

demographic analysis

KENSINGTON SECTOR PLAN

MONTGOMERY COUNTY, MARYLAND

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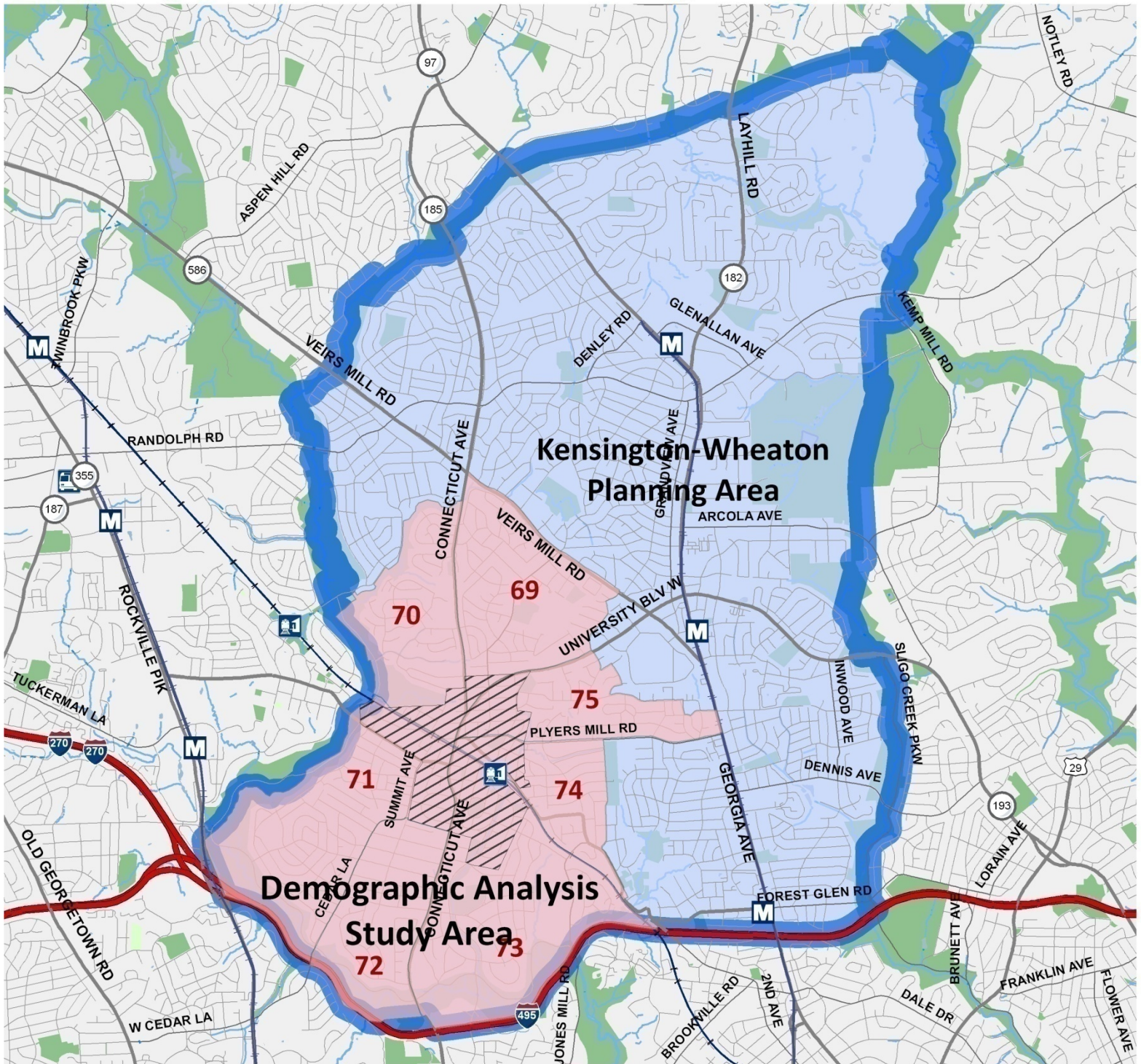
Research & Technology Center
MONTGOMERY COUNTY PLANNING DEPARTMENT
Maryland-National Capital Park and Planning Commission (M-NCPPC)
Montgomery County, Maryland

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demographic analysis study area Kensington Sector Plan

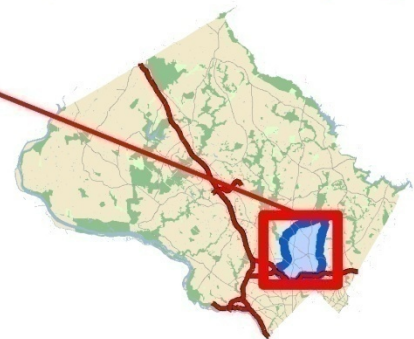
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THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Planning Areas / Study Areas

- Demographic Analysis Study Area
- Kensington Sector Plan Area
- Traffic Zones (by number)
- Kensington-Wheaton Planning Area



0 0.25 0.5 1 Miles

executive summary

POPULATION & HOUSEHOLD TRENDS

- With 18,800 residents, Kensington accounts for 2 percent of Montgomery County's population. Kensington's population will grow by only 0.2 percent by the year 2030, compared to 21 percent population growth Countywide.
- Kensington's existing base of 7,435 households will grow by only 1 percent between 2005 and 2030, compared to 27 percent household growth Countywide.
- With an aging population and more empty nesters, Kensington households will get smaller on average in the short term. Families with children gradually will replace these smaller households, pushing average household sizes back up.

DEMOGRAPHIC HIGHLIGHTS

- Nearly all Kensington residents live in single-family homes (93 percent).
- Kensington's population is relatively old for Montgomery County. The area has relatively more residents over the age of 45 and an even greater than average number of seniors ages 65 and over. The area attracts many families; one in four residents is under the age of 18. With little multi-family housing, the area is less accessible to adults under age 30.
- Minorities account for only 28 percent of residents in the study area versus 44 percent in Montgomery County. As households turn over, the population is likely to diversify.
- Kensington residents are exceptionally well-educated, with 39 percent of adults over age 25 having earned an advanced degree.
- An above-average share of Kensington's 11,105 employed residents commutes to jobs in Washington, D.C. (31 percent versus 22 percent Countywide).
- Female labor force participation rates are average, but mothers of young children are far more likely to be in the workforce (81 percent, versus 68 percent Countywide).
- Most Kensington commuters drive alone to work (73 percent) rather than take transit (14 percent). Car ownership rates are close to the County average. Kensington residents are twice as likely to work at home (8 percent versus 4 percent Countywide).

DEMOGRAPHIC HIGHLIGHTS, CONTINUED

- Kensington is a family-oriented community with married couples occupying two-thirds of local households. Even so, people living alone account for one in four Kensington households; seniors account for many of these single-person households.
- Kensington households have turned over slowly, with residents having lived in their current homes for a median of 9 years, compared to 6 years Countywide.
- Kensington has a relatively small share of households with a foreign-born head or spouse (26 percent, versus 35 percent of households Countywide). Slow housing turnover and little housing growth likely accounts for Kensington's relatively low foreign-born population share.
- With relatively fewer foreign-born residents compared to the County as a whole, Kensington has fewer residents speaking a language other than English at home (27 percent versus 35 percent Countywide). Moreover, Kensington's foreign language-speakers tend to be highly proficient in English.
- Kensington is highly affluent, with a 2004 median household income of \$96,016 compared to the Countywide median of \$83,880. Kensington has relatively fewer households at either end of the income spectrum (i.e., earning less than \$50,000 or more than \$200,000 per year) compared to the County as a whole.
- Kensington homeownership rates are well above-average (87 percent versus 74 percent Countywide), reflecting its older, affluent population and mostly single-family housing base.
- Monthly homeownership costs are below average (\$1,463 per month versus \$1,687 Countywide), reflecting many residents who have owned their homes for a long time. Even so, the share of homeowners spending 30 percent or more of their income on housing is the same as in the County as a whole. This suggests many homeowners are retirees on fixed incomes or newer households that paid higher home prices.
- Rental costs are higher than average (\$1,477 versus \$1,167), reflecting the fact that most Kensington rentals are single-family units.

overview

STUDY AREA DESCRIPTION

The Kensington Sector Plan Area includes portions of traffic zones 69 through 75. Because demographic data is reported out by whole traffic zones, the study area for this demographic analysis is broader than the actual sector plan boundaries. For this report, “Kensington” refers to the entire demographic study area (i.e., traffic zones 69 through 75), not just the sector plan area.

For comparative purposes, this report includes data for the larger Kensington-Wheaton Planning Area (“Kensington-Wheaton”) as well as Montgomery County as a whole. Please refer to the map for an illustration of the relevant sector plan, study area and planning area boundaries.

POPULATION & HOUSEHOLD COUNTS (2005)

Kensington has 18,800 residents living in 7,435 households. The study area accounts for 24 percent of the Kensington-Wheaton Planning Area population and 2 percent of Montgomery County’s total population. At 2.54, the average number of persons per household in Kensington currently is below that of both Kensington-Wheaton (2.71) and Montgomery County (2.66).

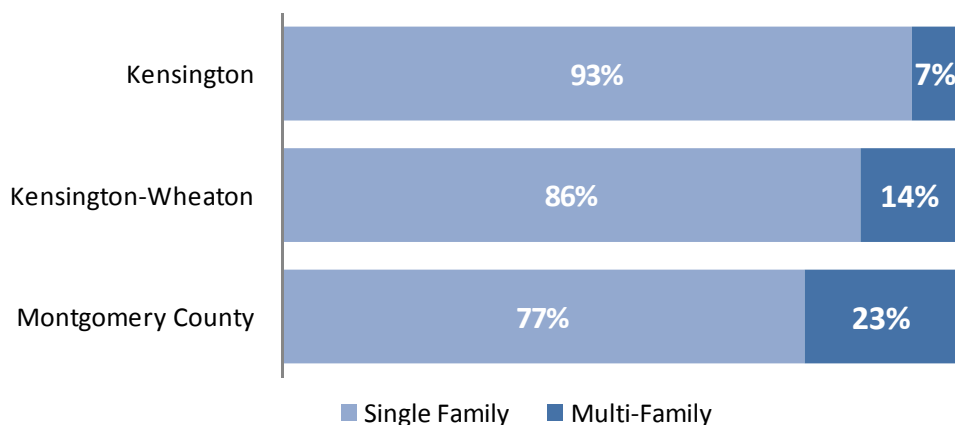
STRUCTURE TYPES (2005)

Nearly all Kensington residents live in single-family homes. The single-family share of the population is comparatively high (93 percent versus 86 percent in greater Kensington-Wheaton and 77 percent in Montgomery County as a whole). Kensington accounts for 26 percent of single-family residents and 11 percent of multi-family residents in Kensington-Wheaton overall.

Household Population by Structure Type (2005)

Single-Family and Multi-family

Source: M-NCPPC 2005 Census Update Survey



growth forecast

2005 to 2030

POPULATION & HOUSEHOLD GROWTH

Kensington's total population will be virtually the same in 2030 as in 2005.

According to COG Round 7.1 forecasts, Kensington's population will grow by only 0.2 percent between 2005 and 2030. This is well below the rate of growth forecast for the greater Kensington-Wheaton planning area (17 percent) or Montgomery County (21 percent) over the same period.

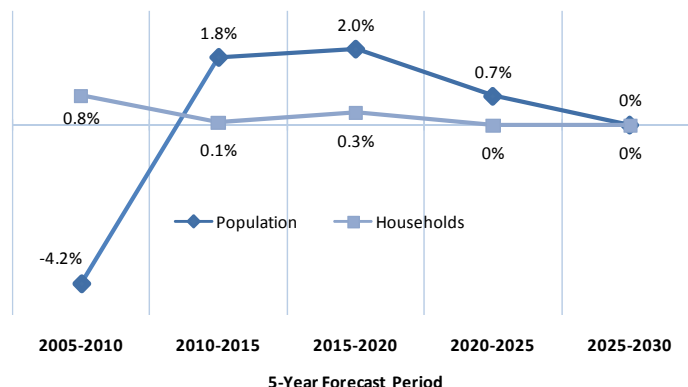
The number of residents will drop slightly in the short run. Due to a decline in average household sizes, Kensington is forecast to lose 850 residents (-4.2 percent) between 2005 and 2010. Population will rebound to current levels by 2020, after which growth will taper off to nearly zero through 2030.

There will be very little growth in the number of households. The number of Kensington households is forecast to increase by a mere 1 percent between 2005 and 2030, compared to household growth of 21 percent in greater Kensington-Wheaton and 27 percent in Montgomery County.

5-year Population & Household Change (2005 to 2030)

Kensington

Source: COG Round 7.1 forecast



HOUSEHOLD SIZE

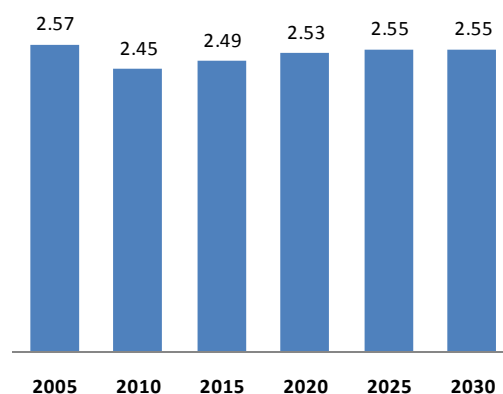
Kensington households will get smaller in the short term. With growing numbers of empty nesters and seniors living alone, the average size of a Kensington household is forecast to decline to 2.45 residents per household by 2010. Families with children gradually will replace these smaller households, pushing average household sizes back up to near 2005 levels.

Kensington will go against the Countywide trend to smaller households. With little change forecast to occur in its mostly single-family housing stock, the study area is likely to continue attracting mostly family households and relatively few young singles.

Average Household Size (2005 to 2030)

Kensington

Source: COG Round 7.1 forecast



demographic highlights

2005

DATA NOTE

All data is from the M-NCPPC Research & Technology Center's *2005 Census Update Survey*. As noted in the overview, *Kensington* refers to the demographic study area (comprising traffic zones 69 through 75), while *Kensington-Wheaton* refers to the surrounding Kensington-Wheaton Planning Area, of which Kensington is a part.

AGE

Kensington's population is comparatively older than that of the County as a whole. The average age of Kensington residents is 41 years, compared to 37 years old for Montgomery County. Kensington has relatively more adults between the ages of 45 and 64 (31 percent versus 27 percent Countywide), and more seniors age 65 and over (15 percent compared to 11 percent Countywide).

One in four residents is under the age of 18.

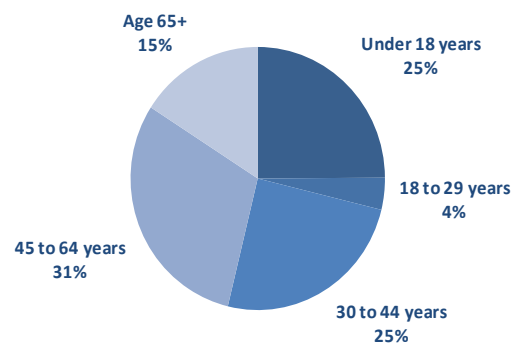
Kensington's under-18 population share is in line with the County as a whole (25 percent versus 26 percent) but higher than that of greater Kensington-Wheaton (21 percent). The predominance of single-family homes in the study area probably accounts for the relatively large number of children despite Kensington's older population base.

Few young adults live in Kensington. Only 4 percent of Kensington residents are between the ages of 18 and 29—compared to 13 percent in Kensington-Wheaton and 12 percent Countywide. With very little multi-family housing, the study area offers fewer affordable options for young adults, especially singles.

Age Groups

Kensington

Source: M-NCPPC 2005 Census Update Survey



Population by Age Group

Source: M-NCPPC 2005 Census Update Survey

	Kensington	Kensington-Wheaton	Montgomery County
Household Population	18,880	78,065	931,000
Under 18 years	25%	21%	26%
18 to 29 years	4%	13%	12%
30 to 44 years	25%	22%	23%
45 to 64 years	31%	31%	27%
Age 65+	15%	13%	11%
Average age (years)	41	39	37

RACE & HISPANIC ORIGIN

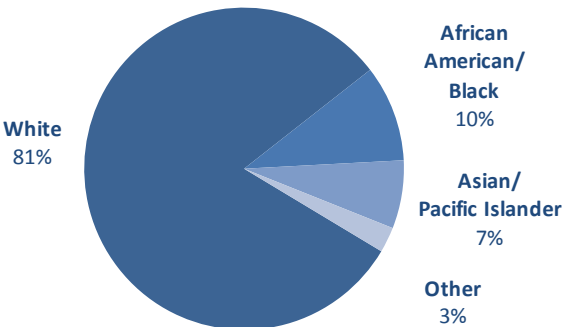
Kensington has a relatively small minority population. Minorities account for only 28 percent of residents in the study area versus 51 percent in Kensington-Wheaton and 44 percent in Montgomery County. Kensington has a smaller than average share of all minority groups, including African Americans, Asians and Hispanics.

The minority population is likely to increase over time. With many older residents—who are likely to have stayed in their current homes for many years—Kensington’s population has not diversified at the same pace as the rest of Montgomery County. Minorities account for the majority of population growth Countywide. Over time, this trend is likely to change Kensington’s racial mix as well.

Race & Ethnicity

Kensington Demographic Study Area

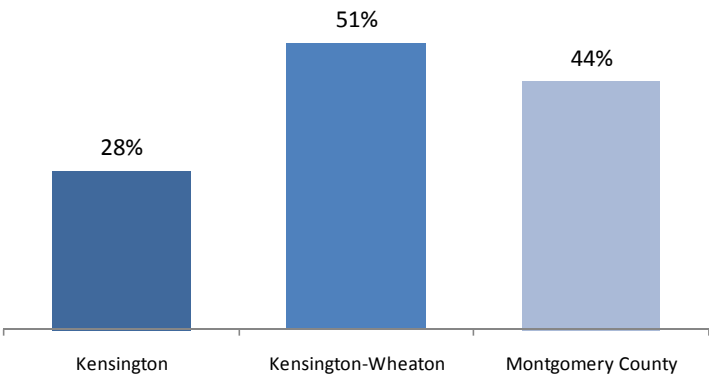
Source: M-NCPPC 2005 Census Update Survey



Minority Share of the Population

Household Population

Source: M-NCPPC 2005 Census Update Survey



Race & Ethnicity

Source: M-NCPPC 2005 Census Update Survey

	Kensington	Kensington-Wheaton	Montgomery County
Household Population	18,880	78,065	931,000
White	81%	62%	64%
African American/Black	10%	16%	17%
Asian/Pacific Islander	7%	12%	13%
Other	3%	10%	6%
Hispanic or Latino*	12%	23%	14%
*may be any race			

EDUCATIONAL ATTAINMENT

Kensington residents are well-educated.

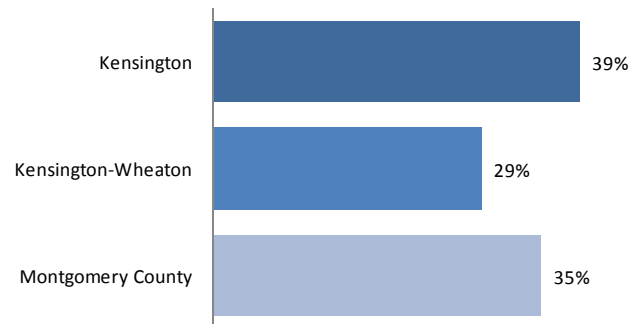
A relatively large share of area adults ages 25 and older have a bachelor's degree or higher (70 percent versus 54 percent in Kensington-Wheaton and 64 percent Countywide).

Kensington residents also are more likely to have earned an advanced degree (39 percent of adults, versus 29 percent in Kensington-Wheaton and 35 percent Countywide.) The proportion of adults who lack a high school education is in line with Montgomery County as a whole (8 percent) and well below that of the Kensington-Wheaton area overall (13 percent).

Graduate, Professional or Doctoral Degrees

Share of Population Age 25 and Over

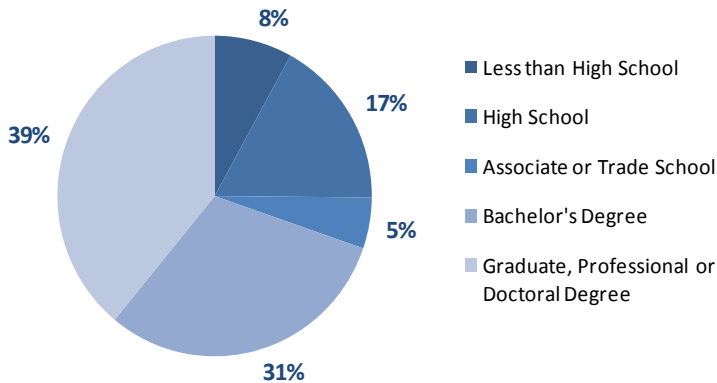
Source: M-NCPPC 2005 Census Update Survey



Educational Attainment

Kensington household population age 25 and over

Source: M-NCPPC 2005 Census Update Survey



Educational Attainment

Source: M-NCPPC 2005 Census Update Survey

	Kensington	Kensington-Wheaton	Montgomery County
Population 25 years and older	13,870	55,190	624,025
Less than High School	8%	13%	8%
High School	17%	27%	22%
Associate or Trade School	5%	6%	6%
Bachelor's Degree	31%	25%	29%
Graduate, Professional or Doctoral Degree	39%	29%	35%

EMPLOYMENT

Kensington is home to a workforce of 11,105. The study area accounts for 24 percent of employed residents in the Kensington-Wheaton, and 2 percent Countywide.

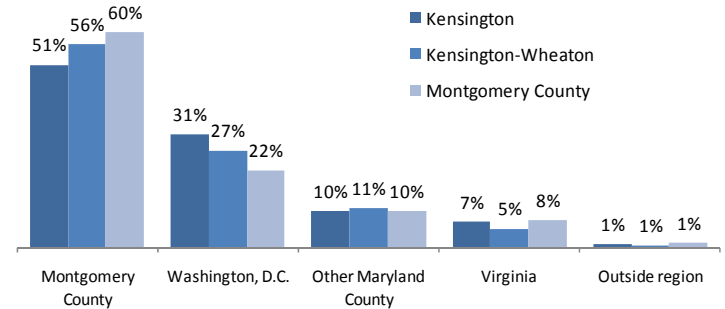
Half of Kensington residents work in Montgomery County, but a relatively large number commute to Washington, D.C. Kensington has a below-average share of residents who work in the County (51 percent versus 60 percent Countywide). With its relatively close proximity to Washington, D.C., Kensington has a relatively large number of residents commuting to jobs in the District (31 percent versus 22 percent Countywide).

Female labor force participation rates are comparable to surrounding areas—but mothers of young children in Kensington are more likely to work. An average share of Kensington's female residents ages 16 and over are in the workforce (69 percent versus 68 percent in the County as a whole). Even so, Kensington mothers with children under the age of 6 are much more likely to work (81 percent, versus 68 percent Countywide).

Work Location of Resident Labor Force

Employed Residents Age 16 and Over

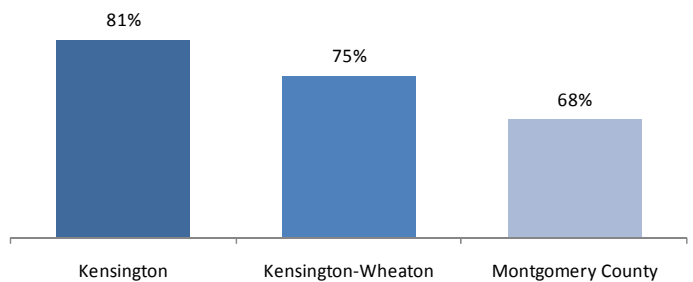
Source: M-NCPPC 2005 Census Update Survey



Working mothers with young children

Share of mothers with children under age 6

Source: M-NCPPC 2005 Census Update Survey



Work Location

Source: M-NCPPC 2005 Census Update Survey

	Kensington	Kensington-Wheaton	Montgomery County
Employed residents	11,105	46,290	526,830
Montgomery County	51%	56%	60%
Washington, D.C.	31%	27%	22%
Other Maryland County	10%	11%	10%
Virginia	7%	5%	8%
Outside region	1%	1%	1%
Kensington share of labor force	100%	24%	2%

Female Labor Force Participation

Source: M-NCPPC 2005 Census Update Survey

	Kensington	Kensington-Wheaton	Montgomery County
Females age 16+ who are employed	69%	68%	68%
Working mothers with pre-school age children*	81%	75%	68%

* percent of mothers with children under age 6 who are employed

COMMUTE ALTERNATIVES

Most Kensington residents drive alone to work. Kensington residents are more likely than residents in the wider Kensington-Wheaton area to drive alone to work (73 percent versus 68 percent). Carpool rates also are slightly lower than average (3 percent versus 4 percent in Kensington-Wheaton and 5 percent Countywide).

Transit use is relatively low among Kensington commuters. With no Metro station within walking distance and limited MARC service, Kensington's rate of public transit use (14 percent) is well below average for the Kensington-Wheaton planning area as a whole (20 percent) and slightly lower than the County as a whole (15 percent). With few jobs in the immediate vicinity and nearly half of employed residents commuting to jobs outside Montgomery County, only 2 percent of Kensington residents walk or bike to work.

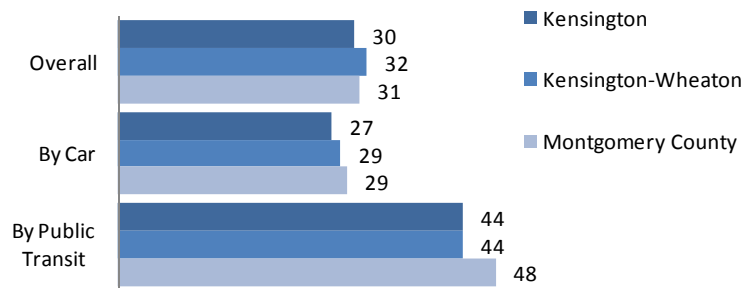
Working at home is relatively popular in Kensington. Area residents are twice as likely as those in Montgomery County as a whole to work at home (8 percent versus 4 percent Countywide).

CAR OWNERSHIP

Car ownership rates are close to average. Households in Kensington own an average of 1.85 cars, versus 1.84 in Kensington-Wheaton and 1.87 in Montgomery County as a whole.

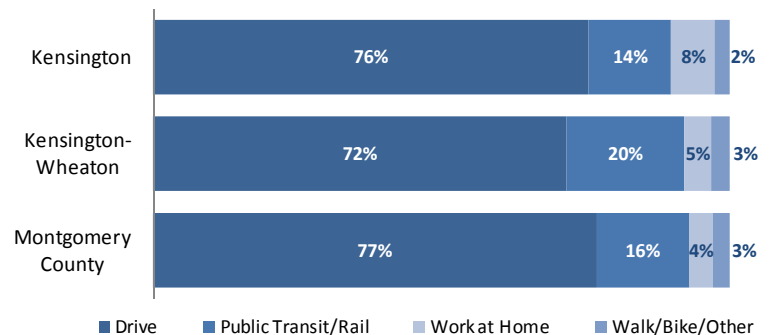
Average Commute Time (in minutes)

Source: M-NCPPC 2005 Census Update Survey



Work Trip by Mode

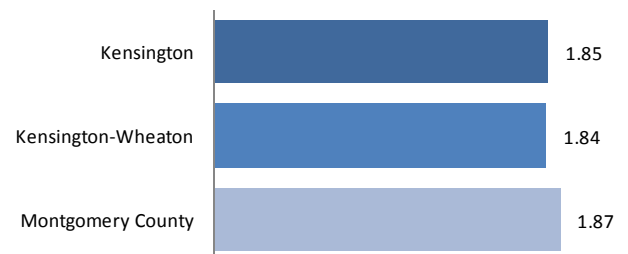
Source: M-NCPPC 2005 Census Update Survey



Car Ownership

Average number of cars per household

Source: M-NCPPC 2005 Census Update Survey

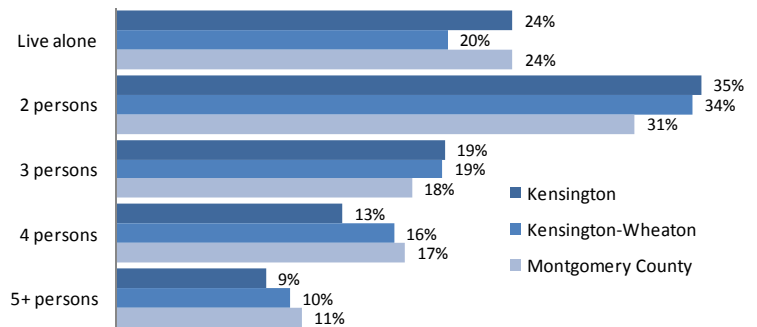


HOUSEHOLD SIZE

Kensington households currently are smaller than average. With 2.55 residents versus 2.71 in Kensington-Wheaton and 2.66 Countywide, the study area's relatively smaller households can be attributed to several factors, including a larger senior population, more empty nesters, a wider demographic trend to smaller families, and relatively fewer minority and foreign-born residents (who tend to have larger families).

Persons in Household

Source: M-NCPPC 2005 Census Update Survey



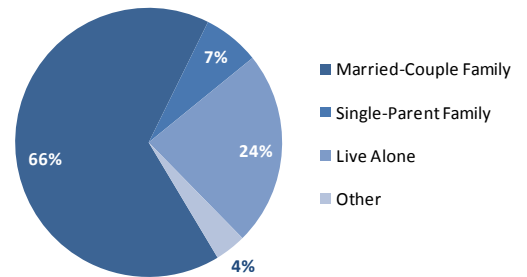
HOUSEHOLD / FAMILY TYPE

Kensington is a family-oriented community with married couples occupying two-thirds of local households. Married couples (with or without children) account for 66 percent of households in the study area, versus 63 percent in Kensington-Wheaton and 62 percent Countywide. Kensington has relatively few single-parent families (7 percent versus 13 percent in the wider planning area and 10 percent Countywide).

Household Type

Kensington households

Source: M-NCPPC 2005 Census Update Survey



Singles living alone make up almost one in four Kensington households. Singles account for 24 percent of Kensington households, which is the same proportion as in the County as a whole. With few young adults and a large senior population, it is likely that residents over the age of 65 account for a substantial share of Kensington's single-person households.

Household/Family Type

Source: M-NCPPC 2005 Census Update Survey

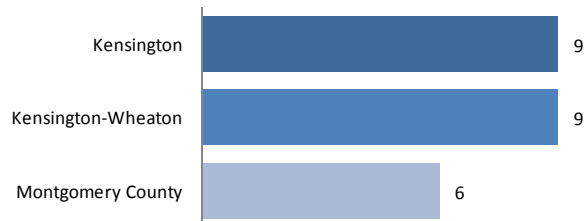
	Kensington	Kensington-Wheaton	Montgomery County
Households	7,435	28,970	350,000
Household/Family Type	100%	100%	100%
Married-Couple Family	66%	63%	62%
Single-Parent Family	7%	13%	10%
Live Alone	24%	20%	24%
Other	4%	4%	5%
Average Household Size	2.54	2.71	2.66

HOUSEHOLD MOBILITY

Kensington households have turned over at a relatively slow pace. Kensington households are more likely to have been in place for five or more years (65 percent versus 58 percent Countywide). Area residents have lived in their current homes for a median of 9 years, compared to a Countywide median of 6 years. Lower turnover rates partly reflect a senior population that is aging in place, as well as a little new housing development, both of which limit the number of new households that can move into the area.

Median Years Living in Same Home

Source: M-NCPPC 2005 Census Update Survey



IN-MOVER HOUSEHOLDS

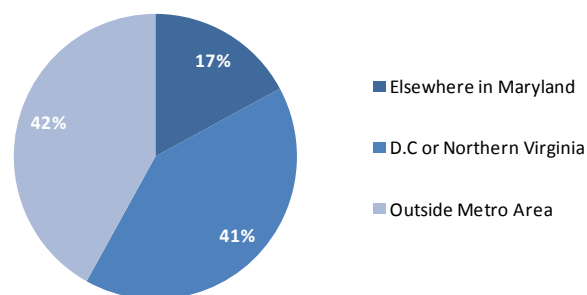
Most new Kensington households come from Montgomery County. Among households that have been in place for less than 5 years, relatively few are new to Montgomery County (39 percent versus 48 percent Countywide).

Few households move into Kensington from other parts of Maryland. Among Kensington households new to Montgomery County, 42 percent arrived from outside the region, and 41 percent moved in from Washington, D.C. or northern Virginia. Only 17 percent moved in from Prince George's County or elsewhere in Maryland.

Kensington residents new to Montgomery County

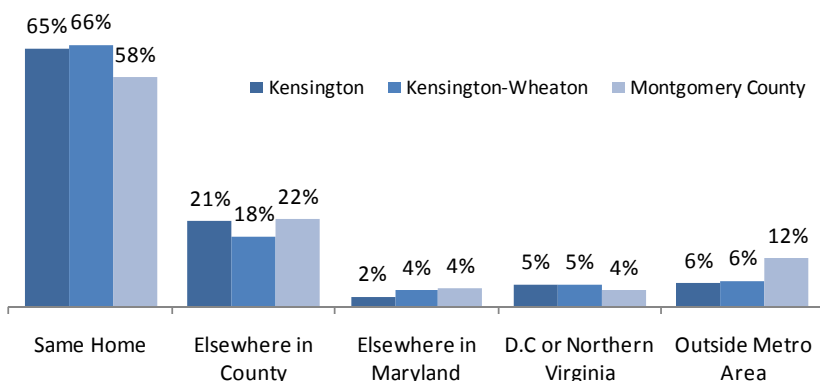
Residence in April 2000

Source: M-NCPPC 2005 Census Update Survey



Residence in April 2000

Source: M-NCPPC 2005 Census Update Survey

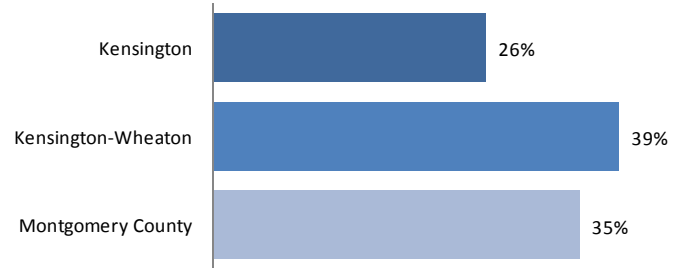


FOREIGN BORN

Over one-quarter of Kensington's households have a foreign-born head or spouse. Around one in four Kensington households has a foreign-born head or spouse—well below the rate in the greater Kensington-Wheaton area (39 percent) and below average for the County as a whole (35 percent). Slow housing turnover and little housing growth likely accounts for Kensington's relatively low foreign-born population share.

Foreign-Born Households

Source: M-NCPPC 2005 Census Update Survey



LANGUAGE ABILITY

With a smaller proportion of foreign-born residents, Kensington has a lower incidence of foreign language-speakers. Only 27 percent of Kensington residents age 5 and over speak a language other than English at home, compared to 42 percent of residents in the greater Kensington-Wheaton planning area and 35 percent in Montgomery County as a whole.

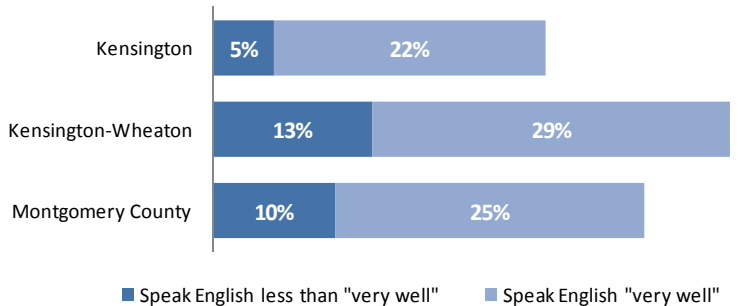
Compared to the broader Kensington-Wheaton area, Kensington has a lower percentage of Spanish-speaking households. Among study area households, 12 percent are Spanish-speaking, versus 19 percent in the wider planning area. Kensington's incidence of Spanish-speaking households is close to the Countywide rate of 13 percent.

English proficiency rates are well above-average among Kensington's foreign language speakers. Among Kensington residents age 5 and over, only 5 percent speak English less than "very well," versus 13 percent in the greater Kensington-Wheaton area and 10 percent Countywide.

Foreign Language Speakers

Population age 5+ speaking a language other than English at home

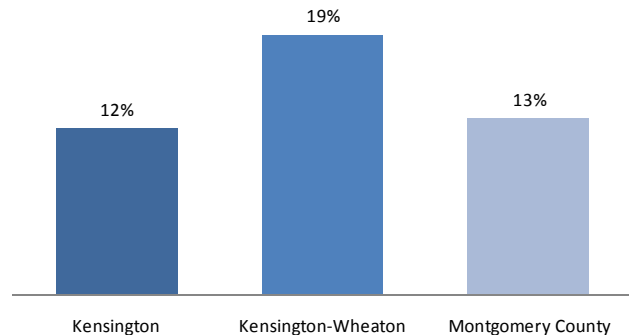
Source: M-NCPPC 2005 Census Update



Spanish Speaking Households

Share of households speaking Spanish

Source: M-NCPPC 2005 Census Update



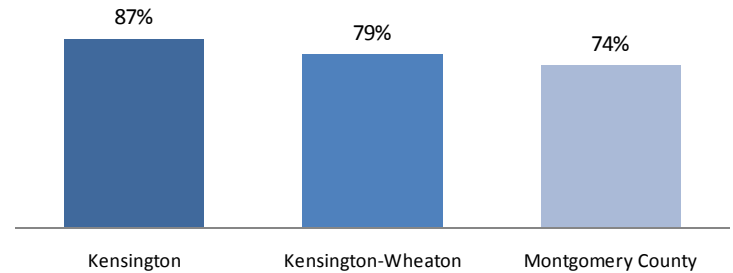
HOUSING TENURE

Kensington homeownership rates are well above-average. Almost nine out of ten Kensington households own their homes (87 percent), versus the Countywide average of 74 percent. Higher homeownership rates reflect Kensington's older, more affluent population base as well as a dearth of multi-family units.

Homeownership Rate

Share of Households that Own their Own Home

Source: M-NCPPC 2005 Census Update Survey



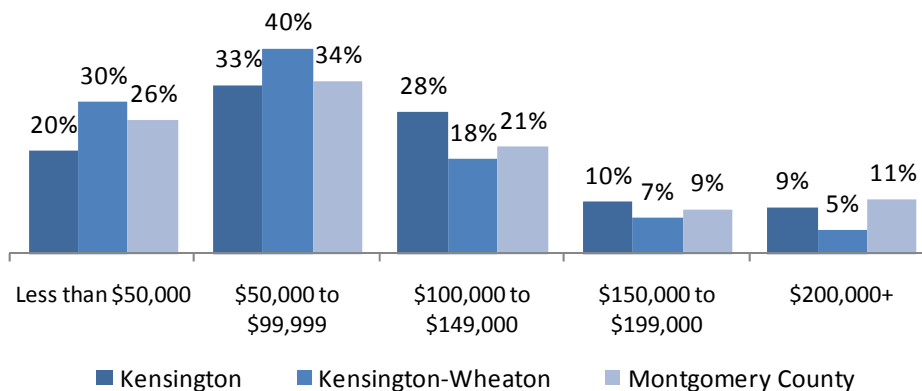
HOUSEHOLD INCOME (2004)

Kensington is highly affluent, with household incomes well above the Montgomery County median. The study area's 2004 median household income (\$96,016) was 31 percent higher than the Kensington-Wheaton area median (\$73,115) and 14 percent higher than the Countywide median (\$83,880).

Compared to the County as a whole, Kensington has a lower percentage of households at either end of the income spectrum. Only 20 percent of households earn less than \$50,000 per year, compared to 30 percent in the greater Kensington-Wheaton area and 26 percent Countywide. Kensington also has a lower percentage of households earning \$200,000 or more annually compared to the County as a whole (9 percent versus 11 percent).

Household Income Distribution

Source: M-NCPPC 2005 Census Update Survey



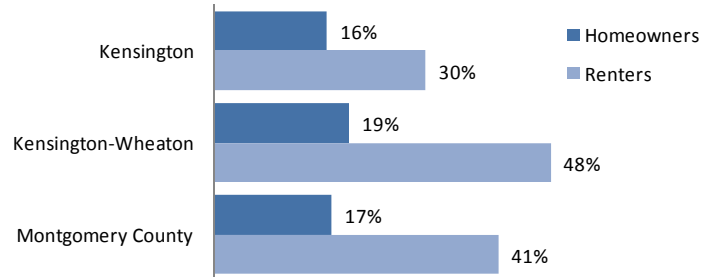
HOUSING COSTS

Homeownership costs are below average for Montgomery County. Having lived in their homes for a longer time on average, Kensington households have less costly mortgages. In 2005, the average cost of owning a home in Kensington was \$1,463 per month versus \$1,687 Countywide. Even so, the share of households spending more than 30 percent of their income on housing (16 percent) is close to the County average (17 percent), suggesting Kensington has many retired residents living on a fixed income as well as newer households that paid higher prices for their homes.

Cost-Burdened Households

Households spending more than 30 percent of income on housing

Source: M-NCPPC 2005 Census Update Survey



Rental costs are higher than average. At \$1,477, average monthly rents are high compared to Kensington-Wheaton as a whole (\$1,145) and Montgomery County (\$1,167). The majority of Kensington rentals (62 percent) are single-family homes, which typically command higher rents than multi-family units. Kensington renter households are comparatively less likely to spend more than 30 percent of their income on housing (30 percent versus 48 percent in Kensington-Wheaton and 41 percent Countywide).

COMPUTER OWNERSHIP

In line with Montgomery County's high computer use rates, the vast majority of Kensington households own a computer. Kensington has computer-ownership rates just below average for Montgomery County (86 percent versus 89 percent Countywide). The slight disparity may reflect Kensington's relatively larger senior population.

Residents may need to be made aware of the Planning Department's website. Kensington computer users are relatively more likely to have visited the M-NCPPC website (34 percent versus 29 percent Countywide). Even so, this figure suggests that most residents may not be familiar with the Planning Department's online resources. Publicizing Kensington Sector Plan information and related resources on the website during the community outreach process might enhance public access and participation in the planning process.

Kensington Sector Plan Study Area

Montgomery County, MD.

2005 Census Update Survey

Note: Study area includes traffic zones 69 through 76		Kensington Sector Plan	Kensington/ Wheaton Planning Area	Montgomery County
P O P U L A T I O N	Household Population	18,880	78,065	931,000
	% Female	49.8%	51.5%	52.9%
	Age Distribution:			
	% 0-4 Years Old	7.2%	6.4%	6.8%
	% 5-17 Years Old	17.9%	14.8%	19.1%
	% 18-29 Years Old	4.0%	12.8%	12.3%
	% 30-44 Years Old	25.1%	21.6%	23.1%
	% 45-64 Years Old	30.6%	31.2%	27.5%
	% 65-74 Years Old	7.3%	7.3%	5.8%
	% Over 74 Years Old	7.8%	6.0%	5.4%
	Average Age (years)	40.7	39.2	36.9
	Race:			
	% White	80.8%	62.1%	64.0%
	% Black	9.7%	16.1%	16.6%
	% Asian or Pacific Islander	6.9%	12.1%	13.4%
	% Other	2.6%	9.7%	6.0%
	Hispanic or Latino and Race ¹			
	% Hispanic or Latino ¹	12.3%	22.6%	13.9%
	% Not Hispanic White	71.7%	48.9%	55.7%
	Language Spoken at Home			
L A B O R F O R C E	Persons 5 Years and Older	17,515	73,040	868,000
	% Speak Language Other than English	27.4%	41.9%	35.3%
	% Speak English less than "Very Well"	4.8%	12.7%	9.7%
	Educational Attainment:			
	Persons 25 Years and Older	13,870	55,190	624,025
	% Less than High School Diploma	8.0%	12.7%	7.8%
	% High School Graduate	17.2%	27.3%	22.3%
	% Associate or Trade School	5.2%	6.1%	6.3%
	% Bachelor's Degree	30.6%	25.3%	28.6%
	% Grad, Professional or Doctoral	39.1%	28.6%	35.0%
	Number of Employed Residents ²	11,105	46,290	526,830
	% Females Who Are Employed ²	69.4%	67.8%	68.2%
	Women with Children Under Age 6 ²	1,600	6,200	67,840
	% Employed	80.8%	75.2%	68.5%
	Work Location:			
	% Montgomery County	50.9%	56.4%	59.9%
	% Prince George's County	4.0%	4.9%	5.1%
	% Elsewhere in Maryland	6.0%	6.1%	4.8%
	% Washington, D.C.	31.3%	26.9%	21.5%
	% Virginia	7.0%	5.2%	7.5%
	% Outside MD-VA-DC	0.7%	0.6%	1.1%
	Work Trip:			
	% Driving	75.5%	71.8%	77.4%
	% Alone	72.7%	68.2%	72.0%
	% Carpool	2.8%	3.6%	5.3%
	% Public Transit or Rail	14.4%	20.3%	15.5%
	% Walk/Bicycle/Other	2.5%	3.1%	2.8%
	% Work at Home	7.6%	4.8%	4.4%
	Average Commuting Time to Work (minutes)			
	Overall	30.4	31.9	31.0
	By Car	27.4	28.6	29.4
	By Public Transit	44.3	44.3	48.5

¹ Those of Hispanic origin may be of any race.

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

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC July, 2008 v2.



Kensington Sector Plan Study Area (continued)
2005 Census Update Survey

Note: Study area includes traffic zones 69 through 76		Kensington Sector Plan	Kensington/ Wheaton Planning Area	Montgomery County
H O U S I N G	Households by Structure Type	7,435	28,970	350,000
	% Single Family Households	89.7%	82.2%	69.1%
	Average Household Size	2.54	2.71	2.66
	Tenure:			
	% Rental	13.5%	20.7%	25.7%
	Average Monthly Costs:			
	Homeowner	\$1,463	\$1,380	\$1,687
	Renter	\$1,477	\$1,145	\$1,167
	Residence in April 2000:			
	% in Same Home	65.2%	66.1%	57.8%
	% Elsewhere in County	21.4%	17.6%	21.8%
	% Elsewhere in Maryland	2.3%	4.5%	4.5%
	% D.C or Northern Virginia	5.4%	5.4%	4.0%
	% Outside Metro Area	5.7%	6.5%	12.0%
	Median Years in Same Home	9	9	6
	Average Age of Household Head	53.0	52.7	50.6
	% Households with Foreign Born Head or Spouse	25.9%	38.6%	34.8%
	% Households Speaking Spanish	11.8%	18.5%	12.5%
	Households by Type:			
	% Family Households	73.7%	78.2%	74.2%
	% Married-Couple	65.9%	63.4%	61.8%
	% Single-Parent	6.8%	12.5%	10.2%
	% Nonfamily Households	26.3%	21.8%	25.6%
	% Householder Living Alone	23.5%	19.6%	23.5%
	Persons in Households:			
	% 1 Person	23.5%	19.6%	23.5%
	% 2 Persons	34.7%	34.2%	30.8%
	% 3 Persons	19.5%	19.4%	17.5%
	% 4 Persons	13.4%	16.5%	17.1%
	% 5+ Persons	8.9%	10.3%	11.0%
	Average Number of Cars	1.8	1.8	1.9
	% of Households with Computers	85.7%	85.3%	89.0%
	% of these visiting M-NCPPC website	34.2%	30.0%	28.9%
I N C O M E	2004 Household Income Distribution:			
	% Under \$15,000	5.8%	5.3%	4.2%
	% \$15,000 to \$29,999	5.1%	8.3%	7.3%
	% \$30,000 to \$49,999	9.1%	15.9%	14.5%
	% \$50,000 to \$69,999	11.5%	17.6%	15.0%
	% \$70,000 to \$99,999	21.3%	22.4%	18.6%
	% \$100,000 to 149,999	27.7%	18.5%	20.9%
	% \$150,000 to 199,999	10.2%	7.2%	8.8%
	% \$200,000+	9.2%	4.8%	10.7%
	2004 Median Household Income	\$96,016	\$73,115	\$83,880
	% of Households Spending More Than 30% of Income on Housing Costs:			
	% Homeowners	16.2%	19.4%	16.9%
	% Renters	30.3%	48.1%	40.7%

Source: 2005 Census Update Survey; Research & Technology Center, Montgomery County Planning Dept., M-NCPPC July, 2008 v2.