

### Demographic monitor: 2011 income

#### montgomery county

Between 1999 and 2011, median household income in Montgomery County dropped by 3.8 percent to \$92,909. The median household income peaked in 2007 at \$99,527, and reached a low of \$91,854 in 2010. The 6.6 percent decrease from 2007 to 2011 reflects the region's slow recovery from

the 2007 to 2009

recession. Household

income decreases

hit both the upper

and lower income

brackets. Households

earning incomes of

\$200,000 or more

fell from 17.8 percent

of all households in

2007 to 15.6 percent

in 2011. Households

with income less than

\$15,000 increased

from 3.8 percent in

2007 to 5.8 percent in 2011. While Hispanic and African American households had lower in-

comes, they also experienced income drops over the decade. The median income of Hispanics

dropped 11 percent to \$62,746; African

American household median income lost 10

percent to \$62,110. By comparison,

non-Hispanic White median household income

increased 3 percent since 1999, reaching

\$113,040.

#### region

The median household income for the

Washington, D.C. region was \$86,680 in 2011,

up 3.2 percent from 1999. Weathering the

recession better than most of the nation, the

region gained ground compared to other areas.

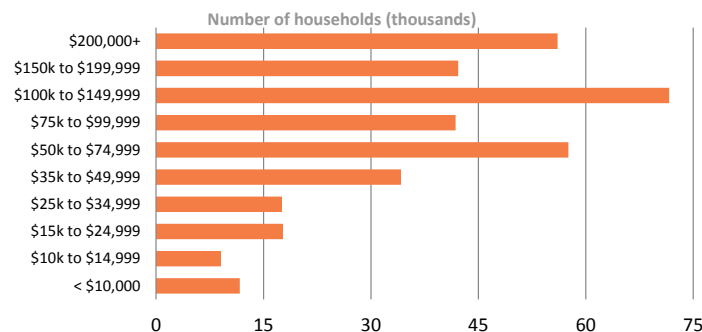
Led by Loudoun County (\$119,134), seven of

the nation's 10 wealthiest counties are located

in the region compared to five in 2007. In 2011,

three local counties had median incomes

2011 HOUSEHOLD INCOME



Source: 2011 American Community Survey (1 year estimate), U.S. Census Bureau.

#### Neighboring Jurisdictions, Region, and Nation Median Household Income (in 2011 Constant Dollars)

							1999 to Peak		Peak to 2011		1999 to 2011	
	2011	2010	2009	2008	2007	1999	Change	Percent	Change	Percent	Change	Percent
United States	\$50,502	\$51,144	\$52,594	\$54,197	\$54,909	\$56,699	peaked in 1999		-\$6,197	-11.3%	-\$6,197	-10.9%
Washington Metro Area	\$86,680	\$87,207*	\$89,182	\$89,022	\$89,811	\$84,002	\$5,809	6.9%	-\$3,131	-3.5%	\$2,678	3.2%
Maryland	\$70,004	\$70,976*	\$72,815	\$73,273	\$73,973	\$71,381	\$2,592	3.6%	-\$3,969	-5.4%	-\$1,377	-1.9%
Frederick	\$77,791	\$84,788	\$87,538	\$81,798*	\$83,419	\$81,383	\$6,155	7.6%	-\$9,747	-11.1%	-\$3,592	-4.4%
Howard	\$98,953	\$104,461*	\$106,828	\$108,092	\$110,619	\$100,138	\$10,481	10.5%	-\$11,666	-10.5%	-\$1,185	-1.2%
Montgomery	\$92,909	\$91,854*	\$98,997	\$98,410	\$99,527	\$96,606	\$2,921	3.0%	-\$6,618	-6.6%	-\$3,697	-3.8%
Prince George's	\$70,715	\$72,412*	\$73,583	\$74,308	\$74,433	\$74,605	peaked in 1999		-\$3,890	-5.2%	-\$3,890	-5.2%
Virginia	\$61,882	\$62,173*	\$62,625	\$63,956	\$64,594	\$63,022	\$1,572	2.5%	-\$2,712	-4.2%	-\$1,140	-1.8%
Arlington County*	\$100,735	\$97,488*	\$100,699*	\$104,388*	\$103,258*	\$85,062	\$19,326	22.7%	-\$3,653	-3.5%	\$15,673	18.4%
Fairfax	\$105,797	\$106,582*	\$107,473*	\$112,728	\$113,637	\$109,432	\$4,205	3.8%	-\$7,840	-6.9%	-\$3,635	-3.3%
Loudoun	\$119,134	\$122,854*	\$119,945*	\$117,883*	\$115,532*	\$108,889	\$13,965	12.8%	-\$3,720	-3.2%	\$10,245	9.4%
Washington, D.C.	\$63,124	\$62,009*	\$62,629*	\$60,522*	\$58,687	\$54,178	\$8,946	16.5%	peaked in 2011		\$8,946	16.5%

\* This year's median income is not statistically different from 2011.

Source: 2011 American Community Survey (1 year estimate, CP03); 2000 U.S. Census; 2011 Consumer Price Index (2011 CPI-U-RS), U.S. Bureau of Labor Statistics.

**A slow recovery from the national recession and changing demographics in Montgomery County explain the 3.8 percent decline in the median household income over the past decade.**

over \$100,000: Loudoun, Fairfax (\$105,797), and Arlington (\$100,735). Howard County dropped off this list when its median income fell 10.5 percent after peaking at \$110,619 in 2007. Of these wealthy counties, only Arlington and Loudoun gained income since 1999. Washington, D.C.'s median household income also saw notable gains, increasing by 16.5 percent from \$54,178 in 2000 to \$63,124 in 2011.

#### state and nation

With a median income of \$70,004 in 2011, Maryland tied Alaska as one of the wealthiest two states in the nation. Even so, when adjusted for inflation, Maryland's median household income trended downward since the recession, and in 2011 it was 1.9 percent less than in 1999. With income declining by \$3,697, Montgomery County slipped from the second highest median household income in the state in 1999 to sharing the spot with Calvert (\$89,393) and Charles (\$91,733) counties in 2011. Across the nation, household income steadily declined since 1999, dropping 10.9 percent from \$56,699 to \$50,502 in 2011. Among the 130 counties with a population of 500,000 or more, Montgomery's median household income ranked second behind Fairfax and tied with Nassau County, New York (\$91,414 +/- \$1,425).



## places in montgomery county

The pattern of median household income for Census places in Montgomery County has remained largely unchanged since 1999. The nine places with the highest incomes – medians over \$200,000 – are towns concentrated in the Chevy Chase area, with the exception of Brookeville and Travilah. The median incomes in almost half of the places in Montgomery County ranged from \$100,000 to \$200,000 in 2011. Bethesda (\$136,513), with 24,425 households, had the highest concentration in this income range. The places with the five lowest median incomes, ranging from \$52,102 to \$71,986, are Leisure World, Fairland, White Oak, Takoma Park, and Silver Spring. While relatively low in the County, these median incomes are higher than the national median of \$50,502.

Among Census places with 1,000-5,000 households, Ashton-Sandy Spring had the biggest positive swing in median income since 1999. The area's median income climbed \$18,819 (19 percent) to \$118,000 in 2011. Of the wealthiest places of this size, Chevy Chase, at \$148,529, had the greatest increase (up \$14,160, 10.5 percent) while Travilah's median dropped \$10,575 (4.9 percent) to \$205,889 in 2011. Of places with at least 5,000 households, the median incomes in Montgomery Village, Fairland, and Redland, dropping by \$16,017, \$11,500, and \$10,830 respectively, experienced the greatest declines between 1999 and 2011. During that period, Fairland also had the largest percentage decline, 21 percent.

### SELECTED INCORPORATED AND CENSUS DESIGNATED PLACES (CDP) <sup>1</sup>

Median Household Income in 2011 Constant Dollars

Montgomery County	Households	2011 Median Income	Margin of Error (+/-) <sup>2</sup>	1999 Median Income <sup>3</sup>	Change	% Change
Chevy Chase Village town	688	250,000+	***	270,000+	***	***
Somerset town	399	250,000+	***	195,131	***	***
Chevy Chase Section Five village	249	249,250	38,976	207,422	41,828	20.2%
Chevy Chase town	970	231,071	32,415	216,475	14,596	6.7%
Brookeville town	95	219,028	156,028	119,665	99,363	83.0%
Chevy Chase View town	346	207,407	17,652	163,139	44,268	27.1%
Chevy Chase Section Three village	247	206,458	21,141	202,526	3,932	1.9%
Martin's Additions village	324	206,250	31,840	182,872	23,378	12.8%
Travilah CDP	3,721	205,889	18,121	216,464	(10,575)	-4.9%
Potomac CDP	16,000	172,394	9,832	174,086	(1,692)	-1.0%
Chevy Chase CDP	3,708	148,529	11,703	134,369	14,160	10.5%
North Potomac CDP	7,985	144,418	7,440	147,403	(2,985)	-2.0%
Bethesda CDP	24,425	136,513	5,877	133,805	2,708	2.0%
Olney CDP	11,456	126,439	6,993	128,021	(1,582)	-1.2%
Ashton-Sandy Spring CDP	1,850	118,000	17,666	99,181	18,819	19.0%
Redland CDP	5,491	98,292	6,813	109,122	(10,830)	-9.9%
Rockville city	23,593	92,288	2,529	91,912	376	0.4%
German town CDP	30,692	87,765	4,342	84,293	3,472	4.1%
Gaithersburg city	22,684	81,118	4,216	80,847	271	0.3%
Montgomery Village CDP	11,915	78,729	4,445	90,229	(11,500)	-12.7%
Wheaton CDP	14,491	74,162	3,327	79,945	(5,783)	-7.2%
Silver Spring CDP	28,995	71,986	2,166	69,741	2,245	3.2%
Takoma Park city	6,846	69,474	7,904	65,470	4,004	6.1%
White Oak CDP	6,518	64,956	7,681	73,282	(8,326)	-11.4%
Fairland CDP	8,961	60,435	3,867	76,452	(16,017)	-21.0%
Leisure World CDP	5,470	52,102	2,778	62,034	(9,932)	-16.0%

<sup>1</sup> Places may be incorporated places or Census Designated Places (CDPs). For each decennial census, the U.S. Census Bureau delineates CDPs which are communities identifiable by name, but not legally incorporated, for reporting data.

<sup>2</sup> U.S. Census reports the "margin of error" or the precision of a survey estimate; it is 90% probable that the median income estimate falls within the +/- range. The small sample of Brookeville households resulted in a median income ranging from \$63,000 to \$375,056.

<sup>3</sup> 1999 income reported in 2011 constant dollars adjusting for inflation (2011 CPI-U-RS).

Source: 2007-2011 American Community Survey (5 year estimate); adjusted 2000 U.S. Census.

## INCORPORATED AND CENSUS DESIGNATED PLACES

