

# HOUSEHOLD FORECAST (2005 to 2040)

## Montgomery County, Maryland

by Planning Area and type

| AREA                  | 2005           |                |                | 2010           |                |                | 2015           |                |                |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                       | single-family  | multifamily    | total          | single-family  | multifamily    | total          | single-family  | multifamily    | total          |
| Aspen Hill            | 14,578         | 9,938          | 24,516         | 14,576         | 10,123         | 24,699         | 14,704         | 10,169         | 24,873         |
| Bennett               | 1,284          | 0              | 1,284          | 1,310          | 0              | 1,310          | 1,332          | 0              | 1,332          |
| Bethesda/Chevy Chase  | 24,753         | 13,412         | 38,165         | 25,158         | 14,463         | 39,621         | 25,327         | 16,870         | 42,197         |
| Clarksburg            | 1,714          | 73             | 1,787          | 4,100          | 91             | 4,191          | 5,750          | 529            | 6,279          |
| Cloverly              | 5,709          | 128            | 5,837          | 5,822          | 128            | 5,950          | 5,849          | 128            | 5,977          |
| Damascus              | 3,384          | 314            | 3,698          | 3,479          | 313            | 3,792          | 3,548          | 313            | 3,861          |
| Darnestown            | 4,069          | 55             | 4,124          | 4,146          | 80             | 4,226          | 4,219          | 80             | 4,299          |
| Dickerson             | 472            | 0              | 472            | 488            | 0              | 488            | 491            | 0              | 491            |
| Fairland              | 9,185          | 5,691          | 14,876         | 9,377          | 5,670          | 15,047         | 9,577          | 5,670          | 15,247         |
| Gaithersburg City     | 11,018         | 10,847         | 21,865         | 11,362         | 10,948         | 22,310         | 11,681         | 12,096         | 23,777         |
| Gaithersburg Vicinity | 19,850         | 6,960          | 26,810         | 19,783         | 7,473          | 27,256         | 20,010         | 7,473          | 27,483         |
| Germantown            | 20,282         | 8,839          | 29,121         | 20,590         | 9,789          | 30,379         | 20,861         | 9,899          | 30,760         |
| Goshen                | 3,607          | 0              | 3,607          | 3,650          | 0              | 3,650          | 3,703          | 0              | 3,703          |
| Kemp Mill/4 Corners   | 9,795          | 3,905          | 13,700         | 9,803          | 3,891          | 13,694         | 9,834          | 3,891          | 13,725         |
| Kensington/Wheaton    | 23,696         | 5,220          | 28,916         | 23,818         | 5,621          | 29,439         | 24,235         | 6,121          | 30,356         |
| Lower Seneca          | 459            | 0              | 459            | 468            | 0              | 468            | 475            | 0              | 475            |
| Martinsburg           | 107            | 0              | 107            | 115            | 0              | 115            | 115            | 0              | 115            |
| North Bethesda        | 8,457          | 10,482         | 18,939         | 8,524          | 12,091         | 20,615         | 8,543          | 13,863         | 22,406         |
| Olney                 | 11,747         | 857            | 12,604         | 11,840         | 954            | 12,794         | 11,992         | 954            | 12,946         |
| Patuxent              | 1,953          | 0              | 1,953          | 2,009          | 0              | 2,009          | 2,049          | 0              | 2,049          |
| Poolesville           | 1,937          | 0              | 1,937          | 1,957          | 0              | 1,957          | 2,108          | 0              | 2,108          |
| Potomac               | 14,907         | 1,426          | 16,333         | 15,200         | 1,575          | 16,775         | 15,268         | 1,875          | 17,143         |
| Rockville             | 14,788         | 8,194          | 22,982         | 14,863         | 9,464          | 24,327         | 14,879         | 11,765         | 26,644         |
| Silver Spring         | 5,731          | 10,936         | 16,667         | 5,831          | 12,239         | 18,070         | 5,898          | 15,317         | 21,215         |
| Takoma Park           | 5,162          | 6,227          | 11,389         | 5,174          | 6,204          | 11,378         | 5,192          | 6,204          | 11,396         |
| Travilah              | 8,151          | 720            | 8,871          | 8,377          | 718            | 9,095          | 8,425          | 718            | 9,143          |
| Upper Rock Creek      | 3,598          | 170            | 3,768          | 3,718          | 170            | 3,888          | 3,844          | 170            | 4,014          |
| White Oak             | 8,357          | 4,356          | 12,713         | 8,535          | 4,422          | 12,957         | 8,564          | 4,422          | 12,986         |
| <b>TOTAL</b>          | <b>238,750</b> | <b>108,750</b> | <b>347,500</b> | <b>244,073</b> | <b>116,427</b> | <b>360,500</b> | <b>248,473</b> | <b>128,527</b> | <b>377,000</b> |

NOTE: Forecasts are prepared as part of the Cooperative Forecasting Process of the Metropolitan Washington Council of Governments ([www.mwcog.org](http://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

SOURCE: Center for Research & Information Systems, Montgomery County Planning Department, *Round 8.0 Cooperative Forecast*

# HOUSEHOLD FORECAST (2005 to 2040)

## Montgomery County, Maryland

by Planning Area and type

| AREA                  | 2020           |                |                | 2025           |                |                | 2030           |                |                |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                       | single-family  | multifamily    | total          | single-family  | multifamily    | total          | single-family  | multifamily    | total          |
| Aspen Hill            | 14,739         | 10,169         | 24,908         | 14,769         | 10,169         | 24,938         | 14,769         | 10,169         | 24,938         |
| Bennett               | 1,362          | 0              | 1,362          | 1,382          | 0              | 1,382          | 1,402          | 0              | 1,402          |
| Bethesda/Chevy Chase  | 25,384         | 18,718         | 44,102         | 25,463         | 19,498         | 44,961         | 25,501         | 19,998         | 45,499         |
| Clarksburg            | 7,585          | 1,359          | 8,944          | 9,334          | 2,309          | 11,643         | 9,934          | 2,609          | 12,543         |
| Cloverly              | 5,911          | 128            | 6,039          | 5,941          | 128            | 6,069          | 5,961          | 128            | 6,089          |
| Damascus              | 3,608          | 503            | 4,111          | 3,748          | 833            | 4,581          | 3,803          | 1,133          | 4,936          |
| Darnestown            | 4,294          | 80             | 4,374          | 4,324          | 80             | 4,404          | 4,359          | 80             | 4,439          |
| Dickerson             | 501            | 0              | 501            | 511            | 0              | 511            | 521            | 0              | 521            |
| Fairland              | 9,767          | 5,670          | 15,437         | 9,982          | 5,670          | 15,652         | 10,047         | 5,670          | 15,717         |
| Gaithersburg City     | 12,255         | 13,628         | 25,883         | 12,634         | 15,500         | 28,134         | 12,710         | 17,836         | 30,546         |
| Gaithersburg Vicinity | 20,220         | 8,953          | 29,173         | 20,535         | 12,048         | 32,583         | 20,710         | 16,573         | 37,283         |
| Germantown            | 21,231         | 10,774         | 32,005         | 21,129         | 14,308         | 35,437         | 21,129         | 17,978         | 39,107         |
| Goshen                | 3,753          | 0              | 3,753          | 3,793          | 0              | 3,793          | 3,813          | 0              | 3,813          |
| Kemp Mill/4 Corners   | 9,859          | 3,891          | 13,750         | 9,879          | 3,980          | 13,859         | 9,859          | 4,218          | 14,077         |
| Kensington/Wheaton    | 24,895         | 7,237          | 32,132         | 25,093         | 8,187          | 33,280         | 25,093         | 9,437          | 34,530         |
| Lower Seneca          | 495            | 0              | 495            | 510            | 0              | 510            | 520            | 0              | 520            |
| Martinsburg           | 115            | 0              | 115            | 120            | 0              | 120            | 120            | 0              | 120            |
| North Bethesda        | 8,685          | 17,555         | 26,240         | 8,690          | 18,802         | 27,492         | 8,695          | 22,527         | 31,222         |
| Olney                 | 12,284         | 1,344          | 13,628         | 12,564         | 1,594          | 14,158         | 12,739         | 1,824          | 14,563         |
| Patuxent              | 2,109          | 0              | 2,109          | 2,144          | 0              | 2,144          | 2,179          | 0              | 2,179          |
| Poolesville           | 2,216          | 0              | 2,216          | 2,251          | 0              | 2,251          | 2,276          | 0              | 2,276          |
| Potomac               | 15,368         | 1,970          | 17,338         | 15,398         | 1,970          | 17,368         | 15,408         | 1,970          | 17,378         |
| Rockville             | 14,906         | 13,878         | 28,784         | 14,981         | 15,053         | 30,034         | 15,068         | 16,441         | 31,509         |
| Silver Spring         | 5,923          | 16,870         | 22,793         | 5,941          | 17,210         | 23,151         | 5,941          | 17,867         | 23,808         |
| Takoma Park           | 5,207          | 6,219          | 11,426         | 5,174          | 6,769          | 11,943         | 5,174          | 7,154          | 12,328         |
| Travilah              | 8,499          | 718            | 9,217          | 8,534          | 718            | 9,252          | 8,549          | 718            | 9,267          |
| Upper Rock Creek      | 3,971          | 170            | 4,141          | 4,101          | 170            | 4,271          | 4,121          | 170            | 4,291          |
| White Oak             | 8,602          | 4,422          | 13,024         | 8,657          | 4,422          | 13,079         | 8,677          | 4,422          | 13,099         |
| <b>TOTAL</b>          | <b>253,744</b> | <b>144,256</b> | <b>398,000</b> | <b>257,582</b> | <b>159,418</b> | <b>417,000</b> | <b>259,078</b> | <b>178,922</b> | <b>438,000</b> |

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# HOUSEHOLD FORECAST (2005 to 2040)

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by Planning Area and type

| AREA                  | 2035           |                |                | 2040           |                |                |
|-----------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                       | single-family  | multifamily    | total          | single-family  | multifamily    | total          |
| Aspen Hill            | 14,769         | 10,169         | 24,938         | 14,769         | 10,248         | 25,017         |
| Bennett               | 1,402          | 0              | 1,402          | 1,402          | 0              | 1,402          |
| Bethesda/Chevy Chase  | 25,501         | 21,050         | 46,551         | 25,501         | 22,187         | 47,688         |
| Clarksburg            | 10,134         | 3,287          | 13,421         | 10,134         | 3,670          | 13,804         |
| Cloverly              | 5,961          | 128            | 6,089          | 5,961          | 128            | 6,089          |
| Damascus              | 3,803          | 1,133          | 4,936          | 3,803          | 1,133          | 4,936          |
| Darnestown            | 4,369          | 80             | 4,449          | 4,379          | 80             | 4,459          |
| Dickerson             | 526            | 0              | 526            | 531            | 0              | 531            |
| Fairland              | 10,047         | 5,885          | 15,932         | 10,047         | 5,885          | 15,932         |
| Gaithersburg City     | 12,852         | 19,585         | 32,437         | 12,966         | 21,019         | 33,985         |
| Gaithersburg Vicinity | 20,710         | 19,096         | 39,806         | 20,710         | 19,670         | 40,380         |
| Germantown            | 21,129         | 19,858         | 40,987         | 21,129         | 20,144         | 41,273         |
| Goshen                | 3,823          | 0              | 3,823          | 3,833          | 0              | 3,833          |
| Kemp Mill/4 Corners   | 9,859          | 4,293          | 14,152         | 9,859          | 4,372          | 14,231         |
| Kensington/Wheaton    | 25,093         | 10,261         | 35,354         | 25,093         | 10,853         | 35,946         |
| Lower Seneca          | 530            | 0              | 530            | 540            | 0              | 540            |
| Martinsburg           | 125            | 0              | 125            | 125            | 0              | 125            |
| North Bethesda        | 8,695          | 25,077         | 33,772         | 8,695          | 27,610         | 36,305         |
| Olney                 | 12,744         | 2,024          | 14,768         | 12,744         | 2,095          | 14,839         |
| Patuxent              | 2,179          | 0              | 2,179          | 2,179          | 0              | 2,179          |
| Poolesville           | 2,276          | 0              | 2,276          | 2,276          | 0              | 2,276          |
| Potomac               | 15,408         | 2,150          | 17,558         | 15,408         | 2,277          | 17,685         |
| Rockville             | 15,068         | 17,941         | 33,009         | 15,068         | 19,441         | 34,509         |
| Silver Spring         | 5,941          | 18,496         | 24,437         | 5,941          | 18,690         | 24,631         |
| Takoma Park           | 5,174          | 7,542          | 12,716         | 5,174          | 7,747          | 12,921         |
| Travilah              | 8,549          | 798            | 9,347          | 8,549          | 798            | 9,347          |
| Upper Rock Creek      | 4,141          | 240            | 4,381          | 4,141          | 665            | 4,806          |
| White Oak             | 8,677          | 4,422          | 13,099         | 8,677          | 4,654          | 13,331         |
| <b>TOTAL</b>          | <b>259,485</b> | <b>193,515</b> | <b>453,000</b> | <b>259,634</b> | <b>203,366</b> | <b>463,000</b> |

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