



## Update from the Decennial Census

### Concentration of Boomer (Age 45-64) Homeowners in Washington Metro Area

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Over the next two decades the entire Baby Boomer generation will surpass the age of 65, driving continued change in the Washington metro area. As of the 2010 Decennial Census, there were about 1.5 million Boomers<sup>1</sup> living in the metro area, representing about 26 percent of the regional population. The Boomers' influence on the region's housing picture, particularly its homeownership market, is far stronger than the size of its population. Of the 1.3 million homeowner households in the metro area in 2010, 629,000 (47 percent) had a householder aged 45-64—i.e., a Boomer.

**Table 1: Homeowner Households age 45-64 by Jurisdiction, 2010**

Jurisdiction	Total Households	Homeowner Households	Ownership Rate	Homeowner HHs with Householder Age 45-64	% of Owner HHs with Householder Age 45-64
<b>District of Columbia</b>	<b>260,136</b>	<b>111,381</b>	<b>42.8%</b>	<b>44,436</b>	<b>39.9%</b>
<b>Suburban Maryland</b>	<b>823,259</b>	<b>568,419</b>	<b>69.0%</b>	<b>75,482</b>	<b>48.5%</b>
Montgomery	355,434	244,497	68.8%	120,035	49.1%
Prince George's	302,091	193,551	64.1%	93,418	48.3%
Other Jurisdictions	165,734	130,371	78.7%	62,029	47.6%
<b>Northern Virginia</b>	<b>932,510</b>	<b>639,381</b>	<b>68.6%</b>	<b>302,455</b>	<b>47.3%</b>
Arlington	92,436	43,096	46.6%	17,506	40.6%
Alexandria	64,217	28,868	45.0%	12,178	42.2%
Fairfax*	398,847	282,629	70.9%	141,552	50.1%
Prince William**	143,280	105,086	73.3%	48,809	46.4%
Loudoun	99,761	78,987	79.2%	33,450	42.3%
Other Jurisdictions	133,969	100,715	75.2%	48,960	48.6%
<b>Jefferson, WV</b>	<b>19,415</b>	<b>14,982</b>	<b>77.2%</b>	<b>6,949</b>	<b>46.4%</b>
<b>Metro Total</b>	<b>2,035,320</b>	<b>1,334,163</b>	<b>65.6%</b>	<b>629,322</b>	<b>47.2%</b>

\*Includes the independent cities of Fairfax and Falls Church.

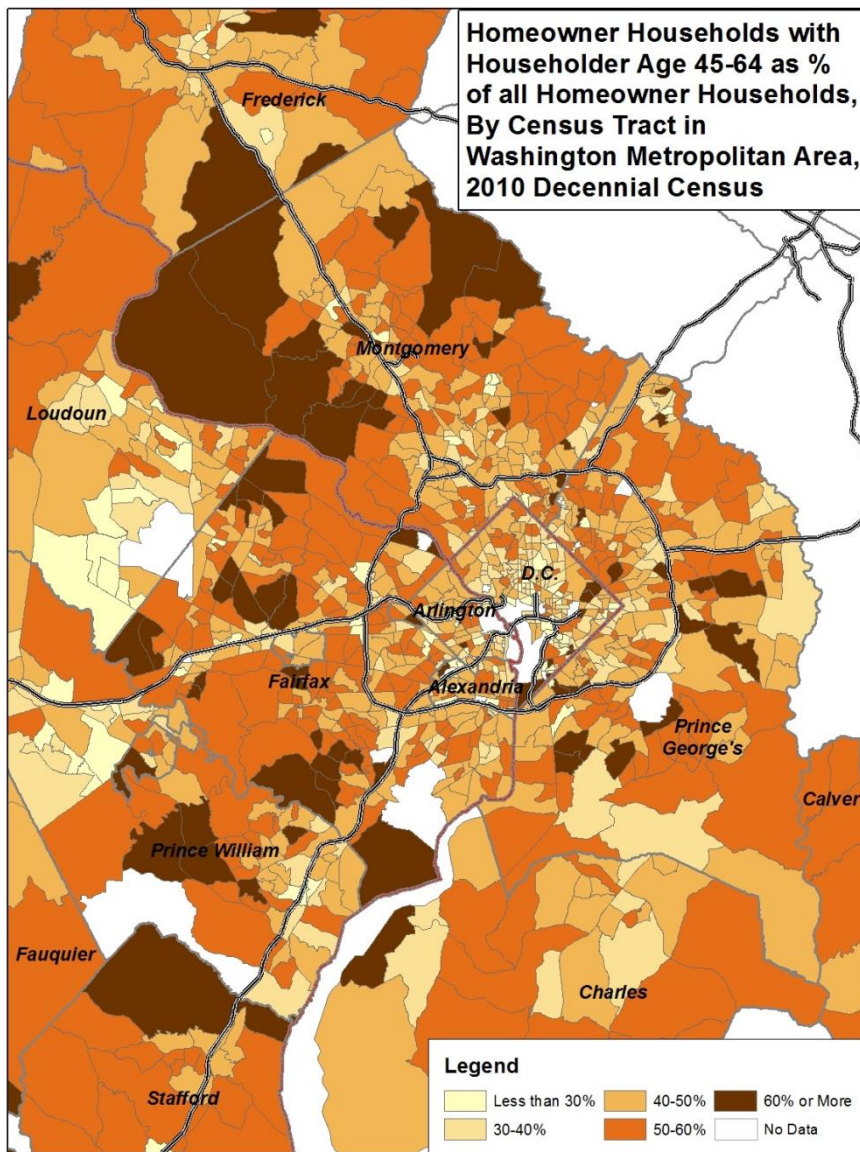
\*\*Includes the independent cities of Manassas and Manassas Park.

Source: 2010 Decennial Census

<sup>1</sup> Defined as all residents between the ages of 45 and 64 as of 2010.

The concentration of Boomer homeowners was highest in the region's two largest suburban counties: Fairfax (50 percent) and Montgomery (49 percent). These two areas alone had more than 260,000 homeowner households headed by a person between the ages of 45 and 64. The lowest concentrations of Boomer homeowners were mostly in the region's core jurisdictions: the District of Columbia (40 percent), Arlington (41 percent), and Alexandria (42 percent). The one exception was Loudoun County (42 percent), which has a higher share of younger homeowners due to its newer housing stock.

Most concentrations of Boomer homeowners can be found in affluent areas located outside the Beltway dominated by large-lot, single-family housing units. Some less affluent inner suburban areas like Annandale and the Bladensburg/Mount Rainier area also have high concentrations of Boomer homeowners. These areas will all be challenged to attract new residents as current homeowners age and eventually leave.



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