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# Housing Market Analysis for Active Adult Communities in Prince George's County

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## Introduction to Chapter

This section provides estimates of demand for active adult housing for Prince George's County, the three Development Tiers in Prince George's County, and for the other counties in the DC metro area for the years 2004 and 2009.

The demand estimates were developed for persons who desire to purchase a home or condominium in an age-qualified community.

**Age Qualification.** This market includes households who are between the ages of 55 and 79 years of age who have a home with at least a minimum value of \$80,000.

# Explanation of Demand Estimation Tables

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A simple demand model was developed to explore the estimated annual demand for age-qualified housing units in each of the Development Tiers in Prince George's County and for the surrounding market areas. Each of the following tables follows the following format:

1. The number of households in the defined area is entered in the first line.
2. The proportion of households that are 55 to 79 years of age is entered in the second line.
3. The third line is the product of multiplying Line 1 x Line 2 and is the number of age-qualified households in the defined market area.
4. The fourth line is the percentage of households estimated to have a home value in a designated price range. The first column is the sum of the percentage of households valued between \$80,000 and \$500,000+.
5. Line 5 is the product of multiplying Line 4 x Line 3 and is the number of age-and home-value-qualified households in the defined market area.
6. Line 6 is the percentage of households headed by someone between 55 and 79 years of age who are likely to move each year. The proportion is an age-weighted calculation from U.S. Census data (2004).
7. Line 7 is the number of households with home values in the specified range likely to move annually.
8. Line 8 is an estimate of the proportion of households likely to remain in the primary market area
9. Line 9 is the number of households likely to remain in the defined market area.
10. Line 10 is the proportion of households interested in living in an age-qualified community (data from NIC Study, 2001).
11. Line 11 is the estimated annual demand for age-qualified housing among the age-and home-value-qualified households in the defined market area.

# Annual Demand for Active Adult Communities in the Developed Tier in Prince George's County 2004

This table reveals that in 2004 among the age and home-value-qualified households (home values of \$80,000 or more), there are an estimated 438 households within the Developed Tier likely to move and choose an age-qualified community. There are 311 households with a home valued between \$100,000 and \$199,999; and 107 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
438	311	107

## Market Area: Developed Tier in Prince George's County - Estimate of Demand for Active Adult Housing in 2004

<b>Demand for Active Adult Communities in Developed Tier in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in Developed Tier	167,960							
Percent of Age-Qualified Households (55-79)	24%							
Number of Age-Qualified Households in PMA	40,445							
% of Households with a Qualified Existing Home Value	94.4%	4.4%	26.5%	40.6%	20.4%	1.9%	0.3%	0.3%
Number of Age- and Home-Value Qualified Households	38,164	1,788	10,702	16,400	8,243	781	138	113
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number Likely to Move Annually (U.S. Census)	1,985	93	556	853	429	41	7	6
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	1,786	84	501	768	386	37	6	5
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>438</b>	<b>20</b>	<b>123</b>	<b>188</b>	<b>95</b>	<b>9</b>	<b>2</b>	<b>1</b>

# Annual Demand for Active Adult Communities in the Developed Tier in Prince George’s County 2009

This table reveals that in 2009 among the age and home-value qualified households (home values of \$80,000 or more), there are an estimated 514 households within the Developed Tier likely to move and choose an age-qualified community. There are 211 households with a home valued between \$100,000 and \$199,999; and 286 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
514	211	286

**Market Area: Developed Tier in Prince George’s County - Estimate of Demand for Active Adult Housing in 2009**

<b>Demand for Active Adult Communities in Developed Tier in 2009</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in Developed Tier	167,960							
Percent of Age-Qualified Households (55-79)	28%							
Number of Age-Qualified Households in PMA	46,273							
% of Households with a Qualified Existing Home Value	96.8%	3.3%	14.0%	25.8%	46.3%	5.8%	1.1%	0.5%
Number of Age- and Home-Value- Qualified Households	44,797	1,518	6,474	11,957	21,415	2,679	518	236
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number Likely to Move Annually	2,329	79	337	622	1,114	139	27	12
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	2,096	71	303	560	1002	125	24	11
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>514</b>	<b>17</b>	<b>74</b>	<b>137</b>	<b>246</b>	<b>31</b>	<b>6</b>	<b>3</b>

# Annual Demand for Active Adult Communities in the Developing Tier in Prince George's County 2004

This table reveals that in 2004 among the age and home-value-qualified households (home values of \$80,000 or more), there are an estimated 425 households within the Developing Tier likely to move and choose an age-qualified community. There are 170 households with a home valued between \$100,000 and \$199,999; and 249 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
425	170	249

**Market Area: Developing Tier in Prince George's County - Estimate of Demand for Active Adult Housing in 2004**

<b>Demand for Active Adult Communities in Developing Tier in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in Developing Tier	142,242							
Percent of Age-Qualified Households (55-79)	27%							
Number of Age-Qualified Households in PMA	38,087							
% of Households with a Qualified Existing Home Value	97.4%	1.6%	9.8%	29.2%	42.8%	10.2%	2.5%	1.4%
Number of Age- and Home-Value- Qualified Households	37,108	594	3,713	11,102	16,316	3,889	945	548
Percentage Who Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number Who Move Annually	1,930	31	193	577	848	202	49	29
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	1,737	28	174	520	764	182	44	26
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>425</b>	<b>7</b>	<b>43</b>	<b>127</b>	<b>187</b>	<b>45</b>	<b>11</b>	<b>6</b>

# Annual Demand for Active Adult Communities in the Developing Tier in Prince George's County 2009

This table reveals that in 2009 among the age-and home-value qualified households (home values of \$80,000 or more), there are an estimated 914 households within the Developing Tier likely to move and choose an age-qualified community. There are 166 households with a home valued between \$100,000 and \$199,999; and 738 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
914	166	738

## Market Area: Developing Tier in Prince George's County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Developing Tier in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in Developing Tier	153,403							
Percent of Age-Qualified Households (55-79)	29%							
Number of Age-Qualified Households in PMA	43,992							
% of Households with a Qualified Existing Home Value	98.1%	1.1%	5.1%	12.7%	52.2%	16.5%	6.9%	3.6%
Number of Age- and Home-Value Qualified Households	43,169	497	2,257	5,583	22,955	7,263	3,027	1,588
Percentage Likely to Move annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number Likely to Move Annually	4,144	48	217	536	2,204	697	291	152
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,730	43	195	482	1,983	628	262	137
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>914</b>	<b>11</b>	<b>48</b>	<b>118</b>	<b>486</b>	<b>154</b>	<b>64</b>	<b>34</b>

# Annual Demand for Active Adult Communities in the Rural Tier in Prince George's County 2004

This table reveals that in 2004 among the age and home-value-qualified households (home values of \$80,000 or more), there are an estimated 24 households within the Rural Tier likely to move and choose an age-qualified community. There are 9 households with a home valued between \$100,000 and \$199,999; and 14 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
24	9	14

**Market Area: Rural Tier in Prince George's County - Estimate of Demand for Active Adult Housing in 2004**

<b>Demand for Active Adult Communities in Rural Tier in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in Rural Tier	6,900							
Percent of Age-Qualified Households (55-79)	33%							
Number of Age-Qualified Households in PMA	2,246							
% of Households with a Qualified Existing Home Value	93.7%	2.8%	13.0%	24.6%	29.4%	12.7%	5.3%	5.9%
Number of Age- and Home-Value-Qualified Households	2,105	64	293	552	660	285	119	133
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number Likely to Move Annually	109	3	15	29	34	15	6	7
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	99	3	14	26	31	13	6	6
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>24</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>8</b>	<b>3</b>	<b>1</b>	<b>2</b>



## Annual Demand for Active Adult Communities in the Rural Tier in Prince George's County 2009

This table reveals that in 2009 among the age- and home-value qualified households (home values of \$80,000 or more), there are an estimated 27 households within the Rural Tier likely to move and choose an age-qualified community. There are 7 households with a home valued between \$100,000 and \$199,999; and 19 households whose homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
27	7	19

### Market Area: Rural Tier in Prince George's County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Rural Tier in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in Rural Tier	7,223							
Percent of Age-Qualified Households (55-79)	34%							
Number of Age-Qualified Households in PMA	2,456							
% of Households with a Qualified Existing Home Value	95.3%	2.9%	10.9%	14.6%	37.0%	12.6%	8.1%	9.2%
Number of Age- and Home-Value-Qualified Households	2,339	70	268	359	909	309	200	225
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number Likely to Move Annually	122	4	14	19	47	16	10	12
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	109	3	13	17	43	14	9	11
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>27</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>3</b>

## Annual Demand for Active Adult Communities in Prince George's County, Maryland, 2004

This table reveals that in 2004 among the age-and home-value qualified households (home values of \$80,000 or more), there are an estimated 894 households within Prince George's County likely to move and choose an age-qualified community. There are 470 households with a home valued between \$100,000 and \$199,999; and 399 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
894	470	399

### Market Area: Prince George's County - Estimate of Demand for Active Adult Housing in 2004

<b>Demand for Active Adult Communities in Prince George's County, MD in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in County	310,117							
Percent of Age-Qualified Households (55-79)	26%							
Number of Age-Qualified Households in PMA	81,196							
% of Households with a Qualified Existing Home Value	96.0%	2.8%	16.8%	33.7%	33.2%	6.9%	1.7%	1.1%
Number of Age- and Home-Value Qualified Households	77,972	2,257	13,608	27,387	26,916	5,562	1,364	877
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move Annually	4,055	117	708	1,424	1,400	289	71	46
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,649	106	637	1,282	1,260	260	64	41
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>894</b>	<b>26</b>	<b>156</b>	<b>314</b>	<b>309</b>	<b>64</b>	<b>16</b>	<b>10</b>

## Annual Demand for Active Adult Communities in Prince George's County, Maryland, 2009

This table reveals that in 2009 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 1,037 households within Prince George's County likely to move and choose an age-qualified community. There are 286 households with a home valued between \$100,000 and \$199,999; and 729 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,037	286	729

### Market Area: Prince George's County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Prince George's County, MD in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	328,539							
Percent of Age-Qualified Households (55-79)	28%							
Number of Age-Qualified Households in PMA	92,706							
% of Households with a Qualified Existing Home Value	97.5%	2.1%	8.9%	18.0%	49.4%	12.1%	4.6%	2.5%
Number of Age- and Home-Value Qualified Households	90,407	1,900	8,223	16,724	45,769	11,199	4,255	2,336
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	4,701	99	428	870	2,380	582	221	121
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	4,231	89	385	783	2142	524	199	109
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,037</b>	<b>22</b>	<b>94</b>	<b>192</b>	<b>525</b>	<b>128</b>	<b>49</b>	<b>27</b>

# Part 6. Estimate of Demand for Active Adult Housing

## Annual Demand for Active Adult Communities in Anne Arundel County, Maryland, 2004

This table reveals that in 2004 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 2,911 households within Anne Arundel County likely to move and choose an age-qualified community. There are 1,364 households with a home valued between \$100,000 and \$199,999; and 1,486 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

<b>Summary of Demand in Households by Home Value</b>		
Total	\$100,000 to \$200,000	\$200,000+
2,911	1,364	1,486

**Market Area: Anne Arundel County - Estimate of Demand for Active Adult Housing in 2004**

<b>Demand for Active Adult Communities in Anne Arundel County, MD in 2004</b>	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	188,297							
Percent of Age-Qualified Households	34%							
Number of Age-Qualified Households in PMA	63,624							
% of Households with a Qualified Existing Home Value	96.4%	2.0%	16.0%	29.1%	27.8%	11.1%	4.6%	5.8%
Number of Age- and Home-Value-Qualified Household	137,497	2,864	22,867	41,547	39,670	15,765	6,510	8,274
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	13,200	275	2,195	3,989	3,808	1,513	625	794
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	11,880	247	1,976	3,590	3,427	1,362	562	715
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>2,911</b>	<b>61</b>	<b>484</b>	<b>879</b>	<b>840</b>	<b>334</b>	<b>138</b>	<b>175</b>

# Annual Demand for Active Adult Communities in Anne Arundel County, Maryland, 2009

This table reveals that in 2009 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 3,107 households within Anne Arundel County likely to move and choose an age-qualified community. There are 889 households with a home valued between \$100,000 and \$199,999; and 2,194 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
3,107	889	2,194

**Market Area: Anne Arundel County - Estimate of Demand for Active Adult Housing in 2009**

<b>Demand for Active Adult Communities in Anne Arundel County, MD in 2009</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in County	200,127							
Percent of Age-Qualified Households	36%							
Number of Age-Qualified Households in PMA	71,807							
% of Households with a Qualified Existing Home Value	96.6%	0.8%	8.2%	19.4%	41.6%	10.9%	7.7%	8.1%
Number of Age- and Home-Value-Qualified Households	146,783	1,168	12,477	29,498	63,153	16,521	11,703	12,263
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	14,091	112	1,198	2,832	6,063	1,586	1,123	1,177
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	12,682	101	1078	2549	5456	1427	1011	1060
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>3,107</b>	<b>25</b>	<b>264</b>	<b>624</b>	<b>1,337</b>	<b>350</b>	<b>248</b>	<b>260</b>

# Annual Demand for Active Adult Communities in Calvert County, Maryland, 2004

This table reveals that in 2004 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 514 households within Calvert County likely to move and choose an age-qualified community. There are 202 households with a home valued between \$100,000 and \$199,999; and 306 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
514	202	306

**Market Area: Calvert County - Estimate of Demand for Active Adult Housing in 2004**

<b>Demand for Active Adult Communities in Calvert County, MD in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in County	29,320							
Percent of Age-Qualified Households	32%							
Number of Age-Qualified Households in PMA	9,310							
% of Households with a Qualified Existing Home Value	97.0%	0.9%	13.9%	24.4%	30.9%	16.5%	5.9%	4.5%
Number of Age- and Home-Value Qualified Households	24,259	224	3,474	6,092	7,729	4,129	1,476	1,135
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	2,329	22	334	585	742	396	142	109
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	2,096	19	300	526	668	357	128	98
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>514</b>	<b>5</b>	<b>74</b>	<b>129</b>	<b>164</b>	<b>87</b>	<b>31</b>	<b>24</b>

# Annual Demand for Active Adult Communities in Calvert County, Maryland, 2009

This table reveals that in 2009 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 600 households within Calvert County likely to move and choose an age-qualified community. There are 133 households with a home valued between \$100,000 and \$199,999; and 462 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
600	133	462

**Market Area: Calvert County - Estimate of Demand for Active Adult Housing in 2009**

<b>Demand for Active Adult Communities in Calvert County, MD in 2009</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in County	34,166							
Percent of Age-Qualified Households	34%							
Number of Age-Qualified Households in PMA	11,658							
% of Households with a Qualified Existing Home Value	97.2%	0.7%	6.1%	15.4%	38.7%	15.2%	11.8%	9.3%
Number of Age- and Home-Value-Qualified Households	28,342	206	1,790	4,500	11,274	4,423	3,432	2,717
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	2,721	20	172	432	1,082	425	329	261
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	2,449	18	155	389	974	382	297	235
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>600</b>	<b>4</b>	<b>38</b>	<b>95</b>	<b>239</b>	<b>94</b>	<b>73</b>	<b>58</b>

# Annual Demand for Active Adult Communities in Charles County, Maryland, 2004

This table reveals that in 2004 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 757 households within Charles County likely to move and choose an age-qualified community. There are 348 households with a home valued between \$100,000 and \$199,999; and 398 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
757	348	398

**Market Area: Charles County - Estimate of Demand for Active Adult Housing in 2004**

<b>Demand for Active Adult Communities in Charles County, MD in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in County	47,115							
Percent of Age-Qualified Households	30%							
Number of Age-Qualified Households in PMA	14,073							
% of Households with a Qualified Existing Home Value	96.3%	1.5%	15.8%	28.5%	34.8%	10.9%	2.8%	2.1%
Number of Age- and Home-Value-Qualified Households	35,761	557	5,859	10,564	12,933	4,047	1,031	770
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	3,433	53	562	1,014	1,242	389	99	74
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,090	48	506	913	1117	350	89	67
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>757</b>	<b>12</b>	<b>124</b>	<b>224</b>	<b>274</b>	<b>86</b>	<b>22</b>	<b>16</b>



## Annual Demand for Active Adult Communities in Charles County, Maryland, 2009

This table reveals that in 2009 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 880 households within Charles County likely to move and choose an age-qualified community. There are 216 households with a home valued between \$100,000 and \$199,999; and 652 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
880	216	652

### Market Area: Charles County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Charles County, MD in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	54,001							
Percent of Age-Qualified Households	32%							
Number of Age-Qualified Households in PMA	17,518							
% of Households with a Qualified Existing Home Value	97.1%	1.3%	7.3%	16.6%	44.7%	15.2%	7.5%	4.5%
Number of Age- and Home-Value-Qualified Households	41,590	571	3,119	7,093	19,150	6,495	3,222	1,940
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	3,993	55	299	681	1,838	624	309	186
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,593	49	269	613	1,655	561	278	168
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>880</b>	<b>12</b>	<b>66</b>	<b>150</b>	<b>405</b>	<b>137</b>	<b>68</b>	<b>41</b>

## Annual Demand for Active Adult Communities in Howard County, Maryland, 2004

This table reveals that in 2004 among the age- and home-value-qualified households (home values of \$80,000 or more), there are an estimated 1,462 households within Howard County likely to move and choose an age-qualified community. There are 426 households with a home valued between \$100,000 and \$199,999; and 1,010 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,462	426	1,010

### Market Area: Howard County - Estimate of Demand for Active Adult Housing in 2004

Demand for Active Adult Communities in Howard County, MD in 2004	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	96,953							
Percent of Age-Qualified Households	28%							
Number of Age- Qualified Households in PMA	27,420							
% of Households with a Qualified Existing Home Value	95.6%	1.7%	10.0%	17.8%	28.9%	19.7%	9.4%	8.1%
Number of Age- and Home-Value-Qualified Households	69,075	1,221	7,231	12,891	20,910	14,243	6,757	5,822
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	6,631	117	694	1,238	2,007	1,367	649	559
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	5,968	105	625	1114	1807	1231	584	503
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,462</b>	<b>26</b>	<b>153</b>	<b>273</b>	<b>443</b>	<b>301</b>	<b>143</b>	<b>123</b>

## Annual Demand for Active Adult Communities in Howard County, Maryland, 2009

This table reveals that in 2009 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 1,610 households within Howard County likely to move and choose an age-qualified community. There are 305 households with a home valued between \$100,000 and \$199,999; and 1,278 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,610	305	1,278

### Market Area: Howard County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Howard County, MD in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	105,364							
Percent of Age-Qualified Households	31%							
Number of Age-Qualified Households in PMA	32,447							
% of Households with a Qualified Existing Home Value	96.0%	1.6%	6.7%	11.6%	31.9%	15.3%	14.6%	14.4%
Number of Age- and Home-Value-Qualified Households	76,037	1,230	5,273	9,148	25,281	12,138	11,540	11,427
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	7,300	118	506	878	2,427	1,165	1,108	1,097
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	6,570	106	456	790	2184	1049	997	987
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,610</b>	<b>26</b>	<b>112</b>	<b>194</b>	<b>535</b>	<b>257</b>	<b>244</b>	<b>242</b>

## Annual Demand for Active Adult Communities in Montgomery County, Maryland, 2004

This table reveals that in 2004 among the age- and home-value qualified households (home values of \$80,000 or more), there are an estimated 1,127 households within Montgomery County likely to move and choose an age-qualified community. There are 305 households with a home valued between \$100,000 and \$199,999; and 796 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,127	305	796

### Market Area: Montgomery County - Estimate of Demand for Active Adult Housing in 2004

Demand for Active Adult Communities in Montgomery County, MD in 2004	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	351,422							
Percent of Age-Qualified Households (55-79)	29%							
Number of Age-Qualified Households in PMA	100,733							
% of Households with a Qualified Existing Home Value	97.6%	2.2%	10.1%	16.4%	28.1%	16.6%	9.7%	14.6%
Number of Age- and Home-Value-Qualified Households	98,305	2,206	10,124	16,510	28,276	16,752	9,761	14,677
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	5,112	115	526	859	1,470	871	508	763
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	4,601	103	474	773	1323	784	457	687
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,127</b>	<b>25</b>	<b>116</b>	<b>189</b>	<b>324</b>	<b>192</b>	<b>112</b>	<b>168</b>

## Annual Demand for Active Adult Communities in Montgomery County, Maryland, 2009

This table reveals that in 2009 among the age- and home-value-qualified households (home values of \$80,000 or more), there are an estimated 1,273 households within Montgomery County likely to move and choose an age-qualified community. There are 250 households with a home valued between \$100,000 and \$199,999; and 1,005 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,273	250	1,005

### Market Area: Montgomery County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Montgomery County, MD in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	372,380							
Percent of Age-Qualified Households (55-79)	30%							
Number of Age-Qualified Households in PMA	113,048							
% of Households with a Qualified Existing Home Value	98.2%	1.4%	7.5%	11.8%	30.8%	14.2%	12.4%	20.1%
Number of Age- and Home-Value-Qualified Households	111,013	1,583	8,524	13,283	34,807	16,098	13,961	22,757
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	5,773	82	443	691	1,810	837	726	1,183
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	5,195	74	399	622	1,629	753	653	1,065
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,273</b>	<b>18</b>	<b>98</b>	<b>152</b>	<b>399</b>	<b>185</b>	<b>160</b>	<b>261</b>

## Annual Demand for Active Adult Communities in the District of Columbia, 2004

This table reveals that in 2004 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 775 households within the District of Columbia likely to move and choose an age-qualified community. There are 296 households with a home valued between \$100,000 and \$199,999; and 462 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
775	296	462

### Market Area: District of Columbia - Estimate of Demand for Active Adult Housing in 2004

Demand for Active Adult Communities in the District of Columbia in 2004	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	245,880							
Percent of Age-Qualified Households (55-79)	28%							
Number of Age-Qualified Households in PMA	69,150							
% of Households with a Qualified Existing Home Value	97.7%	2.2%	16.9%	20.4%	25.0%	8.4%	6.9%	17.9%
Number of Age- and Home-Value-Qualified Households	67,559	1,501	11,672	14,107	17,274	5,829	4,792	12,385
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	3,513	78	607	734	898	303	249	644
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,162	70	546	660	808	273	224	580
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>775</b>	<b>17</b>	<b>134</b>	<b>162</b>	<b>198</b>	<b>67</b>	<b>55</b>	<b>142</b>

## Annual Demand for Active Adult Communities in the District of Columbia, 2009

This table reveals that in 2009 among the age- and home-value qualified households (home values of \$80,000 or more), there are an estimated 823 households within the District of Columbia likely to move and choose an age-qualified community. There are 167 households with a home valued between \$100,000 and \$199,999; and 648 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
823	167	648

### Market Area: District of Columbia - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in the District of Columbia in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	244,027							
Percent of Age-Qualified Households (55-79)	30%							
Number of Age-Qualified Households in PMA	72,528							
% of Households with a Qualified Existing Home Value	98.9%	0.8%	5.8%	14.3%	30.7%	16.2%	6.3%	24.7%
Number of Age- and Home-Value-Qualified Households	71,737	595	4,207	10,364	22,281	11,771	4,598	17,922
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	3,730	31	219	539	1,159	612	239	932
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,357	28	197	485	1,043	551	215	839
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>823</b>	<b>7</b>	<b>48</b>	<b>119</b>	<b>255</b>	<b>135</b>	<b>53</b>	<b>205</b>

# Annual Demand for Active Adult Communities in Arlington County, Virginia, 2004

This table reveals that in 2004 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 769 households within Arlington County likely to move and choose an age-qualified community. There are 156 households with a home valued between \$100,000 and \$199,999; and 594 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
769	156	594

**Market Area: Arlington County - Estimate of Demand for Active Adult Housing in 2004**

<b>Demand for Active Adult Communities in Arlington County, VA in 2004</b>	<b>TOTAL</b>	<b>\$80,000 to \$99,999</b>	<b>\$100,000 to \$149,999</b>	<b>\$150,000 to \$199,999</b>	<b>\$200,000 to \$299,999</b>	<b>\$300,000 to \$399,999</b>	<b>\$400,000 to \$499,999</b>	<b>\$500,000 +</b>
Number of Households in County	88,395							
Percent of Age-Qualified Households	27%							
Number of Age-Qualified Households in PMA	23,540							
% of Households with a Qualified Existing Home Value	97.6%	2.3%	8.8%	11.0%	26.1%	22.5%	12.3%	14.4%
Number of Age- and Home-Value-Qualified Households	36,317	863	3,284	4,093	9,719	8,391	4,592	5,375
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	3,486	83	315	393	933	806	441	516
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,138	75	284	354	840	725	397	464
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>769</b>	<b>18</b>	<b>70</b>	<b>87</b>	<b>206</b>	<b>178</b>	<b>97</b>	<b>114</b>



## Annual Demand for Active Adult Communities in Arlington County, Virginia, 2009

This table reveals that in 2009 among the age- and home-value-qualified households (home values of \$80,000 or more), there are an estimated 777 households within Arlington County likely to move and choose an age-qualified community. There are 122 households with a home valued between \$100,000 and \$199,999; and 643 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
777	122	643

### Market Area: Arlington County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Arlington County, VA in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	90,945							
Percent of Age-Qualified Households	29%							
Number of Age-Qualified Households in PMA	26,110							
% of Households with a Qualified Existing Home Value	98.6%	1.5%	7.7%	7.8%	24.0%	17.3%	17.1%	23.2%
Number of Age- and Home-Value-Qualified Households	36,688	541	2,866	2,894	8,946	6,433	6,365	8,643
Percentage Likely to Move Annually (U.S. Census)	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%	9.6%
Number of Households Likely to Move	3,522	52	275	278	859	618	611	830
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	3,170	47	248	250	773	556	550	747
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>777</b>	<b>11</b>	<b>61</b>	<b>61</b>	<b>189</b>	<b>136</b>	<b>135</b>	<b>183</b>

## Annual Demand for Active Adult Communities in Fairfax County, Virginia, 2004

This table reveals that in 2004 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 1,158 households within Fairfax County likely to move and choose an age-qualified community. There are 231 households with a home valued between \$100,000 and \$199,999; and 908 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,158	231	908

### Market Area: Fairfax County - Estimate of Demand for Active Adult Housing in 2004

Demand for Active Adult Communities in Fairfax County, VA in 2004	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	371,876							
Percent of Age-Qualified Households (55-79)	28%							
Number of Age-Qualified Households in PMA	103,021							
% of Households with a Qualified Existing Home Value	98.0%	1.6%	7.0%	12.6%	31.3%	21.6%	10.8%	13.1%
Number of Age- and Home-Value-Qualified Households	100,971	1,679	7,160	13,001	32,287	22,201	11,126	13,516
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	5,250	87	372	676	1,679	1,154	579	703
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	4,725	79	335	608	1511	1039	521	633
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,158</b>	<b>19</b>	<b>82</b>	<b>149</b>	<b>370</b>	<b>255</b>	<b>128</b>	<b>155</b>

## Annual Demand for Active Adult Communities in Fairfax County, Virginia, 2009

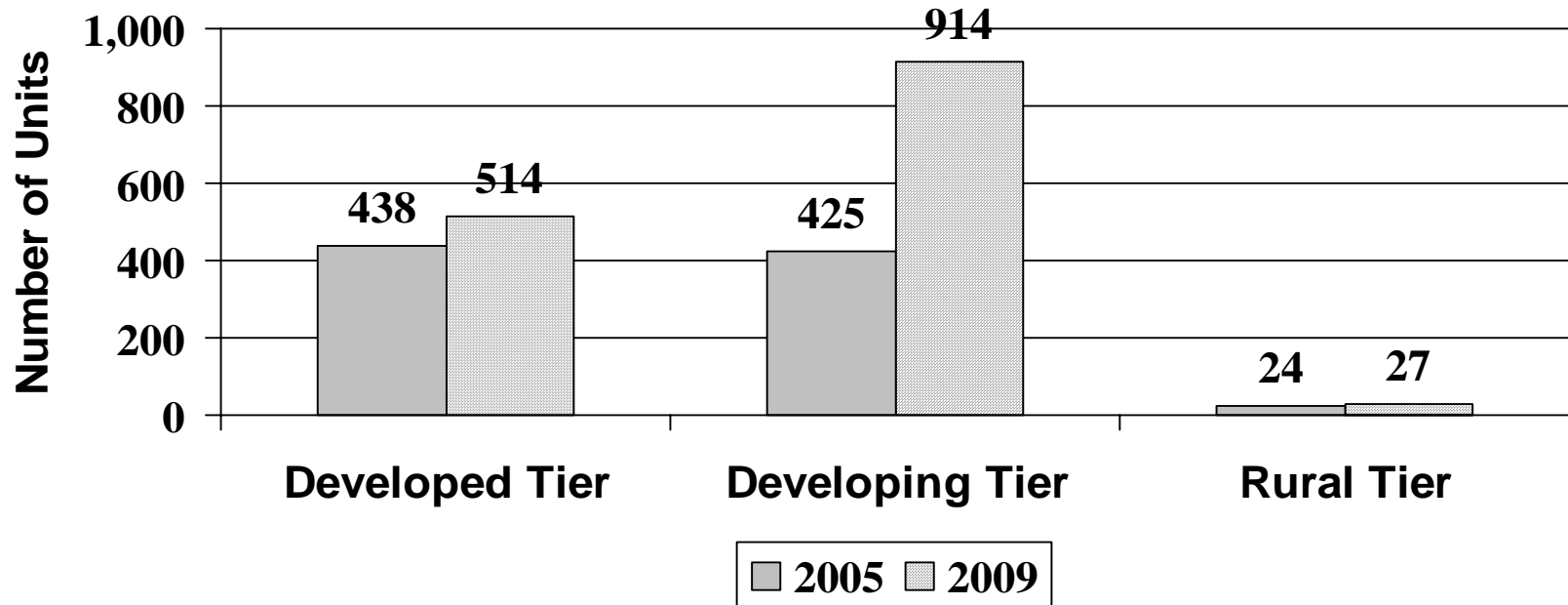
This table reveals that in 2009 among the age-and home-value-qualified households (home values of \$80,000 or more), there are an estimated 1,326 households within Fairfax County likely to move and choose an age-qualified community. There are 170 households with a home valued between \$100,000 and \$199,999; and 1,148 households with homes valued at \$200,000 or more likely to move to an age-qualified community within the defined market each year.

Total	\$100,000 to \$200,000	\$200,000+
1,326	170	1,148

### Market Area: Fairfax County - Estimate of Demand for Active Adult Housing in 2009

Demand for Active Adult Communities in Fairfax County, VA in 2009	TOTAL	\$80,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 +
Number of Households in County	398,433							
Percent of Age-Qualified Households (55-79)	30%							
Number of Age-Qualified Households in PMA	117,761							
% of Households with a Qualified Existing Home Value	98.2%	0.6%	5.1%	7.6%	28.9%	19.4%	16.4%	20.4%
Number of Age- and Home-Value- Qualified Households	115,688	730	5,959	8,891	33,998	22,834	19,266	24,011
Percentage Likely to Move Annually (U.S. Census)	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%	5.2%
Number of Households Likely to Move	6,016	38	310	462	1,768	1,187	1,002	1,249
Percentage Likely to Remain in PMA	90%	90%	90%	90%	90%	90%	90%	90%
Number Likely to Remain in PMA	5,414	34	279	416	1591	1069	902	1124
Percent Interested in an Age-Qualified Community	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%	24.5%
<b>Demand for Age-Qualified Community in Units</b>	<b>1,326</b>	<b>8</b>	<b>68</b>	<b>102</b>	<b>390</b>	<b>262</b>	<b>221</b>	<b>275</b>

## Demand for Active Adult Units by Tier

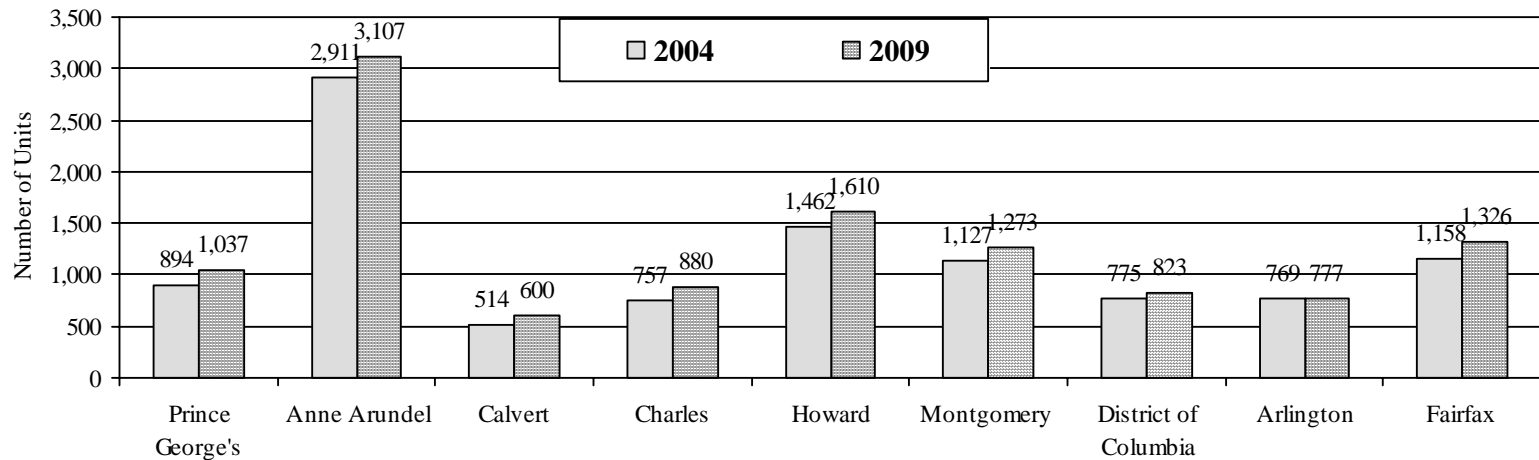


The Developing Tier has the largest demand for active adult units in Prince George's County with the potential of 914 units being absorbed annually.

# Demand for Active Adult Units by Area in 2004 and 2009

Prince George's County shows demand for age-qualified housing of 894 units in 2004 and 1,037 units in 2009. It is likely that Prince George's County will capture market share from the District of Columbia, Anne Arundel and Montgomery Counties (see map on following page).

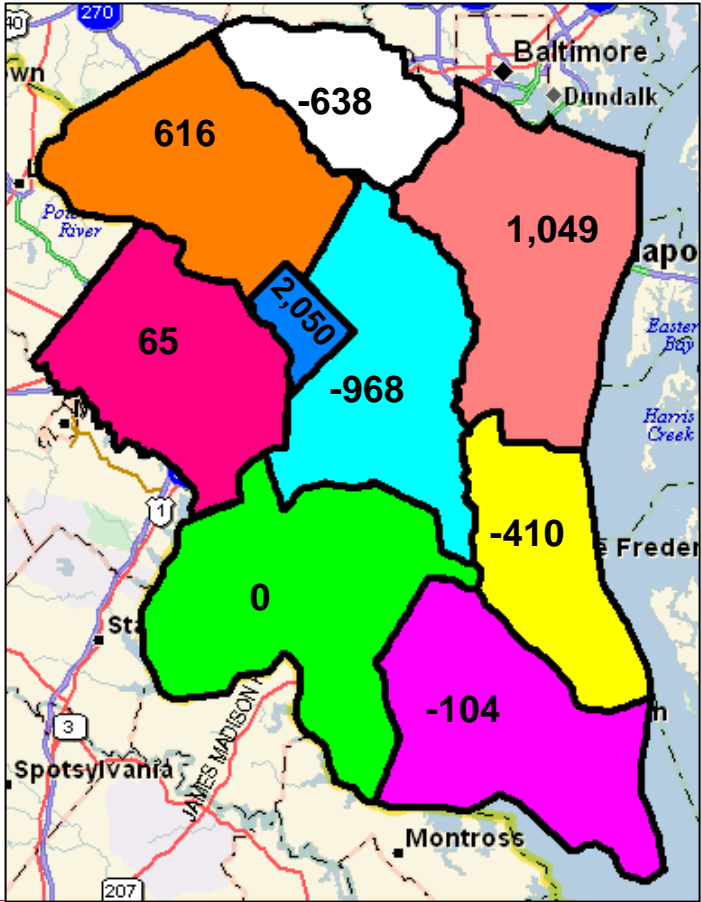
Estimate of Demand for Active Adult Housing in 2004 and 2009



# Migration To and From Prince George’s County

Overall, Prince George’s County showed a net loss of 968 households between the years 2002 and 2003 (the most recent year for which migration data are available). Prince George’s County gains households from the District of Columbia, Anne Arundel and Montgomery Counties and loses households to Calvert and Charles County.

Net Migration to Prince George’s County from Surrounding Areas	
Prince George’s County	-968
Charles County	0
St. Mary’s County	-104
Calvert County	-410
Anne Arundel County	1,049
Howard County	-638
Montgomery County	616
District of Columbia	2,050
Fairfax County	65



Source: Internal Revenue Service Migration, 2002 to 2003

## Building Permits in Prince George's County in 2005

During the first seven months of 2005 an average of 289 residential building permits have been issued per month for a year-to-date total of 2,029 permits. If this trend continues there will be an estimated 3,478 permits for 2005. The estimated annual demand for active adult housing in 2004 to 2005 is 894 units, approximately one-fourth of the total estimated number of permits.

### Housing Unit Building Permits for: Prince George's County, MD

	Jan 2005	Feb 2005	Mar 2005	Apr 2005	May 2005	June 2005	July 2005	Aug 2005	Sep 2005	Oct 2005	Nov 2005	Dec 2005	Total 2005
<b>Total Units</b>	234	162	444	281	287	501	120	0	0	0	0	0	<b>2,029</b>
<b>Units in Single-Family Structures</b>	234	162	330	281	257	501	94	0	0	0	0	0	<b>1,859</b>
<b>Units in All Multifamily Structures</b>	0	0	114	0	30	0	26	0	0	0	0	0	<b>170</b>
<b>Units in 2-unit Multifamily Structures</b>	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Units in 3- and 4-unit Multifamily Structures</b>	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
<b>Units in 5+ Unit Multifamily Structures</b>	0	0	114	0	30	0	26	0	0	0	0	0	<b>170</b>

Source: [www.huduser.org](http://www.huduser.org) State of the Cities Data System, Building Permits Database.