
Dwelling Unit Report & Estimated Population



December 2025



City of
Rockville
Community Planning
& Development Services

Dwelling Unit Report & Estimated Population

December 2025

City of Rockville Mayor and Council

Monique Ashton, Mayor
Kate Fulton, Councilmember
Barry Jackson, Councilmember
David Myles, Councilmember
Izola Shaw, Councilmember
Marissa Valeri, Councilmember
Adam Van Grack, Councilmember

Appointed Officials

Jeff Mihelich, City Manager
Robert E. Dawson, City Attorney
Sara Taylor-Ferrell, City Clerk / Director of Council Operations

City of Rockville Planning Commission

Jaime Espinosa, Chair
Eric Fulton
Suzan Pitman
Shayan Salahuddin
Meng Sun

Community Planning and Development Services

Craig Simoneau, Director
Manisha Tewari, Planning and Research Manager
Myles Muehlberger, GIS Senior Planner
David Anderson, Summer Intern

RESIDENTIAL UNITS AND ESTIMATED POPULATION IN THOSE UNITS

Background and Purpose:

This document is a current inventory of all residential units within the City of Rockville as of December 2025, broken down by the type of unit and organized by the City's 17 planning areas, as defined in the City's Comprehensive Plan, that was adopted on August 2021. Each planning area is broken down into subdivisions, allowing estimates at smaller geographic levels. The unit counts are then used to estimate the population in the residential units for each planning areas, based on the methodology described below.

There are two primary purposes of this document. The first is to provide information on the number of housing units at smaller geographies than other surveys have been able to do, in order to support improved planning and service delivery. The second is to provide an updated basis for estimating and projecting the population that lives in residential units. Rockville's population experiencing homelessness, and those that are temporarily housed in places such as shelters are not included in this document. Prior versions of this report have been used for a variety of purposes, both within and outside of the city government.

Methodology:

The methodology for estimating population in this report assumes that the population within residential units can be calculated as the number of occupied housing units multiplied by the average number of persons per household, considering the differences for housing types.

For estimation purposes, it is assumed that one household occupies one housing unit. Households are divided into the following categories - single family detached dwelling units; single family attached dwelling units or townhomes; and multifamily units that include apartments and condominiums; and "others". The "others" category includes nursing homes and senior housing.

Average household sizes used in Rockville's population estimates are: 2.99 for a single-family detached unit, 2.60 for a single-family attached unit (townhomes) and 1.81 for a multifamily unit (apartments and condominiums). For the "others" category, that includes nursing homes and senior housing, a 1.20 population multiplier is assumed. All population numbers are **estimates** based on the population factors or the multipliers used to determine the number. Vacancy rates as assumed are 1% for single-family detached and attached units, 5% for multifamily units, and 12 % for "others" category, that diminish the population totals.

City staff developed the population multipliers and vacancy rates by analyzing the ratio of population and household data from the 2023 ACS 5 Year estimate at the Census block level with similar dwelling unit types. The city-wide averages were subsequently estimated after the analysis of comparable unit types and population at census block levels. Census data does not provide information on household size by housing types, such as single-family homes, townhomes, apartments, condominiums, and other specific types of housing units.

Staff also reviewed other data sources, such as the Metropolitan Washington Council of Governments' cooperative forecast, to verify projected population data at the TAZ (Traffic Analysis Zone) level. The National Investment Center for Seniors Housing & Care (NIC) regularly publishes reports on occupancy in senior housing and noted increased occupancy in the second quarter of 2025 (<https://www.nic.org/news-press/senior-living-occupancy-rate-continues-rising-as-baby-boomers-move-in>). Results vary regionally; however, the vacancy remains about 12% in recent releases across the country, which is incorporated as an estimate for the Others/Assisted Living category.

Sources:

The data on the number of residential units was obtained from a combination of sources that included building permit data, approved site plans and record plats on file with the city, aerial photographs, Geographic Information Systems (GIS) data, and Montgomery County tax records from the Maryland Department of Assessments and Taxation.

Results:

The results of the City's December 2025 housing inventory and population estimates are as follows:

	Single Family detached unit	Single Family attached unit	Apartment/Multifamily	Others/ Assisted Living/ Senior Housing	Total
Residential Units	11,342	4,651	11,925	2,950	30,906
Population within Residential Units	33,579	12,064	20,505	3,115	69,264

Census and the Dwelling Unit Report:

The Census Bureau provides population and household information by its various programs, that include the Decennial Census and the American Community Survey. Every 10 years, the U.S. Census Bureau conducts a Decennial Census to determine the

number of people living in the United States. The American Community Survey, with which the Census Bureau replace the old Long Form of the Decennial Census, is an ongoing survey that provides vital information about population, housing, and other topics on an annual basis. More information on the Census programs is available at the Census Bureau website at <https://www.census.gov/programs-surveys/acs/about/acs-and-census.html>

Per the Decennial Census, on April 1, 2020, Rockville's household population was reported as 67,117 and the total number of housing units in the city as 27,953. The 2024 American Community Survey (ACS) by the Census, counted Rockville's household population as 68,417 and the total number of housing units in the city as 27,944.

The methodology used by the Census to determine the total population and residential unit count is different from the methodology that the city uses in this report. In theory, the Decennial Census is an official count of the population in the United States, and the 2024 ACS is an unofficial count.

All questions regarding the document should be directed to staff at Community Planning and Development Services at the City of Rockville by emailing at pds@rockvillemd.gov or by calling 240-314-8200.

TERMS USED IN THIS REPORT

The following terms are used to define the various units for the purposes of this report, developed by city staff as applicable to Rockville:

Single Family Detached (SFD): A freestanding residential unit that does not share walls with adjacent units.

Single Family Attached (SFA), Townhouse (TH), Rowhome or a Rowhouse: An attached house, including duplexes and semi-detached houses, with a single title for the vertical space in between the common walls.

Condominium: A high-rise, garden style or mid-rise apartment-style residential unit that is owned individually and retains a portion of interest in the entire structure, common area, and common facilities. The condominium owner has title to the interior space of the unit and the property is identified in master deed and recorded in a condominium plat. A condominium is identified as a multifamily unit in the document.

Apartment: An apartment is a self-contained housing unit (a type of residential real estate) that occupies only part of a building. Such a building may be called an apartment building, especially if it consists of many apartments for rent. Apartments may be owned by an *owner/occupier* or rented by *tenants*. An apartment is identified as a multifamily unit in the document.

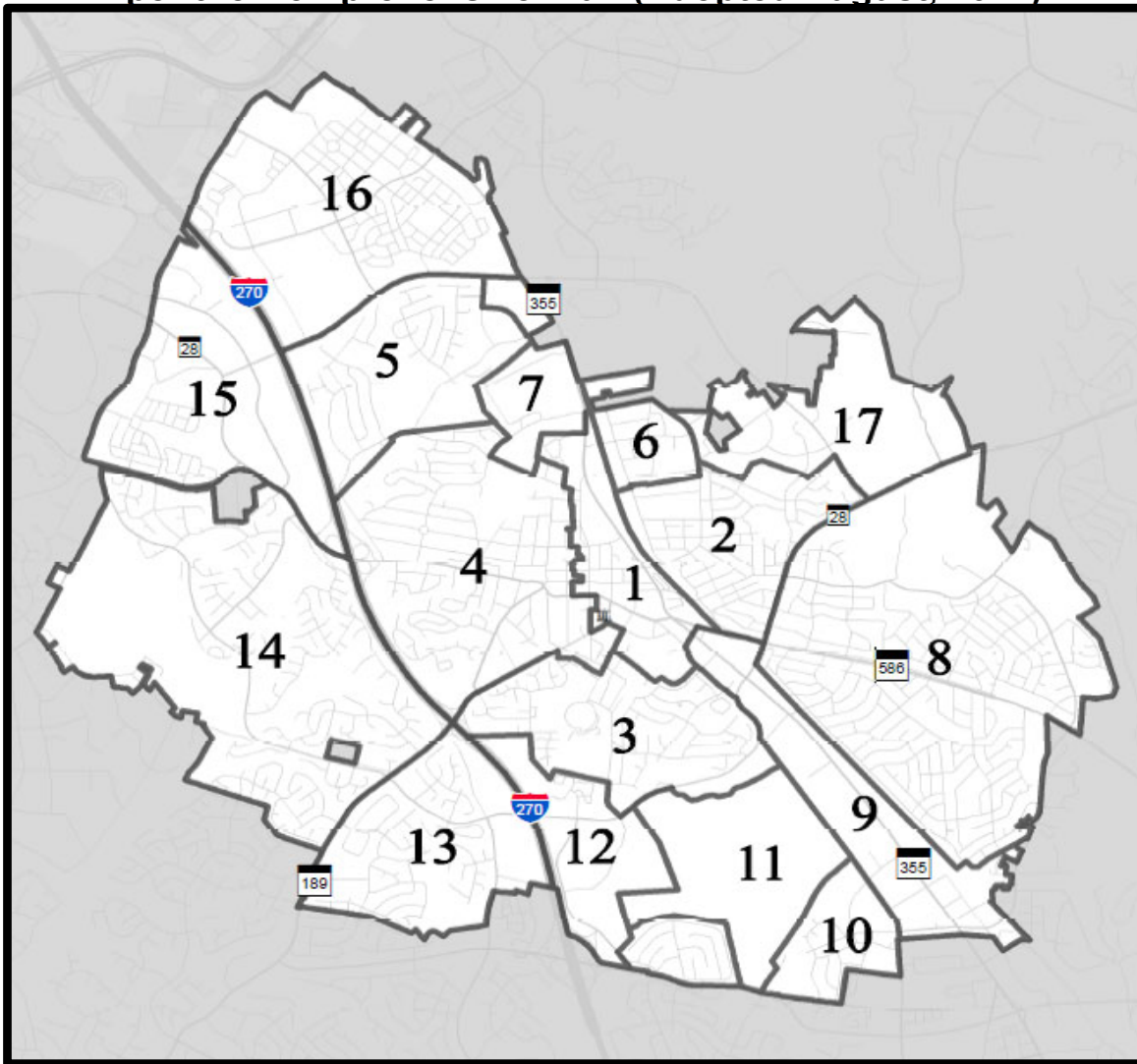
Units in the “Others” category include Group Quarters, senior housing, assisted living, and age-restricted Units that are described as follows:

Group Quarters, as defined by the Census, are facilities that provide living quarters such as beds or rooms for unrelated individuals. Group quarters are not residential units and are not occupied by households. The Census Bureau counted the institutional population at their place of residence during the 2020 Decennial Census. Per the 2020 Decennial Census, Rockville’s Group Quarters population was 951. Rockville’s population experiencing homelessness, and those that are temporarily housed in places such as shelters are also not counted in this report.

Assisted living residences or assisted living facilities (ALFs) provide supervision or assistance with activities of daily living (ADLs); coordination of services by outside health care providers; and monitoring of resident activities to help to ensure their health, safety, and well-being. In this document, “assisted living” is generally residences for the elderly. Assisted living is also a key category of Group Quarters and is included as “Others” in the unit and population counts in this report.

Residential Units and Estimated Population by Planning Areas

**Map of Planning Areas in the City of Rockville
per the Comprehensive Plan (Adopted August, 2021)**



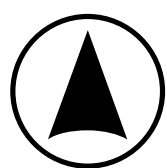
- Planning Area 1 - Town Center
- Planning Area 2 - East Rockville
- Planning Area 3 - Hungerford, Lynfield & New Mark Commons
- Planning Area 4 - West End & Woodley Gardens East-West
- Planning Area 5 - Woodley Gardens and College Gardens
- Planning Area 6 - Lincoln Park
- Planning Area 7 - Montgomery College (No Residential)
- Planning Area 8 - Twinbrook & Twinbrook Forest
- Planning Area 9 - Rockville Pike
- Planning Area 10 - Montrose & North Farm
- Planning Area 11 - Woodmont Country Club (No Residential)
- Planning Area 12 - Tower Oaks
- Planning Area 13 - Orchard Ridge, Potomac Woods & Falls Ridge
- Planning Area 14 - Rockshire and Fallsmead
- Planning Area 15 - Fallsgrove & Research Boulevard
- Planning Area 16 - King Farm & Piccard Drive
- Planning Area 17 - South Lawn & East Gude

Summary of all Planning Areas (December 2025)			
Comprehensive Plan	Existing Residential Units	Approved Unbuilt Units*	Estimated Population**
Planning Area 1	2,897	592	4,868
Planning Area 2	1,118	0	3,285
Planning Area 3	1,879	0	4,486
Planning Area 4	2,177	30	5,666
Planning Area 5	1,549	0	3,988
Planning Area 6	352	0	948
Planning Area 8	4,162	38	11,563
Planning Area 9	3,430	618	5,859
Planning Area 10	2,037	0	4,003
Planning Area 12	510	82	1,216
Planning Area 13	855	342	2,452
Planning Area 14	2,819	60	6,845
Planning Area 15	1,411	350	3,083
Planning Area 16	5,633	191	10,804
Planning Area 17	77	0	199
Totals	30,906	2,303	69,264

Notes:

*Approved Unbuilt Units are those that are approved for construction, but not built yet. Therefore, no population is attributed to those units.

**Estimated population in completed residential units per the methodology described in this report (p. iii)



-  Planning Areas
 Rockville City Limits

PLANNING AREA - 1 Town Center

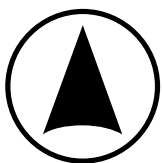
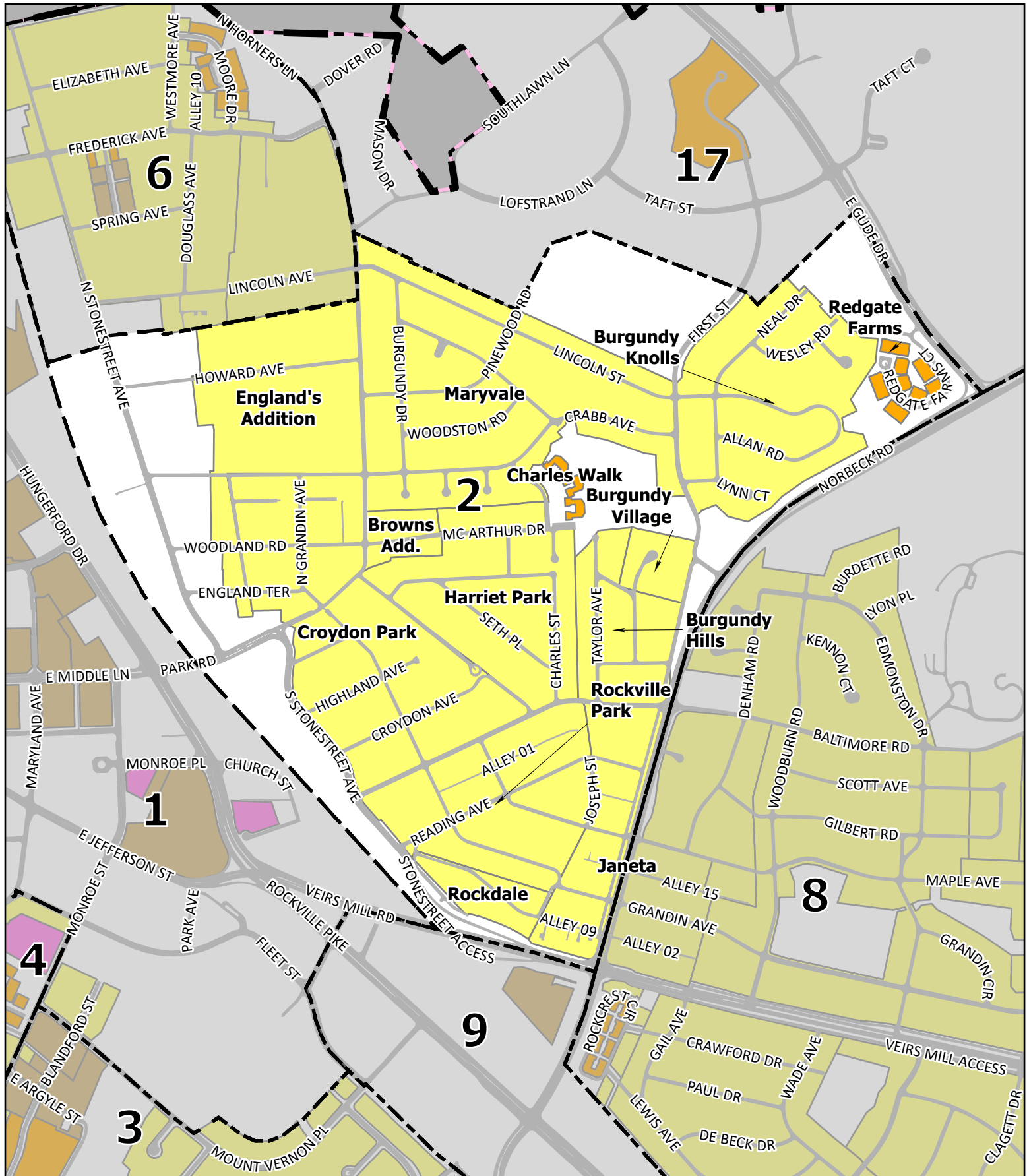
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Casey's Addition		19	0	57
TOTAL UNITS		19	0	NA
Total Estimated Population (Assume 1% vacancy)				56

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Washington Square		0	48	0
College Square		146	0	380
TOTAL UNITS		146	48	NA
Total Estimated Population (Assume 1% vacancy)				376

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
The Fitz	C	204	0	369
BLVD Fourty Four	A	264	0	478
BLVD Ansel	A	250	13	453
The Fenestra	A	492	0	891
Palladian	C	152	0	275
The Metropolitan (The Met)	A	277	0	501
Main Street (50 Monroe)	A	70	0	127
The Victoria Condos	C	145	0	262
Americana Centre	C	422	0	764
Beall's Grant	A	62	0	112
City Center	A	0	291	0
Rockville Metro Plaza	A	0	240	0
TOTAL UNITS		2,338	544	NA
Total Estimated Population (Assume 5% vacancy)				4,020

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.2
		Existing Units	Approved Unbuilt Units	Estimated Population
Town Center Apartments		110	0	132
Sunrise Assisted Living		89	0	107
Bright View at Rockville Town Center		195	0	234
TOTAL UNITS		394	0	NA
Total Estimated Population (Assume 12% vacancy)				416

TOTALS		2,897	592	4,868
---------------	--	--------------	------------	--------------



0 420 840
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

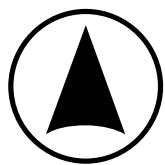
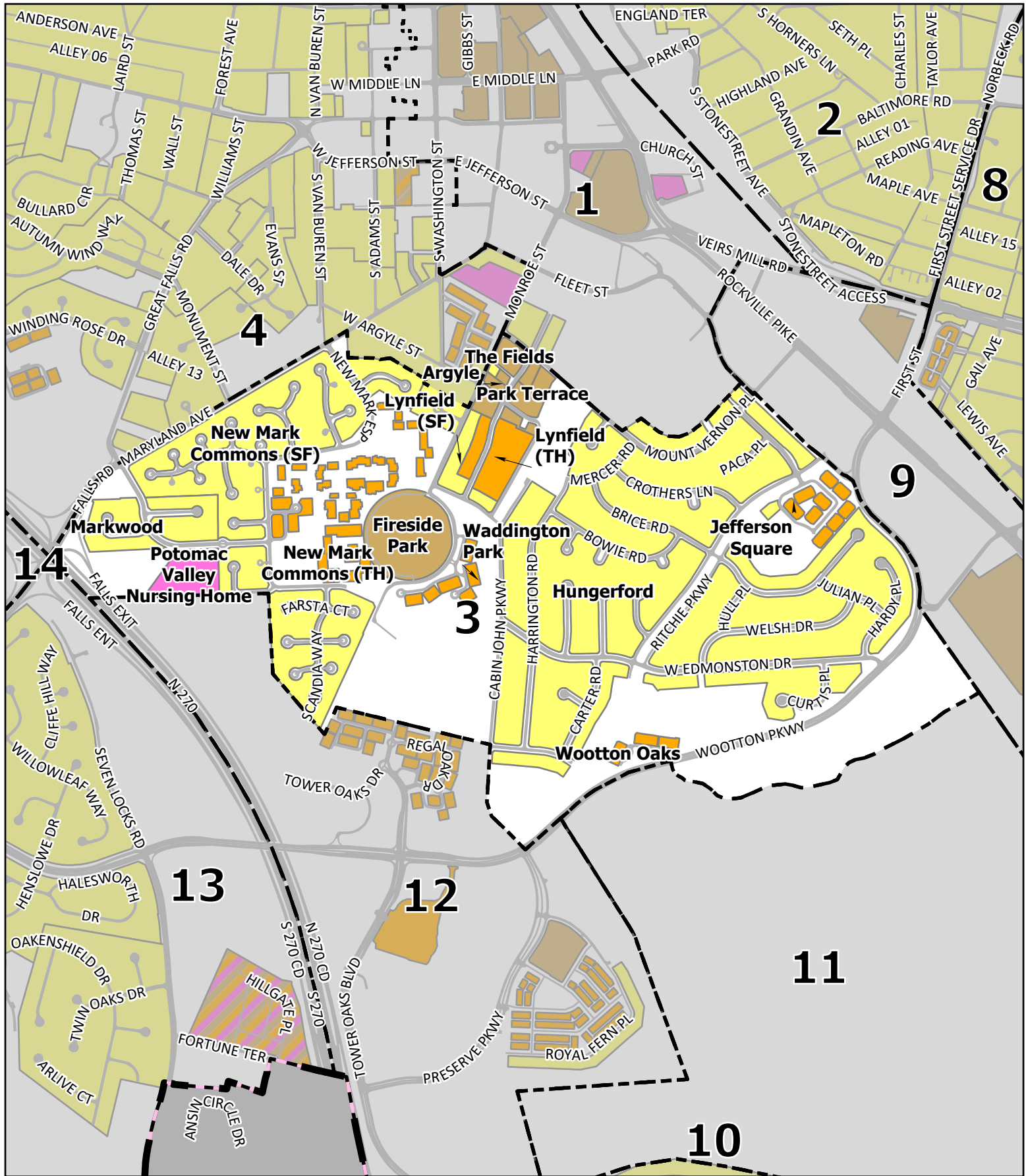
Planning Areas
Rockville City Limits

PLANNING AREA - 2	East Rockville
--------------------------	-----------------------

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Browns Addition to Harriet Park		17	0	51
Burgundy Hills		61	0	182
Burgundy Knolls		116	0	347
Burgundy Village		14	0	42
Croydon Park		184	0	550
England's Addition to Rockville		78	0	233
Harriet Park		122	0	365
Janeta		47	0	141
Maryvale		300	0	897
Rockdale		26	0	78
Rockville Park		89	0	266
TOTAL UNITS		1,054	0	NA
Total Estimated Population (Assume 1% vacancy)				3,120

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Redgate Farms		44	0	114
Charles Walk		20	0	52
TOTAL UNITS		64	0	NA
Total Estimated Population (Assume 1% vacancy)				165

TOTALS		1,118	0	3,285
---------------	--	--------------	----------	--------------



0 500 1,000
Feet

- AL
- MF
- SF
- SF/TH
- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

PLANNING AREA - 3 Hungerford, Lynfield & New Mark Commons

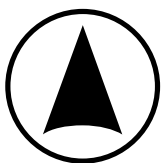
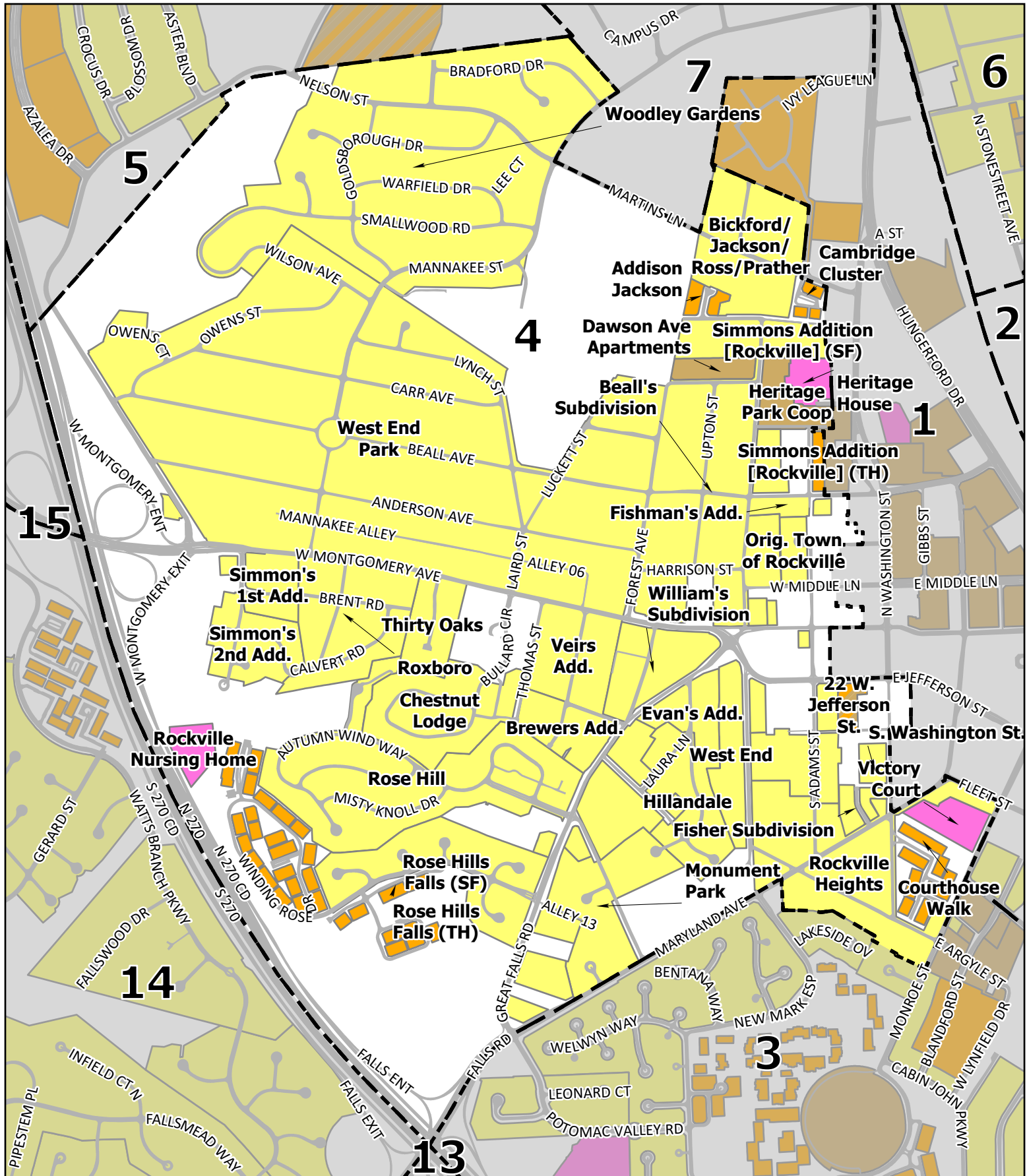
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Hungerford		635	0	1,899
Lynfield		20	0	60
Markwood		35	0	105
New Mark Commons		186	0	556
Rockville Heights		8	0	24
TOTAL UNITS		884	0	NA
Total Estimated Population (Assume 1% vacancy)				2,617

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Waddington Park		40	0	104
New Mark Commons		198	0	515
Jefferson Square		60	0	156
Wootton Oaks		23	0	60
Lynfield		46	0	120
TOTAL UNITS		321	0	NA
Total Estimated Population (Assume 1% vacancy)				826

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Argyle	A	22	0	40
Park Terrace	A	45	0	81
The Fields	A	195	0	353
Fireside Park	A	237	0	429
TOTAL UNITS		499	0	NA
Total Estimated Population (Assume 5% vacancy)				858

DWELLING TYPE: OTHERS /Assisted Living		Population Multiplier:		1.2
		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Valley Nursing Home		175	0	210
TOTAL UNITS		175	0	NA
Total Estimated Population (Assume 12% vacancy)			0	185

TOTALS		1,879	0	4,486
---------------	--	--------------	----------	--------------



0 460 920
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

Planning Areas
Rockville City Limits

PLANNING AREA - 4 West End & Woodley Gardens East-West

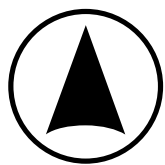
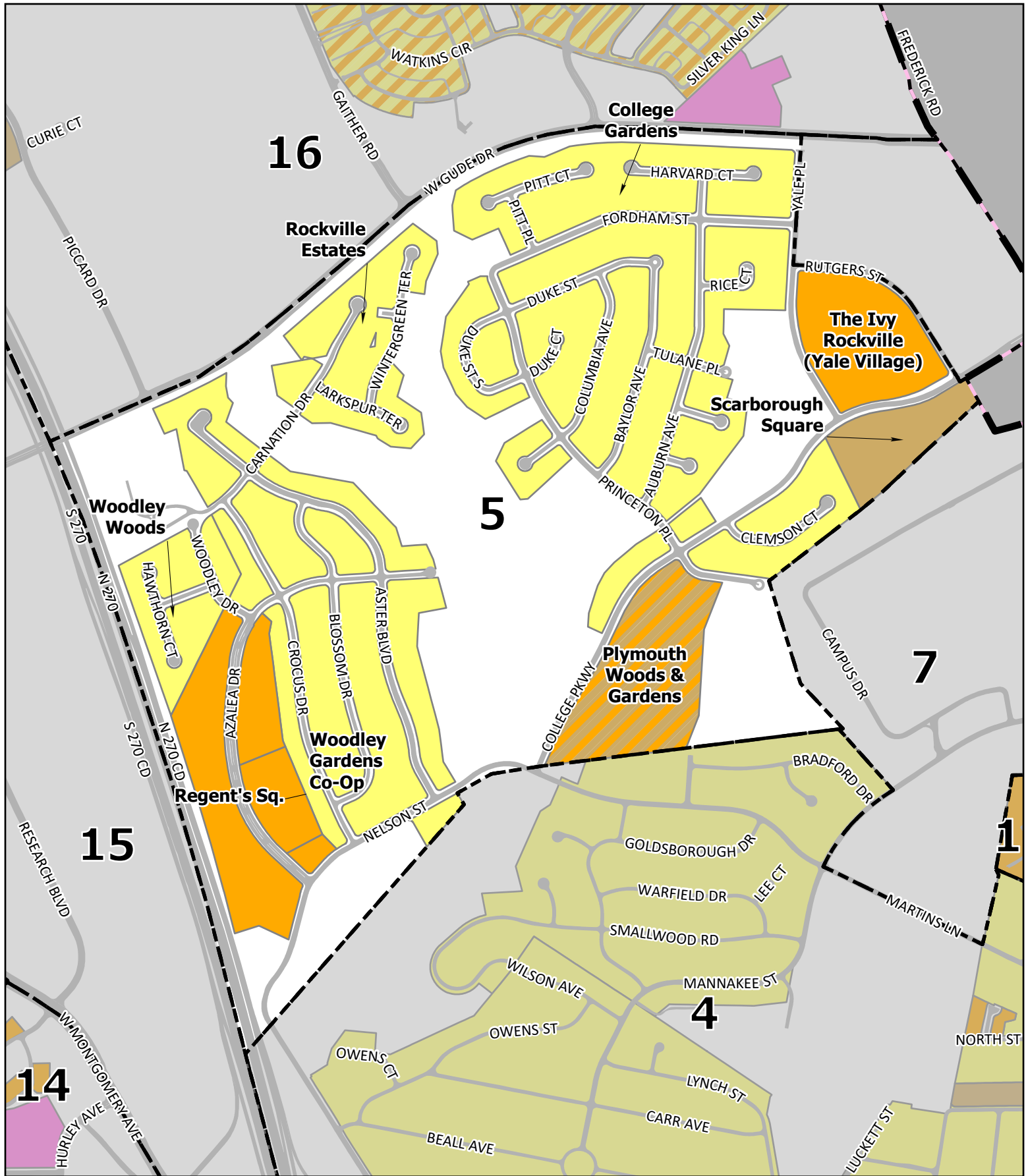
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
		Existing Units	Approved Unbuilt Units	Estimated Population
Beall's Subdivision		103	0	308
Bickford/Jackson/Ross/Prather Subdivisions		47	0	141
Brewers Addition to Rockville		20	0	60
Chestnut Lodge		38	0	114
Evan's Additon to Rockville		15	0	45
Fisher Subdivision		8	0	24
Fishman's Addition to Rockville		8	0	24
Hillandale		28	0	84
Monument Park		36	0	108
Original Town of Rockville		19	0	57
Rockville Heights		50	1	150
Rose Hill		126	0	377
Rose Hills Falls		38	0	114
Roxboro		64	0	191
Simmon's 2nd Addition to Roxboro		36	0	108
Simmon's Addition to Roxboro		16	0	48
Simmons Addition to Rockville		17	0	51
Thirty Oaks		14	0	42
West End		61	0	182
West End Park		487	0	1,456
William's Subdivision		21	0	63
Veirs Addition to Rockville		22	0	66
South Washington St. (121, 123, 125)		4	0	12
Woodley Gardens		224	0	670
TOTAL UNITS		1,502	1	NA
Total Estimated Population (Assume 1% vacancy)				4,446

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
		Existing Units	Approved Unbuilt Units	Estimated Population
Courthouse Walk		62	0	161
Estate of Late Addison Jackson		10	0	26
Cambridge Cluster		17	0	44
Simmons Addition to Rockville		21	0	55
Rose Hills Falls		181	0	471
22 West Jefferson Street		0	17	0
TOTAL UNITS		291	17	NA
Total Estimated Population (Assume 1% vacancy)				749

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
	A-Apartment C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Dawson Ave Apartments	A	33	0	60
Heritage Park Coop	A	65	0	118
22 West Jefferson Street	C	0	12	0
TOTAL UNITS		98	12	NA
Total Estimated Population (Assume 5% vacancy)				169

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.2
		Existing Units	Proposed Units	Estimated Population
Victory Court		86	0	103
Rockville Nursing Home		100	0	120
Heritage House (Dawson)		100	0	120
TOTAL UNITS		286	0	NA
Total Estimated Population (Assume 12% vacancy)				302

TOTALS		2,177	30	5,666
---------------	--	--------------	-----------	--------------



0 420 840
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

Planning Areas
Rockville City Limits

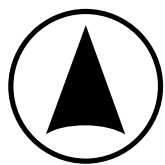
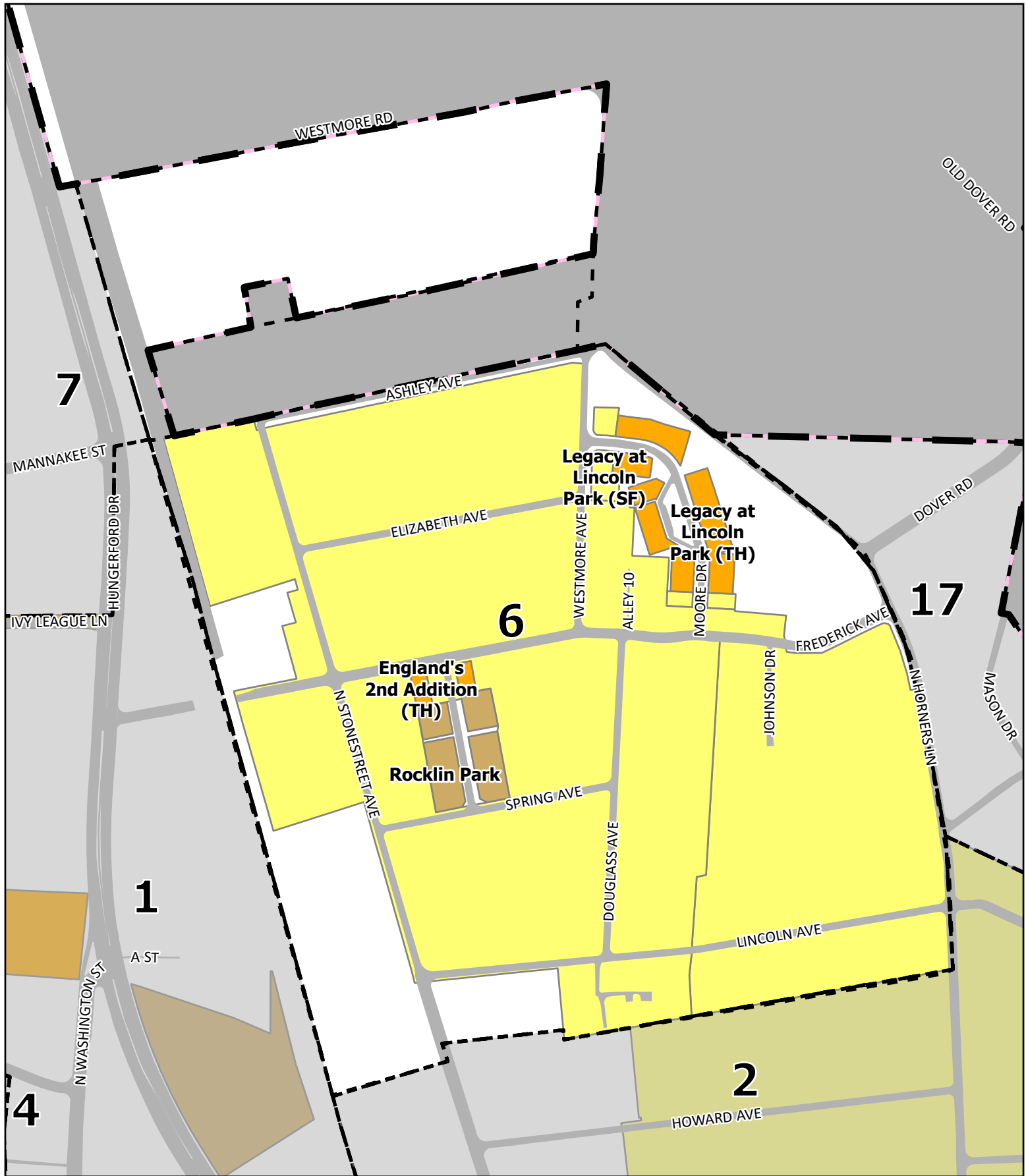
PLANNING AREA - 5 Woodley Gardens & College Gardens

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Woodley Woods		39	0	117
Rockville Estates		251	0	750
College Gardens		342	0	1023
TOTAL UNITS		632	0	NA
Total Estimated Population (Assume 1% vacancy)				1,871

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Plymouth Woods & Gardens		113	0	294
Regent's Square		252	0	655
The Ivy Rockville (Yale Village)		210	0	546
Woodley Gardens Coop.		58	0	151
TOTAL UNITS		633	0	NA
Total Estimated Population (Assume 1% vacancy)				1,629

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Scarborough Square	A	125	0	226
Plymouth Woods & Gardens	C	159	0	288
TOTAL UNITS		284	0	NA
Total Estimated Population (Assume 5% vacancy)				488

TOTALS		1,549	0	3,988
---------------	--	--------------	----------	--------------



0 210 420
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

Planning Areas
Rockville City Limits

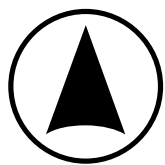
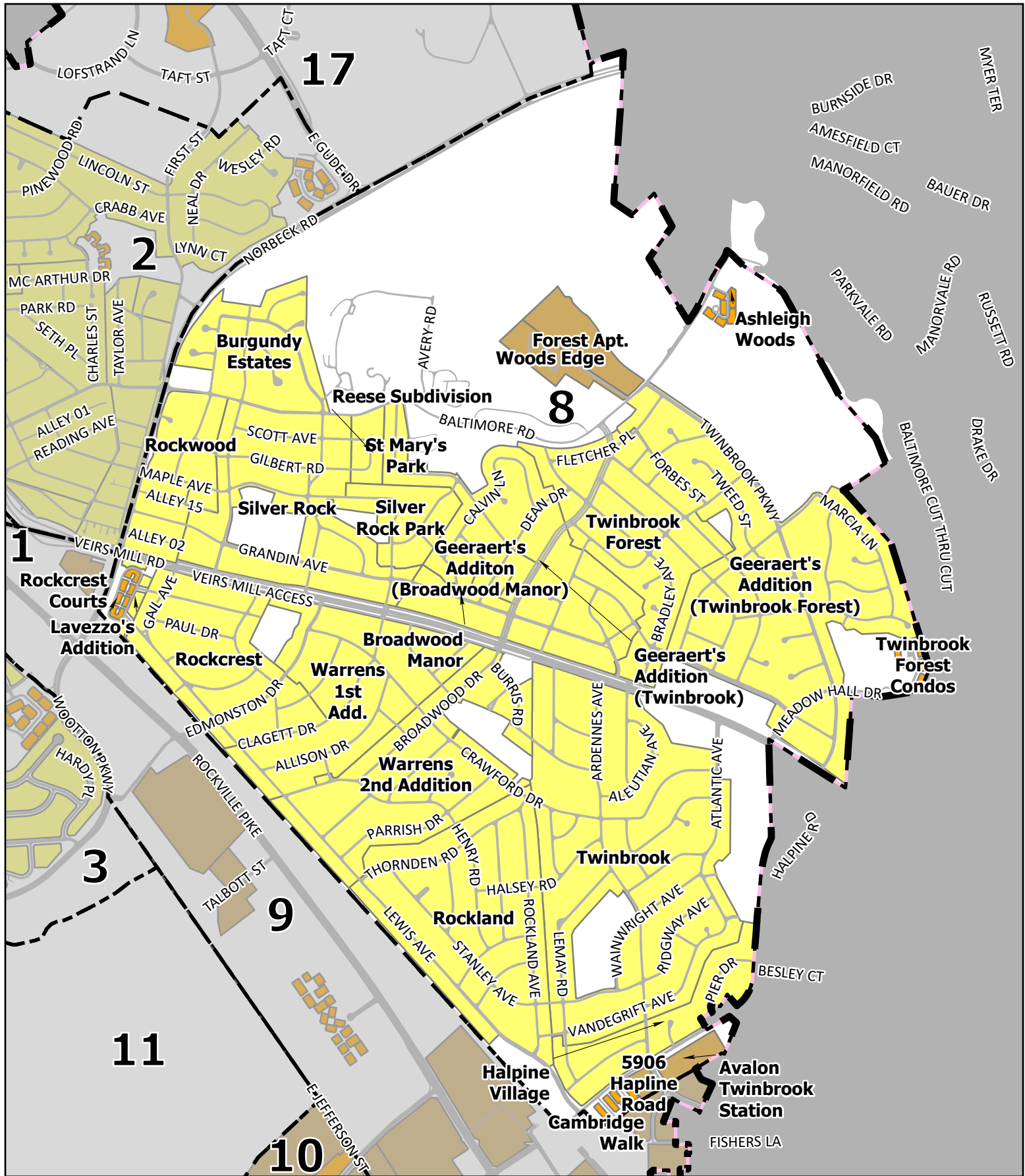
PLANNING AREA - 6 Lincoln Park

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Legacy at Lincoln Park		7	0	21
England's 2nd Addition to Lincoln Park		177	0	529
Lincoln Park		53	0	158
TOTAL UNITS		237	0	NA
Total Estimated Population (Assume 1% vacancy)				702

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
England's 2nd Addition to Lincoln Park		4	0	10
Legacy at Lincoln Park		53	0	138
TOTAL UNITS		57	0	NA
Total Estimated Population (Assume 1% vacancy)				147

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Rocklin Park	A	58	0	105
TOTAL UNITS		58	0	NA
Total Estimated Population (Assume 5% vacancy)				100

TOTALS		352	0	948
---------------	--	------------	----------	------------



0 650 1,300
Feet

- | | |
|-------|----------|
| AL | TH |
| MF | TH/MF |
| SF | TH/MF/AL |
| SF/TH | |

- Planning Areas
- Rockville City Limits

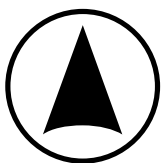
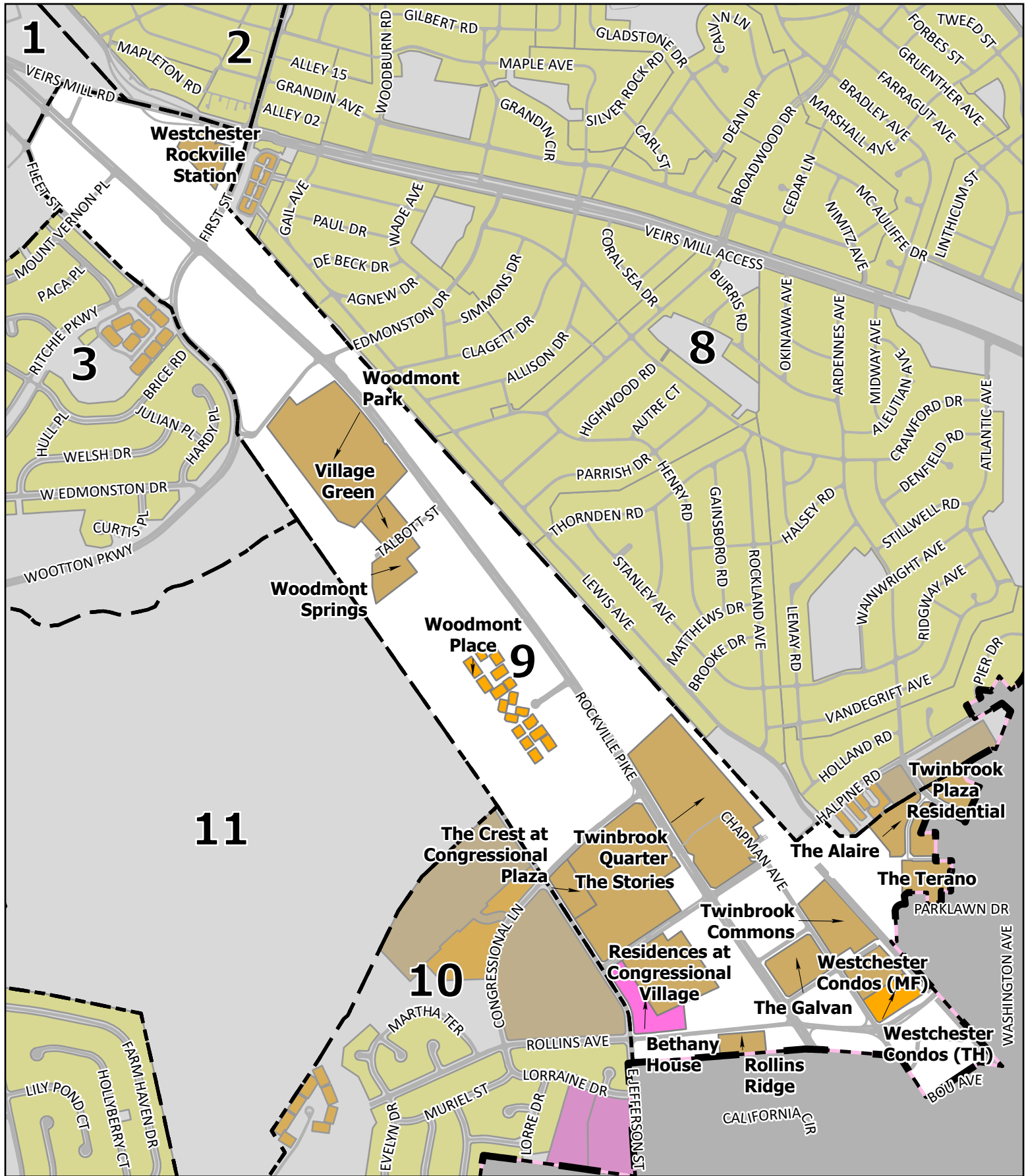
PLANNING AREA - 8 Twinbrook & Twinbrook Forest

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Completed	Approved Unbuilt Units	Estimated Population
Lavezzo's Addition		7	0	21
Broadwood Manor		60	0	179
Burgundy Estates		140	0	419
Geeraert's Additon to Broadwood Manor		34	0	102
Geeraert's Addition to Twinbrook Forest		427	0	1,277
Geeraert's Addition to Twinbrook		239	0	715
Janeta		36	2	108
Reese Subdivision		25	0	75
Rockwood		62	0	185
Silver Rock		264	0	789
Silver Rock Park		65	0	194
St Mary's Park		28	0	84
Twinbrook Forest		259	0	774
Rockcrest		239	0	715
Warrens Addition to Rockcrest		251	0	750
Warrens 2nd Addition to Rockcrest		271	0	810
Rockland		350	0	1,047
Twinbrook		606	0	1,812
Halpine Village		100	0	299
TOTAL UNITS		3,463	2	NA
Total Estimated Population (Assume 1% vacancy)				10,251

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Rockcrest Courts		33	0	86
Twinbrook Forest Condos		33	0	86
Ashleigh Woods		31	0	81
Cambridge Walk I and II		32	0	83
TOTAL UNITS		129	0	NA
Total Estimated Population (Assume 1% vacancy)				332

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominium	Existing Units	Approved Unbuilt Units	Estimated Population
Avalon Twinbrook Station	A	240	0	434
Forest Apartments	A	168	0	304
Woods Edge	A	162	0	293
5906 Hapline Road	C	0	36	0
TOTAL UNITS		570	36	NA
Total Estimated Population (Assume 5% vacancy)				980

TOTALS		4,162	38	11,563
---------------	--	--------------	-----------	---------------



0 500 1,000
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

Planning Areas
Rockville City Limits

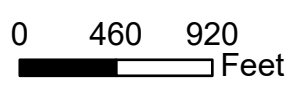
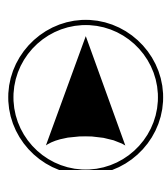
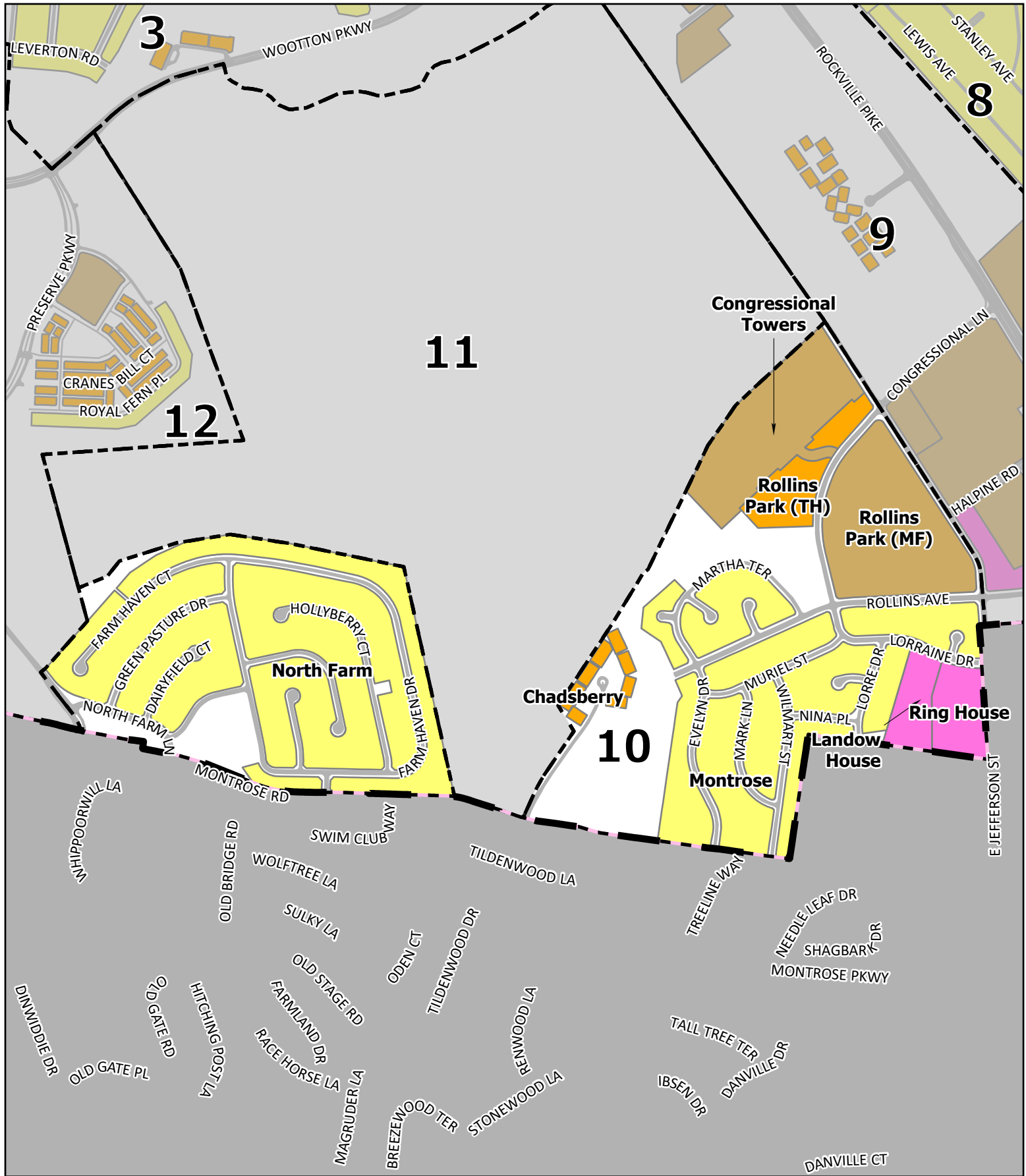
PLANNING AREA - 9 Rockville Pike

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Woodmont Place		88	0	229
Westchester Condos		61	0	159
TOTAL UNITS		149	0	NA
Total Estimated Population (Assume 1% vacancy)				384

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Residences at Congressional Village	A	401	0	726
The Crest at Congressional Plaza	A	134	0	243
The Stories	A	48	0	87
Village Green	C	45	0	81
The Galvan	A	358	0	648
The Alaire	A	279	0	505
The Terano	A	214	0	387
Twinbrook Quarter	A	460	0	833
Woodmont Springs	C	64	0	116
Woodmont Park	A	411	0	744
Rollins Ridge	A	99	0	179
Westchester Condos	C	328	0	594
Westchester Rockville Station	A	190	0	344
Twinbrook Commons	A	0	437	0
Twinbrook Plaza Residential	A	0	181	0
TOTAL UNITS		3,031	618	NA
Total Estimated Population (Assume 4.5% vacancy)				5,212

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier:		1.2
		Existing Units	Approved Unbuilt Units	Estimated Population
Bethany House		250	0	300
TOTAL UNITS		250	0	NA
Total Estimated Population (Assume 12% vacancy)			0	264

TOTALS		3,430	618	5,859
---------------	--	--------------	------------	--------------



- AL
- MF
- SF
- SF/TH
- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

PLANNING AREA - 10 Montrose & North Farm

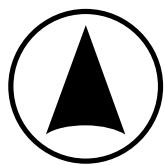
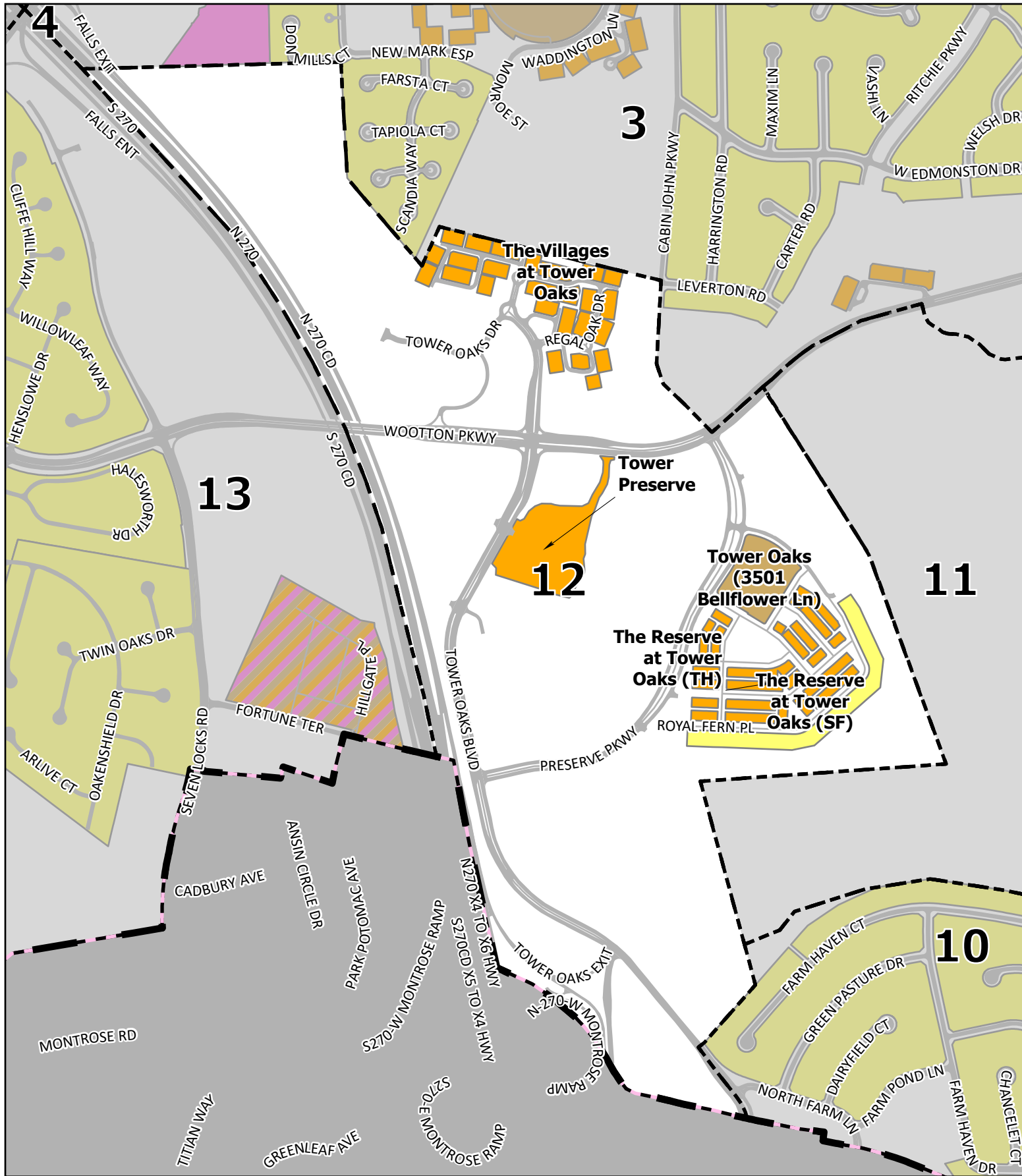
DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Montrose		220	0	658
North Farm		261	0	780
TOTAL UNITS		481	0	NA
Total Estimated Population (Assume 1% vacancy)				1,424

DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.6		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Rollins Park		96	0	250
Chadsberry		47	0	122
TOTAL UNITS		143	0	NA
Total Estimated Population (Assume 1% vacancy)				368

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 1.81		
Subdivision	A-Apartments	Existing Units	Approved Unbuilt Units	Estimated Population
Congressional Towers	A	640	0	1,158
Rollins Park	A	443	0	802
TOTAL UNITS		1,083	0	NA
Total Estimated Population (Assume 5% vacancy)				1,862

DWELLING TYPE: OTHERS/ Assisted Living		Population Multiplier: 1.2		
		Existing Units	Approved Unbuilt Units	Estimated Population
Ring House		252	0	302
Landow House		78	0	94
TOTAL UNITS		330	0	NA
Total Estimated Population (Assume 12% vacancy)			0	348

TOTALS		2,037	0	4,003
---------------	--	--------------	----------	--------------



0 375 750
Feet

- | | |
|-------|----------|
| AL | TH |
| MF | TH/MF |
| SF | TH/MF/AL |
| SF/TH | |

- Planning Areas
- Rockville City Limits

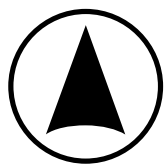
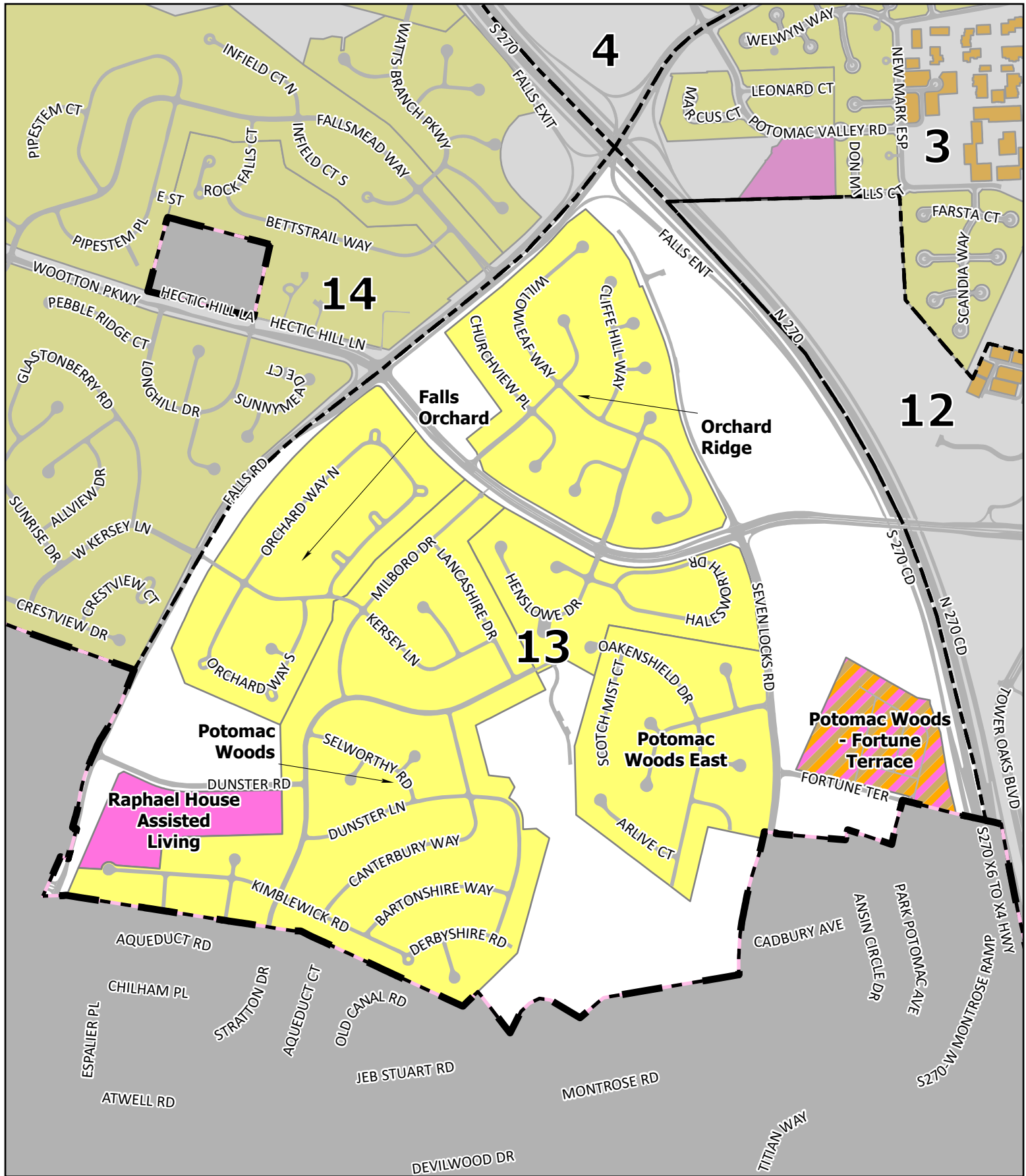
PLANNING AREA - 12 Tower Oaks

DWELLING TYPE: SINGLE FAMILY		Population Multiplier: 2.99		
Subdivision		Units Completed	Approved Unbuilt Units	Estimated Population
The Reserve at Tower Oaks		33	0	99
TOTAL UNITS		33	0	NA
Total Estimated Population (Assume 1% vacancy)				98

DWELLING TYPE: TOWNHOUSE		Population Multiplier: 2.6		
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
The Reserve at Tower Oaks		213	0	554
The Villages at Tower Oaks		136	0	354
Tower Preserve		0	82	0
TOTAL UNITS		349	82	NA
Total Estimated Population (Assume 1% vacancy)				898

DWELLING TYPE: MULTIFAMILY		Population Multiplier: 1.81		
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Tower Oaks (3501 Bellflower Ln)	C	128	0	232
TOTAL UNITS		128	0	NA
Total Estimated Population (Assume 5% vacancy)				220

TOTALS		510	82	1,216
---------------	--	------------	-----------	--------------



0 420 840
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

Planning Areas
Rockville City Limits

PLANNING AREA - 13 Orchard Ridge, Potomac Woods & Falls Ridge
--

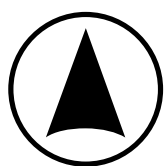
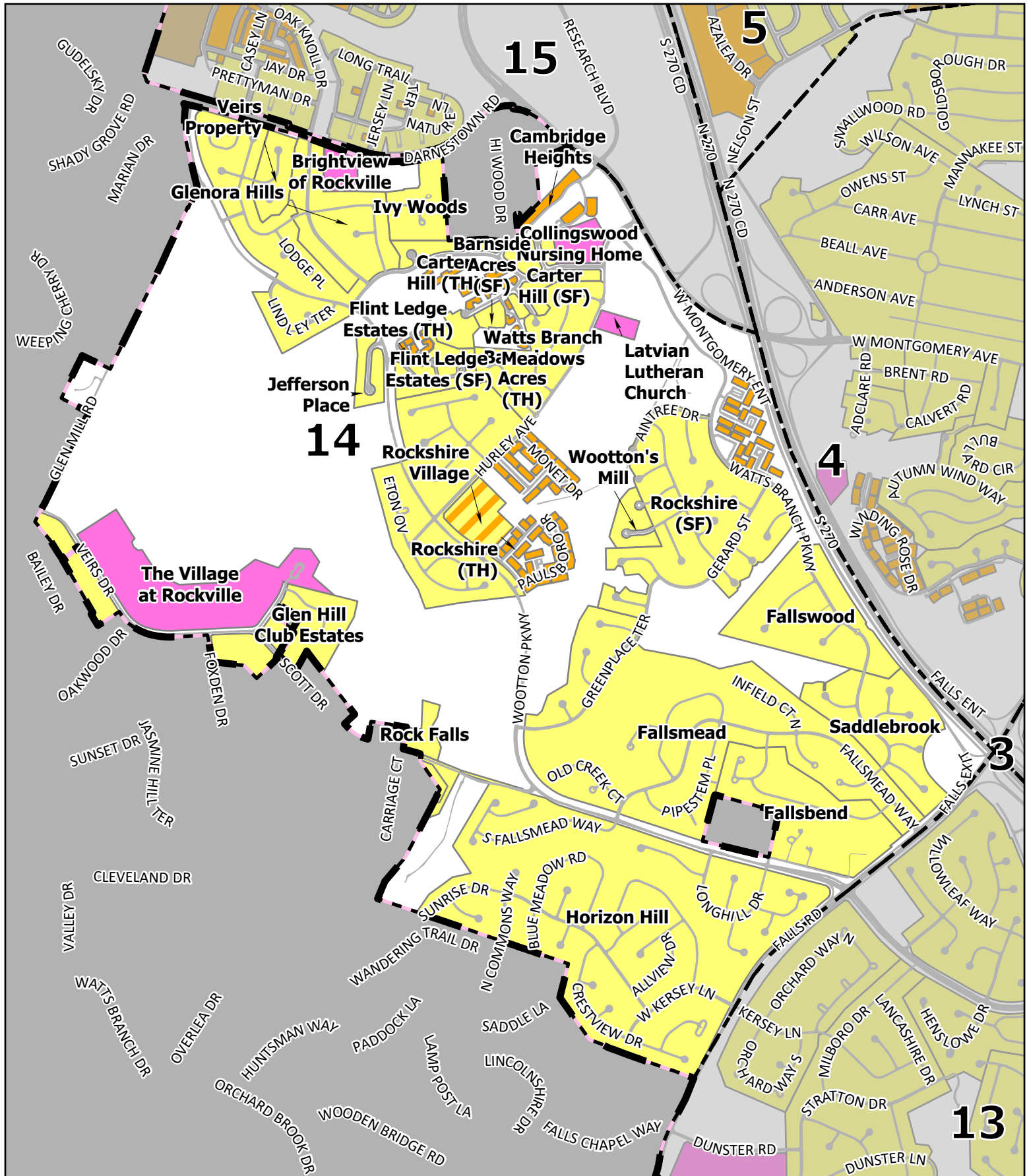
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Orchard Ridge		252	0	753
Potomac Woods		317	0	948
Potomac Woods East		105	0	314
St. Raphael Catholic Church		1	0	3
Falls Orchard		97	0	290
TOTAL UNITS		772	0	NA
Total Estimated Population (Assume 1% vacancy)				2,285

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Woods - Fortune Terrace		52	33	135
TOTAL UNITS		52	33	NA
Total Estimated Population (Assume 1% vacancy)				134

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Woods - Fortune Terrace	C	0	96	0
TOTAL UNITS		0	96	NA
Total Estimated Population (Assume 5% vacancy)				0

DWELLING TYPE: OTHER/ Assisted Living		Population Multiplier:		1.2
		Existing Units	Approved Unbuilt Units	Estimated Population
Potomac Woods - Fortune Terrace		0	213	0
Raphael House Assisted Living		31	0	37
TOTAL UNITS		31	213	NA
Total Estimated Population (Assume 12% vacancy)				33

TOTALS		855	342	2,452
---------------	--	------------	------------	--------------



0 650 1,300
Feet

Planning Areas
Rockville City Limits

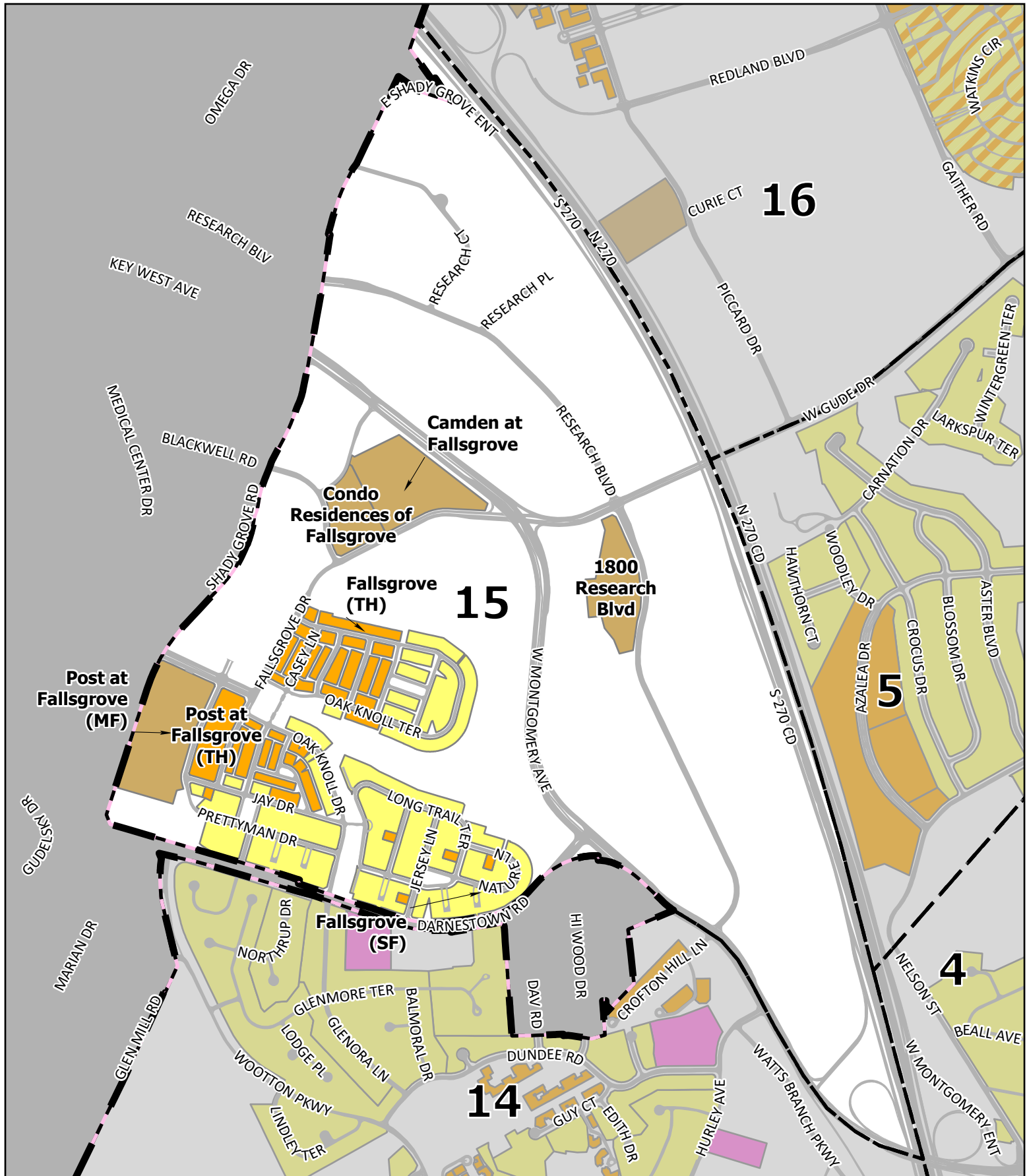
PLANNING AREA - 14 Rockshire & Fallsmead

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Glen Hill Club Estates		23	0	69
Barnside Acres		2	0	6
Carter Hill		39	0	117
Fallsbend		60	0	179
Fallsmead		287	0	858
Fallswood		67	0	200
Flint Ledge Estates		32	0	96
Glenora Hills		69	0	206
Horizon Hill		418	0	1250
Ivy Woods		18	0	54
Rock Falls		6	0	18
Rockshire		420	0	1256
Saddlebrook		74	0	221
Watts Branch Meadows		72	0	215
Jefferson Place		17	0	51
Wootton's Mill		15	0	45
Veirs Property		20	0	60
Rockshire Village		0	31	0
TOTAL UNITS		1,639	31	NA
Total Estimated Population (Assume 1% vacancy)				4,852

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Carter Hill		55	0	143
Barnside Acres		19	0	49
Cambridge Heights		38	0	99
Rockshire		348	0	905
Flint Ledge Estates		32	0	83
Rockshire Village		0	29	0
TOTAL UNITS		492	29	NA
Total Estimated Population (Assume 1% vacancy)				1,266

DWELLING TYPE: Other/Assisted Living		Population Multiplier:		1.2
		Existing Units	Approved Unbuilt Units	Estimated Population
The Village at Rockville		417	0	500
Brightview of Rockville		89	0	107
Collingswood Nursing Home		160	0	192
Latvian Lutheran Church		22	0	26
TOTAL UNITS		688	0	NA
Total Estimated Population (Assume 12% vacancy)				727

TOTALS		2,819	60	6,845
---------------	--	--------------	-----------	--------------



0 500 1,000
Feet

AL
MF
SF
SF/TH

TH
TH/MF
TH/MF/AL

Planning Areas
Rockville City Limits

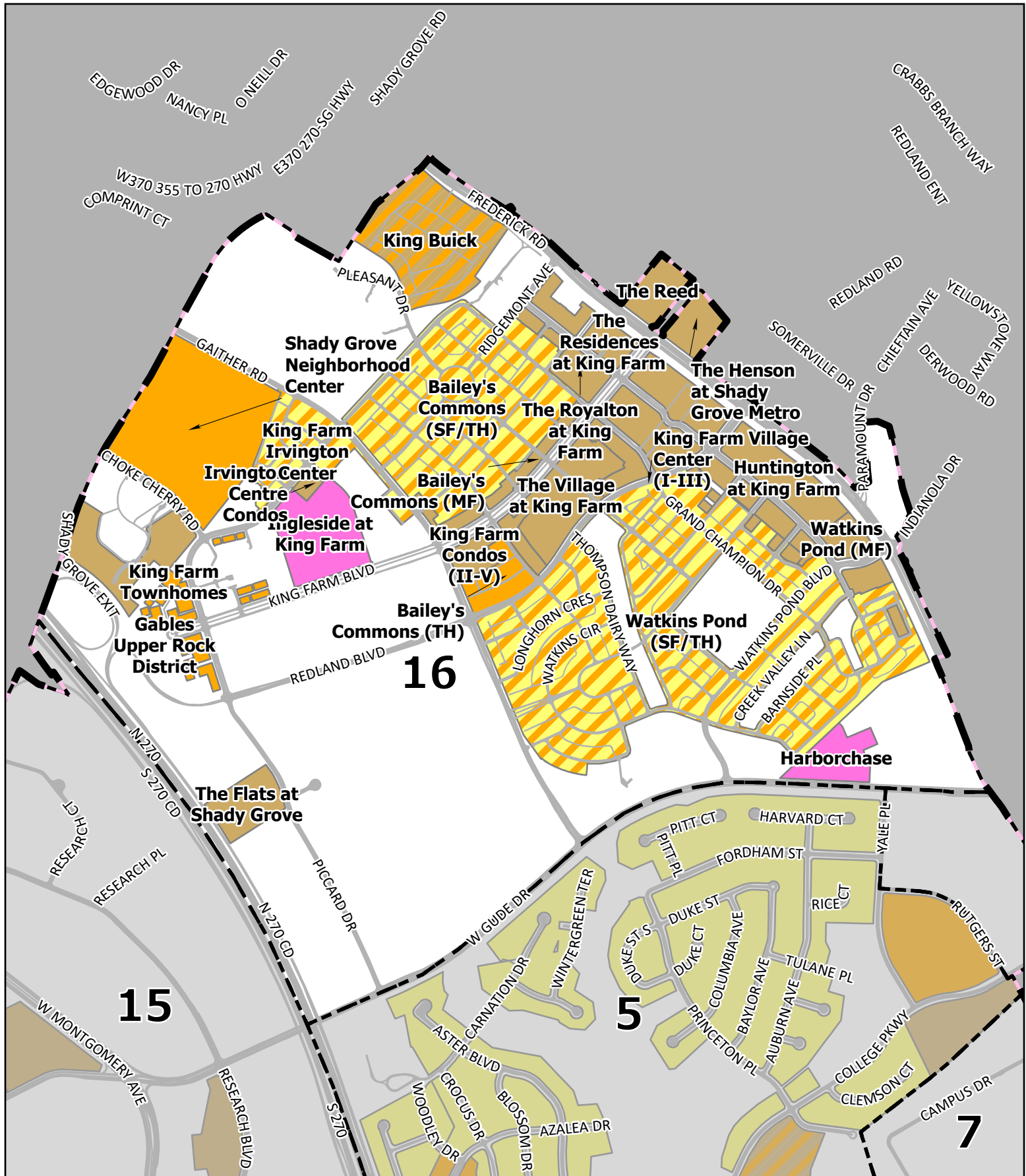
PLANNING AREA - 15 Falls Grove & Research Boulevard

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Fallsgrove		231	0	691
TOTAL UNITS		231	0	NA
Total Estimated Population (Assume 1% vacancy)				684

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Post at Fallsgrove		108	0	281
Fallsgrove		325	0	845
TOTAL UNITS		433	0	NA
Total Estimated Population (Assume 1% vacancy)				1,115

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A- Apartments C- Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
Camden at Fallsgrove	A	268	0	485
Condo Residences of Fallsgrove	C	119	0	215
Post at Fallsgrove	A	360	0	652
1800 Research Blvd	A	0	350	0
TOTAL UNITS		747	350	NA
Total Estimated Population (Assume 5% vacancy)				1,284

TOTALS		1411	350	3,083
---------------	--	-------------	------------	--------------



PLANNING AREA - 16 King Farm & Piccard Drive

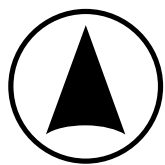
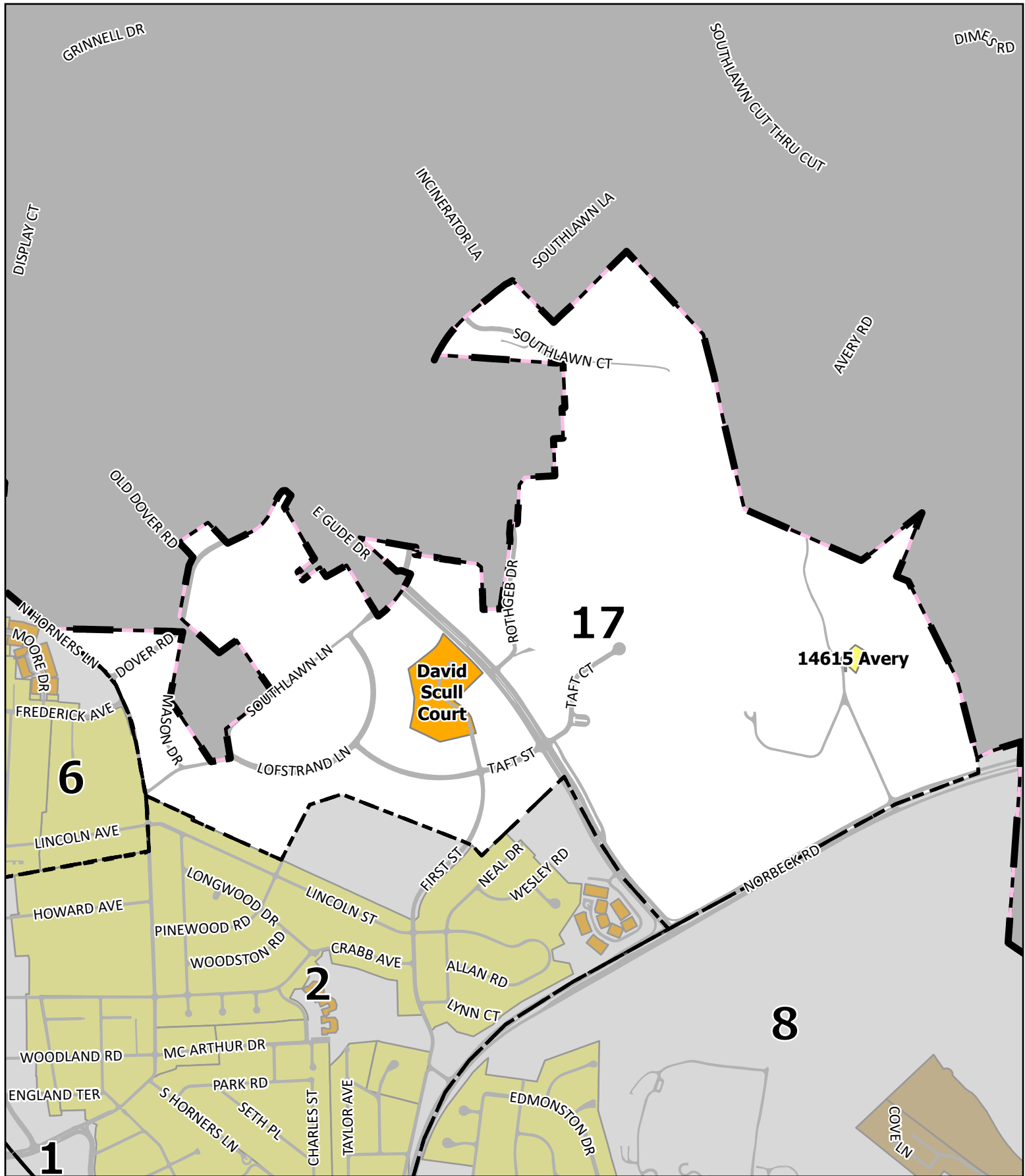
DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Bailey's Commons		47	0	141
King Farm Irvington Center		27	0	81
Watkins Pond		322	0	963
TOTAL UNITS		396	0	NA
Total Estimated Population (Assume 1% vacancy)				1,172

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Baileys Commons		465	0	1,209
King Farm Irvington Center		78	0	203
Watkins Pond		375	0	975
King Farm Townhomes		173	0	450
Shady Grove Neighborhood Center		0	136	0
King Buick		261	109	679
TOTAL UNITS		1352	245	NA
Total Estimated Population (Assume 1% vacancy)				3,480

DWELLING TYPE: MULTIFAMILY		Population Multiplier:		1.81
Subdivision	A-Apartments C-Condominiums	Existing Units	Approved Unbuilt Units	Estimated Population
The Reed	A	417	0	755
The Henson at Shady Grove	A	0	191	0
Huntington at King Farm	A	843	0	1,526
The Residences at King Farm	A	152	0	275
King Farm Village Center (I-III)	A	157	0	284
Bailey's Commons	C	108	0	195
King Farm Condos (II-V, Two, Four)	C	320	0	579
The Royalton at King Farm	C	165	0	299
Watkins Pond	C	93	0	168
Gables Upper Rock District	A	565	0	1,184
Irvington Centre Condos	C	17	0	36
King Farm Village Center (The Village at King Farm)	C	49	0	103
The Flats at Shady Grove	A	203	0	425
TOTAL UNITS		3,089	191	NA
Total Estimated Population (Assume 5% vacancy)				5,312

DWELLING TYPE: OTHER/ Assisted Living		Population Multiplier:		1.2
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
Ingleside at King Farm		650	0	780
Harborchase		146	0	175
TOTAL UNITS		796	0	NA
Total Estimated Population (Assume 12% vacancy)			0	841

TOTALS		5,633	191	10,804
---------------	--	--------------	------------	---------------



0 500 1,000 Feet

- AL
- MF
- SF
- SF/TH
- TH
- TH/MF
- TH/MF/AL

- Planning Areas
- Rockville City Limits

PLANNING AREA - 17 Southlawn & East Gude

DWELLING TYPE: SINGLE FAMILY		Population Multiplier:		2.99
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
David Scull Court	Rockville Housing Enterprises	1	0	3
TOTAL UNITS		1	0	NA
Total Estimated Population (Assume 1% vacancy)				3

DWELLING TYPE: TOWNHOUSE		Population Multiplier:		2.6
Subdivision		Existing Units	Approved Unbuilt Units	Estimated Population
David Scull Court	Rockville Housing Enterprises	76	0	198
TOTAL UNITS		76	0	NA
Total Estimated Population (Assume 1% vacancy)				196

TOTALS		77	0	199
---------------	--	-----------	----------	------------

Total Units by Planning Area (December 2025)					
Comprehensive Plan Area	Single Family Detached	Single Family Attached	Apartment/Multifamily	Others/Assisted Living	Total
Planning Area 1	19	146	2,338	394	2,897
Planning Area 2	1,054	64	0	0	1,118
Planning Area 3	884	321	499	175	1,879
Planning Area 4	1,502	291	98	286	2,177
Planning Area 5	632	633	284	0	1,549
Planning Area 6	237	57	58	0	352
Planning Area 8	3,463	129	570	0	4,162
Planning Area 9	0	149	3,031	250	3,430
Planning Area 10	481	143	1,083	330	2,037
Planning Area 12	33	349	128	0	510
Planning Area 13	770	16	0	31	855
Planning Area 14	1,639	492	0	688	2,819
Planning Area 15	231	433	747	0	1,411
Planning Area 16	396	1,352	3,089	796	5,633
Planning Area 17	1	76	0	0	77
Total Units	11,342	4,651	11,925	2,950	30,906

Estimated Population in Residential Units (December 2025)					
Comprehensive Plan Area	Single Family Detached	Single Family Attached	Apartment/Multifamily	Others/Assisted Living	Total
Planning Area 1	56	376	4,020	416	4,868
Planning Area 2	3,120	165	0	0	3,285
Planning Area 3	2,617	826	858	185	4,486
Planning Area 4	4,446	749	169	302	5,666
Planning Area 5	1,871	1,629	488	0	3,988
Planning Area 6	702	147	100	0	948
Planning Area 8	10,251	332	980	0	11,563
Planning Area 9	0	384	5,212	264	5,859
Planning Area 10	1,424	368	1,862	348	4,003
Planning Area 12	98	898	220	0	1,216
Planning Area 13	2,285	134	0	33	2,452
Planning Area 14	4,852	1,266	0	727	6,845
Planning Area 15	684	1,115	1,284	0	3,083
Planning Area 16	1,172	3,480	5,312	841	10,804
Planning Area 17	3	196	0	0	199
Total Population	33,579	12,064	20,505	3,115	69,264