

## Current Report:

### Community Profile Report of County: Montgomery



Date: November 2, 2025

#### Proposed Location:

This location, **Montgomery** (County, 2022), is located in the state of **Maryland**.

It is located within or touches the following 2022 census tract(s): 232 census tracts ([show](#))

Similarly, it is located within or touches the following zip code(s): **21771, 20842, 20837, 21797, 20882, 20854, 20841, 20874, 20871, 20872, 20878, 20833, 20705, 20850, 20817, 20904, 20855, 20707, 20905, 20906, 20876, 20832, 20853, 20879, 20852, 20902, 20777, 20866, 20759, 20783, 20877, 20815, 20901, 20861, 20910, 20814, 20886, 20816, 20895, 20860, 20903, 20912, 20851, 20839, 20012, 20862, 20838, 20868, 20818, 20899, 20993, 20880, 20889, 20892, 20896, 20894, 20812, 20898.**

Data presented in this report summarize the geographies specified in the citation information in each section.

#### This Area is Served by (or touches):

**School District(s):** Montgomery County Public Schools

**Congressional District(s):** Maryland's 4th District, Maryland's 6th District, Maryland's 8th District

**Senators:** Angela D. Alsobrooks (MD-D), Chris Van Hollen (MD-D)

**State Senate District(s):** State Senate District 9, State Senate District 14, State Senate District 15, State Senate District 16, State Senate District 17, State Senate District 18, State Senate District 19, State Senate District 20, State Senate District 39

**State House District(s):** State Legislative District 14, State Legislative District 15, State Legislative District 16, State Legislative District 17, State Legislative District 18, State Legislative District 19, State Legislative District 20, State Legislative District 39, State Legislative Subdistrict 9A

#### Population Trends:

As of the period 2020, this area was home to an estimated **1,062,061** people.

Population	2000	2010	2020	Change 2010 to 2020 (%)
Area	873,341	971,777	1,062,061	9.29%
State (Maryland)	5,296,486	5,773,552	6,177,224	6.99%

Source: [Census](#)

Data aggregated by:

2000 - 2020 Data Contains: 1 County

#### Racial Characteristics:

Of the people living in this area in 2020, **43.1%** are White, **18.56%** are African American, **20.47%** are Hispanic, **15.4%** are Asian, **0.06%** are either Native Hawaiian or Pacific Islander, **0.66%** are American Indian or Alaskan Native, **11%** are of "some other race" and **11.23%** are of two or more races. In the table below, the percentage of the population that each segment represents in the report area is compared to the percent it represents in the state.

Between 2010 and 2020, the White population changed by **-18.01%**, the African American population by **17.79%**, and Asian population by **20.71%**. The number of Hispanics changed by **31.45%**.

Race	2000	2010	2020	Percent of Total Population in 2020	Percent of State Population in 2020 (Maryland)
White	564,890	558,358	457,783	43.1%	48.69%
African American	130,849	167,315	197,077	18.56%	29.47%
Asian	97,994	135,451	163,507	15.4%	6.81%
Native Hawaiian or Pacific Islander	489	522	610	0.06%	0.05%
American Indian or Alaskan Native	2,593	3,639	7,036	0.66%	0.52%
Some Other Race	44,276	67,847	116,786	11%	6.65%

Two or More Races	32,250	38,645	119,262	11.23%	7.8%
Ethnicity	2000	2010	2020	Percent of Total Population in 2020	Percent of State Population in 2020 (Maryland)
Hispanic	100,309	165,398	217,409	20.47%	11.81%

Source: [Census](#)

Data aggregated by:

2000 - 2020 Data Contains: 1 County

## Age Distribution:

In the report area in 2019-2023, **16.55%** of the population is over the age of 65. **60.5%** are of working age (18-64). **22.95%** are under 18, and **5.82%** are under 5 years old.

Age	Number of People in Age Group	Percent of People in Age Group	Percent of People in Age Group (Maryland)
Under 5	61,577	5.82%	5.82%
Under 18	242,703	22.95%	22.3%
Working Age (18-64)	639,803	60.5%	61.44%
Aging (65+)	175,080	16.55%	16.26%

Source: [Census](#)

Data aggregated by:

2019-2023 Data Contains: 1 County

## Incomes:

The median household income for the study area was **\$128,733**, compared to the state of Maryland with a median of **\$101,652**, as estimated for 2019-2023 by the Census' American Community Survey.

The number of households divided by income categories is shown in the Annual Income Category table. In the period of 2019-2023, **17.87%** of households in the study area had an annual income of less than \$50,000, compared to **23.99%** of people in the state of Maryland.

2019-2023 Annual Income Category	Number of Households	Percent of Households
<b>County (Montgomery)</b>		
Less than \$25,000	31,231	8.05%
\$25,000 - \$34,999	14,905	3.84%
\$35,000 - \$49,999	23,166	5.97%
\$50,000 - \$74,999	41,367	10.66%
\$75,000 - \$99,999	40,351	10.4%
\$100,000 - \$124,999	37,913	9.77%
\$125,000 - \$149,999	31,159	8.03%
\$150,000 or more	167,789	43.26%
<b>State (Maryland)</b>		
Less than \$25,000	263,351	11.26%
\$25,000 - \$34,999	113,932	4.87%
\$35,000 - \$49,999	183,996	7.86%
\$50,000 - \$74,999	307,754	13.15%
\$75,000 - \$99,999	280,693	12%
\$100,000 - \$124,999	253,323	10.83%
\$125,000 - \$149,999	197,609	8.45%
\$150,000 or more	738,852	31.58%

According to the Census' American Community Survey estimates, the median income for a family in the period of 2019-2023 was **\$158,399**, compared to the state of Maryland with a median family income of **\$124,487**.

Source: [Census](#)

Data aggregated by:

2019-2023 Data Contains: 1 County

## Immigration:

Data from the U.S. Census Bureau for 2019-2023 indicate that **352,774** people or **33.36%** of the population living in this area were "foreign born". Census defines foreign born as anyone who is not a U.S. citizen at birth. This area is located in Maryland, which, according to the Department of Homeland Security, was home to **25,095** people who were granted Legal Permanent Residence status in 2017. Those LPRs, or "green cards", represent **2.23%** of green cards issued in the nation that year.

Source: [Census, Department of Homeland Security](#).

Data aggregated by:

2019-2023 Data for Census Contains: 1 County

2017 Data for Department of Homeland Security Contains: 1 State

## Families and Households:

The composition of the **265,852** families who reside in the study area is shown in the table below. Families are groups of related people who live together, whereas households refer to the person or group of people living in any one housing unit. Generally, households that do not contain a family are made up of unrelated people living together (eg, roommates) or people living alone. While it is possible for two families to share a household, the difference between the number of households and the number of families in an area shows, approximately, the number of non-family households in a place.

2019-2023 Family Composition	Number of Families	Percent of Families
<b>County (Montgomery)</b>		
Families	265,852	--
Married with Children	93,076	35.01%
Single with Children	27,779	10.45%
Single Female with Children	20,710	7.79%
Other Families	144,997	54.54%
<b>State (Maryland)</b>		
Families	1,529,098	--
Married with Children	438,217	28.66%
Single with Children	205,374	13.43%
Single Female with Children	152,148	9.95%
Other Families	885,507	57.91%

Note: The category "Single with Children" includes all families that are "Single Female with Children", so all categories do not add up to 100 percent.

Source: [Census](#).

Data aggregated by:

2019-2023 Data Contains: 1 County

2019-2023 Household Counts	Number of Households
<b>County (Montgomery)</b>	
Households	387,881
<b>State (Maryland)</b>	
Households	2,339,510

Source: [Census](#).

Data aggregated by:

2019-2023 Data Contains: 1 County

## Housing Type:

The type of housing available in this area is described in the table below. Single family homes include all one-unit structures, both attached and detached. Townhouses or duplexes include one-unit attached homes, as well as housing units with two units. Units in small apartment building are buildings with 3 to 49 units; large apartment buildings include buildings with 50 units or more. Other types of housing include vans, boats, recreational vehicles, or other units.

2019-2023 Housing Stock	Number of Units	Percent of Units
<b>County (Montgomery)</b>		
Single family detached homes	189,730	46.83%
Single family attached homes	72,212	17.82%
2-unit homes and duplexes	2,579	0.64%
Units in small apartment buildings	71,367	17.62%
Units in large apartment buildings	68,356	16.87%
Mobile homes or manufactured housing	841	0.21%
Other types	42	0.01%
<b>State (Maryland)</b>		
Single family detached homes	1,306,311	51.32%
Single family attached homes	537,333	21.11%
2-unit homes and duplexes	37,944	1.49%
Units in small apartment buildings	437,792	17.2%
Units in large apartment buildings	192,681	7.57%
Mobile homes or manufactured housing	32,426	1.27%
Other types	1,045	0.04%

Source: [Census](#)

Data aggregated by:

2019-2023 Data Contains: 1 County

## Tenure:

Across the area, an estimated **65.34%** or **253,448** households owned their home between 2019-2023. The average size of a household in this area was **2.7** between 2019-2023, as compared to the average household size for the county and the state, **2.7 (Montgomery)** and **2.58 (Maryland)** respectively.

Source: [Census](#)

Data aggregated by:

2019-2023 Data Contains: 1 County

## Vacancy:

Postal vacancy shows short-term vacancy trends based on addresses where mail has not been collected for over 90 days. Data from Valassis Lists tracks vacancy on a quarterly basis. In the 2<sup>nd</sup> quarter of 2025, the overall vacancy rate in this area was 1.25%.

<b>Postal Address Vacancy</b>	<b>2024Q1</b>	<b>2024Q2</b>	<b>2024Q3</b>	<b>2024Q4</b>	<b>2025Q1</b>	<b>2025Q2</b>
<b>County (Montgomery)</b>						
Number Vacant - Residential	2,892	2,848	2,823	2,795	2,836	2,851
Percent Vacant - Residential	0.69%	0.68%	0.67%	0.67%	0.68%	0.68%
Number Vacant - Business	2,844	2,836	2,843	2,663	2,668	2,697
Percent Vacant - Business	10.98%	10.92%	10.95%	10.26%	10.28%	10.39%
Overall Vacancy Rate	1.29%	1.28%	1.27%	1.23%	1.24%	1.25%
<b>County (Montgomery)</b>						
Number Vacant - Residential	2,892	2,848	2,823	2,795	2,836	2,851
Percent Vacant - Residential	0.69%	0.68%	0.67%	0.67%	0.68%	0.68%
Number Vacant - Business	2,844	2,836	2,843	2,663	2,668	2,697
Percent Vacant - Business	10.98%	10.92%	10.95%	10.26%	10.28%	10.39%
Overall Vacancy Rate	1.29%	1.28%	1.27%	1.23%	1.24%	1.25%
<b>State (Maryland)</b>						
Number Vacant - Residential	54,449	53,512	53,685	53,950	54,055	54,186
Percent Vacant - Residential	2.06%	2.02%	2.03%	2.04%	2.04%	2.05%
Number Vacant - Business	19,487	19,420	19,405	19,272	19,471	19,544
Percent Vacant - Business	10.06%	10.02%	10.01%	9.94%	10.05%	10.08%
Overall Vacancy Rate	2.61%	2.57%	2.57%	2.58%	2.59%	2.6%

Source: [Valassis Lists](#)

Data aggregated by:

2024q1 - 2025q2 Data Contains: 1 County

## Employment:

The following table shows the number of people who were employed, unemployed, in the labor force, and the unemployment rate for the market in which the report area is located, according to the Bureau of Labor Statistics.

<b>Unemployment rate</b>	<b>January 2025</b>	<b>February 2025</b>	<b>March 2025</b>	<b>April 2025</b>	<b>May 2025</b>	<b>June 2025</b>
<b>City (Rockville)</b>						
Employed	35,287	34,877	35,047	35,313	34,899	35,176
Unemployed	866	1,095	1,146	1,078	1,175	1,335
In Labor Force	36,153	35,972	36,193	36,391	36,074	36,511
Unemployment Rate	2.4	3	3.2	3	3.3	3.7
<b>City (Gaithersburg)</b>						
Employed	37,499	37,063	37,243	37,526	37,087	37,380
Unemployed	1,004	1,191	1,177	1,092	1,201	1,382
In Labor Force	38,503	38,254	38,420	38,618	38,288	38,762
Unemployment Rate	2.6	3.1	3.1	2.8	3.1	3.6
<b>County (Montgomery)</b>						
Employed	550,191	543,796	546,440	550,590	544,141	548,451
Unemployed	14,278	17,130	17,213	16,157	17,889	20,354
In Labor Force	564,469	560,926	563,653	566,747	562,030	568,805
Unemployment Rate	2.5	3.1	3.1	2.9	3.2	3.6
<b>State (Maryland)</b>						
Employed	3,126,084	3,101,515	3,125,620	3,129,159	3,109,749	3,145,032
Unemployed	97,386	107,476	104,431	96,991	106,098	121,348

In Labor Force	3,223,470	3,208,991	3,230,051	3,226,150	3,215,847	3,266,380
Unemployment Rate	3	3.3	3.2	3	3.3	3.7

The following Cities that are within or contain the report area have no data available: **Potomac, Travilah, Darnestown, Germantown, Olney, Damascus, Bethesda, Ashton-Sandy Spring, Cloverly, Clarksburg, Aspen Hill, North Bethesda, Burtonsville, Silver Spring, Redland, Wheaton, North Potomac, Ten Mile Creek, Colesville, Fairland, Calverton, Montgomery Village, Poolesville, White Oak, Glenmont, Kemp Mill, Chevy Chase, South Kensington, Flower Hill, Takoma Park, Brookmont, Hillandale, Cabin John, Layhill, Spencerville, North Kensington, Four Corners, Leisure World, Laytonsville, Forest Glen, Burnt Mills, Derwood, Kensington, Barnesville, Chevy Chase, Chevy Chase Village, Washington Grove, Somerset, Chevy Chase View, Garrett Park, Brookeville, Martin's Additions, Chevy Chase Section Three, North Chevy Chase, Chevy Chase Section Five, Glen Echo, Friendship Heights Village**

The following Metro Areas that are within or contain the report area have no data available: **Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area**

Source: [BLS](#)

In this area in 2019-2023, the Census estimates that people were employed in the following industries:

<b>Employment by Industry</b>	<b>People Employed</b>	<b>Percent Employed in this Industry</b>	<b>Percent Employed in this Industry in Maryland</b>
Accommodation and Food Services Industry Employment	30,037	5.37%	5.79%
Administrative and Support and Waste Management Services Industries Employment	22,720	4.06%	4.25%
Agriculture, Forestry, Fishing and Hunting Industry Employment	1,321	0.24%	0.5%
Arts, Entertainment, and Recreation Industries Employment	11,768	2.1%	1.9%
Educational Service Industry Employment	55,164	9.87%	10.31%
Finance, Insurance, Real Estate and Rental and Leasing Industries Employment	34,333	6.14%	5.81%
Health Care and Social Assistance Industry Employment	67,584	12.09%	13.32%
Information Industry Employment	11,756	2.1%	1.74%
Manufacturing Industry Employment	18,498	3.31%	4.72%
Management of Companies and Enterprises Industry Employment	600	0.11%	0.11%
Other Services Industry Employment	38,445	6.88%	5.22%
Professional, Scientific, and Technical Services Industry Employment	104,001	18.6%	12.03%
Public Administration Employment	63,061	11.28%	11.1%
Retail Trade Industry Employment	40,038	7.16%	8.98%
Construction Industry Employment	36,242	6.48%	7.4%
Transportation and Warehousing, and Utilities Industries Employment	17,618	3.15%	5.13%
Wholesale Trade Industry Employment	5,910	1.06%	1.64%
All Other Industries Employment	88	0.02%	0.05%

Source: [Census](#)

Data aggregated by:

2019-2023 Data Contains: 1 County

## Crime:

The crime rates per 100,000 persons in the Census Place and county in which the study area is located, as reported by the FBI's Uniform Crime Reports, are as follows. Data was reported by the FBI for selected Census Places and counties, so data may be unavailable for your study area.

<b>Crime Rates per 100,000 persons</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>City (Takoma Park)</b>					
Aggravated Assault	156.3	117.1	193.9	201.1	112.1
Burglary or Larceny	2,016.1	2,319.7	2,044.4	2,140.5	2,243.2
Motor Vehicle Thefts	167.5	184	132.9	145.3	168.2
Murder	5.5	N/A	0	0	11.2
Rape	27.9	16.7	22.1	27.9	44.8
Robbery	161.9	172.8	99.7	167.6	140.2
<b>City (Chevy Chase)</b>					
Aggravated Assault	N/A	N/A	0	0	0
Burglary or Larceny	2,500	1,586.5	1,910.2	1,833	1,935.1
Motor Vehicle Thefts	144.2	96.1	95.5	96.4	145.1

Murder	N/A	N/A	0	0	0
Rape	N/A	N/A	0	0	0
Robbery	N/A	N/A	0	0	0
<b>County (Montgomery)</b>					
Aggravated Assault	74.7	54	63.9	68.1	72.7
Burglary or Larceny	1,407.1	1,262.7	1,210	1,320	1,245.8
Motor Vehicle Thefts	83.2	78.2	73.4	84	105
Murder	1.4	1.2	1.7	1.4	1.7
Rape	32.2	22.1	27.8	28.7	25
Robbery	66.6	62	51.1	52.6	41.9

The following Cities that are within or contain the report area have no data available: Potomac, Travilah, Darnestown, Germantown, Olney, Damascus, Rockville, Bethesda, Gaithersburg, Ashton-Sandy Spring, Cloverly, Clarksburg, Aspen Hill, North Bethesda, Burtonsville, Silver Spring, Redland, Wheaton, North Potomac, Ten Mile Creek, Colesville, Fairland, Calverton, Montgomery Village, Poolesville, White Oak, Glenmont, Kemp Mill, Chevy Chase, South Kensington, Flower Hill, Brookmont, Hillandale, Cabin John, Layhill, Spencerville, North Kensington, Four Corners, Leisure World, Laytonsville, Forest Glen, Burnt Mills, Derwood, Kensington, Barnesville, Chevy Chase Village, Washington Grove, Somerset, Chevy Chase View, Garrett Park, Brookeville, Martin's Additions, Chevy Chase Section Three, North Chevy Chase, Chevy Chase Section Five, Glen Echo, Friendship Heights Village

Source: [FBI UCR & DOJ](#)

## Endnotes:

Calculations presented here were performed by staff at PolicyMap and are based on public and proprietary data sources.

Depending on the type or size of the area selected for this report, the above values capture data for the block groups, tracts, counties, etc, in which at least 50% of their areas are contained. If this report is run for a zip code, some data will be unavailable, as zip code values for some topics are not available.

For custom areas such as custom regions, school districts, and political districts, Census data was calculated by summing the following Counties in 2000: **Montgomery**, the following Counties in 2010: **Montgomery**, the following Counties in 2020: **Montgomery**.

Any change calculations included in this report reflect PolicyMap's translation of boundary changes from 2000 to 2010 to 2020. Therefore, they may not match a calculation done using the 2000 and 2019-2023 values shown in the report.

Estimates of tenure, incomes, and housing stock are provided by the ACS for 2019-2023. Data on legal permanent residents is from the Department of Homeland Security, and, for all areas, describes the state in which that area is located. For more information on demographic data in PolicyMap, see the related entry for [Census: Decennial Census and ACS](#) and for more information on immigration data in PolicyMap, see the entry for the [Department of Homeland Security Immigration Yearbook](#) in our Data Dictionary.

Postal vacancy data in this report is from a resident and business list compiled by Valassis Lists. This data shows a point-in-time snapshot of vacant addresses. For more information on Valassis Lists vacancy data, see our [Data Dictionary](#).

The source of crime data in the tables presented here is Federal Bureau of Investigation's Uniform Crime Reporting (UCR) Program, which compiles standardized incident reports from local law enforcement agencies in order to produce reliable, uniform, and national crime data. The UCR Program collects data on known offenses and persons arrested by law enforcement agencies. For details on this dataset, see the related entry for [FBI Uniform Crime Reports](#) in the Data Dictionary. Crime data in this report is not summed or aggregated, but rather listed for each of the complete areas within the study area for which crime is reported.

For the separate Employment and Crime Sections in this report, only locations for which data are available are included in the tables. If the section does not include information, no data was available for any of the locations or component parts of the area you requested for this report.

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Community Profile Report by Pre-defined Location for **Montgomery** (County)  
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