

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

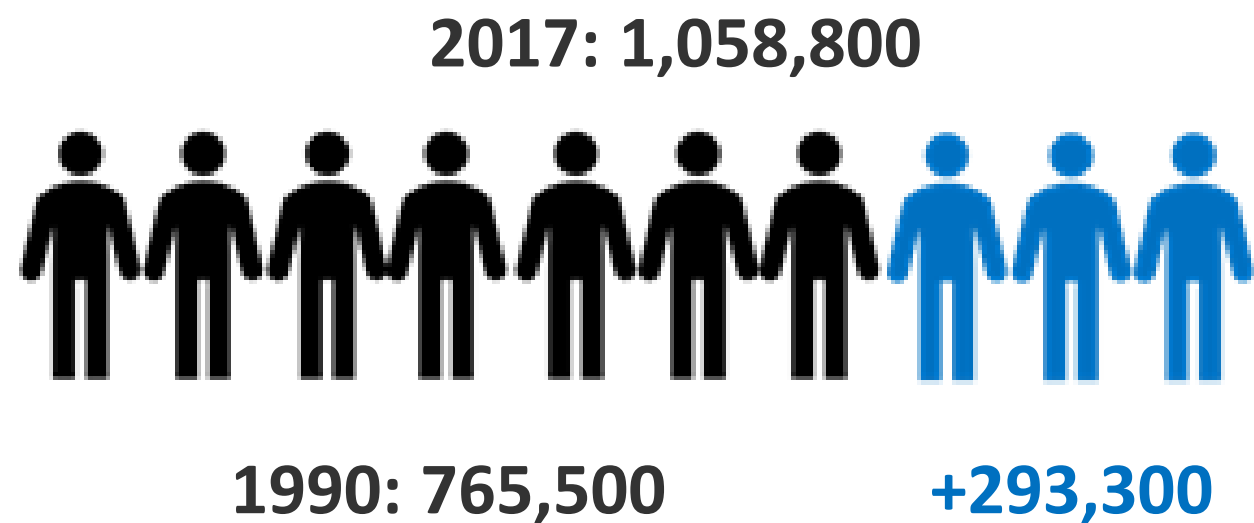
Presentation to the GWHCC
March 29, 2019

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT



1. Montgomery County is growing, but more slowly than in past decades.

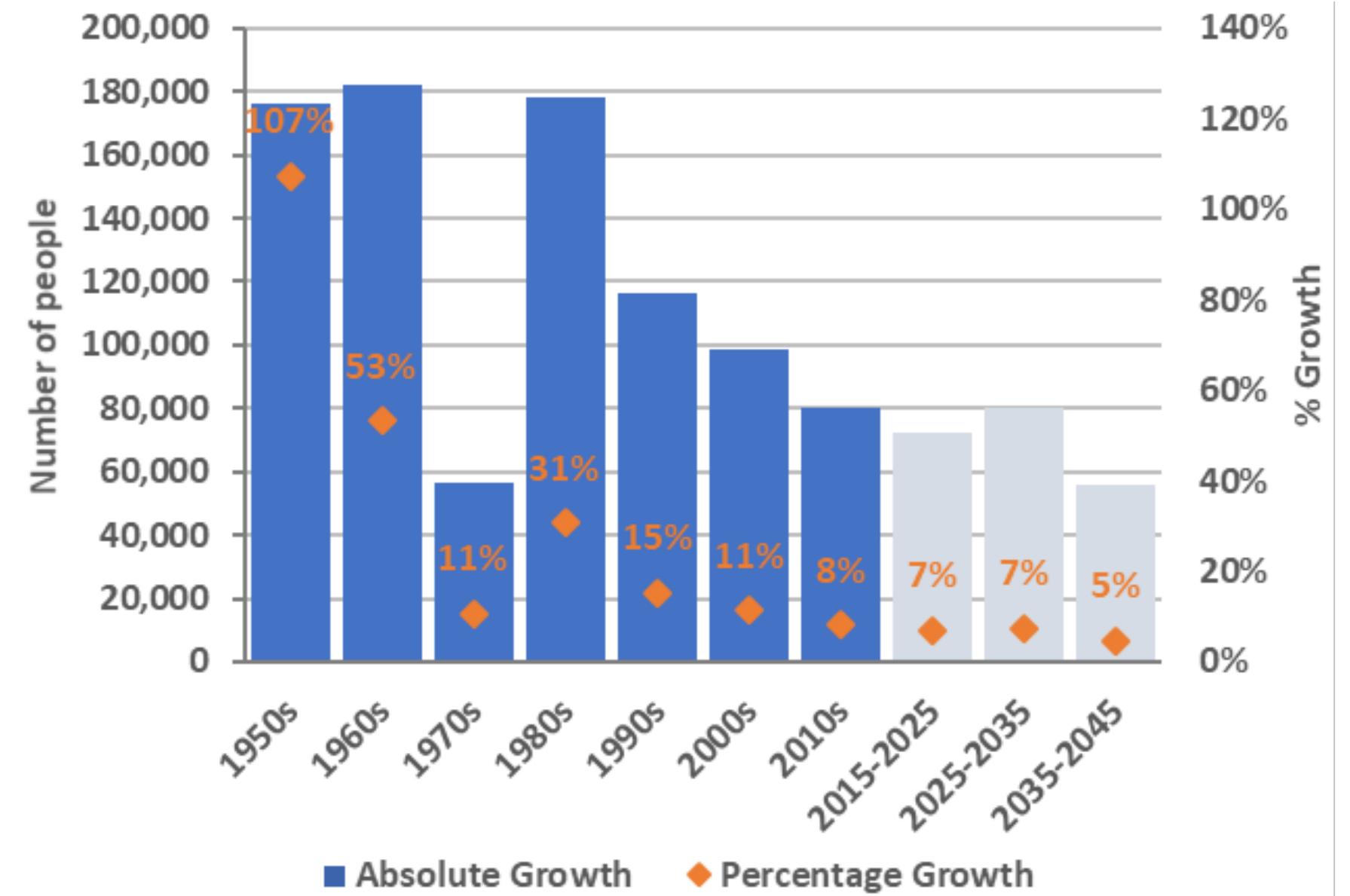
Million-plus population since 2012



38% population increase since 1990

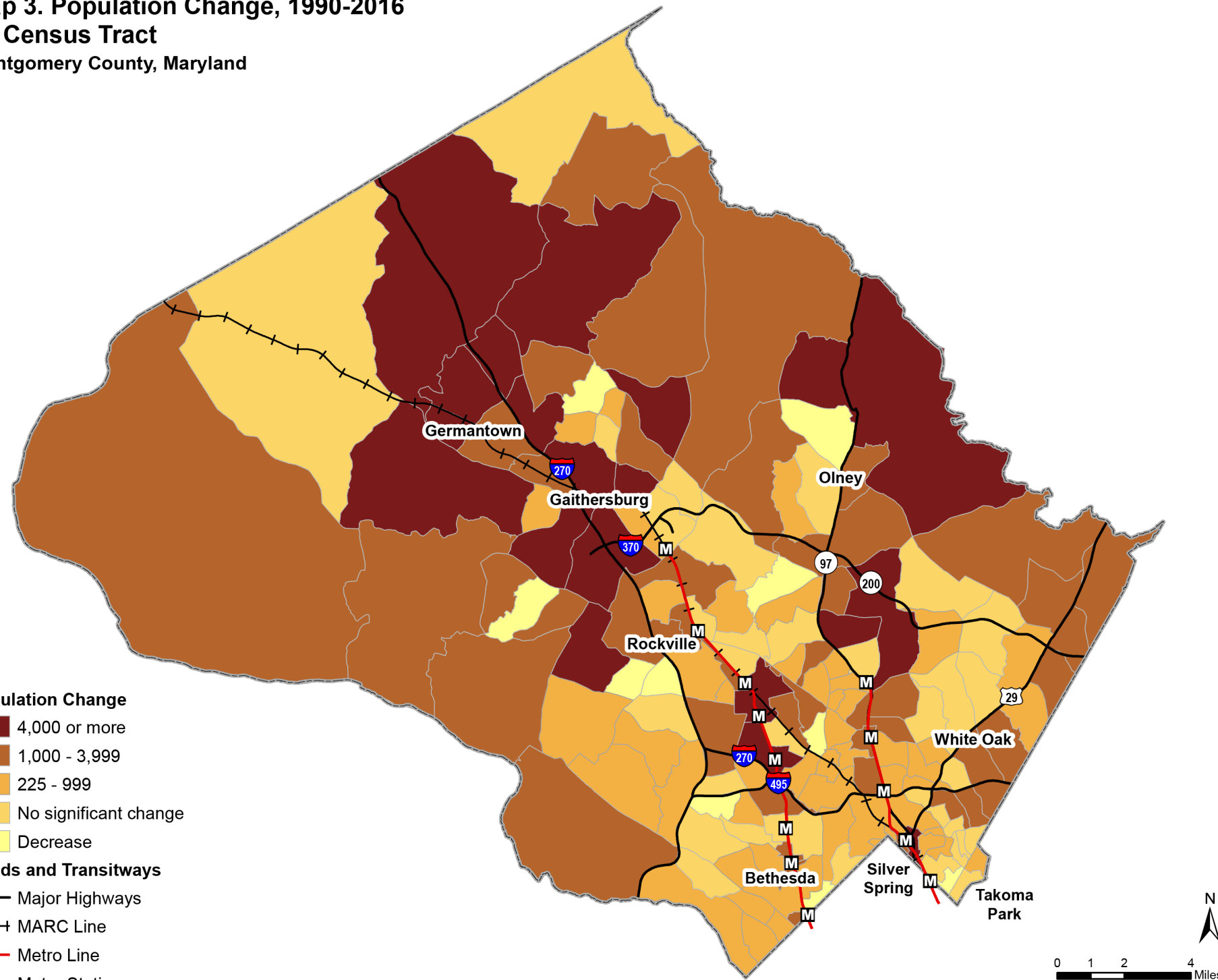
Largest county in Maryland

Decreasing gain and rate of growth since 1990

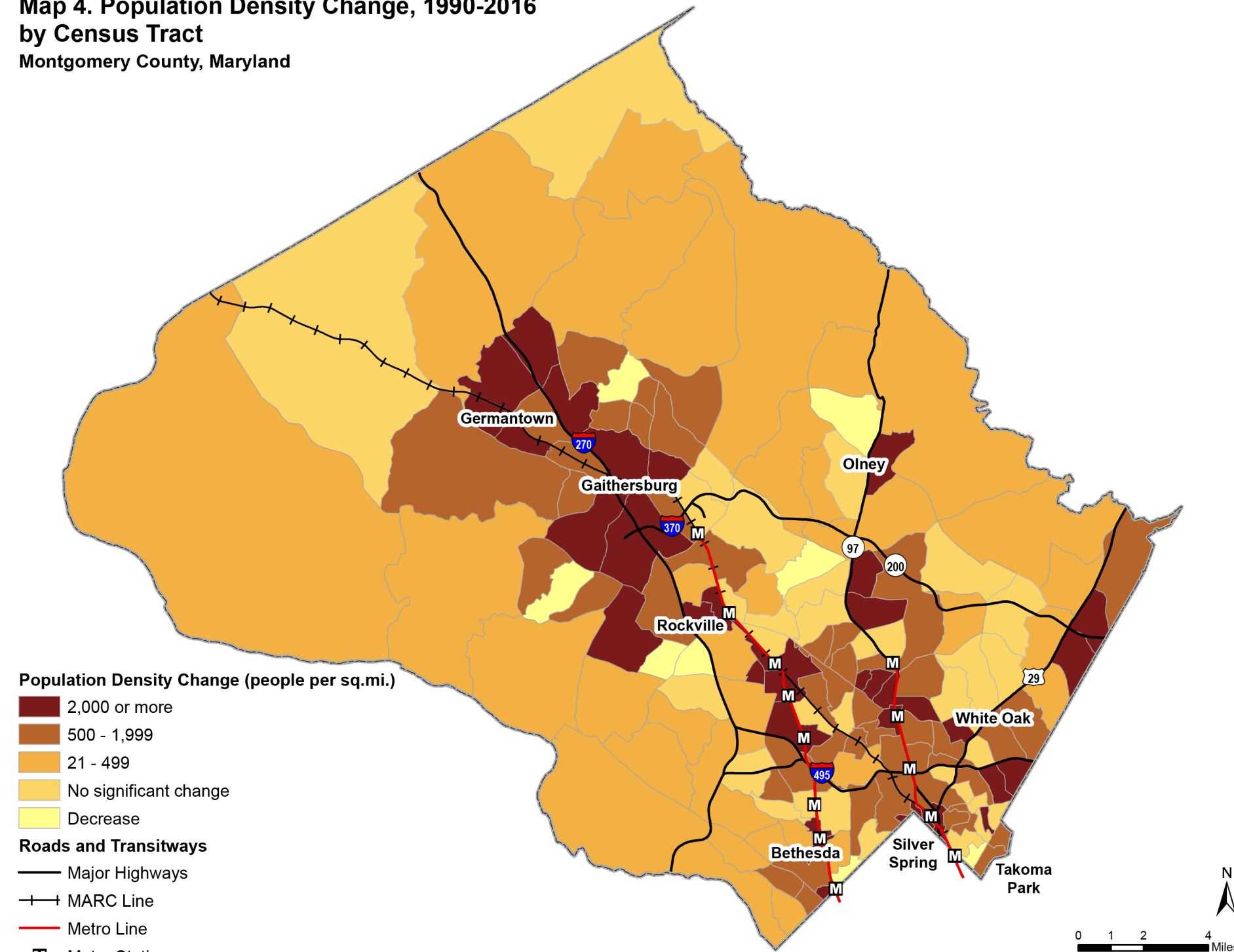


2. Most of the growth has occurred in outer lying areas and along transit corridors.

Map 3. Population Change, 1990-2016 by Census Tract
Montgomery County, Maryland



Map 4. Population Density Change, 1990-2016 by Census Tract
Montgomery County, Maryland

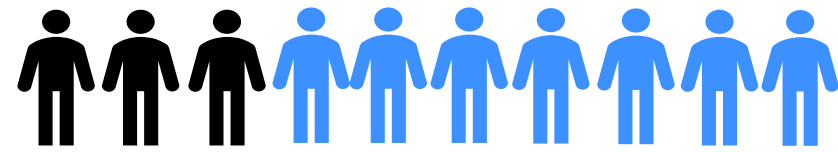


3. Immigration contributes to significant diversity.



Increasing foreign-born population

2016: 344,645



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



Up from 19% in 1990 to 33% in 2016



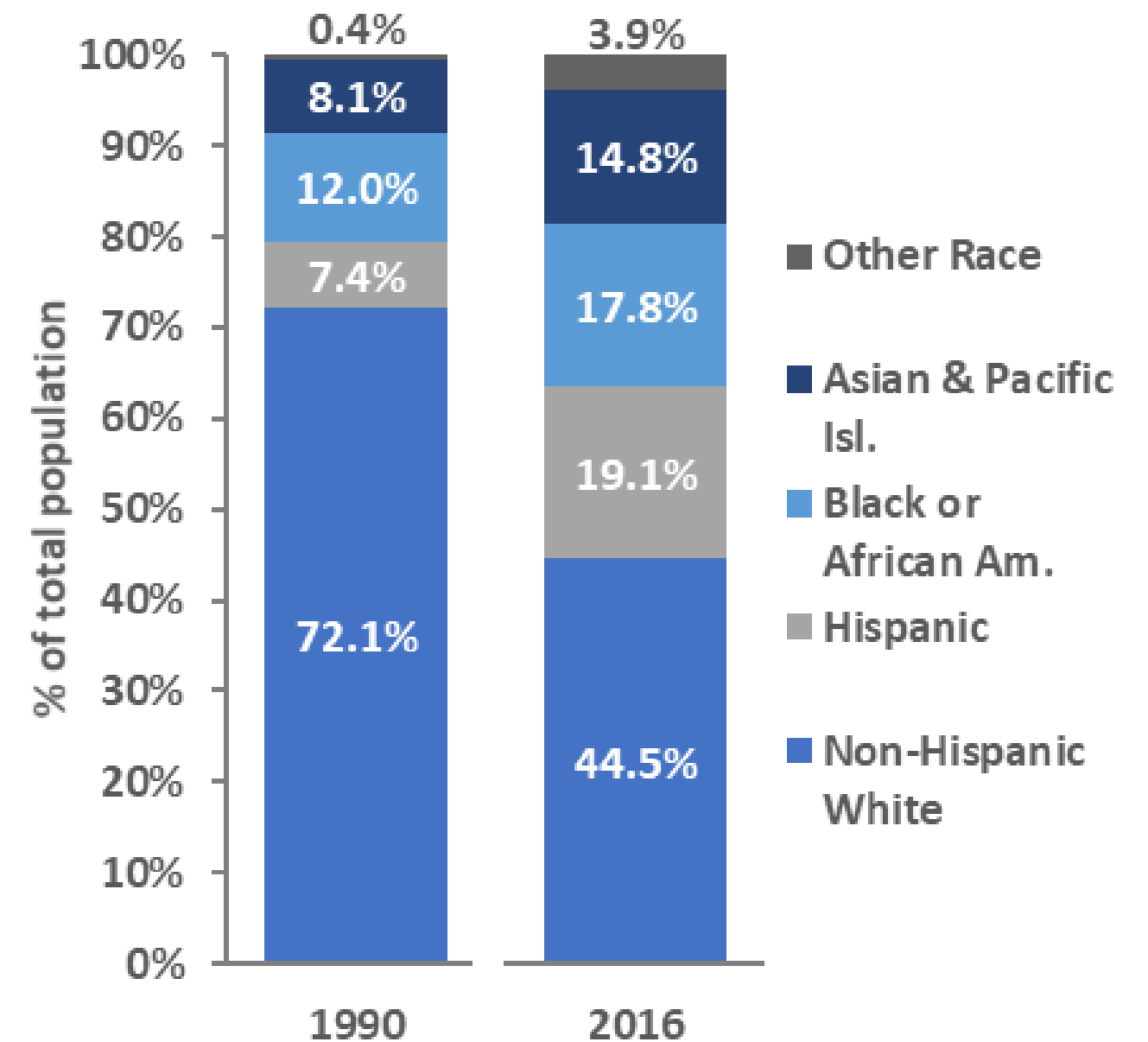
Majority from Latin America (37%) & Asia (37%)

- 1) El Salvador (47,792, 14%)
- 2) China (28,243, 8%)
- 3) India (24,306, 7%)



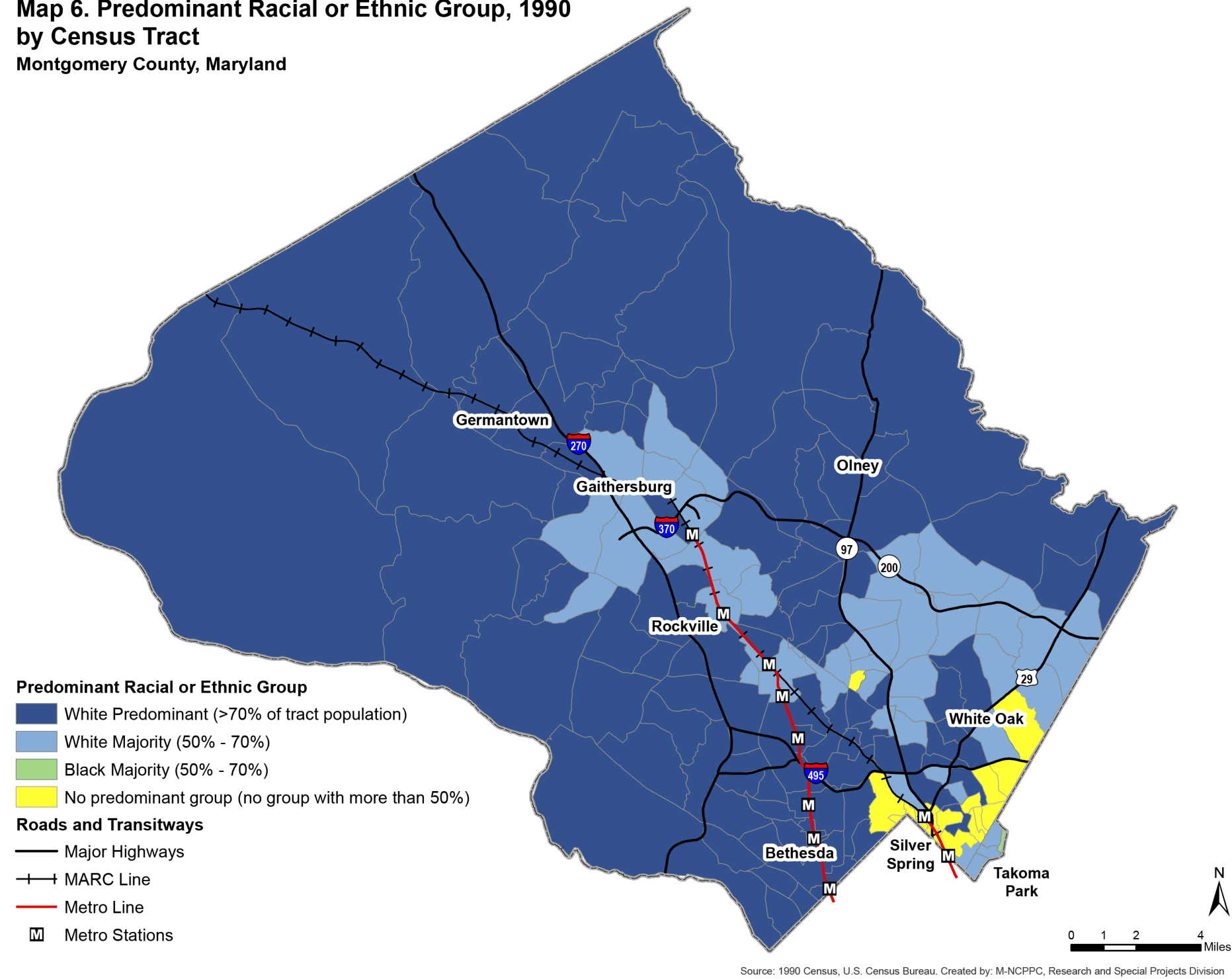
Greater racial & ethnic diversity

People of Color: 579,397 (56%)

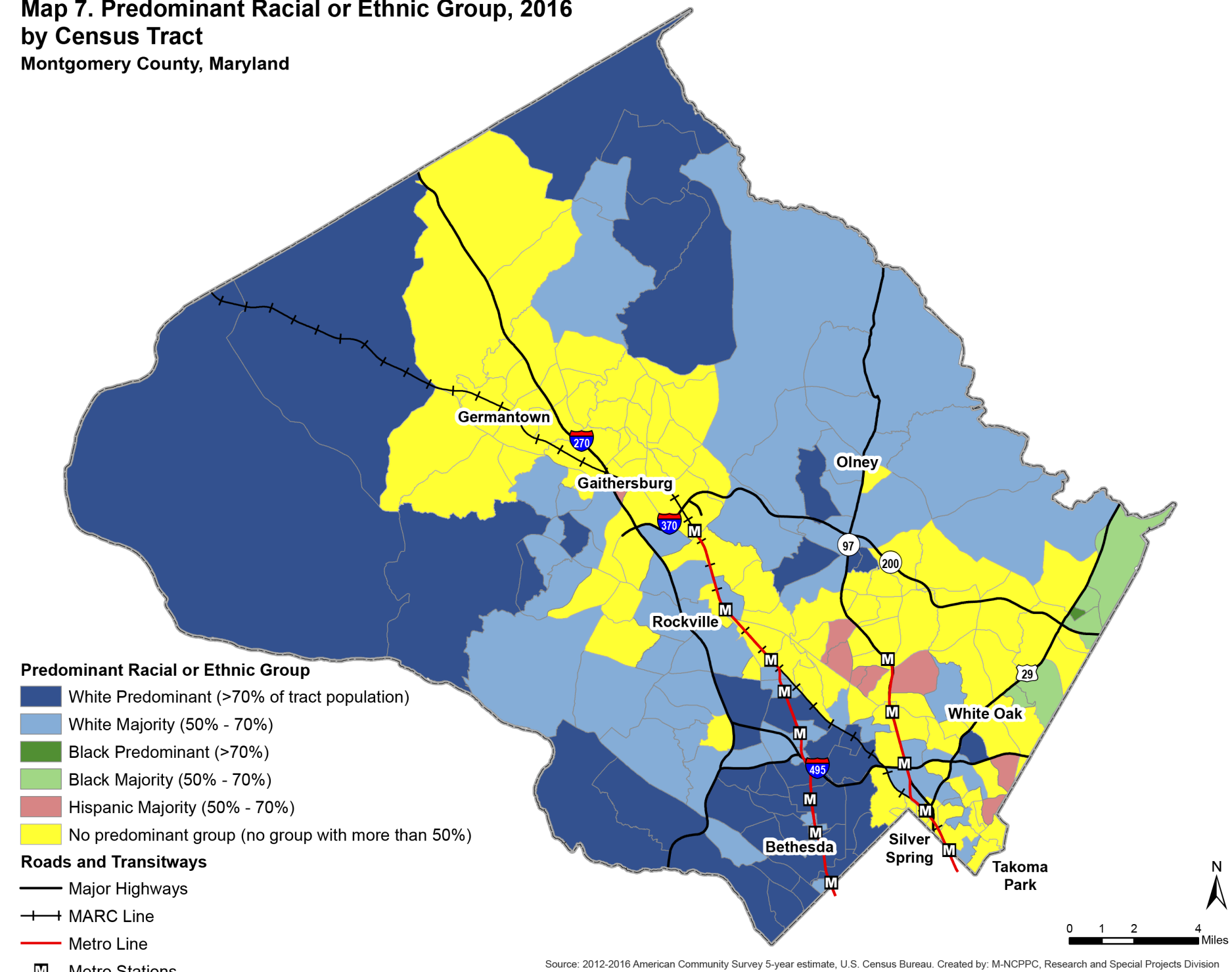


4. Racial and ethnic diversity is increasingly distributed across the county.

Map 6. Predominant Racial or Ethnic Group, 1990 by Census Tract
Montgomery County, Maryland

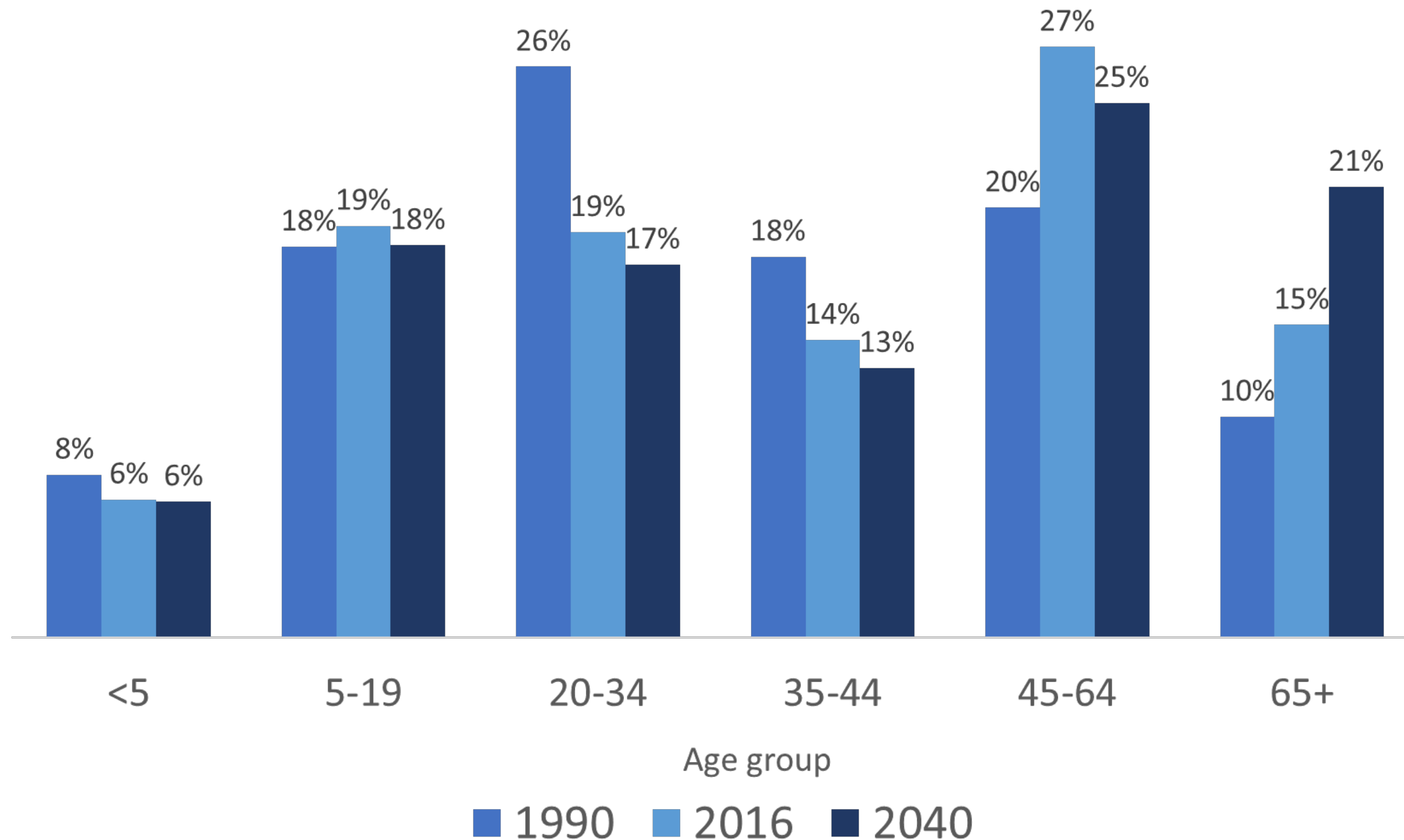


Map 7. Predominant Racial or Ethnic Group, 2016 by Census Tract
Montgomery County, Maryland



5. Driven by the baby boomers, the population is aging.

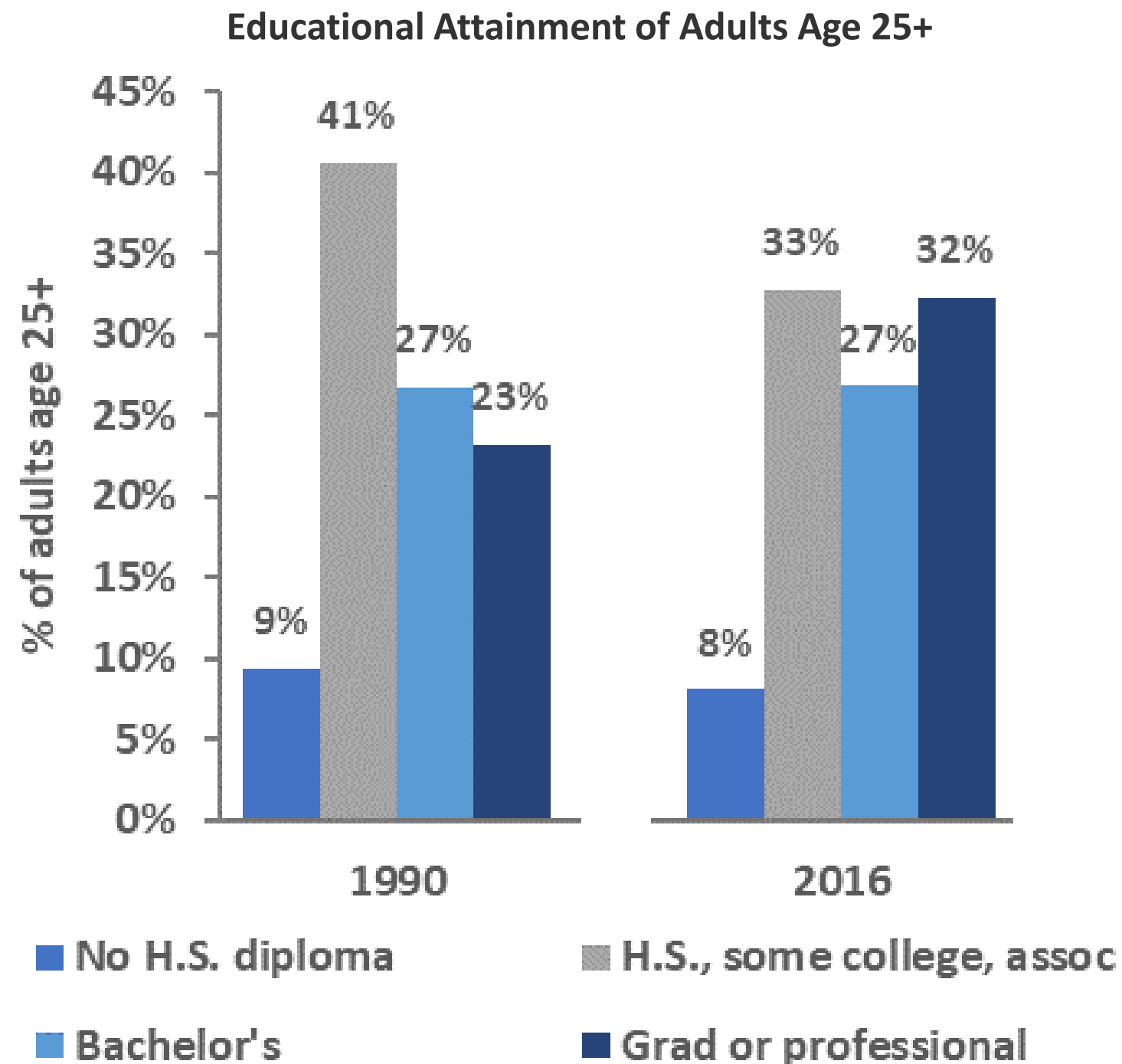
Percentage of Population by Age Group



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.

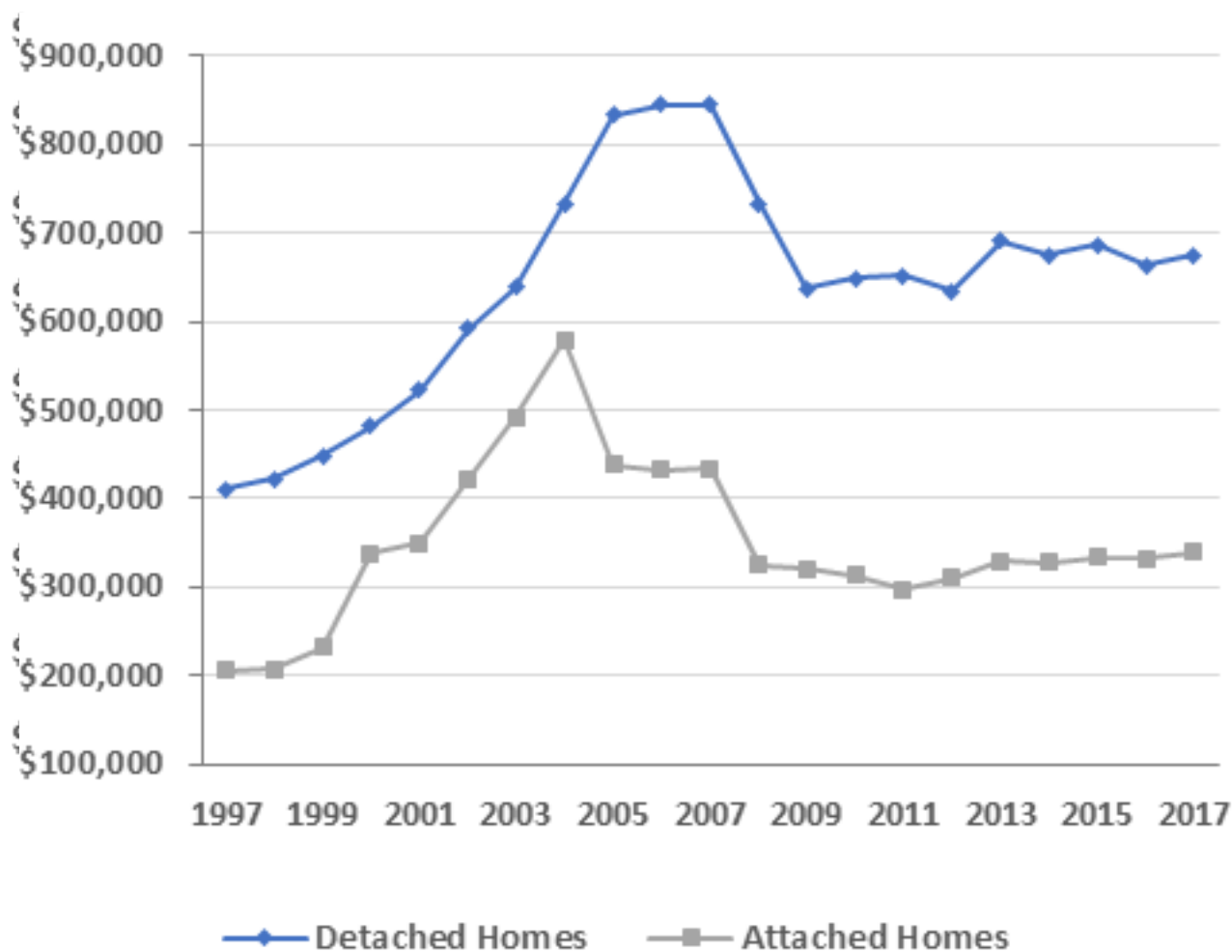


Highly educated adult residents:

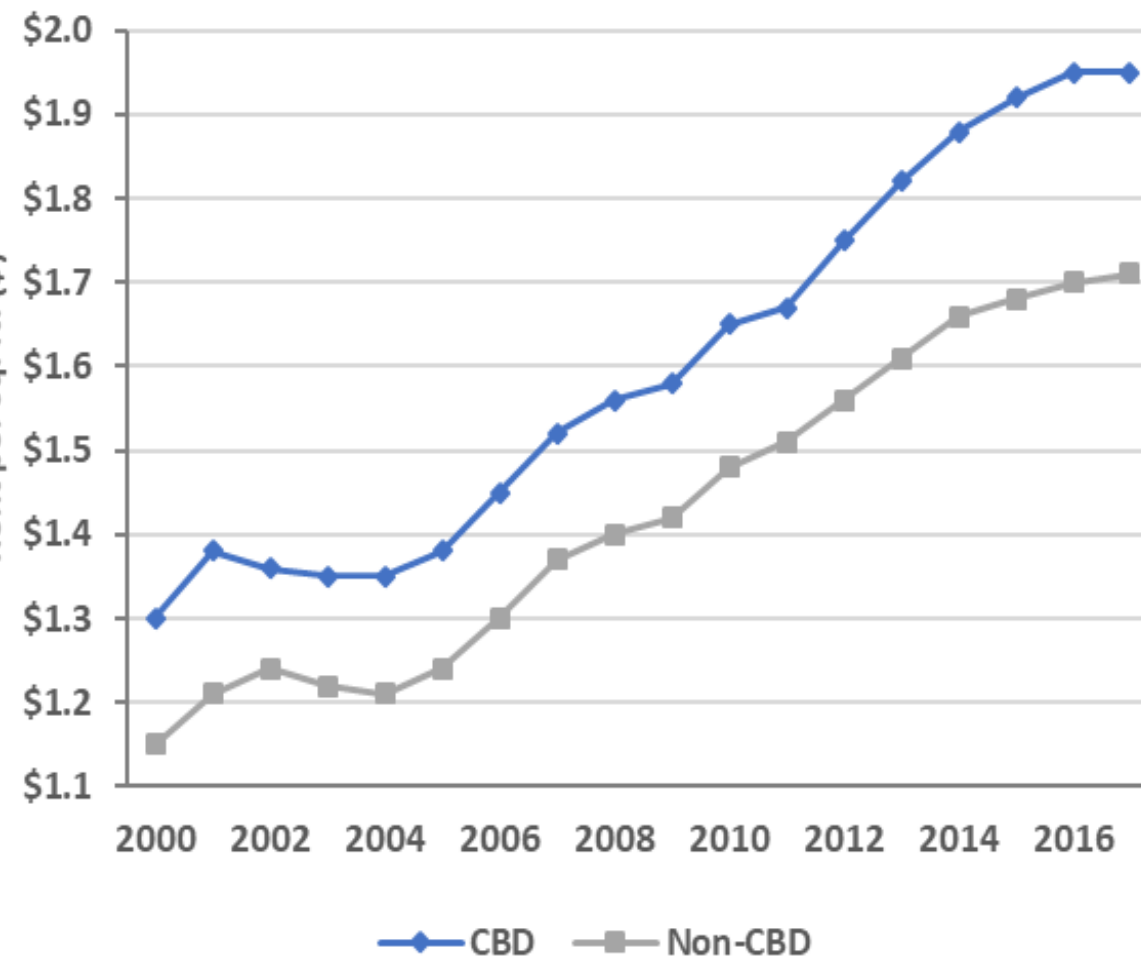
- 59% have BA degrees compared to 50% in region
- Concentration of advanced degrees 5th in US
- High levels of educational attainment correlated with management, business and science jobs and high median income households

7. Increases in housing prices have outpaced income growth.

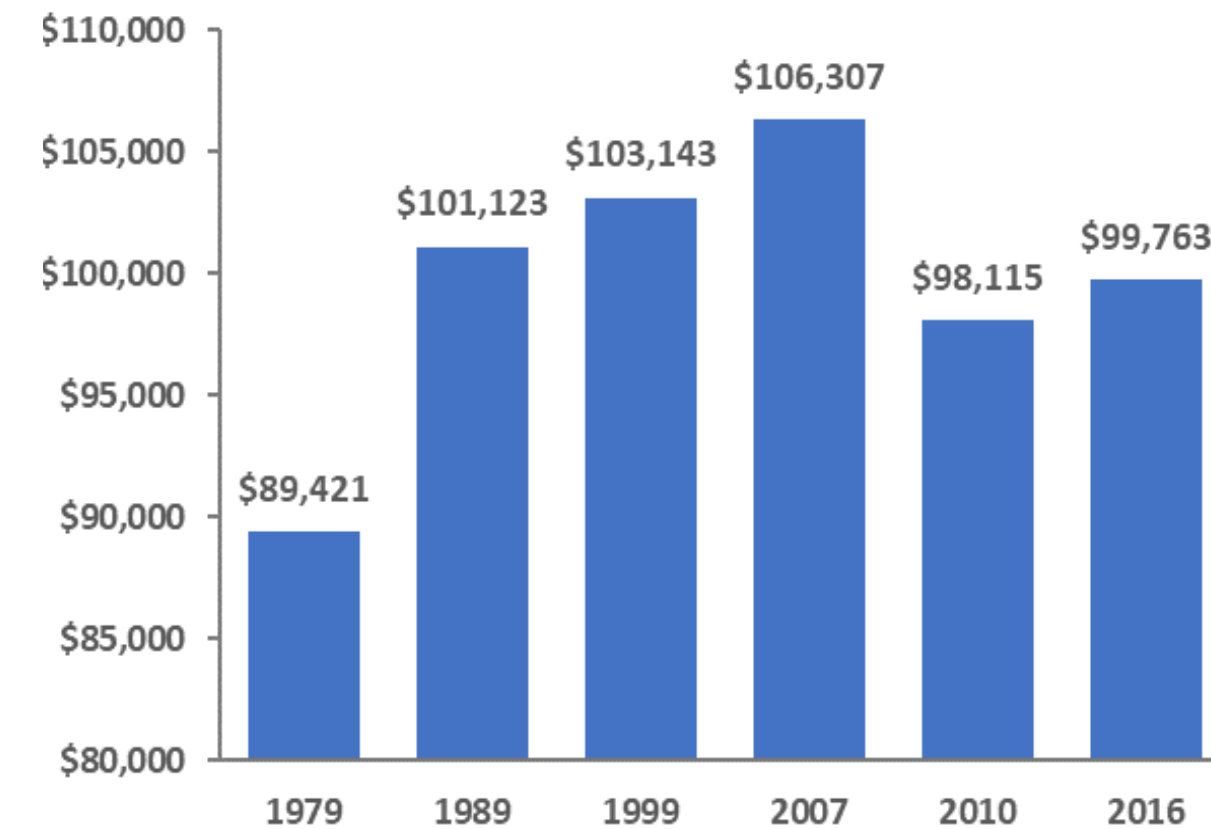
Average Sale Price



Average Rent PSF



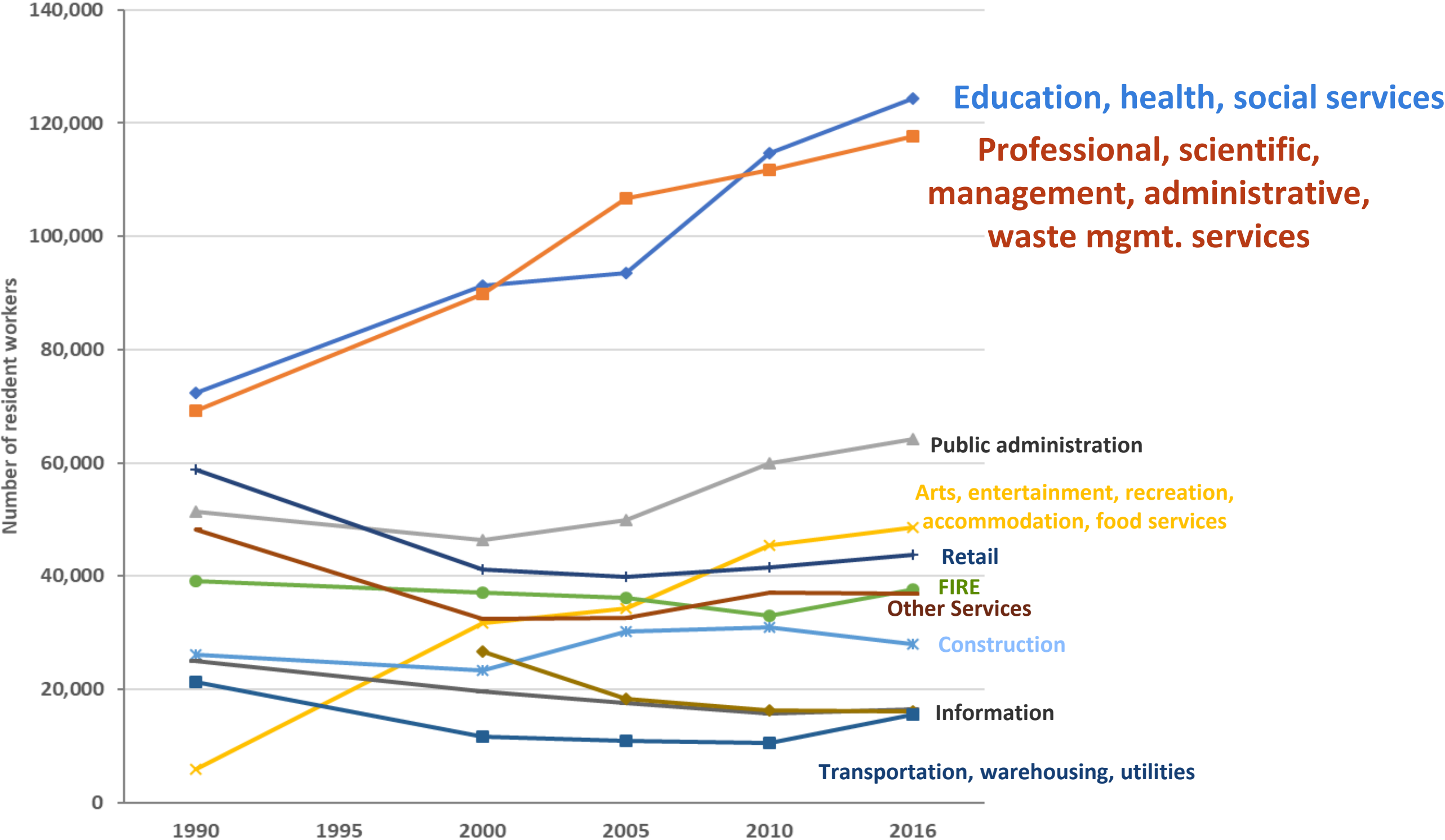
Median Income



All dollar values adjusted for inflation

8. The top two industries employed 40% of residents in 2016, compared to 33% in 1990.

Resident employment, by industry

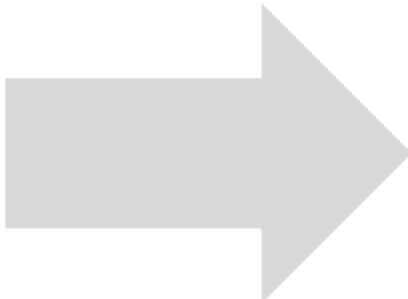


9. The number of jobs in the county increased by 21% since 1990 to 460,000 in 2016.

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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