

Appendix A - Demographics



Appendix A: Demographics

This appendix includes demographic data collected in early 2025 for the Existing Conditions Analysis for the Friendship Heights Sector Plan.

BACKGROUND INFORMATION:

This briefing book describes selected demographic and housing characteristics of the Study Area for the **Friendship Heights Sector Plan**. Demographic and housing data in the tables and graphics are compiled from the **2023 American Community Survey, 5-year estimate series** released by the U.S. Census Bureau. Forecasts of the Study Area's population, households, and employment are based on projections by Research & Strategic Projects for **Round 10.0 of the Washington Metropolitan Council of Governments Cooperative Forecasts**.

Data for the Plan's Study Area is approximated by **20 census block groups** for demographic and housing characteristics and by **13 Traffic Analysis Zones (TAZ)** for the forecast estimates. The population, household and employment forecasts are based on TAZ boundaries, which do not align precisely with the U.S. Census Bureau geographies used for other demographic analysis in this report. As a result, the total population and households estimates reported in the forecast will vary somewhat from those reported in other sections. Maps depicting the geographical units used to approximate the Study Area's characteristics and the relationship of these geographies to the Study Area and Plan boundaries are available in a separate tab.

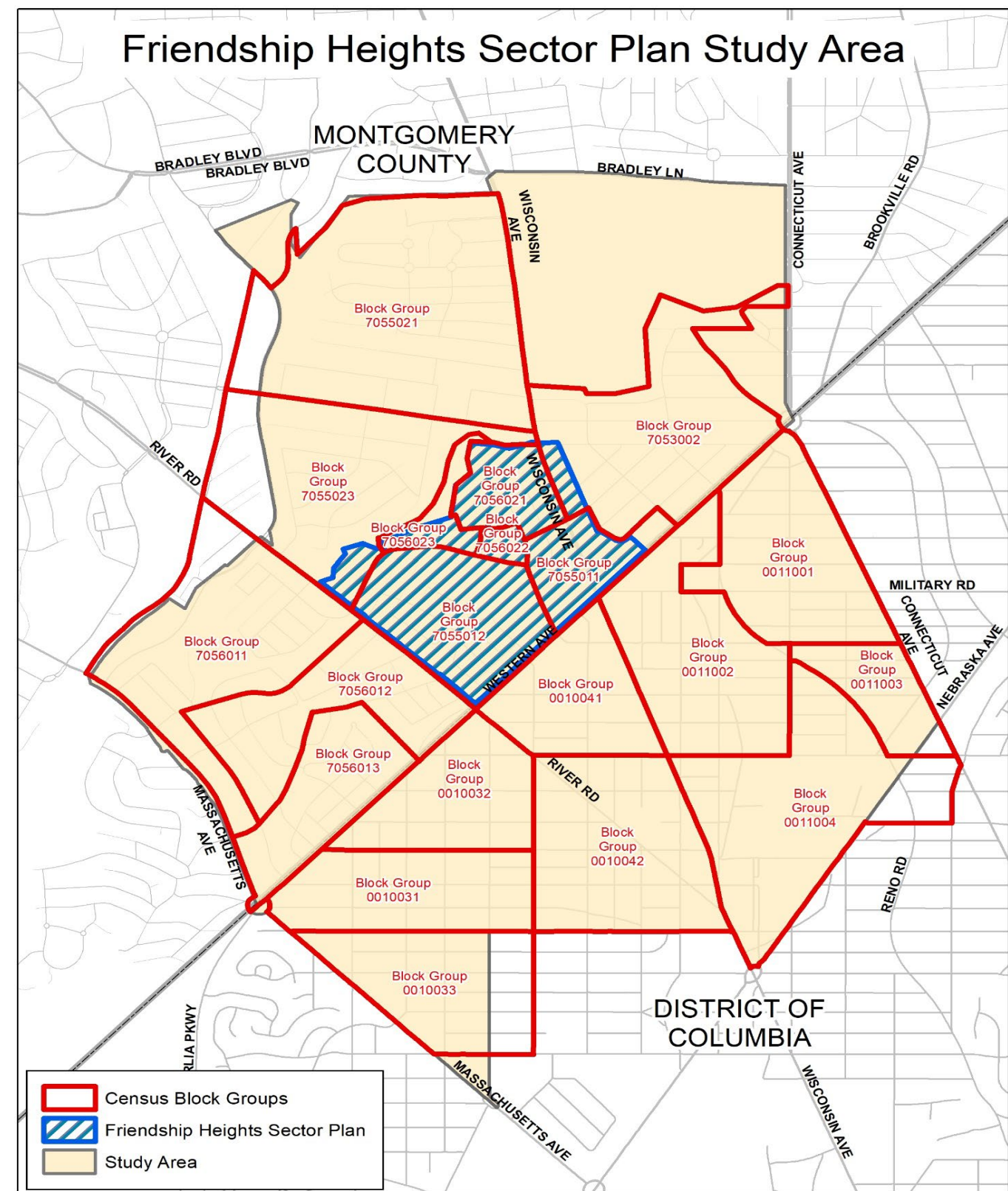
The aggregation of data across multiple census block groups to approximate a broader Study Area improves the reliability of the American Community Survey estimates. 74% of reported estimates judged as "good" have the highest level of reliability with another 15% deemed "fair", the second level of reliability. 6% of estimates are deemed "caution", the third level of reliability. 5% of estimates are described as "poor", the lowest level of the data reliability ranking scheme; however, estimates with this rank are for groups or characteristics that are likely to be underrepresented in this Study Area (e.g. characteristics related to households with housing costs well below the average, small multi-family housing structures).

The statistical estimates used in determining the reliability of the aggregated census data comprising the plan's Study Area are listed in Appendix A.

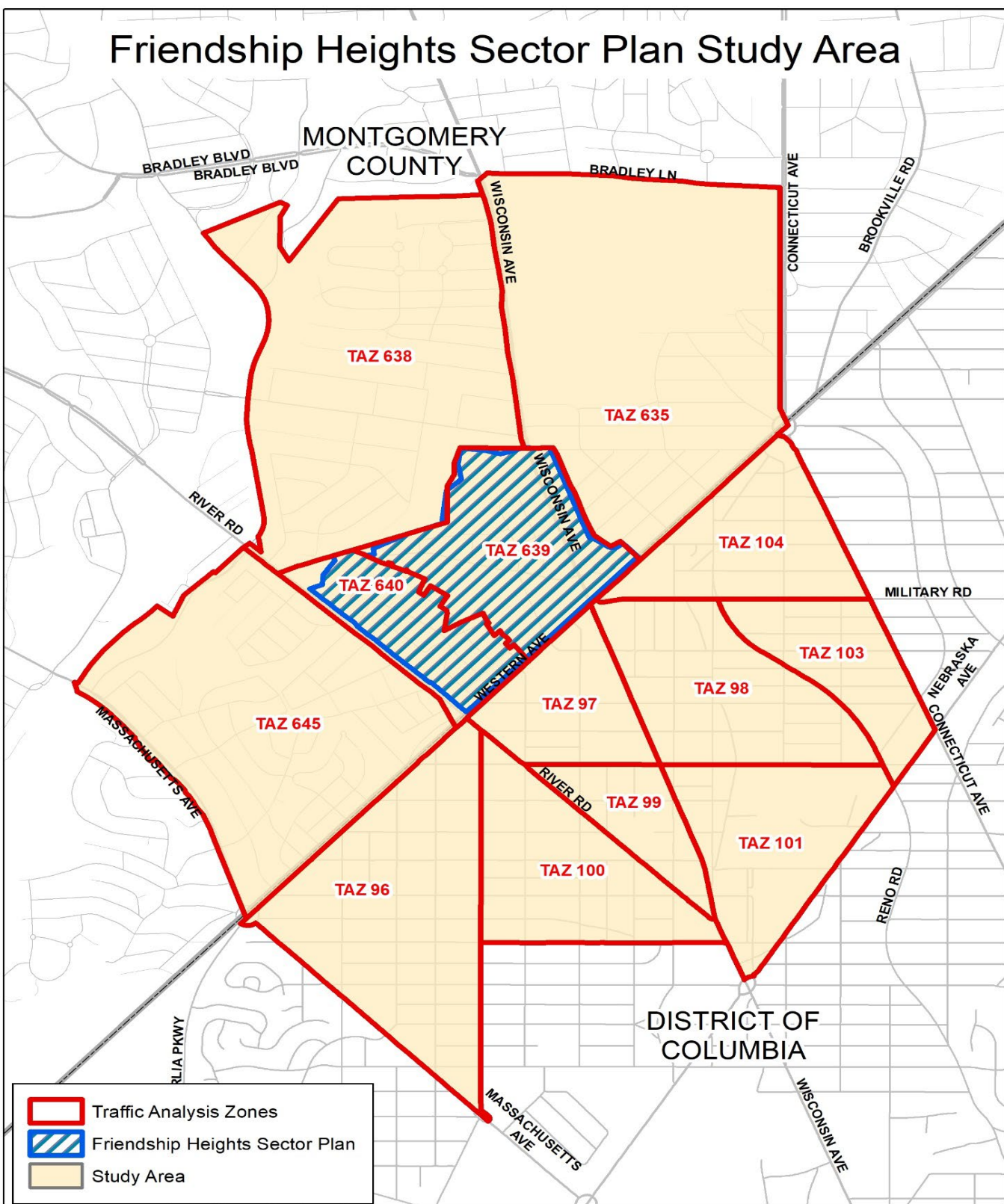
Data disaggregated by smaller geographic components of the Study Area are shown, specifically for the District of Columbia and Maryland sides of the Study area and the area covered by just the Friendship Heights Sector Plan. These disaggregated data are shown in selected tabs in this workbook and in Appendix B.



Census Block Groups Approximating the Study Area



Traffic Analysis Zones Approximating the Study Area



Census Block Groups Defining Study Area
Block Groups (20)
Montgomery County block groups
240317053002
240317055011
240317055012
240317055021
240317055023
240317056011
240317056012
240317056013
240317056021
240317056022
240317056023
District of Columbia block groups
110010010031
110010010032
110010010033
110010010041
110010010042
110010011001
110010011002
110010011003
110010011004

Traffic Analysis Zones Defining Study Area
Traffic Analysis Zones (13)
Montgomery County TAZs
635
638
639
640
645
District of Columbia TAZs
96
97
98
99
100
101
103
104

Notes:
2023 census block groups and Traffic Analysis Zones approximating the Study Area shown in the above map and listed in the table.

Friendship Heights Sector Plan Study Area

Montgomery County, MD and District of Columbia

	Study Area	Margin of error +/-	Study Area %	Montgomery County	Montgomery County %	District of Columbia	District of Columbia %
POPULATION							
Total population (Study Area: % of Montgomery County and District of Col	24,082	1,422	1.4%	1,057,586	100.0%	672,079	100.0%
Population living in households	23,911	1,422	99.3%	1,049,064	99.2%	640,800	95.3%
Age Distribution							
0-4 years	924	213	3.8%	61,577	5.8%	40,916	6.1%
5-17 years	4,068	480	16.9%	181,126	17.1%	84,759	12.6%
18-34 years	3,725	524	15.5%	209,530	19.8%	212,270	31.6%
35-44 years	2,589	341	10.8%	147,430	13.9%	110,537	16.4%
45-64 years	6,814	630	28.3%	282,843	26.7%	138,096	20.5%
65 years and older	5,962	550	24.8%	175,080	16.6%	85,501	12.7%
Race and Hispanic Origin Combined							
Not Hispanic	22,086	1,395	91.7%	839,367	79.4%	594,319	88.4%
White	17,428	1,254	72.4%	427,787	40.4%	245,760	36.6%
Black *	1,353	498	5.6%	193,539	18.3%	285,926	42.5%
Asian	1,928	465	8.0%	159,535	15.1%	26,970	4.0%
Other races	1,377	327	5.7%	58,506	5.5%	35,663	5.3%
Hispanic or Latino ¹	1,996	469	8.3%	218,219	20.6%	77,760	11.6%
Language Spoken at Home							
<i>Population 5 years and over</i>	<i>23,158</i>	<i>1,363</i>	<i>100.0%</i>	<i>996,009</i>	<i>100.0%</i>	<i>631,163</i>	<i>100.0%</i>
Speak language other than English	5,602	701	24.2%	423,453	42.5%	113,534	18.0%
Speak English less than "very well" *	912	434	3.9%	157,160	15.8%	32,254	5.1%
Educational Attainment							
<i>Persons 25 years and older</i>	<i>17,394</i>	<i>984</i>	<i>100.0%</i>	<i>733,108</i>	<i>100.0%</i>	<i>484,406</i>	<i>100.0%</i>
Less than high school diploma **	405	275	2.3%	64,162	8.8%	34,651	7.2%
High school graduate, some college or associate	2,261	461	13.0%	226,986	31.0%	141,849	29.3%
Bachelor's degree	4,457	531	25.6%	199,428	27.2%	126,307	26.1%
Graduate or professional degree	10,271	651	59.0%	242,532	33.1%	181,599	37.5%
Residence 1 Year Ago							
<i>Population 1 year and over</i>	<i>23,924</i>	<i>1,398</i>	<i>100.0%</i>	<i>1,045,817</i>	<i>100.0%</i>	<i>663,240</i>	<i>100.0%</i>
Same house	19,359	1,230	80.9%	914,675	87.5%	534,246	80.6%
Different house in U.S.	4,270	794	17.8%	116,817	11.2%	119,096	18.0%
Abroad *	295	130	1.2%	14,325	1.4%	9,898	1.5%
LABOR FORCE							
<i>Civilian employed population (% population 16 years and over)</i>	<i>12,170</i>	<i>857</i>	<i>62.0%</i>	<i>559,184</i>	<i>66.2%</i>	<i>371,410</i>	<i>66.7%</i>
Class of Worker ²							
Private wage and salary	8,478	677	69.7%	398,989	71.4%	257,132	69.2%
Government	2,742	363	22.5%	121,478	21.7%	97,705	26.3%
Self-employed in own not incorporated business	918	201	7.5%	37,098	6.6%	16,055	4.3%
Occupation							
Management, business, science, and arts	9,607	585	78.9%	336,039	60.1%	264,189	71.1%
Service	958	245	7.9%	77,711	13.9%	42,270	11.4%
Sales and office	1,282	331	10.5%	80,348	14.4%	45,428	12.2%
Natural resources, construction, and maintenance **	138	112	1.1%	33,786	6.0%	7,520	2.0%
Production, transportation, and material moving **	185	151	1.5%	31,300	5.6%	12,003	3.2%
Work Trip							
<i>Workers 16 years and over</i>	<i>12,073</i>	<i>838</i>	<i>100.0%</i>	<i>549,729</i>	<i>100.0%</i>	<i>368,917</i>	<i>100.0%</i>
Drove	4,253	476	35.2%	341,033	62.0%	119,663	32.4%
Alone	3,746	410	31.0%	298,138	54.2%	103,858	28.2%
Carpool *	507	268	4.2%	42,895	7.8%	15,805	4.3%
Public transportation	2,281	372	18.9%	46,690	8.5%	82,220	22.3%
Walked and other means	1,352	290	11.2%	21,820	4.0%	58,412	15.8%
Worked at home	4,187	500	34.7%	140,186	25.5%	108,622	29.4%
Average travel time to work (minutes)	30	3		32		30	
Work Location							
<i>Workers 16 years and over</i>	<i>12,073</i>	<i>838</i>	<i>100.0%</i>	<i>549,729</i>	<i>100.0%</i>	<i>368,917</i>	<i>100.0%</i>
In county of residence	8,374	739	69.4%	390,025	70.9%	300,952	81.6%
Outside county of residence, in same state *	189	98	1.6%	52,841	9.6%	N/A	N/A
Outside of state of residence	3,510	386	29.1%	106,863	19.4%	67,965	18.4%
HOUSEHOLD INCOME							
Household Income Distribution							
Under \$25,000	1,206	389	11.1%	31,231	8.1%	48,356	15.0%
\$25,000 to \$49,999 *	679	262	6.3%	38,071	9.8%	34,186	10.6%
\$50,000 to \$74,999	667	183	6.2%	41,367	10.7%	36,721	11.4%
\$75,000 to \$99,999 *	678	235	6.3%	40,351	10.4%	33,409	10.4%
\$100,000 to \$149,999	1,539	272	14.2%	69,072	17.8%	50,530	15.7%
\$150,000 to \$199,999	1,154	278	10.6%	51,240	13.2%	36,184	11.3%
\$200,000 and above	4,913	435	45.3%	116,549	30.0%	82,170	25.6%
Average household income (2023 dollars)	\$268,665	\$27,293		\$177,086		\$157,604	
People whose income is below the poverty level	1,786	512	7.5%	74,198	7.1%	94,140	14.5%
HOUSING							
Housing units (Study Area: % of Montgomery County and District of Colum	11,831	712	1.6%	405,127	100.0%	356,101	100.0%
Households (Study Area: % of Montgomery County and District of Columb	10,836	688	1.5%	387,881	100.0%	321,556	100.0%
Average Household Size	2.21	0.19		2.70		1.99	
Households by Type							
Family households	6,033	417	55.7%	265,852	68.5%	132,972	41.4%

Families with children under 18	2,700	321	24.9%	120,855	31.2%	55,986	17.4%
Nonfamily households	4,803	622	44.3%	122,029	31.5%	188,584	58.6%
Householder living alone	4,235	599	39.1%	99,075	25.5%	150,078	46.7%
Units in Structure							
1-unit, detached	5,244	411	44.3%	189,730	46.8%	39,451	11.1%
1-unit, attached	490	158	4.1%	72,212	17.8%	78,711	22.1%
2 to 4 units ***	20	89	0.2%	8,569	2.1%	37,034	10.4%
5 to 9 units **	106	102	0.9%	19,274	4.8%	24,872	7.0%
10 to 19 units ***	115	115	1.0%	34,404	8.5%	30,756	8.6%
20 or more units	5,856	602	49.5%	80,055	19.8%	144,855	40.7%
Mobile home and other ***	0	89	0.0%	883	0.2%	422	0.1%
Tenure							
Owner-occupied	7,117	493	65.7%	253,448	65.3%	132,288	41.1%
Renter-occupied	3,719	511	34.3%	134,433	34.7%	189,268	58.9%
Owner-Occupied Housing Value (2023 dollars)							
<i>Owner-occupied Households</i>	<i>7,117</i>	<i>493</i>	<i>100.0%</i>	<i>253,448</i>	<i>100.0%</i>	<i>132,288</i>	<i>100.0%</i>
Less than \$300,000 **	449	339	6.3%	29,205	11.5%	10,385	7.9%
\$300,000 to \$399,999 *	311	124	4.4%	27,531	10.9%	12,069	9.1%
\$400,000 to \$499,999 *	362	174	5.1%	35,178	13.9%	14,834	11.2%
\$500,000 to \$749,999 *	568	238	8.0%	75,555	29.8%	32,123	24.3%
\$750,000 to \$999,999	615	146	8.6%	41,270	16.3%	23,120	17.5%
\$1,000,000 or more	4,812	400	67.6%	44,709	17.6%	39,757	30.1%
Average housing value	\$1,274,767	\$120,935		\$727,766		\$902,213	
Selected Monthly Owner Costs (2023 dollars)							
<i>Housing units with a mortgage</i>	<i>4,405</i>	<i>403</i>	<i>100.0%</i>	<i>179,919</i>	<i>100.0%</i>	<i>100,754</i>	<i>100.0%</i>
Less than \$1,500 ***	67	211	1.5%	14,702	8.2%	8,603	8.5%
\$1,500 to \$1,999 *	146	93	3.3%	23,021	12.8%	11,941	11.9%
\$2,000 to \$2,499 **	262	204	5.9%	29,239	16.3%	14,268	14.2%
\$2,500 to \$2,999 *	248	107	5.6%	28,897	16.1%	14,121	14.0%
\$3,000 to \$3,999	989	222	22.5%	41,342	23.0%	21,524	21.4%
\$4,000 or more	2,693	289	61.1%	42,718	23.7%	30,297	30.1%
Average monthly owner costs of mortgaged households	\$4,997	\$650		\$3,271		\$3,430	
Gross Rent (including utilities) (2023 dollars)							
<i>Occupied units paying rent</i>	<i>3,445</i>	<i>442</i>	<i>100.0%</i>	<i>130,667</i>	<i>100.0%</i>	<i>185,501</i>	<i>100.0%</i>
Less than \$1,000 ***	7	258	0.2%	7,480	5.7%	28,207	15.2%
\$1,000 to \$1,499 *	342	166	9.9%	14,151	10.8%	33,071	17.8%
\$1,500 to \$1,999	762	199	22.1%	41,617	31.8%	39,318	21.2%
\$2,000 to \$2,499 *	638	223	18.5%	34,319	26.3%	31,119	16.8%
\$2,500 to \$2,999 *	656	299	19.0%	16,038	12.3%	21,155	11.4%
\$3,000 or more	1,040	220	30.2%	17,062	13.1%	32,631	17.6%
Average monthly rent	\$2,774	\$514		\$2,182		\$2,058	
Households Spending More Than 30% of Income on Housing Costs							
Homeowners with a mortgage	1,011	235	23.0%	46,672	26.0%	25,423	25.4%
Renters	1,373	322	41.8%	66,482	51.7%	83,613	46.4%
Households with Available Vehicles							
No vehicles available	1,857	403	17.1%	31,623	8.2%	115,456	35.9%
1 vehicle	4,840	538	44.7%	135,771	35.0%	148,985	46.3%
2 vehicles	3,487	367	32.2%	147,831	38.1%	46,007	14.3%
3 or more vehicles	652	209	6.0%	72,656	18.7%	11,108	3.5%

¹ Persons of Hispanic origin may be of any race.

² Unpaid family workers are not shown.

Census geographies defining the Study Area are shown in the Maps tab.

"Study Area %" is the given population as a percentage of the relevant area total unless otherwise indicated.

* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

** The reliability of the study area data is listed as "caution". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

*** The reliability of the study area data is listed as "poor". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Source: 2023 American Community Survey, 5-year estimates, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects (March 2025).

Friendship Heights Sector Plan																							
Study Area		Current Estimates		Study Area Trends						Montgomery County Trends						District of Columbia Trends							
		2023		2000	2010	2020	Change	Change	Change	2000	2010	2020	2023	Change	Change	Change	2000	2010	2020	2023	Change	Change	Change
	estimate	MOE range					('00 - '10)	('10 - '20)	('10 - '23)					('00 - '10)	('10 - '20)	('10 - '23)					('00 - '10)	('10 - '20)	('10 - '23)
Total Population	24,082	22,660	25,504	21,824	23,906	25,966	9.5%	8.6%	0.7%	873,341	971,777	1,062,061	1,057,586	11.3%	9.3%	8.8%	572,059	601,723	689,545	672,079	5.2%	14.6%	11.7%
Household Population	23,911	22,489	25,333	21,615	23,790	25,622	10.1%	7.7%	0.5%	863,910	962,877	1,053,143	1,049,064	11.5%	9.4%	9.0%	536,497	561,702	648,863	640,800	4.7%	15.5%	14.1%
Total Households	10,836	10,148	11,524	10,258	10,905	11,523	6.3%	5.7%	-0.6%	324,565	357,086	386,931	387,881	10.0%	8.4%	8.6%	248,338	266,707	312,448	321,556	7.4%	17.2%	20.6%
Average Household Size (a)	2.21	2.02	2.40	2.11	2.18	2.22	3.5%	1.9%	1.1%	2.66	2.70	2.72	2.70	1.3%	0.9%	0.3%	2.16	2.11	2.08	1.99	-2.5%	-1.4%	-5.4%

Notes:

Census geographies defining the study area are shown in the Maps tab.

(a) Average household size is calculated by dividing the reported household population by total number of households.

Data for 2023 may vary significantly from 2020 data because the 2023 data are 5-year estimates covering the years 2019 through 2023 with an associated margin of error, whereas 2020 data refer to a point in time count as of April 1.

Margin of error for 2023 data reported for Study Area estimates located in Appendix A.

Source: 2000, 2010, 2020 U.S. Decennial Censuses, 2023 American Community Survey, 5-year estimates, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

Friendship Heights Sector Plan																							
Study Area	Current Estimates			Study Area Trends						Montgomery County Trends						District of Columbia Trends							
	2023			2000	2010	2020	Change (‘00 - ‘10)	Change (‘10 - ‘20)	Change (‘10 - ‘23)	2000	2010	2020	2023	Change (‘00 - ‘10)	Change (‘10 - ‘20)	Change (‘10 - ‘23)	2000	2010	2020	2023	Change (‘00 - ‘10)	Change (‘10 - ‘20)	Change (‘10 - ‘23)
	estimate	MOE	range																				
Total Housing Units	11,831	11,119	12,543	10,695	11,724	12,316	9.6%	5.0%	0.9%	334,632	375,905	404,423	405,127	12.3%	7.6%	7.8%	274,845	296,719	350,364	356,101	8.0%	18.1%	20.0%
Occupied Housing Units	10,836	10,148	11,524	10,258	10,905	11,523	6.3%	5.7%	-0.6%	324,565	357,086	386,931	387,881	10.0%	8.4%	8.6%	248,338	266,707	312,448	321,556	7.4%	17.2%	20.6%
Owner-occupied	7,117	6,624	7,610	6,880	7,003	7,277	1.8%	3.9%	1.6%	223,017	241,465	246,421	253,448	8.3%	2.1%	5.0%	101,214	112,055	119,745	132,288	10.7%	6.9%	18.1%
Renter-occupied	3,719	3,208	4,230	3,378	3,902	4,246	15.5%	8.8%	-4.7%	101,548	115,621	140,510	134,433	13.9%	21.5%	16.3%	147,124	154,652	192,703	189,268	5.1%	24.6%	22.4%

Notes:

Census geographies defining the study area are shown in the Maps tab.

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Margin of error for 2023 data reported for Study Area estimates located in Appendix A.

Source: 2000, 2010, 2020 U.S. Decennial Censuses, 2023 American Community Survey, 5-year estimates, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

The forecast is based on traffic analysis zone (TAZ) boundaries, which do not align precisely with the U.S. Census Bureau geographies used for other demographic analysis in this report. As a result, the population and household estimates reported in the forecast will vary from those reported in other sections. Maps illustrating the geography used to approximate the study areas are available in the Maps tab.

Friendship Heights Sector Plan Study Area

	2020	2025	2030	2035	2040	2045	2050	2020-2035	% Change	2020-2050	% Change
Population	24,999	25,027	25,723	27,192	28,018	29,414	30,528	2,193	8.8%	5,529	22.1%
Population in households	24,655	24,681	25,374	26,841	27,665	29,058	30,169	2,186	8.9%	5,514	22.4%
Population in group quarters	344	346	349	351	353	356	359	7	2.0%	15	4.4%
Households	11,031	11,189	11,693	12,721	13,240	13,942	14,473	1,690	15.3%	3,442	31.2%
At-Place Employment	22,411	23,269	23,359	23,653	24,038	24,208	24,694	1,242	5.5%	2,283	10.2%
Office	14,606	14,963	15,023	15,226	15,368	15,564	15,743	620	4.2%	1,137	7.8%
Retail	4,735	5,031	5,053	5,116	5,342	5,295	5,582	381	8.0%	847	17.9%
Industrial	1,273	1,327	1,331	1,353	1,364	1,379	1,390	80	6.3%	117	9.2%
Other	1,797	1,948	1,952	1,958	1,964	1,970	1,979	161	9.0%	182	10.1%

Montgomery County

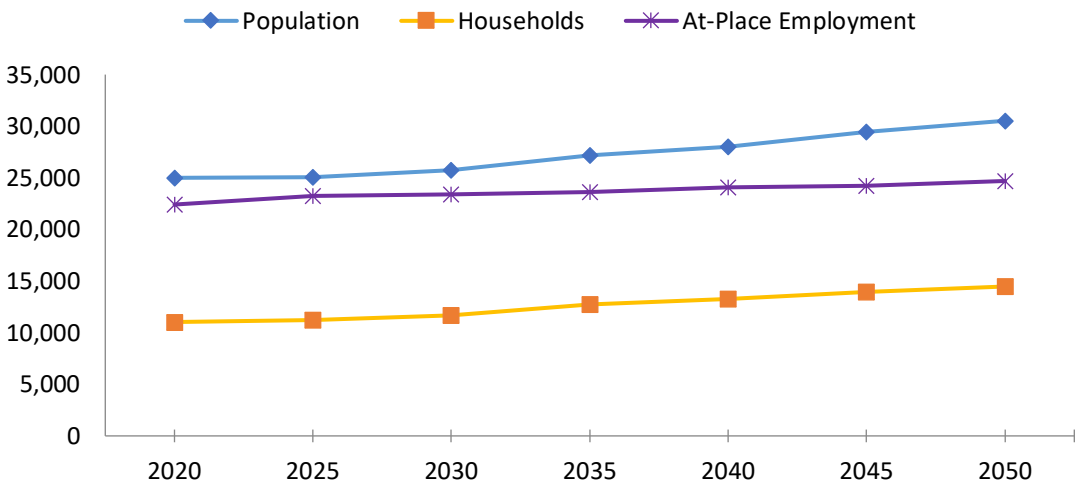
	2020	2025	2030	2035	2040	2045	2050	2020-2035	% Change	2020-2050	% Change
Population	1,061,243	1,082,991	1,118,045	1,153,900	1,189,622	1,222,205	1,250,658	92,657	8.7%	189,415	17.8%
Population in households	1,050,612	1,071,551	1,106,242	1,141,557	1,177,279	1,209,862	1,238,315	90,945	8.7%	187,703	17.9%
Population in group quarters	10,631	11,440	11,803	12,343	12,343	12,343	12,343	1,712	16.1%	1,712	16.1%
Households	386,633	398,439	416,517	434,093	450,020	463,176	474,320	47,460	12.3%	87,687	22.7%
At-Place Employment	493,551	522,906	545,620	568,333	591,048	613,758	636,471	74,782	15.2%	142,920	29.0%
Office	243,620	256,837	268,123	282,275	296,184	308,417	321,806	38,655	15.9%	78,186	32.1%
Retail	90,869	101,075	104,125	108,795	115,181	123,057	130,087	17,926	19.7%	39,218	43.2%
Industrial	53,705	54,719	58,339	59,794	60,793	62,943	63,910	6,089	11.3%	10,205	19.0%
Other	105,357	110,275	115,033	117,469	118,890	119,341	120,668	12,112	11.5%	15,311	14.5%

District of Columbia

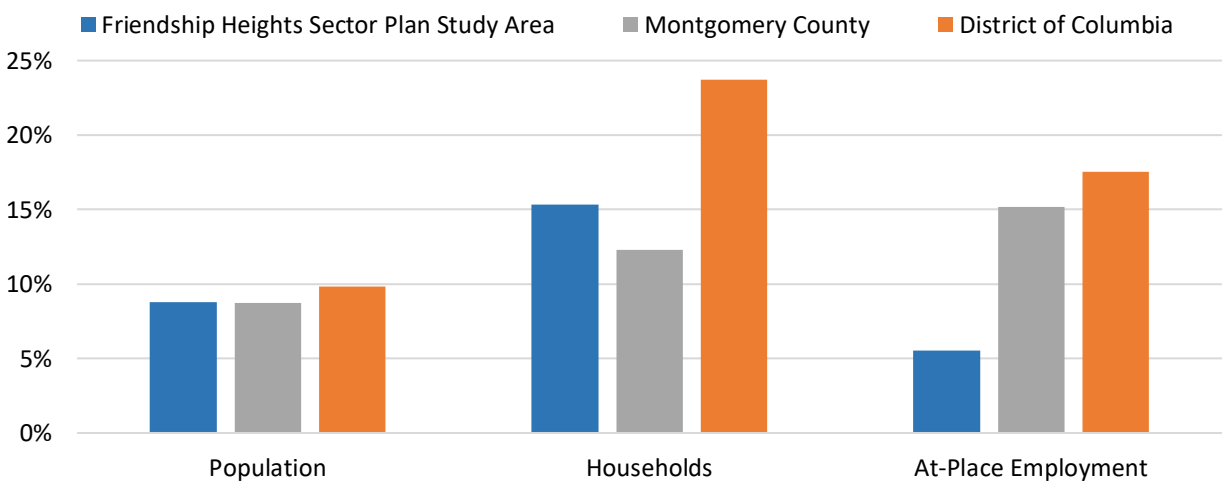
	2020	2025	2030	2035	2040	2045	2050	2020-2035	% Change	2020-2050	% Change
Population	689,545	697,650	728,606	757,186	787,144	816,428	844,411	67,641	9.8%	154,866	22.5%
Population in households	648,863	656,650	687,206	715,486	745,144	774,028	801,511	66,623	10.3%	152,648	23.5%
Population in group quarters	40,682	41,000	41,400	41,700	42,000	42,400	42,900	1,018	2.5%	2,218	5.5%
Households	312,448	344,205	366,783	386,592	407,616	426,040	441,413	74,144	23.7%	128,965	41.3%
At-Place Employment	785,890	846,101	886,264	923,499	954,371	989,018	1,021,569	137,609	17.5%	235,679	30.0%
Office	645,931	694,701	726,018	757,965	779,775	803,970	826,226	112,034	17.3%	180,295	27.9%
Retail	83,539	90,368	95,929	99,170	103,465	108,459	113,278	15,631	18.7%	29,739	35.6%
Industrial	33,607	36,563	38,622	39,693	43,302	47,460	51,693	6,086	18.1%	18,086	53.8%
Other	22,813	24,469	25,695	26,671	27,829	29,129	30,372	3,858	16.9%	7,559	33.1%

Traffic Analysis Zones defining the areas approximating the Study Area are shown in the Maps tab.

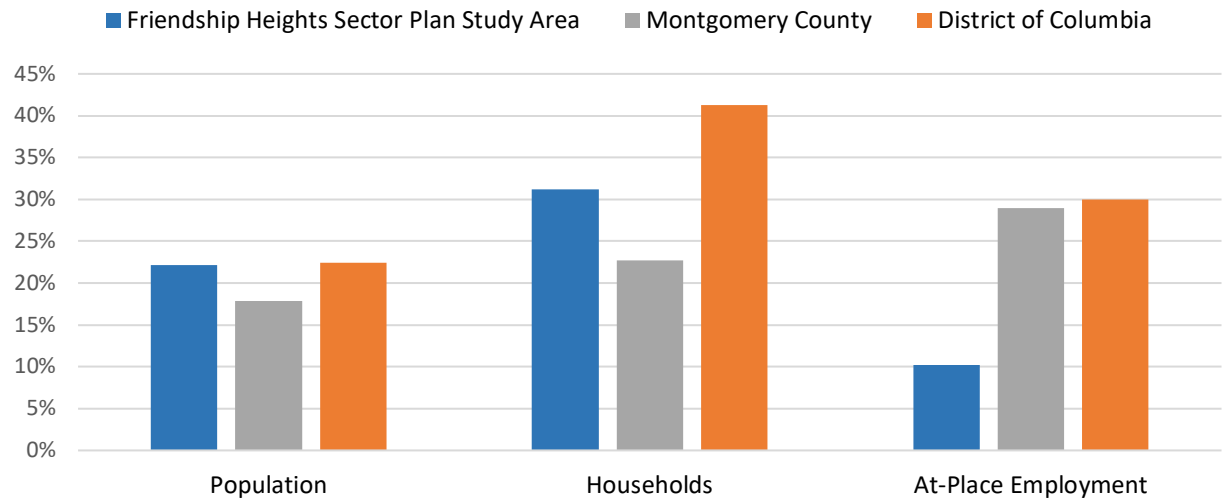
Population and Household Growth



Rate of Forecast Growth: 2020-2035



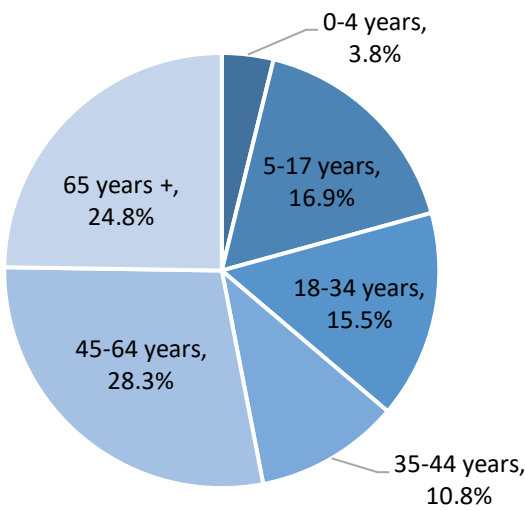
Rate of Forecast Growth: 2020-2050



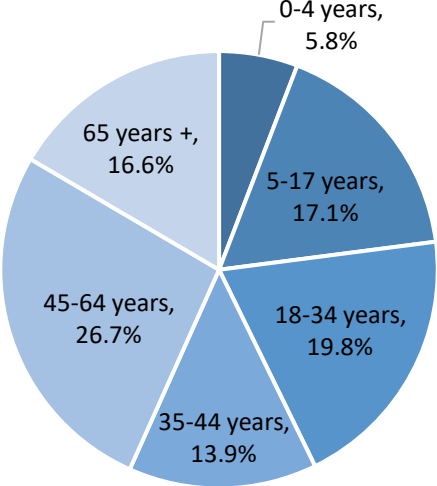
AGE DISTRIBUTION

	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	population	distribution	population	distribution	population	distribution	population	distribution
Total Population	24,082	100.0%	1,057,586	100.0%	672,079	100.0%	6,065	100.0%
0-4 years	924	3.8%	61,577	5.8%	40,916	6.1%	138	2.3%
5-17 years	4,068	16.9%	181,126	17.1%	84,759	12.6%	430	7.1%
18-34 years	3,725	15.5%	209,530	19.8%	212,270	31.6%	1,307	21.5%
35-44 years	2,589	10.8%	147,430	13.9%	110,537	16.4%	665	11.0%
45-64 years	6,814	28.3%	282,843	26.7%	138,096	20.5%	1,348	22.2%
65 years +	5,962	24.8%	175,080	16.6%	85,501	12.7%	2,177	35.9%

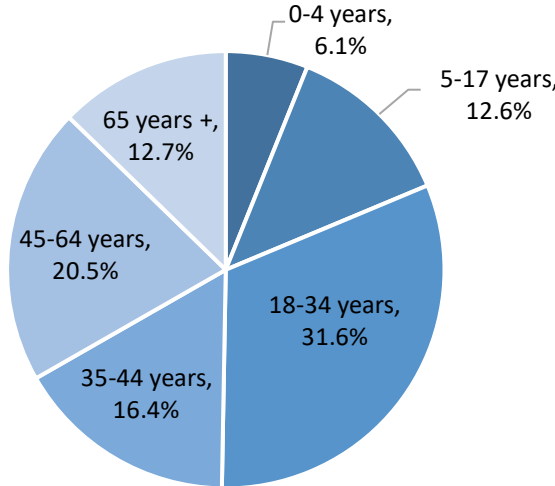
Friendship Heights Sector Plan Study Area



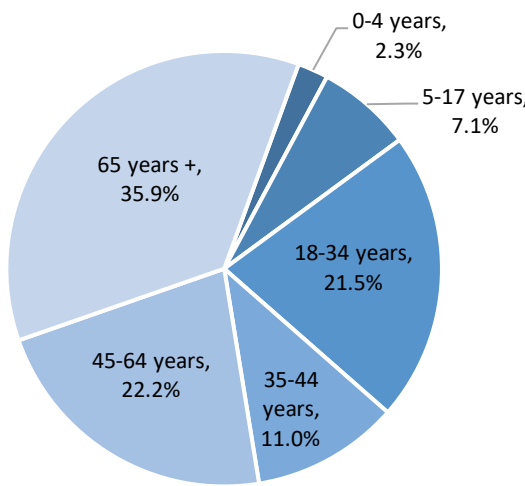
Montgomery County



District of Columbia

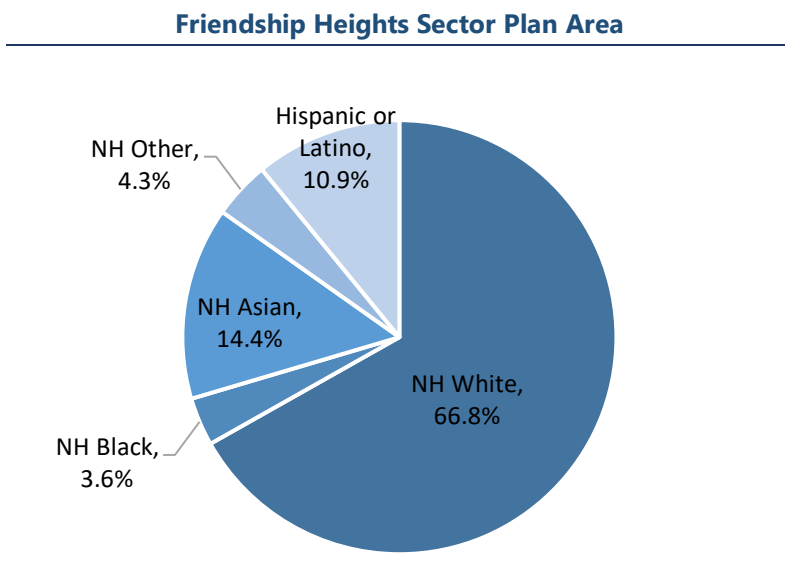
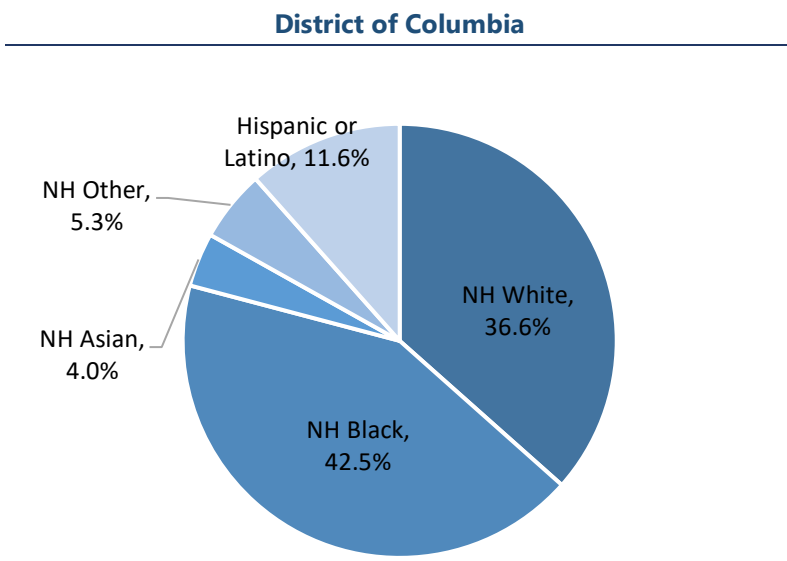
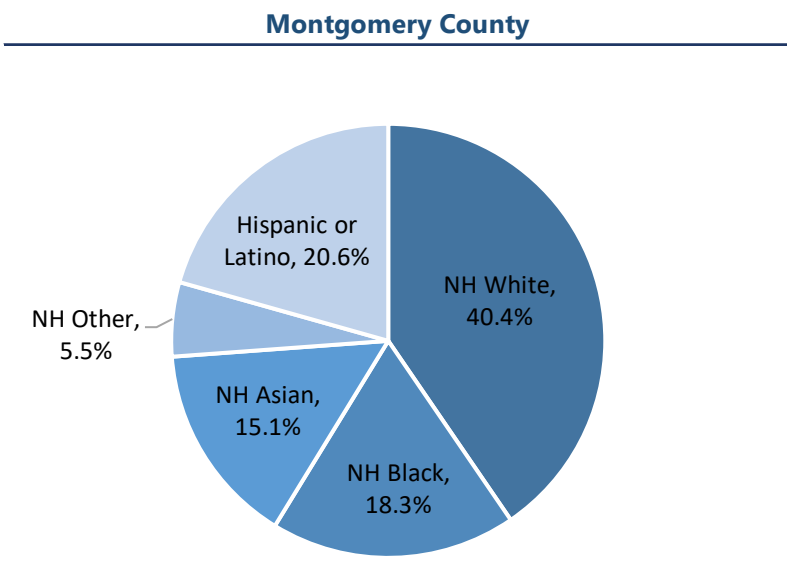
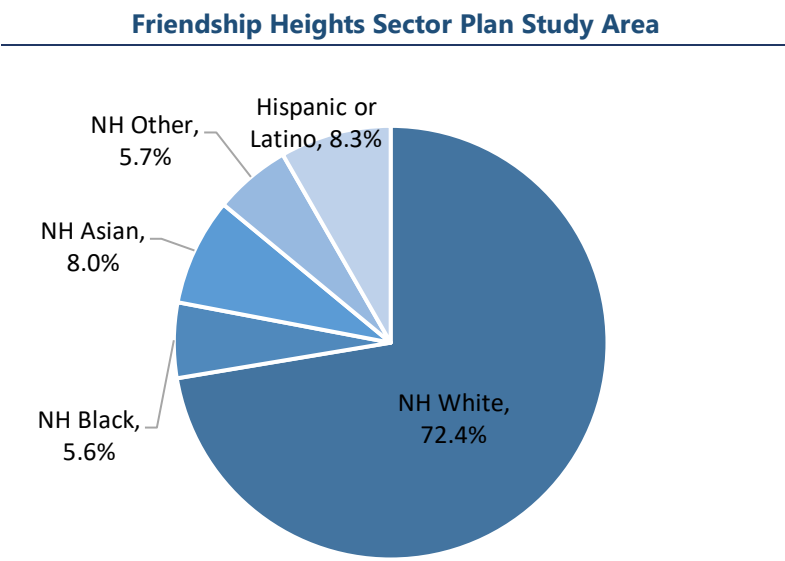


Friendship Heights Sector Plan Area



Notes:
Census geographies defining the study area are shown in the Maps tab.
Margin of error reported for estimates located in Appendix A.
Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	population	distribution	population	distribution	population	distribution	population	distribution
Total Population	24,082	100.0%	1,057,586	100.0%	672,079	100.0%	6,065	100.0%
Not Hispanic	22,086	91.7%	839,367	79.4%	594,319	88.4%	5,402	89.1%
White	17,428	72.4%	427,787	40.4%	245,760	36.6%	4,053	66.8%
Black *	1,353	5.6%	193,539	18.3%	285,926	42.5%	218	3.6%
Asian	1,928	8.0%	159,535	15.1%	26,970	4.0%	872	14.4%
Other races (a)	1,377	5.7%	58,506	5.5%	35,663	5.3%	259	4.3%
Hispanic or Latino (b)	1,996	8.3%	218,219	20.6%	77,760	11.6%	663	10.9%



Notes:

Census geographies defining the study area are shown in the Maps tab.

(a) Other includes the following U.S. Census categories: American Indian or Alaskan Native, Native Hawaiian and Other Pacific Islander, Some Other Race, and More Than Two Races.

(b) Those of Hispanic origin may be of any race.

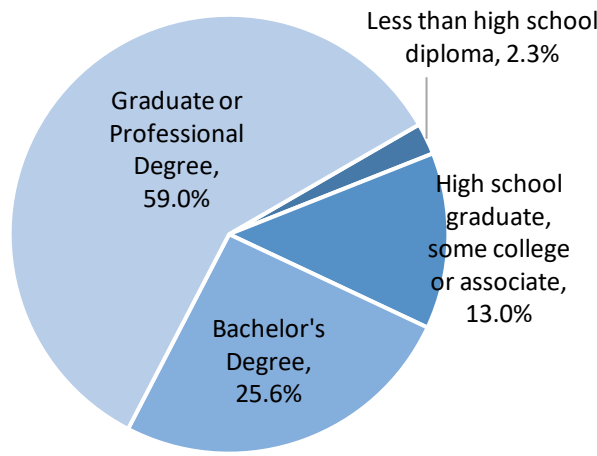
* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Margin of error reported for estimates located in Appendix A.

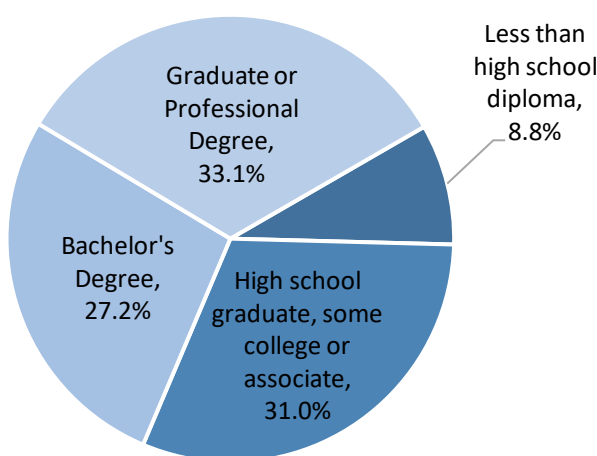
Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

	Friendship Heights Sector Plan Study Area		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	population	distribution	population	distribution	population	distribution	population	distribution
Persons 25 years and older	17,394	100.0%	733,108	100.0%	484,406	100.0%	5,108	100.0%
Less than high school diploma **	405	2.3%	64,162	8.8%	34,651	7.2%	203	4.0%
High school graduate, some college or associate	2,261	13.0%	226,986	31.0%	141,849	29.3%	873	17.1%
Bachelor's Degree	4,457	25.6%	199,428	27.2%	126,307	26.1%	1,209	23.7%
Graduate or Professional Degree	10,271	59.0%	242,532	33.1%	181,599	37.5%	2,823	55.3%

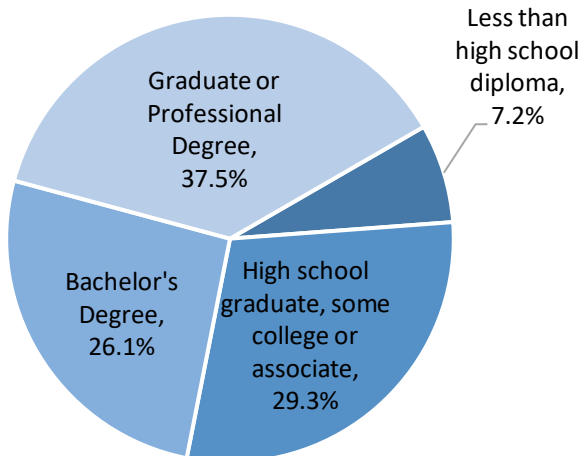
Friendship Heights Sector Plan Study Area



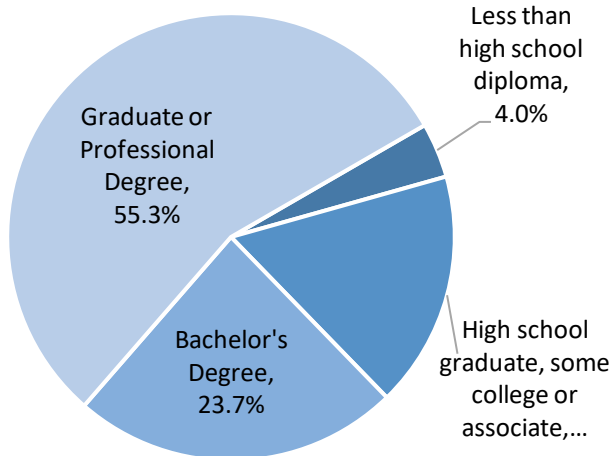
Montgomery County



District of Columbia

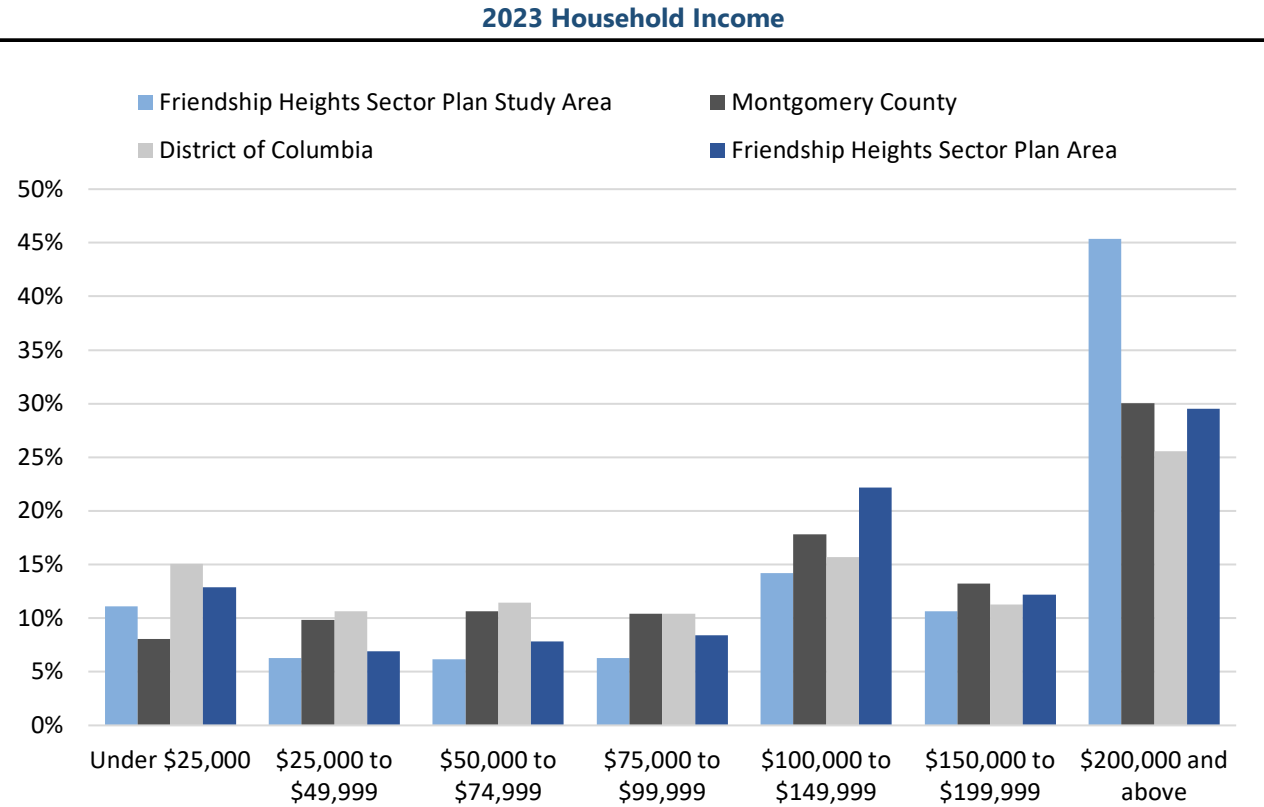


Friendship Heights Sector Plan Area



Notes:
Census geographies defining the study area are shown in the Maps tab.
** The reliability of the study area data is listed as "caution". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.
Margin of error reported for estimates located in Appendix A.
Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	households	distribution	households	distribution	households	distribution	households	distribution
Total Households	10,836	100.0%	387,881	100.0%	321,556	100.0%	3,643	100.0%
Under \$25,000	1,206	11.1%	31,231	8.1%	48,356	15.0%	470	12.9%
\$25,000 to \$49,999 *	679	6.3%	38,071	9.8%	34,186	10.6%	252	6.9%
\$50,000 to \$74,999	667	6.2%	41,367	10.7%	36,721	11.4%	285	7.8%
\$75,000 to \$99,999 *	678	6.3%	40,351	10.4%	33,409	10.4%	307	8.4%
\$100,000 to \$149,999	1,539	14.2%	69,072	17.8%	50,530	15.7%	809	22.2%
\$150,000 to \$199,999	1,154	10.6%	51,240	13.2%	36,184	11.3%	444	12.2%
\$200,000 and above	4,913	45.3%	116,549	30.0%	82,170	25.6%	1,076	29.5%
Average Household Income (a)	\$268,665		\$177,086		\$157,604		\$204,695	
Difference & % difference compared to Montgomery County	\$91,579	51.7%					\$27,608	15.6%
Difference & % difference compared to District of Columbia	\$111,062	70.5%					\$47,091	29.9%
	population	distribution	population	distribution	population	distribution	population	distribution
	1,786	7.5%	74,198	7.1%	94,140	14.5%	502	8.3%
People whose income is below the poverty level								



Notes:

Census geographies defining the study area are shown in the Maps tab.

(a) The average household income for the Study Area is calculated by dividing the reported aggregate income for the chosen geographies by the estimated total number of households.

* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia	
	employed	distribution	employed	distribution	employed	distribution
Civilian employed population age 16+	12,170	100.0%	559,184	100.0%	371,410	100.0%
Occupation						
Management, business, science, and arts	9,607	78.9%	336,039	60.1%	264,189	71.1%
Service	958	7.9%	77,711	13.9%	42,270	11.4%
Sales and office	1,282	10.5%	80,348	14.4%	45,428	12.2%
Natural resources, construction, and maintenance **	138	1.1%	33,786	6.0%	7,520	2.0%
Production, transportation, and material moving **	185	1.5%	31,300	5.6%	12,003	3.2%
Class of Worker (a)						
Private wage and salary	8,478	69.7%	398,989	71.4%	257,132	69.2%
Government	2,742	22.5%	121,478	21.7%	97,705	26.3%
Self-employed in own not incorporated business	918	7.5%	37,098	6.6%	16,055	4.3%

Notes:

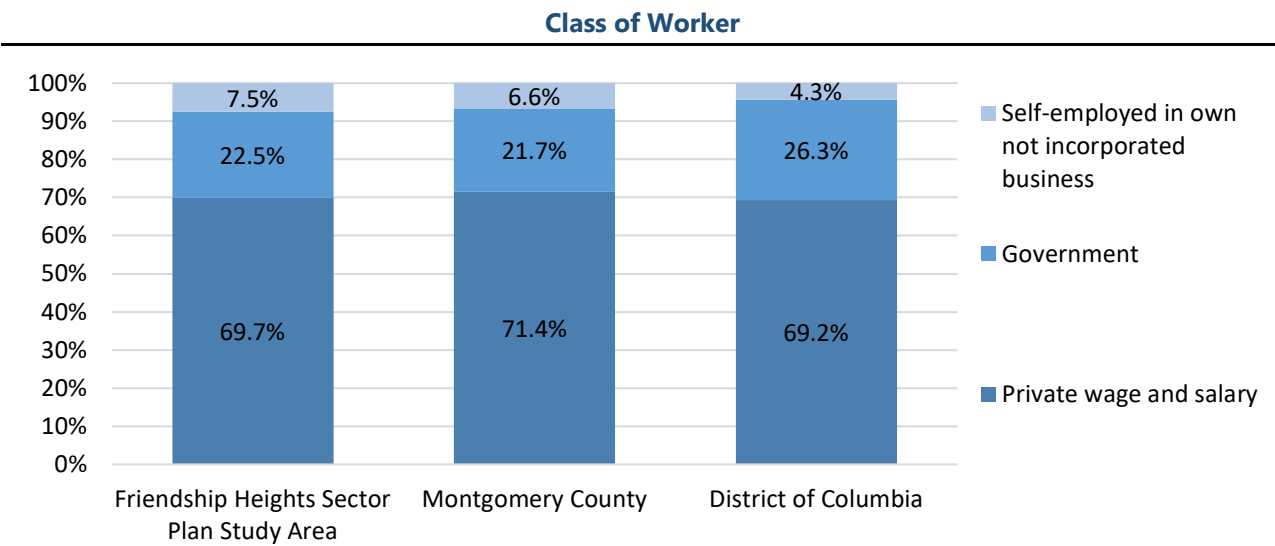
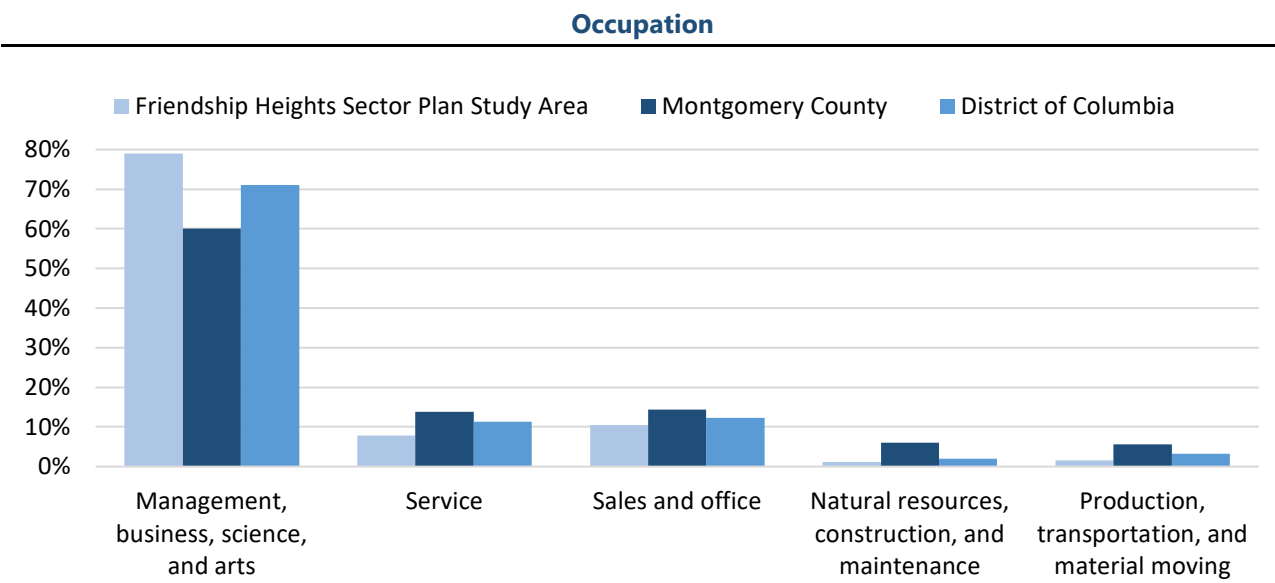
Census geographies defining the study area are shown in the Maps tab.

(a) Unpaid family workers are not included in table.

** The reliability of the study area data is listed as "caution". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.



	Friendship Heights Sector Plan Study Area		Montgomery County		District of Columbia	
	commuters	distribution	commuters	distribution	commuters	distribution
Workers 16 years and over (a)	12,073	100.0%	549,729	100.0%	368,917	100.0%
Commute to Work						
Drove Alone	3,746	31.0%	298,138	54.2%	103,858	28.2%
Carpool *	507	4.2%	42,895	7.8%	15,805	4.3%
Public transportation	2,281	18.9%	46,690	8.5%	82,220	22.3%
Walked and other means (b)	1,352	11.2%	21,820	4.0%	58,412	15.8%
Work at Home	4,187	34.7%	140,186	25.5%	108,622	29.4%
Work Location						
In county of residence	8,374	69.4%	390,025	70.9%	300,952	81.6%
Outside of county of residence, in same state *	189	1.6%	52,841	9.6%	N/A	N/A
Outside of state of residence	3,510	29.1%	106,863	19.4%	67,965	18.4%
Average commuting time (minutes)	30		32		30	

Notes:

Census geographies defining the study area are shown in the Maps tab.

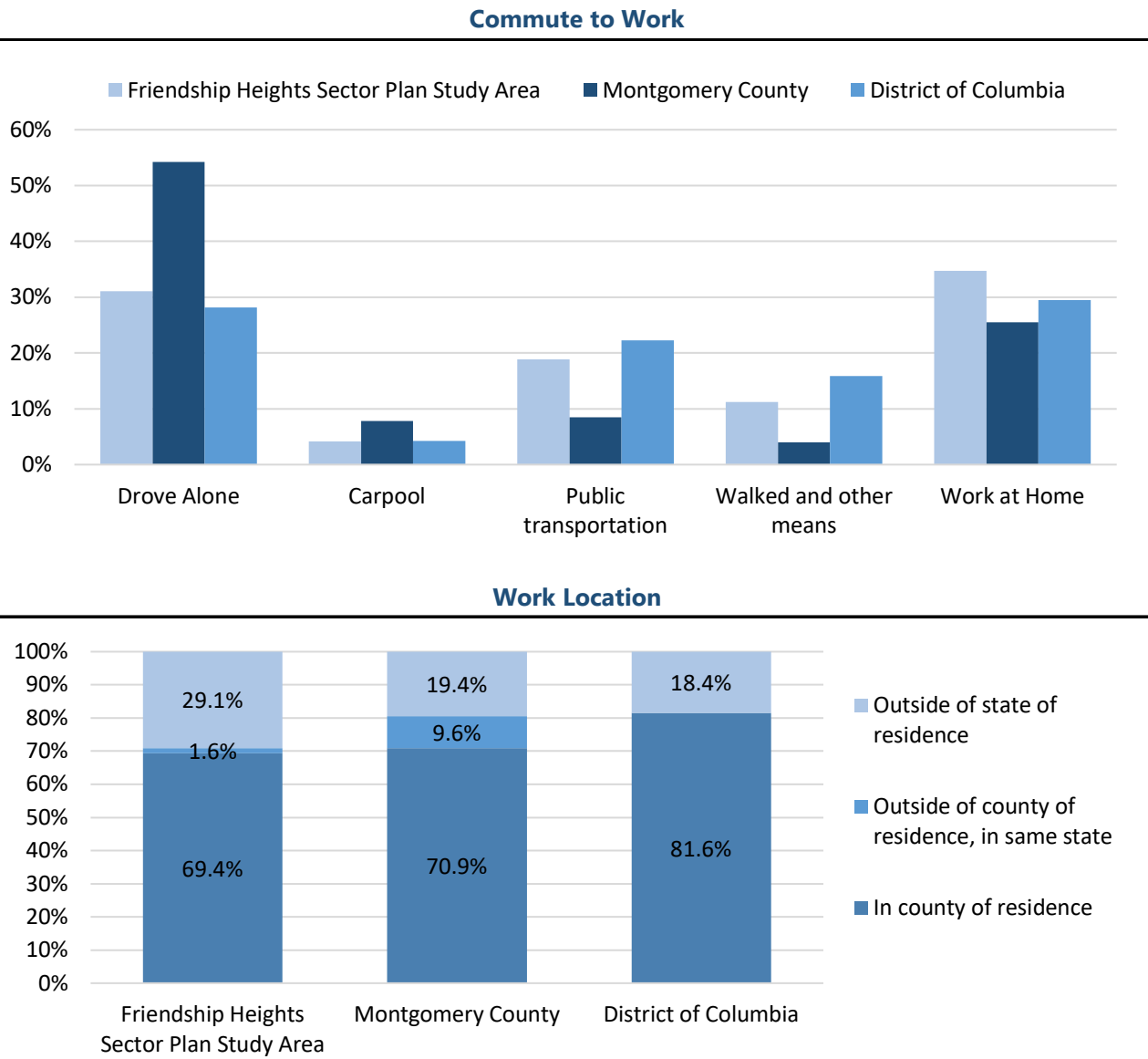
(a) Includes all employed people over the age of 16 who reported being at work last week and reside in the area.

(b) Other includes bicycle, taxicab, motorcycle, ferryboat, streetcar, and "other means".

* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.



HOUSEHOLD CONFIGURATION

	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	households	distribution	households	distribution	households	distribution	households	distribution
Total Households	10,836	100.0%	387,881	100.0%	321,556	100.0%	3,643	100.0%
Family Households	6,033	55.7%	265,852	68.5%	132,972	41.4%	1,317	36.2%
With own children under 18	2,700	24.9%	120,855	31.2%	55,986	17.4%	341	9.4%
Non-Family Households	4,803	44.3%	122,029	31.5%	188,584	58.6%	2,326	63.8%
Householder living alone	4,235	39.1%	99,075	25.5%	150,078	46.7%	2,029	55.7%

Notes:

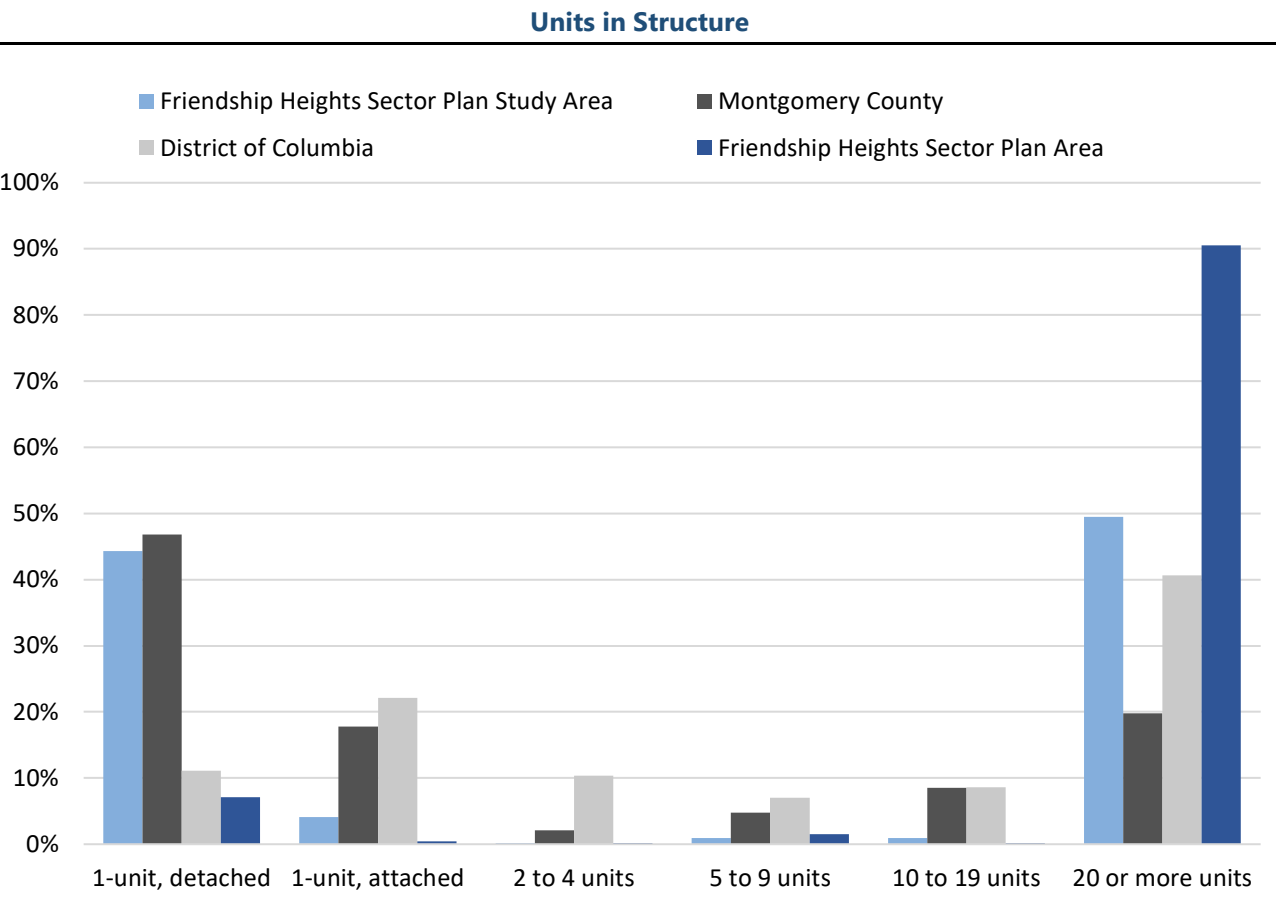
Census geographies defining the study area are shown in the Maps tab.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

HOUSING UNITS IN STRUCTURE

Housing units	Friendship Heights Sector Plan Study Area		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	units	distribution	units	distribution	units	distribution	units	distribution
	11,831	100.0%	405,127	100.0%	356,101	100.0%	4,125	100.0%
Units in Structure								
1-unit, detached	5,244	44.3%	189,730	46.8%	39,451	11.1%	293	7.1%
1-unit, attached	490	4.1%	72,212	17.8%	78,711	22.1%	18	0.4%
2 to 4 units ***	20	0.2%	8,569	2.1%	37,034	10.4%	8	0.2%
5 to 9 units **	106	0.9%	19,274	4.8%	24,872	7.0%	62	1.5%
10 to 19 units ***	115	1.0%	34,404	8.5%	30,756	8.6%	9	0.2%
20 or more units	5,856	49.5%	80,055	19.8%	144,855	40.7%	3,735	90.5%
Mobile homes and other ***	0	0.0%	883	0.2%	422	0.1%	0	0.0%
Unit Type								
Single-family units	5,734	48.5%	262,825	64.9%	118,584	33.3%	311	7.5%
Multi-family units	6,097	51.5%	142,302	35.1%	237,517	66.7%	3,814	92.5%



Notes:

Census geographies defining the study area are shown in the Maps tab.

** The reliability of the study area data is listed as "caution". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

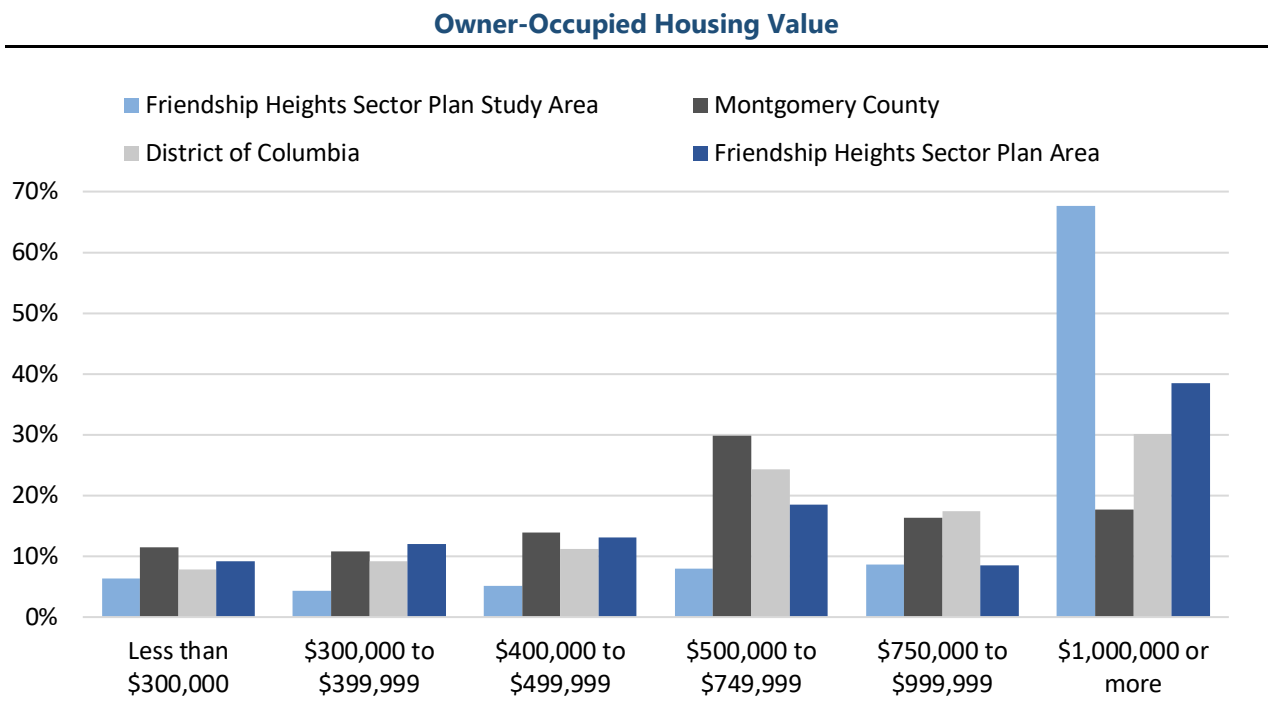
*** The reliability of the study area data is listed as "poor". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

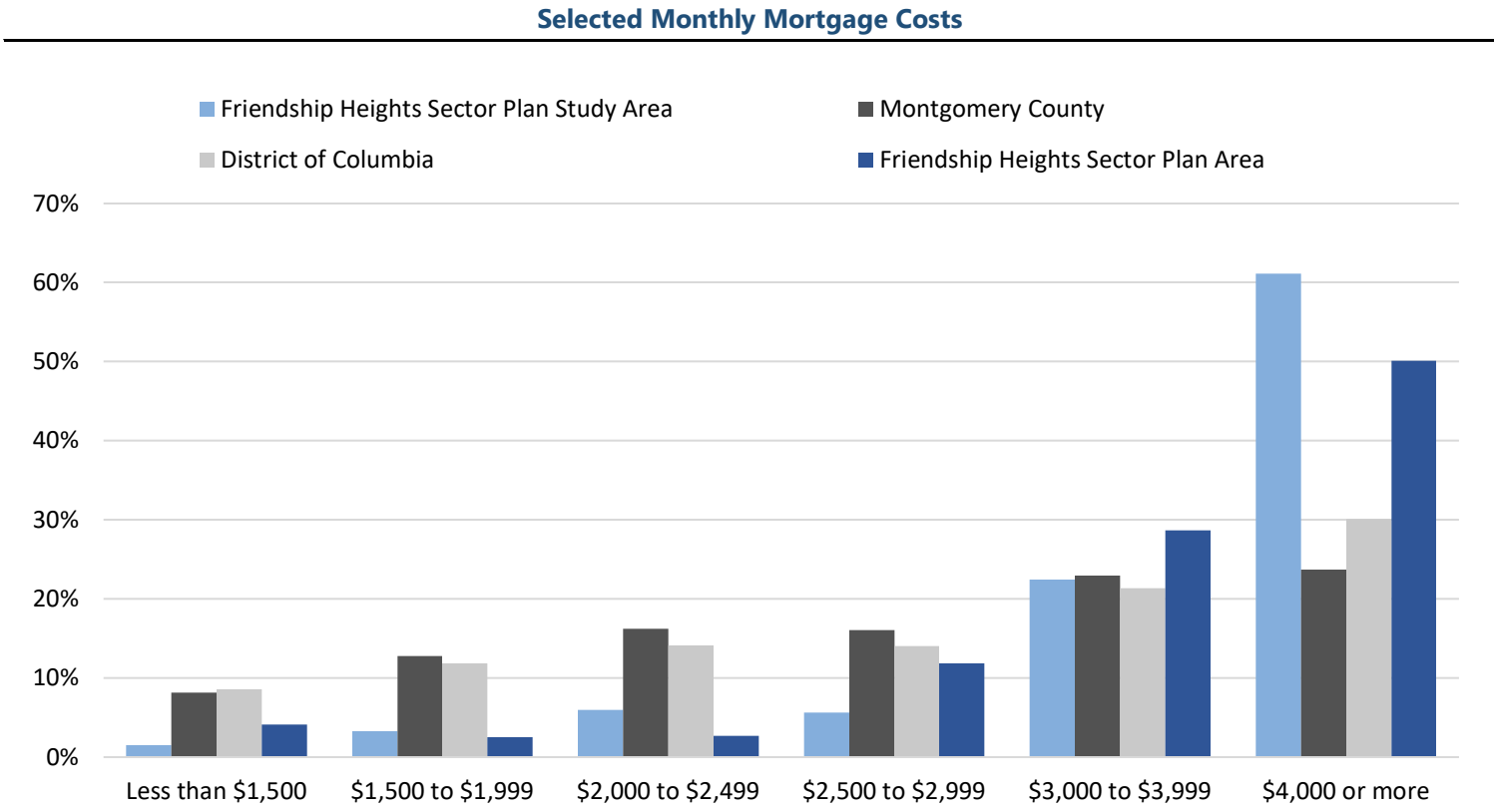
OWNER-OCCUPIED HOUSING VALUE

	Friendship Heights Sector Plan Study Area		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	% of area		% of all		% of all		% of all	
	households	households	households	households	households	households	households	households
Owner-occupied household	7,117	65.7%	253,448	65.3%	132,288	41.1%	1,570	43.1%
Owner-Occupied Housing Value	households	distribution	households	distribution	households	distribution	households	distribution
Owner-occupied households	7,117	100.0%	253,448	100.0%	132,288	100.0%	1,570	100.0%
Less than \$300,000 **	449	6.3%	29,205	11.5%	10,385	7.9%	145	9.2%
\$300,000 to \$399,999 *	311	4.4%	27,531	10.9%	12,069	9.1%	189	12.0%
\$400,000 to \$499,999 *	362	5.1%	35,178	13.9%	14,834	11.2%	206	13.1%
\$500,000 to \$749,999 *	568	8.0%	75,555	29.8%	32,123	24.3%	291	18.5%
\$750,000 to \$999,999	615	8.6%	41,270	16.3%	23,120	17.5%	134	8.5%
\$1,000,000 or more	4,812	67.6%	44,709	17.6%	39,757	30.1%	605	38.5%
Average housing value	\$1,274,767		\$727,766		\$902,213		\$1,029,898	
Difference & % difference compared to Montgomery County	\$547,000	75.2%					\$302,132	41.5%
Difference & % difference compared to District of Columbia	\$372,554	41.3%					\$127,685	14.2%



Notes:
Census geographies defining the study area are shown in the Maps tab.
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Margin of error reported for estimates located in Appendix A.
Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	Area							
	households	% of area households	households	% of all households	households	% of all households	households	% of all households
Owner-occupied household	7,117	65.7%	253,448	65.3%	132,288	41.1%	1,570	43.1%
Selected Monthly Owner Costs								
Housing units with a mortgage	4,405	100.0%	179,919	100.0%	100,754	100.0%	708	100.0%
Less than \$1,500 ***	67	1.5%	14,702	8.2%	8,603	8.5%	29	4.1%
\$1,500 to \$1,999 *	146	3.3%	23,021	12.8%	11,941	11.9%	18	2.5%
\$2,000 to \$2,499 **	262	5.9%	29,239	16.3%	14,268	14.2%	19	2.7%
\$2,500 to \$2,999 *	248	5.6%	28,897	16.1%	14,121	14.0%	84	11.9%
\$3,000 to \$3,999	989	22.5%	41,342	23.0%	21,524	21.4%	203	28.7%
\$4,000 or more	2,693	61.1%	42,718	23.7%	30,297	30.1%	355	50.1%
Average monthly mortgage costs								
Difference & % difference compared to Montgomery County	\$4,997		\$3,271		\$3,430		\$5,147	
Difference & % difference compared to District of Columbia							\$1,875	57.3%
							\$1,716	50.0%
Owner-Occupied Households Spending More Than 30% of Income on Mortgage Costs								
	1,011	23.0%	46,672	26.0%	25,423	25.4%	211	30.2%



Notes:

Census geographies defining the study area are shown in the Maps tab.

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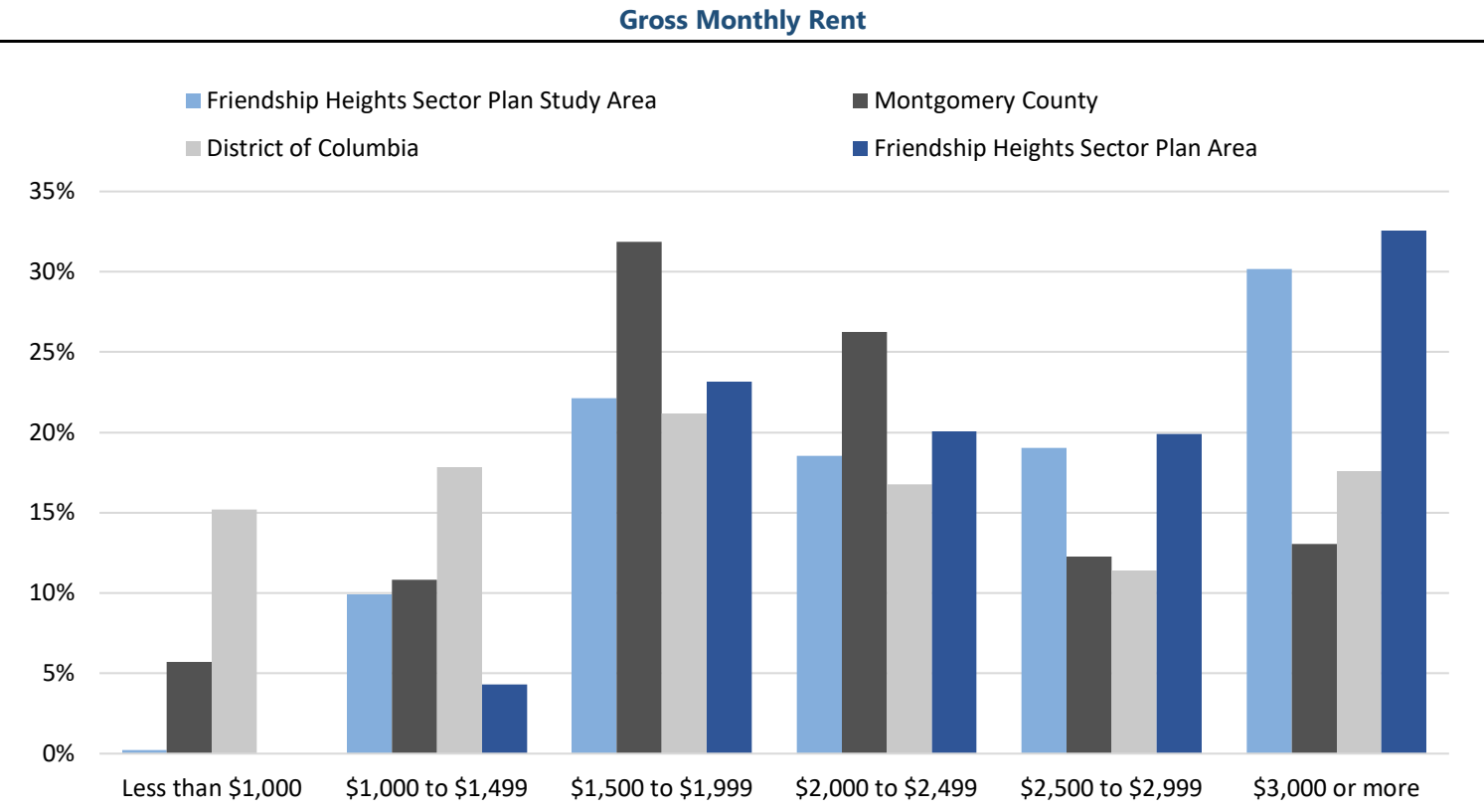
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Margin of error reported for estimates located in Appendix A.

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	Friendship Heights Sector Plan Study		Montgomery County		District of Columbia		Friendship Heights Sector Plan Area	
	Area							
	households	% of area households	households	% of all households	households	% of all households	households	% of all households
Renter-occupied household	3,719	34.3%	134,433	34.7%	189,268	58.9%	2,073	56.9%
Gross Rent (including utilities)								
Occupied units paying rent	3,445	100.0%	130,667	100.0%	185,501	100.0%	2,057	100.0%
Less than \$1,000 ***	7	0.2%	7,480	5.7%	28,207	15.2%	0	0.0%
\$1,000 to \$1,499 *	342	9.9%	14,151	10.8%	33,071	17.8%	89	4.3%
\$1,500 to \$1,999	762	22.1%	41,617	31.8%	39,318	21.2%	476	23.1%
\$2,000 to \$2,499 *	638	18.5%	34,319	26.3%	31,119	16.8%	413	20.1%
\$2,500 to \$2,999 *	656	19.0%	16,038	12.3%	21,155	11.4%	409	19.9%
\$3,000 or more	1,040	30.2%	17,062	13.1%	32,631	17.6%	670	32.6%
Average monthly rent								
Difference & % difference compared to Montgomery County	\$2,774		\$2,182		\$2,058		\$2,789	
Difference & % difference compared to District of Columbia							\$607	27.8%
							\$731	35.5%
Renter Households Spending More Than 30% of Income on Rent	1,373	41.8%	66,482	51.7%	83,613	46.4%	733	36.2%



Notes:

Census geographies defining the study area are shown in the Maps tab.

* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

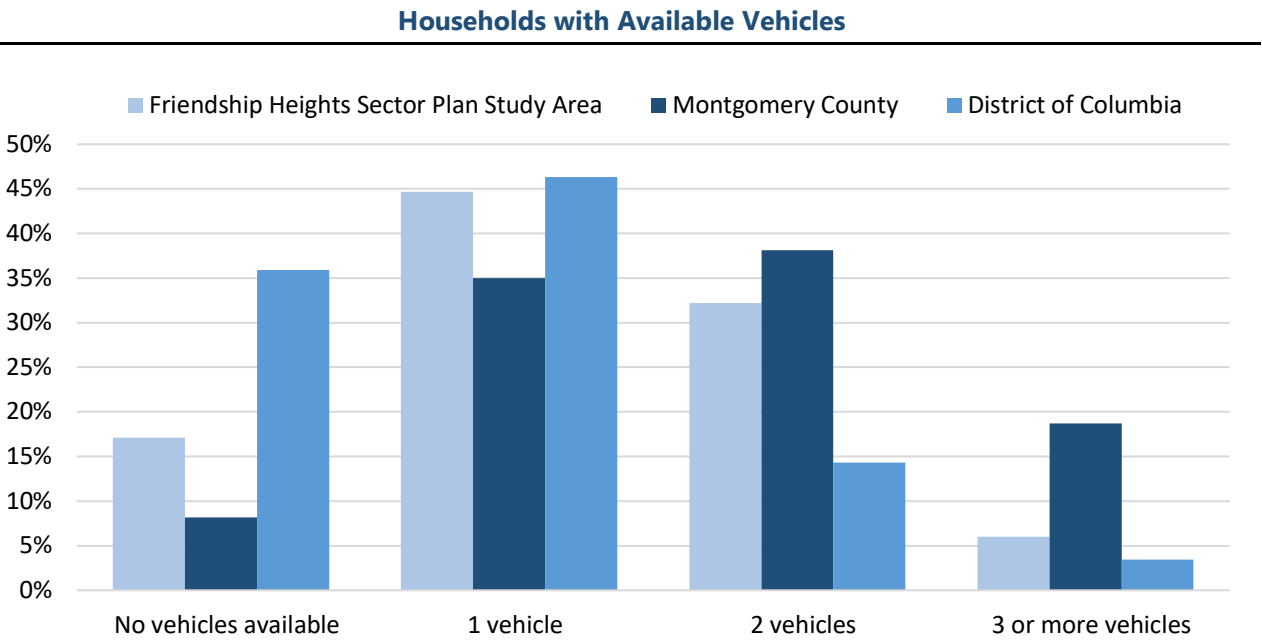
*** The reliability of the study area data is listed as "poor". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

HOUSEHOLDS WITH AVAILABLE VEHICLES

	Friendship Heights Sector Plan Study Area		Montgomery County		District of Columbia	
	households	distribution	households	distribution	households	distribution
Total households	10,836	100.0%	387,881	100.0%	321,556	100.0%
No vehicles available	1,857	17.1%	31,623	8.2%	115,456	35.9%
1 vehicle	4,840	44.7%	135,771	35.0%	148,985	46.3%
2 vehicles	3,487	32.2%	147,831	38.1%	46,007	14.3%
3 or more vehicles	652	6.0%	72,656	18.7%	11,108	3.5%



Notes:

Census geographies defining the study area are shown in the Maps tab.

Margin of error reported for estimates located in Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

EDUCATION, OCCUPATION & INCOME (2023)	FRIENDSHIP HEIGHTS SECTOR PLAN STUDY		MONTGOMERY COUNTY		DISTRICT OF COLUMBIA	
	AREA					
	estimate	percent	estimate	percent	estimate	percent
Educational Attainment						
<i>Persons 25 years and older:</i>	17,394	100.0%	733,108	100.0%	484,406	100.0%
Less than high school diploma **	405	2.3%	64,162	8.8%	34,651	7.2%
High school graduate, some college or associate	2,261	13.0%	226,986	31.0%	141,849	29.3%
Bachelor's degree	4,457	25.6%	199,428	27.2%	126,307	26.1%
Graduate or professional degree	10,271	59.0%	242,532	33.1%	181,599	37.5%
Occupation						
<i>Civilian employed population:</i>	12,170	100.0%	559,184	100.0%	371,410	100.0%
Management, business, science, and arts	9,607	78.9%	336,039	60.1%	264,189	71.1%
Service	958	7.9%	77,711	13.9%	42,270	11.4%
Sales and office	1,282	10.5%	80,348	14.4%	45,428	12.2%
Natural resources, construction, and maintenance **	138	1.1%	33,786	6.0%	7,520	2.0%
Production, transportation, and material moving **	185	1.5%	31,300	5.6%	12,003	3.2%
2023 Household Income Distribution						
<i>Households:</i>	10,836	100.0%	387,881	100.0%	321,556	100.0%
Under \$25,000	1,206	11.1%	31,231	8.1%	48,356	15.0%
\$25,000 to \$49,999 *	679	6.3%	38,071	9.8%	34,186	10.6%
\$50,000 to \$74,999	667	6.2%	41,367	10.7%	36,721	11.4%
\$75,000 to \$99,999 *	678	6.3%	40,351	10.4%	33,409	10.4%
\$100,000 to 149,99	1,539	14.2%	69,072	17.8%	50,530	15.7%
\$150,000 to 199,999	1,154	10.6%	51,240	13.2%	36,184	11.3%
\$200,000 and above	4,913	45.3%	116,549	30.0%	82,170	25.6%
Average household income in 2023	\$268,665		\$177,086		\$157,604	
People whose income is below the poverty level	1,786	7.5%	74,198	7.1%	94,140	14.5%

Notes:

Census geographies defining the study area are shown in the Maps tab.

* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

** The reliability of the study area data is listed as "caution". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

EMPLOYED RESIDENTS (2023)	FRIENDSHIP HEIGHTS SECTOR PLAN STUDY		MONTGOMERY COUNTY		DISTRICT OF COLUMBIA	
	AREA					
	estimate	percent	estimate	percent	estimate	percent
<i>Population 16 years and over:</i>						
Civilian employed population	12,170	100.0%	559,184	100.0%	371,410	100.0%
Class of Worker						
Private wage and salary	8,478	69.7%	398,989	71.4%	257,132	69.2%
Government	2,742	22.5%	121,478	21.7%	97,705	26.3%
Self-employed in own not incorporated business	918	7.5%	37,098	6.6%	16,055	4.3%
Occupation						
Management, business, science, and arts	9,607	78.9%	336,039	60.1%	264,189	71.1%
Service	958	7.9%	77,711	13.9%	42,270	11.4%
Sales and office	1,282	10.5%	80,348	14.4%	45,428	12.2%
Natural resources, construction, and maintenance **	138	1.1%	33,786	6.0%	7,520	2.0%
Production, transportation, and material moving **	185	1.5%	31,300	5.6%	12,003	3.2%
Work Trip						
<i>Workers 16 years and over</i>	<i>12,073</i>	<i>100.0%</i>	<i>549,729</i>	<i>100.0%</i>	<i>368,917</i>	<i>100.0%</i>
Drove	4,253	35.2%	341,033	62.0%	119,663	32.4%
Alone	3,746	31.0%	298,138	54.2%	103,858	28.2%
Carpool *	507	4.2%	42,895	7.8%	15,805	4.3%
Public transportation	2,281	18.9%	46,690	8.5%	82,220	22.3%
Walked and other means	1,352	11.2%	21,820	4.0%	58,412	15.8%
Worked at home	4,187	34.7%	140,186	25.5%	108,622	29.4%
Average travel time to work (minutes)	30		32		30	
Households with no available vehicles	1,857	17.1%	31,623	8.2%	115,456	35.9%
Work Location						
In county of residence	8,374	69.4%	390,025	70.9%	300,952	81.6%
Outside of county of residence, in same state *	189	1.6%	52,841	9.6%	N/A	N/A
Outside of state of residence	3,510	29.1%	106,863	19.4%	67,965	18.4%

Notes:

Census geographies defining the study area are shown in the Maps tab.

* The reliability of the study area data is listed as "fair". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

** The reliability of the study area data is listed as "caution". Data reliability was judged on a scale of good, fair, caution, or poor. See Appendix A.

Source: 2023 American Community Survey, 5-year estimate, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects.

FRIENDSHIP HEIGHTS SECTOR PLAN - BRIEFING BOOK

APPENDIX A: 2019-2023 AMERICAN COMMUNITY SURVEY DATA RELIABILITY OF ESTIMATES

Data reliability measure is derived by Research and Strategic Projects in conjunction with Maryland Department of Planning (MDP). Coefficient of variation range determines rating of data reliability of estimate: 0-19 = good; 20-39 = fair; 40-60 = caution; 61+ = poor.

Census geographies defining the study area are shown in the Maps tab.

Friendship Heights Sector Plan Study Area

Montgomery County, MD and District of Columbia

	Study Area	Margin of error +/-	Standard Error	Coefficient of Variation	Data Reliability
POPULATION					
Total population	24,082	1,422	864	3.6	good
Population living in households	23,911	1,422	864	3.6	good
Age Distribution					
0-4 years	924	213	129	14.0	good
5-17 years	4,068	480	292	7.2	good
18-34 years	3,725	524	319	8.6	good
35-44 years	2,589	341	207	8.0	good
45-64 years	6,814	630	383	5.6	good
65 years and older	5,962	550	334	5.6	good
Race and Hispanic Origin Combined					
Not Hispanic	22,086	1,395	848	3.8	good
White	17,428	1,254	762	4.4	good
Black	1,353	498	303	22.4	fair
Asian	1,928	465	283	14.7	good
Other races	1,377	327	199	14.4	good
Hispanic or Latino ¹	1,996	469	285	14.3	good
Language Spoken at Home					
Population 5 years and over	23,158	1,363	828	3.6	good
Speak language other than English	5,602	701	426	7.6	good
Speak English less than "very well"	912	434	264	29.0	fair
Educational Attainment					
Persons 25 years and older	17,394	984	598	3.4	good
Less than high school diploma	405	275	167	41.3	caution
High school graduate, some college or associate	2,261	461	280	12.4	good
Bachelor's degree	4,457	531	323	7.3	good
Graduate or professional degree	10,271	651	396	3.9	good
Residence 1 Year Ago					
Population 1 year and over	23,924	1,398	850	3.6	good
Same house	19,359	1,230	748	3.9	good
Different house in U.S.	4,270	794	483	11.3	good
Abroad	295	130	79	26.8	fair
LABOR FORCE					
Civilian employed population 16 years and over	12,170	857	521	4.3	good
Class of Worker ²					
Private wage and salary	8,478	677	411	4.9	good
Government	2,742	363	221	8.1	good
Self-employed in own not incorporated business	918	201	122	13.3	good
Occupation					
Management, business, science, and arts	9,607	585	356	3.7	good
Service	958	245	149	15.5	good
Sales and office	1,282	331	201	15.7	good
Natural resources, construction, and maintenance	138	112	68	49.2	caution
Production, transportation, and material moving	185	151	92	49.6	caution
Work Trip					
Workers 16 years and over	12,073	838	509	4.2	good
Drove	4,253	476	289	6.8	good

Alone	3,746	410	250	6.7	good
Carpool	507	268	163	32.1	fair
Public transportation	2,281	372	226	9.9	good
Walked and other means	1,352	290	176	13.1	good
Worked at home	4,187	500	304	7.3	good
Average travel time to work (minutes)	30	3	2	5.3	good
Work Location					
<i>Workers 16 years and over</i>	<i>12,073</i>	<i>838</i>	<i>509</i>	<i>4.2</i>	<i>good</i>
In county of residence	8,374	739	449	5.4	good
Outside county of residence, in same state	189	98	60	31.6	fair
Out of state of residence	3,510	386	235	6.7	good
HOUSEHOLD INCOME					
Household Income Distribution					
Under \$25,000	1,206	389	237	19.6	good
\$25,000 to \$49,999	679	262	159	23.4	fair
\$50,000 to \$74,999	667	183	111	16.7	good
\$75,000 to \$99,999	678	235	143	21.1	fair
\$100,000 to \$149,999	1,539	272	166	10.8	good
\$150,000 to \$199,999	1,154	278	169	14.6	good
\$200,000 and above	4,913	435	265	5.4	good
Average household income (2023 dollars)	\$268,665	\$27,293	\$16,591	6.2	good
People whose income is below the poverty level	1,786	512	311	17.4	good
HOUSING					
Housing Units	11,831	712	433	3.7	good
Households	10,836	688	418	3.9	good
Average Household Size	2.21	0.19	0.12	5.3	good
Households by Type					
Family households	6,033	417	254	4.2	good
Families with children under 18	2,700	321	195	7.2	good
Nonfamily households	4,803	622	378	7.9	good
Householder living alone	4,235	599	364	8.6	good
Units in Structure					
1-unit, detached	5,244	411	250	4.8	good
1-unit, attached	490	158	96	19.6	good
2 to 4 units	20	89	54	271.5	poor
5 to 9 units	106	102	62	58.4	caution
10 to 19 units	115	115	70	61.0	poor
20 or more units	5,856	602	366	6.3	good
Mobile home and other	0	89	54	N/A	poor
Tenure					
Owner-occupied	7,117	493	300	4.2	good
Renter-occupied	3,719	511	311	8.4	good
Owner-Occupied Housing Value (2023 dollars)					
<i>Owner-occupied Households</i>	<i>7,117</i>	<i>493</i>	<i>300</i>	<i>4.2</i>	<i>good</i>
Less than \$300,000	449	339	206	45.9	caution
\$300,000 to \$399,999	311	124	76	24.3	fair
\$400,000 to \$499,999	362	174	106	29.2	fair
\$500,000 to \$749,999	568	238	144	25.4	fair
\$750,000 to \$999,999	615	146	89	14.4	good
\$1,000,000 or more	4,812	400	243	5.1	good
Average housing value	\$1,274,767	\$120,935	\$73,517	5.8	good
Selected Monthly Owner Costs (2023 dollars)					
<i>Housing units with a mortgage</i>	<i>4,405</i>	<i>403</i>	<i>245</i>	<i>5.6</i>	<i>good</i>
Less than \$1,500	67	211	128	191.5	poor
\$1,500 to \$1,999	146	93	57	38.7	fair
\$2,000 to \$2,499	262	204	124	47.4	caution
\$2,500 to \$2,999	248	107	65	26.2	fair
\$3,000 to \$3,999	989	222	135	13.6	good
\$4,000 or more	2,693	289	175	6.5	good
Average monthly owner costs of mortgaged households	\$4,997	\$650	\$395	7.9	good

Gross Rent (including utilities) (2023 dollars)					
Occupied units paying rent	3,445	442	269	7.8	good
Less than \$1,000	7	258	157	2,242.3	poor
\$1,000 to \$1,499	342	166	101	29.6	fair
\$1,500 to \$1,999	762	199	121	15.8	good
\$2,000 to \$2,499	638	223	135	21.2	fair
\$2,500 to \$2,999	656	299	182	27.7	fair
\$3,000 or more	1,040	220	134	12.9	good
Average monthly rent	\$2,774	\$514	\$312	11.3	good
Households Spending More Than 30% of Income on Housing Costs					
Homeowners with a mortgage	1,011	235	143	14.1	good
Renters	1,373	322	195	14.2	good
Households with Available Vehicles					
No vehicles available	1,857	403	245	13.2	good
1 vehicle	4,840	538	327	6.8	good
2 vehicles	3,487	367	223	6.4	good
3 or more vehicles	652	209	127	19.4	good

¹ Persons of Hispanic origin may be of any race.

² Unpaid family workers are not shown.

Source: 2023 American Community Survey, 5-year estimates, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects (March 2025).

Friendship Heights Sector Plan Study Area

Montgomery County, MD and District of

Columbia	Study Area	Study Area %	(MD side)	(MD side) %	(DC side)	(DC side) %	area only	area only %	County	County %	Columbia	Columbia %
POPULATION												
Total population	24,082	100.0%	14,018	100.0%	10,064	100.0%	6,065	100.0%	1,057,586	100.0%	672,079	100.0%
Age Distribution												
0-4 years	924	3.8%	519	3.7%	405	4.0%	138	2.3%	61,577	5.8%	40,916	6.1%
5-17 years	4,068	16.9%	2,129	15.2%	1,939	19.3%	430	7.1%	181,126	17.1%	84,759	12.6%
18-34 years	3,725	15.5%	2,307	16.5%	1,418	14.1%	1,307	21.5%	209,530	19.8%	212,270	31.6%
35-44 years	2,589	10.8%	1,460	10.4%	1,129	11.2%	665	11.0%	147,430	13.9%	110,537	16.4%
45-64 years	6,814	28.3%	3,860	27.5%	2,954	29.4%	1,348	22.2%	282,843	26.7%	138,096	20.5%
65 years and older	5,962	24.8%	3,743	26.7%	2,219	22.0%	2,177	35.9%	175,080	16.6%	85,501	12.7%
Race and Hispanic Origin Combined												
Not Hispanic	22,086	91.7%	12,700	90.6%	9,386	93.3%	5,402	89.1%	839,367	79.4%	594,319	88.4%
White	17,428	72.4%	10,218	72.9%	7,210	71.6%	4,053	66.8%	427,787	40.4%	245,760	36.6%
Black	1,353	5.6%	497	3.5%	856	8.5%	218	3.6%	193,539	18.3%	285,926	42.5%
Asian	1,928	8.0%	1,192	8.5%	736	7.3%	872	14.4%	159,535	15.1%	26,970	4.0%
Other races	1,377	5.7%	793	5.7%	584	5.8%	259	4.3%	58,506	5.5%	35,663	5.3%
Hispanic or Latino ¹	1,996	8.3%	1,318	9.4%	678	6.7%	663	10.9%	218,219	20.6%	77,760	11.6%
Language Spoken at Home												
Population 5 years and over	23,158	100.0%	13,499	100.0%	9,659	100.0%	5,927	100.0%	996,009	100.0%	631,163	100.0%
Speak language other than English	5,602	24.2%	3,548	26.3%	2,054	21.3%	1,841	31.1%	423,453	42.5%	113,534	18.0%
Speak English less than "very well"	912	3.9%	504	3.7%	408	4.2%	342	5.8%	157,160	15.8%	32,254	5.1%
Educational Attainment												
Persons 25 years and older	17,394	100.0%	10,420	100.0%	6,974	100.0%	5,108	100.0%	733,108	100.0%	484,406	100.0%
Less than high school diploma	405	2.3%	280	2.7%	125	1.8%	203	4.0%	64,162	8.8%	34,651	7.2%
High school graduate, some college or associate	2,261	13.0%	1,376	13.2%	885	12.7%	873	17.1%	226,986	31.0%	141,849	29.3%
Bachelor's degree	4,457	25.6%	2,644	25.4%	1,813	26.0%	1,209	23.7%	199,428	27.2%	126,307	26.1%
Graduate or professional degree	10,271	59.0%	6,120	58.7%	4,151	59.5%	2,823	55.3%	242,532	33.1%	181,599	37.5%
Residence 1 Year Ago												
Population 1 year and over	23,924	100.0%	13,951	100.0%	9,973	100.0%	6,047	100.0%	1,045,817	100.0%	663,240	100.0%
Same house	19,359	80.9%	11,154	80.0%	8,205	82.3%	4,621	76.4%	914,675	87.5%	534,246	80.6%
Different house in U.S.	4,270	17.8%	2,562	18.4%	1,708	17.1%	1,312	21.7%	116,817	11.2%	119,096	18.0%
Abroad	295	1.2%	235	1.7%	60	0.6%	114	1.9%	14,325	1.4%	9,898	1.5%
LABOR FORCE												
Civilian employed population (% population 16 years and over)	12,170	62.0%	7,190	61.2%	4,980	63.1%	3,307	60.0%	559,184	66.2%	371,410	66.7%
Class of Worker ²												
Private wage and salary	8,478	69.7%	4,960	69.0%	3,518	70.6%	2,153	65.1%	398,989	71.4%	257,132	69.2%
Government	2,742	22.5%	1,694	23.6%	1,048	21.0%	991	30.0%	121,478	21.7%	97,705	26.3%
Self-employed in own not incorporated business	918	7.5%	536	7.5%	382	7.7%	163	4.9%	37,098	6.6%	16,055	4.3%
Occupation												
Management, business, science, and arts	9,607	78.9%	5,713	79.5%	3,894	78.2%	2,641	79.9%	336,039	60.1%	264,189	71.1%
Service	958	7.9%	528	7.3%	430	8.6%	175	5.3%	77,711	13.9%	42,270	11.4%
Sales and office	1,282	10.5%	803	11.2%	479	9.6%	379	11.5%	80,348	14.4%	45,428	12.2%
Natural resources, construction, and maintenance	138	1.1%	63	0.9%	75	1.5%	37	1.1%	33,786	6.0%	7,520	2.0%
Production, transportation, and material moving	185	1.5%	83	1.2%	102	2.0%	75	2.3%	31,300	5.6%	12,003	3.2%
Work Trip												
Workers 16 years and over	12,073	100.0%	7,167	100.0%	4,906	100.0%	3,284	100.0%	549,729	100.0%	368,917	100.0%
Drove	4,253	35.2%	2,386	33.3%	1,867	38.1%	956	29.1%	341,033	62.0%	119,663	32.4%
Alone	3,746	31.0%	2,219	31.0%	1,527	31.1%	906	27.6%	298,138	54.2%	103,858	28.2%
Carpool	507	4.2%	167	2.3%	340	6.9%	50	1.5%	42,895	7.8%	15,805	4.3%
Public transportation	2,281	18.9%	1,287	18.0%	994	20.3%	875	26.6%	46,690	8.5%	82,220	22.3%
Walked and other means	1,352	11.2%	848	11.8%	504	10.3%	422	12.9%	21,820	4.0%	58,412	15.8%
Worked at home	4,187	34.7%	2,646	36.9%	1,541	31.4%	1,031	31.4%	140,186	25.5%	108,622	29.4%
Average travel time to work (minutes)	30		30		N/A		N/A		32		30	
Work Location												
Workers 16 years and over	12,073	100.0%	7,167	100.0%	4,906	100.0%	3,284	100.0%	549,729	100.0%	368,917	100.0%
In county of residence	8,374	69.4%	4,288	59.8%	4,086	83.3%	1,889	57.5%	390,025	70.9%	300,952	81.6%
Outside county of residence, in same state	189	1.6%	189	2.6%	0	0.0%	86	2.6%	52,841	9.6%	N/A	N/A
Outside of state of residence	3,510	29.1%	2,690	37.5%	820	16.7%	1,309	39.9%	106,863	19.4%	67,965	18.4%
HOUSEHOLD INCOME												
Household Income Distribution												
Under \$25,000	1,206	11.1%	672	10.2%	534	12.6%	470	12.9%	31,231	8.1%	48,356	15.0%
\$25,000 to \$49,999	679	6.3%	347	5.3%	332	7.8%	252	6.9%	38,071	9.8%	34,186	10.6%
\$50,000 to \$74,999	667	6.2%	403	6.1%	264	6.2%	285	7.8%	41,367	10.7%	36,721	11.4%
\$75,000 to \$99,999	678	6.3%	580	8.8%	98	2.3%	307	8.4%	40,351	10.4%	33,409	10.4%
\$100,000 to \$149,999	1,539	14.2%	1,054	16.0%	485	11.5%	809	22.2%	69,072	17.8%	50,530	15.7%
\$150,000 to \$199,999	1,154	10.6%	876	13.3%	278	6.6%	444	12.2%	51,240	13.2%	36,184	11.3%
\$200,000 and above	4,913	45.3%	2,671	40.5%	2,242	53.0%	1,076	29.5%	116,549	30.0%	82,170	25.6%
Average household income (2023 dollars)	\$268,665		\$265,433		\$273,708		\$204,695		\$177,086		\$157,604	
People whose income is below the poverty level	1,786	7.5%	915	6.5%	871	8.8%	502	8.3%	74,198	7.1%	94,140	14.5%
HOUSING												
Housing units	11,831	100.0%	7,231	100.0%	4,600	100.0%	4,125	100.0%	405,127	100.0%	356,101	100.0%
Households	10,836	100.0%	6,603	100.0%	4,233	100.0%	3,643	100.0%	387,881	100.0%	321,556	100.0%
Average Household Size	2.21		2.12		2.34		1.66		2.70		1.99	
Households by Type												
Family households	6,033	55.7%	3,480	52.7%	2,553	60.3%	1,317	36.2%	265,852	68.5%	132,972	41.4%
Families with children under 18	2,700	24.9%	1,488	22.5%	1,212	28.6%	341	9.4%	120,855	31.2%	55,986	17.4%
Nonfamily households	4,803	44.3%	3,123	47.3%	1,680	39.7%	2,326	63.8%	122,029	31.5%	188,584	58.6%
Householder living alone	4,235	39.1%	2,732	41.4%	1,503	35.5%	2,029	55.7%	99,075	25.5%	150,078	46.7%
Units in Structure												
1-unit, detached	5,244	44.3%	2,899	40.1%	2,345	51.0%	293	7.1%	189,730	46.8%	39,451	11.1%
1-unit, attached	490	4.1%	42	0.6%	448	9.7%	18	0.4%	72,212	17.8%	78,711	22.1%
2 to 4 units	20	0.2%	8	0.1%	12	0.3%	8	0.2%	8,569	2.1%	37,034	10.4%
5 to 9 units	106	0.9%	62	0.9%	44	1.0%	62	1.5%	19,274	4.8%	24,872	7.0%
10 to 19 units	115	1.0%	9	0.1%	106	2.3%	9	0.2%	34,404	8.5%	30,756	8.6%
20 or more units	5,856	49.5%	4,211	58.2%	1,645	35.8%	3,735	90.5%	80,055	19.8%	144,855	40.7%
Mobile home and other	0	0.0%	0	0.0%	0	0.0%	0	0.0%	883	0.2%	422	0.1%
Tenure												
Owner-occupied	7,117	65.7%	4,203	63.7%	2,914	68.8%	1,570	43.1%	253,448	65.3%	132,288	41.1%
Renter-occupied	3,719	34.3%	2,400	36.3%	1,319	31.2%	2,073	56.9%	134,433	34.7%	189,268	58.9%
Owner-Occupied Housing Value (2023 dollars)												
Owner-occupied Households	7,117	100.0%	4,203	100.0%	2,914	100.0%	1,570	100.0%	253,448	100.0%	132,288	100.0%
Less than \$300,000	449	6.3%	350	8.3%	99	3.4%	145	9.2%	29,205	11.5%	10,385	7.9%
\$300,000 to \$399,999	311	4.4%	212	5.0%	99	3.4%	189	12.0%	27,531	10.9%	12,069	9.1%
\$400,000 to \$499,999	362	5.1%	312	7.4%	50	1.7%	206	13.1%	35,178	13.9%	14,834	11.2%
\$500,000 to \$749,999	568	8.0%	463	11.0%	105	3.6%	291	18.5%	75,555	29.8%	32,123	24.3%
\$750,000 to \$999,999	615	8.6%	359	8.5%	256	8.8%	134					

Homeowners with a mortgage	1,011	23.0%	639	26.1%	372	19.1%	211	30.2%	46,672	26.0%	25,423	25.4%
Renters	1,373	41.8%	895	38.3%	478	50.5%	733	36.2%	66,482	51.7%	83,613	46.4%
Households with Available Vehicles												
No vehicles available	1,857	17.1%	981	14.9%	876	20.7%	865	23.7%	31,623	8.2%	115,456	35.9%
1 vehicle	4,840	44.7%	3,144	47.6%	1,696	40.1%	2,052	56.3%	135,771	35.0%	148,985	46.3%
2 vehicles	3,487	32.2%	2,033	30.8%	1,454	34.3%	658	18.1%	147,831	38.1%	46,007	14.3%
3 or more vehicles	652	6.0%	445	6.7%	207	4.9%	68	1.9%	72,656	18.7%	11,108	3.5%

¹ Persons of Hispanic origin may be of any race.

² Unpaid family workers are not shown.

Census geographies defining the Study Area are shown in the Maps tab.

Source: 2023 American Community Survey, 5-year estimates, U.S. Census Bureau; compiled by Montgomery Planning, Research & Strategic Projects (March 2025).