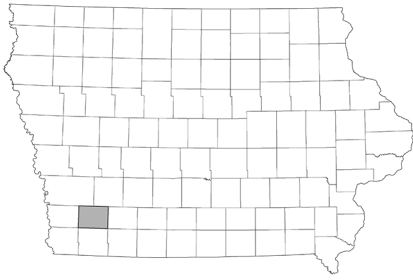


# Data for Decision Makers



## Montgomery County Housing Profile

report created: 12/13/2024

### Housing Access

In 2022, there were 5,030 housing units in Montgomery County. Of this total, 3,184 were owner-occupied, 1,309 were renter-occupied, and 537 were vacant. Fewer housing units were counted in Montgomery County in the 1940 Decennial Census than in the most recent American Community Survey estimate. The median year for which housing was built in Montgomery County is 1955. In Montgomery County, a majority of owner-occupied housing is of 1-unit structures. For renter-occupied housing, there is more housing of 1-unit structures than any other type. Seasonally vacant housing units were 7.1% of all vacant units.

Housing Characteristics, 2018-2022<sup>1</sup>

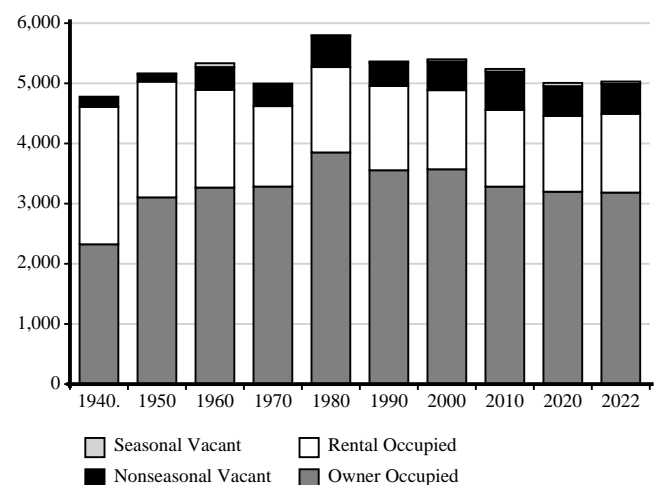
	Estimate	MOE
Total Housing Units	5,030	+/- 49
Vacant Units	537 (10.7%)	+/- 155 (3.1%)
Occupied Units	4,493 (89.3%)	+/- 158 (3.1%)
Owner-Occupied Units	3,184 (70.9%)	+/- 174 (3.4%)
Renter-Occupied Units	1,309 (29.1%)	+/- 163 (3.4%)
Median <sup>a</sup> Value <sup>b</sup>	\$99,300	+/- \$6,112
Median <sup>a</sup> Rent <sup>c</sup>	\$718	+/- \$32
Avg Household Size - Owner <sup>d</sup>	2.21	+/-0.11
Avg Household Size - Renter <sup>e</sup>	2.32	+/-0.21

<sup>a</sup>Median is the middle value of a distribution <sup>b</sup>Median value of owner-occupied units, <sup>c</sup>Median gross rent of renter-occupied units, <sup>d</sup>Owner-occupied units, <sup>e</sup>Renter-occupied units

Median<sup>a</sup> Year Built by Tenure, 2018-2022<sup>1</sup>

	Estimate	MOE
Median Year Built	1955	+/-4
Owner Occupied	1952	+/-3
Renter Occupied	1966	+/-10

Number of Housing Units, 1940-2022<sup>1,2</sup>



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# Housing Characteristics

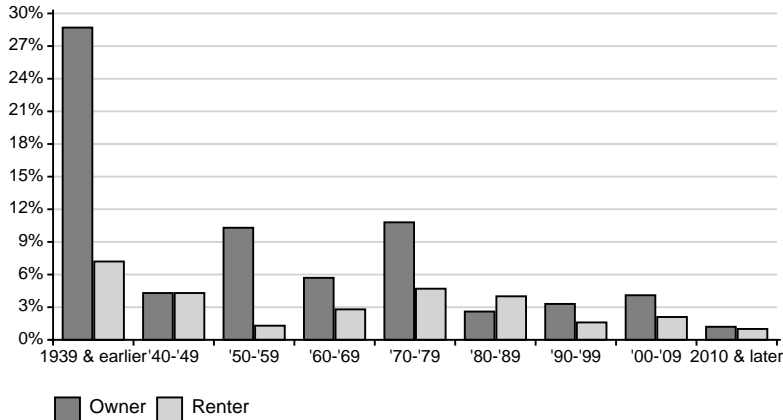
# Montgomery County

**Occupied Housing Units By Structure Type, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,493	+/-158	NA	NA
Owner Occupied	3,184	+/-174	100.0	NA
1-Unit <sup>a</sup>	3,105	+/-174	97.5	+/-1.2
2 to 4 Unit	5	+/-16	0.2	+/-0.5
5 or More Units	5	+/-29	0.2	+/-0.9
Mobile Home	69	+/-41	2.2	+/-1.3
Boat, RV, Van etc.	0	+/-16	0.0	+/-0.5
Renter Occupied	1,309	+/-163	100.0	NA
1-Unit <sup>a</sup>	722	+/-121	55.2	+/-6.2
2 to 4 Unit	240	+/-101	18.3	+/-7.3
5 or More Units	329	+/-111	25.1	+/-7.9
Mobile Home	18	+/-19	1.4	+/-1.4
Boat, RV, Van etc.	0	+/-16	0.0	+/-1.2

<sup>a</sup>Includes Unattached and Attached Units

**Percent of Housing Units by Year Built and by Tenure, 2018-2022<sup>1</sup>**



**Housing Units by Number of Bedrooms and Tenure, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	4,493	+/-158	NA	NA
Owner Occupied	3,184	+/-174	100.0	NA
1 Bedroom <sup>a</sup>	70	+/-37	2.2	+/-1.2
2 Bedrooms	818	+/-143	25.7	+/-4.3
3 Bedrooms	1,342	+/-148	42.1	+/-4.0
4 or More	954	+/-143	30.0	+/-4.2
Renter Occupied	1,309	+/-163	100.0	NA
No Bedroom	0	+/-16	0.0	+/-1.2
1 Bedroom	261	+/-99	19.9	+/-7.1
2 Bedrooms	610	+/-146	46.6	+/-9.5
3 Bedrooms	255	+/-83	19.5	+/-5.9
4 or More	183	+/-77	14.0	+/-5.6

<sup>a</sup>Includes No Bedroom Units (e.g. studio apartments)

**Status of Vacant Housing Units, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Est	MOE	Est	MOE
Total Vacant Units	537	+/-155	NA	NA
For Rent	81	+/-66	15.1	+/-11.5
Rented, Not Occupied	0	+/-16	0.0	+/-3.0
For Sale	35	+/-44	6.5	+/-8.0
Sold, Not Occupied	37	+/-56	6.9	+/-10.2
Seasonal <sup>a</sup>	38	+/-33	7.1	+/-5.8
For Migrant Workers	0	+/-16	0.0	+/-3.0
Other	346	+/-133	64.4	+/-16.4

<sup>a</sup>For Seasonal, Recreational, or Occasional Use

**Authorized Housing Construction Permits in Montgomery County, 1995-2021<sup>3</sup>**

Permit Year	Single Family Units	Duplex Units	Tri/Four-plex Units	Multi-Family Units	Total Units	Per Unit Valuation <sup>+</sup>	
						Single Family	Multi-Family
1995-1999	60	1	0	0	61	\$104,723	\$nan
2000-2004	50	0	0	0	50	\$113,021	\$0
2005-2009	40	1	0	0	41	\$145,194	\$0
2010-2014	33	2	0	0	35	\$186,611	\$0
2015-2019	41	1	0	1	43	\$242,080	\$0
2020	7	1	0	0	8	\$238,960	\$0
2021	6	0	0	0	6	\$268,684	\$0

The median value of owner-occupied housing in Montgomery County was \$99,300 in 2018-2022. Median rent was \$718. In 2022, 6 permits for housing construction were authorized in Montgomery County. In 2018-2022, the median household income for owner-occupied housing was higher than the median household income for renter-occupied units. It was estimated that 11.6% of owners and 28.7% of renters spent more than 30% of their household income on monthly owner or renter costs. Among owner-occupied units, more householders were age 45 to 64 than any other age group. For renter-occupied units, the most common age was under 35.

**HUD Income Limits, 2022<sup>4</sup>**

	2 Person Family	4 Person Family
Extremely Low Income	\$18,950	\$27,750
Very Low Income	\$31,600	\$39,450
Low Income	\$50,500	\$63,100

**Median<sup>a</sup> Household Income by Tenure 2018-2022<sup>1</sup>**

	Estimate	MOE
Median Household Income	\$61,261	+/- \$3,887
Owner Occupied	\$72,348	+/- \$6,078
Renter Occupied	\$41,178	+/- \$7,406
Median Family Income	\$75,911	+/- \$5,916

<sup>a</sup>Median is the middle value of a distribution

**Housing Values for Owner Occupied Housing Units with Mortgage and without Mortgage, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Owner Occupied Units	1,483	+/-164	100.0	NA
With Mortgage	1,483	+/-164	100.0	NA
Less than \$50,000	120	+/-49	8.1	+/-3.3
\$50,000 to \$99,999	661	+/-149	44.6	+/-6.4
\$100,000 to \$299,999	587	+/-96	39.6	+/-6.6
\$300,000 to \$499,999	96	+/-49	6.5	+/-3.3
\$500,000 and above	19	+/-22	1.2	+/-1.5
Without Mortgage	1,701	+/-137	100.0	NA
Less than \$50,000	321	+/-79	18.9	+/-4.3
\$50,000 to \$99,999	511	+/-102	30	+/-5.5
\$100,000 to \$299,999	696	+/-175	40.9	+/-9.9
\$300,000 to \$499,999	133	+/-52	7.8	+/-3
\$500,000 and above	40	+/-33	2.4	+/-1.9

**Percent of Households Spending 30% or More of Household Income on Monthly Owner or Renter Costs, 2018-2022<sup>1</sup>**

	Estimate	MOE
Owner Occupied Units	11.6%	NA
Renter Occupied Units	28.7%	NA

**Monthly Housing Costs of Owner Occupied Units with Mortgage, without Mortgage and Renters, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Occupied Units	1,483	+/-164	100.0	NA
Owner with Mortgage	1,483	+/-164	100.0	NA
Less than \$399	2	+/-16	0.1	+/-1.1
Between \$400 to \$599	4	+/-7	0.3	+/-0.5
Between \$600 to \$799	115	+/-49	7.8	+/-3.2
Between \$800 to \$999	227	+/-76	15.3	+/-4.7
Between \$1,000 to \$1,499	364	+/-122	24.5	+/-6.8
Between \$1,500 to \$1,999	460	+/-92	31	+/-6.1
Between \$2,000 to \$2,499	153	+/-62	10.3	+/-4.1
\$2,500 and above	147	+/-67	9.9	+/-4.4
Owner without Mortgage	1,701	+/-137	100.0	NA
Less than \$200	100	+/-43	5.9	+/-2.5
Between \$200 and \$399	508	+/-103	29.9	+/-5.5
Between \$400 and \$599	586	+/-114	34.5	+/-6.2
Between \$600 and \$999	405	+/-88	23.8	+/-4.8
\$1,000 and above	102	+/-43	5.9	+/-2.5
Renter	1,309	+/-163	100.0	NA
Less than \$300	180	+/-87	13.8	+/-6.3
Between \$300 and \$499	116	+/-60	8.9	+/-4.5
Between \$500 and \$799	511	+/-126	39	+/-8.4
Between \$800 and \$999	250	+/-84	19.1	+/-6.2
Between \$1,000 and \$1,499	118	+/-65	9	+/-5
\$1,500 and above	28	+/-35	2.1	+/-2.7

# Demographics

# Montgomery County

**Households and Families by Type by Tenure, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Estimate	MOE
Total Households	4,493	+/-158	100.0	NA
Living Alone	1,347	+/-167	30.0	+/-3.6
Owner Occupied	3,184	+/-174	100.0	NA
Family Households	2,100	+/-171	66.0	+/-4.0
Married-couple	1,689	+/-142	53.0	+/-3.4
Married-couple w/ Children <sup>a</sup>	471	+/-96	14.8	+/-2.9
Female Householder <sup>b</sup>	132	+/-43	4.1	+/-1.3
Female HH w/ Children <sup>a,b</sup>	42	+/-26	1.3	+/-0.8
Male Householder <sup>b</sup>	279	+/-106	8.8	+/-3.3
Male HH w/ Children <sup>a,b</sup>	141	+/-68	4.4	+/-2.1
Nonfamily Households <sup>c</sup>	1,084	+/-158	34.0	+/- 4.6
Renter Occupied	1,309	+/-163	100.0	NA
Family Households	799	+/-134	61.0	+/-6.9
Married-couple	365	+/-99	27.9	+/-6.7
Married-couple w/ Children <sup>a</sup>	137	+/-64	10.5	+/-4.7
Female Householder <sup>b</sup>	417	+/-118	31.9	+/-8.1
Female HH w/ Children <sup>a,b</sup>	291	+/-98	22.2	+/-7.0
Male Householder <sup>b</sup>	17	+/-15	1.3	+/-1.1
Male HH w/ Children <sup>a,b</sup>	10	+/-13	0.8	+/-1.0
Nonfamily Households <sup>c</sup>	510	+/-123	39.0	+/- 8.0

<sup>a</sup> with Own Children, <sup>b</sup> No Spouse Present,

<sup>c</sup> Includes Householders Living Alone

## Opportunity Zones & New Market Tax Credit Eligible Areas in Montgomery County<sup>5,6</sup>

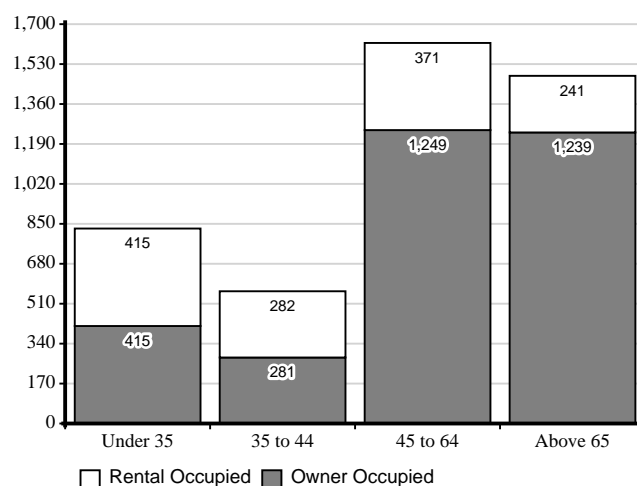
Opportunity Zones	0
New Market Tax Credit Areas	2

**Place of Work and Travel Time to Work, 2018-2022<sup>1</sup>**

	Number		Percent (%)	
	Estimate	MOE	Est	MOE
Workers 16 years & over	4,722	+/-225	NA	NA
Worked in state <sup>a</sup>	4,511	+/-232	95.5	+/-1.6
Worked in county <sup>a</sup>	3,626	+/-245	76.8	+/-3.5
Worked outside county <sup>a</sup>	885	+/-159	18.7	+/-3.2
Worked outside state <sup>a</sup>	211	+/-76	4.5	+/-1.6
Travel Time to Work				
Less than 14 minutes	2,578	+/-296	54.6	+/-5.7
15 to 29 minutes	892	+/-135	18.9	+/-2.7
30 to 44 minutes	496	+/-131	10.5	+/-2.7
More than 45 minutes	756	+/-188	16	+/-3.9

<sup>a</sup> of residence

**Householder Age by Tenure, 2018-2022<sup>1</sup>**



## Information in this document was derived from:

<sup>1</sup> U.S. Census Bureau; American Community Survey, 5-year Estimates (2018-2022)

<sup>2</sup> U.S. Census Bureau; Decennial Census (1940-2020)

<sup>3</sup> U.S. Census Bureau; Building Permits Survey

<sup>4</sup> Department of Housing and Urban Development (HUD); Income Limits

<sup>5</sup> Internal Revenue Service (IRS) & U.S. Department of the Treasury, CDFI Fund; Qualified Opportunity Zones (QOZs)

<sup>6</sup> U.S. Department of the Treasury, CDFI Fund; New Market Tax Credit (NMTC) Program

<sup>+</sup> Values not adjusted for inflation

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