Key Trends in Montgomery County: A Look at People, Housing, and Jobs Since 1990

Presentation to the GWHCC
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1. Montgomery County is growing, but more slowly than in past decades.

Million-plus population since 2012

1990: 765,500  +293,300  2017: 1,058,800

38% population increase since 1990

Largest county in Maryland

Decreasing gain and rate of growth since 1990
2. Most of the growth has occurred in outer lying areas and along transit corridors.
3. Immigration contributes to significant diversity.

Increasing foreign-born population

2016: 344,645
1990: 141,166  
+203,500 (59%)

Up from 19% in 1990 to 33% in 2016

Majority from Latin America (37%) & Asia (37%)
1) El Salvador (47,792, 14%)
2) China (28,243, 8%)
3) India (24,306, 7%)

Greater racial & ethnic diversity

People of Color: 579,397 (56%)
4. Racial and ethnic diversity is increasingly distributed across the county.
5. Driven by the baby boomers, the population is aging.

Increased median age from **33.9 years** in 1990 to **39 years** in 2016

Hispanic population much younger: **31.1 median age** in 2017
6. Montgomery County remains highly educated.

Highly educated adult residents:
- 59% have BA degrees compared to 50% in region
- Concentration of advanced degrees 5th in US
- High levels of educational attainment correlated with management, business and science jobs and high median income households
7. Increases in housing prices have outpaced income growth.

**Average Sale Price**

**Average Rent PSF**

**Median Income**

*All dollar values adjusted for inflation*
8. The top two industries employed 40% of residents in 2016, compared to 33% in 1990.
9. The number of jobs in the county increased by 21% since 1990 to 460,000 in 2016.

The sizes of the sectors have remained stable over time

- 81% Private sector
- 10% Federal government
- 9% Local government

Professional, scientific and technical services is the largest at 65,000

Health care and social assistance grew the fastest at 111%

Retail and construction jobs experience greatest declines
THANK YOU!

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