



# Executive Summary

13727 Notley Rd, Silver Spring, Maryland, 20904  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.08193  
Longitude: -77.00379

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,991	79,893	274,325
2020 Population	7,303	86,346	295,825
2023 Population	7,203	87,333	297,346
2028 Population	7,104	88,366	299,467
2010-2020 Annual Rate	0.44%	0.78%	0.76%
2020-2023 Annual Rate	-0.42%	0.35%	0.16%
2023-2028 Annual Rate	-0.28%	0.24%	0.14%
2020 Male Population	48.6%	48.1%	47.8%
2020 Female Population	51.4%	51.9%	52.2%
2020 Median Age	46.7	40.5	39.5
2023 Male Population	47.3%	48.2%	48.1%
2023 Female Population	52.7%	51.8%	51.9%
2023 Median Age	47.6	41.8	40.2

In the identified area, the current year population is 297,346. In 2020, the Census count in the area was 295,825. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 299,467 representing a change of 0.14% annually from 2023 to 2028. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	31.6%	26.5%	28.4%
2023 Black Alone	29.4%	35.4%	29.1%
2023 American Indian/Alaska Native Alone	0.6%	0.6%	0.9%
2023 Asian Alone	18.0%	13.7%	12.0%
2023 Pacific Islander Alone	0.1%	0.0%	0.1%
2023 Other Race	8.5%	12.8%	17.6%
2023 Two or More Races	11.9%	11.0%	11.9%
2023 Hispanic Origin (Any Race)	17.7%	22.0%	29.1%

Persons of Hispanic origin represent 29.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.8 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	259	197	161
2010 Households	2,372	27,252	96,300
2020 Households	2,447	28,209	100,745
2023 Households	2,426	28,411	101,055
2028 Households	2,392	28,715	101,891
2010-2020 Annual Rate	0.31%	0.35%	0.45%
2020-2023 Annual Rate	-0.26%	0.22%	0.09%
2023-2028 Annual Rate	-0.28%	0.21%	0.16%
2023 Average Household Size	2.95	3.05	2.92

The household count in this area has changed from 100,745 in 2020 to 101,055 in the current year, a change of 0.09% annually. The five-year projection of households is 101,891, a change of 0.16% annually from the current year total. Average household size is currently 2.92, compared to 2.91 in the year 2020. The number of families in the current year is 68,363 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	26.5%	30.7%	29.7%
<b>Median Household Income</b>			
2023 Median Household Income	\$137,418	\$112,774	\$101,305
2028 Median Household Income	\$155,827	\$127,466	\$111,332
2023-2028 Annual Rate	2.55%	2.48%	1.91%
<b>Average Household Income</b>			
2023 Average Household Income	\$180,075	\$156,998	\$142,545
2028 Average Household Income	\$205,734	\$177,683	\$161,508
2023-2028 Annual Rate	2.70%	2.51%	2.53%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$60,824	\$51,287	\$48,526
2028 Per Capita Income	\$69,372	\$57,988	\$55,042
2023-2028 Annual Rate	2.66%	2.49%	2.55%
<b>GINI Index</b>			
2023 Gini Index	31.7	35.7	37.2

### Households by Income

Current median household income is \$101,305 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$111,332 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$142,545 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$161,508 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$48,526 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$55,042 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	92	79	82
2010 Total Housing Units	2,454	28,352	101,313
2010 Owner Occupied Housing Units	2,123	19,051	64,945
2010 Renter Occupied Housing Units	248	8,204	31,355
2010 Vacant Housing Units	82	1,100	5,013
2020 Total Housing Units	2,572	29,319	105,319
2020 Owner Occupied Housing Units	2,144	19,699	66,147
2020 Renter Occupied Housing Units	303	8,510	34,598
2020 Vacant Housing Units	120	1,121	4,578
2023 Total Housing Units	2,548	29,485	105,547
2023 Owner Occupied Housing Units	2,186	20,374	68,407
2023 Renter Occupied Housing Units	240	8,037	32,648
2023 Vacant Housing Units	122	1,074	4,492
2028 Total Housing Units	2,548	30,009	107,070
2028 Owner Occupied Housing Units	2,171	20,429	69,185
2028 Renter Occupied Housing Units	220	8,287	32,706
2028 Vacant Housing Units	156	1,294	5,179

### Socioeconomic Status Index

2023 Socioeconomic Status Index	59.2	50.7	48.9
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Currently, 64.8% of the 105,547 housing units in the area are owner occupied; 30.9%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 105,319 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.07%. Median home value in the area is \$500,734, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.15% annually to \$530,231.

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**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.