

EMPLOYMENT (continued)

OCCUPATIONS (2000 US Census)		
	Number	Percent
<i>Employed civilian population</i>		
<i>16 years and older</i>	458,824	100.0
Management, professional, and related occupations	259,774	56.6
Service	52,848	11.5
Sales and office	100,859	22.0
Farming, fishing, & forestry.....	403	0.1
Construction, extraction, and maintenance	23,986	5.2
Production, transportation, and material moving	20,954	4.6

EMPLOYMENT LOCATION (2003 Census Update Survey)		
		Percent
<i>Workers 16 years and older</i>	508,515	100.0
In county		58.8
Prince George's County.....		5.2
Outside county.....		4.4
District of Columbia.....		23.1
Elsewhere		8.5

COMMUTING (2003 Census Update Survey)		
		Percent
<i>Workers 16 years and older</i>		100.0
Drive alone		73.4
Carpool.....		5.9
Public transit		14.5
Other.....		2.5
Worked at home		3.7
Average travel time		31.5 minutes

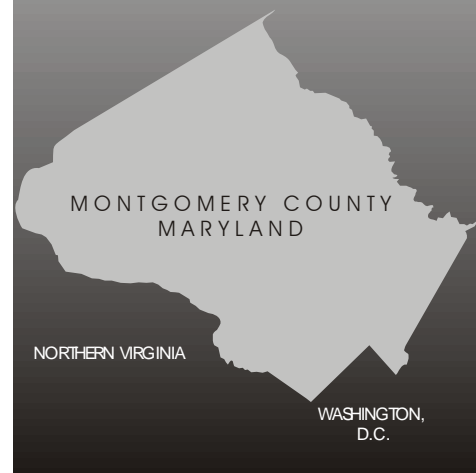
HOUSEHOLDS WITH COMPUTERS (2003 Census Update Survey)		
		Percent
<i>rs 16 years and older</i>		100.0
Have a computer.....		86.9
Have Internet access		93.2

LAND	
Land area	495.5 square miles
Water area	10 square miles
Parkland/open space.....	56,683 acres
Commission owned	32,000 acres

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MONTGOMERY COUNTY AT A GLANCE

CURRENT ESTIMATES
 POPULATION HOUSING EMPLOYMENT



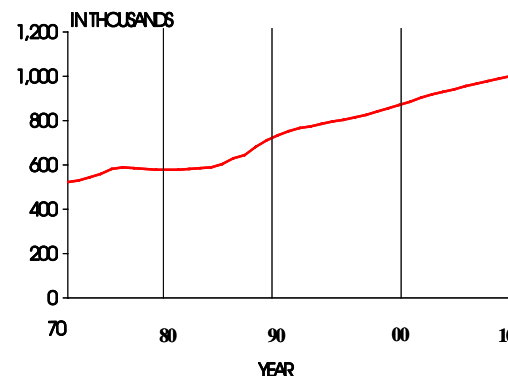
FEBRUARY 2005

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 RESEARCH & TECHNOLOGY CENTER

POPULATION

2004 Total Population (Jan estimate, R&TC).....	931,000
2000 Total Population (April, 2000 US Census)	873,341
In households.....	863,910
In group homes	9,431

MONTGOMERY COUNTY REMAINS THE STATE'S MOST POPULOUS JURISDICTION



AGE DISTRIBUTION (2003 Census Update Survey)

	Percent
Total household population.....	914,900
Under 5	6.2
5 to 9	7.6
10 to 14	7.6
15 to 19	6.3
20 to 24	4.4
25 to 34	12.3
35 to 44	16.8
45 to 54	15.9
55 to 59	6.3
60 to 64	4.4
65 to 74	6.2
75 and older.....	6.1
Under 18	25.7
18 to 64	62.1
65 and older.....	12.3

MEDIAN AGE (2003 Census Update Survey) 37.3

POPULATION (continued)

SEX (2003 Census Update Survey)	Percent
Males	46.7
Females.....	53.3

POPULATION BY RACE AND HISPANIC ORIGIN (2003 Census Update Survey)

	Percent
White.....	68.2
Black.....	14.0
Asian.....	12.0
Other	5.9
Hispanic or Latino.....	11.4

HISPANIC OR LATINO AND RACE (2000 US Census)

	Number	Percent
Hispanic/Latino (any race).....	100,604	11.5
Mexican.....	8,917	1.0
Puerto Rican.....	5,319	0.6
Cuban	2,739	0.3
Other Hispanic	83,629	9.6
Not Hispanic	772,737	88.5
White alone.....	519,318	59.5

RESIDENCE IN 1995 (2000 US Census)

	Number	Percent
<i>Population 5 years & older</i>	813,460	100.0
Same house in 1995	428,462	52.7
Different house in US.....	329,031	40.4
Same county	189,097	23.2
Different county.....	139,934	17.2
Same state	35,492	4.4
Different state	104,442	12.8
Elsewhere in 1995	55,967	6.9

YEAR OF ENTRY BY CITIZENSHIP STATUS (2000 US Census)

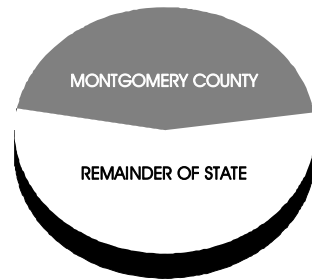
	Naturalized Citizen	Not a Citizen
Foreign-born	100,658	132,338
1990 to March 2000	14,839	88,847
1980 to 1989	36,559	32,168
Before 1980	49,260	11,323

POPULATION (continued)

NATIVITY AND PLACE OF BIRTH (2000 US Census)

	Number	Percent
Native.....	640,345	73.3
Born in US.....	627,802	71.9
Maryland.....	196,068	22.5
Different state.....	431,734	49.4
Born outside US.....	12,543	1.4
Foreign Born.....	232,996	26.7
Entered 1990 to March 2000.....	103,686	11.9
Naturalized citizen.....	100,658	11.5
Not a citizen.....	132,338	15.2

45% OF MARYLAND'S FOREIGN BORN
POPULATION RESIDE IN
MONTGOMERY COUNTY IN 2000



REGION OF BIRTH OF FOREIGN BORN (2000 US Census)

	Number	Percent
Foreign born (not born at sea).....	232,996	100.0
Europe.....	32,352	13.9
Asia.....	89,128	38.3
Africa.....	25,776	11.1
Oceania.....	848	0.4
Latin America.....	81,911	35.2
Northern America.....	2,981	1.3

LANGUAGE SPOKEN AT HOME (2000 US Census)

	Number	Percent
Population 5 years and older.....	813,460	100.0
English only.....	556,682	68.4
Language other than English.....	256,778	31.6
Speak English < "very well".....	105,001	12.9
Spanish.....	93,760	11.5
Speak English < "very well".....	45,710	5.6
Other Indo-European languages.....	75,544	9.3
Speak English < "very well".....	21,770	2.7
Asian and Pacific Isl. languages.....	65,111	8.0
Speak English < "very well".....	32,109	3.9

POPULATION/HOUSING (continued)

EDUCATIONAL ATTAINMENT (2003 Census Update Survey)

	Percent
Adults age 25 and older.....	100.0
Less than HS diploma.....	8.6
High school diploma.....	22.1
Associate degree/trade school.....	6.5
Bachelor degree or higher.....	66.8
Bachelor's degree.....	28.8
Graduate/professional degree.....	34.0

2003 FALL SCHOOL ENROLLMENT (MCPS) 139,203

HOUSING

	Number	Percent
TOTAL NO. OF HOUSING UNITS.....	334,632	100.0
(2000 US Census)		
Occupied.....	324,565	97.0
Vacant.....	10,067	3.0

TENURE CHARACTERISTICS (2003 Census Update Survey)

	Percent
Owner Occupied.....	77.3
Renter Occupied.....	22.7

AVERAGE HOUSEHOLD SIZE

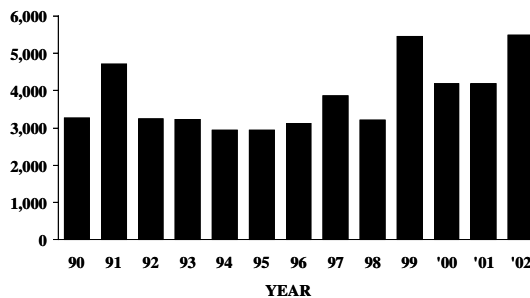
1980 (1980 US Census).....	2.77
1990 (1990 US Census).....	2.65
2000 (2000 US Census).....	2.66
2003 (2003 Census Update Survey).....	2.70

2004 HOUSING COMPLETIONS

(Data from State Tax Assessor's Parcel File)

	Number	Percent
Total.....	4,274	100.0
Multi-family.....	2,033	48.0
Townhouse.....	791	19.0
Single-family detached.....	1,450	34.0

ANNUAL HOUSING COMPLETIONS AVERAGE 4,000 DURING 2000's



HOUSING (continued)

2003 MEDIAN HOUSING SALES PRICE

(Data from State Tax Assessor's Parcel File)

	New	Resale
Single-family, detached.....	\$590,760	\$383,000
Single-family, attached.....	\$367,200	\$229,000
All single-family.....	\$320,645	

2004 AVERAGE APARTMENT RENT

(Office of Landlord and Tenant Affairs - Non-Subsidized)

Efficiency apartment.....	\$887
1-Bedroom apartment.....	\$1,027
2-Bedroom apartment.....	\$1,211
3-Bedroom apartment.....	\$1,526

HOUSEHOLD TYPE (2003 Census Update Survey)

	Percent
Total households.....	100.0
Family households.....	74.8
Married-couple families.....	63.4
Single-parent families.....	9.2
Non-family households.....	25.2
Living alone.....	22.8

HOUSEHOLD COMPOSITION (2003 Census Update Survey)

	Percent
1-Person.....	22.8
2-Person.....	30.5
3-Person.....	17.6
4-Person.....	17.7
5-Person or more.....	11.4

2002 HOUSEHOLD INCOME (2003 Census Update Survey)

	Percent
Under \$10,000.....	2.3
\$10,000-14,999.....	1.9
\$15,000-24,999.....	4.4
\$25,000-34,999.....	7.2
\$35,000-49,999.....	11.8
\$50,000-69,999.....	15.3
\$70,000-99,999.....	19.6
\$100,000-149,999.....	20.6
\$150,000-199,999.....	8.1
\$200,000 and over.....	8.8

2001 Median household income (Est. R&TC) \$77,105

2002 Median household income (2003 CUS) \$79,115

POVERTY STATUS IN 1999 (2000 US Census)

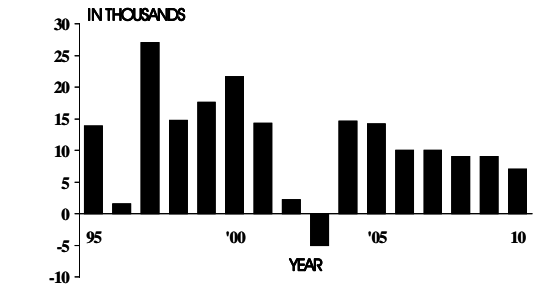
	Number	Percent
Families below poverty level.....	8,428	3.7
With related children < 18 years.....	6,110	5.0
With related children < 5 years.....	2,808	5.8

EMPLOYMENT

March 2003 at-place employment (est.)..... 491,190

March 2000 at-place employment 479,800 (R&TC)

MODEST ANNUAL AT-PLACE EMPLOYMENT GROWTH
FORECAST OF 9,000 TO 2010



2004 COMMERCIAL COMPLETIONS

(Data from State Tax Assessor's Parcel File)

	Square Feet	Percent
Office.....	1,233,000	43.0
Retail.....	585,000	20.0
Industrial.....	187,000	6.0
Other.....	890,000	31.0
Total.....	2,895,000	100.0

EMPLOYMENT STATUS (2000 US Census)

	Number	Percent
Population 16 and older.....	675,119	100.0
In labor force.....	477,123	70.7
Civilian labor force.....	473,851	70.2
Employed.....	458,824	68.0
Unemployed.....	15,207	2.2
Percent of civilian labor force		3.2
Armed Forces.....	3,272	0.5
Not in labor force.....	197,996	29.3
Females 16 and older.....	358,902	100.0
In labor force.....	230,995	64.4
Civilian labor force.....	230,221	64.1
Employed.....	222,298	61.9

TYPE OF EMPLOYER (2000 US Census)

	Number	Percent
Private.....	326,975	71.3
Government.....	99,644	21.7
Self-employed.....	31,322	6.8
Unpaid family worker.....	883	0.2