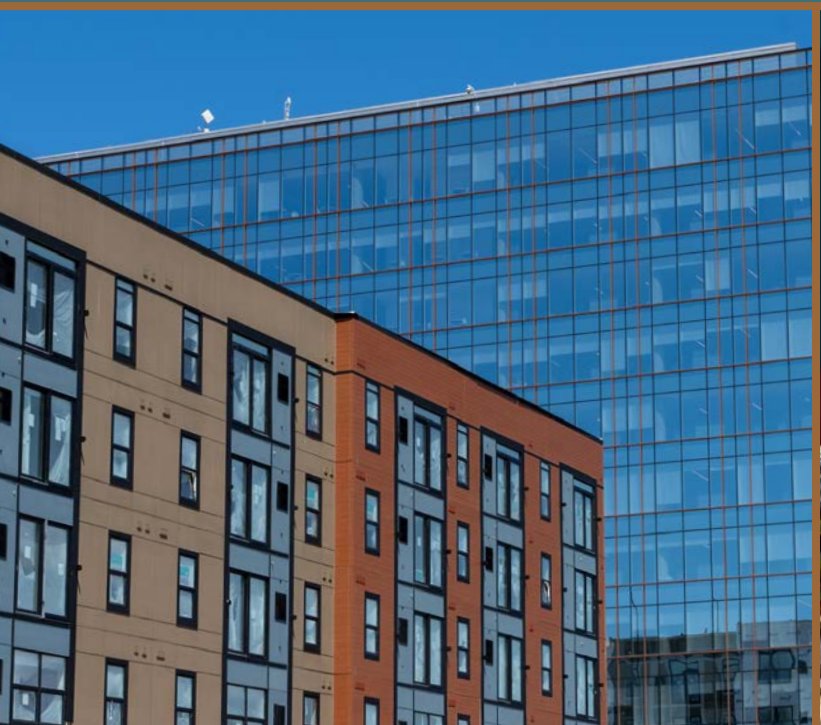
PRINCE GEORGE'S COUNTY

POPULATION, HOUSING, AND ECONOMIC SURVEY

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



2023

Abstract

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Title	Prince George's County Population, Housing, and Economic Survey
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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, social, and economic data for Prince George's County, Maryland. It includes additional historical and comparative data with other localities of the metropolitan Washington, D.C. area. The report offers raw data 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 to assist 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.

Note About the 2023 Edition of the Population, Housing, and Economic Survey:

New data in this report focus on the data releases from the U.S. Bureau of the Census's American Community Survey (ACS) for 2021 estimates as well as data from some other federal agencies (U.S. Bureau of Labor Statistics and Bureau of Economic Analysis. The ACS data reflect a 5-year sample survey (2017-2021) and is the latest ACS data available. We urge readers and those who use this report as a resource for research not to make direct comparisons to previous editions of the report when analyzing data about Prince George's County to avoid errors or misinterpretations. In recent years, lower response rates to the survey, both locally and nationally, do not allow for statistically sound, annual analyses of data about the County or many other locations and jurisdictions. We accommodate this by providing and analyzing 2021 data in the proper context. For further information and explanation, please refer to the methodology section at the end of this report.

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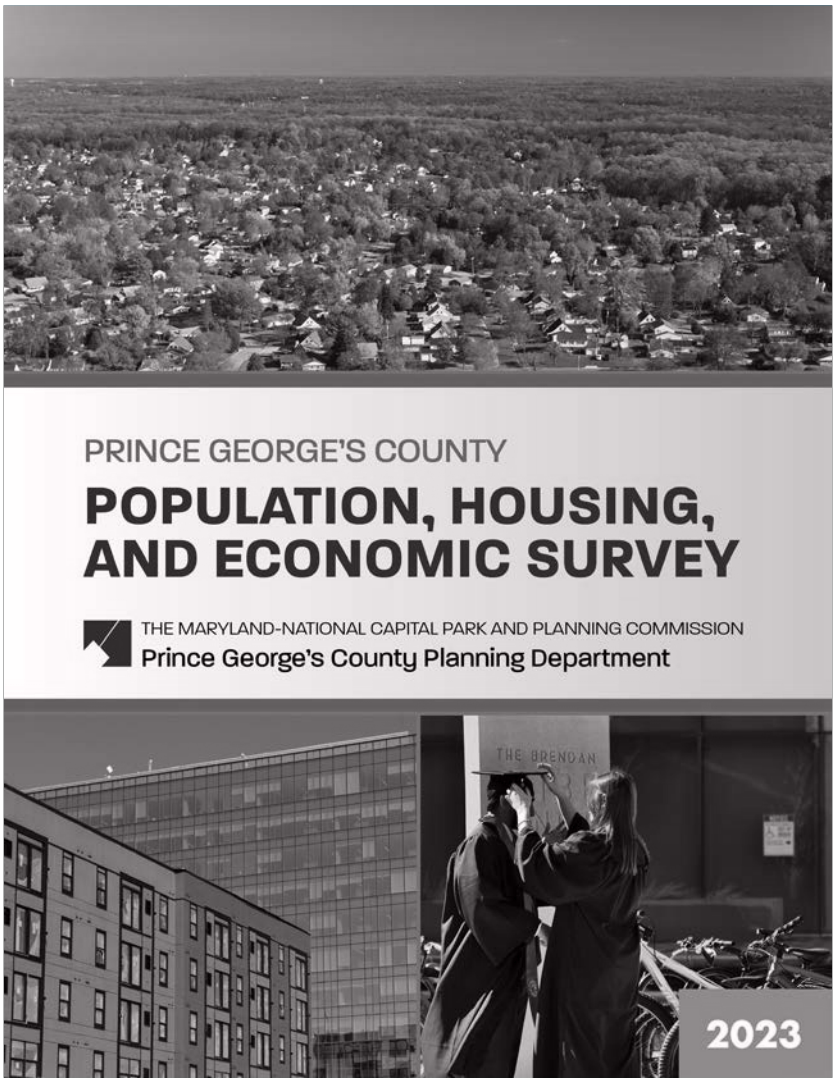

February 2024

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
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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:

- The mission of the Prince George's County Planning Department is to promote economic vitality, environmental sustainability, design excellence, and quality development that promotes healthy lifestyles in Prince George's County neighborhoods.
- 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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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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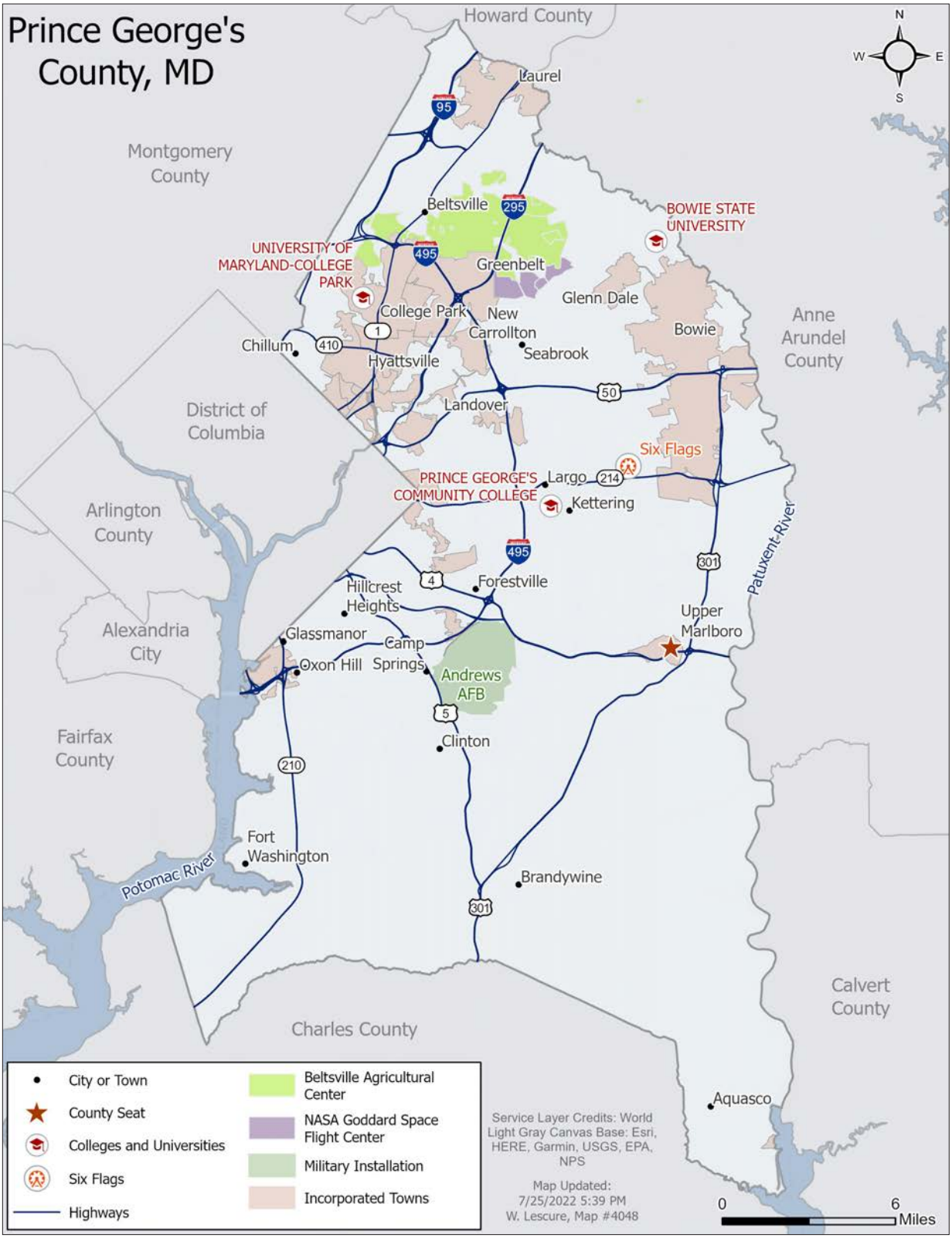
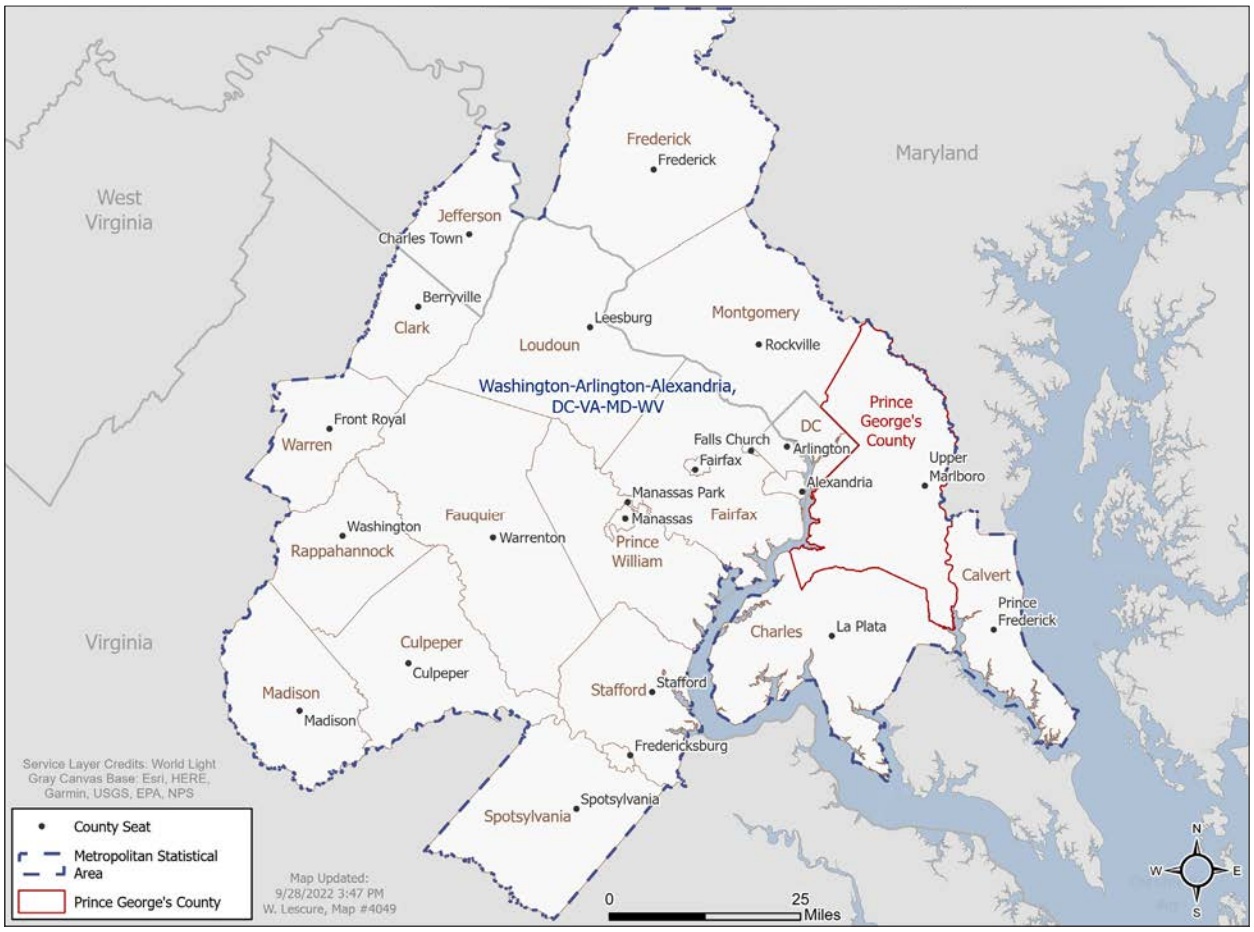
Section 1

General Demographic Data

Map 1. Prince George's County



Map 2. The Washington, D.C. Metropolitan Statistical Area (MSA) (2020)



Total Population, Historical Demographics, and Population Growth

A look at Prince George's County's total population over the last several decades and within the most recent decade demonstrates evident changes (Table 1.1). 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 metro area of a large city. Though its boundaries can be flexible, imprecise, and 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 1960s to 2010, with another significant gain between 2010 and 2020. 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 census include:

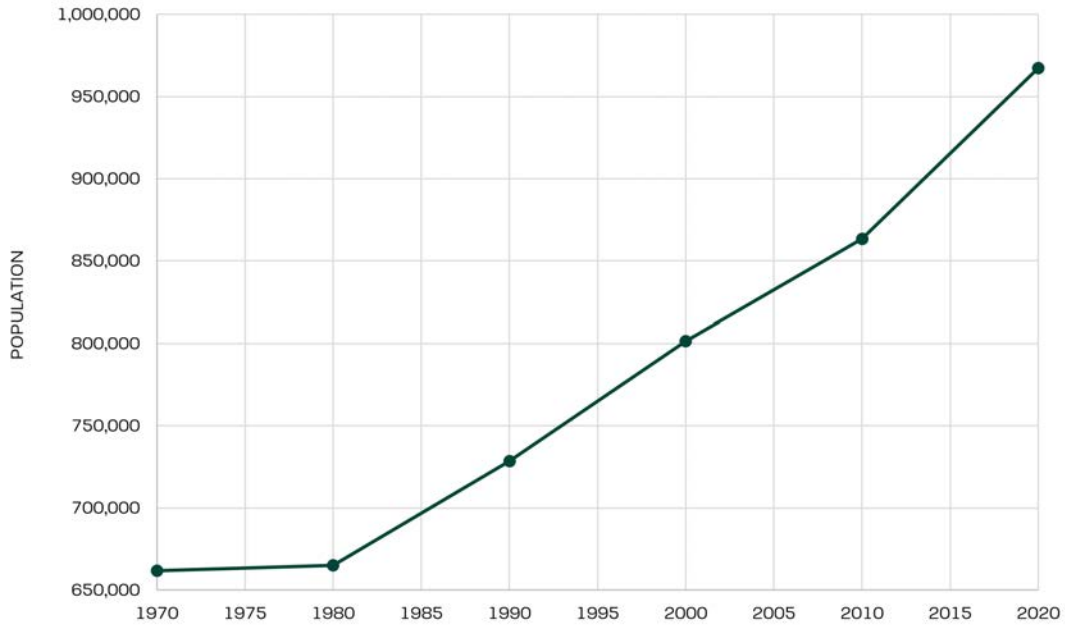
- Consistent with recent decades, Prince George's County makes up about 15 percent of the state's total population.
- Prince George's County makes up about 15 percent of the population share of the Washington, D.C. MSA.
- Prince George's County remains the second most populous county in the state, following 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 2021, it grew by 64,951, or 7.27 percent.

Table 1.1 Prince George's County Total Population

CENSUS YEAR	MARYLAND POPULATION	PRINCE GEORGE'S POPULATION	% OF STATE POPULATION	INTERVAL CHANGE BETWEEN SURVEYS (*)		WASHINGTON, D.C. MSA	PRINCE GEORGE'S %
				NUMERICAL	%		
1970	3,922,399	661,719	16.8%	304,324	85.2%	/	/
1980	4,216,975	665,071	15.77%	3,352	0.51%	/	/
1990	4,780,753	728,553	15.2%	63,482	9.55%	/	/
2000	5,296,486	801,515	15.1%	72,962	10.01%	/	/
2010	5,573,552	863,420	15%	61,905	7.72%	5,636,232	15.32%
2020	6,177,224	967,201	15.7%	103,781	12%	6,385,162	15.15%
5-Year ACS							
2010	5,596,423	854,722	15.27%	/	/	5,416,691	15.78%
2015	5,930,538	892,816	15.05%	38,094	4.46%	5,949,403	15.01%
2021	6,148,545	957,767	15.58%	64,951	7.27%	6,332,069	15.13%

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

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



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

*1970 estimates based on change from 1960.

Vital Statistics

Vital statistics are collected by governments and 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).

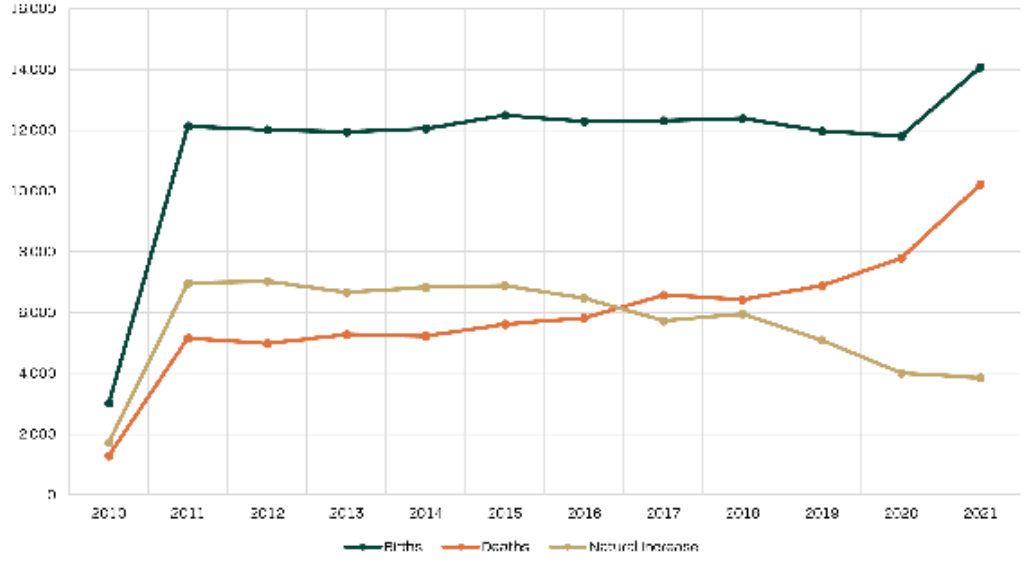
Table 1.2 Vital Statistics for Prince George's County

YEAR	BIRTHS	DEATHS	NATURAL INCREASE
2010	3,019	1,296	1,723
2011	12,137	5,162	6,975
2012	12,014	4,986	7,028
2013	11,948	5,278	6,670
2014	12,054	5,226	6,828
2015	12,496	5,611	6,885
2016	12,289	5,823	6,466
2017	12,309	6,572	5,737
2018	12,385	6,426	5,959
2019	11,971	6,889	5,082
2020	11,802	7,791	4,011
2021	14,070	10,217	3,853
2010 to 2021	138,494	71,277	67,217

SOURCE: State of Maryland, Department of Planning

- Between 2011 and 2020, births in Prince George's County remained at roughly 12,000 per year. The number of births rose to over 14,000 between 2020 and 2021.
- Deaths in Prince George's County have climbed steadily since about 2011, with an increase of 902 from 2019 to 2020 and 2,426 from 2020 to 2021.
- As a result, natural increase, or the number of births subtracted from deaths, has generally declined since about 2015 and showed more significant drops since about 2018, going from 5,959 in that year to 3,853 in 2021.
- These numbers suggest that population growth in Prince George's County is mainly attributable to migration into the County.

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



SOURCE: State of Maryland, Department of Planning

*Data for 2010 from 4/1/10 to 7/1/10. Data from 2011 to 2020 from 4/1/10 to 7/1/20.

Migration

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 7 percent in 2021.
- In-migration to Prince George's from another county in Maryland has hovered around 2 percent since 2010.
- There has been a slight decline in movement into the County from out-of-state, dropping to 3.4 percent in 2021 from 3.9 percent in 2010.
- International migration into the County has been at a consistent 0.8 percent from 2010 to 2021.

Table 1.3 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%
2021	946,346	7%	2.3%	3.4%	0.8%

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

Population Projections

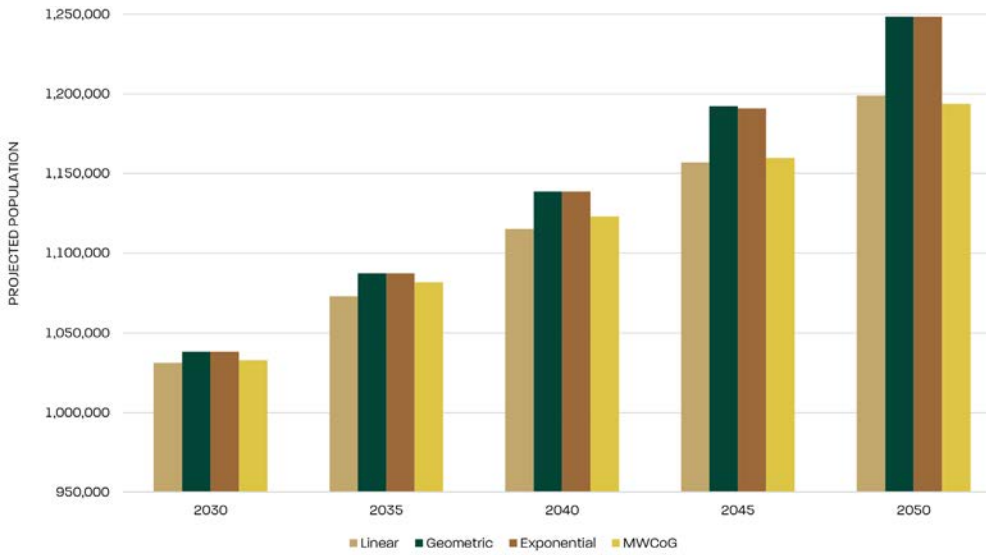
These data offer a comparison of possible scenarios for future population growth in the County, projected to 2050, based on calculations by the author. The author used three standard projection methods: linear, geometric, and exponential, due to population undercounts. These are among the most effective methods of estimation and, verified by past projections from the U.S. Census Bureau records and demographic studies, provide "the most realistic picture of how populations actually change[.]"[1] In addition, we provide the population forecasts from the Prince George's County Planning Department in collaboration with the Metropolitan Washington Council of Governments (MWCoG), the central planning organization of the metropolitan region, and its calculation for Prince George's County. This calculation often serves as an official benchmark for population data for local governments and planning departments. [Appendix 1.4]

- The population growth rate between 2010 and 2021 was moderate, slightly below 1 percent for each scenario.
- Doubling time is the approximate time for a given population to double based on a specific growth rate. Based on the rates in Table 1.4, Prince George's County's population could potentially double in roughly 71 to 75 years. However, this rate is likely a slight underestimate due to undercounts of people.

Table 1.4 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	967,201 (2020)
Launch Year, P2 (2021 5-Year ACS)	957,767	957,767	957,767	
Change in Time (Δt) in Years	11.25	11.25	11.25	
Rate of Growth	0.009713	0.009261	0.0092178	
2030	1,031,148	1,038,226	1,038,214	1,032,963
2035	1,073,080	1,087,200	1,087,184	1,081,732
2040	1,115,012	1,138,484	1,138,464	1,122,712
2045	1,156,944	1,192,187	1,190,782	1,159,591
2050	1,198,876	1,248,423	1,248,394	1,193,750
Doubling Time from 2010 (years)	71.39	74.87	75.23	

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



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

Section 2

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

Age Groups and Trends

An examination of the structure of age groups in Prince George's County shows that, overall, the population has been aging in recent years and is consistent with national trends. [Appendix 2.2]

- 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 22.4 percent in 2021. Numerically, this cohort has increased slightly.
- As a share of the population, residents under age 55 in Prince George's County have declined between 2010 and 2021, though there have been some slight numerical increases.
- Conversely, the population 55 and over has increased between 2010 and 2021. For the 55-64 cohort, the increase for this period has been just under 38 percent; it has been 66.68 percent for the 65-84 cohort and 96.14 percent for those 85 and older.
- The growth of the senior population (over 65) is also evident. While people over 65 comprised 8.9 percent of the County's population in 2010, this cohort increased to 13.4 percent in 2021. 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 16-64). This measurement increased from 13.4 percent in 2010 to 21 percent in 2020, 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 55.9 percent in 2021, 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. (See Table 5.9)
- Slight declines in the share population of children under 18, from 37 percent in 2010 to 34.8 percent in 2021, 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 ratio combines the population under 18 with those above 65 to illustrate the population 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 age-dependency cohort ratio increasing from 33.5 percent in 2010 to 35.9 percent in 2021.
- The median age in Prince George's County rose from 34.6 in 2010 to 37.8 in 2021, 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 a confirmation that the number of older residents in the County has increased.

Table 2.1 Age Groups in Prince George's County

COHORT	2010	%	2015	%	2021	%	CHANGE 2010-15	% CHANGE 2010-15	CHANGE 2015-21	% CHANGE 2015-21	CHANGE 2010-21	% CHANGE 2015-21
Under 5	59,498	7%	59,748	6.7%	61,426	6.4%	250	0.42%	1,678	2.81%	1,928	3.24%
5-14	112,959	13.3%	110,680	12.4%	118,611	12.4%	-2,279	-2.02%	7,931	7.17%	5,652	5.00%
15-19	68,833	8.1%	65,152	7%	62,237	6.5%	-3,681	-5.35%	-2,915	-4.47%	-6,596	-9.58%
20-34	190,417	22.3%	202,913	22.8%	199,213	20.8%	12,496	6.56%	-3,700	-1.82%	8,796	4.62%
35-54	254,925	29.8%	253,847	28.4%	260,477	27.2%	-1,078	-0.42%	6,630	2.61%	5,552	2.18%
55-64	91,703	10.7%	107,348	12%	126,544	13.2%	15,645	17.06%	19,196	17.88%	34,841	37.99%
65-84	69,808	8.2%	86,290	9.6%	116,355	12.1%	16,482	23.61%	30,065	34.84%	46,547	66.68%
85+	6,579	0.8%	9,838	1.1%	12,904	1.3%	3,259	49.54%	3,066	31.16%	6,325	96.14%
Total Population	854,722		892,816		957,767							

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

Table 2.2 Additional Age Trends in Prince George's County

	2010	%	2015	%	2021	%
Total Population	854,722		892,816		957,767	
Under 18	210,384	24.6%	203,801	22.8%	214,103	22.4%
18-24	96,584	11.3%	98,210	11%	90,485	9.4%
18+	644,338	75.4%	689,015	77.2%	743,664	77.6%
65+	76,387	8.9%	96,128	10.8%	129,259	13.4%
Median Age	34.6		35.8		37.8	
Age-Dependency Cohort	286,771	33.5%	299,929	33.6%	343,362	35.9%
Total Age-Dependency Ratio	50.5		50.6			55.9%
Old-Age Dependency Ratio	13.4		16.2			21.0%
Child Dependency Ratio	37.0		34.4			34.8%

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

Chart 2.A Age Groups in Prince George's County, 2010-2021

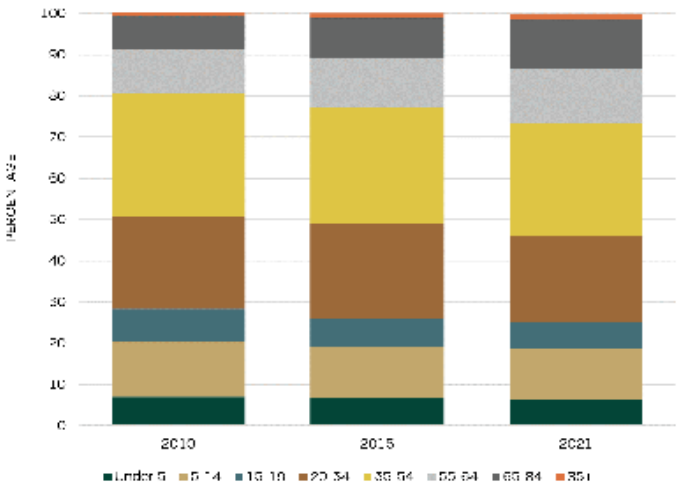
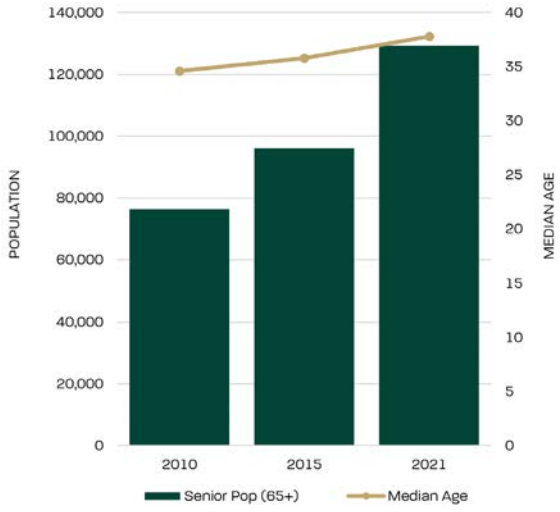


Chart 2.B Aging Trends in Prince George's County, 2010-2021



Sex Ratio

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 2.3]

Table 2.3 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
2021	957,767	463,046	48.3	494,721	51.7	93.6

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

Marital Status

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. Tables 3.3, 3.4, and 3.5 analyze the status of households and families with children.

- Based on the population aged 15 years and older, fewer Prince George's County residents (39.7 percent in 2021) are married, slightly declining from 40.3 percent in 2010, while a relatively high percentage (over 40 percent) are unmarried and have never been married.
- 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.

Table 2.4 Marital Status in Prince George's County

	2010	2015	2021
Population 15+			
Total	682,265	722,388	777,730
Male	321,955	342,656	371,237
Female	360,310	379,732	406,493
Married			
Total	40.3%	38.5%	39.7%
Male	43.6%	41.5%	43%
Female	37.4%	35.8%	36.6%
Widowed			
Total	5.1%	5%	5.2%
Male	2.2%	2.1%	2.2%
Female	7.7%	7.5%	7.9%
Divorced			
Total	10.2%	10.5%	10.1%
Male	8%	8.5%	8%
Female	12.1%	12.3%	12%
Separated			
Total	3.3%	3.1%	2.4%
Male	2.8%	2.8%	2.3%
Female	3.8%	3.4%	2.5%
Never Married			
Total	41.1%	42.9%	42.6%
Male	43.4%	45.2%	44.4%
Female	39.1%	40.9%	41%

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

Race and Ethnicity

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 informs many planning decisions and reflects many social indicators such as housing, healthcare, income, education, local politics, and other socioeconomic data.

- From 2010-2021, the White population declined by over 45,000, or 24 percent, with a marked drop following 2015.
- While the Black or African American population increased, its share of the County's population declined slightly between 2010 and 2021.
- Asians have shown significant gains since 2010, though they have remained at 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 2021, and the general multiracial category (representing all combinations) had respective gains of 77,853 and 25,175. 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 identify with the categories as the census defines them), such as races and 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 numbers for the "other" category locally and nationally.

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.

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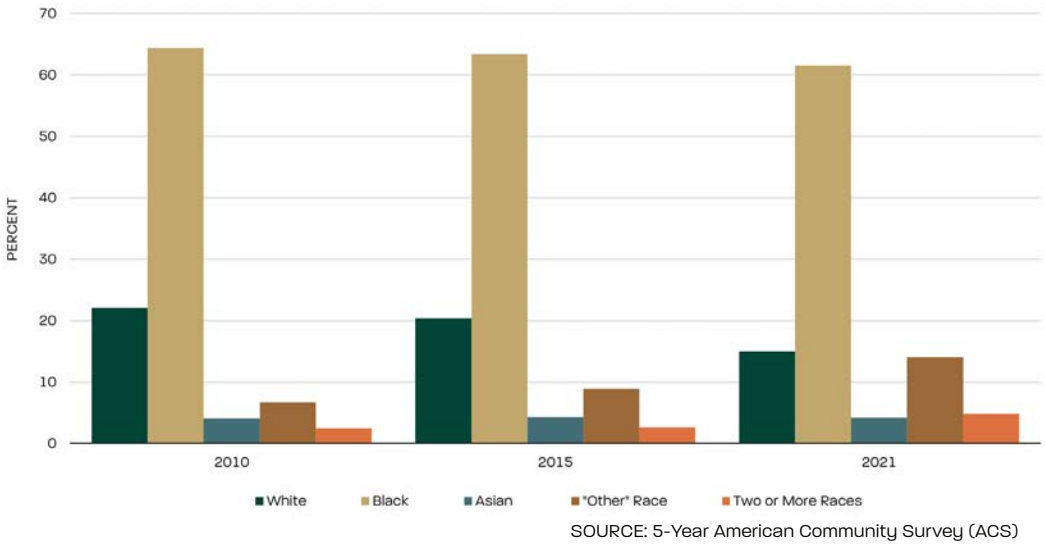
Race and Ethnicity

Table 2.5 Racial Composition of Prince George's County

YEAR	2010		2015		2021	
Race (Non-Hispanic)	**Population**	**%**	**Population**	**%**	**Population**	**%**
White	188,554	22.1%	182,066	20.4%	143,229	15%
Black or African American	550,559	64.4%	566,467	63.4%	589,205	61.5%
American Indian or Alaska Native	2,043	0.2%	3,167	0.4%	3,363	0.4%
Asian	34,795	4.1%	38,124	4.3%	40,363	4.2%
Native Hawaiian and Other Pacific Islander	562	0.1%	267	0	370	0
Other	57,083	6.7%	79,547	8.9%	134,936	14.1%
Two or More Races	21,126	2.5%	23,178	2.6%	46,301	4.8%
Total	854,722		892,816		957,767	
Minority Population Share (Non-White)	666,168	78%	710,750	79.6%	814,538	85%

SOURCE: 5-Year American Community Survey (ACS)

Chart 2.C Racial Group Composition of Prince George's County, 2010-2021*



SOURCE: 5-Year American Community Survey (ACS)

*Additional groups such as American Indians, Native Hawaiians, and Pacific Islanders are present in smaller numbers (<1%).

Hispanics and Latinos

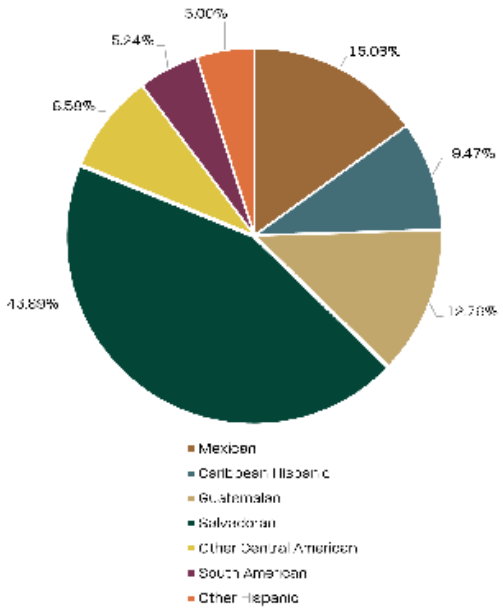
- Those of Hispanic or Latino ethnicity were 13.95 percent of the County's population in 2010 and 19.36 percent in 2021, with a numerical gain of 66,129. People of Hispanic or Latino origin can be of any race or even multiple races.
- There is significant diversity within the local Hispanic or Latino 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 8.5 percent of the County's total population and 43.89 percent of all Hispanic people in the County.

Table 2.6 Detailed Hispanic or Latino Population of Prince George's County (of any race)

	2010	2015	2021
Total Population	854,722	892,816	957,767
Total Hispanic Population	119,265	144,996	185,394
% of County Population	13.95%	16.24%	19.36%
Hispanic or Latino Population by Nationality or Regional Origin			
Mexican	22,734	22,569	27,923
% County Population	2.65%	2.53%	2.92%
% Hispanic Population	19.06%	15.57%	15.06%
Total Caribbean Hispanic	10,939	12,878	17,548
% County Population	1.3%	1.4%	1.83%
% Hispanic Population	9.17%	8.88%	9.47%
All Central American	70,954	97,656	120,944
% County Population	8.3%	11.43%	12.63%
% Hispanic Population	59.49%	67.35%	65.24%
Guatemalan	15,844	19,134	23,664
% County Population	1.85%	2.14%	2.47%
% Hispanic Population	13.28%	13.2%	12.76%
Salvadoran	46,667	67,076	81,376
% County Population	5.46%	7.51%	8.5%
% Hispanic Population	39.13%	46.26%	43.89%
Other Central American	8,443	11,446	15,904
% County Population	1%	1.28%	1.66%
% Hispanic Population	7.08%	7.89%	8.58%
South American Hispanic	7,267	6,749	9,707
% County Population	0.85%	0.76%	1.01%
% Hispanic Population	6.09%	4.65%	5.24%
Other Hispanic or Latino	7,371	5,144	9,272
% County Population	0.86%	0.58%	0.96%
% Hispanic Population	6.18%	3.55%	5%

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

Chart 2.D Nationalities or Regional Origin as a Percentage of the Hispanic or Latino Population of Prince George's County (2021)



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.

Asians

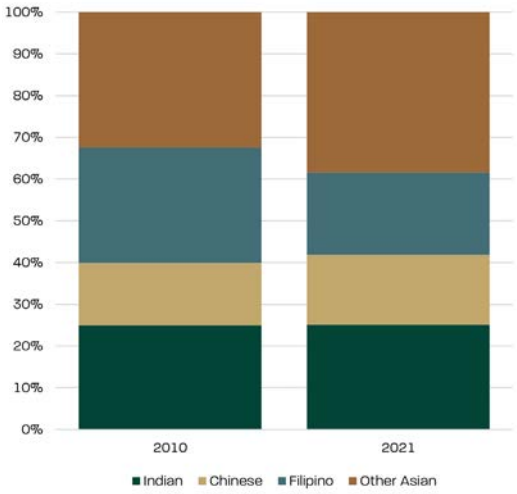
- The Asian population of Prince George's has increased from 34,795 in 2010 to 36,355 in 2021, though its percentage of the County population has dropped from 4.1 to 3.8 percent in that period.
- The three dominant Asian nationalities are Filipino (19.81 percent), Indian (25 percent), and Chinese (16.76 percent).
- In 2010, Filipinos were 27.58 percent of the County's Asian population and a full 1 percent of the County's population. However, their count has declined by over 2,300 in that period, where the Chinese and Indian populations have surpassed them.
- As a collective group, other Asian nationalities make up about 1.5 percent of the Prince George's County population. Still, they have grown to 38.4 percent of the County's total Asian population, up from 32.41 percent in 2010. This category's growth since 2010, compared to the most prominent Asian groups, suggests a diversifying Asian population. Other sizeable Asian nationalities in the County include Japanese, Korean, and Vietnamese.

Table 2.7 Asian Population of Prince George's County

	2010	2015	2021
Asian Population	34,795	38,124	36,355
% County Population	4.1%	4.3%	3.8%
Asian Nationalities			
Indian Population	8,700	8,192	9,103
% County Population	1%	0.9%	1%
% Asian Population	25%	21.49%	25.04%
Chinese Population	5,221	6,757	6,092
% County Population	0.6%	0.8%	0.6%
% Asian Population	15%	17.72%	16.76%
Filipino Population	9,598	10,326	7,201
% County Population	1.1%	1.2%	0.8%
% Asian Population	27.58%	27.09%	19.81%
Other Asian	11,276	12,849	13,959
% County Population	1.4%	1.5%	1.5%
% Asian Population	32.41%	33.7%	38.4%

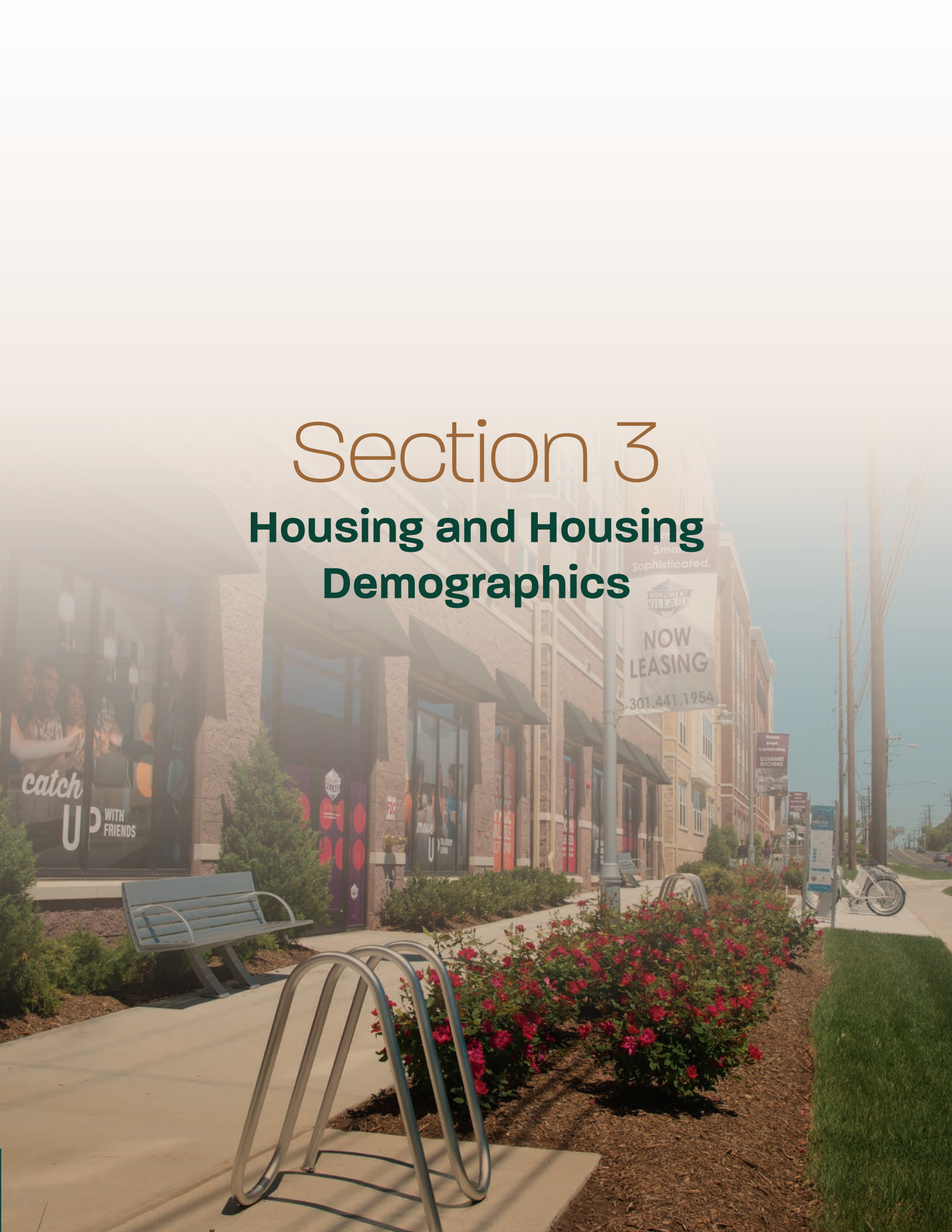
SOURCE: The U.S. Census Bureau, 5-Year American Community Survey (ACS)

Chart 2.E Asian Nationalities as a Percentage of the Prince George's County Asian Population, 2010 vs. 2021



Section 3

Housing and Housing Demographics



Housing Occupancy

Many data 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 the people occupying a given unit.

- The number of housing units within Prince George's County is approximately 356,897 in 2021. The 2021 figures represent a growth of 30,896 additional units since 2010.
- Housing occupancy has been well over 90 percent in the last decade, with 92.85 percent occupancy in 2010 and 94.7 percent in 2021, indicating a generally healthy housing market.
- Vacancies for owners and renters have been low in that period and have even declined, totaling 7.15 percent in 2010 and 5.3 percent in 2021. Vacancies are especially low for homeowners, but rental vacancies dropped from 7.7 percent in 2010 to 4.3 percent in 2021. Such a trend can reflect demographic shifts, demand, income, employment, and household type changes. It can also result from housing policies limiting the amount of new units added to the market.
- Owner-occupied units comprise the great majority of occupied housing units in the County. Though that rate has declined slightly from 64.27 percent in 2010 to 62.19 percent in 2021, the number of owner-occupied units has increased from 194,047 to 209,794 in that same period. The percentage of owner-occupied units is also defined as the home ownership rate.
- There are still many renter-occupied units, with the percentage share increasing from 35.73 percent in 2010 to 37.81 percent in 2021. The number of renter-occupied units is mainly attributable to the younger population, new immigrants, and the housing options near the several colleges in Prince George's County, such as off-campus rental housing and nearby Washington, D.C. Rental statistics are also an indicator tied to housing affordability and impact on local businesses, particularly small and minority businesses.

Table 3.1 Housing Occupancy in Prince George's County

	2010	%	2015	%	2020	%
Total Housing Units	325,165		329,897		356,061	
Occupied Housing Units	301,906	92.85%	305,610	92.64%	337,366	94.7%
Vacant Housing Units	23,259	7.15%	24,287	7.36%	18,695	5.3%%
Homeowner Vacancy Rate	1.8%		1.4%		1.1%	
Renter Vacancy Rate	7.7%		6.7%		4.3%	
Owner-Occupied Units	194,047	64.27%	189,462	61.99%	209,794	62.19%
Renter-Occupied Units	107,859	35.73%	116,148	38%%	127,572	37.81%

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

Note: Renter and Owner-Occupied units calculated based on occupied units, not total units.

Household Size

- 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 2010-2021 period, with an average of about 2.87 per owned home and a slightly higher average of 2.92 in 2015.
- The average size for renter-occupied homes has increased from 2.58 in 2010 to 2.64 in 2021.
- A closer look at housing occupancy demographics shows that 1-person households have grown slightly as the largest share of occupied housing units in the County, from 27.9 percent in 2010 to 29.7 percent in 2021. This holds true for both owned and rented homes.
- The number of persons in a household (such as a 1-person household, 2-person household, etc.) has generally shown little fluctuation between 2010 and 2021, particularly in homes with multiple residents. But despite slight declines in 2- or 3-person rental households, there has been a slight 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 2021.

Chart 3.A Sizes of Occupied Housing Units in Prince George's County, 2010-2021

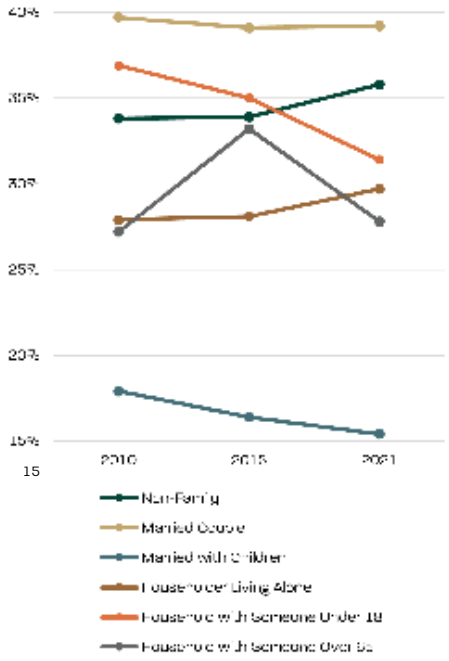
Table 3.2 Size of Occupied Households in Prince George's County

	2010	%	2015	%	2021	%
Occupied Housing Units	301,906		305,610		337,366	
1-person household		27.9 %		28.1 %		29.7 %
2-person household		29.3 %		28.3 %		28.3 %
3-person household		17.4 %		17.6 %		16.5 %
4-or-more-person household		25.3 %		25.9 %		25.5 %
Owner-Occupied Housing Units	194,047		189,462		209,794	
1-person household		23.8 %		24.8 %		25.1 %
2-person household		30.8 %		30.7 %		30.6 %
3-person household		17.8 %		17.7 %		17.6 %
4-or-more-person household		27.5 %		26.7 %		26.6 %
Renter-Occupied Housing Units	107,859		116,148		127,572	
1-person household		35.3 %		33.5 %		37.2 %
2-person household		26.6 %		24.4 %		24.4 %
3-person household		16.8 %		17.4 %		14.8 %
4-or-more-person household		21.3 %		24.7 %		23.6 %
Average Size of Owner-Occupied Units	2.87		2.92		2.87	
Average Size of Rental Units	2.58		2.76		2.64	

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

Household Demographics: Families and Non-Families

Chart 3.B Household Demographics of Selected Household Types in Prince George's County



- The number of households in the County has increased from 301,906 in 2010 to 337,366 in 2021. The average household size, however, has shown little fluctuation in this period.
- Family households increased from 198,515 in 2010 to 218,585 in 2021. However, that year, the percentage of family households or families to the total households dropped from 65.75 percent to 64.2 percent. Corresponding to this growth, the average family size in family households increased slightly, from 3.37 in 2010 to 3.47 in 2021.
- Non-family households have also grown, increasing from 103,391 (34.25 percent) to 120,781 (35.8 percent) in 2021. These households are not classified as typical nuclear families (e.g., a group of roommates). Since 2010, the average size of non-family households has hovered around 1.3 persons per household.
- Households with at least one person under 18 dropped significantly, from 36.9 percent in 2010 to 31.4 percent in 2021.
- Households with at least one person over 65 have remained roughly 27 percent.
- Householders living alone, a common national trend, continues to increase in Prince George's County, with 27.9 percent in 2010 and 29.7 percent in 2021.

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

	2010	%	2015	%	2021	%
Total Households	301,906	/	305,610	/	337,366	/
Average Household Size	2.76	/	2.86	/	2.78	/
Total Family Households	198,515	65.75%	201,936	66.08%	216,585	64.2%
Average Family Size	3.37	/	3.49	/	3.47	/
Non-Family Households	103,391	34.25%	103,674	33.92%	120,781	35.8%
Avg Non-Family Household Size	1.32	/	1.32	/	1.3	/
Households with at Least One Person Under 18	/	36.9%	/	35%	/	31.4%
Households with at Least One Person Over 65	/	27.2%	/	33.2%	/	27.8%
Householder Living Alone	/	27.9%	/	28.1%	/	29.7%

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

Household Demographics by Type of Household

Some trends have emerged regarding the specific type of households. Some statistics, however, are newer and need to provide more information to analyze a pattern or trend.

- Married couple families have increased from 119,822 in 2010 to 132,159 in 2021, remaining steady at about 39 percent of family households. The number of married-couple homes with their own children under 18 has declined, from 54,004 (17.9 percent) in 2010 to 52,091 (15.4 percent) in 2021.
- The number of single, male-headed households with families has more than tripled, going from 19,561 (6.5 percent) in 2010 to 62,995 (18.7 percent) in 2021. However, those households with children under 18 have dropped from 3 percent to 1.4 percent in that period.
- Another substantial development shows that female-headed family households have more than doubled, from 59,132 (19.6 percent) in 2010 to 122,141 (36.2 percent) in 2021. However, those households with children under 18 have declined from 10.6 percent to 6.7 percent in 2021.

Table 3.4 Household Demographics by Type of Household in Prince George's County, 2010-2021

	2010		2015		2021	
	Estimate	%	Estimate	%	Estimate	%
Total households	301,906		305,610		337,366	
Family households	198,515	65.8%	201,936	66.1%	216,585	64.2%
With own children under 18	94,944	31.4%	89,613	29.3%	/	/
Married couple	119,822	39.7%	119,543	39.1%	132,159	39.2%
With own children under 18	54,004	17.9%	50,229	16.4%	52,091	15.4%
Male occupant/no wife present	19,561	6.5%	20,527	6.7%	62,995	18.7%
With own children under 18	8,948	3.0%	9,147	3.0%	4,555	1.4%
Householder living alone	/	/	/	/	40,610	12.0%
65 years and over	/	/	/	/	10,428	3.1%
Female occupant, no husband present	59,132	19.6%	61,866	20.2%	122,141	36.2%
With own children under 18	31,992	10.6%	30,237	9.9%	22,474	6.7%
Householder living alone	/	/	/	/	59,551	17.7%
65 years and over	/	/	/	/	22,087	6.5%
Nonfamily households	103,391	34.2%	103,674	33.9%	/	/
Householder living alone	84,334	27.9%	85,976	28.1%	/	/
65 years and over	17,837	5.9%	22,174	7.3%	/	/
Cohabiting couple	/	/	/	/	20,071	5.9%
With children of the occupant under 18	/	/	/	/	8,161	2.4%

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

Household Demographics by Type of Household

Table 3.5 Household Type by Relationship to Householder in Prince George's County, 2015-2021

	2015	2021
Total	892,816	957,767
In households	873,242	939,343
In family households	736,841	/
Householder	201,936	337,366
Male	91,949	149,863
Living alone	/	40,610
Not living alone	/	109,253
Female	109,987	187,503
Living alone	/	59,551
Not living alone	/	127,952
Spouse	119,684	132,294
Opposite-sex spouse	/	130,608
Same-sex spouse	/	1,686
Co-habitating partners	/	19,881
Opposite-sex unmarried partner	/	18,582
Same-sex unmarried partner	/	1,299
Child	279,290	287,438
Biological child	262,898	270,678
Adopted child	5,124	5,149
Stepchild	11,268	11,611
Other relatives	29,644	33,064
Grandchild	30,058	30,184
Brother or sister	19,199	23,482
Parent	16,450	20,170
Parent-in-law	3,637	3,923
Son-in-law or daughter-in-law	5,124	4,079
Nonrelatives	31,819	46,381
Roomer or boarder	3,787	/
Housemate or roommate	8,488	/
Unmarried partner	11,535	/
Foster child	621	1,081
Other nonrelatives	7,388	/
In group quarters	19,574	18,424

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

Photo: iStock.com/PeopleImages

HOUSEHOLD TYPES IN PRINCE GEORGE'S COUNTY

Trends show that single, male-headed households with families more than tripled between 2010 and 2021.

Housing Value and Cost

Following data on housing occupancy, related data on housing costs and value also reveal important metrics regarding affordability and cost burdens to both owners and renters.

- While most housing units in the County are owned, there was a slight decline in owner-occupied units, from 64.4 percent in 2010 to 62.2 percent in 2021.
- Of those units, the number of owner-occupied units without a mortgage rose from 14.3 percent in 2010 to 20 percent in 2021.
- In the 2010-2021 period, the median value of owned homes increased from $327,600 to $337,800.
- Renter-occupied units from 2010-2021 increased slightly, from 35.7 percent to 37.8 percent.
- The median monthly gross rent in the County also increased from $1,140 in 2010 to $1,593 in 2021.
- 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 2010-2021 period. Conversely, housing costs that are 30 percent or more of owned homes dropped from 46.9 percent in 2010 to 31.5 percent in 2021, which suggests that the number of renters and rental rates are increasing.

Table 3.6 Housing Value and Costs in Prince George's County

	2010	%	2021	%
Total Occupied Housing Units	301,906		337,366	
Owner-Occupied Units	194,047	64.3%	209,794	62.2%
Units with a Mortgage	166,285	85.7%	167,776	80%
Units without a Mortgage	27,762	14.3%	42,018	20%
Median Value of Owned Occupied Units	$327,600		$337,800	
Housing Cost as a % of Household Income (30% or more) for Homes with a Mortgage		46.9%		31.5%
Total Renter-Occupied Units	107,859	35.7%	127,572	37.8%
Occupied Unit Paying Rent	105,425	97.7%	124,758	97.8%
Median Rent	$1,140		$1,593	
Gross Rent as 30% or more of Household Income (Rental Households)	51,290	49.1%	63,307	51.6%

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

Population and Housing Unit Density

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 physically large rural and agricultural areas, compared to the more urbanized and suburban northern portion. Population density, which measures an average person-per-given-land unit, 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, which some planners view as a desirable trait or goal. 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 pressure, 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, put pressure on housing, increase land prices, create congestion, and potentially negatively affect public health.[6] Housing unit density is a similar measure that calculates housing units per land area. This is a simple but rough measurement of showing the supply and demand of housing with a given population trend. [Appendix 3.7]

Chart 3.C Population and Population Density in Prince George's County, 2010-2021

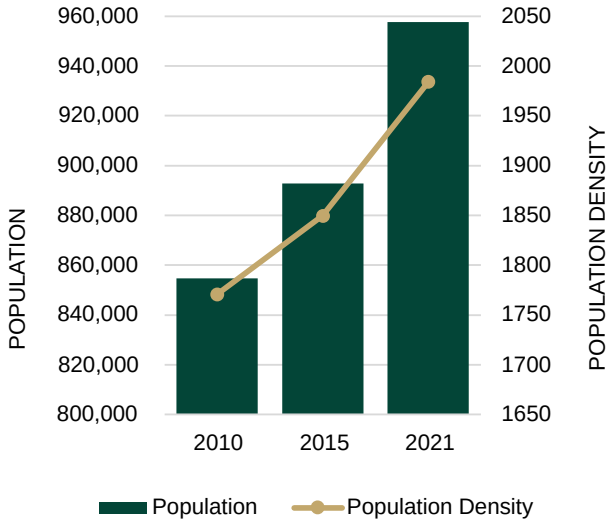


Chart 3.D Housing Units and Housing Unit Density in Prince George's County, 2010-2021

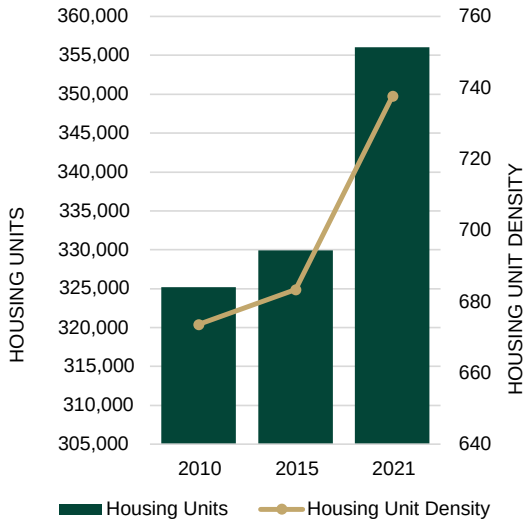


Table 3.7 Population and Housing Unit Density, Prince George's County

	LAND AREA (SQ. MI.)	POPULATION	POPULATION DENSITY	HOUSING UNITS	HOUSING UNIT DENSITY
2010	482.7	854,722	1770.71	325,165	673.64
2015	482.7	892,816	1849.63	329,897	683.44
2021	482.7	957,767	1984.19	356,061	737.64

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

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.


RETAIL
SPACE

Residential Building Permits

Data on residential building permits frequently indicate land development patterns, types, and trends.

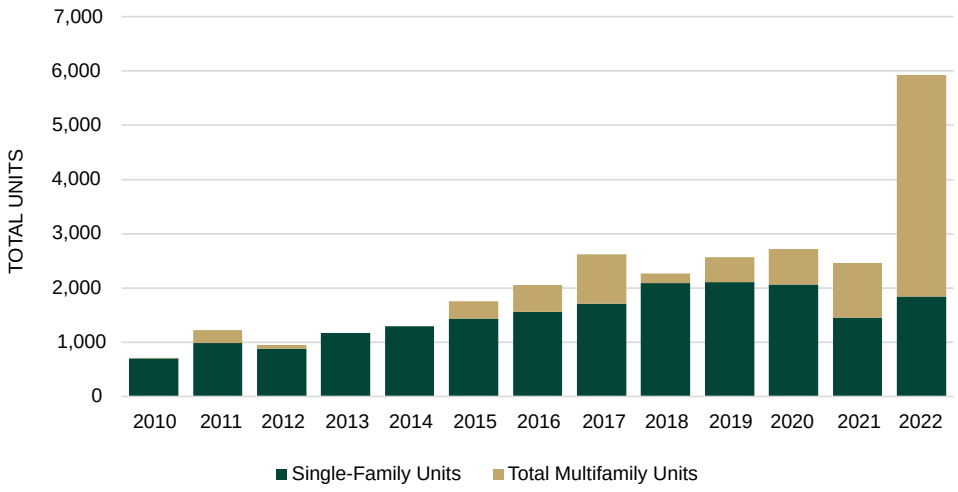
- There was a significant increase in demand for building permits in the last decade, which continues into the 2020s. The total permits issued in 2010 numbered 707, and a total of 5,928 in 2022.
- Up until 2021, most building permits were for single-family structures. The number of permits for multifamily structures (five or more units in a housing structure) increased from 1,001 in 2021 to 4,082 in 2022.
- There was a general increase in multifamily housing beginning in about 2016, with buildings of five or more units 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
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
Units in Two-Unit Multifamily Structures	0	0	0	0	0	0	0	0	6	2	2	0	0
Units in Three- and Four-Unit Multifamily Structures	0	0	0	0	0	0	0	0	0	8	3	4	0
Units in Five-or-More Unit Multifamily Structures	5	243	75	0	0	319	500	904	168	446	650	997	4,082
Total Multifamily Units	5	243	75	0	0	319	500	904	174	456	655	1,001	4,082
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

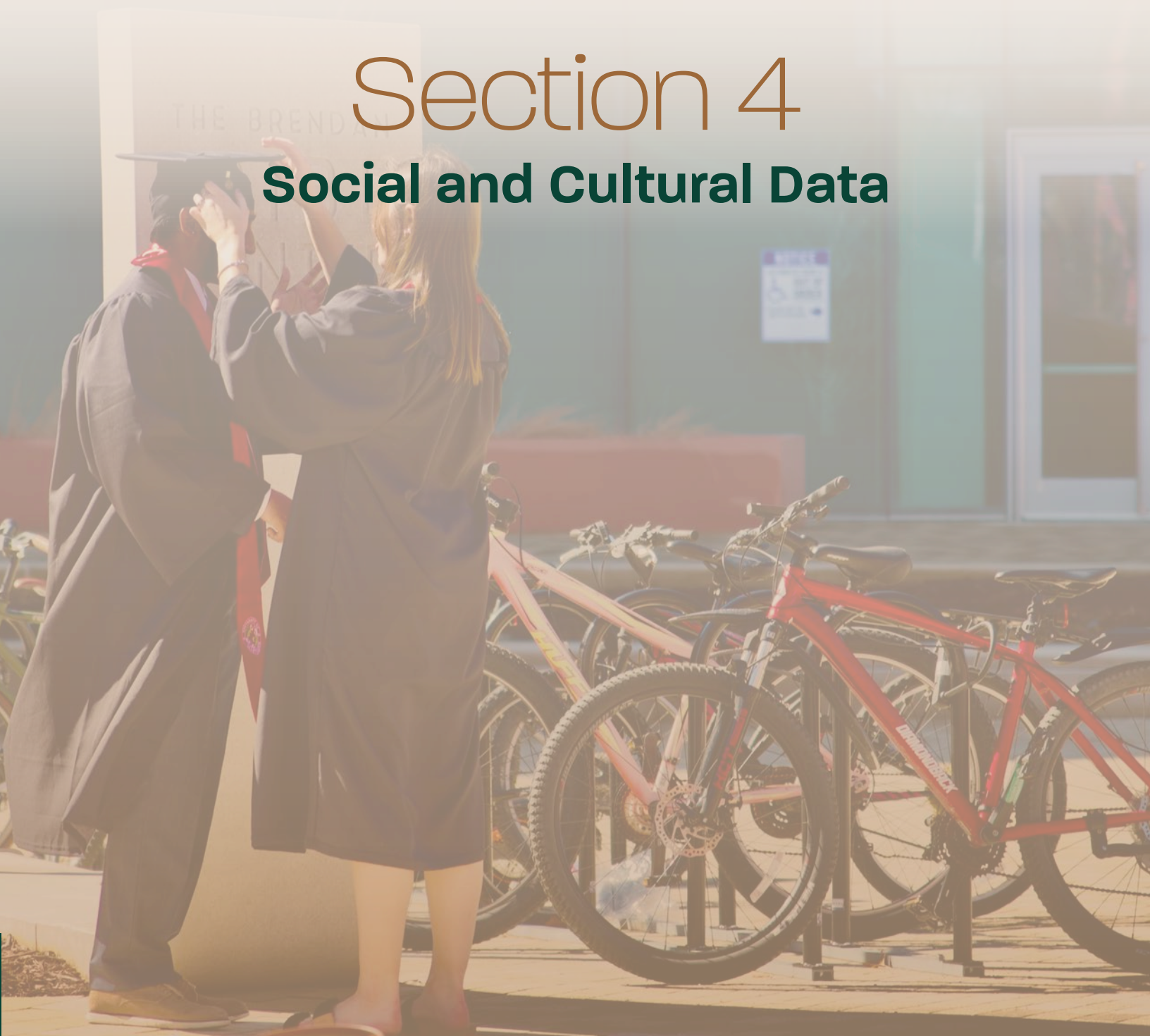
SOURCE: U.S. Department of Housing and Urban Development/State of the Cities Data Systems (SOCDS) Building Permits Database

Chart 3.E Residential Building Permits for Prince George's County, 2010-2022



Section 4

Social and Cultural Data



Citizenship and Nativity

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 2021, its share of the County population has dropped from 80.6 percent in 2010 to 76.6 percent in 2021.
- The number of County residents who are native Marylanders has also increased to roughly one-quarter of the population in that period. Other Americans born in different states constitute about half of the County's population.
- The County's foreign-born population has increased from 19.4 percent in 2010 to 23 percent in 2021. Of those, the percentage of the foreign-born who became naturalized citizens in that period has increased from 36.4 percent to 44.3 percent. In comparison, the percentage of the foreign-born who are not U.S. citizens has declined from 63.6 percent to 55.7 percent.
- Comparatively, since 2015, a much higher number of foreign-born in the County entered the U.S. before 2010 than after, suggesting that most immigrants are more recent arrivals.
- Between 2010 and 2021, 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 immigrants have declined slightly, though Africans have increased, from 23.4 percent in 2010 to 26.2 percent in 2021. Citizens from other regional origins are represented in much smaller amounts.

Chart 4.A Recent Trends in Nativity and Citizenship for Prince George's County, 2010-2021

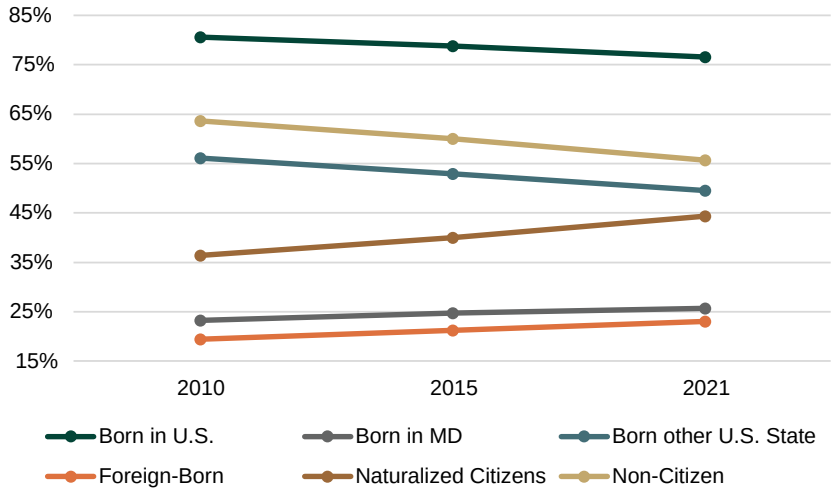


Table 4.1 Nativity and Citizenship Status of the Prince George's County Population

	2010	%	2015	%	2021	%
Total Population	854,722		892,816		957,767	
Born in U.S.	688,878	80.6%	703,303	78.8%	733,710	76.6%
Born in Maryland	199,250	23.3%	220,242	24.7%	245,820	25.7%
Born in other U.S. State	479,630	56.1%	472,382	52.9%	473,721	49.5%
Americans Born outside U.S.	9,998	0.01%	10,679	0.01%	14,169	1.5%
Foreign-Born	165,844	19.4%	189,513	21.2%	224,057	23%
Naturalized U.S. Citizen	60,334	36.4%	75,893	40%	99,345	44.3%
Not a U.S. Citizen	105,510	63.6%	113,620	60%	124,712	55.7%
Total US Citizens	749,212	87.7%	779,196	87.3%	833,055	87%
Entry of Foreign-Born, Regardless of Citizenship Status						
Entered before 1980	20,832		/		/	
Entered 1980 to 1989	32,039		/		/	
Entered before 1990	/		49,743		45,726	
Entered 1990 to 1999	46,887		45,897		41,788	
Entered 2000 or later	66,086		/		/	
Entered 2000 to 2009	/		73,420		68,658	
Entered 2010 or later	/		20,453		67,885	
Region of Birth for Foreign-Born (Naturalized or Non-Citizens)						
Europe	5,753	3.5%	5,411	2.9%	5,273	2.4%
Asia	26,588	16%	29,931	15.8%	31,233	13.9%
Africa	38,889	23.4%	43,339	22.9%	58,605	26.2%
Oceania	138	0.1%	57	0	237	0.1%
Latin America	93,547	56.4%	110,067	58.1%	128,092	57.2%
North America outside U.S.	929	0.6%	708	0.4%	617	0.5%

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

Electoral Demographics

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 demonstrate 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 percent in 2021.
- Eligible female voters outnumber males, at around 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 2021 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 block voters).
- Almost one-third of the County's population has some higher education; as of 2021, at least one-fifth of the voting-age population has at least a bachelor's degree and over 14 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 4.2 Voting-Age Population and Electoral Demographics for Prince George's County

	2017		2019		2021	
	Population	%	Population	%	Population	%
Age Grades						
Citizens over 18	606,270		596,445		631,248	
Age 18 to 29	135,301	22.3%	129,964	21.8%	128,519	20.4%
Age 30-44	142,681	23.5%	137,196	23%	151,657	24%
Age 45-64	216,591	35.7%	210,811	35.3%	218,800	34.7%
Age 65+	111,697	18.4%	118,474	19.9%	132,272	21%
Sex						
Male	279,443	46.1%	273,967	45.9%	291,741	46.2%
Female	326,827	53.9%	322,478	54.1%	339,507	53.8%
Race and Ethnicity						
White	112,617	18.6%	108,272	18.2%	98,482	15.6%
Black	427,735	70.6%	421,473	70.7%	435,013	68.9%
Asian	22,760	3.8%	21,008	3.5%	23,455	3.7%
Native American	/	/	/	/	1,869	0.3%
Pacific Islander	/	/	/	/	/	/
Other	28,817	4.7%	26,666	4.5%	34,248	5.4%
Multiracial	12,375	2%	15,961	2.7%	37,610	6%
Hispanic or Latino	47,780	7.9%	46,084	7.7%	51,508	8.2%
Education						
Less than Ninth Grade	13,055	2.2%	14,285	2.4%	17,011	2.7%
Less than High School Diploma	33,432	5.5%	32,296	5.4%	32,188	5.1%
High School Graduate or Equivalent	167,106	27.6%	160,854	27%	171,634	27.2%
Some College, No Diploma	162,395	26.8%	148,927	25%	150,675	23.9%
Associate's Degree	39,411	6.5%	39,497	6.6%	39,313	6.2%
Bachelor's Degree	110,414	18.2%	117,489	19.7%	128,398	20.3%
Graduate or Professional Degree	80,457	13.3%	83,097	13.9%	92,029	14.6%
US Citizens in Prince George's County	606,270		596,445		631,248	
US Citizens in Maryland	4,310,864		4,316,921		4,417,293	
Prince George's Potential % of MD Vote	14.1		13.8		14.3	

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

Languages by Speaker

This table lists language data by the top ten non-English languages spoken in Prince George's County for the number of speakers over the age of five. It does not account for speakers by household, place of birth, or citizenship status. It can represent languages spoken in addition to English or exclusive of English. The focus is on specific languages more so than language groups or families. Language greatly influences and affects various types of outreach deployed by the County in the planning process and decennial census promotion, as well as in formulating planning policies and programs.

- Between 2010 and 2021, the percentage of the population five years or older that only speaks English has declined from 80.43 percent to 71.81 percent, though more and more people across the United States are bilingual.[7]
- Besides English, Spanish dominates as the most widely spoken language and its percentage of speakers has risen from 10.46 percent in 2010 to 17.93 percent in 2021.
- Other languages spoken at more than 1 percent in the County include West African languages such as Yoruba or Twi at 3.3 percent, followed by French at 1.2 percent. Given the local West African population, it is conceivable that French speakers are also tied to this demographic.
- There has been some shuffling among which other languages are among the top ten spoken in the County. Several new languages have appeared in the top ten in recent years, and others have had noticeable declines from previous years.

Table 4.3 Top Languages Spoken at Home by Prince George's County Population 5 Years and Older

	2010			2015			2021		
Population 5 Years or Older	**795,224**			**833,068**			**895,864**		
	Language	**Speakers**	**%**	**Language**	**Speakers**	**%**	**Language**	**Speakers**	**%**
	English only	639,588	80.43%	**English only**	645,890	77.53%	**English only**	643,358	71.81%
	Spanish	83,153	10.46%	**Spanish**	105,440	12.66%	**Spanish**	160,669	17.93%
	French	9,360	1.18%	**French**	11,920	1.43%	**Yoruba, Twi, Igbo, other West African languages**	21,210	3.30%
	Tagalog	6,547		**Tagalog**	7,788		**French**	10,717	1.20%
	Chinese	4,272		**Chinese**	5,812		**Amharic, Somali**	6,545	
	French Creole	3,357		**French Creole**	4,662		**Tagalog**	5,309	
	Vietnamese	2,876		**Korean**	2,809		**Chinese**	5,184	
	Hindi	2,370		**Vietnamese**	2,537		**Arabic**	4,894	
	Korean	2,285		**Arabic**	2,095		**Haitian**	4,824	
	German	1,678		**Hindi**	1,856		**Swahili and related**	4,738	
	Arabic	1,371		**Urdu**	1,636		**Vietnamese**	3,598	

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

7 Shin, Hyon B., and Robert A. Kominski. "Language Use in the United States: 2007," American Community Survey Reports, ACS-12. U.S. Census Bureau, Washington, D.C., 2010.

Languages Spoken at Home

- 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 71.8 percent in 2021.
- Inversely, the number of homes speaking a language other than English rose from 19.6 percent in 2010 to 28.2 percent in 2021.
- Households claiming the ability to speak only English or speak it "very well" similarly declined from 91.3 percent in 2010 to 87 percent in 2021.
- The number of households reporting to speak English "less than very well" rose substantially from 69,184 (8.7 percent) in 2010 to 116,269 (13 percent) in 2021.

Table 4.4 Language Spoken at Home in Prince George's County

	2010	%	2015	%	2021	%
Population 5 and Over	795,224		833,068		896,341	
Speaks English only	639,360	80.4%	645,890	77.5%	643,198	71.8%
Speaks Language other than English	155,864	19.6%	187,178	22.5%	253,143	28.2%
Speaks English only or Speaks English "very well"	726,040	91.3%	750,861	90.1%	780,072	87%
Speaks English "less than very well"	69,184	8.7%	82,207	9.9%	116,269	13%

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

Religion

The Association of Religious Data Archives (ARDA) is a major organization that surveys and collects data on religion in the United States at various scales. The ARDA recently released information from the 2020 survey. Table 4.5 offers a broad overview of religion and religious diversity in Prince George's County from 1980 to 2020. The data are organized alphabetically by religious family. Here, we simplified the data by family to allow generalization and fewer categories. For this report, we do not break down categories by denomination. Thus, the table below does not account for the varieties of Protestantism, Judaism, etc. Though we may be unable to ascertain solid trends from data due to inconsistencies and incomplete information, it provides a general overview. In this survey, "adherents" signifies the number of members and regular participants of a given congregation or house of worship and reflects those who participate in Prince George's County, not necessarily the number of religious adherents who reside there.

- Some adherent data are not reported due to insufficient information or organizations not responding or offering precise numbers. Unreported numbers do not necessarily mean zero adherents of a given religion at a particular time. However, they might have yet to be surveyed, overlooked, or not present in significant numbers.
- The differences in data calculations mean that data on religion will not necessarily correspond with census population data.
- Christianity, especially Evangelical Protestantism, has been dominant in Prince George's County since 1980.
- Greater diversification and spread of other religions are undoubtedly related to more (or greater) immigration into the County and racial and ethnic diversification over this time period.
- Certain Asian religions (Baha'i, Hinduism, Buddhism, etc.) show a more recent presence in the County and show up in smaller but noticeable numbers of congregations and adherents.

Table 4.5 Religion by Tradition and Adherents in Prince George's County, 1980-2020

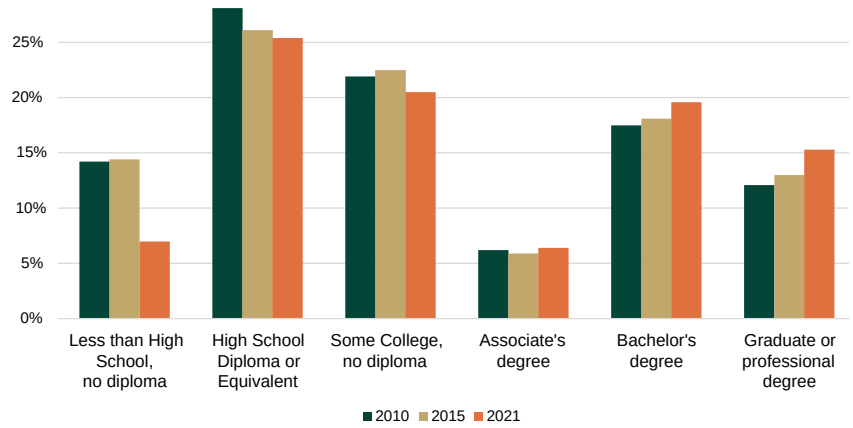
	1980		1990		2000		2010		2020	
Family	**Congregations**	**Adherents**	**Con**	**Adh**	**Con**	**Adh**	**Con**	**Adh**	**Con**	**Adh**
Baha'i	/	/	/	/	6	255	4	309	3	296
Black Protestant	4	1,545	4	7,906	/	/	66	48,984	84	99,299
Buddism	/	/	/	/	2	/	4	3,058	3	4,203
Catholic	36	132,122	35	142,876	36	78,954	35	83,959	41	88,597
Christian Scientist	/	/	3	/	/	/	2	/	/	/
Evangelical Protestant	111	42,069	156	130,994	220	72,710	430	179,374	503	156,826
Hinduism	/	/	/	/	4	/	/	/	9	24,463
Islam	/	/	/	/	7	12,346	11	7,896	17	45,350
Jehovah's Witnesses	/	/	/	/	/	/	14	/	47	13,140
Judaism	4	891	5	51,275	9	20,700	3	1,764	8	1,742
Latter-Day Saints	7	2,452	9	3,339	9	3,257	11	6,674	8	3,808
Mainline Protestant	139	58,695	149	57,429	144	56,617	156	51,153	133	33,981
Orthodox	/	/	1	/	2	375	6	1,218	12	11,918
Others	/	/	/	/	/	/	/	/	3	/
Unaffiliated (?)	/	/	/	/	/	/	4	8,542	/	/
Unitarian Universalist	2	515	3	696	3	568	3	465	2	405
Unity Churches	/	/	/	/	/	/	/	/	/	/
Zoroastrianism	/	/	/	/	/	/	/	35	/	/

SOURCE: Association of Religious Data Archives

Educational Attainment

Many socioeconomic factors are directly related to educational attainment. They reflect the availability of jobs and the type(s) of industry or industrial growth, health outcomes, electoral results and preferences, income distribution, and general quality of life and social well-being in a given area. Overall, there has been an increase in educational attainment throughout the County.

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



- The percentage of residents with less than a high school diploma has declined from 14.2 percent in 2010 to 7 percent in 2021.
- The percentage of those having only a high school diploma or equivalent also declined from 28.1 percent in 2010 to 25.4 percent in 2021.
- The percentage of the population with a bachelor's degree increased from 17.5 percent in 2010 to 19.6 percent in 2021.
- The percentage of the population with a graduate or professional degree also rose from 12.1 percent in 2010 to 15.3 percent in 2021.
- The overall percentage of the population 25 years old or over with a bachelor's degree or higher has also risen substantially, from 29.6 percent in 2010 to 34.9 percent in 2021.

Table 4.6 Educational Attainment in Prince George's County (Age 25 Years and Older)

	2010		2015		2021	
	Population	%	Population	%	Population	%
	547,564		590,874		653,179	
Less than High School, no diploma		14.2%		14.4%		7%
High School Diploma or Equivalent		28.1%		26.1%		25.4%
Some College, no diploma		21.9%		22.5%		20.5%
Associate's degree		6.2%		5.9%		6.4%
Bachelor's degree		17.5%		18.1%		19.6%
Graduate or professional degree		12.1%		13%		15.3%
Bachelor's Degree or Higher		29.6%		31.1%		34.9%

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

Computer and Internet Access

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 popularity and sometimes necessity.

Table 4.7 Household Computer and Internet Access in Prince George's County

	2015	%	2021	%
Total Households	304,539		337,366	
Has 1 or More Computer or Device	281,745	92.5%	323,679	95.9%
Has Desktop or Laptop	254,126	83.4%	280,566	83.2%
Has Smartphone	252,869	83%	304,411	90.2%
Has Tablet or Portable Device	/	/	231,362	68.6%
Other device	31,254	10.3%	9,403	2.8%
No Computer in Household	22,794	7.5%	13,367	4.1%
Has Internet Subscription	252,254	82.8%	307,688	91.2%

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

- The number of households with one or more computers or similar devices increased from 92.5 percent in 2015 to 95.9 percent in 2021.
- Eighty-three percent of households had smartphones in 2015, and 90.2 percent had at least one in 2021.
- While 7.5 percent of households in 2015 reported having no computer, that number declined to 4.1 percent in 2021.
- While 82.8 percent of households in 2015 had an internet subscription, that number rose to 91.2 percent in 2021.

Vehicle Access

Vehicle access and ownership are other features indicative of socioeconomic characteristics and economic trends. 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 and ownership affect transportation demand, traffic and commuting patterns, job and resource accessibility, economic growth and conditions, and social and economic mobility.

- In 2010, 9.3 percent of occupied housing units reported having no vehicle, while 36.7 percent had one vehicle, and 54 percent had two or more vehicles.
- Compared to 2010, these statistics showed little change, though households with either no vehicles or two or more vehicles each showed a slight uptick.

Table 4.8 Vehicle Availability in Prince George's County by Occupied Housing Units

	OCCUPIED HOUSING UNITS OR HOUSEHOLDS	NO VEHICLES		ONE VEHICLE		TWO OR MORE VEHICLES	
		Households	%	Households	%	Households	%
2010	301,906	27,999	9.3%	110,881	36.7%	163,026	54.0%
2015	305,610	28,707	9.4%	114,530	37.5%	162,373	53.1%
2021	337,366	31,646	9.4%	122,250	36.2%	183,470	54.4%

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

Commuting Patterns

Data on commuting patterns is compiled for residents 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 and use and demand of technology, access to education and types of available education, energy consumption, and 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 74.5 percent in 2021.
- Of commuters, about 65 percent drive alone.
- Carpooling declined from 12.6 percent to 10.2 percent from 2010 to 2021, possibly in relation to increased teleworking.
- Commuting via public transportation fell significantly in the 2010-2020 period, from 17.4 percent to 11.2 percent.
- "Other" methods, such as taxis or walking, also increased slightly, from 3.2 percent to 4.1 percent.
- The number of individuals reporting to work from home increased significantly from 2.7 percent in 2010 to 10.2 percent in 2021.
- 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 45 percent. With greater ability and acceptance of working at home, this suggests important and noticeable changes to the commute of County residents and commuting and traffic patterns within a short period.
- The mean travel time of commuters has only slightly increased, rising from about 35.5 minutes in 2010 to 36.5 minutes in 2021.

Chart 4.C Changes in Traditional Commuting Habits and Those Working from Home in Prince George's County, 2010-2021

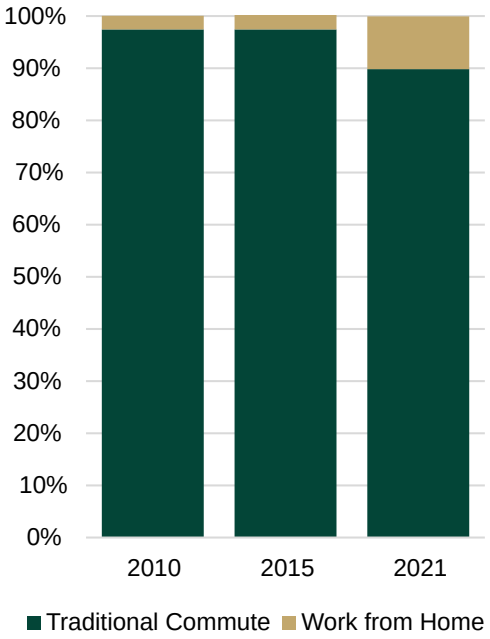


Table 4.9 Commuting Characteristics in Prince George's County

	2010	2015	2020
Population 16 years and older	442,963	458,607	475,260
Means of Transportation to Work (%)			
Car, Truck, Van	76.8%	77.1%	76.4%
Drove Alone	64.1%	65.3%	65.9%
Carpooled	12.6%	11.7%	10.4%
Public Transportation	17.4%	17.2%	13.1%
Work at Home	2.7%	2.6%	6.5%
Other (Taxi, Walk, Bike)	3.2%	3.2%	4.1%
Location of Work (%)			
Worked in State of Residence	57.9%	58.3%	60.8%
Worked in County of Residence	39.6%	38.8%	42.2%
Worked Outside County of Residence	18.3%	19.5%	18.2%
Worked Outside State of Residence	42.1%	41.7%	39.2%
Mean Travel Time to Work (minutes)	35.5	36.5	37

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

Veterans

A significant population of veterans live 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.

Table 4.10 Characteristics of Prince George's County Veterans

	2010	2015	2021
Number of Veterans	64,735	59,015	54,079
Percent of population 18 years and older	10.1%	8.6%	7.3%
Characteristics (%)			
Male	86%	85.1%	84.5%
Female	14%	14.9%	15.5%
Labor Force Participation Rate (16-64)	84.4%	84.6%	84.1%
Unemployment Rate	4.9%	8.2%	3.9%
Below Poverty Level	/	4%	4.3%
Has Any Disability	/	17.3%	22%

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

- The number of veterans in the County declined by over 10,000 between 2010 and 2021. Of the population aged 18 and over, 10.1 percent in 2010 were veterans, and 7.3 percent in 2021.
- 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 15.5 percent in 2021.
- The participation of veterans in the labor force is high and has hovered around 84 percent since at least 2010.
- Unemployment for veterans ticked up substantially in 2015 to 8.2 percent but fell significantly to 3.9 percent in 2021. As of 2021, roughly 4 percent of veterans are below the poverty line.
- The number of veterans with disabilities has also increased, rising from 17.3 percent in 2015 to 22 percent in 2021.

Health Insurance Coverage

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 and its quality depends highly on who is sampled and who responds to a survey in a given year, in addition to constantly changing economic circumstances.

Table 4.11 Health Insurance Coverage in Prince George's County

	2015	%	2021	%
Civilian, Noninstitutionalized Population	886,093		950,235	
Uninsured Population	122,451	13.8%	98,154	10.3%
Under 18 Uninsured		5.5%		
Under 19 Uninsured		/		6.4%
Age 18-64 Uninsured		18.5%		
Age 19-64 Uninsured		/		13.6%
Age 65+ Uninsured		2.4%		2%

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

- Overall, the uninsured population in the County declined from 122,451 individuals in 2015 to 98,154 in 2021.
- Both the younger population (those under 18 or 19) and the older population (those over 65) show slight but increasing numbers of being uninsured.
- A decline in the uninsured population is evident in the age range of 18 to 64, which makes up the prime working-age population.

Disability

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 9.8 percent in 2021.
- Males have shown a slight increase in this period (8.1 percent to 8.8 percent), though females represent a higher percentage of those with disabilities, from 9.4 percent in 2015 to 10.7 percent in 2021.
- 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 persons with a disability, at well over 40 percent of the population with a disability.
- Ambulatory difficulties make up the most common type of disability at over 5 percent for those with a disability.

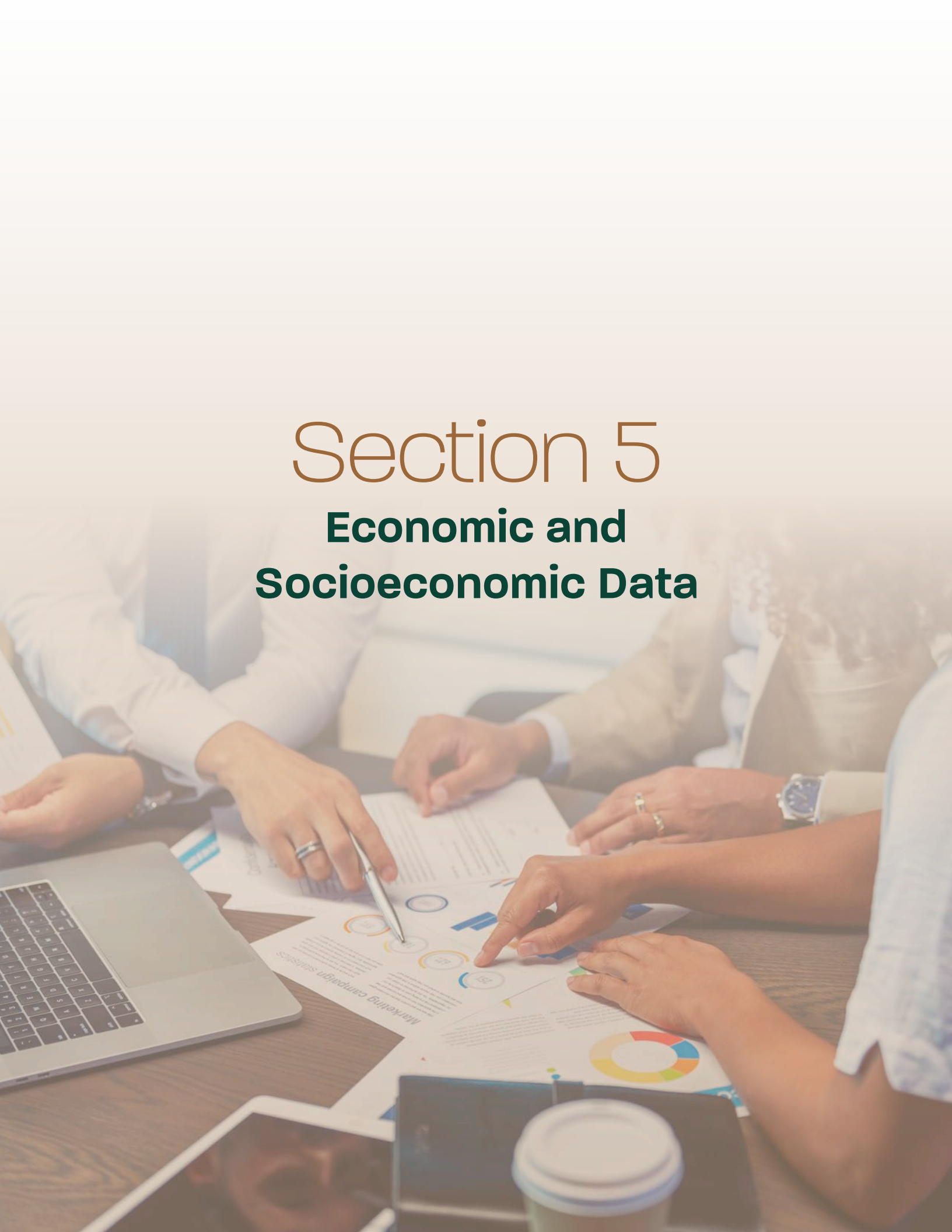
Table 4.12 Disability in Prince George's County

	2015	2021
Total Civilian Noninstitutionalized Population	886,093	950,235
With Disability Status (%)	8.7%	9.8%
Male (%)	8.1%	8.8%
Female (%)	9.4%	10.7%
Age (%)		
Under 5	0.7%	0.2%
5-17	4.2%	4.1%
18-34	4%	5.3%
35-64	9.1%	9.7%
65-74	21.7%	21.7%
75 and Over	47.4%	43.4%
Type of Disability (%)		
Hearing difficulty	1.7%	2%
Visual difficulty	1.5%	1.7%
Cognitive difficulty	3.5%	3.6%
Ambulatory difficulty	5.2%	5.6%
Self-care difficulty	1.8%	2%
Independent living difficulty	4%	4.4%

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

Section 5

Economic and Socioeconomic Data



Income

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

Household Income

- Overall, the household income rose in Prince George's County between 2010 and 2021, inflation-adjusted.
- The median household income rose from $71,260 in 2010 to $91,124 in 2021, showing a gain of $19,864, or an increase of 27.9 percent, inflation-adjusted.
- The mean household income was $85,275 in 2010 and rose to $110,651 in 2021, for a $25,376 gain, or a 29.8 percent increase.
- 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 2021. Those with a median household income under $100,000 dropped or showed no substantial gains since 2010 (see Chart 5A).
- Between 2010 and 2021, 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.
- 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 homes in the County, rising from 31.9 percent in 2010 to 45.3 percent in 2021. 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 nearly doubled between 2015 and 2021. The percentage of households in the two lower income brackets has noticeably declined in this period.
- 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 income 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. For 2021, the range was a $122,106 gap. [Appendix 5.2]

Table 5.1 Household Income in Prince George's County

YEAR	2010	%	2015	%	2021	%	NUMERICAL CHANGE FROM 2010 - 2021	PERCENT CHANGE FROM 2010 - 2021
	Households		Households		Households			
	301,906		305,610		337,366			
< $15,000		6.2%		6.5%		6.4%		
$15,000-34,999		12.6%		12.7%		9.6%		
$35,000-49,999		13.1%		11.7%		8.5%		
$50,000-74,999		20.7%		19.5%		16.2%		
$75,000-99,999		15.6%		14.8%		13.9%		
$100,000-149,999		18.8%		19.3%		21.3%		
$150,000-199,999		8%		8.9%		11.5%		
$200,000 +		5.1%		6.6%		12.5%		
Median HH Income	$71,260		$74,260		$91,124		$19,864	27.9%
Mean HH Income	$85,275		$90,268		$110,651		$25,376	29.8%

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

Table 5.2 Low, Moderate, and High Household Income Thresholds in Prince George's County

	MEDIAN HOUSEHOLD INCOME	LOW	HIGH	RANGE
2010	$71,260	$47,032	$142,520	$95,488
2015	$74,260	$49,012	$148,520	$99,508
2021	$91,124	$60,142	$182,248	$122,106

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

Chart 5.A Median Household Income in Prince George's County by Percentage of Households, 2010-2021

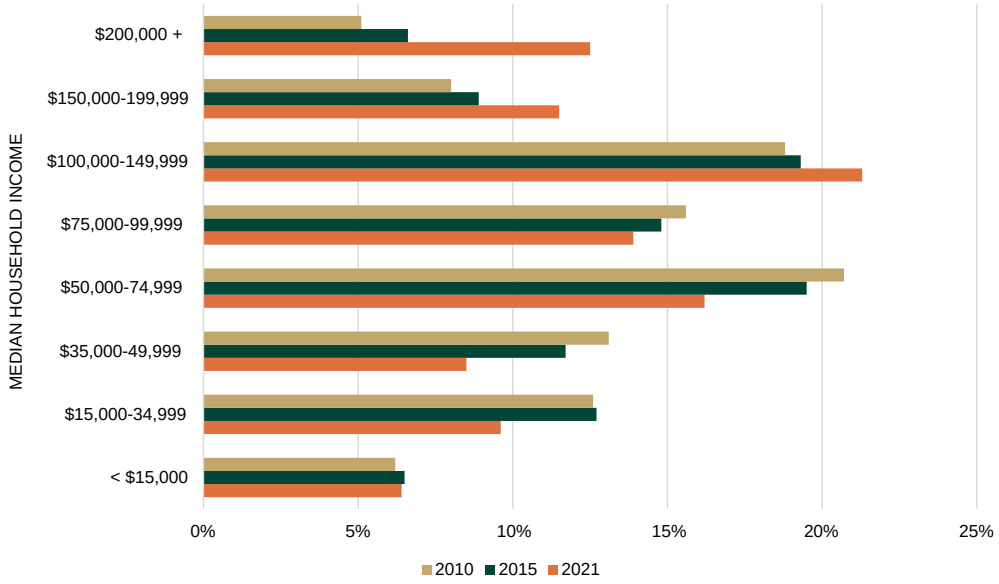


Chart 5.B Median and Mean Household Income in Prince George's County, 2010-2021

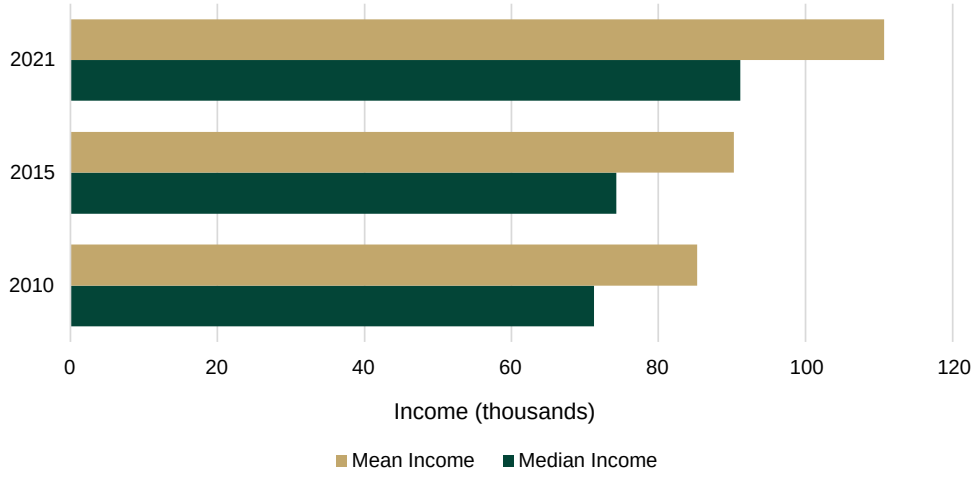
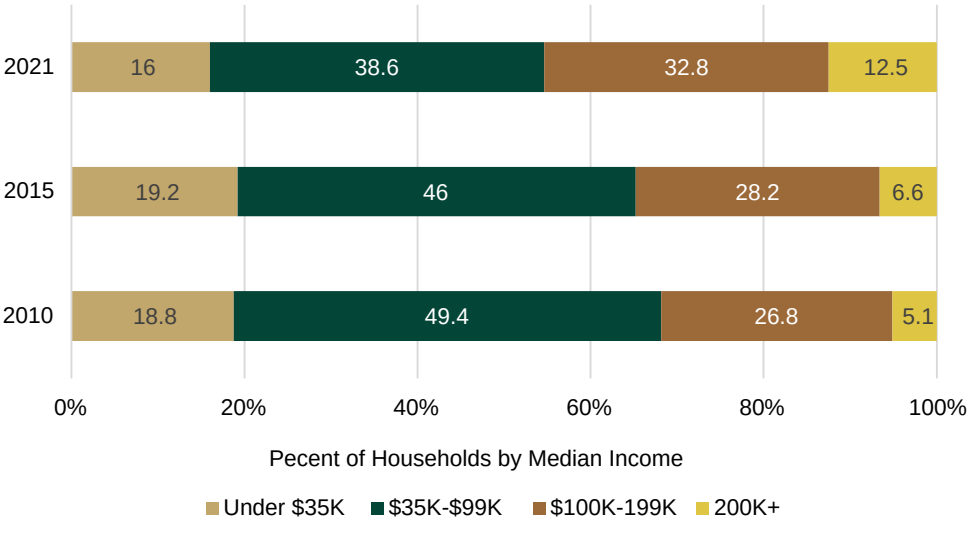


Chart 5.C Comparative Proportions of Median Household Incomes in Prince George's County, 2010-2020



Family Income

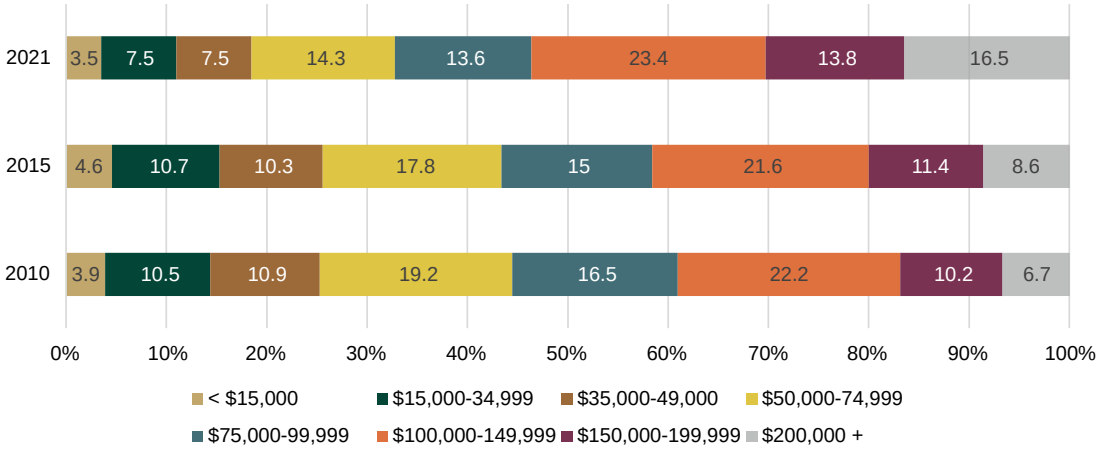
- Overall, family incomes also showed gains in Prince George's County between 2010 and 2021, inflation-adjusted.
- The median family income rose from $82,580 in 2010 to $106,626 in 2021 for a dollar gain of $24,046, or 29.1 percent, inflation-adjusted.
- The mean family income rose from $95,790 in 2010 to $126,337 in 2021, showing a dollar gain of $30,547, or 31.9 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 is skewed toward higher-earning families making the highest (or only) gains.

Table 5.3 Family Income in Prince George's County

YEAR	2010	%	2015	%	2021	%	NUMERICAL CHANGE FROM 2010 - 2021	PERCENT CHANGE FROM 2010 - 2021
	Families		Families		Families			
	198,515		201,936		216,585			
< $15,000		3.9%		4.6%		3.5%		
$15,000-34,999		10.5%		10.7%		7.5%		
$35,000-49,000		10.9%		10.3%		7.5%		
$50,000-74,999		19.2%		17.8%		14.3%		
$75,000-99,999		16.5%		15%		13.6%		
$100,000-149,999		22.2%		21.6%		23.4%		
$150,000-199,999		10.2%		11.4%		13.8%		
$200,000 +		6.7%		8.6%		16.5%		
Median Family Income	$82,580		$85,445		$106,626		$24,046	29.1%
Mean Family Income	$95,790		$101,016		$126,337		$30,547	31.9%

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

Chart 5.D Income Brackets for Families in Prince George's County, 2010-2021



Per Capita Income

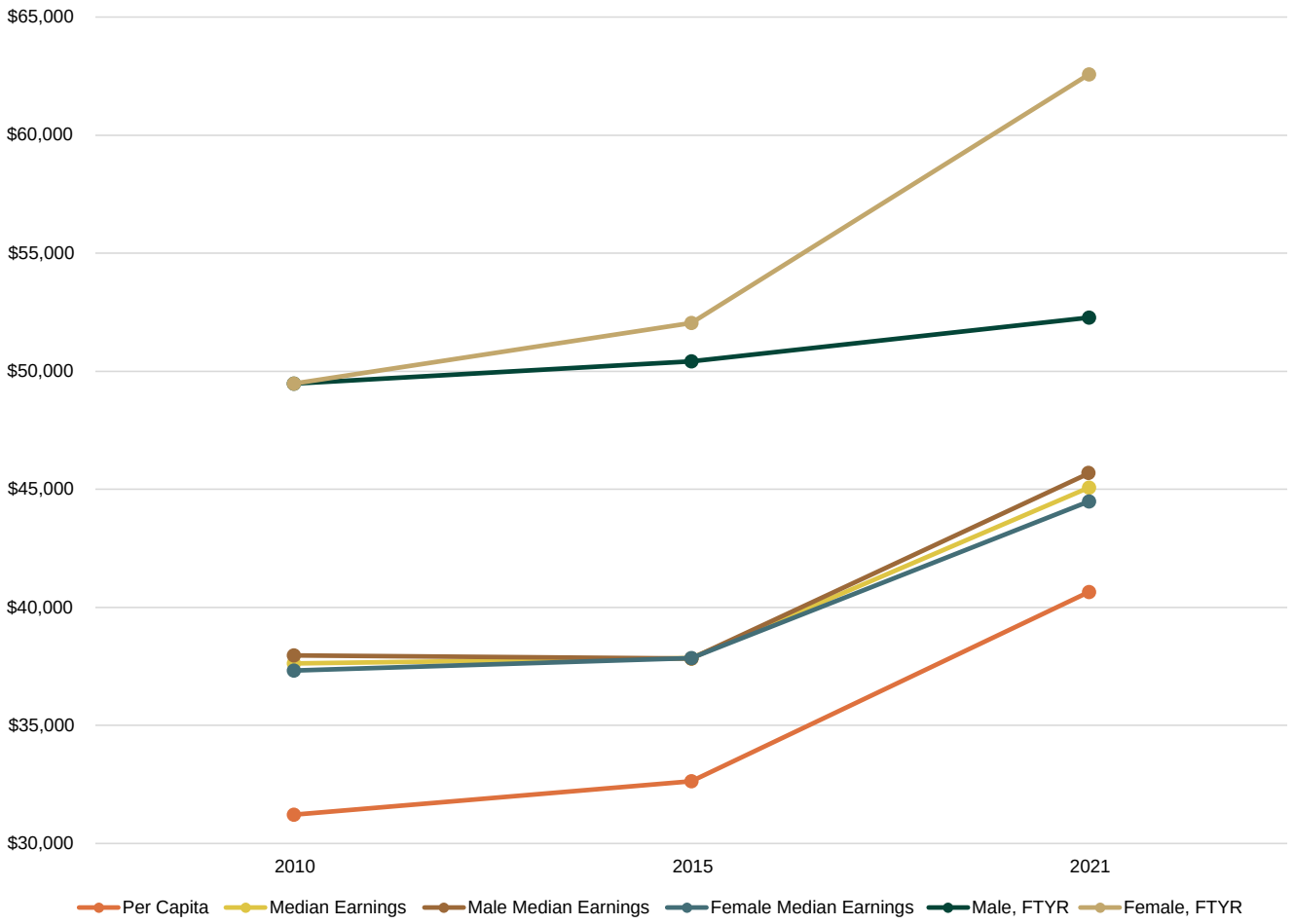
- For the most general individual income statistics, per capita income rose from $31,215 in 2010 to $40,643 in 2021. Median earnings also increased from $37,622 to $45,064.
- Median earnings for all male and female workers, regardless of their working status, have been similar, with males having higher median earnings than females in 2021.
- 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 2021, median earnings for females in this employment category came in at $62,568, with males at $52,276.
- Wage ratio also demonstrates this difference, measuring female earnings as a ratio to male earnings. By 2010, the ratio was 1.07, meaning female workers in this category earned $1.07 for every dollar earned by a male worker and $1.12 by 2021. [Appendix 5.4]
- Mean, full-time earnings for all workers of any status increased from $56,897 in 2010 to $72,467 in 2021.
- Mean earnings for both male and female workers showed gains, but, once again, females surpassed males for the 2010 figures, with mean, full-time female earnings coming in at $73,211 to males' $71,775.
- 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.

Table 5.4 Per Capita Income in Prince George's County

YEAR	2010	2015	2021
Per Capita Income ($)	31,215	32,639	40,643
Median Earnings ($)	37,622	37,843	45,064
Median Earnings, all Male Workers ($)	37,959	37,829	45,684
Median Earnings, all Female Workers ($)	37,326	37,859	44,488
Median Earnings for Males, Full-Time, Year-Round Workers (FTYR) ($)	49,471	50,418	52,276
Median Earnings for Female, Full-Time, Year-Round Workers (FTYR) ($)	49,478	52,037	62,568
Earnings Ratio (F/M) ($)	1	1.03	1.12
Mean, Full-Time Earnings ($)	56,897	60,378	72,467
Mean, Full-Time Earnings for Males ($)	58,181	60,949	71,775
Mean, Full-Time Earnings for Females ($)	55,627	59,803	73,211

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

Chart 5.E Per Capita Income Trends in Prince George's County, 2010-2021



Mean and Aggregate Household Income

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).

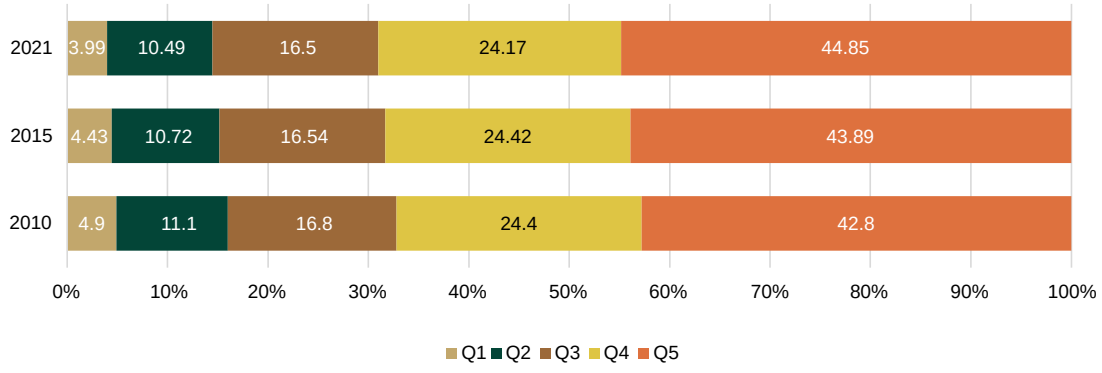
- All quintiles showed gains in average household income between 2010 and 2021 despite shrinking proportions of all quintiles, with the exception of the top 20 percent.
- Based on income data from 2010 to 2021, the two lowest quintiles (i.e., the lower 40 percent of average household income in the County) showed a collective decline from 16 percent to 14.5 percent. The lowest quintile, however, made up a small amount of this aggregate and declined from 4.9 percent to just under 4 percent in this period. From this, we gather 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, but their share of the County's aggregate household income showed small declines but 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 44.85 percent in 2021.
- As of 2021, the top 5 percent of 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 $113,901.

Table 5.5 Shares of Aggregate Household Income and Mean Income by Quintile for Prince George's County (%)

	2010		2015		2021	
	Aggregate	Mean Income	Aggregate	Mean Income	Aggregate	Mean Income
Lowest Quintile	4.9	$20,785	4.43	$19,995	3.99	$22,036
Second Quintile	11.1	$47,472	10.72	$48,381	10.49	$58,026
Third Quintile	16.8	$71,570	16.54	$74,652	16.5	$91,304
Fourth Quintile	24.4	$103,995	24.42	$110,234	24.17	$133,753
Highest Quintile	42.8	$182,553	43.89	$198,080	44.85	$248,137
Top 5%	15.4	$263,394	16.28	$293,897	17.05	$377,295

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

Chart 5.F Proportion of Mean Household Income in Prince George's County by Economic Quintile, 2010-2021



Wage Data

- 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 2021. This represents wages across all sectors, from the public and private sectors, and includes both full- and part-time work.

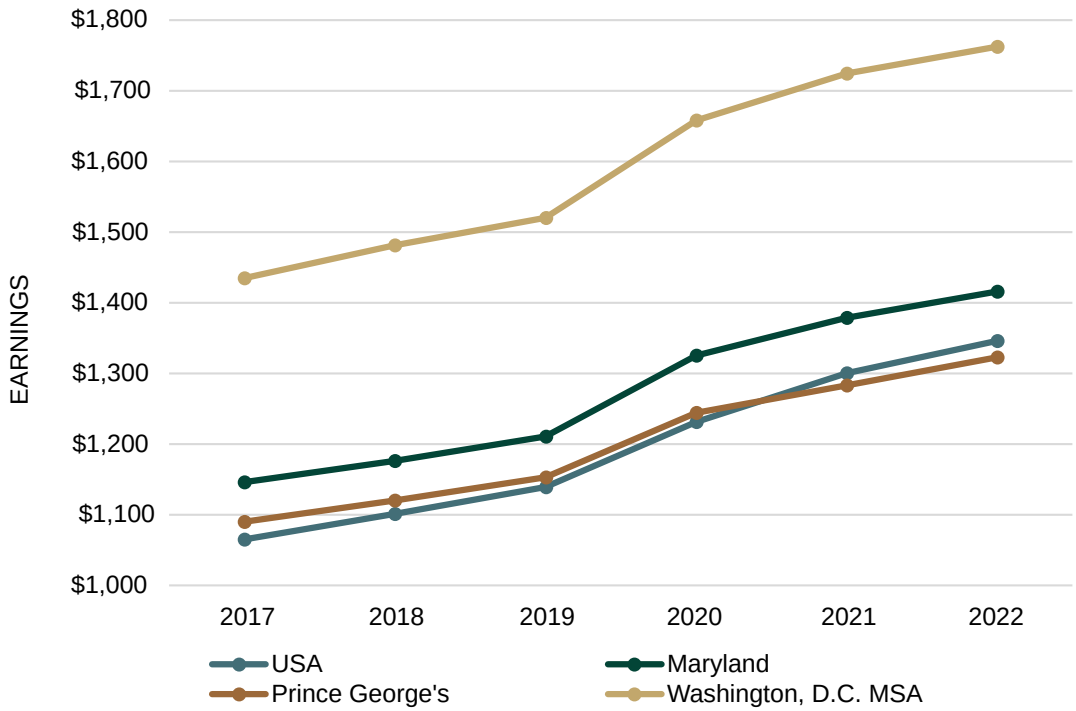
Table 5.6 Annual Average of Weekly Wages Across All Industries

	USA	MARYLAND	PRINCE GEORGE'S	WASHINGTON, D.C. MSA
2017	$1,065	$1,146	$1,090	$1,435
2018	$1,101	$1,176	$1,120	$1,481
2019	$1,139	$1,211	$1,153	$1,520
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

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

- 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.
- In this time period and compared to the other geographies in this table, Prince George's County shows the lowest gains in this period at $233 between 2017 and 2022.

Chart 5.G Average Weekly Wages Across All Industries, 2017-2022



Comparative Inequality

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 theoretically measures 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.[8] 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 regional and national scales. More specific findings reveal:

- Though it is rising, the Gini index for Prince George's County 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 0.52 in 2021, which is definitely on the higher end. However, it has declined slightly from 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, D.C. notwithstanding, the whole of the metropolitan area is a bit below the national measurement for economic inequality.

Table 5.7 Comparative Income Inequality for Local Household Income Data (Gini Index)

	2010	2015	2021
Counties			
Prince George's County, MD	0.38	0.395	0.408
Montgomery County, MD	0.453	0.456	0.468
Prince William County, VA (*)	0.366	0.375	0.389
Fairfax County, VA (*)	0.414	0.420	0.431
Arlington County, VA (*)	0.429	0.440	0.446
Loudoun County, VA	0.367	0.370	0.388
Other Geographies			
District of Columbia	0.535	0.532	0.520
Washington, D.C. MSA	0.441	0.453	0.446
Virginia	0.457	0.466	0.470
Maryland	0.441	0.45	0.455
USA	0.467	0.479	0.482

(*) Excludes independent cities.

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

8 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.

Poverty Status

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 several 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 to 8.8 percent.
- 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 10.1 percent.
- The number of families reporting poverty status showed less dramatic change, from 5 percent in 2010 to 6 percent in 2021.
- 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 $8,239 in 2010 and $10,908 in 2021.
- 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. 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, this indicator did not show drastic fluctuation for Prince George's County between 2010 and 2021.

Table 5.8 Poverty Status and Households Receiving Food Stamps/SNAP in Prince George's County

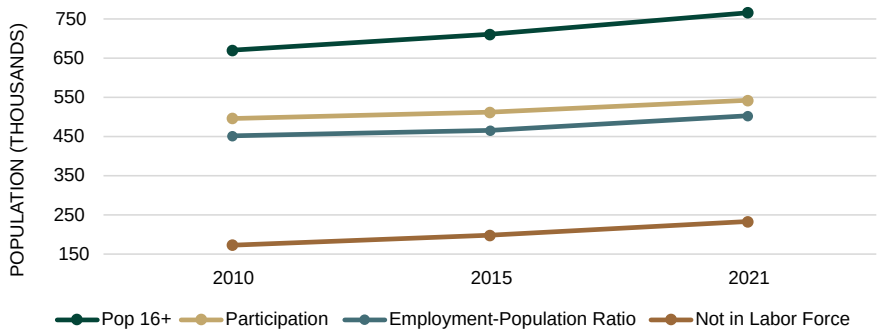
	2010	%	2015	%	2021	%
Households	**301,906**		**305,610**		**337,366**	
HH Below Poverty Level	20,530	6.8%	25,460	8.3%	29,563	8.8
Households Receiving SNAP	16,494	5.5%	32,855	10.8%	34,086	10.1
Families	**198,515**		**201,936**		**216,585**	
Families below Poverty Line (%)		5%		6.9%		6%
Families below Poverty Line with Related Children under 18 (%)		7.2%		10.4%		9.5%
Families Receiving SNAP	8,239		12,404		14,259	
Families Receiving SNAP below Poverty Line (%)		7.9%		19.2%		12.3%
Mean Income Deficiency for Families	$8,736		$9,339		$10,908	
Income-Poverty Ratio						
Family Households	**198,515**		**201,936**		**216,585**	
<.5	4,327	2.18%	5,529	2.74%	5,606	2.59%
.5 to.74	2,396	1.21%	3,915	1.94%	3,014	1.39%
.75 to .99	3,191	1.61%	4,519	2.24%	4,420	2.04%
1.0 to 1.99	21,234	10.7%	25,380	12.57%	23,477	10.84%
2.0 to 2.99	27,768	14%	28,135	13.93%	27,297	12.89%
3.0 to 3.99	26,753	13.48%	26,408	13.08%	28,193	13.02%
4.0 to 4.99	24,905	12.5%	23,345	11.6%	24,292	11.22%
> 5.0	87,941	44.3%	84,705	41.9%	100,286	46.3%
Individuals for Whom Poverty Determined	**831,517**		**871,724**		**935,655**	
<.5	33,372	4.01%	39,290	4.51%	43,227	4.62%
.5 to .99	32,581	3.92%	44,728	5.13%	43,132	4.61%
1.0 to 1.99	105,946	12.74%	127,728	14.65%	117,799	12.59%
>2.0	659,618	79.33%	659,978	75.71%	731,497	78.18%

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

Labor Force Demographics

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 5.9]

Chart 5.H Labor Force Trends in Prince George's County, 2010-2021



- 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 2021.
- The civilian labor force also made numerical gains, but its percentage of the local labor force also dropped between 2010 and 2021.
- The employment-population ratio, measuring the employed 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 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 29.2 percent in 2021.
- The statistics for working women roughly follow that of the general labor statistics, showing downward trends.

Table 5.9 General Labor Force Demographics for Prince George's County

	2010	%	2015	%	2021	%
Population over 16	**670,310**		**711,108**		**766,078**	
In Labor Force (Labor Force Participation Rate)	496,739	74.1%	512,427	72.1%	542,634	70.8%
Civilian Labor Force	493,068	73.6%	509,962	71.7%	539,278	70.4%
Employed (Employment-Population Ratio in Labor Force)	452,182	67.5%	465,639	65.5%	502,841	65.6%
Unemployed	40,886	6.1%	44,323	6.2%	36,437	4.8%
Armed Forces	3,671	0.5%	2,465	0.3%	3,356	0.4%
Not in Labor Force	**173,571**	**25.9%**	**198,681**	**27.9%**	**223,444**	**29.2%**
Unemployment in Civilian Labor Force		8.3%		8.7%		6.8%
Females, 16+	**354,730**		**374,183**		**400,758**	
In Labor Force (Labor Force Participation Rate)	252,255	71.1%	258,249	69.0%	269,222	67.2%
Civilian Labor Force	251,445	70.9%	257,598	68.8%	268,419	67.0%
Employed (Employment-Population Ratio)	232,994	65.7%	236,733	63.3%	250,029	62.4%

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

Occupations, Industries, and Location Quotients Data

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 this information (Table 5.12). 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.[9] 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 5.11]

- Between 2010 and 2021, Prince George's County did not show any drastic changes in the composition of employment for its local economy, with any increases or declines at roughly 1 percent.
- 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 2021 LQ measured against 2010 LQ, Prince George's County shows greater strength in construction, retail, transportation, and the arts. The County is comparatively weaker in agriculture, manufacturing, wholesale trade, finance, and public administration. The County and MSA have roughly the same LQ for the information, professional, educational, and "other" sectors.
- Compared to the wider state economy, Prince George's County is stronger in construction, transportation, retail, arts, and "other" sectors. The County's LQ is less than the state's in agriculture, finance, and manufacturing.

9 Klosterman et. al, pp. 138-141.

Table 5.10 Industries of Employment and Worker Classification in Prince George's County, Washington, D.C. MSA, and State of MD

	PRINCE GEORGE'S COUNTY				WASHINGTON, D.C. MSA				MARYLAND			
	2010	%	2021	%	2010	%	2021	%	2010	%	2021	%
Civilian Employed Population, 16 years and older	**452,182**		**502,841**		**2,889,207**		**3,375,099**		**2,903,595**		**3,120,977**	
Industry of Employed Population												
Agriculture, forestry, fishing and hunting, mining	1,027	0.2%	921	0.2%	9,747	0.3%	10,674	0.3%	14,783	0.5%	16,466	0.5%
Construction	36,620	8.1%	46,675	9.3%	196,582	6.8%	221,945	6.6%	217,804	7.5%	227,706	7.3%
Manufacturing	12,197	2.7%	10,603	2.1%	94,041	3.3%	97,322	2.9%	152,988	5.3%	144,276	4.6%
Wholesale Trade	7,199	1.6%	6,035	1.2%	40,771	1.4%	38,333	1.1%	65,641	2.3%	53,798	1.7%
Retail Trade	38,597	8.5%	42,591	8.5%	237,128	8.2%	260,290	7.7%	283,706	9.8%	286,672	9.2%
Transportation, warehousing, utilities	25,725	5.7%	31,633	6.3%	106,116	3.7%	136,273	4.0%	129,818	4.5%	154,026	4.9%
Information	12,495	2.8%	9,992	2%	99,440	3.4%	82,945	2.5%	77,699	2.7%	57,428	1.8%
Finance, insurance, real estate	25,968	5.7%	24,161	4.8%	193,133	6.7%	206,959	6.1%	197,722	6.8%	189,117	6.1%
Professional, scientific, management, administrative	67,493	14.9%	78,896	15.7%	593,159	20.5%	738,029	21.9%	422,979	14.6%	499,014	16%
Educational services, health care, social assistance	96,680	21.4%	111,347	22.1%	536,640	18.6%	657,949	19.5%	647,365	22.3%	738,361	23.7%
Arts, entertainment, recreation, accommodation, food services	32,271	7.1%	42,575	8.5%	221,405	7.7%	270,384	8.0%	218,477	7.5%	244,917	7.8%
Other services, except public administration	25,691	5.7%	28,785	5.7%	178,159	6.2%	213,927	6.3%	155,921	5.4%	166,958	5.3%
Public administration	70,219	15.5%	68,627	13.6%	382,886	13.3%	440,069	13.0%	318,692	11.0%	342,238	11.0%

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

Table 5.11 Location Quotients, 2010 vs. 2021

	PRINCE GEORGE'S COUNTY LQ FOR MSA	PRINCE GEORGE'S COUNTY LQ FOR MD	PRINCE GEORGE'S COUNTY LQ FOR MSA	PRINCE GEORGE'S COUNTY LQ FOR MD
Industry	**2010**	**2010**	**2021**	**2021**
Agriculture, forestry, fishing and hunting, mining	0.67	0.45	0.58	0.35
Construction	1.19	1.08	1.41	1.27
Manufacturing	0.83	0.51	0.73	0.46
Wholesale Trade	1.13	0.7	1.06	0.7
Retail Trade	1.04	0.87	1.1	0.92
Transportation, warehousing, utilities	1.55	1.27	1.56	1.27
Information	0.8	1.03	0.81	1.08
Finance, insurance, real estate	0.86	0.84	0.78	0.79
Professional, scientific, management, administrative	0.73	1.02	0.72	0.98
Educational services, health care, social assistance	1.15	0.96	1.14	0.94
Arts, entertainment, recreation, accommodation, food services	0.93	0.95	1.06	1.08
Other services, except public administration	0.92	0.06	0.9	1.07
Public administration	1.17	1.41	1.05	1.24

Calculated from 5-year ACS

Comparative Monthly Unemployment

The following table and chart show unemployment rates by month for 2021 and 2022, comparing Prince George's County, the Washington, D.C. MSA, the State of Maryland, and the U.S. The numbers in this report were not seasonally adjusted. Note that employment statistics can be and are regularly revised and can change without notice, and the Bureau of Labor Statistics calculates employment statistics differently from the Census Bureau.

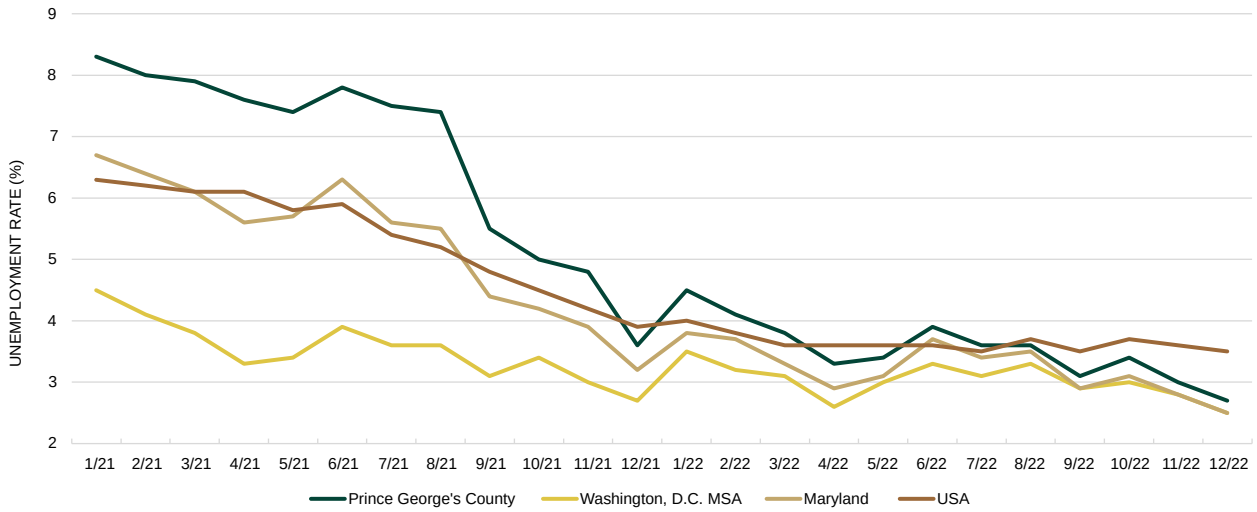
- All four geographies show a generally downward trend in unemployment from the beginning of 2021 to the end of 2022. Unemployment in Prince George's was high in mid-2021, reaching a maximum of 12 percent, though it was at 5.8 percent in December 2022.
- The County's unemployment is comparatively higher than that of the state, MSA, and U.S., though it has dropped in line with the general trend of employment statistics.

Table 5.12 Comparative Monthly Unemployment Rates, 2021-2022 (Not Seasonally Adjusted)

	PRINCE GEORGE'S COUNTY		WASHINGTON, D.C. MSA		MARYLAND		USA	
	2021	2022	2021	2022	2021	2022	2021	2022
January	8.3	4.5	5.6	3.5	6.7	3.8	6.3	4
February	8	4.1	5.5	3.2	6.4	3.7	6.2	3.8
March	7.9	3.8	5.4	3.1	6.1	3.3	6.1	3.6
April	7.6	3.3	4.9	2.6	5.6	2.9	6.1	3.6
May	7.4	3.4	5	3	5.7	3.1	5.8	3.6
June	7.8	3.9	5.6	3.3	6.3	3.7	5.9	3.6
July	7.5	3.6	5.2	3.1	5.6	3.4	5.4	3.5
August	7.4	3.6	5	3.3	5.5	3.5	5.2	3.7
September	5.5	3.1	4.1	2.9	4.4	2.9	4.8	3.5
October	5	3.4	3.7	3	4.2	3.1	4.5	3.7
November	4.8	3	3.2	2.8	3.9	2.8	4.2	3.6
December	3.6	2.7	3	2.5	3.2	2.5	3.9	3.5

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

Chart 5.I Recent Local Comparative Unemployment Trends, 2021-2022



Consumer Price Index

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. This table compares, over a period of five years, the annual 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 for planning or development purposes.

- From 2018 through 2021, 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. (Chart 5.J)
- A closer look at the CPI for the Washington, D.C. MSA for the period between January 2019 and November 2022 shows a sharp increase, rising by almost $38 by the Bureau of Labor Statistics' measurement. This suggests a noticeable change in the cost of living for general goods as related to increasing inflation at the national and international levels. (See Chart 5.K)
- The bi-annual CPI for the Washington, D.C. MSA is elevated compared to 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.

Table 5.13 Comparative Annual Consumer Price Index for Selected MSAs (2018-2022) (not seasonally adjusted)

ANNUAL CPI	2018	2019	2020	2021	2022
Washington	261.45	264.78	267.16	277.73	296.12
Atlanta	238.58	243.73	246.65	261.63	289.67
Houston	225.93	228.8	229.16	238.98	258.66
Miami	265.07	269.78	272.1	283.97	311.45
Philadelphia	251.56	256.62	258.92	269.37	290.53

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

Chart 5.J Comparative Annual CPIs for Selected Major MSAs, 2018-2022

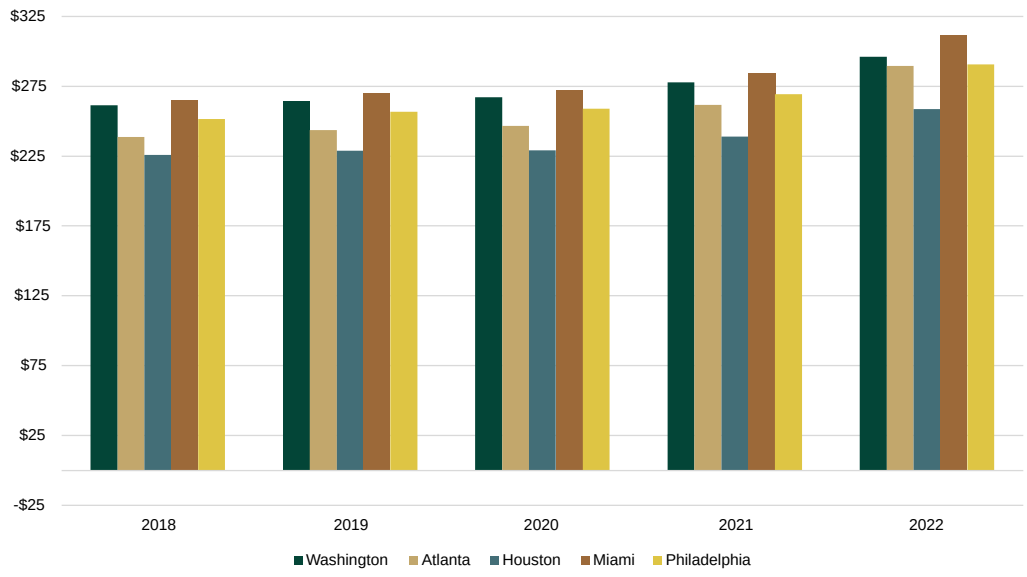
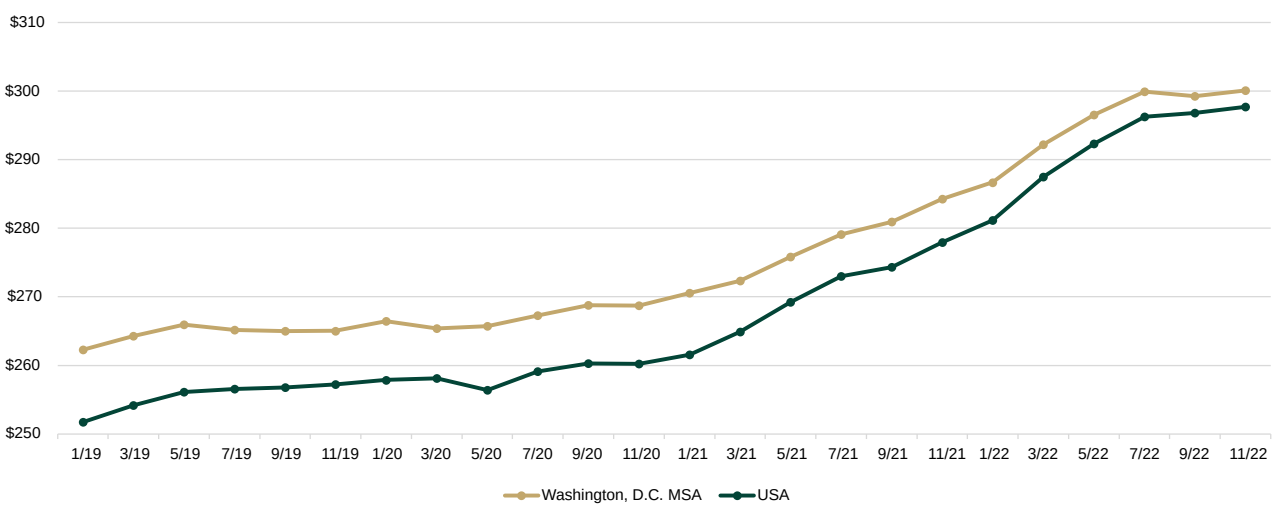


Table 5.14 Washington, D.C. MSA and United States CPI, Jan 2019-Jul 2022

	2019	2020	2021	2022
January	262.304	266.433	270.535	286.678
March	264.257	265.385	272.347	292.227
May	265.967	265.733	275.822	296.559
July	265.17	267.287	279.099	299.94
September	265	268.788	280.933	299.23
November	265.026	268.7	284.24	300.09

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

Chart 5.K Bi-Monthly CPI for Washington, D.C. MSA and United States, Jan 2019-Nov 2022



Note: USA calculated for "All Urban Areas".

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 five years.

- From 2017 to 2021, the GDP for both Maryland and Prince George's County fluctuated but made slight gains by 2021.
- The MSA's GDP rose in this period and shows a reliably upward trend.
- The Washington, D.C. MSA's GDP is significantly greater than that of the entire State of Maryland.
- Between 2017 and 2021, Prince George's County represented about 11 percent of Maryland's GDP. In that same period, the County contributed to about 8 percent of the MSA's GDP.

Table 5.15 Gross Domestic Product (GDP)

	MARYLAND	WASHINGTON, D.C. 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%

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

Section 6

Appendix

Data and Methods

This report gathered data from publicly available data sources, primarily from state and federal governments. In particular, the primary sources include the U.S. Census, American Community Survey (ACS), Bureau of Labor Statistics (BLS), Bureau of Economic Analysis (BEA), the Maryland State Data Center, and other data sources where appropriate. All data are freely and publicly available online, and references are provided at the end of this report. The appendix section of this report explains calculations for data that require further analysis. The 2021 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 conducts surveys of the entire population of the United States every ten years or every year that ends in zero (the decennial census for 2000, 2010, etc.). The response rates are typically high, and data are collected on most Americans for topics such as race, sex, housing, and economics. The decennial census data set is preferable for cases where these data were available, as it is a more comprehensive data collection.

The Census also has several other survey programs and departments for more specialized studies and regularly publishes various reports. The ACS is a division of the Census, 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. However, different analyses require different data sources (e.g., some data on employment using both ACS and BLS data or more detailed age analyses using 5-year ACS vs. more general age data referencing the decennial census).

There are two primary ACS surveys, one that collects responses representing five years of data (5-year ACS) and an annual survey 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 over a more extended period and is a more "reliable" sample, representing about 5 percent of the population. Still, it reflects current statistics less because the numbers reflect 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 are more recent. One-year ACS data are 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 for measuring change over time.[1] In most cases, this report uses 5-year ACS to provide context and allow for the analysis of trends based on survey data that do not overlap or show statistical distortion if 5-year data were analyzed annually. However, 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 demonstrate higher margins of error or more significant inconsistencies with raw numbers and percentages, we use percentages of the total population(s) for the given data set.

A critical methodological note 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. However, this low response rate is not unique. These unusual response rates undoubtedly skewed some of the precision, accuracy, and comprehensiveness of the statistics, both locally and nationally. The Census provides reasons for non-responses, which are necessary to consider for future planning and outreach efforts.

10 Klosterman et. al, pp. 265-266.

Response Rates for the American Community Survey

Housing Unit Response Rates for ACS					
	2010 (5-Year)	2015 (5-Year	2020 (5-Year)	2021 (1-Year)	2021 (5-Year)
Response Rate	93.7	94.5	82.4	78.3	81.1
Non-Response Rate	6.3	5.5	17.6	21.7	18.9
Reason for Non-Response					
Refusal	2.8	2	9.2	16.8	11.2
Unable to Locate	0.9	0.0	0.0	0.1	0.0
No One Home	1.6	0.5	0.4	0.9	0.5
Temporarily Absent	0.1	0.0	0.1	0.1	0.1
Language Barrier/Problem	0.1	0.0	0.1	0.3	0.2
Insufficient Data	0.2	0.3	0.4	0.8	0.6
Other Reason	0.6	2.6	3.9	0.2	3.4
Maximum Contact Attempts Reached	/	/	3.4	2.4	2.9

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. The Census may also periodically revise data after releasing a survey, sometimes several times within the same year; thus, data may yield inconsistencies between reports. Some surveys periodically add or remove questions and may not gather the exact same information for a given topic or category.
- The data are only as good as their respective agency reports them. We make no claim or endorsement of their complete accuracy.
- The population data are almost always low, as they depend on response rates, which are never 100 percent.
- This report is prepared to provide data and analysis. Its intention is not to offer policy recommendations, advocate for causes, or present a partisan viewpoint.
- Be aware that it is common for data to be somewhat inconsistent. Understand that data from different sources will likely provide different results.
- Results are based on solid estimates. They are not to be understood or interpreted as indisputable facts. Exact numbers in demographics and economics are nearly impossible.
- Population projections become less accurate the further into the future the numbers go. Population projects are not "predictions" of future populations.
- We cannot guarantee that the data is error-free, either in the sources we consult or by our mistakes or oversights.

Explanatory Notes and Formulas

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

Section 1. General Demographic Data

1.4 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.

Metropolitan Washington Council of Governments Forecast (MWCoG)

The measurement of future populations by the local metropolitan planning organization used as the official calculation for local and regional planning purposes is calculated:

[baseline population data] + [new housing units] + [approved housing units] + [potential in housing capacity per zoning area]

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 such as cities, towns, blocks and tracts. 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:

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

Section 2. Population Components

2.2 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. The **aged-child ratio** indicates whether a population is young or aging.

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

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

2.3 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:

$SR = (m/f) * 100$

Section 3. Housing and Housing Demographics

3.7 POPULATION DENSITY

Population density is the total population divided by a specific unit with a geographical measurement (such as acres, square miles, or square kilometers). It provides a rough estimate of the population within that unit.

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

Section 5. 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.

5.4 EARNINGS RATIO

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

5.9 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.

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

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

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

5.11 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.

$LQ_1 = [(e_i / e_T)] / [(E_i / E_T)]$

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.

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