

Employment

Employment Location

	Number	Percent
Employed Residents Age 16+ (2005)	526,830	100.0
Montgomery County.....	314,885	59.8
Prince George's County.....	26,940	5.1
Elsewhere in Maryland.....	25,080	4.8
Washington, D.C.....	114,030	21.6
Virginia.....	40,080	7.6
Outside MD, VA, or D.C.....	5,815	1.1

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

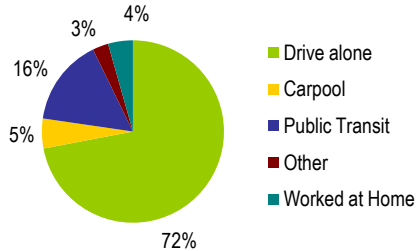
Commuting

Average Commuting Time (2005)..... **31.0 minutes**

By car.....29.4 minutes

By public transit.....48.5 minutes

Means of Commuting to Work (2005)



Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Development Activity

Residential Building Permits

	# of Units	Percent
Total Residential Building Permits (2006)	3,036	100.0
Single-family detached.....	787	25.9
Single-family attached.....	475	15.6
Multi-family.....	1,774	58.4

Source: Cities of Gaithersburg and Rockville, Montgomery County Dept. of Permitting Services, U.S. Census Bureau.

Housing Completions

	# of Units	Percent
Total Residential Units Completed (2006)	3,451	100.0
Single-family detached.....	1,082	31.4
Single-family attached.....	618	17.9
Multi-family.....	1,751	50.7

Source: Maryland State Department of Assessments & Taxation.

Commercial Completions

	Sq. footage	Percent
Total Sq. Footage Completed (2006)	1,869,946	100.0
Office.....	609,962	32.6
Retail.....	189,271	10.1
Industrial.....	412,664	22.1
Other.....	658,049	35.2

Source: Maryland State Department of Assessments & Taxation.

Montgomery County MARYLAND ...at a glance



Research & Technology Center

MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

www.mcfacts.org

email: mcp-research@mncppc-mc.org
call: (301) 650-5600

July 2007

Population

Population Estimates

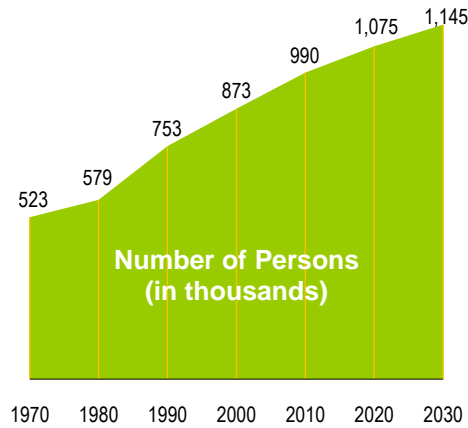
2007 Total Population (July).....**962,000**

2008 Total Population (Jan).....**968,000**

Source: M-NCPPC Research & Technology Center, Round 7.1 Cooperative Forecast.

Population & Household Forecast

Year	Population	Households
2000	873,341	324,565
2005	938,000	347,000
2008	968,000	360,400
2010	990,000	370,000
2015	1,035,000	390,000
2020	1,075,000	407,900
2025	1,112,000	424,800
2030	1,145,000	441,300
2000 to 2030	+271,659	+116,735



Source: U.S. Census decennial census data; M-NCPPC Research & Technology Center, Round 7.1 Cooperative Forecast.

Age Distribution

	Number	Percent
Household Population (2005)	931,000	100.0
0 to 4 years.....	63,020	6.8
5 to 17 years.....	177,440	19.1
18 to 24 years.....	66,525	7.1
25 to 34 years.....	109,540	11.8
35 to 44 years.....	153,895	16.5
45 to 54 years.....	151,780	16.3
55 to 64 years.....	104,000	11.2
65 to 74 years.....	54,200	5.8
75+ years.....	50,600	5.4
Under 18.....	240,455	25.8
65 and older.....	104,805	11.3

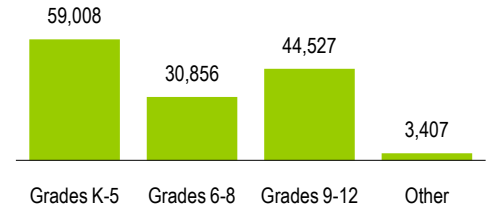
Average Age.....**36.9**

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Population

Public School Enrollment

Total Enrollment (2006-07 school year).....**137,798**



Source: Montgomery County Public Schools.

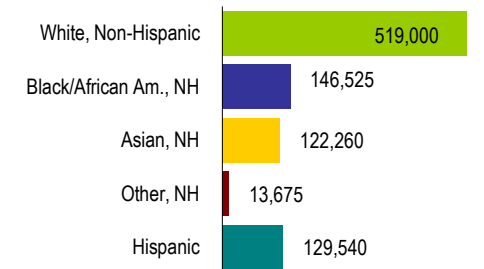
Educational Attainment

	Number	Percent
Adults Age 25+ (2005)	624,025	100.0
Less than High School.....	49,050	7.8
High School Graduate.....	139,435	22.3
Associate's Degree.....	39,165	6.3
Bachelor's Degree.....	178,200	28.6
Graduate Degree.....	218,175	35.0

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Race & Hispanic Origin

	Number	Percent
Household Population (2005)	931,000	100.0
Non-Hispanic.....	801,460	86.1
White.....	519,000	55.7
Black or African American.....	146,525	15.7
Asian & Pacific Islander.....	122,260	13.1
Other.....	13,675	1.5
Hispanic.....	129,540	13.9



Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Hispanic/Latino Origin

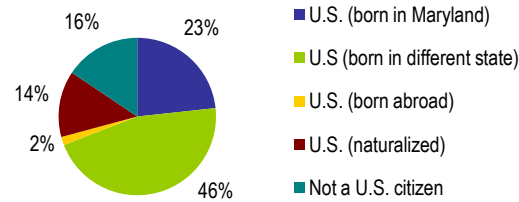
	Percent
Top Five Places of Latino Origin (2005)	
Salvadoran.....	26.1
Mexican.....	9.1
Puerto Rican.....	7.6
Peruvian.....	5.6
Guatemalan.....	5.2

Source: U.S. Census, 2005 American Community Survey.

Population

Citizenship by Place of Birth

U.S. Citizenship by Place of Birth (2005)



Source: U.S. Census, 2005 American Community Survey.

Foreign-Born

Foreign-Born Population (2005)

	Number	Percent
Naturalized citizen	124,728	46.5
Not a citizen	143,226	53.5

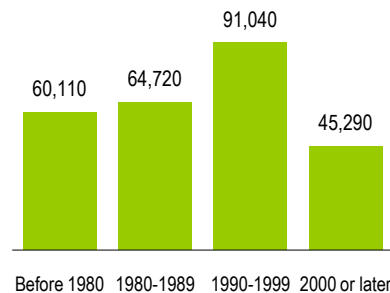
Region of Birth (2005)

Region	Number	Percent
Asia	102,360	38.2
India	18,599	6.9
Latin America	97,240	36.3
El Salvador	24,436	9.1
Africa	34,052	12.7
Ethiopia	7,881	2.9
Europe	30,408	11.3
Ukraine	3,481	1.3
Northern America	3,403	1.3
Oceania	491	0.2

Language Ability (2005)

Language Ability	Number	Percent
Speak English only	46,829	17.7
Language other than English	218,274	82.3
Speak English less than "very well"	111,786	42.2
Spanish	73,192	27.6
Speak English less than "very well"	48,760	18.4
Other Indo-European	61,615	23.2
Speak English less than "very well"	22,437	8.5
Asian or Pacific Islander	59,721	22.5
Speak English less than "very well"	32,999	12.4

Year of Entry to the United States (2005)



Source: U.S. Census, 2005 American Community Survey.

Housing

Household Characteristics

2007 Total Households (July) **358,000**

2008 Total Households (Jan) **360,400**

Source: M-NCPPC Research & Technology Center, Round 7.1 Cooperative Forecast.

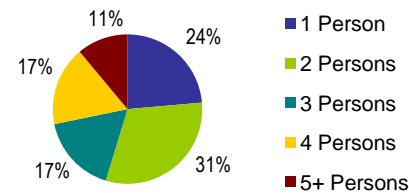
Average Household Size (2005) **2.66 persons**

Housing Structure Type (2005)	Number	Percent
Total households	350,000	100.0
Single-family detached	177,335	50.7
Single-family attached	64,575	18.4
Garden apartment	71,395	20.4
High-rise	36,695	10.5

Housing Tenure (2005)	Number	Percent
Owner-occupied	260,000	74.3
Renter-occupied	90,000	25.7

Household Type (2005)	Number	Percent
Family households	260,255	74.4
Married-couples	216,775	61.9
Single-parent	35,695	10.2
Other families	7,785	2.2
Non-family households	89,745	25.6
Living alone	82,550	23.6

Household Size (2005)



Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Residence in April 2000

Total households (2005)	Number	Percent
Total households	350,000	100.0
Lived in same home	202,150	57.8
Elsewhere in County	76,260	21.8
Elsewhere in Maryland	15,690	4.5
D.C. or Northern VA	13,900	4.0
Outside Metro area	42,000	12.0

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Income

2006 Median Household Income (July) **\$91,641**

Household Income (2005)	Number	Percent
Under \$20,000	20,995	6.0
\$20,000 to \$49,999	70,020	20.0
\$50,000 to \$69,999	52,590	15.0
\$70,000 to \$99,999	65,265	18.6
\$100,000 to \$124,999	45,610	13.0
\$125,000 to \$149,999	27,405	7.8
\$150,000 to \$199,999	30,775	8.8
\$200,000+	37,340	10.7

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Housing

Poverty Status

	Number	Percent
Households below poverty level (2005)	16,095	4.7
Families below poverty level	6,752	2.8
with related children <18 years	4,346	3.5
Non-families below poverty level	9,343	8.8

People living below poverty level (2005)	Number	Percent
Age under 18	9,422	4.1
Age 65 and over	5,628	5.5

Source: U.S. Census, 2005 American Community Survey.

Housing Cost Burden

	Number	Percent
Housing Costs > 30% of Income (2005)	80,435	23.0
Homeowners	43,790	16.9
Renters	36,645	40.7

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Median Home Sales Prices

All Single-Family Units (2006) **\$485,000**

Type	# of Sales	New	Existing
Detached	8,017	\$881,600	\$552,500
Attached	4,473	\$518,510	\$356,750
Condominium	4,750	\$373,848	\$313,496

Source: Maryland State Department of Assessments and Taxation

Apartment Rents

All Rental Units* (2006) **63,399**

* Market-rate and subsidized units, combined.

Apartment Size (2006) Average Monthly Rent**

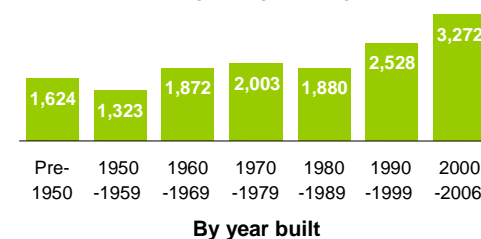
Efficiency	\$987
1 bedroom	\$1,073
2 bedroom	\$1,267
3 bedroom	\$1,608
4+ bedroom	\$1,869

**Market rate (unsubsidized) units only.

Source: Montgomery County Department of Housing and Community Development, 2006 Rental Apartment Vacancy Report.

Housing Size

Median Square Footage, Single-Family Detached Houses



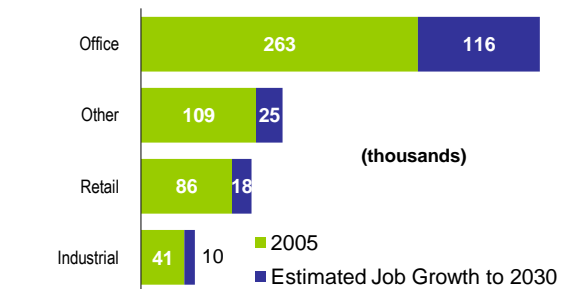
Source: M-NCPPC, STAR Report based on 2006 home sales data.

Employment

At-Place Employment

Total Employment (2006) **508,650**

Job Growth Forecast by Sector (2007)



Source: M-NCPPC Research & Technology Center, Round 7.1 Cooperative Forecast.

Employment Status of Residents

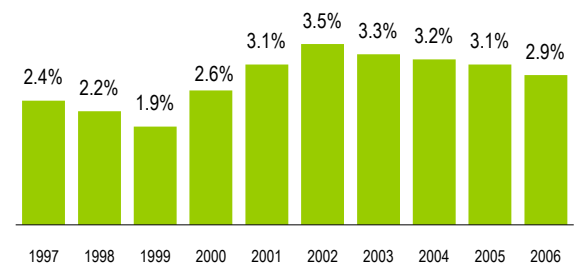
Employed Residents Age 16+ (2005) **526,830**

Workforce Participation Rate (2005)

Employed residents	73.5%
Female employed residents	68.2%

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.

Unemployment Rate (May 2007) **2.7%**



Source: U.S. Bureau of Labor Statistics.

Employer by Type

Employer Type	Number	Percent
Employed Residents Age 16+ (2005)	526,830	100.0
Private for profit	257,360	48.9
Private not-for-profit	73,520	14.0
Self-employed	63,335	12.0
Federal government	85,625	16.3
State government	16,140	3.1
Local government	30,850	5.9

Source: M-NCPPC Research & Technology Center, 2005 Census Update Survey.