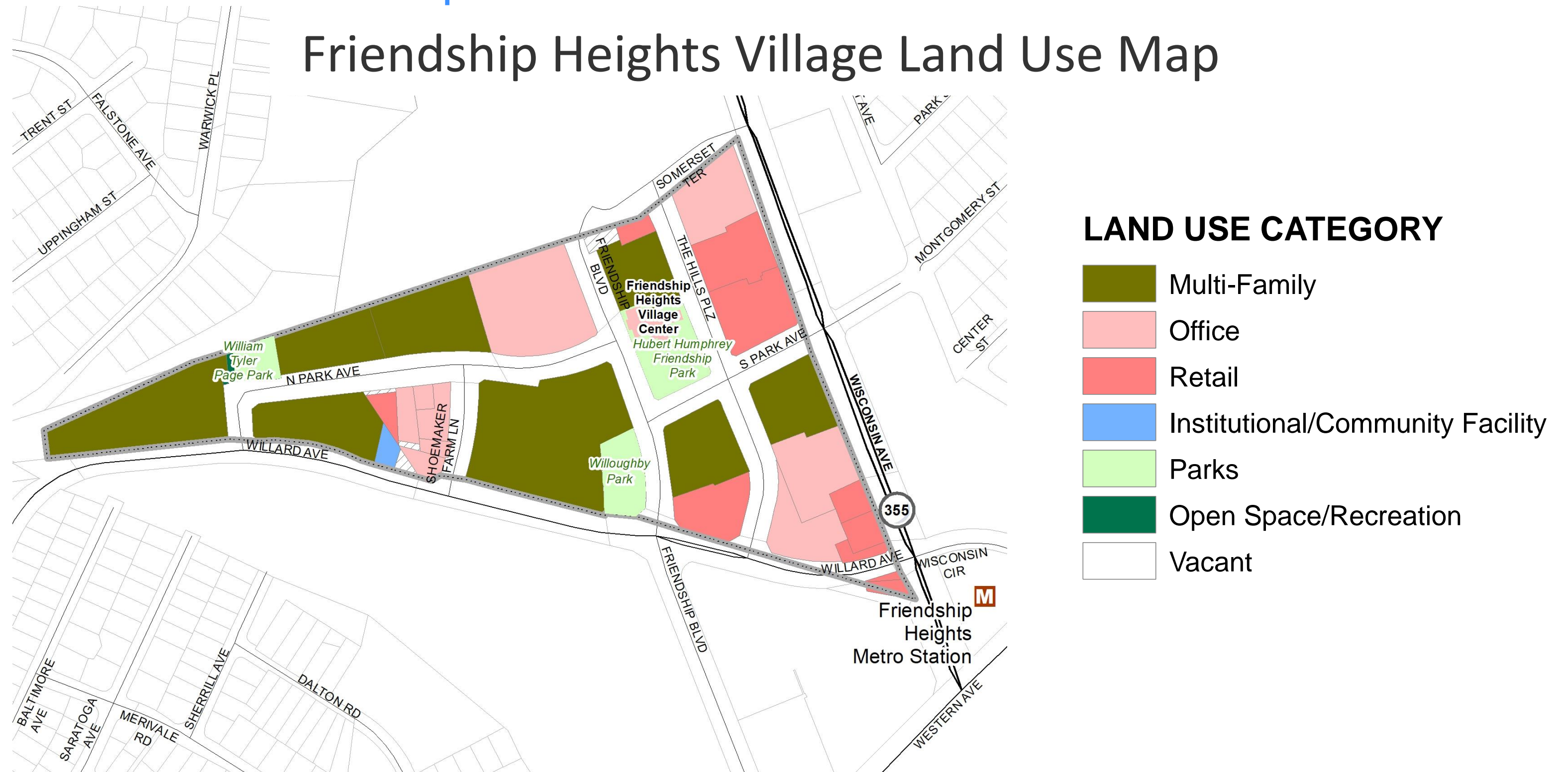# Friendship Heights Village Demographics

Overview

- Population

- Households

- Economy

- Conclusion

Land Use Map

Friendship Heights Village Land Use Map

LAND USE CATEGORY

- Multi-Family
- Office
- Retail
- Institutional/Community Facility
- Parks
- Open Space/Recreation
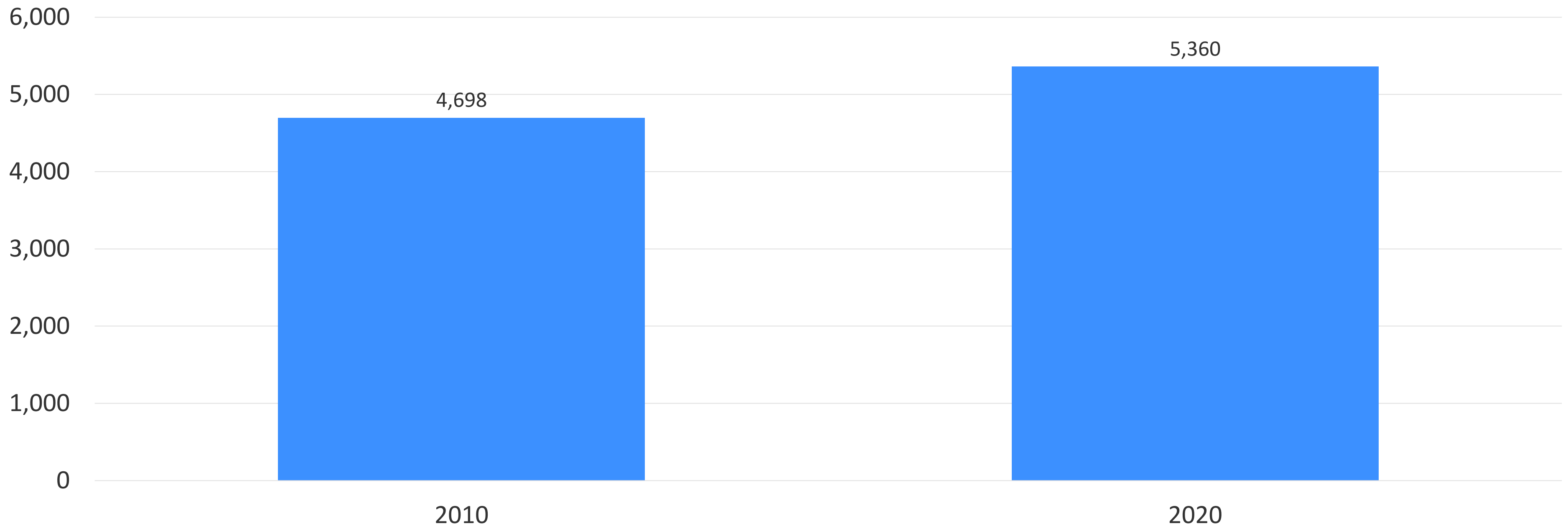- Vacant

Population Characteristics

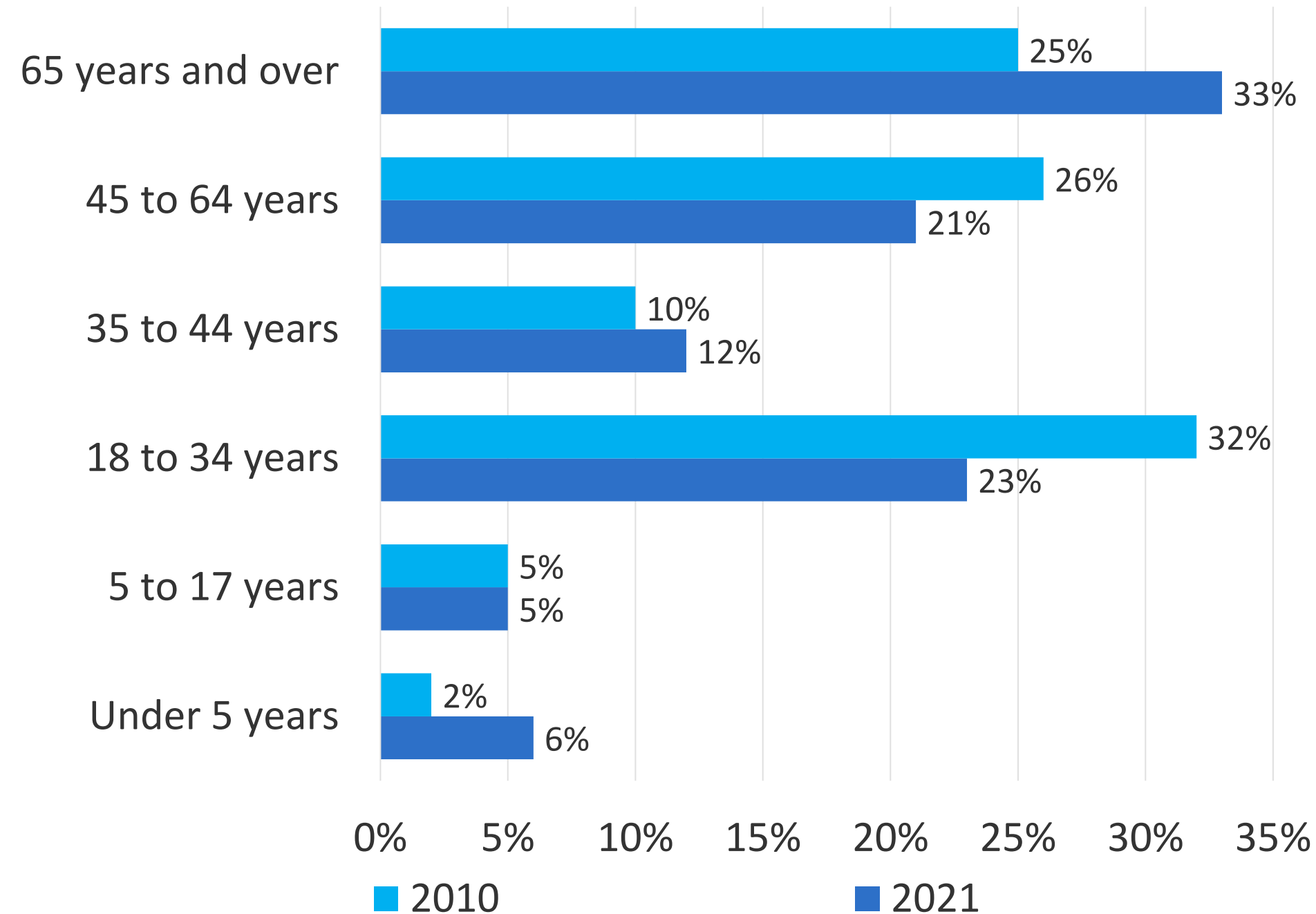# Total Population

Friendship Heights Village Population

Sources: 2010 and 2020 Decennial Censuses, U.S. Census Bureau

Age

Friendship Heights Village
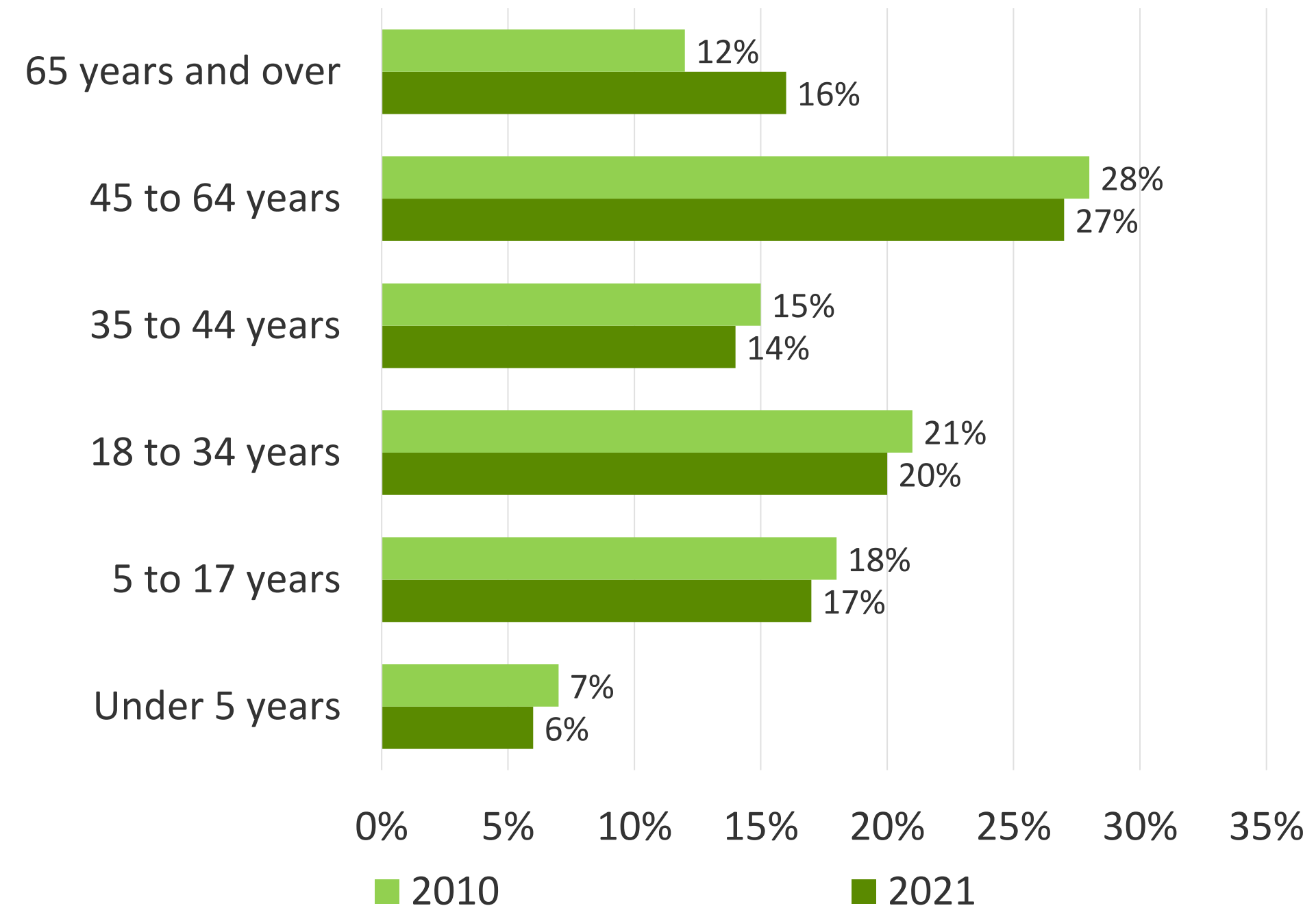
Age Group	2010	2021
65 years and over	25%	33%
45 to 64 years	26%	21%
35 to 44 years	10%	12%
18 to 34 years	32%	23%
5 to 17 years	5%	5%
Under 5 years	2%	6%

Legend: 2010, 2021

Montgomery County

Age Group	2010	2021
65 years and over	12%	16%
45 to 64 years	28%	27%
35 to 44 years	15%	14%
18 to 34 years	21%	20%
5 to 17 years	18%	17%
Under 5 years	7%	6%

Legend: 2010, 2021

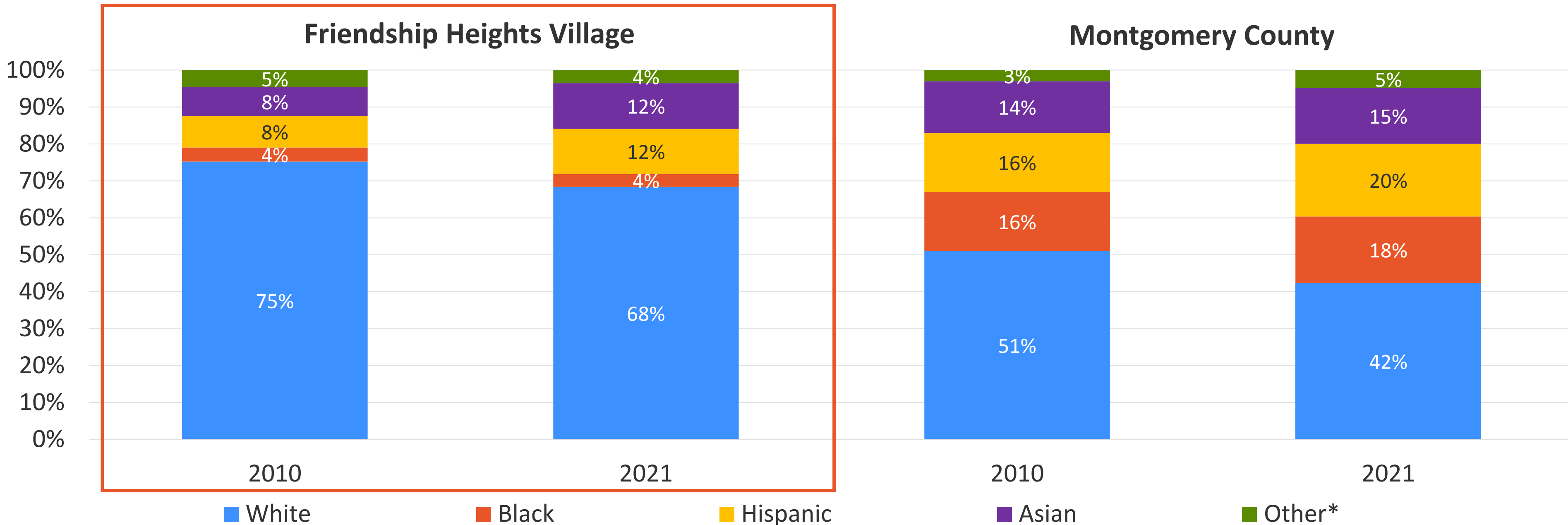*Note: Percentages may not add to 100% due to rounding.*
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Race/Hispanic Origin

Friendship Heights Village

Montgomery County

Friendship Heights Village 2010: White 75%, Black 4%, Hispanic 8%, Asian 8%, Other* 5%
Friendship Heights Village 2021: White 68%, Black 4%, Hispanic 12%, Asian 12%, Other* 4%
Montgomery County 2010: White 51%, Black 16%, Hispanic 16%, Asian 14%, Other* 3%
Montgomery County 2021: White 42%, Black 18%, Hispanic 20%, Asian 15%, Other* 5%

■ White   ■ Black   ■ Hispanic   ■ Asian   ■ Other*

*Includes persons not of Hispanic origin who either reported a single-race category of "American Indian and Alaska Native", "Native Hawaiian and Other Pacific Islander", or "Some other race" or reported two or more races.
Note: Percentages may not add to 100% due to rounding.
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Friendship Heights Village Demographics

Foreign Born Residents

Friendship Heights Village

Montgomery County

- 2010: 37%
- 2021: 29%
- 2010: 31%
- 2021: 32%
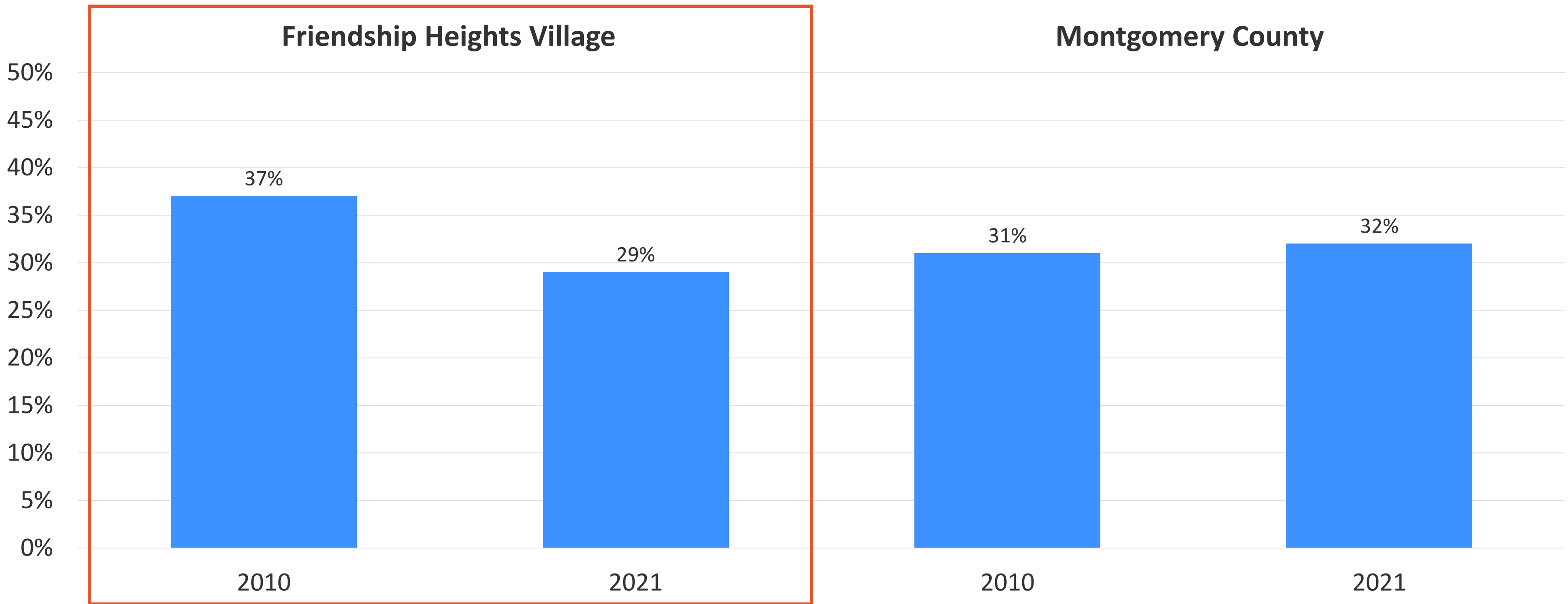
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Educational Attainment

Friendship Heights Village

2010

- 53% Grad or professional
- 2% No H.S. diploma
- 16% H.S., some college, assoc
- 30% Bachelor's

2021

- 63% Grad or professional
- 3% No H.S. diploma
- 12% H.S., some college, assoc
- 22% Bachelor's

Legend:
- No H.S. diploma
- H.S., some college, assoc
- Bachelor's
- Grad or professional

Montgomery County

2010

- 30% Grad or professional
- 9% No H.S. diploma
- 34% H.S., some college, assoc
- 27% Bachelor's

2021

- 33% Grad or professional
- 9% No H.S. diploma
- 31% H.S., some college, assoc
- 27% Bachelor's

Legend:
- No H.S. diploma
- H.S., some college, assoc
- Bachelor's
- Grad or professional

Note: Percentages shown for the population ages 25 years and over. Percentages may not add to 100% due to rounding.
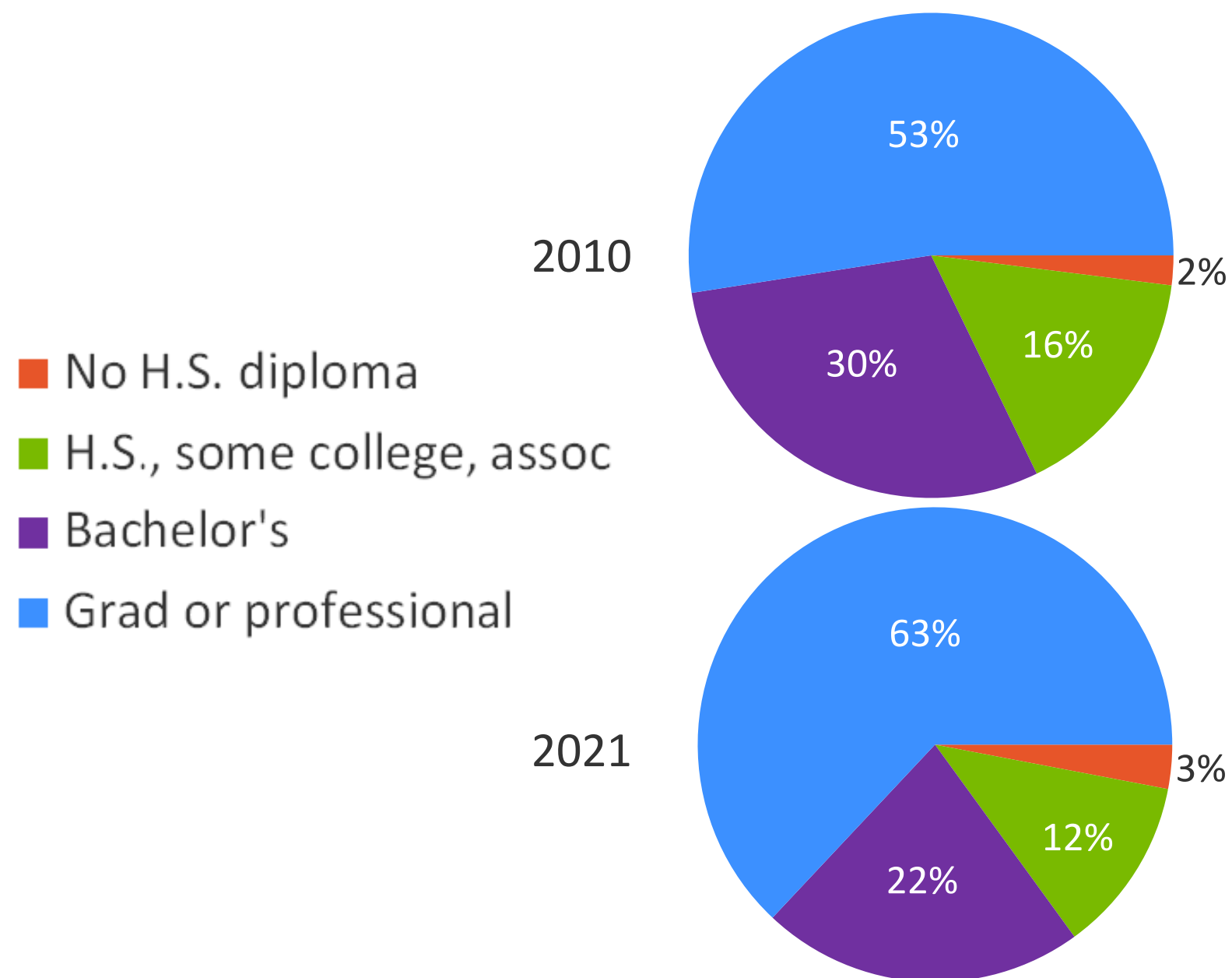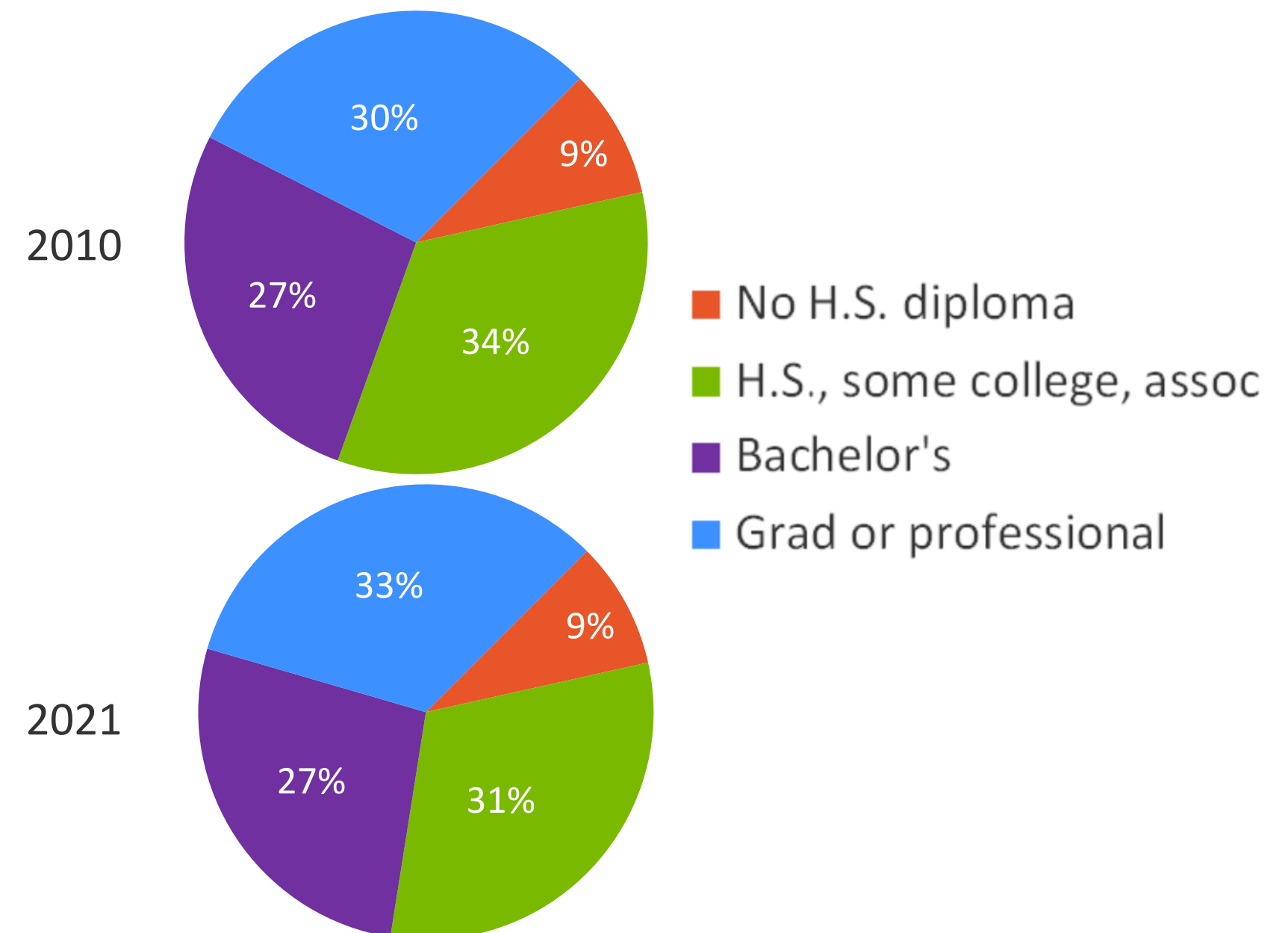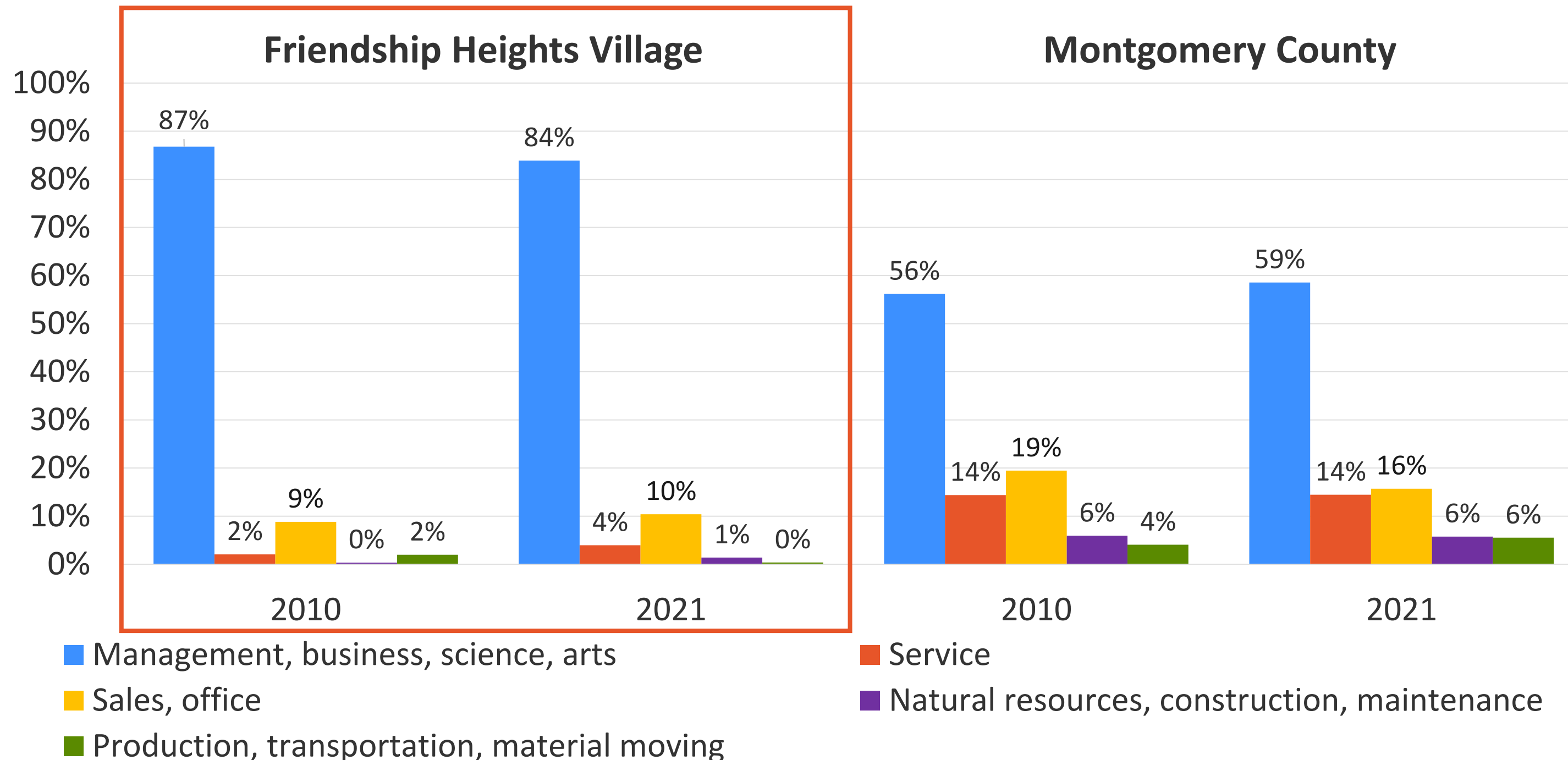*Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau*

Occupation / Employment

Friendship Heights Village

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

2010: 87%, 2%, 9%, 0%, 2%
2021: 84%, 4%, 10%, 1%, 0%

Montgomery County

2010: 56%, 14%, 19%, 6%, 4%
2021: 59%, 14%, 16%, 6%, 6%

- Management, business, science, arts
- Service
- Sales, office
- Natural resources, construction, maintenance
- Production, transportation, material moving

Percentage of residents ages 16 and over who are employed:

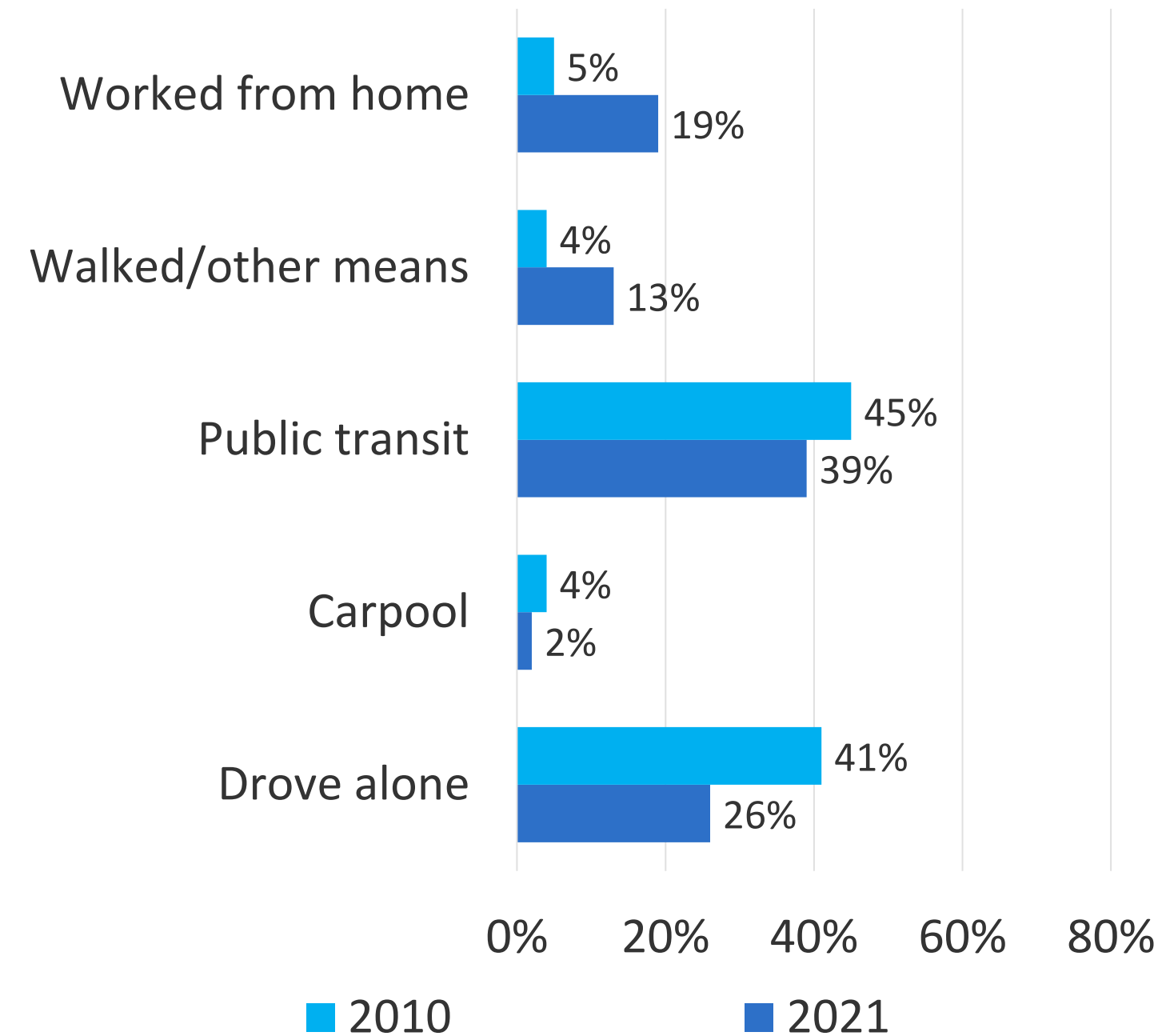*Friendship Heights Village:*
- *2010: 64%*
- *2021: 61%*

Montgomery County:
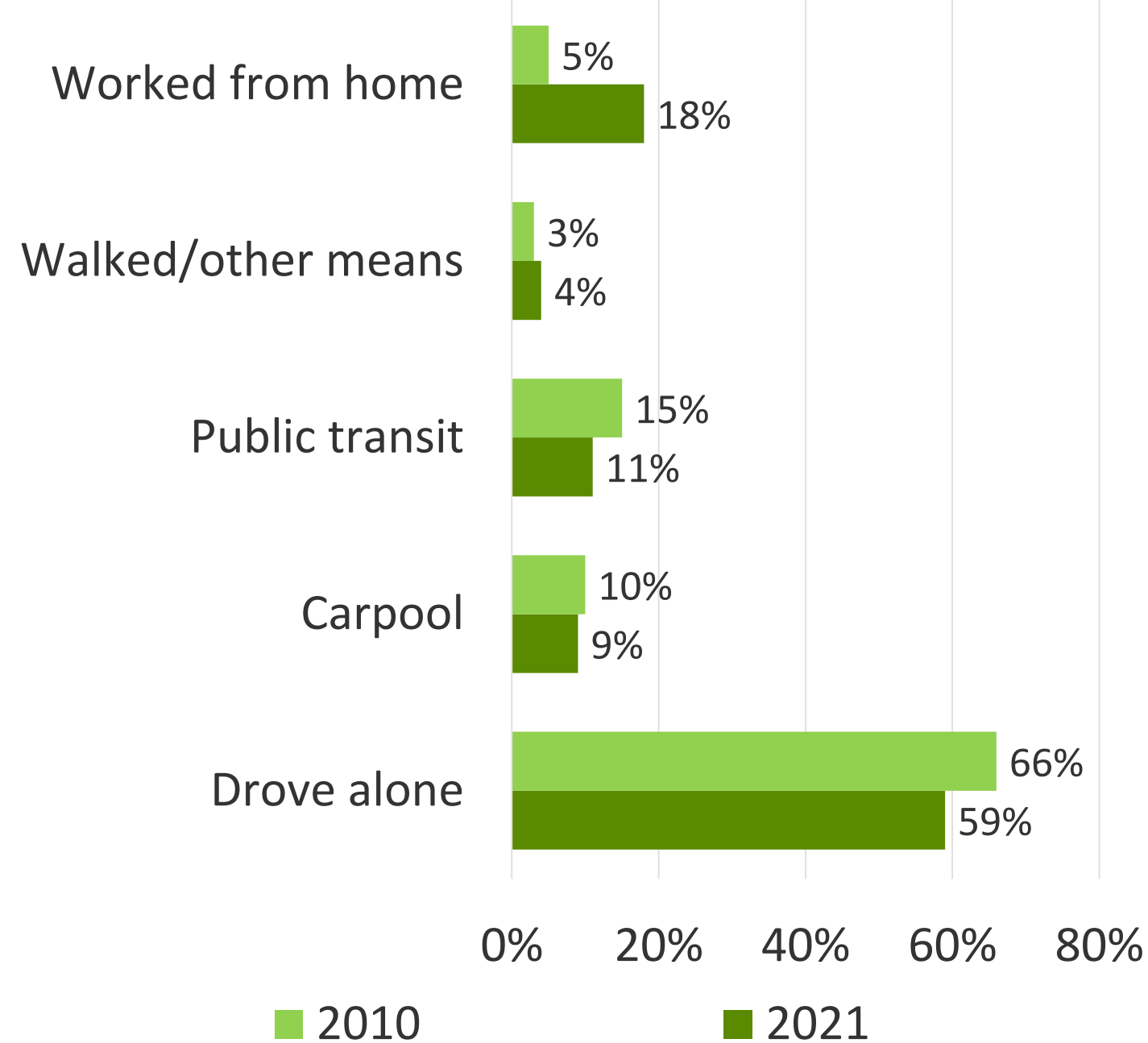- *2010: 69%*
- *2021: 67%*

Note: Percentages shown for the population of employed persons ages 16 years and over. Percentages may not add to 100% due to rounding.
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Mode of Transportation to Work

Friendship Heights Village

Worked from home — 5% (2010), 19% (2021)
Walked/other means — 4% (2010), 13% (2021)
Public transit — 45% (2010), 39% (2021)
Carpool — 4% (2010), 2% (2021)
Drove alone — 41% (2010), 26% (2021)

Montgomery County

Worked from home — 5% (2010), 18% (2021)
Walked/other means — 3% (2010), 4% (2021)
Public transit — 15% (2010), 11% (2021)
Carpool — 10% (2010), 9% (2021)
Drove alone — 66% (2010), 59% (2021)

Percentage of households with no vehicle:

Friendship Heights Village:
- *2010: 25%*
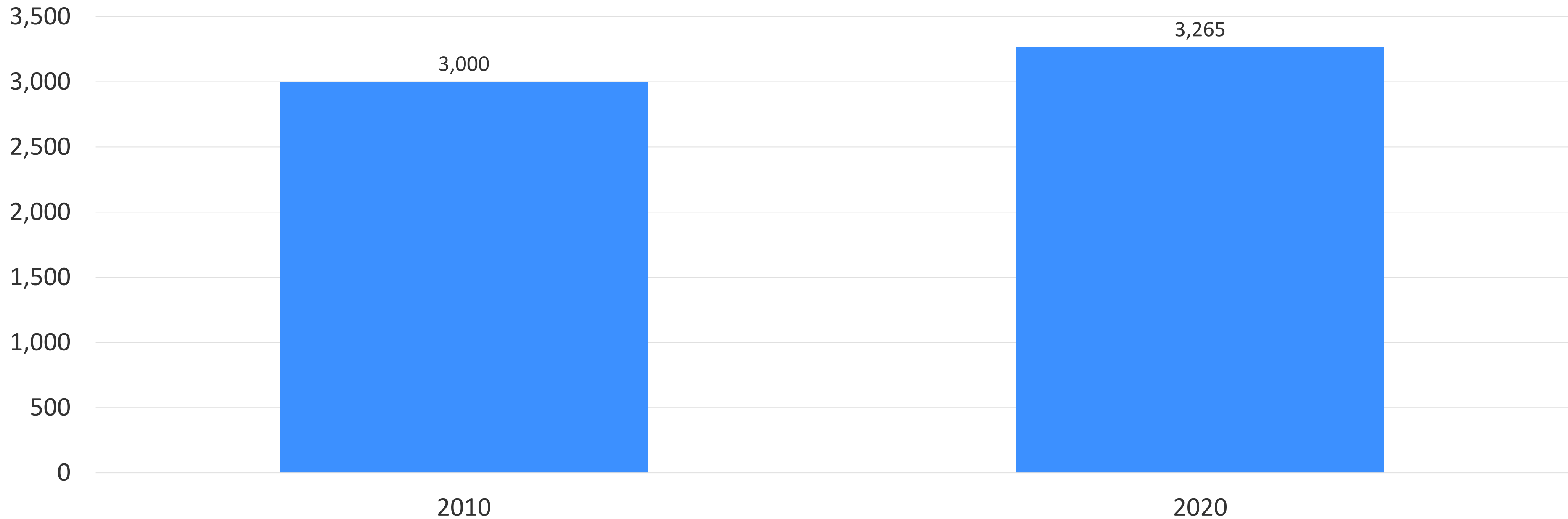- *2021: 31%*

Montgomery County:
- *2010: 8%*
- *2021: 7%*

Legend: 2010, 2021

Note: Percentages shown for the population of workers ages 16 years and over. Percentages may not add to 100% due to rounding.
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau
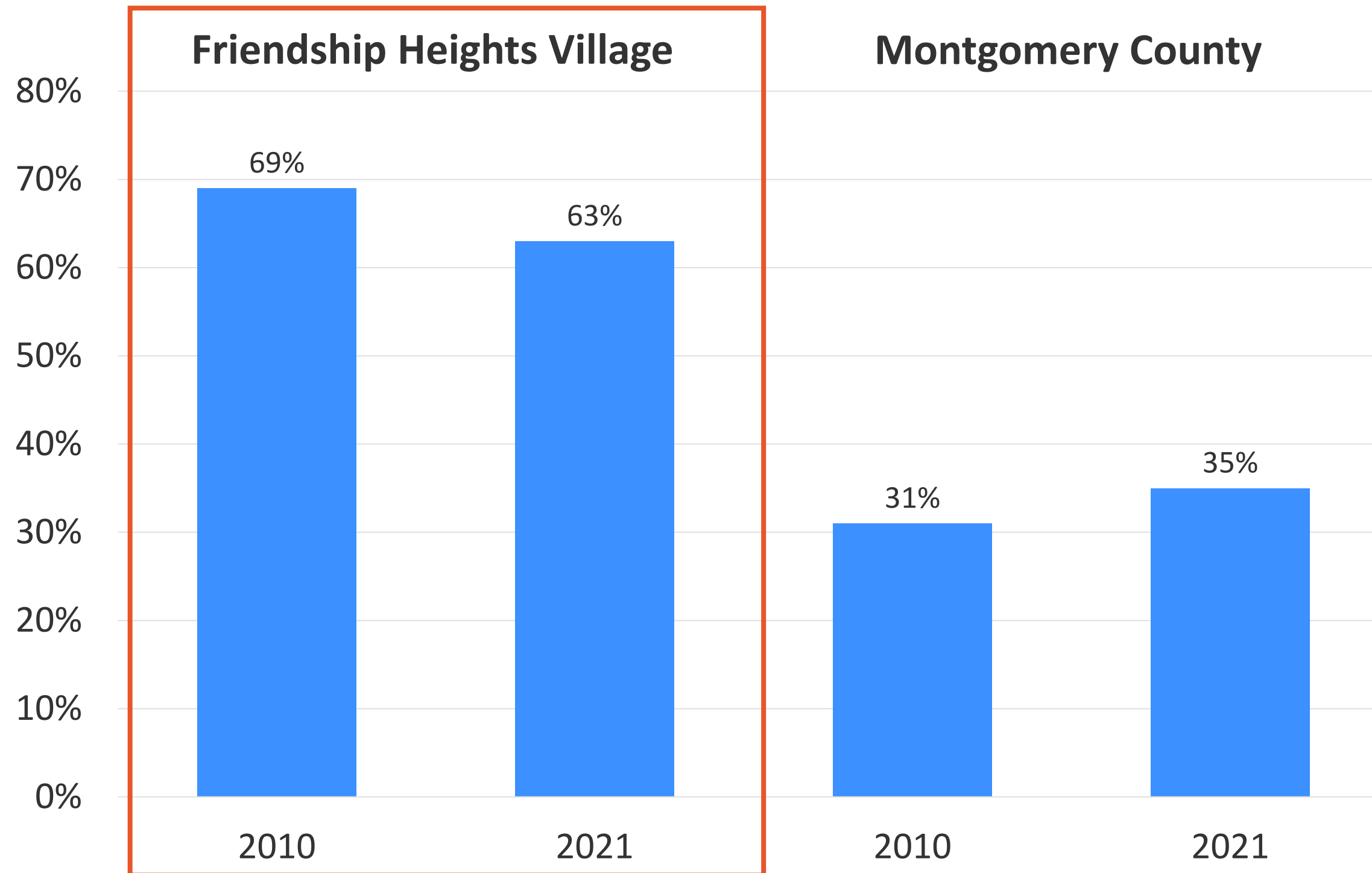
Household Characteristics

Total Households

Friendship Heights Village Households

Sources: 2010 and 2020 Decennial Censuses, U.S. Census Bureau

Housing Tenure: Renters

Friendship Heights Village | **Montgomery County**

Friendship Heights Village housing is 100% multifamily units

- *49% of units are apartments for rent*

- *51% are individually owned units*

Source: Parcel data as of September 2023, Montgomery Planning, M-NCPPC

Chart values — Friendship Heights Village: 2010 = 69%, 2021 = 63%; Montgomery County: 2010 = 31%, 2021 = 35%

Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau

Household Composition

Friendship Heights Village
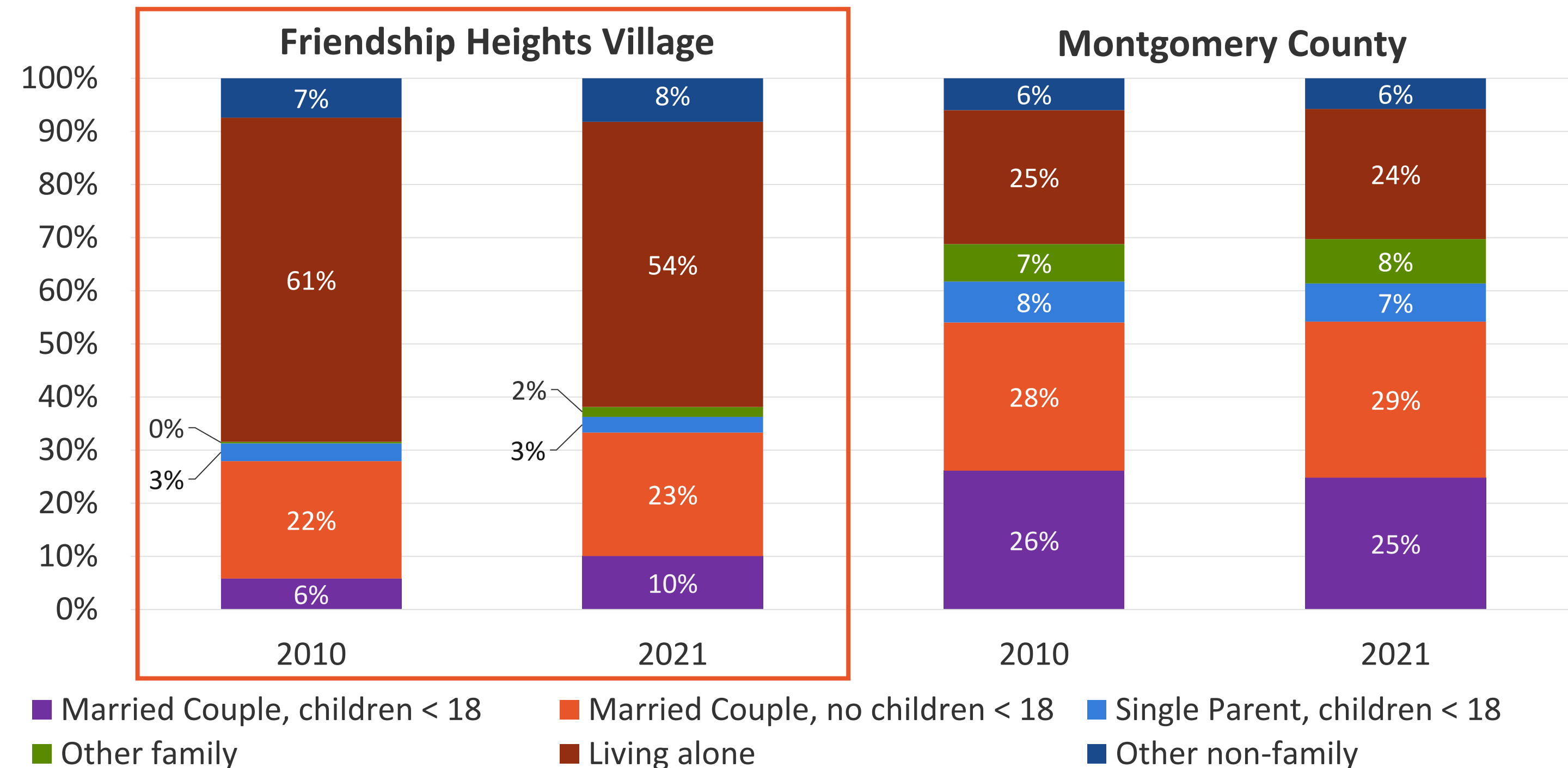
Montgomery County

Average Household Size (persons per household):

Friendship Heights Village:
- *2010: 1.52*
- *2021: 1.69*

Montgomery County:
- *2010: 2.66*
- *2021: 2.74*

Friendship Heights Village 2010: Married Couple children <18 6%, Married Couple no children <18 22%, Single Parent children <18 0%, Other family 3%, Living alone 61%, Other non-family 7%

Friendship Heights Village 2021: Married Couple children <18 10%, Married Couple no children <18 23%, Single Parent 3%, Other family 2%, Living alone 54%, Other non-family 8%

Montgomery County 2010: Married Couple children <18 26%, Married Couple no children <18 28%, Single Parent children <18 8%, Other family 7%, Living alone 25%, Other non-family 6%

Montgomery County 2021: Married Couple children <18 25%, Married Couple no children <18 29%, Single Parent 7%, Other family 8%, Living alone 24%, Other non-family 6%

■ Married Couple, children < 18   ■ Married Couple, no children < 18   ■ Single Parent, children < 18
■ Other family   ■ Living alone   ■ Other non-family

Note: Percentages may not add to 100% due to rounding.
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau
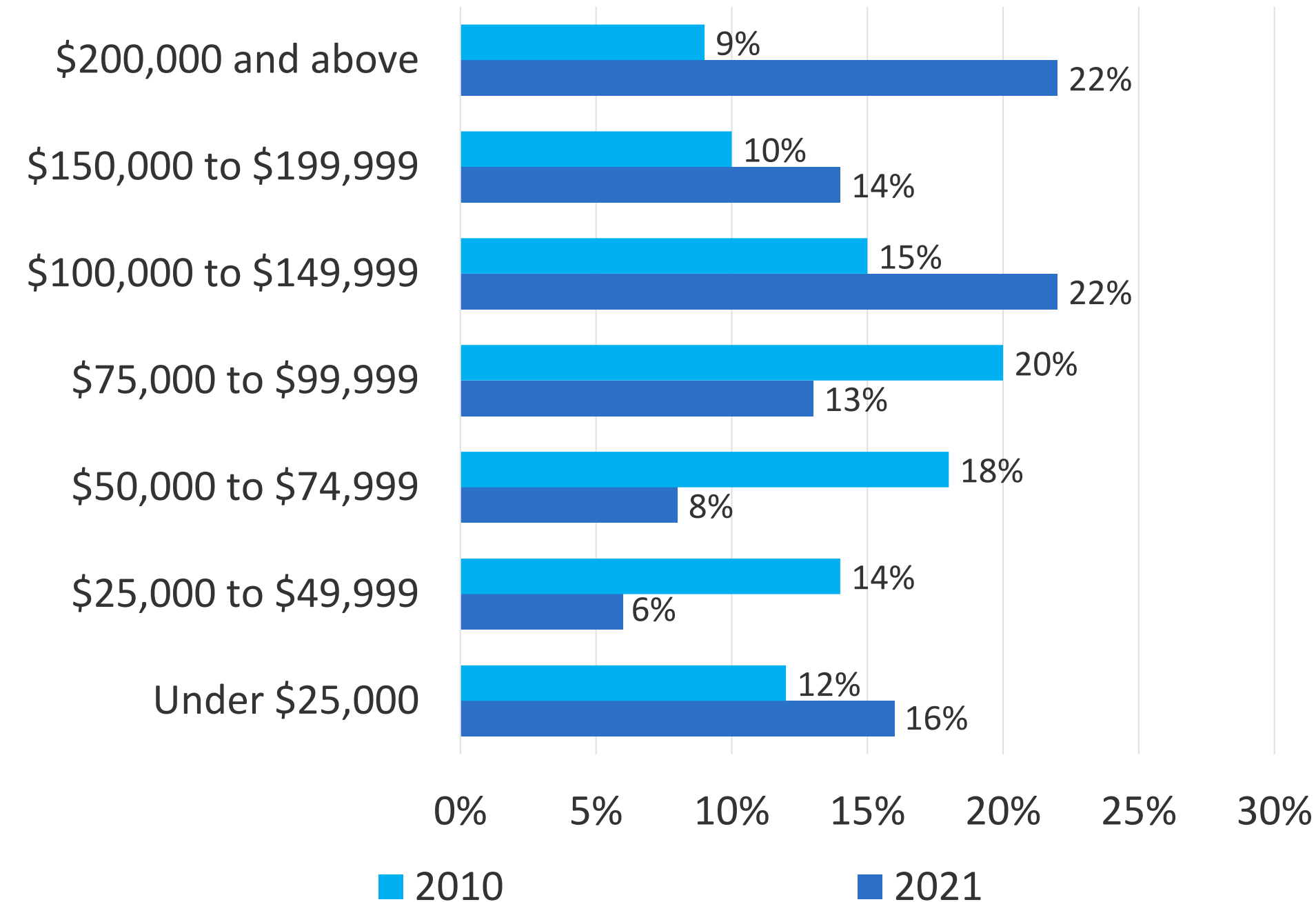
Median Household Income

Friendship Heights Village / Montgomery County median household income comparison. Friendship Heights Village: 2010 = $95,237, 2021 = $120,125. Montgomery County: 2010 = $115,783, 2021 = $117,345.
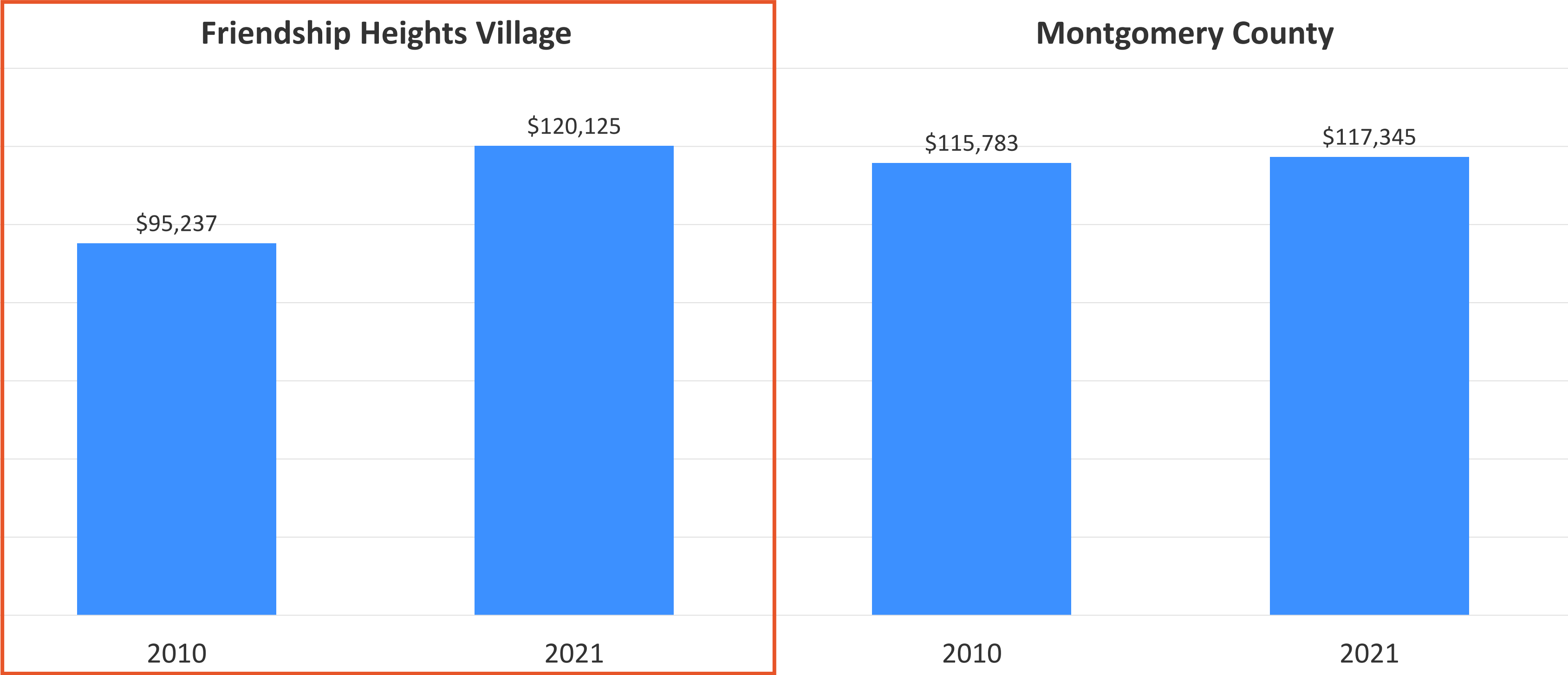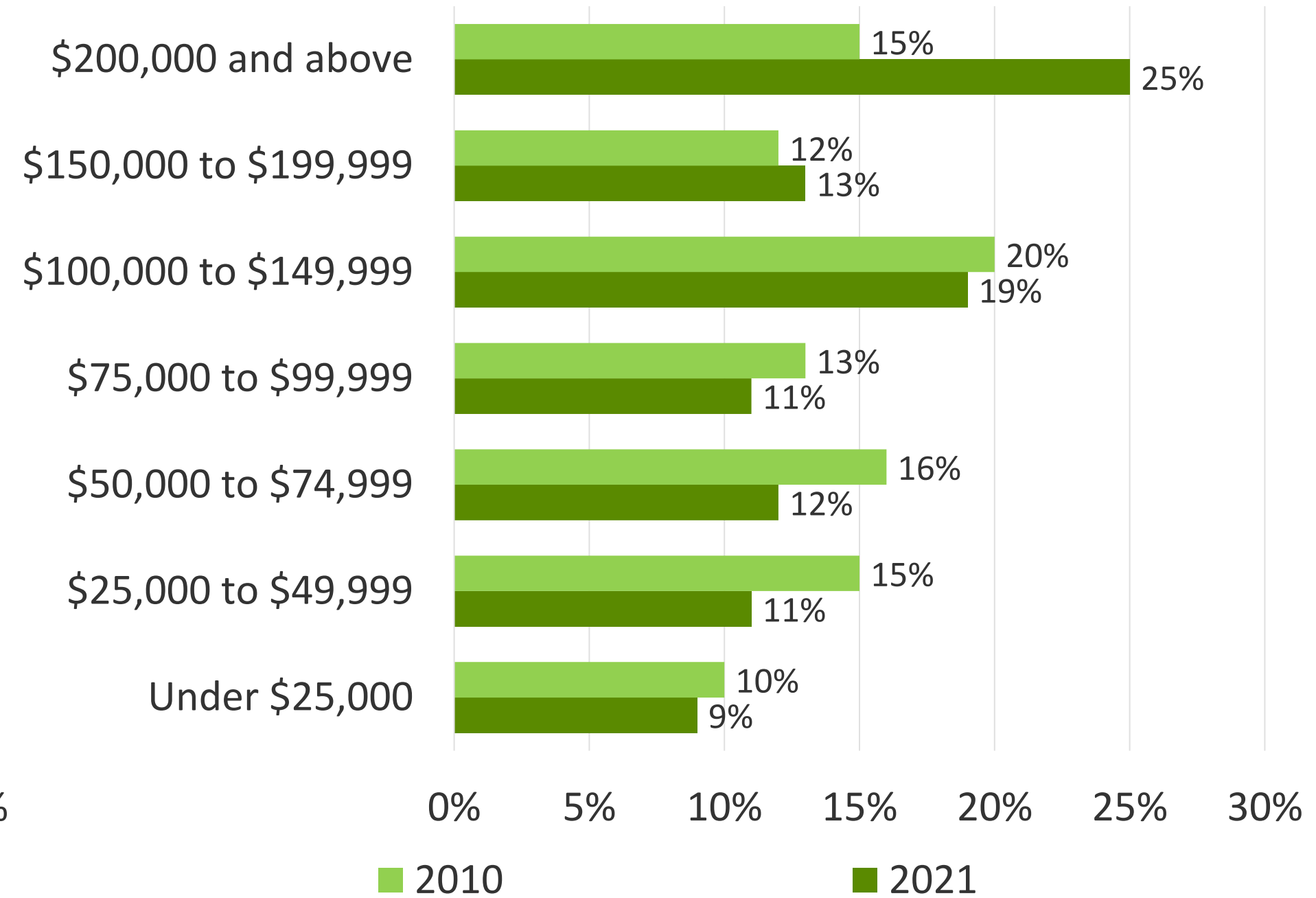
Note: All figures in 2021 dollars.
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau
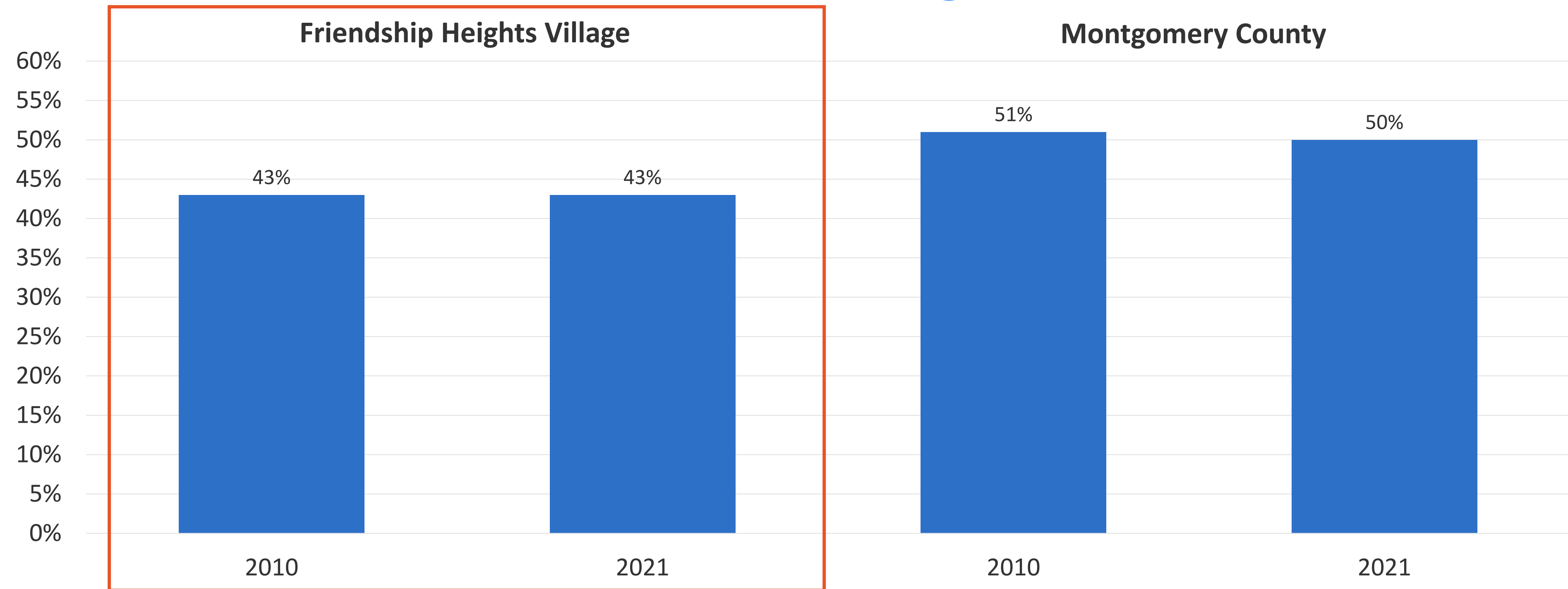
Household Income

Friendship Heights Village

Income	2010	2021
$200,000 and above	9%	22%
$150,000 to $199,999	10%	14%
$100,000 to $149,999	15%	22%
$75,000 to $99,999	20%	13%
$50,000 to $74,999	18%	8%
$25,000 to $49,999	14%	6%
Under $25,000	12%	16%

Montgomery County

Income	2010	2021
$200,000 and above	15%	25%
$150,000 to $199,999	12%	13%
$100,000 to $149,999	20%	19%
$75,000 to $99,999	13%	11%
$50,000 to $74,999	16%	12%
$25,000 to $49,999	15%	11%
Under $25,000	10%	9%

Note: Figure in 2010 dollars for 2010 data. Figures in 2021 dollars for 2021 data. Percentages may not add to 100% due to rounding.
Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau
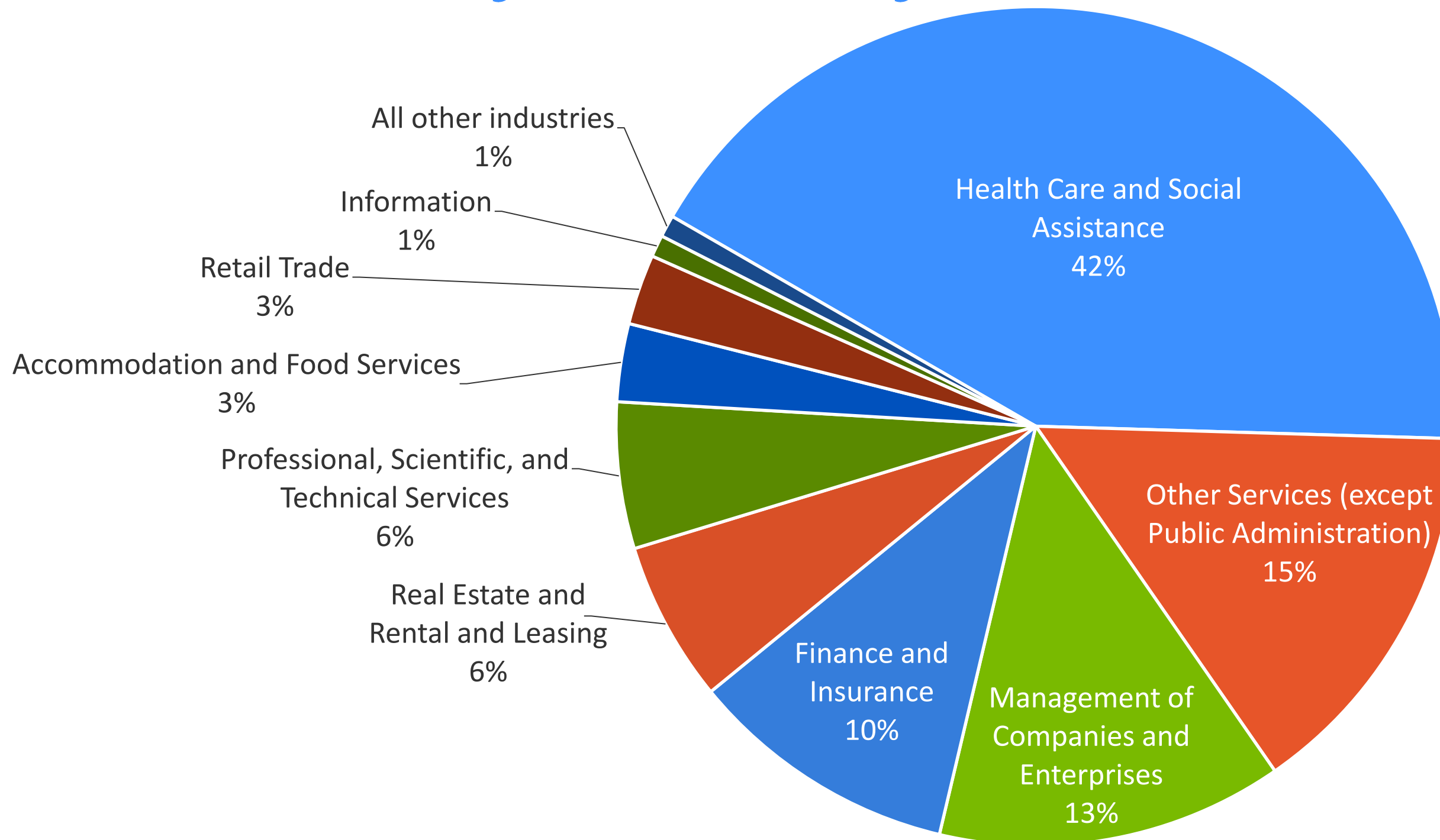
Renter Households: Housing Cost Burden

Friendship Heights Village

Montgomery County

Friendship Heights Village: 2010 – 43%, 2021 – 43%

Montgomery County: 2010 – 51%, 2021 – 50%

Note: "Cost burdened" households are defined as those spending 30% or more of household income on housing costs.
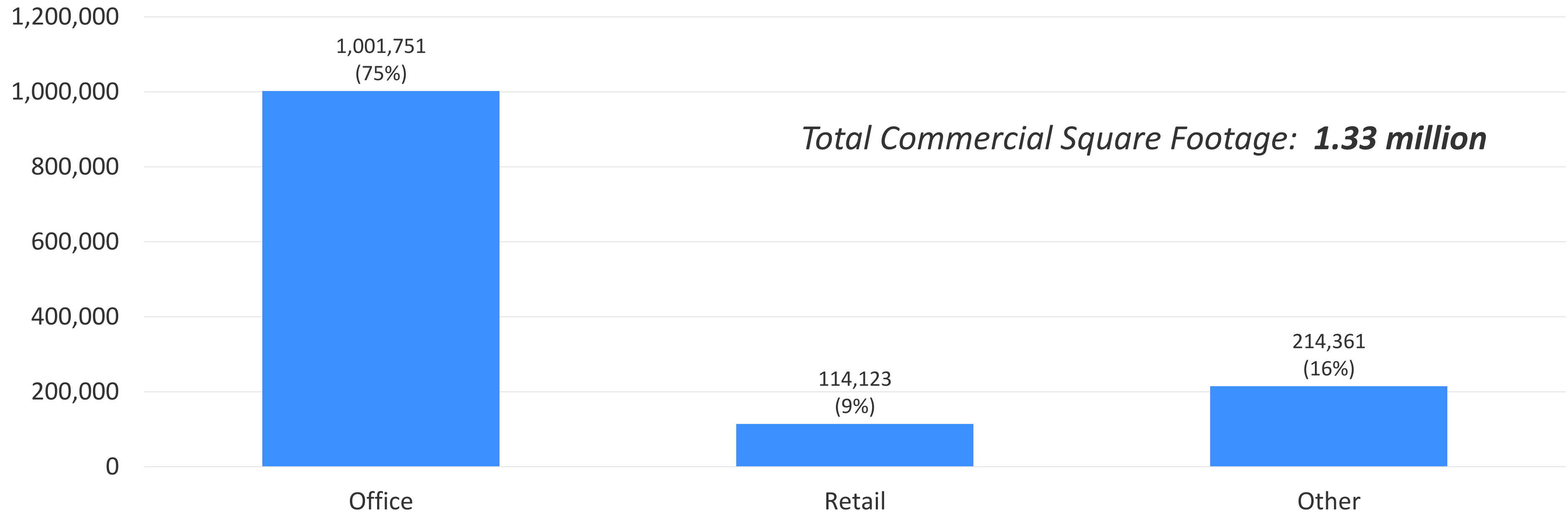*Sources: 2006-2010 and 2017-2021 American Community Survey, 5-year estimates, U.S. Census Bureau*

Friendship Heights Village Demographics

Economy

Jobs by Industry

Health Care and Social Assistance
42%

Other Services (except Public Administration)
15%

Management of Companies and Enterprises
13%

Finance and Insurance
10%

Real Estate and Rental and Leasing
6%

Professional, Scientific, and Technical Services
6%

Accommodation and Food Services
3%

Retail Trade
3%

Information
1%

All other industries
1%

Total Jobs in Friendship Heights Village in 2021, Quarter 2:
2,729

Note: Percentages may not add to 100% due to rounding.
Source: 2021, Quarter 2 Quarterly Census of Employment and Wages, U.S. Bureau of Labor Statistics

Commercial Land Use

Commercial Square Footage in Friendship Heights Village (2023)

Bar chart showing commercial square footage by category:
- Office: 1,001,751 (75%)
- Retail: 114,123 (9%)
- Other: 214,361 (16%)

Total Commercial Square Footage: **1.33 million**

Note: Percentages may not add to 100% due to rounding.
Source: Parcel data as of September 2023, Montgomery Planning, M-NCPPC

Conclusion

Conclusion

- Village population:

    - More elderly and educated than County residents overall

    - Becoming more racially diverse

    - More likely to not have a car and use public transit

- Village households:

    - More likely to be renters and to live alone than County households overall

    - Becoming wealthier in terms of income

- Land use mostly multifamily housing and office space

- Health care/social assistance industry provide largest percentage of jobs

Research Resources

- Research website: www.mcfacts.org

- Trends in Racial and Ethnic Diversity in Montgomery County (1990-2020)

- Council District Demographic Profiles (2020)

- Neighborhood Change in the Washington Metropolitan Area

- Montgomery County Economic Indicators Briefing, Q2 2023
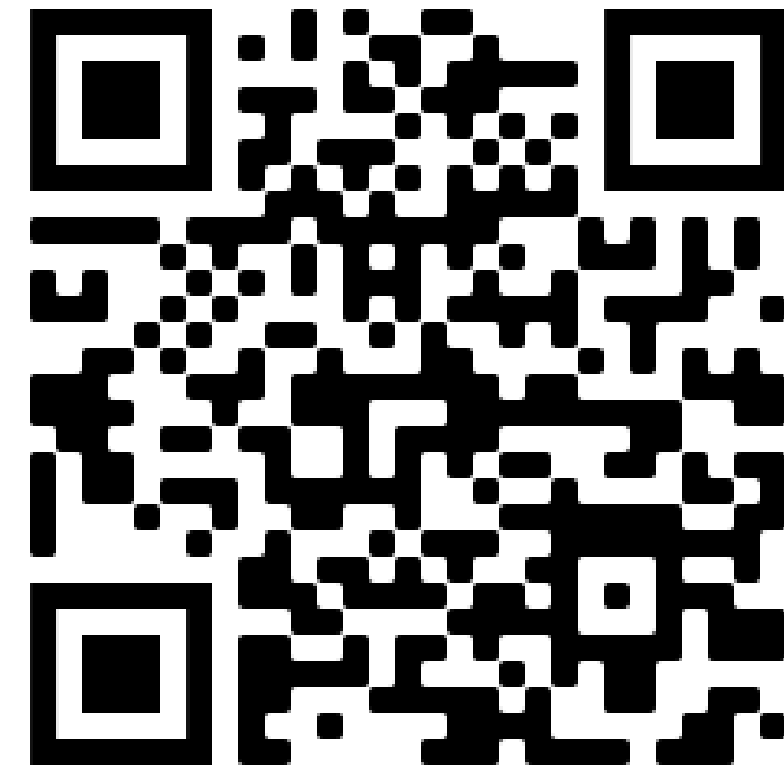
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RESEARCH + STRATEGIC PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT