

Milestone Center
20914 Frederick Rd, Germantown, Maryland, 20876
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.20005
Longitude: -77.25135

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,438	87,679	188,104
2020 Total Population	13,174	106,190	214,803
2020 Group Quarters	1	710	1,302
2024 Total Population	13,498	111,051	219,526
2024 Group Quarters	1	753	1,299
2029 Total Population	13,579	112,746	220,919
2024-2029 Annual Rate	0.12%	0.30%	0.13%
2024 Total Daytime Population	16,144	85,462	179,427
Workers	10,268	35,211	79,928
Residents	5,876	50,251	99,499
Household Summary			
2010 Households	4,556	30,355	65,461
2010 Average Household Size	2.95	2.86	2.85
2020 Total Households	4,624	35,944	73,099
2020 Average Household Size	2.85	2.93	2.92
2024 Households	4,795	37,380	74,208
2024 Average Household Size	2.81	2.95	2.94
2029 Households	4,804	37,710	74,135
2029 Average Household Size	2.83	2.97	2.96
2024-2029 Annual Rate	0.04%	0.18%	-0.02%
2010 Families	3,418	21,843	46,892
2010 Average Family Size	3.42	3.35	3.34
2024 Families	3,523	27,431	53,919
2024 Average Family Size	3.27	3.44	3.45
2029 Families	3,526	27,690	53,929
2029 Average Family Size	3.29	3.46	3.47
2024-2029 Annual Rate	0.02%	0.19%	0.00%
Housing Unit Summary			
2000 Housing Units	3,696	26,181	57,717
Owner Occupied Housing Units	67.3%	69.2%	65.6%
Renter Occupied Housing Units	28.3%	27.9%	31.4%
Vacant Housing Units	4.4%	2.8%	3.0%
2010 Housing Units	4,795	31,782	68,471
Owner Occupied Housing Units	57.7%	67.7%	65.8%
Renter Occupied Housing Units	37.3%	27.8%	29.8%
Vacant Housing Units	5.0%	4.5%	4.4%
2020 Housing Units	4,912	37,241	75,818
Owner Occupied Housing Units	54.3%	65.0%	62.9%
Renter Occupied Housing Units	39.9%	31.5%	33.5%
Vacant Housing Units	3.8%	3.5%	3.6%
2024 Housing Units	5,086	38,843	77,121
Owner Occupied Housing Units	54.5%	66.5%	64.7%
Renter Occupied Housing Units	39.7%	29.7%	31.6%
Vacant Housing Units	5.7%	3.8%	3.8%
2029 Housing Units	5,114	39,304	77,631
Owner Occupied Housing Units	55.1%	67.8%	65.6%
Renter Occupied Housing Units	38.8%	28.2%	29.9%
Vacant Housing Units	6.1%	4.1%	4.5%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Households by Income			
Household Income Base	4,794	37,377	74,195
<\$15,000	5.4%	5.2%	5.3%
\$15,000 - \$24,999	2.4%	2.7%	3.1%
\$25,000 - \$34,999	3.8%	4.1%	4.3%
\$35,000 - \$49,999	4.9%	4.9%	5.6%
\$50,000 - \$74,999	11.0%	10.2%	11.2%
\$75,000 - \$99,999	12.9%	12.7%	12.3%
\$100,000 - \$149,999	19.9%	21.4%	20.4%
\$150,000 - \$199,999	14.3%	15.1%	14.4%
\$200,000+	25.5%	23.6%	23.5%
Average Household Income	\$162,470	\$154,180	\$154,902
2029 Households by Income			
Household Income Base	4,803	37,707	74,122
<\$15,000	4.9%	4.6%	4.6%
\$15,000 - \$24,999	1.8%	2.0%	2.3%
\$25,000 - \$34,999	3.1%	3.2%	3.4%
\$35,000 - \$49,999	3.7%	3.6%	4.3%
\$50,000 - \$74,999	8.8%	8.3%	9.2%
\$75,000 - \$99,999	12.1%	11.7%	11.6%
\$100,000 - \$149,999	18.8%	20.5%	19.8%
\$150,000 - \$199,999	15.5%	16.9%	16.0%
\$200,000+	31.3%	29.2%	28.8%
Average Household Income	\$187,387	\$178,645	\$179,061
2024 Owner Occupied Housing Units by Value			
Total	2,771	25,807	49,837
<\$50,000	0.4%	2.9%	3.2%
\$50,000 - \$99,999	0.0%	0.4%	0.6%
\$100,000 - \$149,999	0.0%	0.2%	0.7%
\$150,000 - \$199,999	0.1%	1.2%	1.6%
\$200,000 - \$249,999	1.8%	4.0%	3.8%
\$250,000 - \$299,999	1.8%	5.4%	5.1%
\$300,000 - \$399,999	13.1%	16.9%	15.2%
\$400,000 - \$499,999	14.9%	12.3%	12.5%
\$500,000 - \$749,999	50.8%	39.4%	39.9%
\$750,000 - \$999,999	10.6%	13.2%	12.6%
\$1,000,000 - \$1,499,999	2.7%	1.9%	2.5%
\$1,500,000 - \$1,999,999	0.5%	0.7%	0.7%
\$2,000,000 +	3.1%	1.5%	1.5%
Average Home Value	\$646,408	\$573,597	\$575,425
2029 Owner Occupied Housing Units by Value			
Total	2,816	26,605	50,889
<\$50,000	0.1%	1.6%	2.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.2%	0.5%
\$200,000 - \$249,999	0.4%	1.2%	1.5%
\$250,000 - \$299,999	0.5%	2.4%	2.6%
\$300,000 - \$399,999	6.4%	11.5%	11.2%
\$400,000 - \$499,999	13.6%	11.9%	11.6%
\$500,000 - \$749,999	52.6%	45.0%	45.2%
\$750,000 - \$999,999	16.7%	19.6%	17.8%
\$1,000,000 - \$1,499,999	5.8%	3.6%	4.3%
\$1,500,000 - \$1,999,999	0.9%	1.0%	1.1%
\$2,000,000 +	2.9%	1.9%	2.0%
Average Home Value	\$715,625	\$662,605	\$659,067

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Median Household Income			
2024	\$119,351	\$118,497	\$115,533
2029	\$138,294	\$136,982	\$132,679
Median Home Value			
2024	\$587,651	\$542,998	\$545,810
2029	\$637,576	\$617,392	\$612,598
Per Capita Income			
2024	\$57,251	\$51,952	\$52,443
2029	\$65,735	\$59,806	\$60,179
Median Age			
2010	33.7	33.6	34.6
2020	37.4	36.3	36.9
2024	37.8	37.2	37.9
2029	39.1	38.3	38.9
2020 Population by Age			
Total	13,174	106,190	214,803
0 - 4	5.7%	6.6%	6.4%
5 - 9	5.6%	7.2%	6.9%
10 - 14	6.7%	7.5%	7.3%
15 - 24	13.8%	12.5%	12.8%
25 - 34	14.9%	14.2%	13.8%
35 - 44	12.8%	15.7%	14.9%
45 - 54	14.7%	13.9%	13.7%
55 - 64	15.4%	12.6%	12.9%
65 - 74	7.0%	6.8%	7.4%
75 - 84	2.6%	2.3%	2.9%
85 +	0.7%	0.7%	1.1%
18 +	77.7%	74.5%	75.1%
2024 Population by Age			
Total	13,496	111,052	219,526
0 - 4	5.7%	6.3%	6.2%
5 - 9	6.0%	7.0%	6.7%
10 - 14	5.5%	7.1%	6.8%
15 - 24	12.6%	12.6%	12.8%
25 - 34	16.2%	13.6%	13.3%
35 - 44	14.1%	16.1%	15.3%
45 - 54	13.3%	14.1%	13.7%
55 - 64	14.1%	11.9%	12.2%
65 - 74	8.5%	7.7%	8.3%
75 - 84	3.2%	3.0%	3.5%
85 +	0.8%	0.8%	1.2%
18 +	79.2%	75.5%	76.2%
2029 Population by Age			
Total	13,579	112,745	220,917
0 - 4	5.4%	6.1%	6.0%
5 - 9	5.7%	6.4%	6.2%
10 - 14	6.0%	6.9%	6.7%
15 - 24	10.9%	12.3%	12.3%
25 - 34	15.4%	13.4%	13.4%
35 - 44	15.4%	15.2%	14.5%
45 - 54	12.4%	14.3%	13.8%
55 - 64	12.7%	11.4%	11.6%
65 - 74	10.7%	8.9%	9.4%
75 - 84	4.4%	4.1%	4.7%
85 +	1.1%	1.0%	1.4%
18 +	79.8%	76.7%	77.3%

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2020 Population by Sex			
Males	6,318	50,950	103,526
Females	6,856	55,240	111,277
2024 Population by Sex			
Males	6,590	54,372	107,753
Females	6,908	56,679	111,773
2029 Population by Sex			
Males	6,589	54,938	107,899
Females	6,990	57,808	113,019
2010 Population by Race/Ethnicity			
Total	13,438	87,678	188,105
White Alone	41.2%	46.8%	49.4%
Black Alone	21.3%	23.1%	20.9%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	27.0%	17.8%	16.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.0%	7.0%	7.8%
Two or More Races	5.1%	4.8%	4.7%
Hispanic Origin	14.8%	19.1%	19.8%
Diversity Index	78.1	78.5	77.9
2020 Population by Race/Ethnicity			
Total	13,174	106,190	214,803
White Alone	26.8%	28.5%	31.2%
Black Alone	25.2%	25.0%	22.3%
American Indian Alone	0.7%	0.7%	0.9%
Asian Alone	28.7%	21.7%	19.4%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	7.4%	12.2%	14.2%
Two or More Races	11.2%	11.7%	12.0%
Hispanic Origin	16.3%	22.9%	25.5%
Diversity Index	82.9	85.8	86.4
2024 Population by Race/Ethnicity			
Total	13,498	111,051	219,526
White Alone	25.2%	27.0%	29.4%
Black Alone	26.0%	25.2%	22.6%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	29.0%	22.5%	20.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	7.8%	12.5%	14.7%
Two or More Races	11.4%	11.9%	12.3%
Hispanic Origin	17.0%	23.4%	26.3%
Diversity Index	83.2	86.1	86.9
2029 Population by Race/Ethnicity			
Total	13,580	112,746	220,919
White Alone	23.2%	25.0%	27.4%
Black Alone	25.9%	25.1%	22.5%
American Indian Alone	0.7%	0.8%	1.0%
Asian Alone	30.3%	23.5%	21.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	8.3%	13.3%	15.5%
Two or More Races	11.6%	12.2%	12.7%
Hispanic Origin	17.8%	24.6%	27.5%
Diversity Index	83.5	86.6	87.4

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2020 Population by Relationship and Household Type			
Total	13,174	106,190	214,803
In Households	100.0%	99.3%	99.4%
Householder	34.6%	33.9%	34.1%
Opposite-Sex Spouse	18.7%	17.6%	17.7%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	1.5%	1.7%	1.7%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	31.3%	32.2%	31.3%
Adopted Child	0.4%	0.5%	0.5%
Stepchild	0.7%	1.0%	1.0%
Grandchild	1.6%	1.6%	1.7%
Brother or Sister	1.7%	1.6%	1.7%
Parent	3.0%	2.5%	2.4%
Parent-in-law	0.8%	0.7%	0.7%
Son-in-law or Daughter-in-law	0.5%	0.4%	0.5%
Other Relatives	2.1%	2.1%	2.3%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	2.9%	3.3%	3.5%
In Group Quarters	0.0%	0.7%	0.6%
Institutionalized	0.0%	0.5%	0.5%
Noninstitutionalized	0.0%	0.2%	0.1%
2024 Population 25+ by Educational Attainment			
Total	9,479	74,465	148,255
Less than 9th Grade	2.7%	3.7%	4.7%
9th - 12th Grade, No Diploma	2.4%	3.6%	3.7%
High School Graduate	12.5%	15.1%	15.3%
GED/Alternative Credential	1.7%	2.7%	2.1%
Some College, No Degree	13.4%	13.7%	13.8%
Associate Degree	5.9%	7.7%	7.6%
Bachelor's Degree	30.0%	28.7%	28.8%
Graduate/Professional Degree	31.4%	24.8%	24.0%
2024 Population 15+ by Marital Status			
Total	11,176	88,433	176,247
Never Married	32.9%	33.3%	32.3%
Married	57.7%	54.8%	55.5%
Widowed	3.1%	3.4%	3.7%
Divorced	6.4%	8.6%	8.6%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,996	62,993	124,607
Population 16+ Employed	96.2%	97.7%	97.5%
Population 16+ Unemployment rate	3.8%	2.3%	2.5%
Population 16-24 Employed	8.7%	9.6%	10.0%
Population 16-24 Unemployment rate	8.4%	6.0%	6.5%
Population 25-54 Employed	64.7%	67.6%	65.6%
Population 25-54 Unemployment rate	3.4%	1.8%	2.1%
Population 55-64 Employed	20.9%	16.4%	17.2%
Population 55-64 Unemployment rate	1.7%	1.9%	1.9%
Population 65+ Employed	5.7%	6.4%	7.2%
Population 65+ Unemployment rate	7.8%	1.9%	1.7%

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January 31, 2025

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2024 Employed Population 16+ by Industry			
Total	7,695	61,565	121,498
Agriculture/Mining	0.0%	0.3%	0.2%
Construction	5.9%	5.7%	6.3%
Manufacturing	4.5%	3.4%	3.8%
Wholesale Trade	0.5%	0.7%	0.9%
Retail Trade	7.2%	8.2%	8.0%
Transportation/Utilities	3.2%	3.4%	3.6%
Information	2.7%	2.2%	1.9%
Finance/Insurance/Real Estate	5.6%	5.6%	5.3%
Services	60.6%	59.4%	59.1%
Public Administration	9.8%	11.1%	10.9%
2024 Employed Population 16+ by Occupation			
Total	7,695	61,564	121,496
White Collar	81.0%	74.0%	71.9%
Management/Business/Financial	21.6%	22.2%	21.7%
Professional	41.4%	37.1%	35.9%
Sales	8.0%	6.8%	6.7%
Administrative Support	9.9%	7.8%	7.6%
Services	10.0%	15.3%	15.4%
Blue Collar	9.0%	10.7%	12.6%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	2.3%	3.0%	3.8%
Installation/Maintenance/Repair	2.6%	1.8%	2.1%
Production	1.0%	1.8%	2.1%
Transportation/Material Moving	3.1%	4.0%	4.6%
2020 Households by Type			
Total	4,624	35,944	73,099
Married Couple Households	54.3%	52.5%	52.5%
With Own Children <18	23.6%	26.9%	25.6%
Without Own Children <18	30.7%	25.6%	27.0%
Cohabiting Couple Households	4.5%	5.0%	5.2%
With Own Children <18	1.7%	2.1%	2.2%
Without Own Children <18	2.8%	3.0%	3.0%
Male Householder, No Spouse/Partner	15.2%	15.0%	15.0%
Living Alone	8.5%	8.7%	8.7%
65 Years and over	1.3%	1.7%	2.0%
With Own Children <18	1.7%	1.9%	1.8%
Without Own Children <18, With Relatives	3.5%	3.1%	3.1%
No Relatives Present	1.5%	1.3%	1.4%
Female Householder, No Spouse/Partner	26.1%	27.5%	27.3%
Living Alone	10.8%	11.6%	12.3%
65 Years and over	3.1%	3.8%	4.8%
With Own Children <18	6.3%	6.9%	6.4%
Without Own Children <18, With Relatives	7.8%	7.7%	7.4%
No Relatives Present	1.3%	1.2%	1.1%
2020 Households by Size			
Total	4,624	35,944	73,099
1 Person Household	19.2%	20.3%	21.0%
2 Person Household	29.8%	27.3%	27.5%
3 Person Household	20.8%	19.3%	18.7%
4 Person Household	16.7%	18.6%	18.0%
5 Person Household	7.4%	8.3%	8.5%
6 Person Household	3.4%	3.8%	3.8%
7 + Person Household	2.5%	2.4%	2.5%

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2020 Households by Tenure and Mortgage Status			
Total	4,624	35,944	73,099
Owner Occupied	57.7%	67.3%	65.2%
Owned with a Mortgage/Loan	48.1%	58.7%	55.4%
Owned Free and Clear	9.5%	8.6%	9.8%
Renter Occupied	42.3%	32.7%	34.8%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	80	86	83
Percent of Income for Mortgage	30.8%	28.7%	29.6%
Wealth Index	148	138	142
2020 Housing Units By Urban/ Rural Status			
Total	4,912	37,241	75,818
Urban Housing Units	99.5%	98.5%	98.1%
Rural Housing Units	0.5%	1.5%	1.9%
2020 Population By Urban/ Rural Status			
Total	13,174	106,190	214,803
Urban Population	99.4%	98.2%	97.8%
Rural Population	0.6%	1.8%	2.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	Enterprising Professionals	Enterprising Professionals (2D)
2.	Professional Pride (1B)	Professional Pride (1B)	Professional Pride (1B)
3.	Boomburbs (1C)	Boomburbs (1C)	Boomburbs (1C)
2024 Consumer Spending			
Apparel & Services: Total \$	\$16,340,213	\$122,234,896	\$243,237,660
Average Spent	\$3,407.76	\$3,270.06	\$3,277.78
Spending Potential Index	143	137	138
Education: Total \$	\$12,055,294	\$87,467,465	\$176,357,422
Average Spent	\$2,514.14	\$2,339.95	\$2,376.53
Spending Potential Index	145	135	138
Entertainment/Recreation: Total \$	\$27,567,675	\$204,934,336	\$406,592,028
Average Spent	\$5,749.25	\$5,482.46	\$5,479.09
Spending Potential Index	141	134	134
Food at Home: Total \$	\$48,525,044	\$362,169,724	\$727,603,736
Average Spent	\$10,119.93	\$9,688.86	\$9,804.92
Spending Potential Index	139	133	134
Food Away from Home: Total \$	\$27,544,101	\$205,920,021	\$409,366,113
Average Spent	\$5,744.34	\$5,508.83	\$5,516.47
Spending Potential Index	148	142	142
Health Care: Total \$	\$48,120,467	\$360,430,927	\$717,199,967
Average Spent	\$10,035.55	\$9,642.35	\$9,664.73
Spending Potential Index	130	125	126
HH Furnishings & Equipment: Total \$	\$21,299,714	\$159,050,826	\$315,336,340
Average Spent	\$4,442.07	\$4,254.97	\$4,249.36
Spending Potential Index	140	134	134
Personal Care Products & Services: Total \$	\$6,945,119	\$51,296,324	\$102,969,075
Average Spent	\$1,448.41	\$1,372.29	\$1,387.57
Spending Potential Index	145	138	139
Shelter: Total \$	\$188,300,294	\$1,388,505,377	\$2,789,282,030
Average Spent	\$39,270.13	\$37,145.68	\$37,587.35
Spending Potential Index	147	139	141
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$22,794,461	\$169,367,621	\$332,768,979
Average Spent	\$4,753.80	\$4,530.97	\$4,484.27
Spending Potential Index	136	129	128
Travel: Total \$	\$21,276,451	\$156,856,224	\$312,093,484
Average Spent	\$4,437.22	\$4,196.26	\$4,205.66
Spending Potential Index	146	138	139
Vehicle Maintenance & Repairs: Total \$	\$9,774,148	\$73,159,117	\$145,471,365
Average Spent	\$2,038.40	\$1,957.17	\$1,960.32
Spending Potential Index	138	132	132

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.