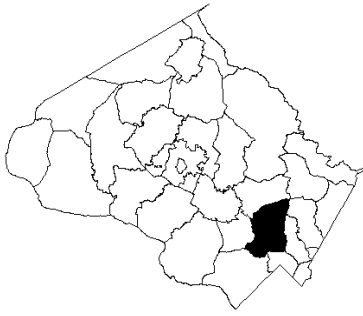


Planning Area 31		SINGLE-FAMILY	TOWN-	GARDEN	HIGH-	ALL
Est. Land Area in Sq. Mi. = 15.3		DETACHED	HOUSE	APT.	RISE	TYPES
P O P U L A T I O N	Household Population	57,230	7,415	8,755	1,555	74,955
	% Female	54.0%	56.6%	57.0%	63.7%	54.8%
	Age Distribution:					
	% 0-4 Years Old	7.8%	5.5%	6.4%	7.3%	7.4%
	% 5-17 Years Old	17.6%	18.8%	10.0%	5.7%	16.6%
	% 18-29 Years Old	10.8%	13.2%	22.9%	13.6%	12.5%
	% 30-44 Years Old	24.3%	35.3%	31.6%	28.5%	26.4%
	% 45-64 Years Old	23.1%	16.7%	15.8%	17.2%	21.5%
	% 65-74 Years Old	9.4%	7.5%	7.1%	12.1%	9.0%
	% Over 74 Years Old	7.0%	3.1%	6.2%	15.5%	6.7%
	Average Age	38.0	35.4	36.4	44.7	37.7
	Race:					
	% White	72.2%	56.8%	71.5%	54.1%	70.1%
	% Black	12.4%	23.9%	19.6%	33.1%	14.8%
	% Asian or Pacific Islander	11.8%	13.5%	6.2%	0.6%	11.1%
	% Other	3.7%	5.7%	2.8%	12.2%	4.0%
	% Hispanic Origin¹	10.0%	17.6%	31.7%	3.8%	13.2%
	Educational Attainment:					
	Persons 25 Years and Older	39,490	5,335	6,315	1,355	52,495
	% Less than High School Diploma	12.2%	14.5%	16.3%	12.9%	12.9%
% High School Graduate	33.0%	27.2%	39.5%	54.5%	33.7%	
% Associate or Trade School	3.9%	4.6%	2.6%	3.0%	3.8%	
% Bachelor's Degree	26.9%	25.2%	26.6%	22.9%	26.6%	
% Grad, Professional or Doctoral	24.0%	28.6%	15.1%	6.8%	23.0%	
L A B O R F O R C E	Number of Employed Residents²	30,645	4,825	5,335	885	41,690
	% Females Who Are Employed²	64.7%	79.1%	68.4%	56.5%	66.3%
	Women with Children Under Age 6	4,620	500	505	*	5,740
	% Employed ²	65.1%	69.4%	66.6%	*	66.6%
	Employer:					
	% Private for Profit	45.5%	52.9%	53.2%	39.4%	47.0%
	% Private not for Profit	17.3%	9.1%	15.0%	26.3%	16.4%
	% Self-Employed	13.3%	4.5%	5.6%	17.3%	11.6%
	% Government	23.9%	33.5%	26.1%	17.0%	25.0%
	Work Location:					
	% In the County	52.3%	47.9%	54.5%	79.7%	52.7%
	% Inside the Beltway	14.8%	19.3%	18.3%	45.0%	16.3%
	% Outside the Beltway	37.5%	28.6%	36.2%	34.7%	36.3%
	% Elsewhere in Maryland	9.4%	13.3%	9.7%	2.5%	9.7%
	% to Washington, D.C.	29.8%	26.7%	29.9%	17.8%	29.2%
	% to Virginia	6.7%	9.9%	4.2%		6.6%
	Work Trip:					
	% Driving	80.6%	83.4%	67.9%	86.3%	79.7%
	% Alone	70.2%	71.7%	60.1%	84.0%	69.5%
	% Carpool	10.5%	11.7%	7.8%	2.3%	10.1%
% Public Transit or Rail	14.0%	12.5%	29.8%	13.7%	15.6%	
% Walk/Bicycle/Other	2.2%	1.5%			1.9%	
% Working at Home	3.1%	2.6%	2.3%		2.9%	
Access to Metrorail:						
% Car	53.6%	53.2%	41.6%	*	51.9%	
% Ride-On/Metrobus	20.6%		19.8%	*	18.2%	
% Walk/Bicycle	25.9%	46.8%	38.6%	*	29.9%	

* 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.



Kensington/Wheaton (cont.)

		SINGLE- FAMILY DETACHED	TOWN- HOUSE	GARDEN APT.	HIGH- RISE	ALL TYPES
H O U S I N G	Households by Structure Type	20,135	2,770	4,285	1,040	28,230
	% Total Households by Structure Type	71.3%	9.8%	15.2%	3.7%	100.0%
	Average Household Size	2.84	2.70	2.05	1.50	2.66
	Tenure:					
	% Rental	11.5%	19.4%	80.1%	78.8%	25.2%
	Average Monthly Costs:					
	Homeowners	\$979	\$1,031	\$749	\$809	\$971
	Renters	\$919	\$912	\$716	\$758	\$805
	% in Same Home 5 Years Ago	72.9%	62.3%	45.2%	48.8%	66.8%
	Median Years in Same Home	12	7	3	4	9
	Average Age of Household Head	53.1	46.6	46.5	53.3	51.5
	% Households with Foreign Born Head or Spouse	27.1%	30.4%	31.5%	*	28.0%
	Households by Type:					
	% Family Households	81.0%	77.3%	56.3%	29.3%	75.0%
	% Married-Couple	69.0%	61.8%	40.1%	20.3%	62.1%
	% Single-Parent	9.8%	11.5%	14.3%	2.3%	10.4%
	% Nonfamily Households	19.0%	22.7%	43.7%	70.7%	25.0%
	% Householder Living Alone	17.0%	14.9%	39.1%	69.2%	22.1%
	Persons in Households:					
	% 1 Person	17.0%	14.9%	39.1%	69.2%	22.1%
	% 2 Persons	35.1%	39.2%	35.4%	20.2%	35.0%
	% 3 Persons	19.3%	15.9%	11.4%	*	17.1%
	% 4 Persons	14.3%	21.3%	11.6%	*	14.4%
% 5+ Persons	14.3%	8.7%	2.6%		11.5%	
Average Number of Cars	1.9	1.9	1.3	1.0	1.8	
% of Households with Computers	63.1%	64.7%	48.3%	33.3%	60.3%	
% with Internet Connection	65.0%	58.1%	60.7%	36.2%	63.3%	
I N C O M E	1996 Household Income Distribution:					
	% Under \$15,000	4.7%		10.2%	18.3%	5.4%
	% \$15,000 to \$29,999	8.9%	10.7%	34.3%	20.2%	12.7%
	% \$30,000 to \$49,999	24.9%	18.2%	27.2%	42.6%	25.2%
	% \$50,000 to \$69,999	18.5%	20.5%	19.6%	7.3%	18.4%
	% \$70,000 to \$99,999	21.5%	25.2%	5.6%	11.6%	19.5%
	% \$100,000+	21.5%	25.4%	3.1%		18.8%
	1996 Median Household Income	\$62,355	\$70,295	\$35,875	\$32,460	\$55,625
	% of Households Spending More Than 25% of Income on Housing Costs:					
	% Homeowners	21.5%	17.6%	41.1%	25.9%	21.9%
% Renters	29.1%	19.1%	49.2%	80.5%	44.1%	

* Insufficient data for reliable estimates.