PRINCE GEORGE'S COUNTY

POPULATION, HOUSING, AND ECONOMIC SURVEY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

WINTER
2026

Abstract

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The Population, Housing, and Economic Survey is compiled and written by the Prince George's County Planning Department and covers recent data on population, housing, and economy for Prince George's County. It includes additional historical and comparative data with other localities of the Washington, D. C. metropolitan area. The report offers raw data and percent shares of the total with accompanying tables, graphs, or charts to show changes or trends in the data and how they are reflected in the County, all drawn from reliable and authoritative data sources. The overall purpose of the survey is to provide a convenient, organized summary, and reference document for the general public, M-NCPPC, and local governments and to provide information for assisting in planning and policymaking that would affect Prince George's County. The Prince George's County Planning Department expects to produce regular updates of the survey.

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1616 McCormick Drive
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www.pgplanning.org

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The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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Population, Housing, And Economic Survey Executive Summary

This Population, Housing, and Economic Survey (PHE) is based primarily on the 2022 American Community Survey (ACS) 5-year estimates released by the U.S. Census Bureau in December 2023. The Planning Department's Research Section regularly updates this PHE to reflect changes in population, housing, and socioeconomic characteristics and trends within the County. This report is presently provided as a PDF document. Subsequent updates will be transitioned to interactive online formats. All referenced data are available for presentation in tabular or graphical formats.

When comparing financial data from 2010 and 2022, it is crucial to properly adjust dollar amounts. The U.S. Census Bureau advises that adjustments should be made for dollar denominated values such as income, home value, or rent. It is also important not to rely solely on percentage shares to show demographic or socioeconomic trends. A higher percentage share of a group does not always mean actual growth, and a lower share does not necessarily indicate a decrease. Additionally, empty cells in data tables either mean there is no information available or the author chose not to convert percent share figures into estimates.

GENERAL DEMOGRAPHICS

- Consistent with recent decades, Prince George's County makes up about 15 percent of the state's total population. Prince George's County also makes up about 15 percent of the population share of Washington, D.C. Metropolitan Statistical Area (MSA).

POPULATION DYNAMICS

- Proportionally, children under 18 are declining, and seniors, over age 65, are increasing.
- The median age in Prince George's County rose from 34.6 in 2010 to 38.2 in 2022, which suggests several demographic factors, such as an aging population, declining fertility rates, a rising life expectancy.
- Proportionally speaking, the White and Black groups were the only two to show declines between 2010 and 2022.
- There is significant diversity within the local Hispanic or Latino population. In Prince George's County, most self-identify as Caucasian (White), some as Black or African American, and smaller numbers of other races. Collectively, their nationalities reflect the entirety of Latin America.

HOUSING

- Housing occupancy has been well over 90 percent since 2010, with 92.85 percent occupancy in 2010 and 95 percent in 2022, indicating a generally healthy housing market. Vacancies for owners and renters have been low in that period and have even declined.
- The average household size for owner-occupied units has shown little change in the 2010-2022 period, with roughly 2.8 people per owned home in that period. The average size for renter-occupied homes has only increased slightly from 2.58 in 2010 to 2.6 in 2022.
- Householders living alone, an increasingly common national trend, continues to increase in Prince George's County, with 27.9 percent in 2010 and 29.8 percent in 2022.
- Consistent with the County's general demographics, the race of householders is predominantly Black or African American, comprising roughly two-thirds of occupied housing in the County since 2010.

SOCIAL AND CULTURAL DATA

- While the number of U.S.-born residents in Prince George's County has increased between 2010 and 2022, its share of the County population has dropped from 80.6 percent in 2010 to 75.9 percent in 2022. The County's foreign-born population has increased from 19.4 percent in 2010 to 24 percent in 2022.
- El Salvador has been the top country representing the foreign-born population in the County going back to at least 2010. The number of Salvadorans even increased from 32,335 in 2010 to 52,574 in 2022, easily being the dominant foreign-born nationality in the County. Other Central American countries also display strong representation.
- The number of households with one or more computers or similar devices increased from 92.5 percent in 2015 to 96.6 percent in 2022.
- Overall, the number of residents lacking health insurance in the County declined from 122,451 individuals (13.8 percent) in 2015 to 99,383 (10.5 percent) in 2022.

ECONOMIC DATA

- The median household income rose from $71,260 in 2010 to $97,935 in 2022, showing a gain of $26,675, or an increase of 37.43 percent (not inflation-adjusted).
- Of the various income brackets, only households with a median income of $100,00 or more showed any measurable increase in household income between 2010 and 2022. Those with a median household income under $100,000 dropped or showed no substantial gains since 2010.
- Commuting via public transportation by all modes fell significantly in the 2010-2022 period, from 17.4 percent to 9.9 percent.
- The number of individuals reporting to work from home increased significantly from 2.7 percent in 2010 to 13.3 percent in 2022. It is unclear if this statistic reflects permanent work from home or a hybrid work arrangement.
- Despite a growing population of legal working age, labor force participation (those 16 years or over who are actively working or seeking work) declined between 2010 and 2022.
- Between 2017 and 2022, Prince George's County represented about 11 percent of Maryland's GDP. In that same period, the County contributed about 8 percent of the MSA's GDP.

The first and last paragraphs are edited with assistance of Microsoft Copilot.

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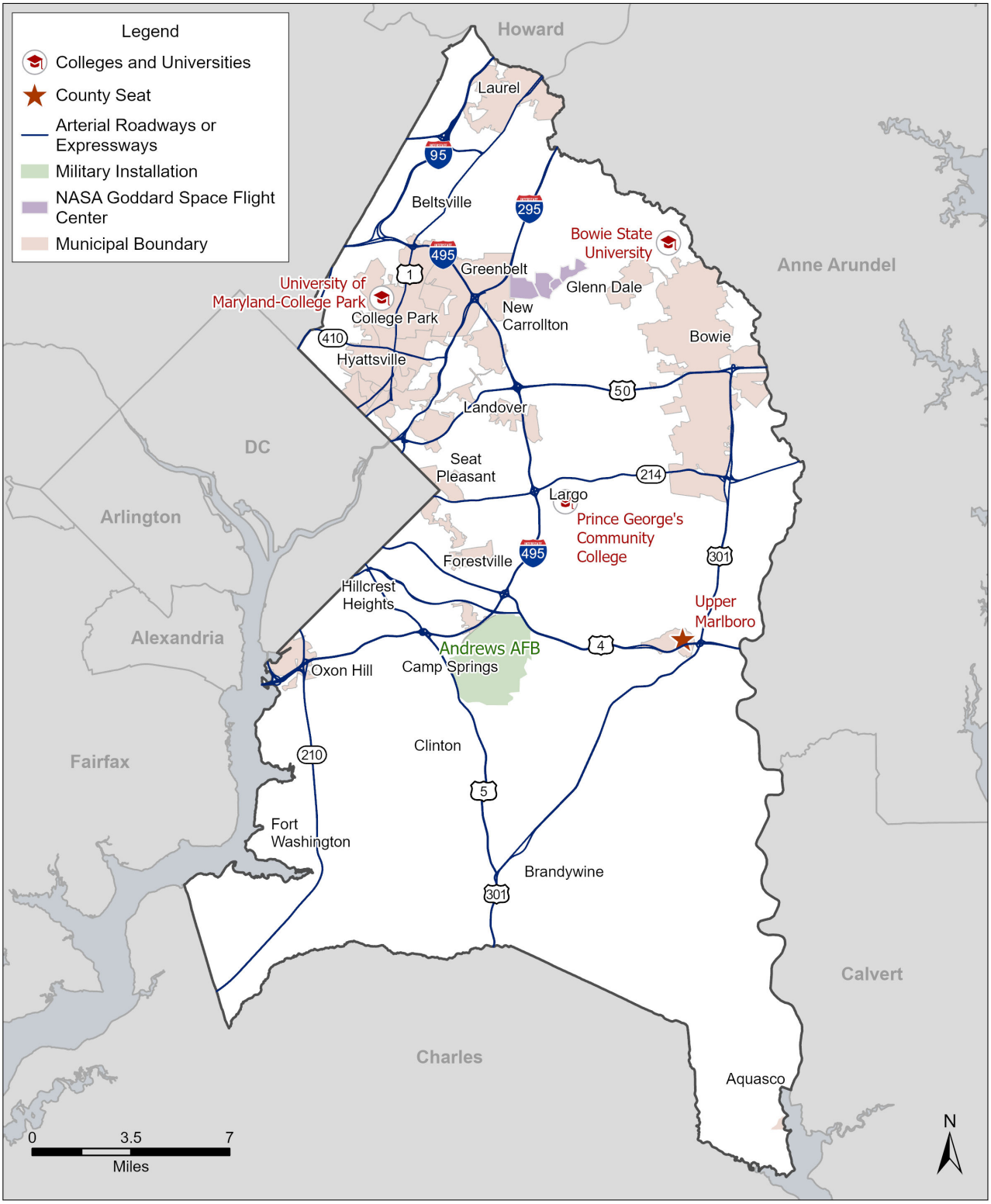


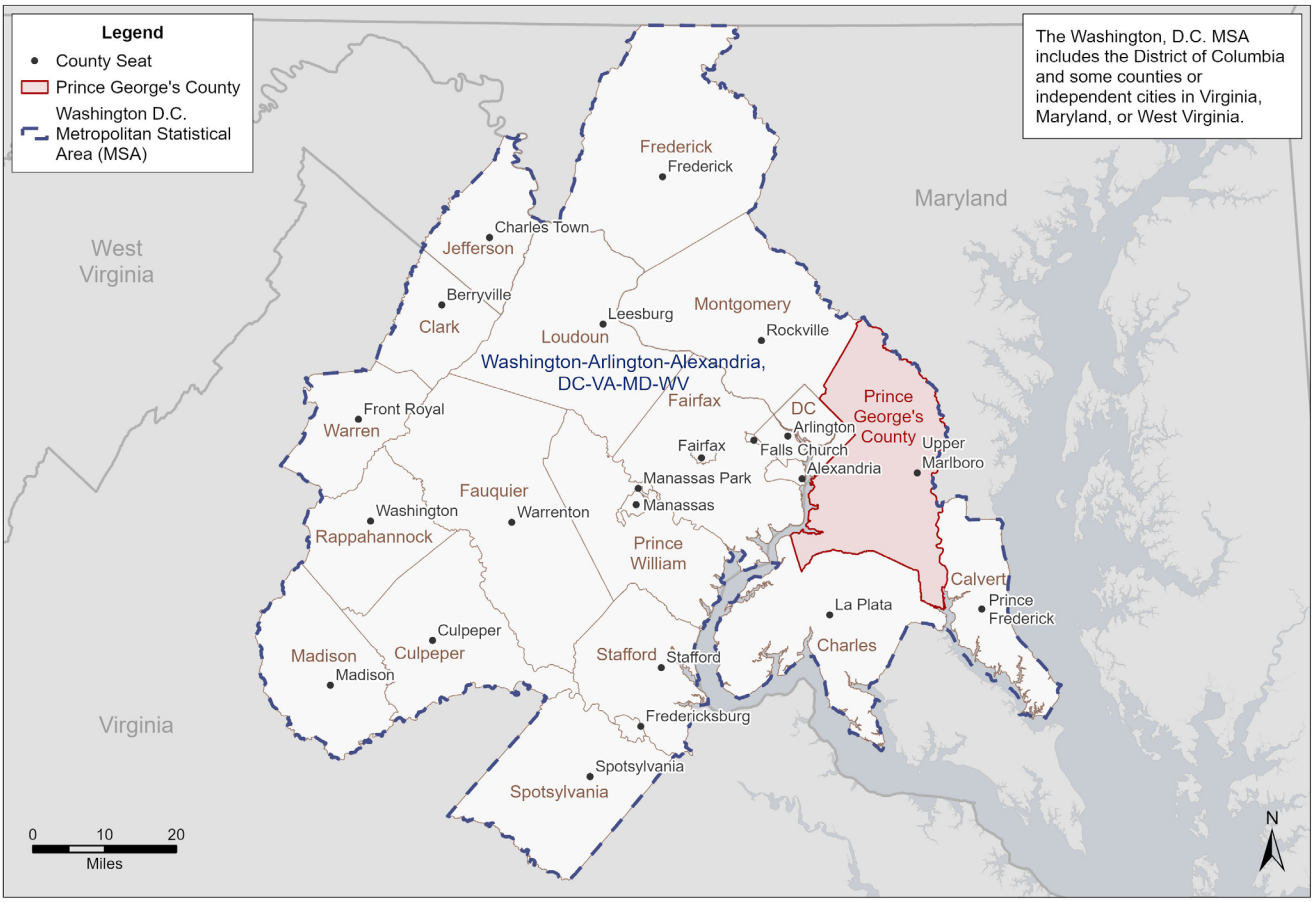
Prince George's County Planning Department
M-NCPPC

Prince George's County, MD

Data Sources:
Prince George's County Planning Department
Map Updated: 1/7/2026
W. Lescure, Job #4593

Source: M-NCPPC

Map 2. Washington MSA Reference Map



Prince George's County Planning Department
M-NCPPC

Washington, D.C.
Metropolitan Statistical Area (MSA)

Data Sources:
Prince George's County Planning Department, and U.S. Census Bureau
1/7/2026
Job #4593

Source: M-NCPPC

Section 1

General Demographic Data and Population Dynamics

1.1 and 1.2: Total Population, Historical Demographics, and Population Growth

Tables 1.1, 1.2, and Charts 1A and 1B

A look at Prince George's County's total population over the last several decades and within the most recent decade demonstrates evident changes (Tables 1.1 and 1.2). Prince George's County was historically more rural and agrarian but has maintained a steady population share of the state's population (at about 15 percent) since the 1970s. Population growth remained stable, with substantial growth following both world wars, and more significant increases began in the 1950s and 1960s due to the suburbanization of the metropolitan Washington, D.C. region, or metropolitan statistical area (MSA). The MSA encompasses the metropolitan area of a large city. Boundaries may change over time. The MSA for the Washington, D.C. metropolitan area includes the District of Columbia and its inner suburban counties and independent cities, as well as some outlying counties (see Map 2). The population of Prince George's County increased significantly and steadily from the 1970s to 2010, with another significant gain between 2010 and 2022. It was also in the last few decades of the twentieth century that the demographic composition of the County began to diversify. Findings from the most recent survey include:

- Consistent with recent decades, Prince George's County makes up about 15 percent of the state's total population.
- Prince George's County makes up about 15 percent of the population share of Washington, D.C. MSA.
- Prince George's County remains the second most populous county in the state, following Montgomery County and ahead of Baltimore County.
- Prince George's County grew by 38,904 people, or 4.46 percent, between 2010 and 2015. Between 2015 and 2022, it grew by 64,373, or 7.2 percent.
- Chart 1B shows the trend for recent population in the County since 2010. There are statistical imperfections and inconsistencies due to survey response rates, as well as possible errors (see Methodology section).
- The average annual numerical change provides a rough estimate of growth or decline within a given time period. Based on this calculation, Prince George's County grew at about 6,808 people on average each year between 2010 and 2022. [Appendix 1.2]

Table 1.1 Prince George's County Total Population and Population Change

				INTERVAL CHANGE BETWEEN CENSUSES			
CENSUS YEAR	MARYLAND POPULATION	PRINCE GEORGE'S POPULATION	% OF STATE POPULATION	NUMERICAL	%	WASHINGTON D.C MSA	PRINCE GEORGE'S %
1970	3,922,399	661,719	16.8	304,324	85.2	/	/
1980	4,216,975	665,071	15.78	3,352	0.5	/	/
1990	4,780,753	728,553	15.2	63,482	9.6	/	/
2000	5,296,486	801,515	15.1	72,962	10.01	/	/
2010	5,573,552	863,420	15	61,905	7.7	5,636,232	15.3
2020	6,177,224	967,201	15.7	103,781	12	6,385,162	15.2
5-YEAR ACS							
2010	5,596,423	854,722	15.3	/	/	5,416,691	15.8
2015	5,930,538	892,816	15.1	38,094	4.5	5,949,403	15
2020	6,037,624	910,551	15.1	17,735	2	6,250,309	14.6
2022	6,161,707	957,189	15.5	46,638	5.1	6,346,083	15.1

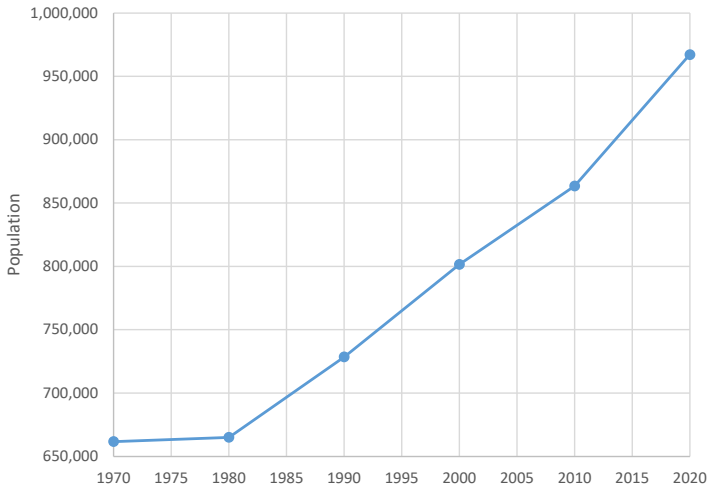
Source: The U.S. Census Bureau, Decennial Censuses, 1-Year American Community Survey (ACS); (*) 2020 data is from 5-Year ACS

Table 1.2 Recent Year-Over-Year Population Trends in Prince George's County

YEAR	TOTAL POPULATION
2010	865,271
2011	871,233
2012	881,138
2013	890,081
2014	904,430
2015	909,535
2016	908,049
2017	912,756
2018	909,308
2019	909,327
2020 (*)	910,551
2021	955,306
2022	946,971
Average Annual Numerical Change	6,808.3

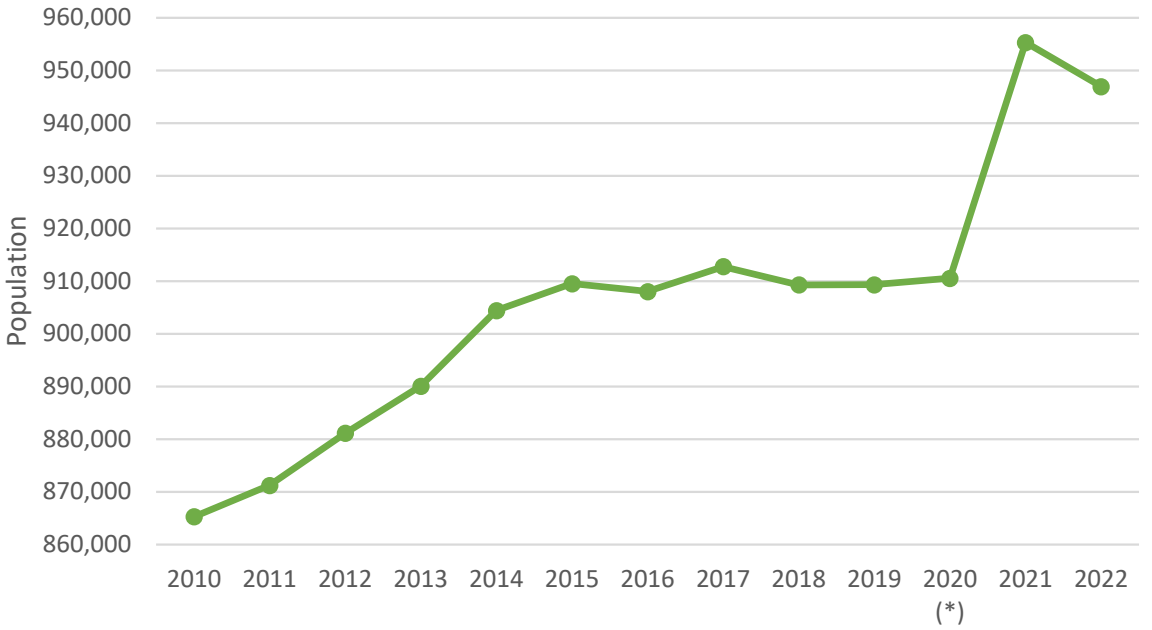
Source: The U.S. Census Bureau, Decennial Censuses, 1-Year American Community Survey (ACS); (*) 2020 data is from 5-Year ACS, as there was no 1-Year survey in 2020

Chart 1.A Population Growth in Prince George's County, 1970-2020



The data for the year that ends "0" are from the decennial census: and the data for the year that ends "5" are from the ACS 5-year estimates.

Chart 1.B Recent Year-Over-Year Trend for Total Population in Prince George's County, 2010-2022



*The population figure was the estimate for 2020 instead of Census 2020 count. Therefore, the significant increase between 2020 and 2021 on the chart does not necessarily indicate a true population growth.

1.3 Vital Statistics

Table 1.3 and Charts 1C and 1D

Vital statistics are collected by governments and health organizations to report natural changes to local populations such as births and deaths. These statistics are tracked through public records and can be general indicators to measure population growth or decline. Natural increase, or births minus deaths, shows population changes aside from migration (either domestic or international). These statistics are reported via the Maryland Department of Health.

- Between 2011 and 2018, births in Prince George's County were roughly 12,000 per year. The number of births began to drop in 2019 and has declined through 2021.
- Deaths in Prince George's County began to climb steadily since about 2013, remaining above 6,000 per year from 2016 to 2019, spiking to 8,415 in 2020 and declining to 7,660 in 2021.
- As a result, natural increase, or the number of births subtracted from deaths, has been in a general decline since about 2011 and showed more significant drops since about 2019.
- Overall life expectancy in the County has been in the high seventies from 2010 to 2021. Starting in 2018, the Maryland Department of Health began offering life expectancy statistics by jurisdiction and various demographics and, since then, male life expectancy has shown a slight decline in the County to under 79 years, whereas female life expectancy has remained at over 81 years.
- From 2010 to 2017, the general fertility rate, which measures the number of live births per 1,000 females aged 15-44, remained in the 60s, peaking at 65.3 in 2017, though it has fallen each year since then, with a low at 55.6 for 2021. The birth rate has also shown a slow decline in the past decade, from a high of 14.1 in 2010 to a low of 11.3 in 2021. This pattern is attributable to numerous factors but is often linked to rising standards of living and further professionalization of women in the labor force, which is consistent with economic patterns in Prince George's County

Table 1.3 Vital Statistics for Prince George's County

	BIRTHS	BIRTH RATE	GENERAL FERTILITY RATE	DEATHS	CRUDE DEATH RATE	LIFE EXPECTANCY	MALE LIFE EXPECTANCY	FEMALE LIFE EXPECTANCY	NATURAL INCREASE
2010	12,197	14.1	62.2	5,215	604	77.8	/	/	6,982
2011	12,135	13.9	62.3	5,090	584.2	78.6	/	/	7,045
2012	11,931	13.5	61.2	5,029	570.7	79.2	/	/	6,902
2013	11,865	13.3	61.1	5,315	597.1	79.6	/	/	6,550
2014	12,288	13.6	63	5,369	593.6	80	/	/	6,919
2015	12,344	13.6	63.4	5,730	630	79.9	/	/	6,614
2016	12,320	13.6	64.7	6,185	681.1	79.6	/	/	6,135
2017	12,422	13.6	65.3	6,546	717.2	79.1	/	/	5,876
2018	12,160	13.4	64.8	6,394	703.2	79	76.2	81.6	5,766
2019	11,798	13	63.3	6,450	709.3	79.1	76.3	81.8	5,348
2020	11,308	12.4	60.7	8,415	925.1	78.4	75.1	81.6	2,893
2021	10,776	11.3	55.6	7,660	801	78.4	74.9	81.6	3,116

Source: Maryland Department of Health. Note: Data representative of all races

Chart 1.C Births, Deaths, and Natural Increase in Prince George's County, 2010-2021

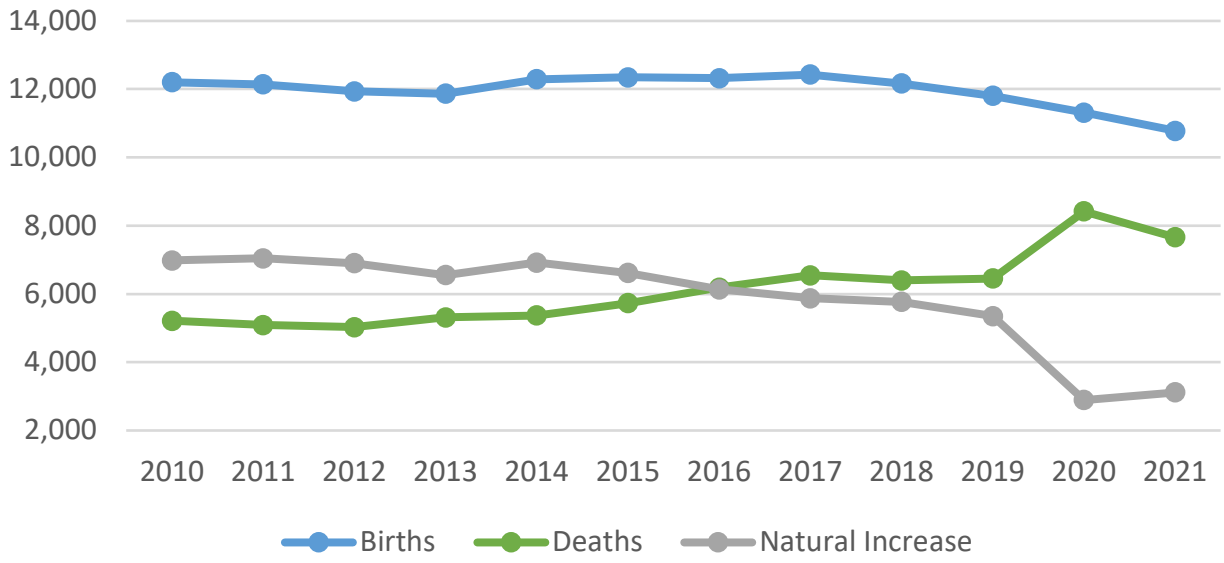
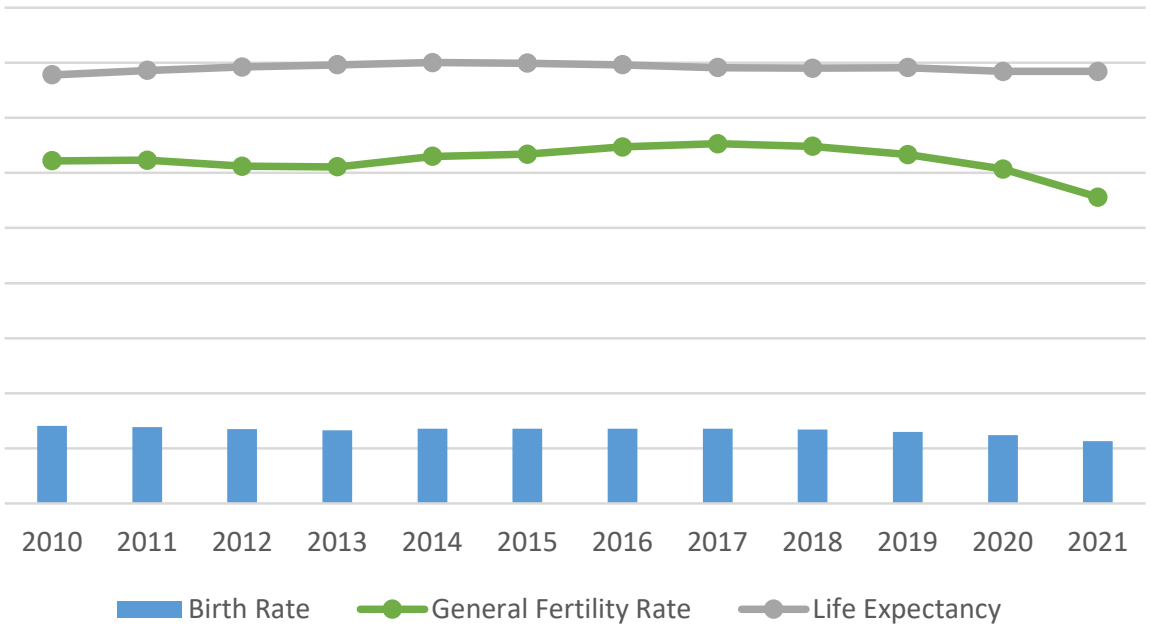


Chart 1.D Declining Birth and Fertility Rates with Steady Life Expectancy in Prince George's County, 2010-2021



1.4 Migration

Table 1.4

Movement into and within Prince George's County shows little change overall despite the diverse makeup of the local population.

- Migration within the County declined from 9.2 percent in 2010 to 6.7 percent in 2022.
- In-migration to Prince George's from another county in Maryland has been only slightly above 2 percent since 2010.
- There has been a slight decline in movement into the County from out-of-state, dropping to 3 percent in 2022 from 3.9 percent in 2010.
- International migration into the County has been at a consistent 0.8 percent from 2010 to 2022.

Table 1.4 Migration in Prince George's County

YEAR	POPULATION OVER 1 YEAR OF AGE	MOVED WITHIN THE COUNTY (%)	MOVED FROM DIFFERENT COUNTY IN MARYLAND (%)	MOVED FROM OTHER STATE (%)	MOVED FROM ABROAD (%)
2010	843,085	9.2	2.2	3.9	0.8
2015	881,765	8.5	2.1	3.4	0.8
2022	945,766	6.7	2.1	3	0.8

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

1.5 Population Projections

Table 1.5 and Chart 1E

These data offer a comparison of possible scenarios for future population growth in the County, projected to 2050 based on calculations from the report's primary author of the Maryland-National Capital Park and Planning Commission. The primary author used three of the standard projection methods: the linear, geometric, and exponential methods and included the forecast from the Metropolitan Washington Council of Governments (MWCOG). The three standard methods may be are among the most effective methods of estimation and, verified by some demographic studies, provide "the most realistic picture of how populations actually change[.]"[1] [Appendix 1.5]

- Taken together, these projections suggest that the County population will surpass 1 million in the next several years, with population steadily gaining in the years following.
- Doubling time is the approximate amount of time it would take for a given population to double based on a certain growth rate. Based on the rates in Table 1.5, Prince George's County's population could potentially double in roughly 78 to 82 years. This is likely a slight underestimate, however, due to the calculations being based on undercounts of the population.

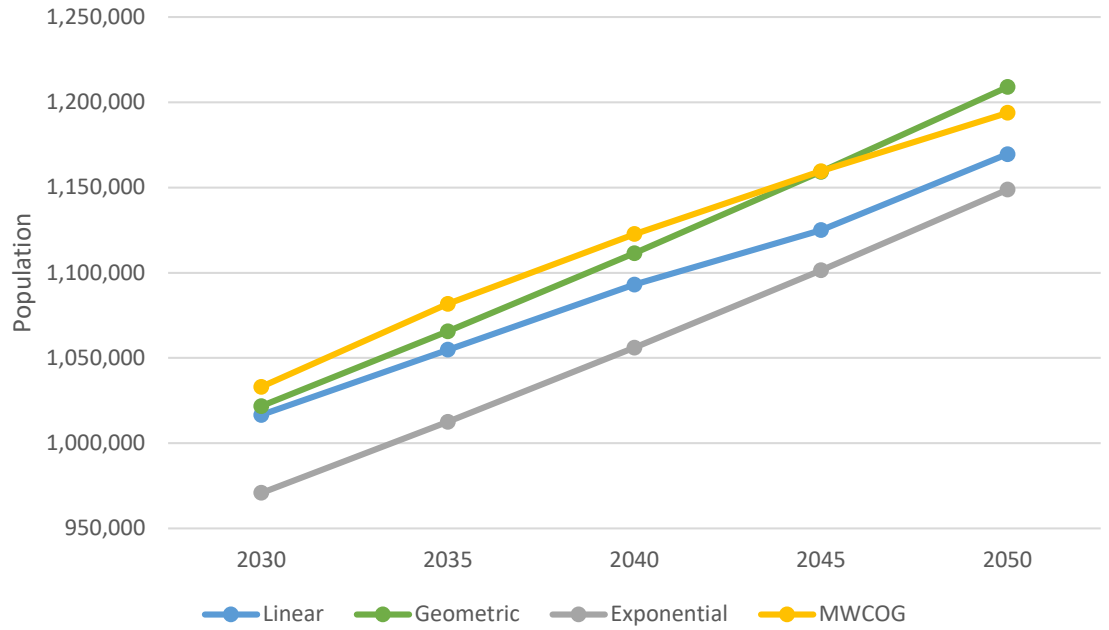
1 Weinstein, Jay and Vijayan K. Pillai. *Demography: The Science of Population*. 2nd ed. Lanham, MD: Rowman and Littlefield, 2016, p.249.

Table 1.5 Population Projections for Prince George's County

	PROJECTION METHOD			MWCOG FORECAST
	LINEAR	GEOMETRIC	EXPONENTIAL	
Base Year, P1 (2010 Census)	863,420	863,420	863,420	967,207(2020)
Launch Year, P2 (2022 5-Year ACS)	957,189	957,189	957,189	
Change in Time (Δt) in Years	12.25	12.25	12.25	
Rate of Growth	0.0088655	0.0084518	0.008416	
2030	1,016,513	1,021,704	970,815	1,033
2035	1,054,786	1,065,616	1,012,539	1,081.7
2040	1,093,060	1,111,416	1,056,056	1,122.7
2045	1,124,972	1,159,184	1,101,443	1,159.6
2050	1,169,606	1,209,005	1,148,781	1,193.8
Doubling Time from 2010 (years)	78.18	82.01	82.36	

Empty cells indicate that data are not available

Chart 1.E Projected Population of Prince George's County by Various Methods to 2050



Source: M-NCPPC, Department of Parks and Recreation, Prince George's County; Juneteenth 2023, Watkins Regional Park

Section 2

Population Components and Dynamics: Sex, Age, Race, Ethnicity

2.1 Sex Ratio

(Table 2.1)

The sex ratio is the measurement of the number of males to females. This number has remained consistent in Prince George's County, with a fairly even split of males and females. These numbers are typical of the sex ratio in the United States. [Appendix 2.1]

Table 2.1 Sex Ratio for Prince George's County

YEAR	TOTAL	MALE	%	FEMALE	%	SEX RATIO
2010	854,722	409,834	47.9	444,888	52.1	92.1
2015	892,816	429,603	48.1	463,213	51.9	92.7
2022	957,189	463,483	48.4	493,706	51.6	93.9

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

2.2 Marital Status

(Table 2.2)

Marital status in the County influences everything from potential demographic changes, such as births and deaths, migration, financial and economic stability and change, taxes, educational resources, and housing needs and demand.

- Among households whose householder is 15 years old and over, percent share of the married households changed from 40.3% in 2010 to 39.5% 2022. Even though the percent share dropped, the number of County residents who were married increased from time to time during this period.
- The proportion of the unmarried population may partly reflect the large number of college students in the County. Still, the age cohort for the typical undergraduate's age (18-24) is not exceptionally high and has even declined.
- The percentages of the married, widowed, and divorced population have not fluctuated substantially since 2010, though separations have dropped in this period.

Table 2.2 Marital Status in Prince George's County

	2010	2015	2022
Population 15+			
Total	682,265	722,388	779,997
Male	321,955	342,656	373,261
Female	360,310	379,732	406,736
Married (%)			
Total	40.3	38.5	39.5
Male	43.6	41.5	43
Female	37.4	35.8	36.3
Widowed (%)			
Total	40.3	38.5	39.5
Male	43.6	41.5	43
Female	37.4	35.8	36.3
Divorced (%)			
Total	10.2	10.5	10.1
Male	8	8.5	8
Female	12.1	12.3	12.1
Separated (%)			
Total	3.3	3.1	2.3
Male	2.8	2.8	2.2
Female	3.8	3.4	2.4
Never Married (%)			
Total	41.1	42.9	42.9
Male	43.4	45.2	44.5
Female	39.1	40.9	41.3

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Prudently note that an increase in the percent share does not necessarily indicate an increase in the estimates, or vice versa. The estimate in each of the categories can be obtained by multiplying the percent share to a total in the top row of Table 2.2.

2.3 and 2.4 Age Groups and Trends

Tables 2.3 and Table 2.4; Charts 2A, 2B, and 2C

An examination of the composition of age groups in Prince George's County shows that the population has been aging in recent years, consistent with national trends. [Appendix 2.4]

- As a proportion of the County's population, children (under 18) have declined in their share of the total population, dropping from 24.6 percent in 2010 to 22.1 percent in 2022. Numerically, this cohort has slightly increased.
- Though there has been some numerical growth, the share of the entire population under age 55 in Prince George's County has declined between 2010 and 2022.
- Conversely, the population 55 and over has increased between 2010 and 2022. For the 55-64 cohort, the increase for this period has been 38.69 percent, 73.41 percent for the 65-84 cohort, and 112.49 percent for those 85 and older.
- The growth of the senior population (over 65) is evident. While people over 65 comprised 8.9 percent of the County's population in 2010, this cohort increased to 14.1 percent in 2022. This gain reflects the old-age dependency ratio, a measurement of the number of people over 65 who tend not to be actively working, against the economically active population (age 18-64). This measurement increased from 13.4 percent in 2010 to 22.1 percent in 2022, a key indicator in planning for general and senior housing, paratransit, transportation, and healthcare services.
- The total age-dependency ratio in the County, which measures dependents against the economically active population (i.e., children under 18 and adults over 64, or those generally outside the labor force), has increased from 50.5 percent in 2010 to 56.7 percent in 2022, signaling greater financial and economic pressure on the working population, taxpayers, and the resources, services, and economic activity that they fund and provide. This pressure is also tied to an aging population and a decline in labor force participation, which we address later in the report.
- Slight declines in the population share of children under 18, from 37 percent in 2010 to 34.6 percent in 2022, have also resulted in a declining child-dependency ratio, indicating the ratio of children's dependence on the economically active population. This statistic also has implications for tracking school enrollments.
- The age-dependency cohort combines the population under 18 with those above 65 to illustrate the population that is dependent on the working and economically active cohort. In Prince George's County, the most significant driver of this measurement is the growing senior population, with the ratio increasing from 33.5 percent in 2010 to 36.2 percent in 2022.
- The median age in Prince George's County rose from 34.6 in 2010 to 38.2 in 2022, which suggests several demographic factors, such as an aging population, declining fertility rates, a rising life expectancy, the stability and mobility of the local population, and suggesting that the number of older residents in the County has increased.
- Numerical data were not provided for 2010 and 2015, so only percentages are provided for those years to reduce statistical error. However, prudently note that a decrease or an increase in percent share does not necessarily indicate the direction of the change in the raw number.

Population Components: Sex, Age, Race, Ethnicity

Table 2.3 Age Groups in Prince George's County

COHORT	2010	%	2015	%	2022	%
Under 5	/	7	/	6.7	60,325	6.3
5 to 17	/	17.6	/	16.1	150,861	15.8
18 to 24	/	11.3	/	11	89,800	9.4
25 to 34	/	14.6	/	14.9	135,490	14.1
35 to 44	/	15.1	/	13.8	129,689	13.5
45 to 54	/	14.7	/	14.7	128,806	13.5
55 to 64	/	10.7	/	12	127,184	13.3
65 to 84	/	8.2	/	9.6	121,054	12.7
Over 85	/	0.8	/	1.1	13,980	1.5
Total Population	**854,722**		**892,816**		**957,189**	

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Table 2.4 Additional Age Trends in Prince George's County

	2010		2015		2022	
Total Population	**854,722**	**%**	**892,816**	**%**	**957,189**	**%**
Under 18	210,384	24.6	203,801	22.8	211,186	22.1
18-24	644,338	75.4	689,015	77.2	746,003	77.9
18+	567,951	66.4	592,887	66.4	610,969	63.8
65+	76,387	8.9	96,128	10.8	135,034	14.1
Median Age	34.6		35.8		38.2	
Age-Dependency Cohort	33.5		33.6		36.2	
Total Age-Dependency Ratio	50.4		50.6		56.7	
Old-Age Dependency Ratio	13.4		16.2		22.1	
Child Dependency Ratio	37		34.4		34.6	

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 2.A Age Groups in Prince George's County, 2010-2022 as a Percentage of Total Population

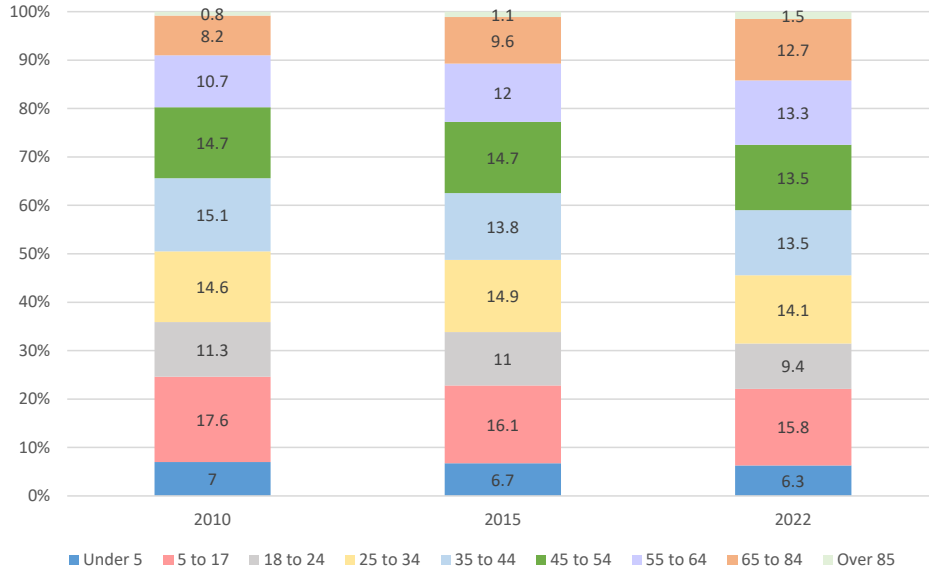


Chart 2.B Aging Trends in Prince George's County, 2010-2022

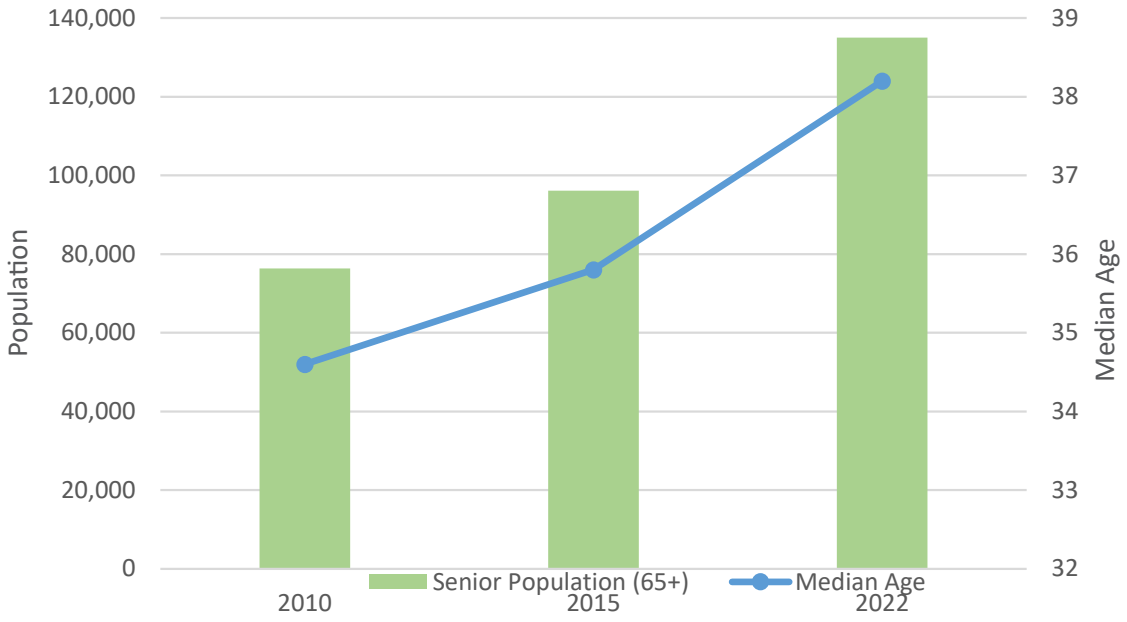
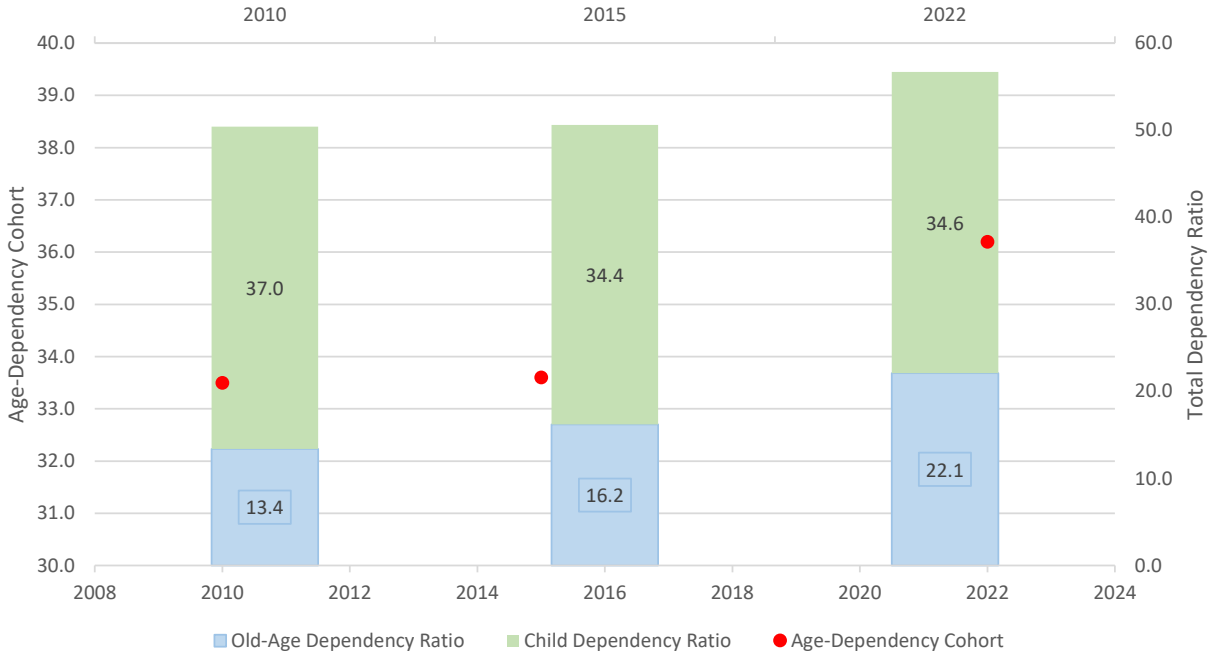


Chart 2.C Changes in Prince George's Dependency Ratios, 2010-2022



2.5 Race and Ethnicity

Table 2.5 and Charts 2D

The diverse population within Prince George's County reflects the international ambiance of the metropolitan region, our local and regional economy, and all of its economic sectors. It influences the various needs of our residents based on the demand for myriad goods and services. Data on race and ethnicity are fundamental for decision making in planning or related programs, such as housing, healthcare, education, transportation, and social services.

- Between 2010 and 2022, the White population declined by over 55,000, or 29 percent, with a marked drop following 2015.
- While the Black or African American population increased, its percentage share of the County's population declined slightly between 2010 and 2022.
- Proportionally speaking, the White and Black groups were the only two to show declines between 2010 and 2022.
- The Asian population has also gained, though it remains roughly 4 percent of the population.
- Both the "other" and general multiracial category (or two or more races representing all combinations) more than doubled between 2010 and 2022, and the general multiracial category (representing all combinations) had respective gains of 84,028 and 32,669 in that period. This is consistent with a national trend for people increasingly identifying as "other" or two or more races on census forms. The "other" category reflects people not fitting precisely in a single census category (i.e., those who do not self-identify with the categories as the census defines them), such as ethnicities uncommon in the United States. One may select "other" or "other" in addition to another race for many reasons. For example, "other" may include someone raised in a case of transracial adoption, one raised by a race different than their own, one who identifies more with the race of their adopted parents, or one with a complex association with one or multiple races.[2] In addition, Black African immigrants who come to the United States often do not consider themselves "Black."[3]
- Historically, it has not been uncommon for Hispanics or Latinos to self-report as "other" on census response forms. [4] This fact undoubtedly affected local and national numbers for the "other" category.

2 Ho, Jennifer Ann. *Racial Ambiguity in Asian American Culture.* New Brunswick, NJ: Rutgers University Press, 2016; Park Nelson, Kim. *Invisible Asians: Korean American adoptees, Asian American experiences, and racial exceptionalism*. New Brunswick, NJ: Rutgers University Press, 2016.

3 Guenther, Katja M., Sadie Pendaz, and Fortunata Songora Makene. "The Impact of Intersecting Dimensions of Inequality and Identity on the Racial Status of Eastern African Immigrants." *Sociological Forum* 26 (1) (2011): 98-120.

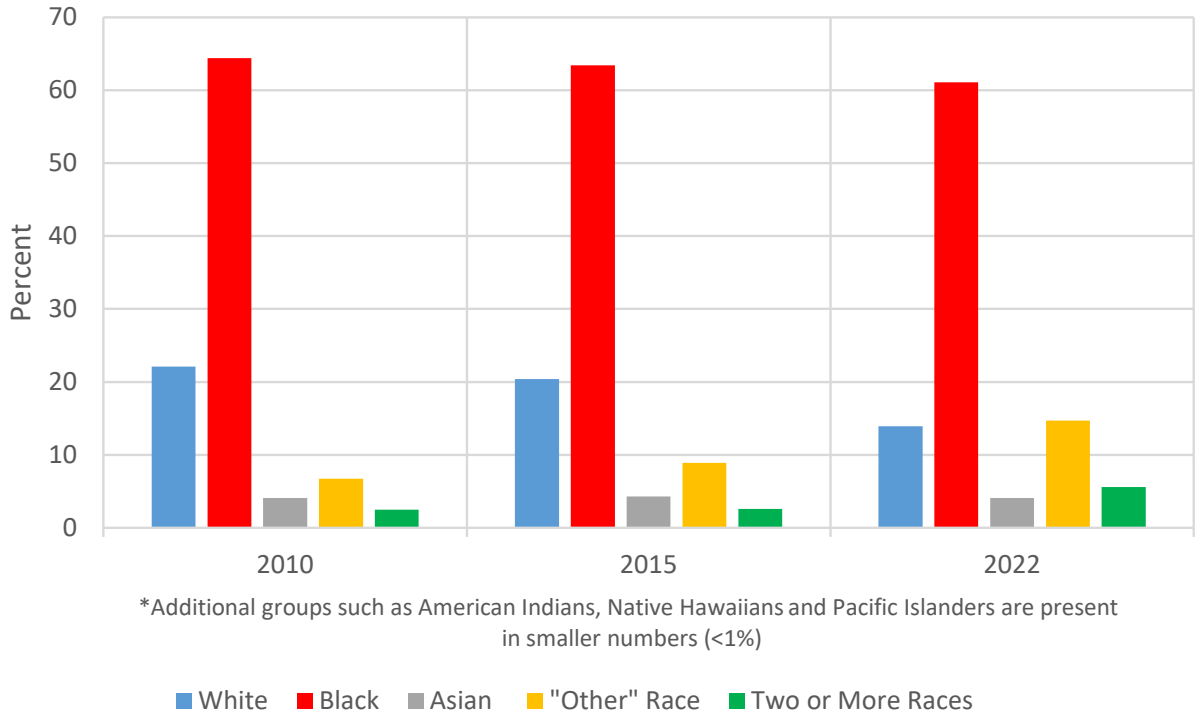
4 Hitlin, Steven, J. Scott Brown, and Glen H. Elder. "Measuring Latinos: Racial vs. Ethnic Classification and Self-Understandings." Social Forces 86 (2) (2007): 587–611; Telles, Edward. "Latinos, Race, and the U.S. Census." *Annals of the American Academy of Political and Social Science* 677 (1) (2018): 153-164.

Table 2.5 Racial Composition of Prince George's County

YEAR	2010		2015		2022	
	POPULATION	%	POPULATION	%	POPULATION	%
Population by Race						
White	188,554	22.1	182,066	20.4	133,154	13.9
Black or African American	550,559	64.4	566,467	63.4	585,279	61.1
American Indian and Alaska Native	2043	0.2	3,167	0.4	4,256	0.4
Asian	34,795	4.1	38,124	4.3	39,237	4.1
Native Hawaiian and Other Pacific Islander	562	0.1	267	0	357	0
Other	57,083	6.7	79,547	8.9	141,111	14.7
Two or More Races	21,126	2.5	23,178	2.6	53,795	5.6
Total	**854,722**		**892,816**		**957,189**	

Source: 5-Year American Community Survey (ACS). The U.S. Census Bureau" to be consistent with other tables.

Chart 2.D Racial Group Composition of Prince George's County, 2010-2022*



2.6 Hispanics and Latinos

Table 2.6 and Chart 2E

- Those of Hispanic or Latino ethnicity were 14 percent of the County's population in 2010 and 20 percent in 2022, with a numerical gain of 71,708. People of Hispanic or Latino origin can be of any race or even multiple races.
- There is significant diversity within the local Hispanic or Latino population. In Prince George's County, most self-identify as Caucasian (white), some as Black or African American, and smaller numbers of other races. Collectively, their nationalities reflect the entirety of Latin America.
- In Prince George's County, the largest regional representation of Hispanic or Latino people is from Central America, followed by Mexico. The dominant nationality of all Hispanic or Latino groups, however, descends from El Salvador, comprising 8.8 percent of the County's total population and just under 44 percent of all Hispanic people in the County. This nationality has shown large growth even since 2010, with a numerical gain of 37,330.
- The Honduran population has more than doubled between 2010 and 2022, with a numerical gain of 6,501, and a growing proportion of the Central American and Latino population overall.
- Other Central American nationalities have shown only moderate growth and are a declining share of the Latino or Hispanic population in the County

Chart 2.E Nationalities or Regional Origin as a Percentage of the Hispanic or Latino Population of Prince George's County (2022)

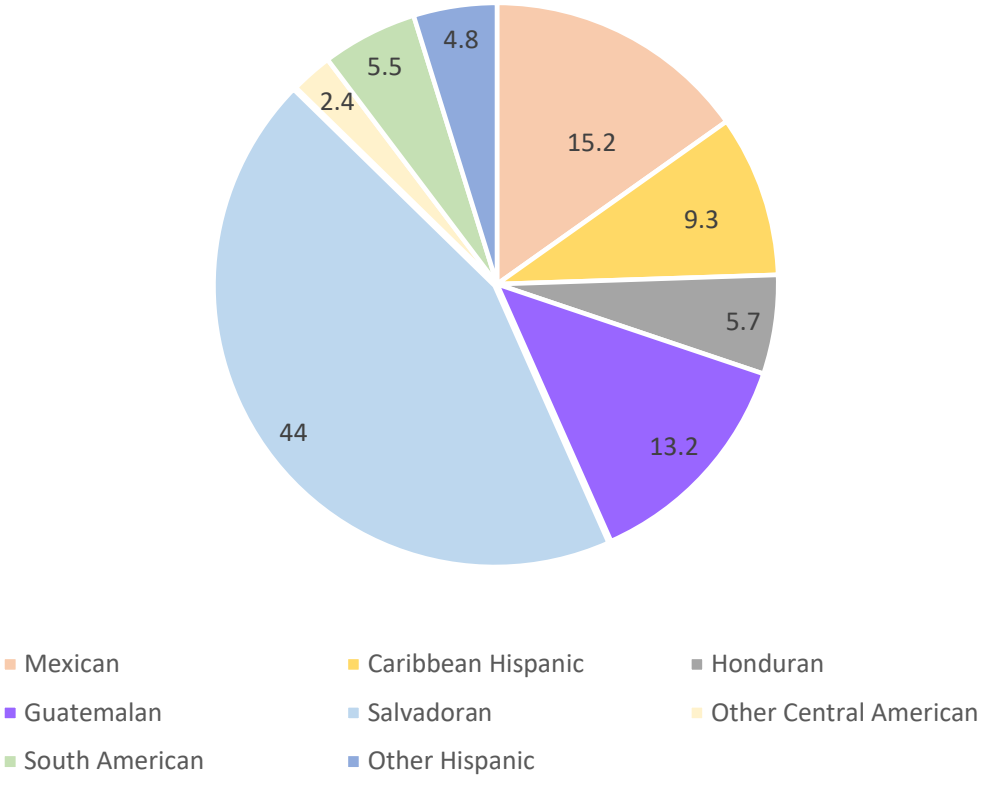


Table 2.6 Detailed Hispanic or Latino Population of Prince George's County

	2010	2015	2022
Total Population	854,722	892,816	957,189
Total Hispanic Population	119,265	144,996	190,973
% County Population	14	16.2	20
Hispanic or Latino Population by Nationality or Regional Origin			
Mexican	22,734	22,569	28,980
% County Population	2.7	2.5	3
% Hispanic Population	19	15.6	15.2
Total Caribbean Hispanic	10,939	12,878	17,786
% County Population	1.3	1.4	1.9
% Hispanic Population	9.20	8.90	9.30
All Central American	70,954	97,656	124,621
% County Population	8.3	11.4	13
% Hispanic Population	59.5	67.4	65.3
Honduran	4,441	7,137	10,942
% County Population	0.5	0.8	1.1
% Hispanic Population	3.7	4.9	5.7
Guatemalan	15,844	19,134	25,160
% County Population	1.9	2.1	2.6
% Hispanic Population	13.3	13.2	13.2
Salvadoran	46,667	67,076	83,997
% County Population	5.5	7.5	8.8
% Hispanic Population	39.1	46.3	44
Other Central American	4,002	4,309	4,522
% County Population	0.5	0.5	0.5
% Hispanic Population	3.4	3	2.4
South American Hispanic Population	7,267	6,749	10,403
% County Population	0.9	0.8	1.1
% Hispanic Population	6.1	4.6	5.5
Other Hispanic or Latino	7,371	5,144	9,183
% County Population	0.9	0.6	1
% Hispanic Population	6.2	3.6	4.8

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)
Note: Statistics on the Hispanic populations exhibited large MOE and large annual fluctuations

2.7 Asians

Table 2.7 and Chart 2F

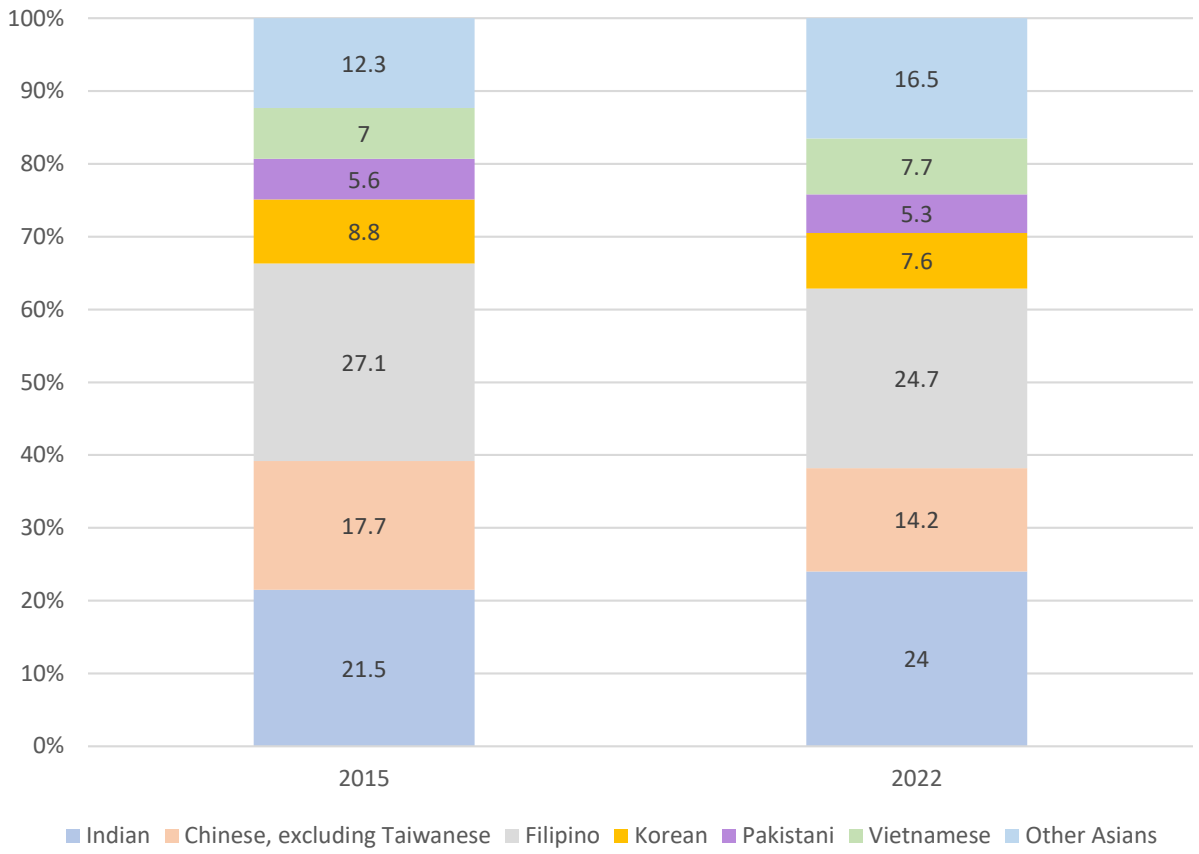
- As of 2022, the three dominant Asian ethnicities are Filipino (24.71 percent), Indian (24 percent), and Chinese, except for Taiwanese (14.2 percent). Filipinos are the largest Asian nationality, with a full 1 percent of the County's population, though they have declined a bit since 2015. Indians are the nationality with the largest gain in that period.
- More recent statistics reveal further detailed data on other Asian populations. Those with populations greater than 2,000 include Koreans, Pakistanis, and Vietnamese.
- As a collective group, other Asian nationalities make up about over 16 percent of the remaining Asian population in the County, growing from 12.3 percent in 2015. Representing dozens of other nationalities, this suggests a diversifying Asian population within the County.

Table 2.7 Asian Population of Prince George's County

	2015	2022
County Population	892,816	957,189
Asian Population	38,124	39,237
% County Population	4.3	4.1
ASIAN NATIONALITIES		
Indian Population	8,192	9,416
% County Population	0.9	1
% Asian Population	21.5	24
Chinese Population, excluding Taiwanese	6,757	5,573
% County Population	0.8	0.6
% Asian Population	17.7	14.2
Filipino Population	10,326	9,697
% County Population	1.2	1.01
% Asian Population	27.09	24.71
Korean Population	3,369	2,983
% County Population	0.4	0.3
% Asian Population	8.8	7.6
Pakistani Population	2,122	2,077
% County Population	0.2	0.2
% Asian Population	5.6	5.3
Vietnamese Population	2,669	3,036
% County Population	0.3	0.3
% Asian Population	7	7.7
Other Asian	4,689	6,455
% County Population	0.5	0.7
% Asian Population	12.3	16.5

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 2.F Major Asian Groups as a Percentage of Total Asian Population in Prince George's County



Section 3

Housing and Household Demographics

Multiple data sets reveal housing status and the types of people, households, and families in the County's housing stock. "Housing units" reflect the physical structure (e.g., single-family home, apartment, townhouse, etc.), while "households" refers to occupied housing units.

3.1 Housing Occupancy

Table 3.1

- The number of housing units within Prince George's County was approximately 359,176 in 2022. The 2022 figures represent a growth of 34,011 additional units since 2010.
- Housing occupancy has been well over 90 percent since 2010, with 92.8 percent occupancy in 2010 and 95 percent in 2022, indicating a generally healthy housing market.
- Housing vacancies have been low in that period and have even declined, totaling 7.2 percent in 2010 and 5 percent in 2022. Vacancies are especially low for homeowners, dipping below 1 percent in 2022, but rental vacancies dropped from 7.7 percent in 2010 to 4.1 percent in 2022. Such a trend can reflect demographic shifts, demand, income, employment, and household type changes.
- Owner-occupied units comprise the great majority of occupied housing units in the County. The percentage of owner-occupied units is also defined as the home ownership rate. Though that rate has declined slightly from 64.3 percent in 2010 to 62.4 percent in 2022, the number of owner-occupied units has increased from 194,047 to 212,888 in that same period.
- There are still many renter-occupied units, with the number of units increasing by 20,310 from 2010 to 2022, and its percentage share increasing from 35.7 percent in 2010 to 37.6 percent in 2022. The number of renter-occupied units is mainly attributable to the younger population, as a result of new immigrants, and the housing options near the several colleges in Prince George's County, such as off-campus rental housing.

Table 3.1 Housing Occupancy in Prince George's County

	2010		2015		2022	
		%		%		%
Total Housing Units	325,165		329,897		359,176	
Occupied Housing Units	301,906	92.9	305,610	92.6	341,057	95
Owner-Occupied Units	194,047	64.3	189,462	62	212,888	62.4
Renter-Occupied Units	107,859	35.7	116,148	38	128,169	37.6
Vacant Housing Units	23,259	7.2	24,287	7.4	18,119	5
Homeowner Vacancy Rate	1.8		1.4			0.9
Renter Vacancy Rate	7.7		6.7			4.1

Note: Renter and Owner-Occupied units calculated based on occupied units, not total units.
Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

3.2 Household Size and Occupants per Room

Table 3.2

- The average household size is the average number of people in a household. The average household size for owner-occupied units has shown little change in the 2010-2022 period, with roughly 2.8 people per owned home in that period and between 2 and 3 occupants for renter-occupied homes in the same period.
- The number of people in a household has generally shown little fluctuation between 2010 and 2022. Despite slight declines in 2- or 3-person rental households, there has been a slight uptick in both owned and rented homes with only one resident, as well as growth in rental households with four or more people, rising from 21.3 percent of rented housing units in 2010 to 23.6 percent in 2022.
- Occupants per room measures the average number of people per room in occupied housing. It is a rough gauge of crowding and can serve as an indicator of housing demand, costs, and availability, as well as population growth and economic conditions. While not at a high level, the recent trends indicate more people per room in the County's housing stock through noticeable growth in this statistic.
- Numerical data were not provided for 2010 or 2015, so only percentages are shown for those years to reduce statistical error. However, prudently note that an increase or a decrease of persons per an occupied units or households may not necessarily indicate the change in the same direction for the raw figures (the number of persons per owner or renter occupied housing units).

Chart 3.A Sizes of Occupied Housing Units in Prince George's County, 2010-2022

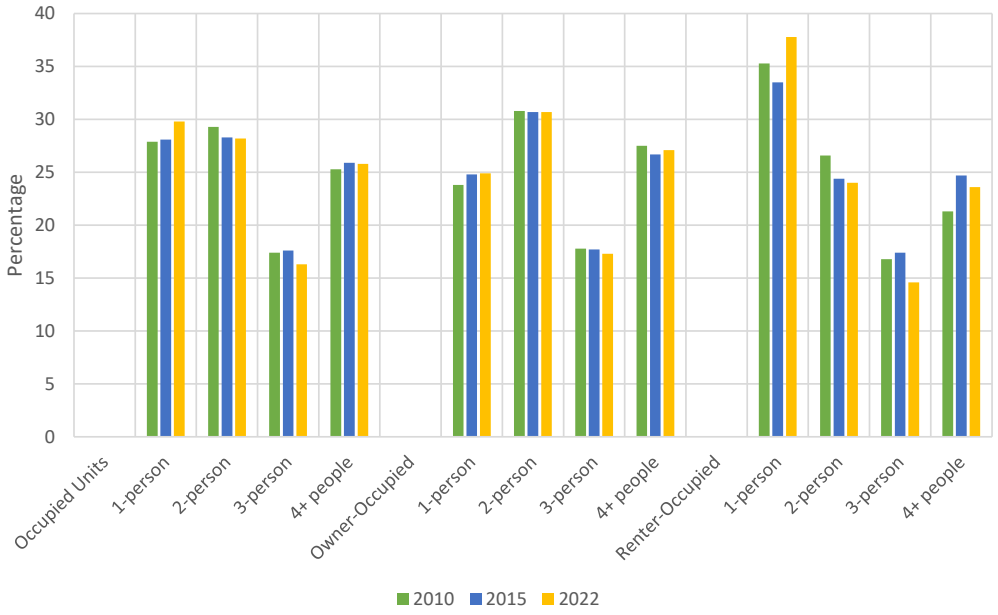


Table 3.2 Size of Occupied Housing Units and Occupants per Room in Prince George's County

	2010		2015		2022	
OCCUPIED HOUSING UNITS	**301,906**	**%**	**305,610**	**%**	**341,057**	**%**
Household Size						
1-person household	/	27.9	/	28.1	101,520	29.8
2-person household	/	29.3	/	28.3	96,035	28.2
3-person household	/	17.4	/	17.6	55,635	16.3
4-or-more-person household	/	25.3	/	25.9	87,867	25.8
Owner-Occupied Housing Units	**194,047**		**189,462**		**212,888**	
1-person household	/	23.8	/	24.8	53,095	24.9
2-person household	/	30.8	/	30.7	65,333	30.7
3-person household	/	17.8	/	17.7	36,862	17.3
4-or-more-person household	/	27.5	/	26.7	57,598	27.1
Renter-Occupied Housing Units	**107,859**		**116,148**		**128,169**	
1-person household	/	35.3	/	33.5	48,425	37.8
2-person household	/	26.6	/	24.4	30,702	24
3-person household	/	16.8	/	17.4	18,773	14.6
4-or-more-person household	/	21.3	/	24.7	30,269	23.6
Average Size of Owner-Occupied Units	**2.9**		**2.9**		**2.8**	
Average Size of Renter-Occupied Units	2.6		2.8		2.6	
Occupants per Room						
1.00 or less	292,456	96.9	294,134	96.2	325,513	95.4
1.01 to 1.5	7,241	2.4	8,642	2.8	10,672	3.1
1.51 or more	2,209	0.7	2,834	0.9	4,872	1.4

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

3.3 Household Demographics: Families and Non-Families

Table 3.3 and Chart 3B

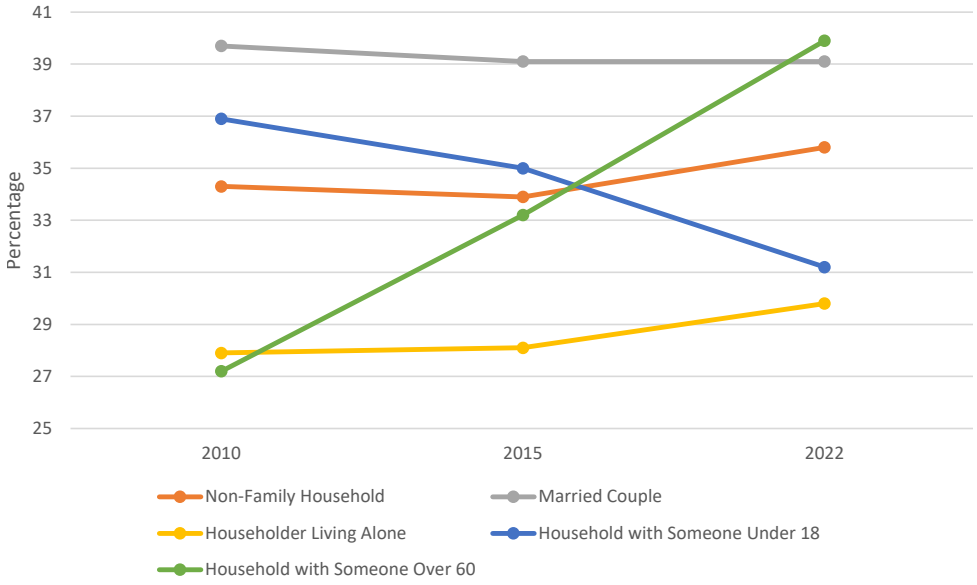
- The number of households in the County has increased from 301,906 in 2010 to 341,057 in 2022. The average household size, however, has shown little fluctuation in this period.
- Family households increased from 198,515 in 2010 to 218,838 in 2022, comprising about two-thirds of all households in the County. The average family household size remained at about 3.4.
- Non-family households have also grown, increasing from 103,391 (34.3 percent) to 122,219 (35.8 percent) in 2022. These households are not classified as typical nuclear families (e.g., a group of roommates).
- Households with at least one person under 18 dropped significantly, from 36.9 percent in 2010 to 31.2 percent in 2022.
- Households with at least one person over 60 have increased slightly from 27.2 percent in 2010 to 39.9 percent in 2022.
- Householders living alone, an increasingly common national trend, continues to increase in Prince George's County, with 27.9 percent in 2010 and 29.8 percent in 2022.
- A group quarters is a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents (the U.S. Census Bureau). The County's group quarters' population have shown a decline in their housing populations in recent years.

Table 3.3 General Household Demographics: Families and Non-Families in Prince George's County

	2010		2015		2022	
		%		%		%
Total Households	301,906	/	305,610	/	341,057	
Average HH Size	2.8	/	2.9	/	2.8	
Total Family Households	198,515	65.8	201,936	66.1	218,838	64.2
Average Family Size	3.4	/	3.5	/	3.4	
Married-couple Family Households	119,822	39.7	119,543	39.1	133,204	39.1
Married-couple Family Household with Children under 18	54,004		50,229		51,729	
Average Married-couple Family Size	3.5		3.6		3.6	
Non-Family Households	103,391	34.3	103,674	33.9	122,219	35.8
Household with at Least One Person Under 18	/	36.9	/	35	/	31.2
Household with at Least One Person Over 60	/	27.2	/	33.2	/	39.9
Householder Living Alone	/	27.9	/	28.1	/	29.8
Group Quarters	21,900		19,574		18,237	

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 3.B Selected Household Types in Prince George's County, 2010-2022



3.4 Householders

Table 3.4

Another important factor in housing is evident through examining household demographics by characteristics of the householder. Headship (or householder by the Census's definition) is the ratio of a given demographic occupying the total number of households. This ratio can provide insight into householders by race or age, and tracks household formation, indicating trends in home ownership, economic and demographic trends related to housing, and migration.

- Consistent with the County's general demographics, the race of householders is predominantly Black or African American, comprising roughly two-thirds of occupied housing in the County since 2010.
- The White population shows a decline in householder status across all forms of occupied housing units since 2010.
- Other race, multiracial, and Hispanic and Latino show gains in number of householders across all forms of occupied housing.
- Those under 45 lived more so in rented units than in owned units. While those in this age cohort have decreased as renters overall, they have also decreased as owners, meaning that householders in owned units are generally those over the age of 45.
- Indeed, according to this breakdown it is householders aged 55 to 64 who live in owner-occupied units that begin to show increasing rates of ownership, surpassing those who rent.
- The number of those aged 55 and up has increased in regard to occupying housing units and even in more advanced ages, they continue to own more than rent.
- The demographics of a householder does not necessarily represent the demographic makeup of an entire household.

Table 3.4 Characteristics of Householders in Prince George's County

	2010			2015			2022		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
Occupied housing units	301,906	194,047	107,859	305,610	189,462	116,148	341,057	212,888	128,169
Race or Ethnicity of Householder									
One race--									
White	22.8%	26.4%	16.4%	20.8%	24.1%	15.3%	15.7%	18.6%	10.7%
Black or African American	67.4%	64.7%	72.1%	67.8%	66.1%	70.6%	66.5%	65.1%	68.8%
American Indian and Alaska Native	0.2%	0.2%	0.2%	0.3%	0.3%	0.3%	0.4%	0.4%	0.4%
Asian	3.3%	3.4%	3.2%	3.5%	3.6%	3.3%	3.8%	4.1%	3.2%
Native Hawaiian and Other Pacific Islander	0.1%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Some other race	4.4%	3.4%	6.1%	5.5%	3.6%	8.7%	9.2%	7.2%	12.5%
Two or more races	1.8%	1.9%	1.8%	2.1%	2.3%	1.8%	4.5%	4.5%	4.4%
Hispanic or Latino origin	9.1%	7.8%	11.6%	10.6%	8.1%	14.7%	12.9%	10.9%	16.1%
Age of Householder									
Under 35 years	20.4%	11.3%	36.8%	17.8%	8.2%	33.4%	16.0%	7.8%	29.7%
35 to 44 years	23.3%	22.6%	24.5%	19.8%	17.5%	23.7%	18.5%	16.0%	22.5%
45 to 54 years	23.4%	25.9%	18.9%	23.3%	25.6%	19.6%	20.5%	22.0%	18.0%
55 to 64 years	18.0%	21.9%	11.0%	20.6%	25.0%	13.5%	21.2%	24.5%	15.6%
65 to 74 years	9.3%	11.7%	5.1%	11.8%	15.4%	6.0%	15.2%	18.9%	9.0%
75 to 84 years	4.6%	5.5%	2.9%	5.0%	6.5%	2.5%	6.4%	8.2%	3.4%
85 years and over	1.0%	1.2%	0.7%	1.7%	2.0%	1.2%	2.3%	2.6%	1.7%
Year Householder Moved into Unit									
Moved in 2000 or later	61.3%	47.0%	86.8%	1.4%	0.5%	3.0%	3.8%	1.9%	6.8%
Moved in 1990 to 1999	20.3%	26.3%	9.5%	30.4%	12.2%	60.0%	19.8%	10.7%	34.9%
Moved in 1980 to 1989	9.1%	12.8%	2.3%	36.4%	40.4%	30.0%	33.2%	26.6%	44.3%
Moved in 1970 to 1979	5.6%	8.2%	0.9%	16.1%	23.3%	4.5%	20.5%	26.4%	10.6%
Moved in 1969 or earlier	3.7%	5.6%	0.4%	7.9%	11.9%	1.5%	11.9%	17.8%	2.1%

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

3.5 and 3.6 Housing Value and Cost

Tables 3.5 and 3.6; Charts 3C and 3D

Data on housing costs and value also reveal important metrics regarding affordability and cost burdens to both owners and renters (inflation is not adjusted).

- Renter-occupied units from 2010-2022 increased slightly, from 35.7 percent to 37.6 percent of the total occupied rental units.
- The median monthly gross rent in the County also increased from $1,140 in 2010 to $1,713 in 2022.
- Rental cost substantially impacts renting households, with gross rent costing more than 30 percent of household income for about half of those households and even rising slightly in the 2010-2022 period, which suggests that the number of renters and rental rates are increasing, reflected in the cost burden rate.
- Conversely, housing costs that are 30 percent or more of owned homes dropped from 46.9 percent in 2010 to 31.4 percent in 2022. However, there are significantly more homeowners in the County and they are paying less in their total housing costs.
- In the 2010-2022 period, the median value of owned homes increased from $327,600 to $380,500. A year-over-year analysis shows the median home value increasing from $286,100 in 2010 to $410,800 in 2022, a gain of $124,700.
- A year-over-year analysis of home value trends in this period shows a dip in home values from 2011 through 2013, followed by a gradual increase until another brief dip in 2020. Following this, the median home value has risen rapidly in the County since 2021.
- Overall, the number and proportion of homes valued between $100,000 and $299,999 has declined. These would consist of more entry-level homes like condominiums or smaller houses.
- A breakdown of home values also shows a shifting upward trend overall. The greatest proportion of owned homes in the County has a value between $300,000 and $499,999, and this increased slightly between 2010 and 2022. However, there has been a marked increase in homes valued between $500,000 and $999,999, rising from 12 percent in 2010 to 20.9 percent in 2022. While much smaller in number, homes valued at $1,000,000 or more in Prince Geroge's County has risen sharply in this same period.
- While most housing units in the County are owned, there was a slight decline in owner-occupied units, from 64.3 percent in 2010 to 62.4 percent in 2022, despite the percent share of owner-occupied units rising in that period.
- Of those units, the number of owner-occupied units without a mortgage rose from 14.3 percent in 2010 to 20.4 percent in 2022.

Table 3.5 Housing Value and Costs in Prince George's County

	2010		2022	
		%		%
Total Occupied Housing Units	**301,906**		**341,057**	
Owner-Occupied Units	194,047	64.3	212,888	62.4
Units with a Mortgage	166,285	85.7	169,500	79.6
Units without a Mortgage	27,762	14.3	43,388	20.4
Median Value of Owned Occupied Units	$327,600	/	$380,500	/
Housing Cost as a Percentage of Household Income (30% or more) for Homes with a Mortgage	77,637	46.9	53,093	31.4
Total Renter-Occupied Units	**107,859**	**35.7**	**128,169**	**37.6**
Occupied Unit Paying Rent	105,425	97.7	125,409	97.8
Median Rent	$1,140		$1,713	
Gross Rent as 30% or more of Household Income (Rental Households)	51,290	49.1	64,508	52.4

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

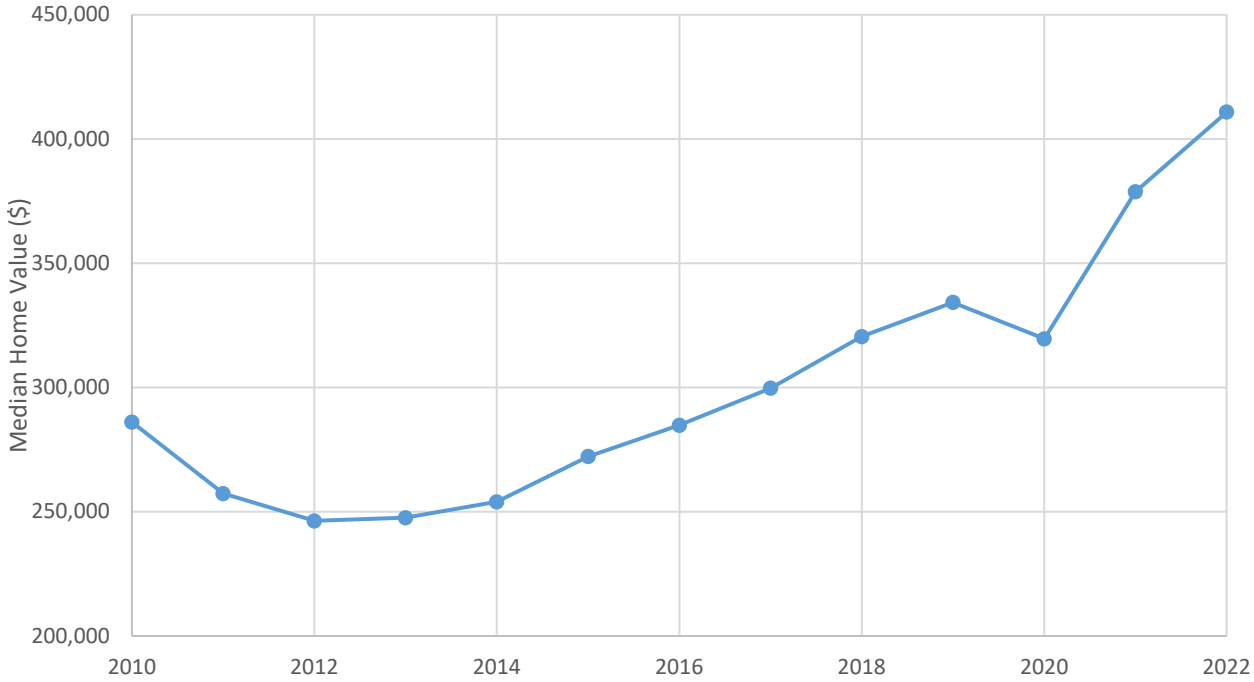
Table 3.6 Changes in Owner-Occupied Units by Home Value in Prince George's County, 2010-2022

	2010		2015		2022	
VALUE						
Owner-occupied units	194,047		189,462		212,888	
Less than $50,000	2,784	1.4%	6,468	3.4%	5,261	2.5%
$50,000 to $99,999	2,297	1.2%	5,698	3.0%	3,145	1.5%
$100,000 to $149,999	6,684	3.4%	12,830	6.8%	3,454	1.6%
$150,000 to $199,999	15,058	7.8%	29,814	15.7%	6,169	2.9%
$200,000 to $299,999	53,582	27.6%	68,612	36.2%	35,611	16.7%
$300,000 to $499,999	88,805	45.8%	55,393	29.2%	112,220	52.7%
$500,000 to $999,999	23,371	12.0%	9,581	5.1%	44,495	20.9%
$1,000,000 or more	1,466	0.8%	1,066	0.6%	2,533	1.2%

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 3.C Changing Values of Owner-Occupied Homes Valued over $150,000 in Prince George's County, 2010-2022

Chart 3.D Median Value of Owner-Occupied Prince George's Homes, 2010-2022



Source: The U.S. Census Bureau, 1-Year American Community Survey (ACS)
*Not Inflation Adjusted

3.7 Population and Housing Unit Density

Table 3.7 and Charts 3E and 3F

The population density for this measurement is based on the land area of Prince George's County. On average, the County is not particularly dense, likely due to its large physical size/area and rural and agricultural areas, compared with the more urbanized and suburban northern portion. Population density, which measures the average number of people per given unit of land area, can help measure the supply of land for commercial and residential development and take into account zoning that governs land use as a tool for implementing a locality's comprehensive plan. While a statistical average and a theoretical concept, density can indicate numerous qualities, though the effects often vary with the socioeconomic characteristics of the area in a study. Density is an important measurement indicating population growth, land uses, development/sustainability, health, and economic trends.[5] It can also improve access to goods and services, enhance accessibility of amenities, and reduce travel needs. Conversely, high density can lead to crowding and social stress, pressures housing, increase land prices, create congestion, and potentially negatively affect public health, though other planners prefer compact, dense, mixed-use development.[6] Housing unit density is a similar measure that calculates housing units per land area. This simple but rough measurement shows the supply and demand of housing with a given population trend. [Appendix 3.7]

Source: M-NCPPC

5 Weinstein and Pillai, pp. 83-84.

6 Duranton, Gilles and Diego Puga, "The Economics of Urban Density." *Journal of Economic Perspectives* 34(3) (2020): 3-26.

Table 3.7 Population and Housing Unit Density in Prince George's County

	Land Area Unit (sq. mi.)	Population	Population Density	Housing Units	Housing Unit Density
2010	482.7	854,722	1,770.71	325,165	673.64
2015	482.7	892,816	1,849.63	329,897	683.44
2022	482.7	957,189	1,983	359,176	744.1

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 3.E Population and Population Density in Prince George's County, 2010-2022

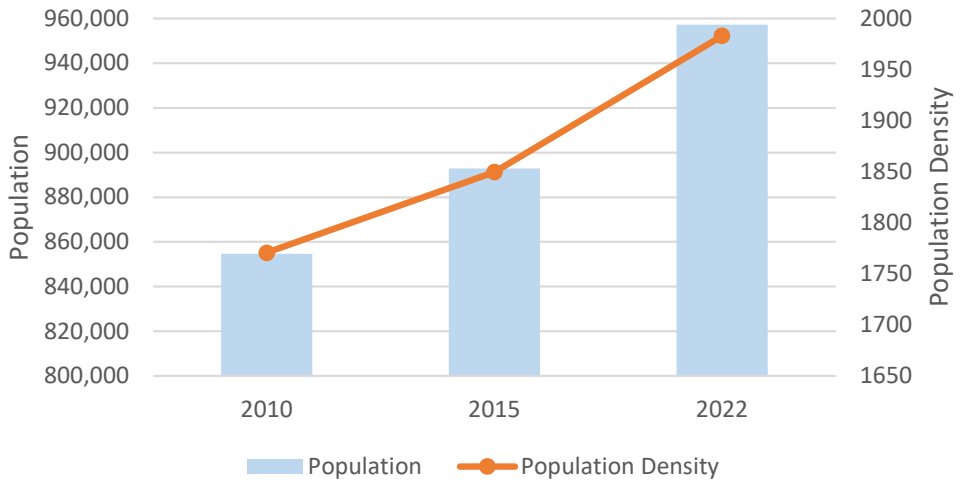
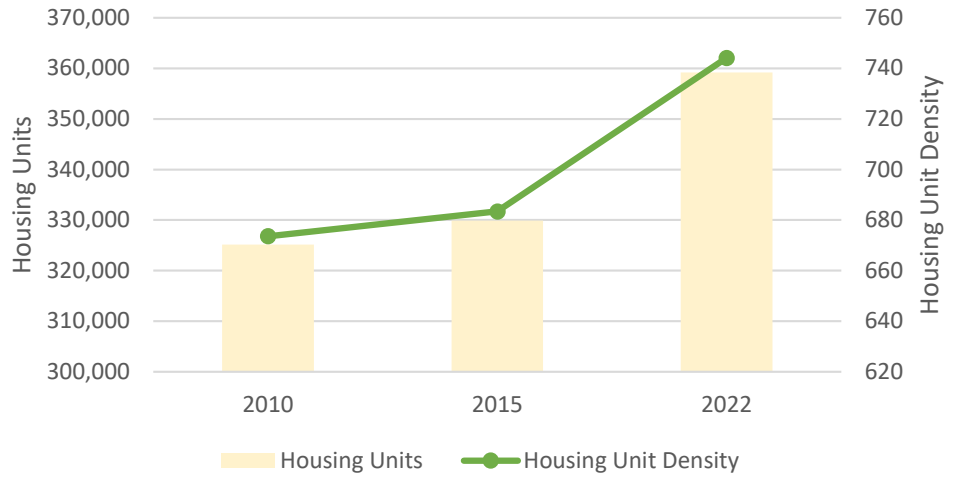


Chart 3.F Housing Units and Housing Unit Density in Prince George's County, 2010-2022



3.8 Residential Building Permits
(Table 3.8 and Chart 3G)

Data on residential building permits frequently indicate housing demand, as well as land development patterns, types, and trends. These data are often directly related to the state of the economy. It is important to note that the Census Bureau's data may differ in numbers obtained from the County due to methodology, classification, or data quality. The Census Bureau's permits data help determine trends over time rather than actual, official numbers.

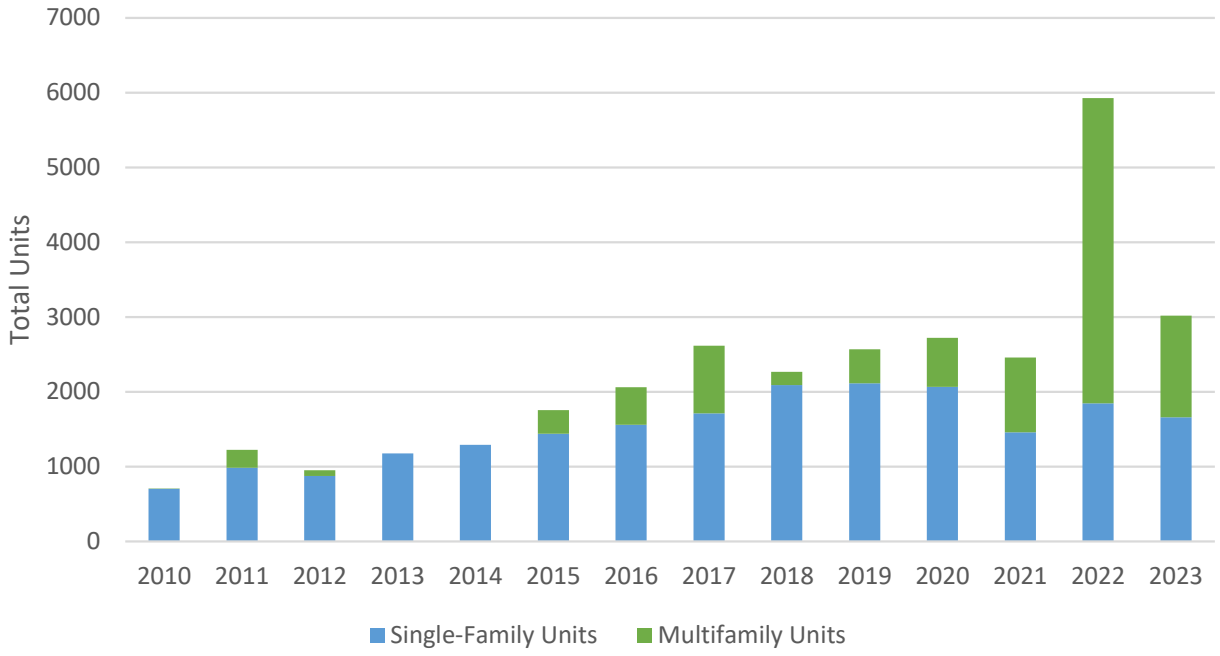
- There was a significant increase for building permits in the last decade, which continues into the 2020s. The total permits issued in 2010 numbered 707, totaling 3,017 in 2023.
- Up until 2021, most building permits were for single-family structures. The number of permits for multifamily structures (five or more units in a housing structure) surged from 1,001 in 2021 to 4,082 in 2022, dropping to 1,356 in 2023.
- There was a general increase in multifamily housing beginning in about 2016 and continuing since then, with buildings of five-or-more-unit buildings predominating.

Table 3.8 Residential Building Permits for Prince George's County

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Units in Single-Family Structures	702	984	878	1,176	1,292	1,438	1,560	1,714	2,093	2,113	2,066	1,458	1,846	1,661
Units in Two-Unit Multifamily Structures	0	0	0	0	0	0	0	0	6	2	2	0	0	0
Units in Three- and Four-Unit Multifamily Structures	0	0	0	0	0	0	0	0	0	8	3	4	0	0
Units in Five-or-More Unit Multifamily Structures	5	243	75	0	0	319	500	904	168	446	650	997	4,082	1,356
Total	**707**	**1,227**	**953**	**1,176**	**1,292**	**1,757**	**2,060**	**2,618**	**2,267**	**2,569**	**2,271**	**2,459**	**5,928**	**3,017**
Total Multifamily Permits	**5**	**243**	**75**	**0**	**0**	**319**	**500**	**904**	**174**	**456**	**655**	**1,001**	**4,082**	**1,356**

Source: Department of Housing and Urban Development/State of the Cities Data Systems (SOCDS) Building Permits Database

Chart 3.G Residential Building Permits for Prince George's County, 2010-2023



Section 4

Social and Cultural Data

4.1 Citizenship and Nativity

Table 4.1 and Chart 4A

As Prince George's County has been growing and becoming more diverse in recent decades, it is important to account for who is here, who is coming here, and how long they have been here.

- While the number of U.S.-born residents in Prince George's County has increased between 2010 and 2022, its share of the County population has dropped from 80.6 percent in 2010 to 75.9 percent in 2022.
- The number and proportion of County residents who are native Marylanders has also increased slightly to roughly one-quarter of the County population in that period. Other Americans born in different states constitute roughly half of the County's population, though their number has declined since 2010.
- The County's foreign-born population has increased from 19.4 percent in 2010 to 24 percent in 2022. Of those, the percentage of the foreign-born who became naturalized citizens in that period has increased from 36.4 percent to 45.1 percent. In comparison, the percentage of the foreign-born who are not U.S. citizens has declined from 63.6 percent to 54.9 percent, although their number continued to rise".

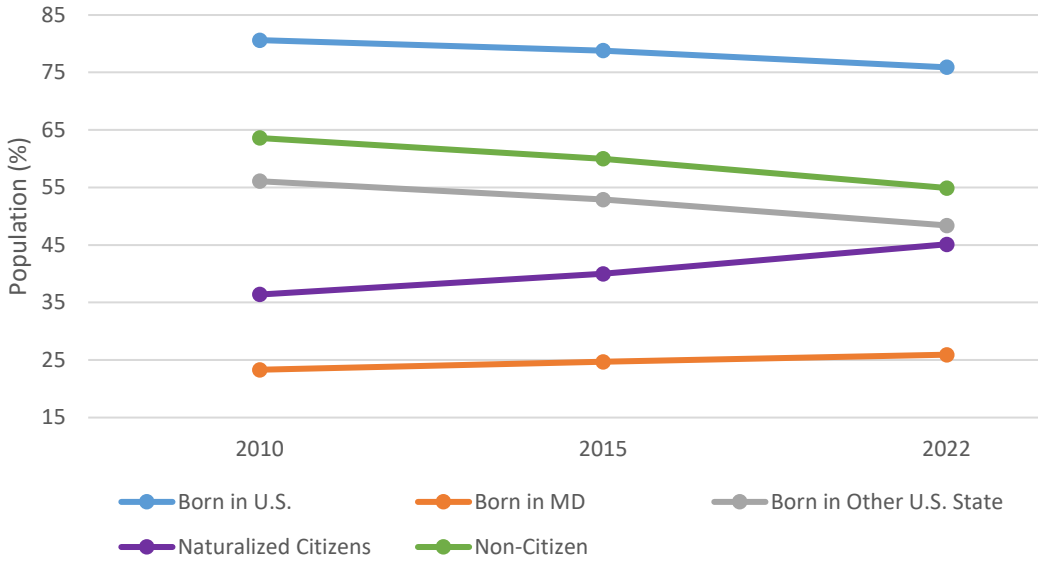
Table 4.1 Citizenship and Nativity Status of Prince George's Population

	2010		2015		2022	
	POPULATION	%	POPULATION	%	POPULATION	%
Total Population	854,722		892,816		957,189	
Born in U.S.	688,878	80.6	703,303	78.8	726,533	75.9
Born in Maryland	199,250	23.3	220,242	24.7	247,759	25.9
Born in other U.S. State	479,630	56.1	472,382	52.9	463,649	48.4
Americans Born outside U.S.	9,998	0.01	10,679	0.01	15,125	0.02
Foreign-Born	165,844	19.4	189,513	21.2	230,656	24
Naturalized U.S. Citizen	60,334	36.4	75,893	40	103,949	45.1
Not a U.S. Citizen	105,510	63.6	113,620	60	126,707	54.9
Total US Citizens	749,212	87.7	779,196	87.3	830,482	86.8

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Social and Cultural Data

Chart 4.A Recent Trends in Nativity and Citizenship for Prince George's County, 2010-2022



Born in MD and Born in Other U.S. State are sub-categories under "Born in U.S.". "Naturalized Citizens" and "Non-Citizen" indicate the foreign-born population".

4.2 Characteristics of Foreign-Born Population

Table 4.2

This table shows the top countries of origin of the foreign-born population in the County. Note that these statistics represent immigrants' country of birth and not citizenship status or time of entry. These numbers are representative of the international and cosmopolitan ambience of the Washington, D.C. MSA and Prince George's County. While we do not discuss or analyze it further here, the foreign-born population of the County represents dozens of additional nations from around the globe, even in small or very small numbers.

- El Salvador has been the top country representing the foreign-born population in the County going back to at least 2010. The number of Salvadorans even increased from 32,335 in 2010 to 52,574 in 2022, easily being the dominant nationality of foreign-born in the County. Other Central American countries also display strong representation.
- West Africans, originating from Nigeria, Cameroon, Sierra Leone, and Ghana are well represented, with East Africans (especially Ethiopians) also showing significant numbers.
- County residents originally from the Caribbean have a substantial presence as well, with numerous coming from Jamaica, Dominican Republic, Trinidad & Tobago, and Haiti.
- Comparatively, since 2015, a higher number of foreign-born in the County entered the U.S. before 2010 suggesting that most immigrants are more recent arrivals.
- Between 2010 and 2022, the three leading regions of origin for the foreign-born were Asia, Africa, and Latin America. Since 2010, well over 50 percent have come from Latin America. Asian and European immigrants have declined slightly. Africans have increased from 23.4 percent in 2010 to 26.5 percent in 2022, showing a marked increase of the share of the foreign-born population.

Table 4.2 Characteristics of Foreign-Born Population in Prince George's County

	2010		2015		2022	
	Country	Number	Country	Number	Country	Number
Top Countries of Birth for Foreign-Born for Populations over 2,000						
	El Salvador	32,335	El Salvador	42,108	El Salvador	52,574
	Guatemala	13,583	Guatemala	14,457	Nigeria	18,544
	Mexico	12,756	Nigeria	13,257	Guatemala	17,355
	Nigeria	12,471	Mexico	12,182	Mexico	12,731
	Jamaica	8,084	Jamaica	10,327	Cameroon	12,681
	Philippines	7,386	Philippines	7,951	Jamaica	11,935
	India	5,655	Cameroon	5,945	Honduras	8,331
	Trinidad and Tobago	4,308	Honduras	5,508	Philippines	7,768
	Sierra Leone	4,141	India	5,137	Sierra Leone	5,781
	Cameroon	3,896	Sierra Leone	4,731	Ghana	5,361
	Honduras	3,452	Guyana	4,295	India	5,220
	Ghana	3,247	Trinidad and Tobago	4,171	Dominican Republic	4,991
	Guyana	3,122	China, excluding Hong Kong and Taiwan	3,906	Ethiopia	4,734
	Ethiopia	3,081	Ethiopia	3,863	Trinidad and Tobago	3,848
	China, excluding Hong Kong and Taiwan	2,907	Ghana	3,820	Guyana	3,764
	Dominican Republic	2,750	Dominican Republic	3,059	China, excluding Hong Kong and Taiwan	3,247
	Vietnam	2,429	Korea	2,932	Haiti	2,607
	Korea	2,191	Vietnam	2,106	Korea	2,510
Entry of Foreign-Born, Regardless of Citizenship Status						
Entered before 1980	20,832		/		/	
Entered 1980 to 1989	32,039		/		/	
Entered before 1990	/		49,743		51,157	
Entered 1990 to 1999	46,887		45,897		43,862	
Entered 2000 or later	66,086		/		/	
Entered 2000 to 2009	/		73,420		72,035	
Entered 2010 or later	/		20,453		78,727	
Region of Birth for Foreign-Born (Naturalized or non-citizens)						
Europe	5,753	3.5	5,411	2.9	5,904	2.6
Asia	26,588	16	29,931	15.8	30,451	13.2
Africa	38,889	23.4	43,339	22.9	61,172	26.5
Oceania	138	0.1	57	0	247	0.1
Latin America	93,547	56.4	110,067	58.1	132,330	57.4
North America outside U.S.	929	0.6	708	0.4	552	0.2

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Empty cells indicate no data.

4.3 Languages Spoken at Home

Table 4.3

- Similar to the total number of speakers, English declined as the primary or only language spoken at home, from 80.4 percent in 2010 to 71.1 percent in 2022.
- Inversely, the number of households speaking a language other than English rose from 19.6 percent in 2010 to 28.9 percent in 2022.
- Households claiming the ability to speak only English or speak it "very well" similarly declined from 91.3 percent in 2010 to 86.7 percent in 2022.
- The number of households reporting to speak English "less than very well" rose substantially from 69,184 (8.7 percent) in 2010 to 119,568 (13.3 percent) in 2022.
- Data for languages spoken at the individual level were not updated for 2022.

Table 4.3 Language Spoken at Home in Prince George's County by Ability

	2010		2015		2022	
		%		%		%
Population 5 and Over	795,224	/	833,068	/	896,864	/
Speaks English only	639,360	80.4	645,890	77.5	637,753	71.1
Speaks Language other than English	155,864	19.6	187,178	22.5	259,111	28.9
Speaks English only or Speaks English "very well'	726,040	91.3	750,861	90.1	777,296	86.7
Speaks English "less than very well"	69,184	8.7	82,207	9.9	119,568	13.3

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

4.4 Electoral Demographics

Table 4.4

Historical data on electoral demographics is limited but suggests much about voting patterns and the electoral power and potential of Prince George's County at the local, state, and national levels. Note that these statistics reflect the *potential* local electorate based on Census statistics and do not reflect election results if or how individuals or groups vote.

- In recent years, the County's largest age bloc of potential voters is the 45–64 cohort, at roughly 35 percent.
- The senior voting bloc, those 65 and over, represents a growing electorate share, rising from 18.4 percent in 2017 to 21.8 percent in 2022.
- Eligible female voters outnumber males, at close to 54 percent of the County's electorate.
- Eligible black voters represent the largest voting bloc by race because it is the largest racial group in the County. While the numbers between 2017 and 2022 increased, its share of the eligible voting population declined slightly, from 70.6 percent to 68.9 percent, in tandem with its percent share of the County's total population.
- The "other," multiracial, and Hispanic voting blocs have increased a bit, likely in relation to their growing shares of the County's overall racial composition.
- The voting bloc for white voters has declined because of the decline in the white population, including the voting bloc population (or bloc voters).
- Almost two-thirds of the County's voting age population has at least some higher education; as of 2022, at least one-fifth of the voting-age population has at least a bachelor's degree, and over 15.8 percent has a graduate or professional degree.
- The number of U.S. citizens in Prince George's County has hovered around 14 percent of Maryland's eligible voting population since 2017, indicating the electoral influence of the County within Maryland and, to a degree, in national elections through its share of potential votes.

Table 4.4 Voting-Age Population and Electoral Demographics for Prince George's County

	2017		2019		2022	
	POPULATION	%	POPULATION	%	POPULATION	%
Age Grades						
Citizens over 18	606,270		596,445		630,965	
Age 18 to 29	135,301	22.3	129,964	21.8	125,578	19.9
Age 30-44	142,681	23.5	137,196	23	152,071	24.1
Age 45-64	216,591	35.7	210,811	35.3	215,461	34.1
Age 65+	111,697	18.4	118,474	19.9	137,855	21.8
Sex (Citizens Over 18)						
Male	279,443	46.1	273,967	45.9	293,040	46.4
Female	326,827	53.9	322,478	54.1	337,925	53.6
Race and Ethnicity (Citizens Over 18)						
White	112,617	18.6	108,272	18.2	95,526	15.1
Black	427,735	70.6	421,473	70.7	434,438	68.9
Asian	22,760	3.8	21,008	3.5	23,459	3.7
Native American	/	/	/	/	/	/
Pacific Islander	/	/	/	/	/	/
Other	28,817	4.7	26,666	4.5	36,057	5.7
Multiracial	12,375	2	15,961	2.7	37,085	5.9
Hispanic or Latino	47,780	7.9	46,084	7.7	58,468	9.3
Education (Citizens over 18)						
Less than Ninth Grade	13,055	2.2	14,285	2.4	17,141	2.7
Less than High School Diploma	33,432	5.5	32,296	5.4	30,367	4.8
High School Graduate or Equivalent	167,106	27.6	160,854	27	157,946	24.9
Some college, No diploma	162,395	26.8	148,927	25	153,946	24.4
Associate's Degree	39,411	6.5	39,497	6.6	41,877	6.6
Bachelor's Degree	110,414	18.2	117,489	19.7	130,695	20.7
Graduate or Professional Degree	80,457	13.3	83,097	13.9	99,613	15.8
US Citizens in Prince George's	606,270	/	596,445	/	630,965	/
US Citizens in Maryland	4,310,864	/	4,316,921	/	4,410,631	/
Prince George's Potential Percentage of Maryland Vote	14.06	/	13.82	/	14.31	/

Source: The U.S. Census Bureau, 1-Year American Community Survey (ACS)

4.5 Educational Attainment

Table 4.5

Many socioeconomic factors are directly related to educational attainment. Educational attainment data serve as indicators of job classifications, economic structures, employment geography, quality of life, and electoral patterns within a region. Overall, educational attainment levels have risen across the County.

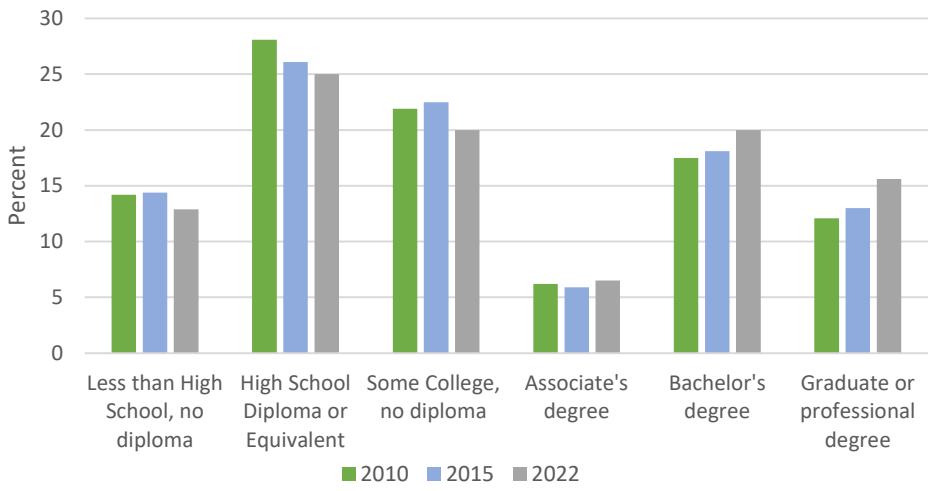
- The percentage of residents with less than a high school diploma has declined from 14.2 percent in 2010 to 12.9 percent in 2022.
- The percentage of those having only a high school diploma or equivalent also declined from 28.1 percent in 2010 to 25 percent in 2022. Nonetheless, the number increased significantly from 154,047 in 2010 to 164,184 in 2022.
- The percentage of the population with a bachelor's degree increased from 17.5 percent in 2010 to 20 percent in 2022.
- The percentage of the population with a graduate or professional degree also rose from 12.1 percent in 2010 to 15.6 percent in 2022.
- The overall percentage of the population 25 years old or over with a bachelor's degree or higher has risen substantially, from 29.6 percent in 2010 to 35.6 percent in 2022.
- Numerical data were not provided for 2010, so only percentages are provided to reduce statistical error.

Table 4.5 Educational Attainment in Prince George's County (age 25 Years and Older)

	2010		2015		2022	
		%		%		%
	547,564		590,874		656,203	
Less than High School, no diploma	/	14.2	85,081	14.4	84,386	12.9
High School Diploma or Equivalent	/	28.1	154,047	26.1	164,184	25
Some College, no diploma	/	21.9	133,134	22.5	131,401	20
Associate's degree	/	6.2	35,135	5.9	42,400	6.5
Graduate or professional degree	/	12.1	76,578	13	102,381	15.6
Bachelor's Degree or Higher	/	29.6	183,477	31.1	233,832	35.6

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 4.B Educational Attainment in Prince George's County for Population 25 Years and Older



4.6 Computer and Internet Access

Table 4.6

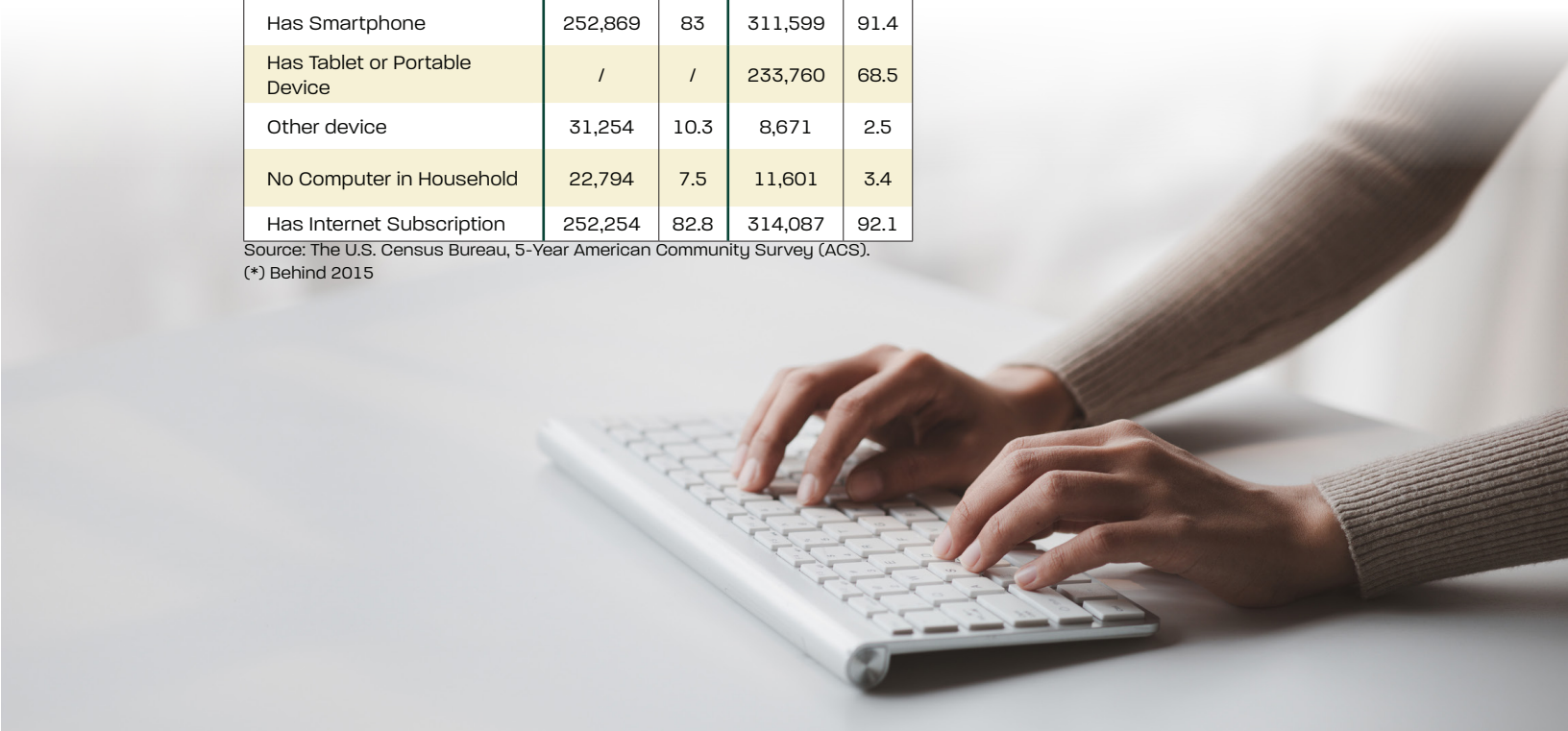
Detailed data on household computer and internet access only goes back to 2015 and reflects technological connectivity, the nature of the local economy, and socioeconomic characteristics. Computer and internet access will be an important social and economic indicator to monitor going into the future, as the economy becomes increasingly digital and remote work gains in popularity and sometimes necessity. Overall, the County is showing great and increasing connectivity.

- The number of households with one or more computers or similar devices increased from 92.5 percent in 2015 to 96.6 percent in 2022.
- Eighty-three percent of households had smartphones in 2015, and 91.4 percent had at least one in 2022.
- While 7.5 percent of households in 2015 reported having no computer, that number declined to 3.4 percent in 2022.
- While 82.8 percent of households in 2015 had an internet subscription, that number rose to 92.1 percent in 2022.

Table 4.6 Computer and Internet Access in Prince George's County Per Household

	2015		2022	
		%		%
Total Households	304,539		341,057	
Has 1 or More Computer or Device	281,745	92.5	329,456	96.6
Has Desktop or Laptop	254,126	83.4	286,111	83.9
Has Smartphone	252,869	83	311,599	91.4
Has Tablet or Portable Device	/	/	233,760	68.5
Other device	31,254	10.3	8,671	2.5
No Computer in Household	22,794	7.5	11,601	3.4
Has Internet Subscription	252,254	82.8	314,087	92.1

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS).
(*) Behind 2015



4.7 Vehicle Access and Ownership

Table 4.7

Vehicle access and ownership influence transportation demand, commuting, job access, economic growth, and social mobility. This will be an important indicator to track in the coming years as it relates to the changing economy for those who can and do work at home and those who do not or cannot. Vehicle access or ownership affects traffic demand, transportation network, commuting patterns, economic conditions including job creation and retention, resource accessibility, and socioeconomic mobility.

- In 2010, 9.3 percent of occupied housing units reported having no access to a vehicle, while 36.7 percent had one vehicle, 33.9 percent had two vehicles, and 20.1 percent had access to three or more vehicles. Nonetheless, the number increased significantly from 2010 to 2022.
- Since 2010, households with two vehicles showed a slight decline, while there was a slight uptick of households with access to three or more vehicles, from 20.1 to 22.5 percent, between 2010 and 2022. Nonetheless, the number increased significantly from 2010 to 2022.

Table 4.7 Vehicle Availability in Prince George's County by Household

	OCCUPIED HOUSING UNITS OR HOUSEHOLDS	NO VEHICLES		1 VEHICLE		2 VEHICLES		3 OR MORE VEHICLES	
		HOUSEHOLDS	%	HOUSEHOLDS	%	HOUSEHOLDS	%	HOUSEHOLDS	%
2010	301,906	27,999	9.3	110,881	36.7	102,258	33.9	60,768	20.1
2015	305,610	28,707	9.4	114,530	37.5	100,357	32.8	62,016	20.3
2022	341,057	31,746	9.3	124,423	36.5	108,169	31.7	76,719	22.5

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Source: M-NCPPC

4.8 Veterans

Table 4.8

A significant veteran population lives in Prince George's County, which is attributable to the County's proximity to Washington, D.C., several military bases nearby, and the strong presence of the defense industry in the metropolitan area.

- The number of veterans in the County declined from 64,735 in 2010 to 58,003 in 2022. Of the population aged 18 and over, 10.1 percent in 2010 were veterans, and 7.1 percent in 2022.
- The great majority of veterans are men, at well over 80 percent, though that number has declined recently. Inversely, the percentage of female veterans has increased slightly, from 14 percent in 2010 to 15.8 percent in 2022.
- The participation of veterans in the labor force is high but declined slightly from 84.4 percent in 2010 to 82.6 percent in 2022.
- Unemployment for veterans ticked up substantially in 2015 to 8.2 percent but fell significantly to 4.1 percent in 2022. As of 2022, 5 percent of veterans are below the poverty line.
- The number of veterans with disabilities of any kind has also increased, rising from 17.3 percent in 2015 to 22.5 percent in 2022.

Table 4.8 Characteristics of Prince George's Veterans

	2010	2015	2022
Number of Veterans	64,735	59,015	58,003
Percent of population 18 years and older	10.1	8.6	7.1
Characteristics (%)			
Male	86	85.1	84.2
Female	14	14.9	15.8
Labor Force Participation Rate (16-64)	84.4	84.6	82.6
Unemployment Rate	4.9	8.2	4.1
Below Poverty Level	/	4	5
Has Any Disability	/	17.3	22.5

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Source: M-NCPPC, Department of Parks and Recreation, Prince George's County; Senior Veterans Appreciation Luncheon 2024, Martin's Crosswinds

4.9 Health Insurance Coverage

Table 4.9

Health insurance coverage is another crucial socioeconomic indicator to follow in the coming years as the population ages, and the economy undergoes further changes. Data on health insurance coverage can be very inconsistent from year to year and challenging to measure accurately. Much of the data quality depends highly on who is sampled and who responds to a survey in a given year, in addition to constantly changing economic circumstances. Data are also periodically revised between surveys.

- Overall, the uninsured population in the County declined from 122,451 individuals (13.8 percent) in 2015 to 99,383 (10.5 percent) in 2022.
- Detailed numerical data were not provided for this topic, so only percentages are provided to reduce statistical error.

Table 4.9 Health Insurance Coverage in Prince George's County

	2015		2022	
		%		%
Civilian, Noninstitutionalized Population	886,093		948,956	
Uninsured Population	122,451	13.8	99,383	10.5
Under 18 Uninsured	/	9.1	/	/
Under 19 Uninsured	/	/	/	14.6
Age 18-64 Uninsured	/	89	/	/
Age 19-64 Uninsured	/	/	/	82.9
Age 65+ Uninsured	/	1.9	/	2.5

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

4.10 Disability

Table 4.10

Disability statistics offer insight into planning needs and considerations regarding education, transportation, housing, job availability and accessibility, social services, and healthcare services.

- The number of individuals in the County with a disability of any kind increased from 8.7 percent in 2015 to 9.9 percent in 2022.
- Males have shown a slight increase in this period (8.1 percent to 8.9 percent), though females represent a higher percentage of those with disabilities, from 9.4 percent in 2015 to 10.8 percent in 2022.
- The great majority of persons with a disability in the County are older residents (those over 65). Still, those over 75 represent the greatest proportion of disabled individuals, at well over 40 percent of the population with a disability.
- Ambulatory difficulties make up the most common type of disability, rising from 5.2 percent in 2015 to 5.7 percent in 2022.

Table 4.10 Disability in Prince George's County

	2015	2022
Total Civilian Noninstitutionalized Population	**886,093**	**948,956**
With Disability Status (%)	8.7	9.9
Male (%)	8.1	8.9
Female (%)	9.4	10.8
Age (%)		
Under 5	0.7	0.2
5-17	4.2	4.2
18-34	4	5.5
35-64	9.1	9.5
65-74	21.7	21.4
75 and Over	47.4	42.5
Type of Disability (%)		
Hearing difficulty	1.7	1.9
Visual difficulty	1.5	1.7
Cognitive difficulty	3.5	3.7
Ambulatory difficulty	5.2	5.7
Self-care difficulty	1.8	1.9
Independent living difficulty	4	4.5

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Section 5

Economic and Socioeconomic Data

5.1 and 5.2 Household Income

Tables 5.1 and 5.2 and Charts 5A, 5B, 5C, and 5D

This section examines three major categories of income in Prince George's County at the household, family, and individual levels.

- Overall, the household income rose in Prince George's County between 2010 and 2021, inflation adjusted. Comparison from time to time ought to be adjusted - Refer to the U.S. Census Bureau's document, https://www.census.gov/content/dam/Census/library/publications/2018/acs/acs_general_handbook_2018_ch10.pdf.
- Of the various income brackets, only households with a median income of $100,000 (Inflation is not adjusted). Household income under $100,000 dropped or showed no substantial gains since 2010 (see Chart 5A).
- Between 2010 and 2022, mean and median household income increased, though mean household income outpaced median household income (see Chart 5B). This suggests that the income data is skewed toward higher earners, weighing more heavily on the County's overall median and mean. The 2010 income data are not inflation-adjusted. To compare income changes from time to time, the 2010 income ought to be adjusted to the 2022 value by using the national Consumer Price Index (CPI), according to the U.S. Census Bureau.
- When median household incomes are examined proportionally by income bracket, only households with a median income of $100,000 or greater occupied a larger share of households in the County, rising from 31.9 percent in 2010 to 48.8 percent in 2022. Chart 5C shows that the proportion of households in the highest income bracket has been on the rise, and so has the percentage in the next highest income bracket. However, the latter was not as significant as the former, as the proportion of the highest earners, with household incomes over $200,000, more than doubled between 2015 and 2022. The percentage of households in the two lower income brackets has noticeably declined in this period. The 2010 income data are not inflation-adjusted. To compare income changes from time to time, the 2010 income ought to be adjusted to the 2022 value by using the national Consumer Price Index (CPI), according to the U.S. Census Bureau.
- Another simple method of calculating and conceptualizing "high" and "low" income comes from the Pew Research Center, a prominent think tank (Table 5.2). This method takes the median household income, calculates two-thirds of its value to determine the median lower end of the spectrum, and then doubles the median for the higher end to provide a rough idea of the thresholds for low, moderate, and high incomes at the household level. This method showed growth for each year, though, perhaps most telling is the statistical range between the high and low-income, where there was a $95,488 difference between the higher- and lower-earning households in 2010 in the County. For 2022, the range was a $131,233 gap. [Appendix 5.2]
- Some comparative data places this in context in the wider metropolitan region, as well as the United States as a whole, with Prince George's County showing higher incomes than the rest of the country, but somewhat lower than the metropolitan region. The gulf between higher and lower incomes widens at each interval, even with rising median incomes, suggesting an economy dominated by higher earners (Chart 5D).

Chart 5.A Percentage of Households by Household Income in Prince George's County, 2010-2022

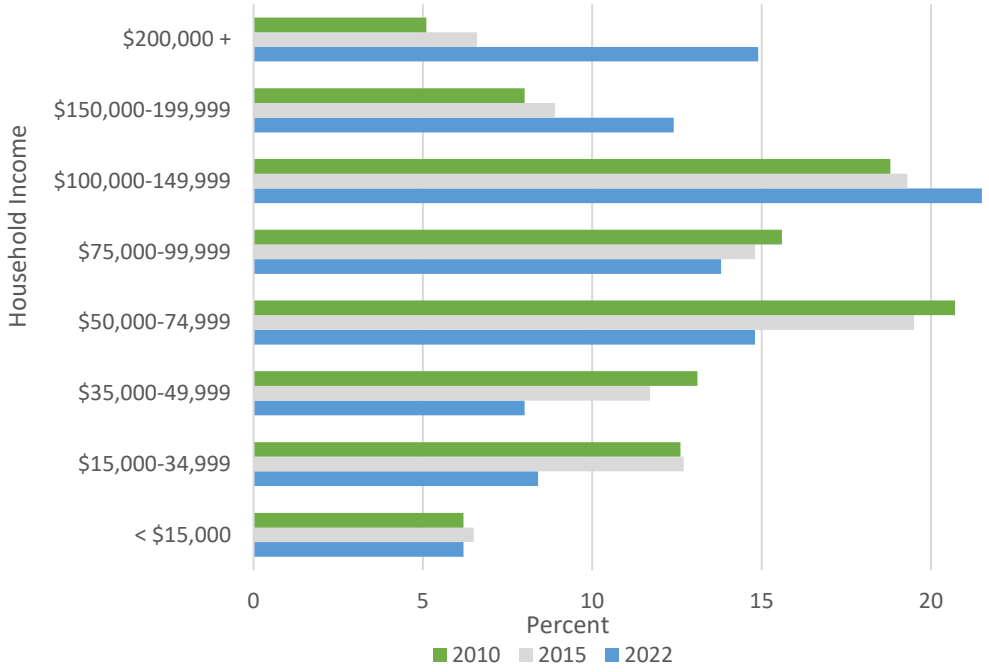


Table 5.1 Household Income in Prince George's County

YEAR	2010		2015		2022		NUMERICAL CHANGE BETWEEN 2010 AND 2022	PERCENT CHANGE BETWEEN 2010 AND 2022
	Households	%	Households	%	Households	%		
	301,906		**305,610**		**341,057**			
HH Income								
< $15,000	18,730	6.2	19,804	6.5	21,018	6.2		
$15,000-34,999	38,238	12.6	38,940	12.7	28,634	8.4		
$35,000-49,999	39,453	13.1	35,725	11.7	27,186	8		
$50,000-74,999	62,403	20.7	59,744	19.5	50,442	14.8		
$75,000-99,999	46,958	15.6	45,084	14.8	47,035	13.8		
$100,000-149,999	56,648	18.8	59,089	19.3	73,480	21.5		
$150,000-199,999	24,198	8	27,129	8.9	42,427	12.4		
$200,000 +	**15,278**	5.1	**20,095**	6.6	**50,835**	14.9		
Median HH Income ($)	**71,260**		**74,260**		**97,935**		**$26,675**	**37.4%**
Mean HH Income ($)	85,275		90,268		118,777		$33,502	39.3%

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS).

Chart 5.B Median and Mean Household Income in Prince George's County, 2010-2022

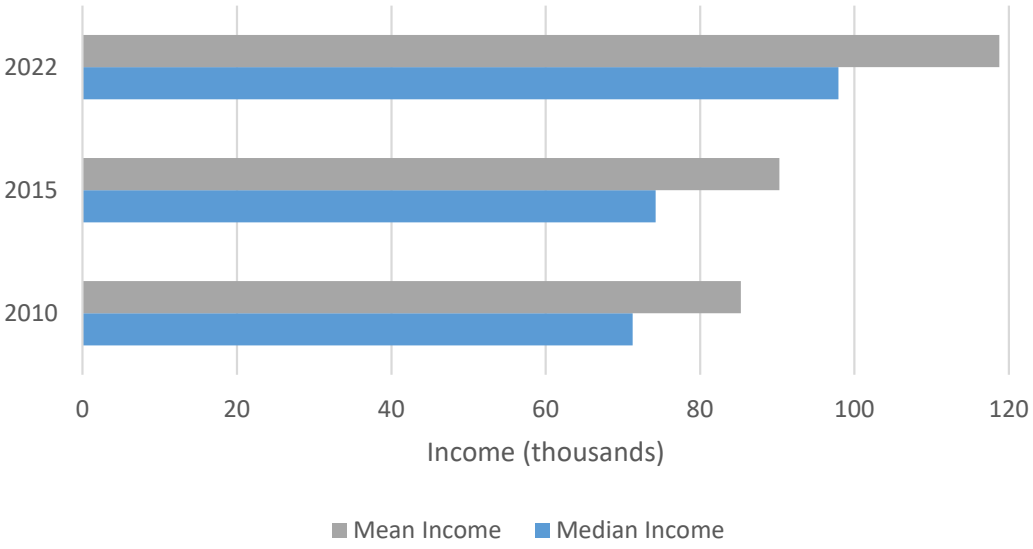


Table 5.2 Comparative Low, Moderate, and High Household Income Thresholds

COMPARATIVE LOW, MODERATE, AND HIGH HOUSEHOLD INCOME THRESHOLDS	MEDIAN HOUSEHOLD INC ($)			LOW			HIGH			RANGE		
	2010	2015	2022	2010	2015	2022	2010	2015	2022	2010	2015	2022
Prince George's	71,260	74,260	97,935	47,032	49,012	64,637	142,520	148,520	195,870	95,488	99,508	131,233
Washington MSA	85,660	92,324	119,803	56,536	60,934	79,070	171,320	184,648	239,606	114,784	123,714	160,536
USA	51,914	53,889	75,149	34,263	35,567	49,598	103,828	107,778	150,298	69,565	72,211	100,700

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS) via the Pew Method

Chart 5.C Comparative Proportions of Median Household Incomes in Prince George's County, 2010-2022

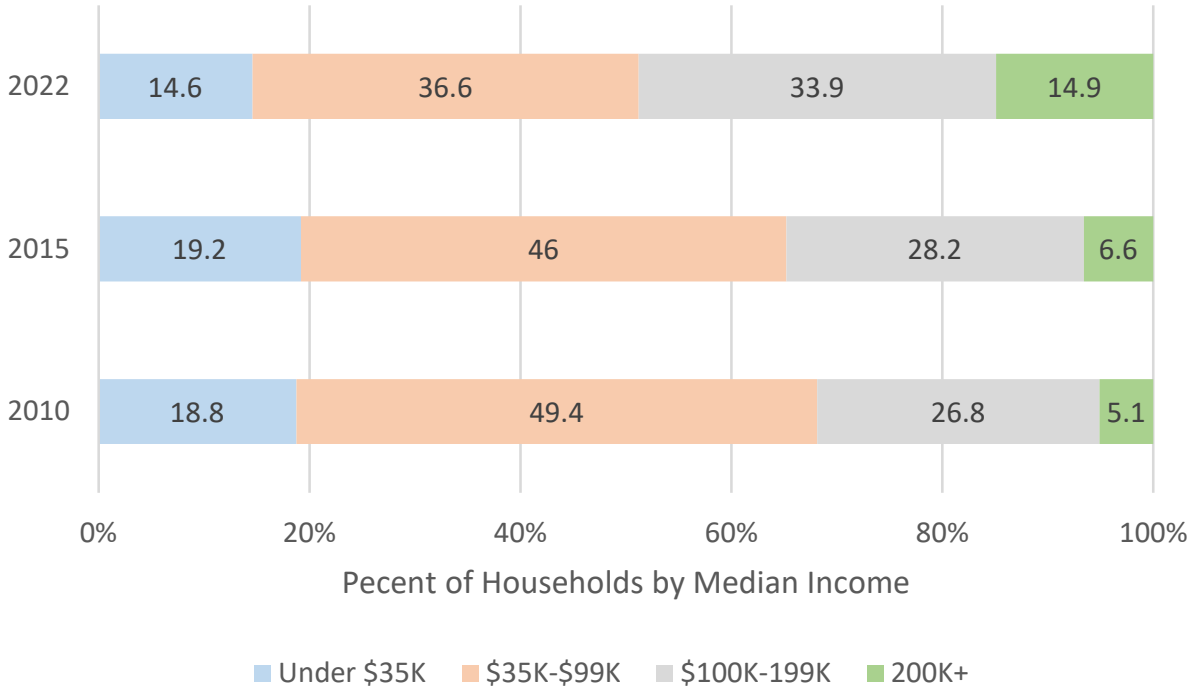
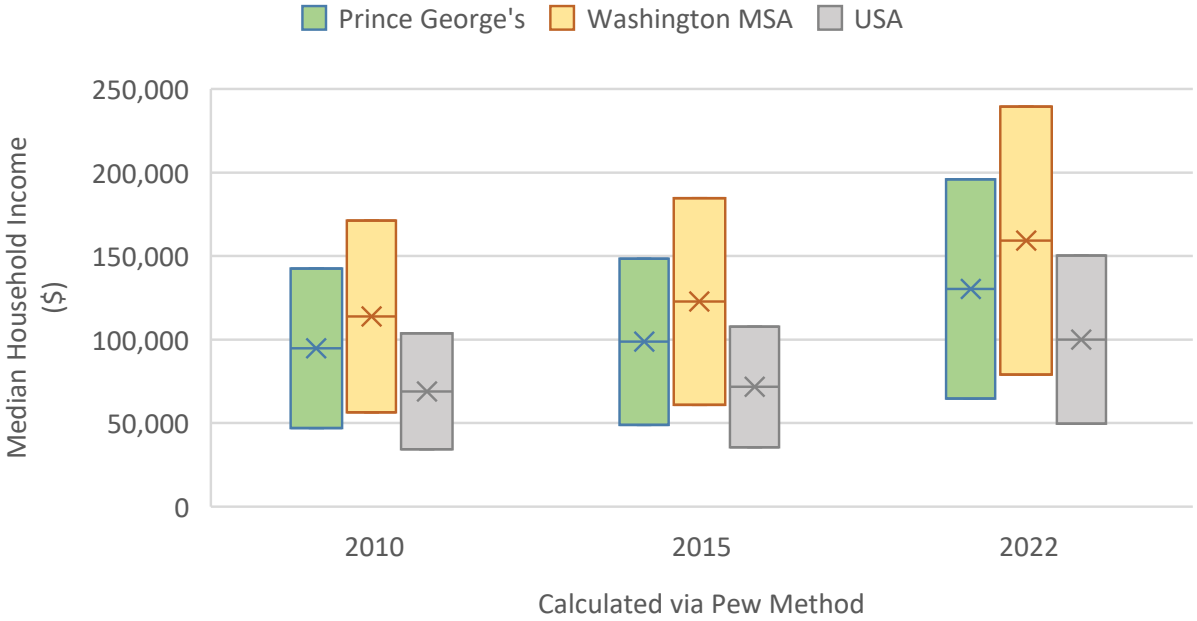


Chart 5.D Comparative Ranges Between Low and High Median Household Income, 2010-2022



5.3 Mean Aggregate Household Income

Table 5.3, Chart 5E

Some closer examination of Prince George's County, however, illustrates that there are still clear socioeconomic disparities within the County. A convenient measurement is to divide the County into income quintiles (i.e., categories of 20 percent each) for analysis, which is basically a measurement of the distribution of how much average income is earned by each quintile (its share) of the entire income earned in the County (the aggregate).

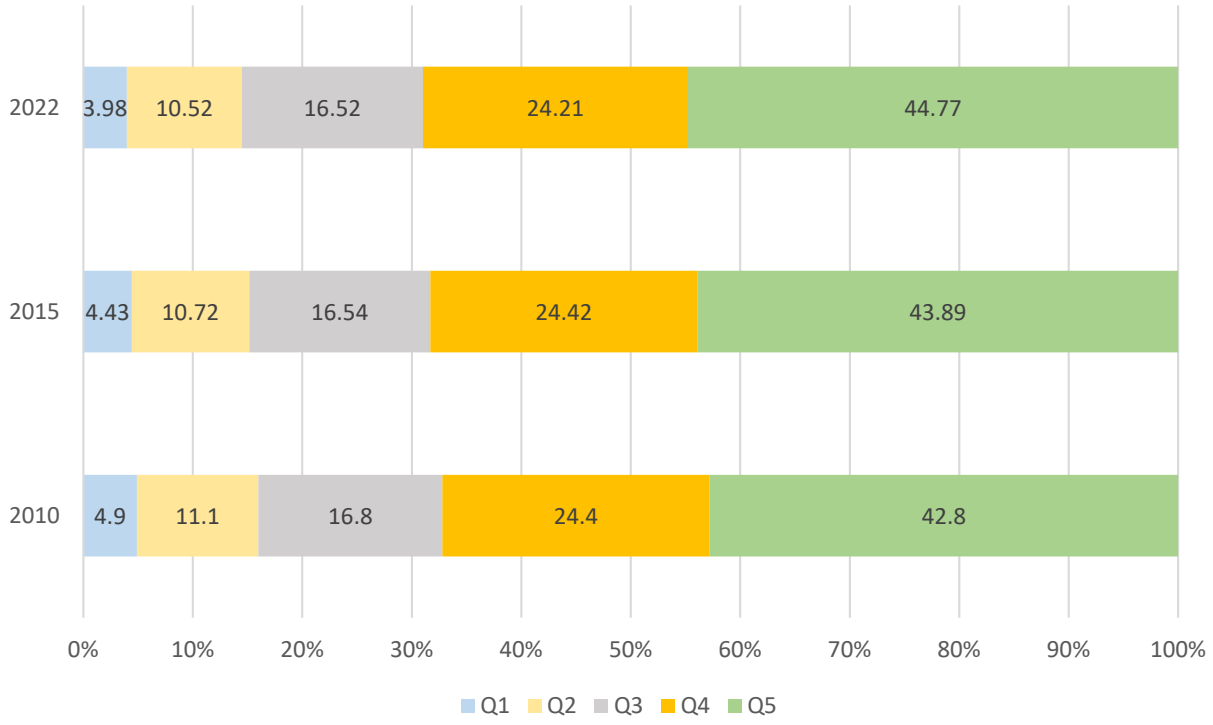
- All quintiles showed gains in mean household income between 2010 and 2022 despite shrinking proportions of all quintiles, with the exception of the top 20 percent of income-earning households. This means that, despite rising incomes within the County, only the top 20 percent of income-earning households are growing as a group.
- Based on income data from 2010 to 2022, the two lowest quintiles (i.e., the lower 40 percent of mean household income in the County) showed a collective decline from 16 percent to 14.5 percent. The lowest quintile, however, made up a small amount of this aggregate household income declined from 4.9 percent to just under 4 percent in this period, suggesting that the lowest-earning households are declining in number.
- The third and fourth quintiles, which theoretically represent the middle and upper-middle earning households, made financial gains, though their share of the County's aggregate household income showed small declines with no significant change.
- Of the remaining quintiles, the highest-earning household quintile is the only one to show gains, increasing from 42.8 percent in 2010 to 44.77 percent in 2022.
- As of 2022, the top 5 percent of income-earning households alone make up about 17 percent of the highest-earning households in the County, up from 15 percent in 2010. In that period, their average financial gain was $141,298.

Table 5.3 Shares of Aggregate Household Income and Mean Income by Quintile for Prince George's County (%)

	2010		2015		2022	
	AGGREGATE	MEAN INCOME	AGGREGATE	MEAN INCOME	AGGREGATE	MEAN INCOME
Lowest Quintile	4.9	20,785	4.43	19,995	3.98	22,613
Second Quintile	11.1	47,472	10.72	48,381	10.52	62,473
Third Quintile	16.8	71,570	16.54	74,652	16.52	98,114
Fourth Quintile	24.4	103,995	24.42	110,234	24.21	143,775
Highest Quintile	42.8	182,553	43.89	198,080	44.77	265,909
Top 5%	15.4	263,394	16.28	293,897	17.04	404,692

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 5.E Proportion of Mean Household Income in Prince George's County by Economic Quintile, 2010-2022



5.4 Family Income

Table 5.4, Chart 5F

Inflation is not adjusted. Comparison from time to time ought to be adjusted - Refer to the U.S. Census Bureau's document, https://www.census.gov/content/dam/Census/library/publications/2018/acs/acs_general_handbook_2018_ch10.pdf.

- Overall, family incomes also showed gains in Prince George's County between 2010 and 2022.
- The median family income rose from $82,580 in 2010 to $115,235 in 2022 for a dollar gain of $32,655 or 39.5 percent.
- The mean family income rose from $95,790 in 2010 to $136,441 in 2022, showing a dollar gain of $40,561, or 42.3 percent.
- Family income demonstrated a similar pattern to household income, where only families earning $100,000 or more increased in their proportion of total households in the County. In contrast, those earning under $100,000 declined proportionally. Similarly, the overall data are skewed toward higher-earning families making the highest (or only) gains.
- The 2010 income data are not inflation-adjusted. To compare income changes from time to time, the 2010 income ought to be adjusted to the 2022 value by using the national Consumer Price Index (CPI), according to the U.S. Census Bureau.

Chart 5.F Income Brackets for Families in Prince George's County, 2010-2022

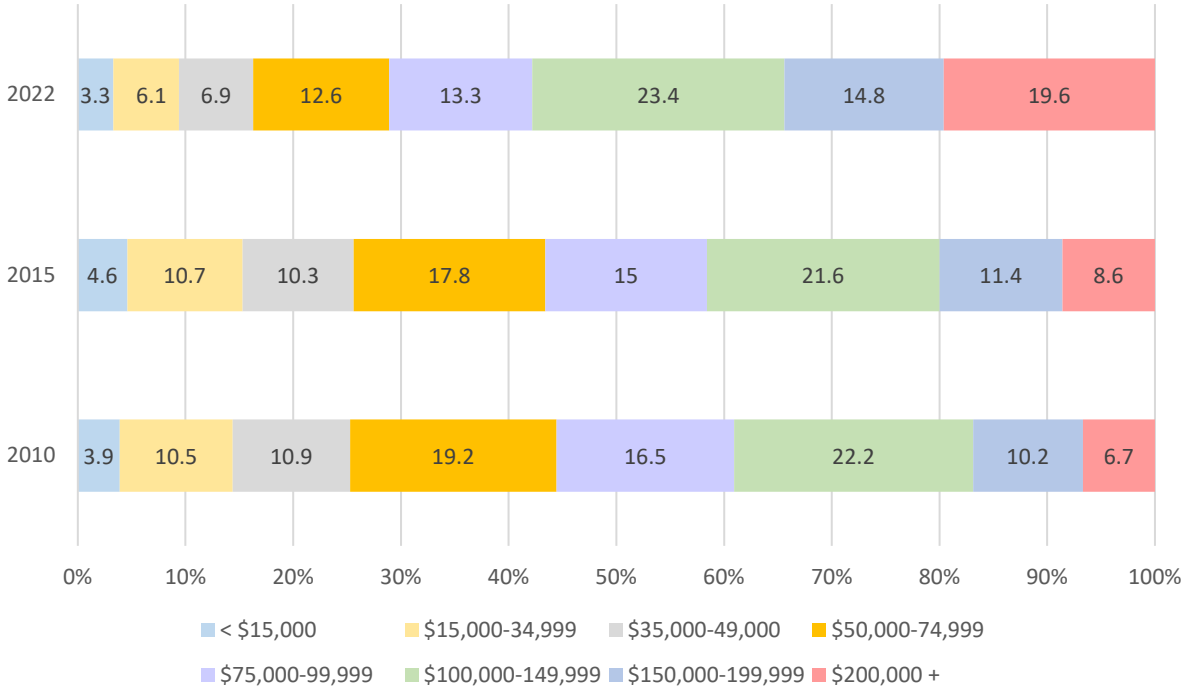


Table 5.4 Family Income in Prince George's County

YEAR	2010		2015		2022		NUMERICAL CHANGE BETWEEN 2010 AND 2022	PERCENT CHANGE BETWEEN 2010 AND 2022
	Families	%	Families	%	Families	%		
Year	**2010**		**2015**		**2022**			
	Families	%	Families	%	Families	%		
	198,515		201,936		218,838			
< $15,000	7,678	3.9	9,201	4.6	7,249	3.3		
$15,000-34,999	20,816	10.5	21,552	10.7	13,466	6.1		
$35,000-49,000	21,700	10.9	20,857	10.3	15,143	6.9		
$50,000-74,999	38,089	19.2	35,909	17.8	27,548	12.6		
$75,000-99,999	32,660	16.5	30,361	15	29,129	13.3		
$100,000-149,999	44,045	22.2	43,703	21.6	51,141	23.4		
$150,000-199,999	20,315	10.2	22,943	11.4	32,310	14.8		
$200,000 +	13,212	6.7	17,410	8.6	42,852	19.6		
Median Family Income ($)	**82,580**		**85,445**		**115,235**		**$32,655**	**39.5%**
Mean Family Income ($)	**95,790**		**101,016**		**136,441**		**$40,561**	**42.3%**

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

5.5 Per Capita Income

Table 5.5 and Chart 5G

- For the most general individual income statistics, per capita income rose from $31,215 in 2010 to $48,833 in 2022. Median earnings also rose from $37,622 to $49,051.
- Median earnings for all male and female workers, regardless of their working status, have followed a similar trajectory, with males having higher median earnings than females in 2022.
- Earnings for full-time, year-round employees paint a slightly different picture, with males and females being roughly even in 2010. By 2015, female earners in this category surpassed males. For 2022, median earnings for females in this employment category came in at $66,970 with males at $62,259.
- Wage ratio also demonstrates this difference, measuring female earnings as a ratio to male earnings. By 2022, the ratio was 1.08, meaning female workers in this category earned $1.07 for every dollar earned by a male worker. [Appendix 5.5]
- Mean, full-time earnings for all workers of any status increased from $56,897 in 2010 to $78,093 in 2022.
- Mean earnings for both male and female workers showed gains, but, once again, females surpassed males for the 2022 figures, with mean, full-time female earnings coming in at $78,665 to males' $77,556.
- All earnings are reflective of the industry of employment for the given worker and the gendered division of employment in various industries. Differences and trends in these figures are attributable to numerous factors and only provide a generalized picture of individual income.

Chart 5.G Per Capita Income Trends in Prince George's County, 2010-2022

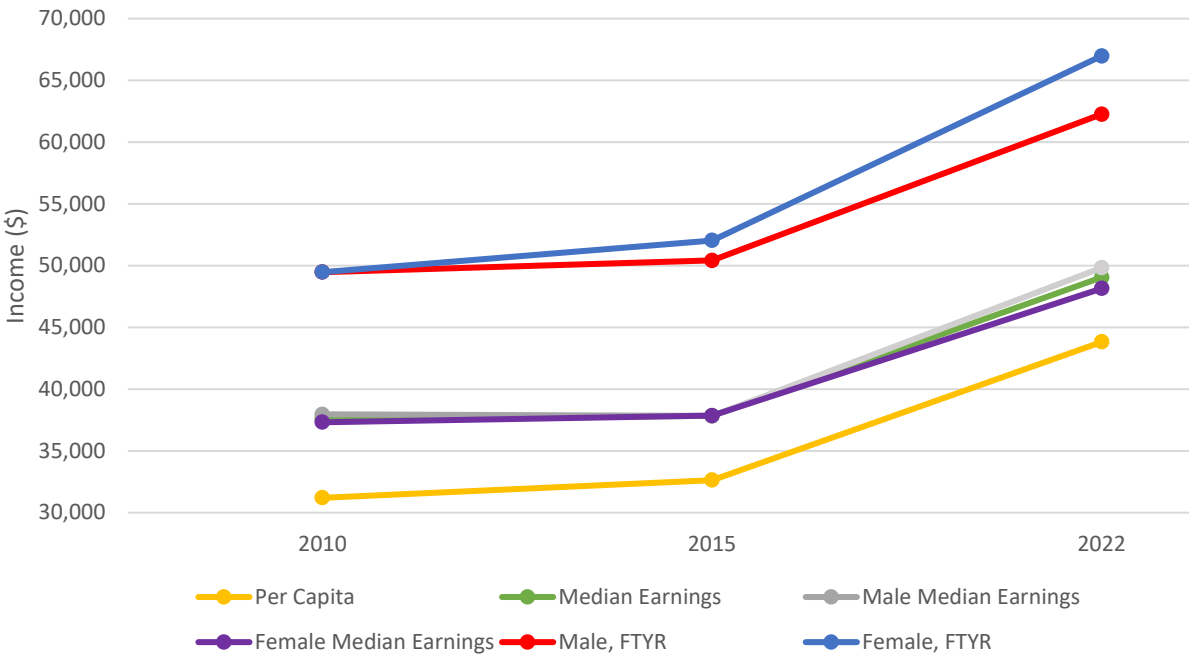


Table 5.5 Per Capita Income in Prince George's County

YEAR	2010	2015	2022
Per Capita Income ($)	31,215	32,639	43,833
Median Earnings ($)	37,622	37,843	49,051
Median Earnings, all Male Workers ($)	37,959	37,829	49,827
Median Earnings, all Female Workers ($)	37,326	37,859	48,153
Median Earnings, all Female Workers ($)	37,326	37,859	48,153
Median Earnings for Males, Full-Time, Year-Round Workers (FTYR) ($)	49,471	50,418	62,259
Median Earnings for Female, Full-Time, Year-Round Workers (FTYR) ($)	49,478	52,037	66,970
Earnings Ratio (F/M) ($)	1	1.03	1.08
Mean, Full-Time Earnings ($)	56,897	60,378	78,093
Mean, Full-Time Earnings for Males ($)	58,181	60,949	77,556
Mean, Full-Time Earnings for Females ($)	55,627	59,803	78,665

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS).

5.6 Commuting Patterns

Table 5.6 and Chart 5H

Data on commuting patterns is compiled for workers 16 and over, representing the general cohort of the eligible working-age population. Commuting data influences changes and effects in many other areas, such as the demand and supply for housing, transportation, technological connectedness, use and demand of technology, access to education and types of available education, land use types and patterns, energy consumption, jobs and industries, and the locations of those jobs and industries.

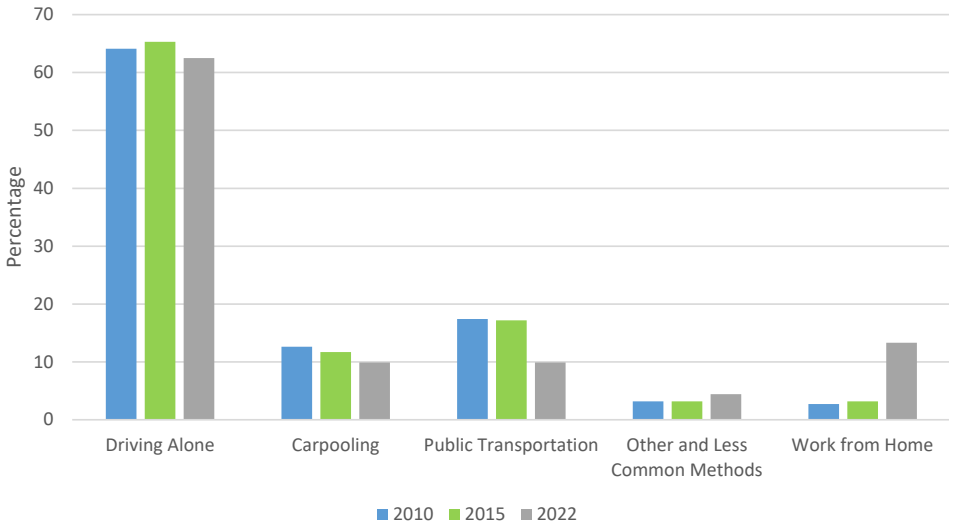
- The great majority of commuters in Prince George's County travel to work via car, van, or truck, though this preference shows a decline from 76.8 percent in 2010 to 72.4 percent in 2022.
- Of commuters, over 60 percent drove alone, though the percentage shows a downward trend, possibly in relation to increased teleworking.
- Carpooling declined from 12.6 percent to 9.9 percent from 2010 to 2022, also possibly in relation to increased teleworking. The number of workers who carpool has shown slight average declines since 2010.
- Commuting via public transportation by all modes fell significantly in the 2010-2022 period, from 17.4 percent to 9.9 percent.
- "Other" methods, such as taxis or walking, also increased slightly, from 3.2 percent to 4.4 percent.
- The number of individuals reporting to work from home increased significantly from 2.7 percent in 2010 to 13.3 percent in 2022. It is unclear if this statistic reflects permanent work from home or a hybrid work arrangement.
- Since 2010, fewer people worked outside of Maryland or Prince George's County, and the number of residents working within the County increased from 39.6 percent to 47.5 percent. With greater ability and acceptance of working from home, this suggests important and noticeable changes to the commute of County residents and commuting and traffic patterns within a short period and holds implications in the long run.
- The mean travel time of commuters has only slightly increased, rising from about 35.5 minutes in 2010 to 36 minutes in 2022.
- Commuter-adjusted population = Total resident population + Total workers working in area - Total workers living in area." (Source: U.S. Census Bureau), sometimes called the "daytime population" is an average of the typical number of workers in a locale on a given day. Data from 2010 were not available, but the other years suggest that the County draws in a number of commuters relative to its working-age population, meaning that it attracts workers from neighboring jurisdictions

Table 5.6 Commuting Characteristics in Prince George's County

	2010	2015	2022
Population 16 years and older (working age)	442,963	458,607	492,653
Means of Transportation to Work (%)			
Car, Truck, Van	76.8	77.1	72.4
Drove Alone	64.1	65.3	62.5
Carpooled	12.6	11.7	9.9
Workers per Vehicle	1.1	1.09	1.08
Public Transportation (excluding taxi)	17.4	17.2	9.9
Bus or trolley bus	6	6	3.5
Streetcar or trolley car	0.1	0.1	/
Subway or elevated train	10.7	10.5	5.9
Railroad	0.6	0.6	/
Light rail, streetcar, or trolley	/	/	0.1
Ferrryboat	0	0	0
Taxicab	0.1	0.2	0.8
Motorcycle	0.1	0.1	0
Bicycle	0.3	0.2	0.3
Walked	2.2	2.2	1.7
Other means	0.5	0.5	1.6
Worked at Home	2.7	2.6	13.3
Location of Work (%)			
Worked in State of Residence	57.9	58.3	64.7
Worked in County of Residence	39.6	38.8	47.5
Worked Outside County of Residence	18.3	19.5	17.2
Worked Outside State of Residence	42.1	41.7	35.3
Mean Travel Time to Work (minutes)	35.5	36.5	36
Daytime Population of County	/	770,242	836,927

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS).

Chart 5.H Changes in Commuting Trends and Those Working from Home in Prince George's County, 2010-2022



5.7 Wage Data

Table 5.7 and Chart 5I

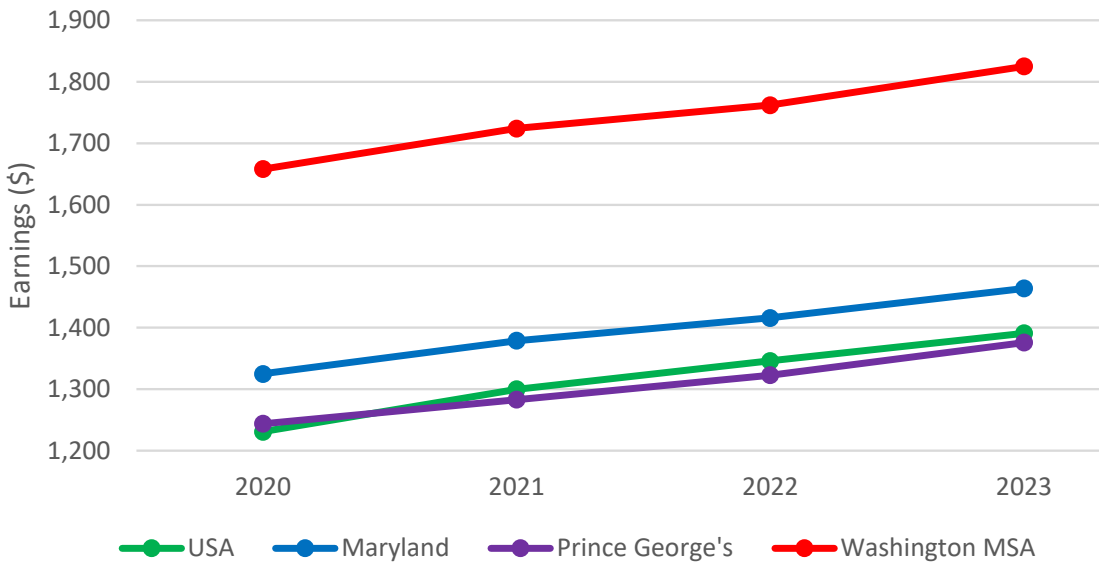
- The annual average of weekly wages shows general increases across the geographies of the United States, Maryland, Prince George's County, and the Washington, D.C. MSA between 2017 and 2022. Each geography showed gains of well over $100 since 2020. These wage data represent all sectors, from the public and private sectors, and includes both full- and part-time work.
- The wage data from Prince George's County lags behind the averages for the Washington, D.C. MSA and a bit behind that of Maryland. It was generally slightly higher than that of the entire U.S. until 2021 but remains roughly on par with the U.S.'s average weekly earnings

Table 5.7 Annual Average of Weekly Wages Across All Industries ($)

	USA	MARYLAND	PRINCE GEORGE'S COUNTY	WASHINGTON D.C. MSA
2020	1,231	1,325	1,244	1,658
2021	1,300	1,379	1,283	1,724
2022	1,346	1,416	1,323	1,762
2023	1,391	1,464	1,376	1,825

Source: U.S. Department of Labor/Bureau of Labor Statistics. Includes both public and private sectors.

Chart 5.I Average Weekly Wages Across All Industries, 2020-2023



5.8 Comparative Inequality

Table 5.8

Statistics relating to income inequality and changes in socioeconomic characteristics for Prince George's County offer local comparisons to provide additional context. The Gini index is a standard indicator based on a calculation that measures economic inequality. It is a scale that seeks to measure how unequal a given location is based on income data. A score of 1.0 represents full and complete inequality, while a score of 0.0 means complete equality. In other words, the higher the index, the more unequal the given location is, based on the available and calculated economic data. [7] Some comparison is necessary for greater clarity, however, and warrants a look at the Gini index for neighboring areas, particularly the inner suburban counties of Washington, D.C. By this measure, inequality overall is generally on the rise in Prince George's County and also broadly across the metropolitan region. More specific findings reveal:

- Though the Gini index for Prince George's County is rising, it is not especially high, suggesting that it is relatively stable by that measure.
- Though there has been some detectable growth in this measure, the Gini indices for both the local counties in Maryland and Virginia are generally lower than those of Maryland, Virginia, the Washington, D.C. MSA, or the U.S. as a whole.
- Notably, the District of Columbia stands out with the highest Gini rating in the metropolitan area at 0.517 in 2022, which is on the higher end. However, it has declined from its 0.535 measure in 2010. Conversely, the Gini index in the suburban counties has been generally increasing steadily during this same period, suggesting a slow but measurable shift in inequality to the suburbs.
- The entire U.S., used here as a general benchmark, suggests that, notwithstanding D.C., the whole of the metropolitan area is a bit below the national measurement for economic inequality.

Table 5.8 Comparative Income Inequality for Local Household Income Data (Gini Index)

YEAR	2010	2015	2022
COUNTIES			
Prince George's County, MD	0.38	0.3953	0.4076
Montgomery County, MD	0.453	0.456	0.4689
Prince William County, VA (*)	0.366	0.3752	0.3921
Fairfax County, VA (*)	0.414	0.4203	0.4323
Arlington County, VA (*)	0.429	0.4404	0.4525
Loudoun County, VA	0.367	0.3702	0.3919
OTHER GEOGRAPHIES			
District of Columbia	0.535	0.5317	0.5171
Washington D.C. MSA	0.441	0.4526	0.4472
Virginia	0.457	0.466	0.4724
Maryland	0.441	0.45	0.4559
USA	0.467	0.4787	0.4829

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)
(*) Excludes independent cities.

7 Klosterman, Richard E., Kerry Brooks, Joshua Drucker, Edward Feser, and Henry Renski. *Planning Support Methods: Urban and Regional Analysis and Projection*. Lanham, MD: Rowman and Littlefield (2018), pp. 33-34.

5.9 Poverty Status

Table 5.9

Despite changes in the higher income brackets of the County, poverty status has increased since 2010. Much like health insurance, measuring poverty can be difficult, and the statistics can be irregular from year to year, especially for a single metric. This is due to a dependence on who is surveyed and who responds in a given year, as well as accounting for constantly changing economic circumstances. This table covers severable variables, however, to attempt to provide a fuller picture of poverty trends in Prince George's County.

- At the household level, households with poverty status rose in the County from 6.8 percent in 2010 to 9 percent in 2022.
- In that same period, households receiving help from the Supplemental Nutritional Assistance Program (SNAP, more commonly known as food stamps) also rose from 5.5 percent to 11 percent.
- The number of families reporting poverty status showed less dramatic change, from 5 percent in 2010 to 6.2 percent in 2022.
- The mean income deficiency measures the average income for families necessary to attain an income above the poverty line (which can also periodically change). This deficiency was $8,736 in 2010 and $11,184 in 2022.
- The income-poverty ratio is another measurement estimating how much an individual's or family's income is relative to the poverty level. For example, a rating of 1.0 suggests that the income is at or roughly equivalent to the poverty level, while a rating of 2.0 indicates that the income is twice the poverty level. The ratio provides an idea of the statistical distribution of poverty and wealth, as well as the severity of income deficits relative to the poverty level. Overall, while somewhat inconsistent, this indicator did not show drastic fluctuation for Prince George's County between 2010 and 2022.
- Numerical data were not provided for 2022, so only percentages are provided to reduce statistical error.

Table 5.9 Poverty Status and Households Receiving Food Stamps/SNAP in Prince George's County

	2010		2015		2022	
		%		%		%
Households	**301,906**		**305,610**		**341,057**	
Households Below Poverty Level	20,530	6.8	25,460	8.3	30,531	9
Households Receiving SNAP	16,494	5.5	32,855	10.8	37,424	11
Families	198,515		201,936		218,838	
Families below Poverty Line (%)		5		6.9		6.2
Families below Povery Line with Related Children under 18 (%)		7.2		10.4		9.7
Families Receiving SNAP	8,239		12,404		14,980	
Families Receiving SNAP below Poverty Line (%)		7.9		19.2		11.2
Mean Income Deficiency for Families	$8,736		$9,339		$11,184	
INCOME-POVERTY RATIO						
Family Households	**198,515**		**201,936**		**218,838**	
<.5	4,327	2.18	5,529	2.74	5,616	2.57
.5 to.74	2,396	1.21	3,915	1.94	3,203	1.46
.75 to .99	3,191	1.61	4,519	2.24	4,643	2.12
1.0 to 1.99	21,234	10.7	25,380	12.57	23,225	10.61
2.0 to 2.99	27,768	14	28,135	13.93	27,240	12.45
3.0 to 3.99	26,753	13.48	26,408	13.08	28,599	13.07
4.0 to 4.99	24,905	12.5	23,345	11.6	25,423	11.62
> 5.0	87,941	44.3	84,705	41.9	100,889	46.1
Individuals for Whom Poverty Determined	**831,517**		**871,724**		**931,944**	
<.5	33,372	4.01	39,290	4.51		4.7
.5 to .99	32,581	3.92	44,728	5.13		4.9
1.0 to 1.99	105,946	12.74	127,728	14.65		12.4
>2.0	659,618	79.33	659,978	75.71		78.1

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)
The grey cells indicate no data
Empty cells indicate no data

5.10 Labor Force Demographics

Table 5.10 and Chart 5J

An examination of labor trends in the County demonstrates some important changes in common economic indicators. These figures echo some of the nationwide economic trends in recent years and point to the growing problem of educating and supplying a skilled labor force, economic contributions of the citizenry, and maintaining social and economic stability. [Appendix 5.10]

- Despite a growing population of legal working age, labor force participation (those 16 years or over who are actively working or seeking work) declined between 2010 and 2022.
- The civilian labor force made numerical gains, but its percentage share of the local labor force also dropped between 2010 and 2022.
- The employment-population ratio, measuring the employed population as a percentage of the total working-age population, has been fairly steady but shows weakness when measured against the potentially available labor force.
- While annual unemployment rates have fallen since 2010, economic gains have shifted to those active within the labor force and those and those with higher-earning occupations. This is evident by the growing civilian population who are not in the labor force, showing a shift from 25.9 percent in 2010 to 29.7 percent in 2022.
- The statistics for working women roughly follow that of the general labor statistics, showing downward trends.

Chart 5.J Labor Force Trends in Prince George's County, 2010-2022

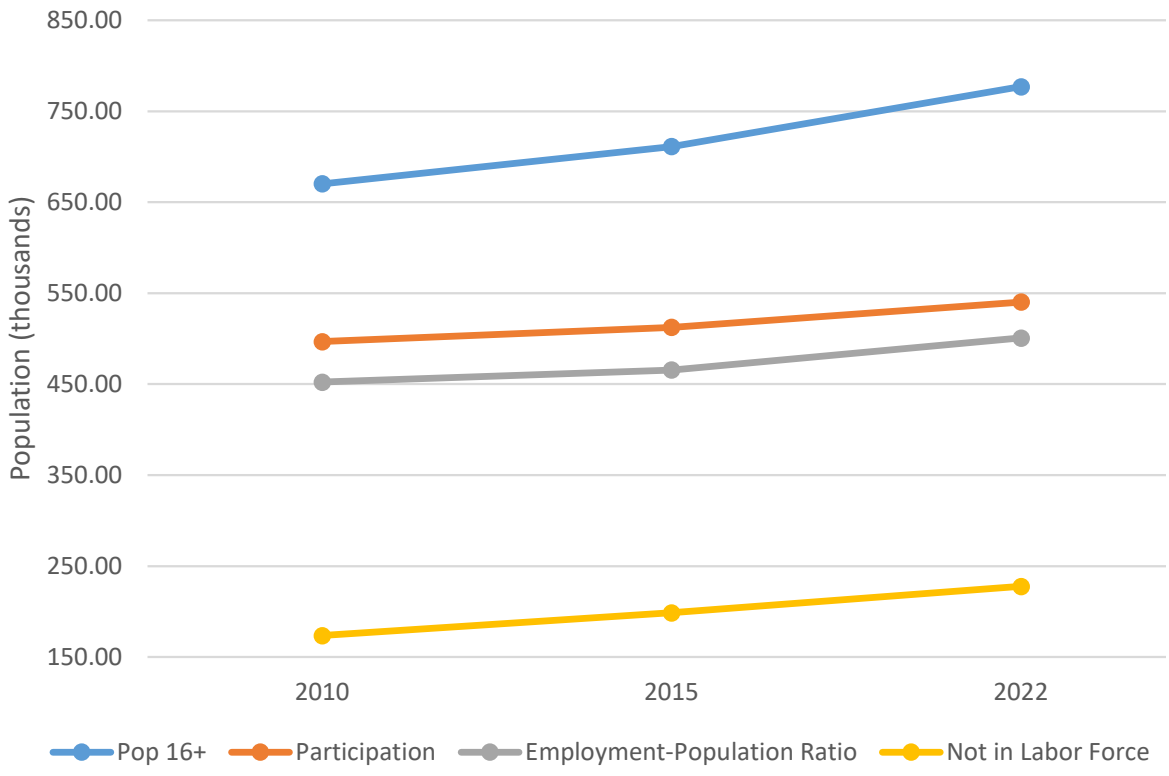


Table 5.10 General Labor Force Demographics for Prince George's County

	2010		2015		2022	
		%		%		%
Population over 16	670,310		711,108		767,992	
In Labor Force (Labor Force Participation Rate)	496,739	74.1	512,427	72.1	540,258	70.3
Civilian Labor Force	493,068	73.6	509,962	71.7	536,480	69.9
Employed (Employment-Population Ratio in Labor Force)	452,182	67.5	465,639	65.5	500,656	65.2
Unemployed	40,886	6.1	44,323	6.2	35,915	4.7
Armed Forces	3,671	0.5	2,465	0.3	3,778	0.5
Not in Labor Force	173,571	25.9	198,681	27.9	227,734	29.7
Unemployment in Civilian Labor Force		8.3		8.7		6.7
Females, 16+	354,730		374,183		400,905	
In Labor Force (Labor Force Participation Rate)	252,255	71.1	258,249	69.0	267,285	66.7
Civilian Labor Force	251,445	70.9	257,598	68.8	266,276	66.4
Employed (Employment-Population Ratio)	232,994	65.7	236,733	63.3	248,856	62.1

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

5.11 and 5.12 Occupations, Industries, and Location Quotients Data

Tables 5.11 and 5.12

A closer look at the economy and employment in Prince George's County is evident in the North American Industry Classification System (NAICS) data, which classifies jobs by employment sector or industry (Table 5.11). A location quotient (LQ) is a measurement to compare two economies relative to each other. It represents the share of employment in a particular sector measured against that of a larger area. An LQ measurement of 0 shows no employment in a given sector or area, a rating of 1 shows identical economic output, an LQ lower than 1 indicates an area's lower specialization than its reference area, and a rating higher than 1 indicates greater specialization than the reference area. The LQ helps to identify industries or sectors that stand out or are concentrated in a given economy, have a particular local importance, how economic composition changes over time, and analyze establishments, employment, and sources of tax revenues. [8] An LQ can be measured locally, regionally, at the state level, or nationally. Here, we measure the LQ of Prince George's County relative to the Washington, D.C. MSA and the whole state of Maryland to get a picture of the County's important economic role and contribution to both the region's and state's economy for the NAICS classification [Appendix 5.12]

- Between 2010 and 2022, Prince George's County did not show any drastic changes in the composition of employment for its local economy.
- In this period, there were slight increases in the construction, transportation, warehousing, and utilities; professional, scientific, management, and administrative; educational services, healthcare, social assistance; and arts, entertainment, recreation, and food services industries.
- Manufacturing; wholesale trade; information; finance, insurance, and real estate; and public administration experienced slight declines in their percentage of employment.
- Compared to the regional economy, for 2022 LQ measured against 2010 LQ, Prince George's County shows greater strength in construction, retail, transportation, public administration, and the arts. In the County, agriculture, manufacturing, wholesale trade, and finance are less dominant than the region. The County and MSA have roughly the same LQ for the information, professional, educational, and "other" sectors.
- Compared to the state economy, Prince George's County is stronger in construction, transportation, public administration, and "other" sectors. The County's LQ is less than the state's in agriculture, finance, wholesale trade, and manufacturing.
- Other common types of employment that do not always fall within a single NAICS category employ significant people in the metropolitan region. Self-employed individuals, regardless of being formally incorporated, have increased in their share both within Prince George's County and the wider MSA. This would include independent practices of many types, such as lawyers, consultants, or health professions.
- Government at all levels is an important employer for the County, MSA, and state. Local and federal employment has shown some slight declines from 2010 to 2022, though state government employees have made gains in this same period

8 Klosterman et. al, pp. 138-141

Table 5.11 Industries of Employment and Worker Classification in Prince George's County, Washington D.C. MSA, and State of Maryland

	PRINCE GEORGE'S COUNTY				WASHINGTON MSA				MARYLAND			
	2010	%	2022	%	2010	%	2022	%	2010	%	2022	%
Civilian Employed Population, 16 years and older	452,182		500,565		2,889,207		3,382,923		2,903,595		3,131,413	
Industry of Employed Population												
Agriculture, forestry, fishing and hunting, mining	1,027	0.2%	1,080	0.2%	9,747	0.3%	11,325	0.3%	14,783	0.5%	17,490	0.6%
Construction	36,620	8.1%	46,789	9.3%	196,582	6.8%	223,750	6.6%	217,804	7.5%	231,015	7.4%
Manufacturing	12,197	2.7%	10,531	2.1%	94,041	3.3%	100,240	3.0%	152,988	5.3%	147,279	4.7%
Wholesale Trade	7,199	1.6%	5,542	1.1%	40,771	1.4%	36,404	1.1%	65,641	2.3%	51,837	1.7%
Retail Trade	38,597	8.5%	42,954	8.6%	237,128	8.2%	262,788	7.8%	283,706	9.8%	286,887	9.2%
Transportation, warehousing, utilities	25,725	5.7%	32,105	6.4%	106,116	3.7%	140,374	4.1%	129,818	4.5%	156,937	5.0%
Information	12,495	2.8%	9,853	2.0%	99,440	3.4%	83,065	2.5%	77,699	2.7%	55,833	1.8%
Finance, insurance, real estate	25,968	5.7%	23,668	4.7%	193,133	6.7%	205,179	6.1%	197,722	6.8%	186,439	6.0%
Professional, scientific, management, administrative	67,493	14.9%	78,907	15.8%	593,159	20.5%	747,356	22.1%	422,979	14.6%	504,340	16.1%
Educational services, health care, social assistance	96,680	21.4%	110,137	22.0%	536,640	18.6%	658,259	19.5%	647,365	22.3%	740,425	23.6%
Arts, entertainment, recreation, accommodation, food services	32,271	7.1%	41,266	8.2%	221,405	7.7%	262,709	7.8%	218,477	7.5%	242,931	7.8%
Other services, except public administration	25,691	5.7%	28,604	5.7%	178,159	6.2%	212,618	6.3%	155,921	5.4%	165,530	5.3%
Public administration	70,219	15.5%	69,129	13.8%	382,886	13.3%	438,856	13.0%	318,692	11.0%	344,470	11.0%
Self-Employed (either incorporated or not incorporated businesses)	28,270	6.3%	36,499	7.3%	245,134	8.5%	292,983	8.7%	254,952	8.8%	270,988	8.7%
Local government workers	38,052	8.4%	37,095	7.4%	217,727	7.5%	236,556	7.0%	231,330	8.0%	235,279	7.5%
State government workers	19,344	4.3%	22,363	4.5%	66,357	2.3%	83,901	2.5%	122,933	4.2%	136,481	4.4%
Federal government workers	72,817	16.1%	70,514	14.1%	408,059	14.1%	464,579	13.7%	289,694	10%	320,937	10.2%

Source: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Table 5.12 Location Quotients, 2010 vs. 2022

	PRINCE GEORGE'S COUNTY LQ FOR MSA	PRINCE GEORGE'S COUNTY LQ FOR MSA	PRINCE GEORGE'S COUNTY LQ FOR MARYLAND	PRINCE GEORGE'S COUNTY LQ FOR MARYLAND
Industry	**2010**	**2022**	**2010**	**2022**
Agriculture, forestry, fishing and hunting, mining	0.67	0.64	0.45	0.39
Construction	1.19	1.35	1.08	1.27
Manufacturing	0.83	0.71	0.51	0.45
Wholesale Trade	1.13	1.03	0.7	0.67
Retail Trade	1.04	1.1	0.87	0.94
Transportation, warehousing, utilities	1.55	1.55	1.27	1.28
Information	0.8	0.8	1.03	1.04
Finance, insurance, real estate	0.86	0.78	0.84	0.79
Professional, scientific, management, administrative	0.73	0.71	1.02	0.98
Educational services, health care, social assistance	1.15	1.13	0.96	0.93
Arts, entertainment, recreation, accommodation, food services	0.93	1.06	0.95	1.06
Other services, except public administration	0.92	0.91	1.08	1.07
Public administration	1.17	1.06	1.41	1.25

Calculated from 5-year ACS

5.13 Comparative Monthly Unemployment

Table 5.13, Chart 5K

The following table and chart show unemployment rates by month for 2022 and 2023, comparing Prince George's County, the Washington, D.C. MSA, the state of Maryland, and the United States. Note that employment statistics can be and are regularly revised, and they can change without notice. The Bureau of Labor Statistics measures and calculates employment statistics differently from the U.S. Census Bureau.

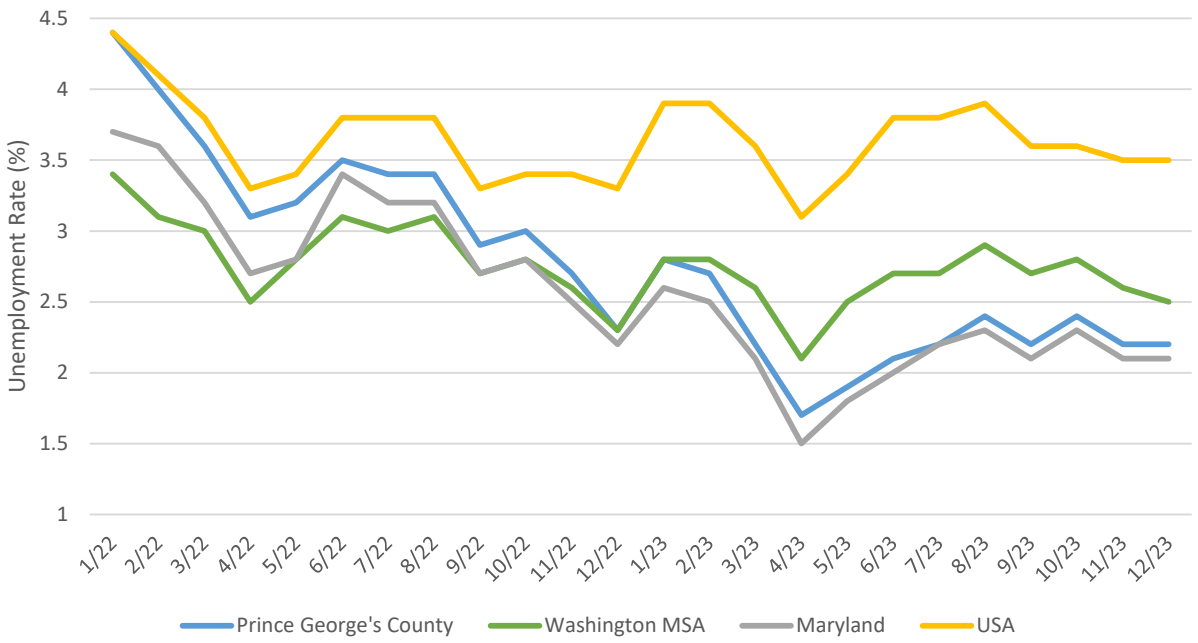
- All four geographies – County, MSA, Maryland, and U.S. – show a generally downward trend in unemployment from the beginning of 2022 to the end of 2023. Unemployment in Prince George's County was in the four-point range in early 2022, but largely declined, staying in the two-point range for much of 2023.
- For 2023, the County's unemployment is roughly on par with the state and MSA, and a bit lower than the U.S. as a whole.
- 2022 shows low unemployment overall, with 2023 showing even lower unemployment, according to official numbers and how the Bureau of Labor Statistics measures them.

Table 5.13 Comparative Monthly Unemployment Rates, 2022-2023 (Not Seasonally Adjusted)

JURISDICTION/LOCATION	PRINCE GEORGE'S COUNTY		WASHINGTON MSA		MARYLAND		USA	
MONTHS	2022	2023	2022	2023	2022	2023	2022	2023
January	4.4	2.8	3.4	2.8	3.7	2.6	4.4	3.9
February	4	2.7	3.1	2.8	3.6	2.5	4.1	3.9
March	3.6	2.2	3	2.6	3.2	2.1	3.8	3.6
April	3.1	1.7	2.5	2.1	2.7	1.5	3.3	3.1
May	3.2	1.9	2.8	2.5	2.8	1.8	3.4	3.4
June	3.5	2.1	3.1	2.7	3.4	2	3.8	3.8
July	3.4	2.2	3	2.7	3.2	2.2	3.8	3.8
August	3.4	2.4	3.1	2.9	3.2	2.3	3.8	3.9
September	2.9	2.2	2.7	2.7	2.7	2.1	3.3	3.6
October	3	2.4	2.8	2.8	2.8	2.3	3.4	3.6
November	2.7	2.2	2.6	2.6	2.5	2.1	3.4	3.5
December	2.3	2.2	2.3	2.5	2.2	2.1	3.3	3.5

Source: U.S. Bureau of Labor Statistics

Chart 5.K Recent Comparative Unemployment Trends, 2022-2023



5.14 and 5.15 Consumer Price Index

Tables 5.14 and 5.15, Charts 5L and 5M

The Consumer Price Index (CPI) is a common economic indicator that measures the aggregate cost of goods in a major metropolitan area for typical items that any consumer would need or buy and serves as a general gauge of inflation, cost of living, etc. Table 5.14 compares, over a period of four years, the annual (yearly average) CPI of the Washington, D.C. MSA to that of Atlanta, Houston, Miami, and Philadelphia. These MSAs were chosen because they are all metropolitan areas with a population of roughly 6 million and are sometimes compared as peer cities to the Washington, D.C. MSA for planning or development purposes. CPI also is critical in adjusting dollar-dominated values, such as income, home values, and contract or gross rent. Without inflation adjustments, readers or data users must not compare the dollar-dominated values from time to time, per the U.S. Census Bureau.

- From 2020 through 2023, the annual CPI has increased for all of these areas, though it has not increased as dramatically for the Washington, D.C. MSA for that period, showing a more modest increase of about $38.16 between those years by the CPI's measurement. (Chart 5.L)
- A closer look at the CPI for the Washington, D.C. MSA for the period between January 2020 and November 2023 examines this increase in more detail. This suggests a noticeable change in the cost of living for general goods as related to increasing inflation at the national level. (See Chart 5.M)
- Table 5.15 shows that the bi-annual CPI for the Washington, D.C. MSA is elevated compared with that of the CPI of the U.S.'s urban areas in that same time period, though the gap between the two measurements closed toward the end of 2022 and was roughly the same for 2023.

Table 5.14 Comparative Annual Consumer Price Index for Selected MSAs (2020-2023) (Not seasonally adjusted)

ANNUAL CPI	2020	2021	2022	2023	DIFFERENTIAL BETWEEN 2023 AND 2020
Washington	267.16	277.73	296.12	305.32	38.16
Atlanta	246.65	261.63	289.67	303.94	57.29
Houston	229.16	238.98	258.66	267.61	38.45
Miami	272.1	283.97	311.45	335.49	63.39
Philadelphia	258.92	269.37	290.53	303.3	44.38

Source: U.S. Department of Labor/Bureau of Labor Statistics

Table 5.15 Washington D.C. MSA and United States CPI, January 2020

	2020		2021		2022		2023	
	Washington MSA	USA	Washington MSA	USA	Washington MSA	USA	Washington MSA	USA
January	266.43	257.97	270.54	261.58	286.68	281.15	299.15	299.17
March	265.39	258.12	272.35	264.88	292.23	287.5	302.93	301.84
May	265.73	256.39	275.82	269.2	296.56	292.3	305.61	304.13
July	267.29	257.8	279.1	271.7	299.94	296.31	305.27	305.11
September	268.79	260.28	280.93	274.31	299.23	296.81	309.25	307.79
November	268.7	260.23	284.24	277.95	300.09	297.71	308.42	307.05

Source: U.S. Department of Labor/Bureau of Labor Statistics
Note: USA calculated for "All Urban Areas"

Chart 5.L Comparative CPI for Selected Major MSAs, 2020-2023

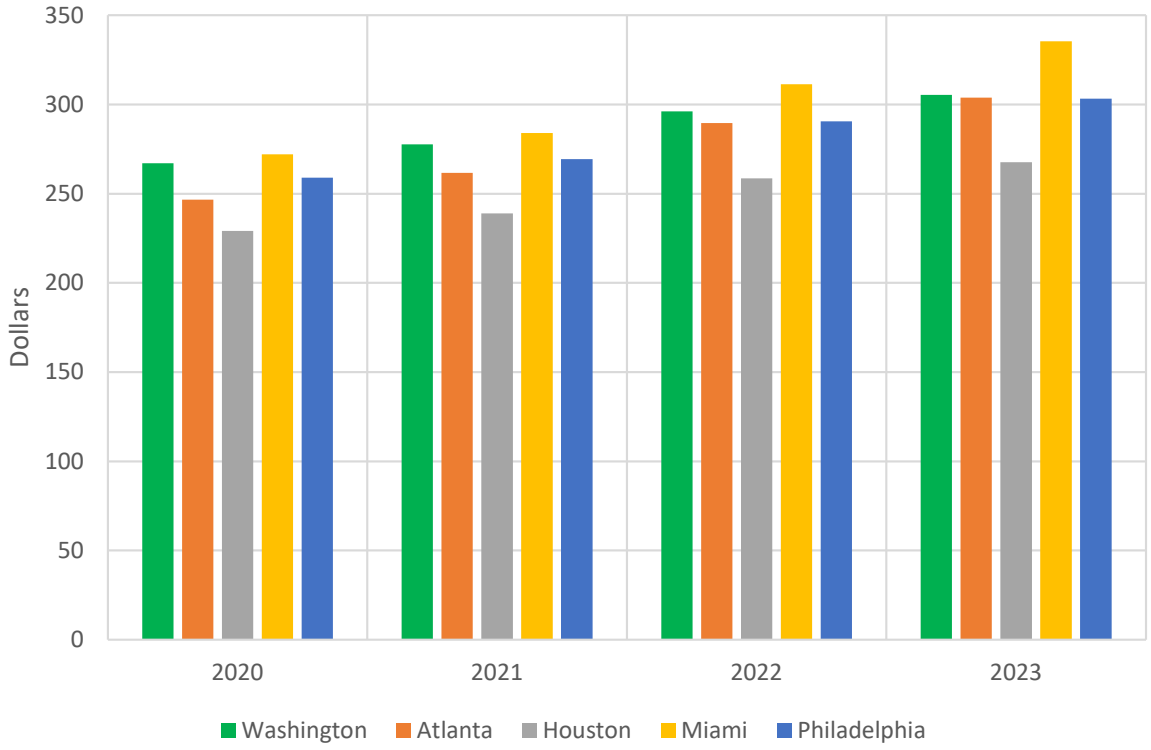
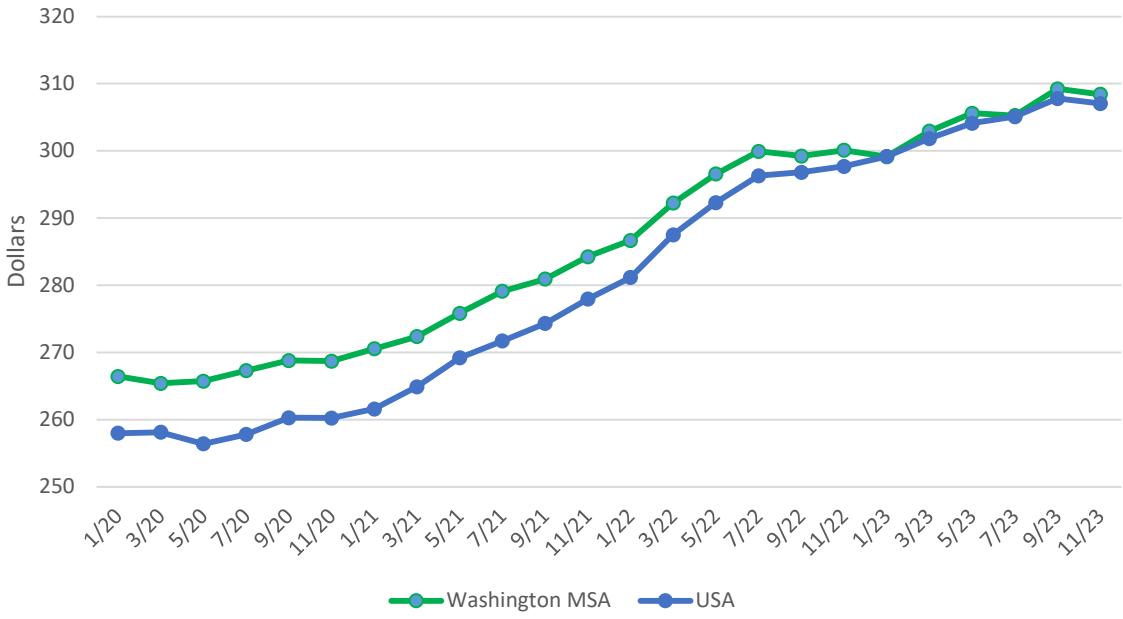


Chart 5.M Bi-Monthly CPI for Washington D.C. MSA and United States, January 2020-November 2023



5.16 Gross Domestic Product

Gross domestic product, commonly referred to as the GDP, is a major economic indicator that measures the monetary value of goods and services in a given location. It is a way to gain a sense of economic value and output. Here, we measure the GDP of Maryland, the Washington, D.C. MSA, and Prince George's County over a period of six years.

- From 2017 to 2022, the GDP for both Maryland and Prince George's County fluctuated but made slight gains overall by 2022.
- The MSA's GDP rose in this period and shows a reliably upward trend, with a gain of nearly $100 million between 2017 and 2022.
- The Washington, D.C. MSA's GDP is significantly greater than that of the entire State of Maryland.
- Between 2017 and 2022, Prince George's County represented about 11 percent of Maryland's GDP. In that same period, the County contributed about 8 percent of the MSA's GDP.

Table 5.16 Gross Domestic Product (GDP)

	MARYLAND	WASHINGTON MSA	PRINCE GEORGE'S COUNTY	PRINCE GEORGE'S SHARE OF MD GDP	PRINCE GEORGE'S SHARE OF MSA'S GDP
2017	$366,680,527	$482, 130,681	$40,589,999	11.07%	8.42%
2018	$368,643,905	$492,420,532	$41,606,626	11.29%	8.45%
2019	$369,623,938	$499,243,237	$42,021,090	11.37%	8.41%
2020	$353,052,548	$485,142,527	$39,905,568	11.30%	8.23%
2021	$368, 571,090	$511,253,994	$41,716,091	11.32%	8.16%
2022	$412,282,552	$580,495,879	$47,313,611	11.47%	8.15%

Source: U.S. Department of Commerce/Bureau of Economic Analysis

Section 6
Appendix

Population, Housing, and Economic Survey Appendix: Explanatory Notes and Formulas

The following provides more detailed methodological information for some sections that may require some further explanation.

I. General Demographic Data

1.2 Annual Average Numerical Change

$$AANC = \frac{(P_2 - P_1)}{y},$$

where P_2 is the later population, P_1 is the initial population, and y is the number of years in the measurement.

1.5 Population Projections

Population projections project what a population will be in the future following certain assumptions. The **growth rate** (r) is the estimated rate at which a population is calculated to grow. There are numerous projection methods, but this report uses three of the most standard and generally reliable. No method is perfect, so it is advisable to include and examine a few scenarios when assessing the plausibility of the results.

Linear Method

Linear assumes a constant growth rate. The rate of growth is calculated:

$$r = \frac{[P_2 - P_1]}{P_1(\Delta_t)},$$

where P = population, at the original (P_1) and later (P_2) time, with Δ_t representing the change in time between P_1 and P_2.

From this rate, the future population is then projected:

$$P_2 = P_1 + (P_1 * r * \Delta t)$$

Geometric Method

This method assumes a more incremental growth curve.

First, the rate of growth is calculated:

$$r = [(P_2/P_1)^{(1/\Delta t)}] - 1$$

From this rate, the future population is then projected:

$P_2 = P_1 (1 + r)^{\Delta t}$

Exponential Method

This method is a smooth, continuous type of growth, based on constant population changes. First, the rate of growth is calculated with a standard constant:

$$r = \frac{[ln(\frac{P_2}{P_1})]}{\Delta t}$$

From this rate, the future population is then projected:

$P_2 = P_1 [e^{r(\Delta t)}]$,

where *e*, Euler's number, is the constant, ≈ 2.71828.

Note on Time-Specific Projections: Decennial Census data represent data sets as of April 1. ACS data represent data sets as of July 1. This is important to consider depending on the base year (P_1) and launch year (P_2) used in calculating a population projection. One must also take into account the quarter-year difference (*x*.25) for calculating rates of growth and/or time change if either variable is from ACS data. Adjustments are not necessary if base and launch years come from the same data set (i.e. both from decennial or both from ACS).

Note on Geographically and Demographically Specific Projections: These formulas *are not* to be used for smaller area projections (e.g. cities/towns, blocks, tracts, etc.). Furthermore, these formulas *are not* to be used for projecting populations of specific cohorts, such as populations by age, sex, or race. These types of calculations require separate formulas.

Doubling Time

Doubling time (*DT*) is the approximate amount of time it would take for a given population to double in size based on a certain growth rate, assuming that rate remains constant. Because the rates of growth are calculated via the various projection formulas listed above, those rates are applied to the doubling time equation, $2P_0 = P_0e^{rt}$, where we find the doubled population of the original figure (P_0) by taking the natural log of 2 and dividing by the rate of growth:

$$DT = \frac{ln\ (2)}{r}$$

II. Population Components

2.1 Sex Ratio

The **sex ratio** is the number of males per 100 females in a given population. It can also be a rough indicator of migration and mortality. It is calculated:

$SR = (m/f) * 100$

2.3 Dependency Ratios

The **age-dependency ratio** measures the people of working age (18-65) versus those who are dependent (under 18 and over 65), or the number of dependents for the working-age population.

Age-Dependent Cohort

$$ADC = P_{<18} + P_{65+}$$

Age-Dependency Ratio

$$ADR = \frac{[P_{<18} + P_{65+}]}{P_{18-64}}$$

Old-Age Dependency Ratio

$$OADR = \frac{P_{65+}}{P_{18-64}}$$

Child-Dependency Ratio

$$CDR = \frac{P_{<18}}{P_{18-64}}$$

III. Housing and Housing Demographics

3.7 Population Density is the total population divided by a specific unit with a geographical measurement (e.g. acres, square miles, square kilometers, etc.). It provides a rough estimate of the average population within that unit.

$$Density = \frac{\text{Population}}{\text{Land Unit Area}}$$

V. Economic and Socioeconomic Data

5.2 Pew Income Threshold

Take 2/3 * [Median Household Income] to determine threshold of lower income, and 2 * [Median Household Income] to determine threshold for higher income.

5.5 Earnings Ratio

$$ER = \frac{women's\ median\ earnings}{men's\ median\ earnings}$$

5.10 Labor Demographics

The **labor force** includes the population with the ability to participate in the work force. **Labor force participation** is the ratio of the labor force and the people that are active within it. The **employment-population ratio** is the proportion of the working-age population in the work force. Monthly economic data are calculated using the Current Population Survey, though annual data are available from the Census and its many economic surveys and programs.

$$Unemployment\ rate = \frac{Unemployed}{Civilian\ Labor\ Force}$$

$$Labor\ Force\ Participation\ Rate = \frac{Labor\ Force}{Civilian\ Population}$$

$$Employment - Population\ Ratio = \frac{Employed}{Civilian\ Population}$$

5.12 Location Quotient

A **location quotient** (LQ) is a measurement to compare two economies relative to each other. It represents the share of employment in a particular sector measured against that of a larger area, comparing the proportion of industries of a smaller and larger location.

$$LQ_I = [(e_i/e_T)] \ / \ [(E_i/E_T)]$$

Where LQ is the location quotient for a given sector; e_I is the number of employees in the subregion; e_T is the total number of employees in the subregion; E_I is the number of employees in the sector in the larger region; and E_T is the total number of employees in the larger region.

Sources for Formulas and Calculations

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Data for this report were gathered from publicly available state and federal government sources. In particular, the main sources include the U.S. Census Bureau, American Community Survey (ACS), Bureau of Labor Statistics (BLS), Bureau of Economic Analysis (BEA), and other official data sources where appropriate. These data are freely and publicly available on the Internet, and the sources are listed at the end of this report. An appendix is also included to explain calculations for data that required further analysis. The ACS data are the most complete set of data available for the preparation of this report; future reports will incorporate the most current data available.

The U.S. Census Bureau conducts surveys of the entire population of the United States every ten years, or every year that ends in in zero (the decennial census for 2000, 2010, etc.). The response rates are typically high and collect data on the great majority of the American population for topics such as race, sex, and housing. The decennial Census data set is preferable for topics where these data were available, as it is a more comprehensive collection of data.

The Census Bureau also has a number of other survey programs and departments for more specialized studies and regularly publishes an array of reports. The ACS is one of many programs of the Census and conducts surveys more frequently and collects more detailed data on more topics than the decennial Census covers. The result is that there may be discrepancies on similar topics, though different analyses require the use of different data sources (e.g. some data on employment using both ACS and BLS data, or more detailed age analysis using 5-year ACS vs. more general age data referencing the decennial Census).

There are two main ACS surveys, one that collects responses representing five years of data (5-year ACS), and an annual survey that is sent out each year (1-year ACS). The surveys are from large samples, but do not cover the population as comprehensively as the decennial census. There are a few key differences between the two ACS surveys. The 5-year covers more responses and a moving average over a longer period of time, and is a more "reliable" sample, representing about 5 percent of the population, but it is less reflective of current statistics because the numbers are based on somewhat older data. The 5-year ACS is better for more distant time comparisons (e.g. 2011 vs. 2018). The 1-year ACS represents a smaller sample, representing about 1 percent of the population, but the data is more recent. One-year ACS data is preferable in studies that examine data year-over-year because the sample's data do not overlap like the 5-year survey, and it is generally a better method to measuring change over time.

This report uses 5-year ACS in most cases to provide context and allow for the analysis of trends based on survey data that does not overlap or show statistical distortion if 5-year data were analyzed annually, though some topics in this edition use mixed sources to provide a larger picture than relying on data for a single year. In cases where the data demonstrated higher margins of error or larger inconsistencies with raw numbers and percentages, we use percentages of the total population(s) for the given data set.

Data and Methods

An important methodological note to add for this edition is that response rates at the household level since 2020 at both the 5-year and 1-year ACS were comparatively and noticeably lower than in recent years for Prince George's County, though this was not a unique case. The lower responses undoubtedly skewed some of the precision, accuracy, and comprehensiveness of the statistics, both locally and nationally. The table below lists survey response rates for Prince George's County in recent years to provide an indication of data accuracy.

HOUSING UNIT RESPONSE RATES	YEAR	RESPONSE RATE FOR 1-YEAR ACS SURVEY (%)	RESPONSE RATE FOR 5-YEAR ACS SURVEY (%)
	2010	95.7	93.7
	2011	97	95.1
	2012	97.5	96.2
	2013	90.1	95.2
	2014	95.5	95.2
	2015	92.6	94.5
	2016	91	93.3
	2017	90.4	91.9
	2018	86.7	91.3
	2019	76.8	87.5
	2020	Not collected	82.4
	2021	78.3	81.1
	2022	73.4	77.7

Source: American Community Survey data.

Disclaimer on Data Sources and Quality

- Not all data are released, updated, or available consistently or at the same time intervals. The most current demographic data from the Census (including ACS) are typically from the most recent calendar year. Economic data may be monthly, quarterly, annual, etc. Data are never static. Numbers are also periodically revised after a survey is conducted, sometimes several times within the same year, and might not be fully consistent from one report to the next. Some surveys add or delete questions every few years and do not gather the exact same information for a given topic or category.
- The data are only as good as they are reported by their respective agency. We make no claim or endorsement of their complete accuracy.
- The population data are almost always at least somewhat low, as they are dependent on response rates, which are never 100 percent.
- This report is to provide data and analysis. Its intention is not to provide policy recommendations, advocate for causes, or present a partisan viewpoint.
- Be aware that it is not unusual for data to be somewhat inconsistent. Understand that data from different sources will likely provide different results.
- Results are based on best effort estimates. They should not be assumed to be or interpreted as indisputable facts. Exact numbers in demographics and economics are impossible considering the numbers are based on sampling estimates.
- Population projections become less accurate the further into the future the numbers go. They are not intended to be "predictions" of future populations.
- We cannot guarantee that the data is free of errors, either in the sources we consult, or by our own mistakes or oversights.

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