Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Montgomery County is over housed.
32% of owner households are over housed (compared to 3% of renters).

Montgomery County’s household growth has been concentrated in households at the lowest (under $25K a year) & highest (over $125K a year) of the income distribution.

1 out of 2 new households to Montgomery County is earning below $50K a year. These trends imply that the future housing supply should contain market-rate housing, but there is an increasing need for affordable units.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Rents are rising faster than incomes. In 2018, the household income required to afford the median home value was $125,621 and the 2018 median household income was $108,188.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Montgomery County is over housed.
32% of owner households are over housed (compared to 3% of renters).

Montgomery County’s household growth has been concentrated in households at the lowest (under $25K a year) & highest (over $125K a year) of the income distribution.

1 out of 2 new households to Montgomery County is earning below $50K a year. These trends imply that the future housing supply should contain market-rate housing, but there is an increasing need for affordable units.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Rents are rising faster than incomes. In 2018, the household income required to afford the median home value was $125,621 and the 2018 median household income was $108,188.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Rents are rising faster than incomes. In 2018, the household income required to afford the median home value was $125,621 and the 2018 median household income was $108,188.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Rents are rising faster than incomes. In 2018, the household income required to afford the median home value was $125,621 and the 2018 median household income was $108,188.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Rents are rising faster than incomes. In 2018, the household income required to afford the median home value was $125,621 and the 2018 median household income was $108,188.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

Rents are rising faster than incomes. In 2018, the household income required to afford the median home value was $125,621 and the 2018 median household income was $108,188.

Renters are more likely to move around than owners, particularly those with lower incomes.

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

Montgomery County is projected to add over 60,000 new households by 2040, both working & non-working households specifically.

Every submarket in Montgomery County faces a supply gap for households earning 50% up to 100% AMI.