

household population forecast by policy area (2005 to 2040)

by household type

Montgomery County, Maryland

POLICY AREA	2005			2010			2015		
	single family	multi-family	total	single family	multi-family	total	single family	multi-family	total
Aspen Hill	41,350	20,896	62,246	40,156	20,455	60,611	40,485	20,538	61,023
Bethesda CBD	1,453	9,292	10,745	1,590	10,584	12,174	1,654	15,655	17,309
Bethesda/Chevy Chase	69,791	6,024	75,815	75,507	6,817	82,324	78,714	7,069	85,783
Clarksburg	5,716	145	5,861	13,751	179	13,930	22,151	3,131	25,282
Cloverly	17,805	0	17,805	15,933	0	15,933	15,842	0	15,842
Damascus	10,184	752	10,936	9,790	752	10,542	9,727	752	10,479
Darnestown/Travilah	12,629	0	12,629	11,895	0	11,895	11,757	0	11,757
Derwood	16,444	1,589	18,033	16,150	1,599	17,749	16,977	1,970	18,947
Fairland/White Oak	51,225	24,334	75,559	52,159	24,284	76,443	51,652	23,785	75,437
Friendship Heights	6	4,930	4,936	6	5,917	5,923	318	6,808	7,126
Gaithersburg City	31,257	27,080	58,337	32,561	27,499	60,060	33,451	30,869	64,320
Germantown East	17,060	4,249	21,309	18,364	5,071	23,435	18,234	4,944	23,178
Germantown Town Center	469	643	1,112	489	1,429	1,918	477	1,394	1,871
Germantown West	43,397	12,944	56,341	46,061	14,078	60,139	45,978	15,677	61,655
Glenmont	1,988	858	2,846	1,905	823	2,728	2,209	841	3,050
Goshen	16,798	0	16,798	15,923	0	15,923	15,854	0	15,854
Grosvenor	907	4,199	5,106	1,003	5,410	6,413	1,412	7,183	8,595
Kensington/Wheaton	78,760	8,983	87,743	76,139	8,636	84,775	78,936	8,898	87,834
Montgomery Village/Airpark	42,582	7,681	50,263	42,995	8,502	51,497	42,820	8,453	51,273
North Bethesda	22,349	11,317	33,666	24,998	12,851	37,849	26,001	14,304	40,305
North Potomac	29,514	135	29,649	26,766	194	26,960	26,151	194	26,345
Olney	33,192	1,020	34,212	31,583	1,177	32,760	31,323	1,396	32,719
Patuxent	10,672	30	10,702	10,431	30	10,461	10,452	9	10,461
Poolesville	9,123	0	9,123	8,990	0	8,990	9,482	0	9,482
Potomac	47,658	2,303	49,961	45,094	2,519	47,613	45,298	3,171	48,469
R & D Village	2,670	4,252	6,922	2,626	4,685	7,311	2,603	5,381	7,984
Rock Creek	8,061	0	8,061	7,490	0	7,490	7,951	0	7,951
Rockville City	39,461	12,771	52,232	43,161	15,701	58,862	43,848	19,526	63,374
Shady Grove	189	629	818	309	633	942	564	1,873	2,437
Silver Spring CBD	363	9,384	9,747	437	13,822	14,259	455	22,382	22,837
Silver Spring/Takoma Park	40,831	30,841	71,672	43,603	32,538	76,141	44,446	33,149	77,595
Twinbrook	8	0	8	9	0	9	9	473	482
Wheaton CBD	3,056	2,180	5,236	3,045	2,944	5,989	3,136	4,036	7,172
White Flint	0	1,971	1,971	0	3,952	3,952	0	7,351	7,351
Montgomery County Total	706,968	211,432	918,400	720,919	233,081	954,000	740,367	271,233	1,011,600

round 7.2 cooperative forecasts

MONTGOMERY COUNTY, MARYLAND

2020			2025			2030		
single family	multi-family	total	single family	multi-family	total	single family	multi-family	total
40,539	20,565	61,104	40,470	20,529	60,999	40,012	20,296	60,308
1,679	16,237	17,916	1,692	17,440	19,132	1,688	17,558	19,246
78,920	7,061	85,981	79,547	7,113	86,660	79,351	7,096	86,447
28,399	5,026	33,425	30,803	6,062	36,865	31,042	6,256	37,298
15,826	0	15,826	15,918	0	15,918	15,992	0	15,992
9,988	1,086	11,074	10,405	1,922	12,327	10,570	2,556	13,126
11,740	0	11,740	11,603	0	11,603	11,597	0	11,597
16,945	1,978	18,923	16,943	1,991	18,934	16,955	1,995	18,950
51,330	23,431	74,761	51,077	23,294	74,371	50,774	23,150	73,924
319	6,815	7,134	321	6,866	7,187	320	6,850	7,170
35,738	34,432	70,170	38,368	40,252	78,620	40,252	44,277	84,529
17,931	5,368	23,299	17,382	7,646	25,028	17,522	7,210	24,732
469	2,114	2,583	468	2,823	3,291	472	3,963	4,435
45,215	18,330	63,545	45,153	20,553	65,706	45,519	22,777	68,296
2,644	1,541	4,185	2,642	1,997	4,639	2,628	2,442	5,070
15,923	0	15,923	16,104	0	16,104	16,223	0	16,223
1,543	7,848	9,391	1,570	7,988	9,558	1,570	7,991	9,561
81,151	9,235	90,386	81,091	9,227	90,318	80,723	9,184	89,907
43,157	8,485	51,642	43,431	8,539	51,970	43,519	8,556	52,075
28,500	18,570	47,070	29,010	19,452	48,462	29,021	19,931	48,952
26,111	194	26,305	26,159	194	26,353	26,167	194	26,361
32,334	2,176	34,510	32,532	2,387	34,919	32,961	2,583	35,544
10,756	30	10,786	10,833	30	10,863	10,907	30	10,937
9,927	0	9,927	10,137	0	10,137	10,314	0	10,314
45,397	3,140	48,537	45,714	3,141	48,855	45,782	3,140	48,922
3,028	6,210	9,238	3,564	8,762	12,326	4,108	15,855	19,963
8,066	0	8,066	7,940	0	7,940	7,921	0	7,921
44,024	22,451	66,475	44,357	25,412	69,769	44,575	27,754	72,329
1,070	5,686	6,756	1,226	8,535	9,761	1,229	11,533	12,762
453	23,679	24,132	449	23,910	24,359	441	24,218	24,659
44,192	33,588	77,780	43,776	33,219	76,995	43,145	32,711	75,856
10	3,864	3,874	10	5,056	5,066	10	5,291	5,301
3,265	5,765	9,030	3,275	6,189	9,464	3,258	6,585	9,843
0	8,906	8,906	0	12,101	12,101	0	13,750	13,750
756,589	303,811	1,060,400	763,970	332,630	1,096,600	766,568	355,732	1,122,300

round 7.2 cooperative forecasts

MONTGOMERY COUNTY, MARYLAND

2035			2040		
single family	multi-family	total	single family	multi-family	total
38,640	19,601	58,241	37,930	19,509	57,439
1,686	17,541	19,227	1,677	17,580	19,257
79,274	7,493	86,767	78,822	7,509	86,331
30,941	7,068	38,009	30,215	7,361	37,576
15,979	0	15,979	15,854	0	15,854
10,629	2,556	13,185	10,611	2,556	13,167
11,711	0	11,711	11,736	0	11,736
17,218	2,309	19,527	17,248	2,721	19,969
50,538	23,110	73,648	50,249	23,333	73,582
319	6,843	7,162	317	6,859	7,176
42,247	47,516	89,763	45,011	50,963	95,974
17,430	7,273	24,703	17,260	7,341	24,601
469	5,313	5,782	464	5,417	5,881
45,279	23,229	68,508	44,837	23,001	67,838
2,631	2,444	5,075	2,629	2,446	5,075
16,311	0	16,311	16,289	0	16,289
1,570	7,990	9,560	1,553	8,250	9,803
81,009	9,328	90,337	81,084	9,336	90,420
43,304	8,515	51,819	43,111	8,476	51,587
29,018	20,447	49,465	28,712	21,628	50,340
26,383	194	26,577	26,395	194	26,589
33,238	2,583	35,821	33,142	2,583	35,725
10,967	30	10,997	10,935	30	10,965
10,326	0	10,326	10,261	0	10,261
45,998	3,153	49,151	46,118	3,346	49,464
4,111	18,440	22,551	4,098	18,915	23,013
7,941	0	7,941	8,087	0	8,087
45,155	30,157	75,312	45,293	32,780	78,073
1,351	13,169	14,520	1,345	13,109	14,454
434	23,799	24,233	426	24,103	24,529
42,945	32,678	75,623	42,825	33,459	76,284
10	5,432	5,442	10	5,465	5,475
3,263	6,592	9,855	3,261	6,813	10,074
0	16,672	16,672	0	19,512	19,512
768,325	371,475	1,139,800	767,805	384,595	1,152,400

round 7.2 cooperative forecasts

MONTGOMERY COUNTY, MARYLAND

source: *Montgomery County Planning Department, Research and Technology Center, April 2009.*

note: Forecasts are prepared as part of the Cooperative Forecasting Process of the Metropolitan Washington Council of Governments (www.mwcog.org).
Forecasts for areas within the Cities of Gaithersburg and Rockville are based on the forecasts prepared by each City under the Cooperative Forecasting Process