing almost 60 percent of all resident movers. The I-270 Corridor is a magnet for both households from other jurisdictions and residents relocating within the County. Approximately, 20,560 households, or over 30 percent of all intra-County movers, chose this high growth area that includes Gaithersburg, Germantown, Rockville, and Clarksburg. The second most popular area, Kensington/Wheaton attracted 12,465 households, or 18.6 percent of resident movers. Rockville/North Bethesda drew half as many intra-County movers, or 10.4 percent.

1997 Place of Residence by Previous Place of Residence								
<i>Place of Residence in April 1992</i>								
1997 Place of Residence	Same Residence		Within County		Other Jurisdiction		Total Households	
	Number	%	Number	%	Number	%	Number	%
Silver Spring/Takoma Pk	13,266	7.6	4,620	6.9	9,776	14.0	27,662	8.9
Bethesda/Chevy Chase	21,419	12.3	5,681	8.5	8,866	12.7	35,966	11.6
Rockville/N. Bethesda	18,167	10.4	6,925	10.4	8,701	12.5	33,794	10.9
Kens/Wheaton/Aspen Hill	40,152	23.0	12,466	18.6	12,038	17.3	64,656	20.8
I-270 Corridor	30,011	17.2	20,557	30.7	16,117	23.1	66,686	21.4
Colesville	18,231	10.4	5,504	8.2	7,881	11.3	31,615	10.2
Potomac	16,744	9.6	5,402	8.1	3,586	5.1	25,732	8.3
Olney	6,553	3.8	2,588	3.9	1,144	1.6	10,285	3.3
Damascus	8,126	4.7	2,582	3.9	1,304	1.9	12,013	3.9
Poolesville	1,895	1.1	574	0.9	257	0.4	2,726	0.9
Total	174,565	100.0	66,900	100.0	69,670	100.0	311,135	100.0

Table 49: Previous Place of Residence by Combined Planning Area

Profile by Mobility Status

Non-Mover Households

Over half of all households in the County lived in the same residence for more than five years at the time of the 1997 Census Update Survey. Non-mover households were typically the most settled households in the County with a median length of residence of 13 years. Over 87 percent own their homes. Nearly two-thirds live in single-family detached houses. Almost two-thirds are married couple households. The average age of household head for each housing type is the oldest in the County. Overall, the average non-mover head is 55.7 years old, almost 7 years older than the average age of all household heads in the County.

Non-mover households are racially less diverse than mover households; 80 percent of non-movers are white compared to 64.6 percent of movers. Their household characteristics correspond to the age profile of these households. Non-movers have the smallest percentage of children under 5, less than 5 percent compared to over 10 percent for mover households, and the most elderly, 17.0 percent compared to 11.4 percent for all County households. The average household size is 2.63 persons per household. Even though over half the non-mover adult population age 25 years and older holds a Bachelor's, graduate or doctoral degree, mover households are better educated with 64.2 percent with higher education degrees. Non-mover median household incomes are higher than those of movers, \$71,700 in 1996. Most non-mover owners are financially in an excellent housing position with only 16 percent spending more than 25 percent of their income on housing costs. However, long term residents who are renting bear the highest housing cost burden with 42.9 percent paying more than 25 percent of their income on rent.

Intra-County Movers

A little over one-fifth of the County's households had lived in the County for more than five years prior to the Census Update Survey but moved within the County between 1992 and 1997. The median length of residence for intra-County movers is 2 years, twice as long as in-movers. Just over 60 percent own their own homes. About the same percentage are married couple households; another 11.6 percent are single-parent households. The heads of these households are relatively young compared to the heads of non-mover households, 42.1 years compared to 55.7 years. While the largest percentage, 38.8 percent, live in single-family detached housing, these households are relatively evenly spread among single-family detached, townhouses, and garden apartments.

Almost one third of intra-movers are minorities, more diverse than non-movers, but less than in-movers. The highest percentage of children live in these households; almost 20 percent of the residents in intra-County mover households are ages 5 through 17 and another 10 percent are under age 5. These households, characterized by young parents moving to accommodate their growing families, have the largest average household size at 2.78 persons compared to 2.63 for non-movers. Adults, age 25 years and older are very well educated with 57.7 percent college graduates or higher. Approaching 80 percent of the females over the age of 16 years are employed. Moreover, 77.3 percent of mothers with children under 6 years old are working compared to 68.1 percent at the county level. Their car and computer ownership match

all County households, 1.8 cars per household and about 69 percent own computers. The 1996 median income of intra-movers is slightly lower than the County-wide median in keeping with their relative youth, \$63,960 compared to \$66,085 combined with the highest average monthly homeowner costs at \$1,523 (over 20 percent more than the County average owner cost). Renters moving within the County are finding cheaper apartments than tenants moving from other jurisdictions, \$795 compared to \$851. Almost 31 percent of homeowners and 41 percent of renters that moved within the County pay more than the benchmark 25 percent of their income on housing costs.

In-Movers

Between 1992 and 1997, about the same percentage of households, one-fifth, moved to Montgomery County as there were resident households moving within the County's borders. In-mover households are most likely to be renters, 59.5 percent, and to live in multi-family housing, 52.5 percent, than households in any other mover status. Even in single-family detached housing, they are more than 3 times as likely as other households to be renters, 24.8 percent compared to the County average of 6.8 percent. Their household heads are younger than those in any other mobility status are, an average age of 39.2 years. They include comparatively low 61.7 percent married couple households and very high 24.4 percent one-person households. The single person-households pull down this group's average household size to 2.52 persons per household compared to the family oriented 2.78 average household size of intra-County movers.

Almost 2 out of 5 in-movers are black or Asian/Pacific Islander and one third of the households have a foreign-born head or spouse. The adult population moving into the County is an incredibly educated group with over 70 percent at least a college graduate and half of these earned graduate, professional or doctoral degrees. Most of the in-movers are keeping their old jobs located outside Montgomery County – less than half live and work in the County compared to 60 percent for both non-movers and intra-County movers. With 21 percent of employed in-movers commuting by bus or rail, a new resident is twice as likely to use public transit than someone who has lived in the County. In keeping with their relative youth and the high percentage of single-person households, they have the lowest median household incomes, \$56,100, about \$8,000 less than the next lowest group, intra-movers with a median household income of \$63,960. Almost one third of the young in-movers are spending more than 25 percent of their income on homeownership. In-mover renters, despite paying the highest average monthly rent, \$851, have the lowest percentage, 37.1 percent, facing housing burdens above the benchmark.

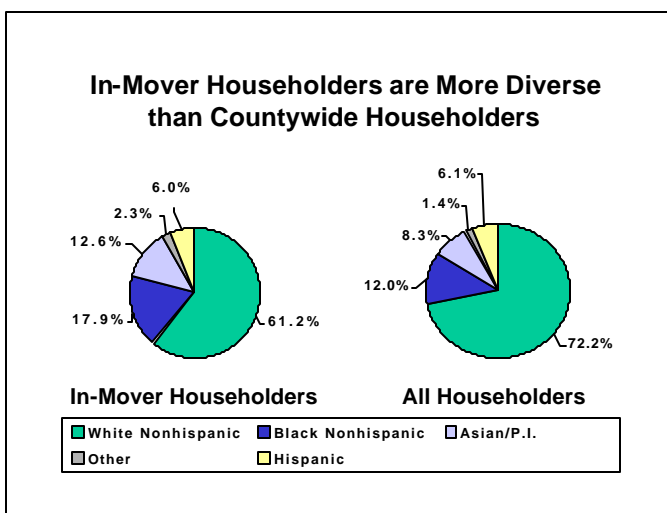


Figure 29: Race and Hispanic Origin of In-Mover and All Householders

Mobility Status

Montgomery County, MD.

1997 Census Update Survey

		Same Residence	Moved		Total County
			Within County	Into County	
P O P U L A T I O N	Household Population	461,370	186,360	175,770	823,500
	% of Total Population	56.0%	22.6%	21.3%	100.0%
	% Female	53.0%	53.1%	53.9%	53.2%
	Age Distribution:				
	% 0-4 Years Old	4.6%	10.4%	10.3%	7.1%
	% 5-17 Years Old	18.4%	19.9%	16.7%	18.4%
	% 18-29 Years Old	9.2%	15.4%	21.1%	13.1%
	% 30-44 Years Old	20.4%	34.5%	35.8%	26.8%
	% 45-64 Years Old	30.4%	15.4%	12.1%	23.1%
	% 65-74 Years Old	9.7%	2.4%	1.9%	6.4%
	% Over 74 Years Old	7.3%	1.9%	2.1%	5.0%
	Average Age	40.9	29.9	29.3	35.9
	Race:				
	% White	80.0%	68.0%	61.0%	73.2%
	% Black	9.0%	18.0%	19.5%	13.3%
	% Asian or Pacific Islander	9.0%	10.4%	15.7%	10.8%
	% Other	2.0%	3.6%	3.9%	2.7%
	% Hispanic Origin	7.1%	11.9%	8.3%	8.4%
	Educational Attainment:				
	Persons 25 Years and Older	326,025	117,935	115,060	559,020
L A B O R F O R C E	Number of Employed Residents ²	244,250	112,500	107,325	464,075
	% Females Who Are Employed ²	61.0%	79.9%	75.6%	67.6%
	Women with Children Under Age 6	24,100	19,445	17,850	61,395
	% Employed ²	64.7%	77.3%	63.9%	68.3%
	Employer:				
	% Private for Profit	47.8%	53.3%	50.9%	49.7%
	% Private not for Profit	12.2%	13.6%	15.1%	13.1%
	% Self-Employed	13.2%	11.0%	7.1%	11.3%
	% Government	26.8%	22.1%	26.9%	25.8%
	Work Location:				
	% In the County	60.2%	60.8%	48.8%	57.8%
	% Inside the Beltway	17.7%	18.2%	20.2%	18.4%
	% Outside the Beltway	42.4%	42.7%	28.6%	39.4%
	% Elsewhere in Maryland	9.6%	8.0%	9.6%	9.2%
	% to Washington, D.C.	21.6%	21.2%	31.0%	23.6%
	% to Virginia	7.4%	8.9%	8.9%	8.1%
	Work Trip:				
	% Driving	84.1%	82.5%	74.0%	81.5%
	% Alone	75.9%	72.1%	64.3%	72.5%
	% Carpool	8.3%	10.4%	9.7%	9.1%
	% Public Transit or Rail	10.4%	12.6%	21.0%	13.3%
	% Walk/Bicycle/Other	1.7%	1.7%	2.5%	1.9%
	% Work at Home	3.7%	3.2%	2.4%	3.3%
	Access to Metrorail:				
	% Car	58.7%	53.3%	47.8%	53.5%
	% Ride-On/Metrobus	19.8%	14.5%	14.5%	16.8%
	% Walk/Bicycle	21.5%	32.2%	37.8%	29.7%

* Insufficient data for reliable estimates.

²Those of Hispanic origin may be of any race.

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

Table 50: Profile by Mobility Status

Mobility Status (cont.)**1997 Census Update Survey**

		Same Residence	Moved		Total County
			Within County	Into County	
H O U S I N G	Households by Mover Status	174,565	66,900	69,670	311,135
	% Total Households by Mover Status	56.1%	21.5%	22.4%	100.0%
	Average Household Size	2.63	2.78	2.52	2.64
	Tenure:				
	% Rental	12.3%	38.2%	59.5%	28.4%
	Average Monthly Costs:				
	Homeowners	\$1,112	\$1,523	\$1,510	\$1,244
	Renters	\$719	\$795	\$851	\$804
	% in Same Home 5 Years Ago	100.0%			56.1%
	Median Years in Same Home	13	2	1	6
	Average Age of Household Head	55.7	42.1	39.2	49.1
	% Households with Foreign Born Head or Spouse	22.1%	28.6%	33.4%	26.0%
	Households by Type:				
	% Family Households	76.5%	75.1%	70.9%	74.9%
	% Married-Couple	65.5%	61.2%	61.7%	63.7%
	% Single-Parent	9.1%	11.6%	8.0%	9.4%
	% Nonfamily Households	23.5%	24.9%	29.1%	25.1%
	% Householder Living Alone	21.9%	21.1%	24.4%	22.3%
	Persons in Households:				
	% 1 Person	21.9%	21.1%	24.4%	22.3%
	% 2 Persons	35.0%	29.0%	34.5%	33.6%
	% 3 Persons	16.7%	19.0%	17.4%	17.4%
	% 4 Persons	15.8%	17.7%	15.0%	16.0%
	% 5+ Persons	10.6%	13.2%	8.6%	10.7%
	Average Number of Cars	1.9	1.8	1.5	1.8
	% of Households with Computers	66.3%	69.1%	70.6%	67.8%
	% with Internet Connection	61.5%	62.6%	68.5%	63.3%
I N C O M E	1996 Household Income Distribution:				
	% Under \$15,000	3.8%	4.5%	4.4%	4.1%
	% \$15,000 to \$29,999	8.9%	10.0%	12.1%	9.8%
	% \$30,000 to \$49,999	17.2%	21.1%	26.1%	19.9%
	% \$50,000 to \$69,999	18.7%	19.7%	19.5%	19.1%
	% \$70,000 to \$99,999	20.6%	18.9%	17.8%	19.7%
	% \$100,000+	30.9%	25.8%	20.0%	27.5%
	1996 Median Household Income	\$71,700	\$63,960	\$56,100	\$66,085
	% of Households Spending More Than 25% of Income on Housing Costs:				
	% Homeowners	15.7%	30.9%	32.7%	20.9%
	% Renters	42.9%	40.6%	37.1%	39.4%

* Insufficient data for reliable estimates.

Source: 1997 Census Update Survey; Montgomery County Planning Dept, Research and Technology Center (2/00).