

THE COMPREHENSIVE PLANNING PROFILE

for Prince George's County Council Districts



AUGUST 2026

Abstract

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This report focuses on the demographic, socioeconomic, and land use characteristics of the nine County Council Districts within Prince George's County, Maryland.

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

THE
**COMPREHENSIVE
PLANNING PROFILE**
for Prince George's County Council Districts



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The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

www.pgplanning.org

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The Commission has three major functions:

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

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

The Prince George's County Planning Department:

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

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The County Council has three main responsibilities in the planning process: setting policy, plan approval, and 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.

Council Members



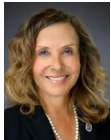
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INTRODUCTION

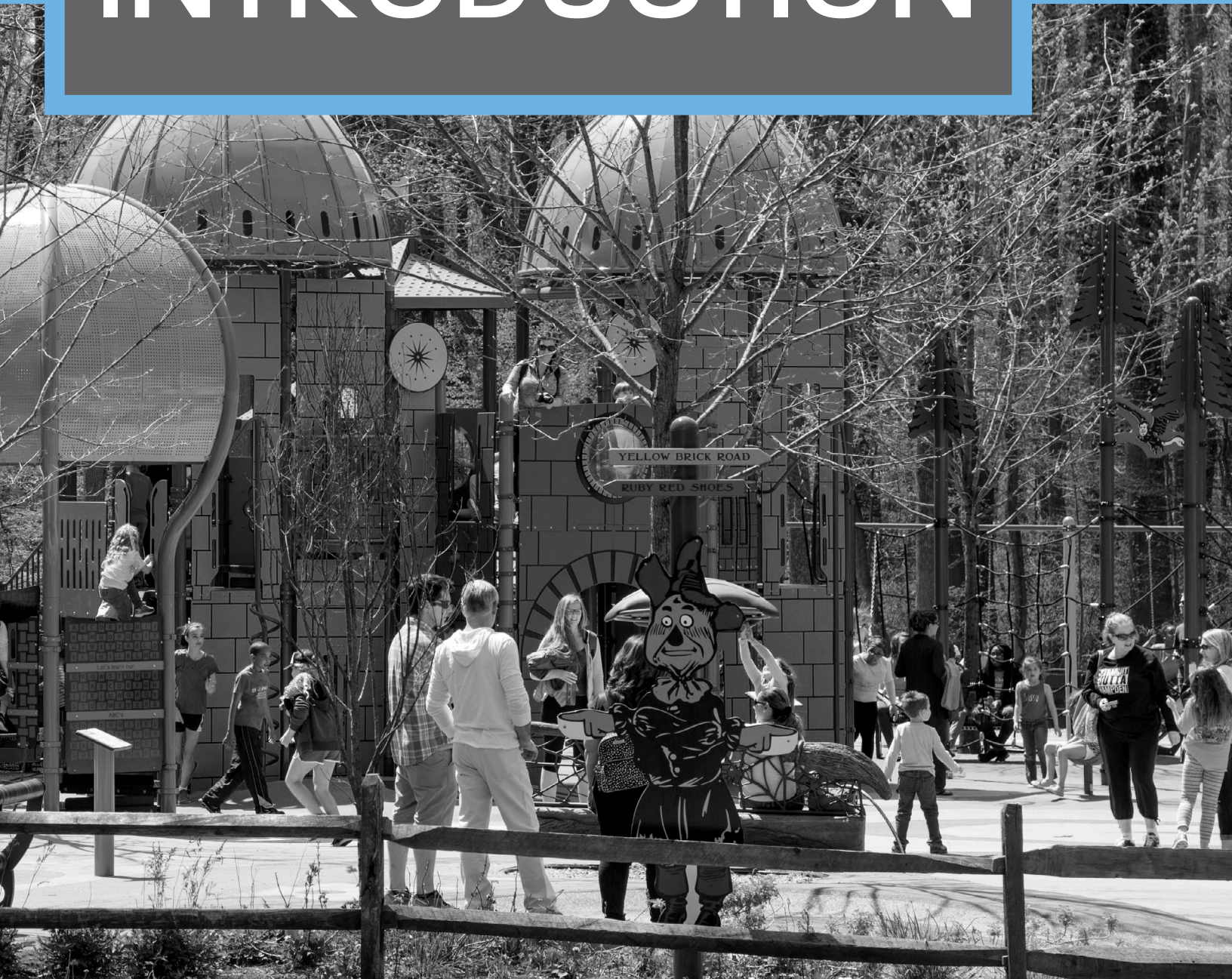
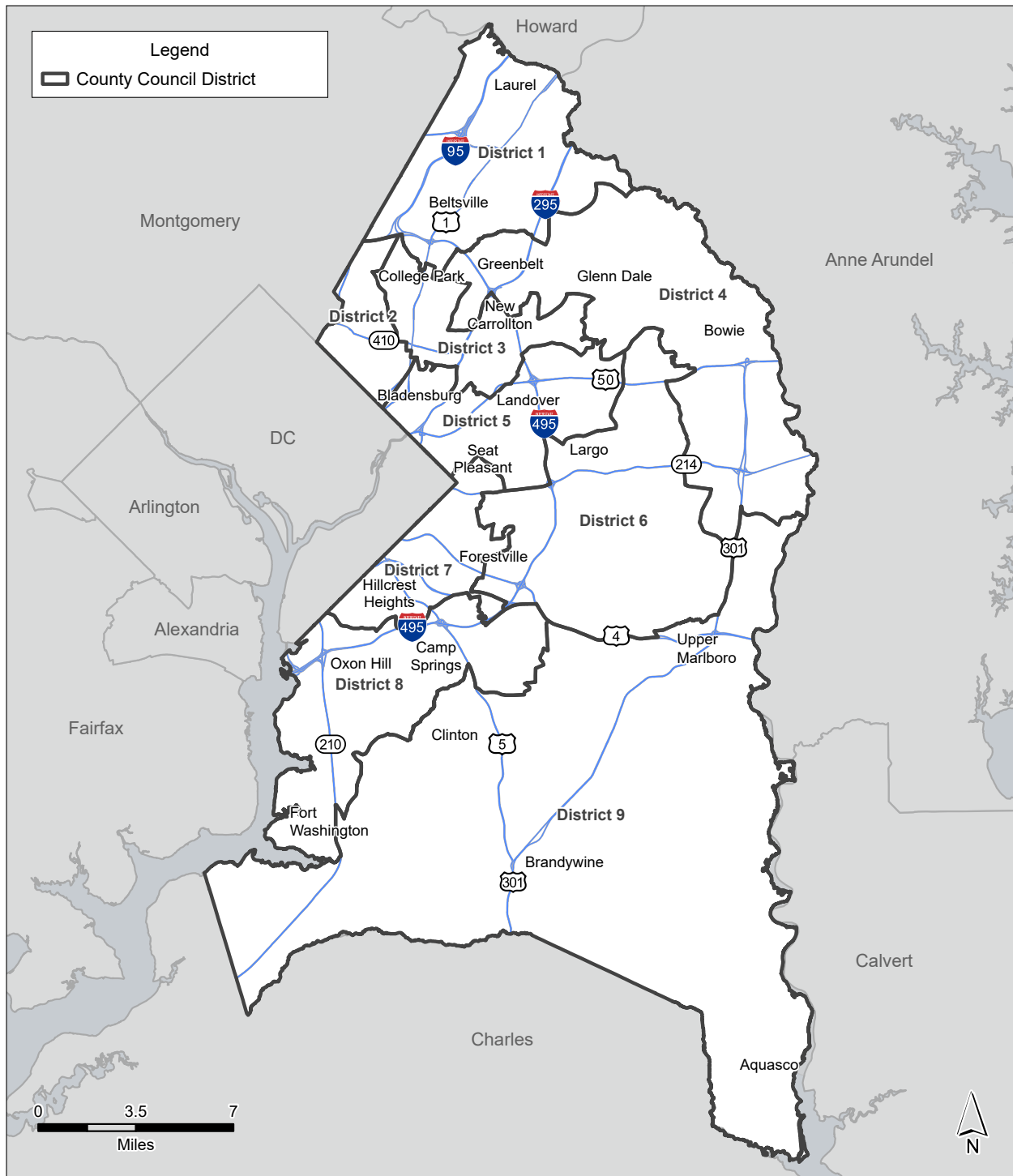


PHOTO BY M-NOPPO

Map 1. County Council Districts and Major Roads



Source: M-NCPPC Prince George's County Planning Department.

This report focuses on the demographic, socioeconomic, and land use characteristics of the nine County Council Districts (“the district”) within Prince George’s County, Maryland. Map 1 illustrates the nine County Council Districts across the County.

Prince George’s County, located within the Washington, D.C., metropolitan area, is strategically positioned for the headquarters of some federal agencies, prominent private-sector employers, and leading institutions of higher education. Each County Council District has distinct characteristics that set it apart from the others. This profile is intended to support community planners, decision-makers, and the public by providing data to inform policy development, program design, and equitable planning efforts.

Data Sources

The data are derived from the most recent 2024 American Community Survey (ACS) 5-Year Estimates published by the U.S. Census Bureau on January 29, 2026. Additionally, the compilation incorporates land preservation and authorized development records from the Prince George’s County Planning Department, nonresidential use information sourced from CoStar (a commercial listing database), as well as federal agency data provided by the Maryland Manual On-Line.

It is worth noting that the ACS has an annual sample size of about 3.54 million addresses. The final number of housing units interviewed for 2024 ACS 1-year estimates is 1.94 million out of 156 million residential addresses,¹ plus 147,000 persons in group quarters nationwide.² The 5-year estimates are the rolling average of the 1-year estimates with a larger sample size. “Over a 5-year period, the Census Bureau samples approximately 1-in-9 households nationwide.”³ Therefore, ACS estimates are subject to sampling errors, called the margin of error in ACS tabulations.

The County’s total population appears lower in the 2024 ACS than in the 2020 Census, but this does not necessarily indicate a population decline. The difference largely reflects the various data collection methods used for each source. The 2020 Census was a complete count conducted during the decennial census and focused on basic population and housing characteristics, whereas the ACS is a sample-based survey, as noted above.

Methodology

County Council Districts are not U.S. Census Bureau geographies and therefore do not have standard demographic or socioeconomic data tabulated specifically for them. To produce district-level estimates for this report, ACS data was allocated to the districts using a method developed in the Geographic Information System (GIS) software that relies on census tract centroids and district boundaries. As a result, these estimates are not exact but are sufficiently reliable for reference purposes.

For measures such as median year built and dollar-denominated variables, averaged median figures are applied, which may introduce limited statistical variation. However, these limitations are not expected to materially affect the report’s major findings.

¹ <https://facts.usps.com/size-and-scope/>

² <https://www.census.gov/acs/www/methodology/sample-size-and-data-quality/sample-size/index.php>

³ Understanding the ACS: The Basics, https://www.census.gov/content/dam/Census/library/publications/2020/acs/acs_general_handbook_2020_ch01.pdf



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POPULATION CHARACTERISTICS



PHOTOS BY M-NOPPC

Population by Age

Table 1 shows the age distribution across the County Council Districts, including each age group's share of the district's population. District 3 has the largest share of residents ages 5 to 19 and 20 to 34 among the nine districts, and is well above the County average. As a result, its shares in the other age groups are comparatively smaller than the eight other districts. This finding reflects the large student population associated with the University of Maryland, College Park, living both on and off campus. Furthermore, Districts 1, 2, and 9 have the highest share of residents ages 35 to 54, followed by Districts 5, 6, and 7.

District 6 reports the highest number of individuals who are 65 years old and over, followed by Districts 8 and 9. Additionally, District 8 has the highest percent share of individuals who are 65 years old and over, with Districts 9, 6, and 4 also showing significant share of this population segment. Five out of nine districts have a notably higher share of residents age 65 and over than the County average (14.9 percent). Map 2 illustrates population 65 years old and over by district. *The Planning Data Journal on Senior Population* highlights demographic and socioeconomic characteristics of the senior population in the County.⁴

Table 1. Population by Age

District	Total	Under 5 years	5 to 19 years	20 to 34 years	35 to 54 years	55 to 64 years	65 years and over
1	108,548	7,625	20,370	21,800	30,647	12,257	15,849
2	108,156	7,817	21,200	25,419	30,401	11,564	11,755
3	106,901	6,963	25,579	29,620	24,034	9,714	10,991
4	104,641	5,852	19,713	19,550	26,582	15,416	17,528
5	104,820	7,254	22,005	20,173	28,783	12,252	14,353
6	116,818	6,823	20,386	19,488	31,781	18,489	19,851
7	96,846	5,345	16,044	20,072	26,251	14,171	14,963
8	99,349	5,803	16,336	18,780	25,382	14,841	18,207
9	113,675	4,918	19,029	18,802	32,056	19,251	19,619
County	959,754	58,400	180,662	193,704	255,917	127,955	143,116

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

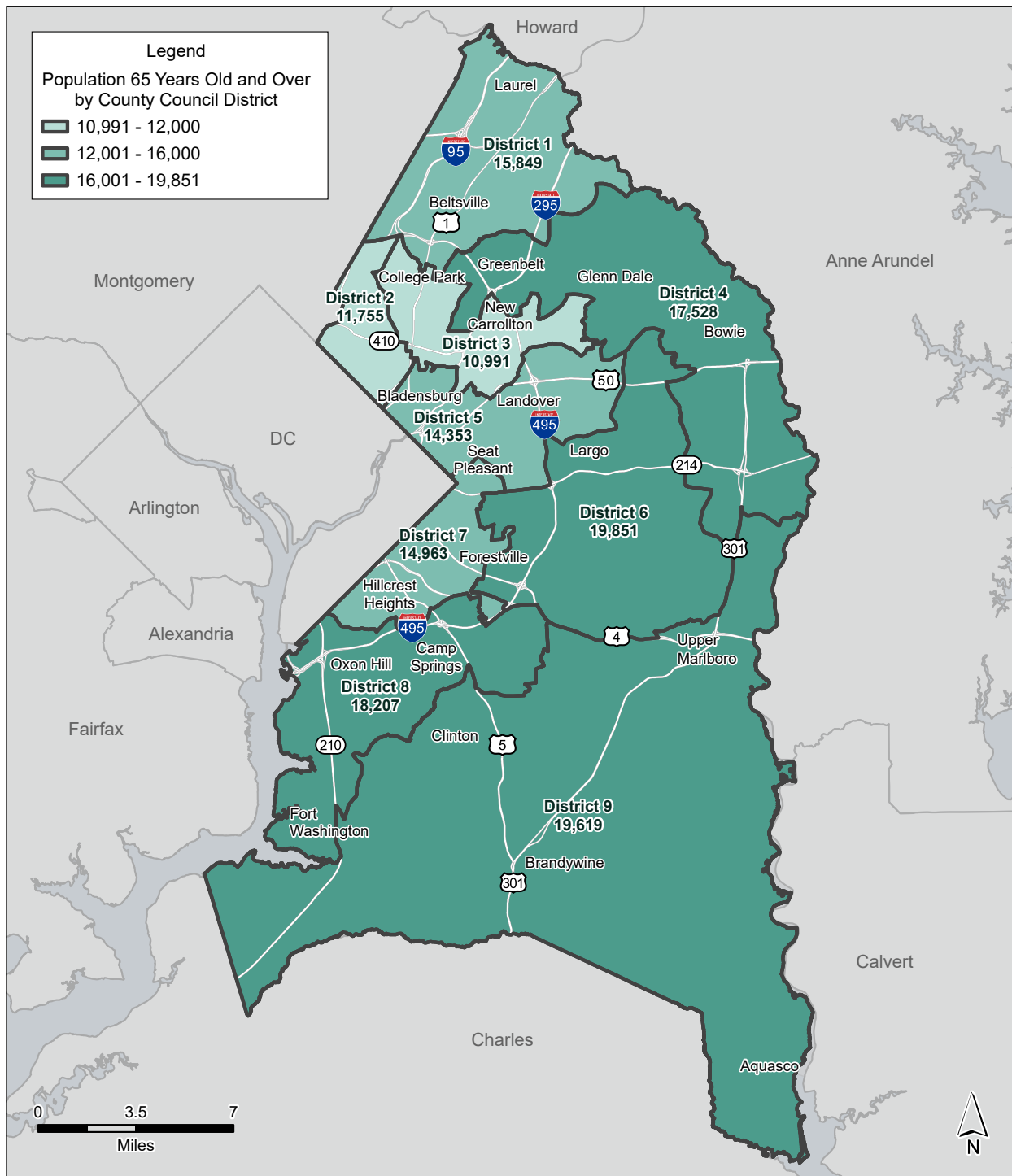
Table 1a. Percent Share of District Total

District	Total	Under 5 years	5 to 19 years	20 to 34 years	35 to 54 years	55 to 64 years	65 years and over
1	108,548	7.0%	18.8%	20.1%	28.2%	11.3%	14.6%
2	108,156	7.2%	19.6%	23.5%	28.1%	10.7%	10.9%
3	106,901	6.5%	23.9%	27.7%	22.5%	9.1%	10.3%
4	104,641	5.6%	18.8%	18.7%	25.4%	14.7%	16.8%
5	104,820	6.9%	21.0%	19.2%	27.5%	11.7%	13.7%
6	116,818	5.8%	17.5%	16.7%	27.2%	15.8%	17.0%
7	96,846	5.5%	16.6%	20.7%	27.1%	14.6%	15.5%
8	99,349	5.8%	16.4%	18.9%	25.5%	14.9%	18.3%
9	113,675	4.3%	16.7%	16.5%	28.2%	16.9%	17.3%
County	959,754	6.1%	18.8%	20.2%	26.7%	13.3%	14.9%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

⁴ https://www.pgplanning.org/wp-content/uploads/2025/06/Senior-Population_Summer-2025_WEB.pdf

Map 2. Population Age 65 Years and Older



Source: M-NCPPC Prince George's County Planning Department. Data Source: 2024 American Community Survey.

Races and Ethnicity

Prince George's County is considered a minority-majority jurisdiction, with people of color or non-white comprising 87.6 percent of the County's total population (Table 2). The Black or African-American population alone represents 58.8 percent of the County's residents (Table 2 and Chart 1). The term "people of color" encompasses individuals identified as Black or African-American, American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, Some Other Race, and Two or More Races.⁵

Districts 6 and 9 have the largest Black or African-American population, while Districts 6 and 7 have the highest share of this population group, each exceeding 80 percent. The share of this racial group in Districts 5, 6, 7, 8, and 9 is above the County average. Map 3 displays the percent share of Black or African-American population by district.

Moreover, District 2 records the highest share of "Some Other Race" in its total population (Table 2 and Chart 2). The U.S. Census Bureau defines this racial group as shown in the following quote.

"The Census Bureau is required by the U.S. Congress to use the category Some Other Race (SOR) for the decennial census and the American Community Survey. The SOR category includes all other responses not included in the five minimum race categories defined in the OMB standards (White, Black or African-American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander)." Additionally, "the vast majority of race responses (90.8 percent) that are classified as Some Other Race were from people who were classified as Hispanic in the ethnicity question" in 2020 Census.⁶

Table 2. Population by Race and Ethnicity

District	Total Population	White	Black or African-American	American Indian or Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Non-White	Hispanic or Latino*
1	108,548	19,162	48,898	596	8,644	11	19,486	11,751	89,386	28,515
2	108,156	13,485	31,906	939	3,982	75	45,647	12,122	94,671	58,543
3	106,901	22,074	38,938	1,107	7,686	8	26,185	10,903	84,827	37,237
4	104,641	24,819	53,551	433	6,172	12	10,337	9,317	79,822	16,002
5	104,820	5,937	68,554	609	2,144	137	20,026	7,413	98,883	26,052
6	116,818	6,731	97,590	498	1,994	84	2,415	7,506	110,087	6,053
7	96,846	4,430	78,643	179	576	39	7,397	5,582	92,416	12,487
8	99,349	10,228	63,063	1,043	3,772	71	13,783	7,389	89,121	20,276
9	113,675	12,108	83,493	323	2,601	22	8,353	6,775	101,567	10,923
County	959,754	118,974	564,636	5,727	37,571	459	153,629	78,758	840,780	216,088

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

*People of the Hispanic or Latino origin (or Hispanic or Latino population) can be of any race.

⁵ <https://www.census.gov/topics/population/race/about.html>

⁶ <https://www.census.gov/library/stories/2023/10/2020-census-dhc-a-some-other-race-population.html>

Table 2a. Percent Share of District Total

District	Total Population	White	Black or African-American	American Indian or Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Non-White	Hispanic or Latino*
1	108,548	17.7%	45.0%	0.5%	8.0%	0.0%	18.0%	10.8%	82.3%	26.3%
2	108,156	12.5%	29.5%	0.9%	3.7%	0.1%	42.2%	11.2%	87.5%	54.1%
3	106,901	20.6%	36.4%	1.0%	7.2%	0.0%	24.5%	10.2%	79.4%	34.8%
4	104,641	23.7%	51.2%	0.4%	5.9%	0.0%	9.9%	8.9%	76.3%	15.3%
5	104,820	5.7%	65.4%	0.6%	2.0%	0.1%	19.1%	7.1%	94.3%	24.9%
6	116,818	5.8%	83.5%	0.4%	1.7%	0.1%	2.1%	6.4%	94.2%	5.2%
7	96,846	4.6%	81.2%	0.2%	0.6%	0.0%	7.6%	5.8%	95.4%	12.9%
8	99,349	10.3%	63.5%	1.0%	3.8%	0.1%	13.9%	7.4%	89.7%	20.4%
9	113,675	10.7%	73.4%	0.3%	2.3%	0.0%	7.3%	6.0%	89.3%	9.6%
County	959,754	12.4%	58.8%	0.6%	3.9%	0.0%	16.0%	8.2%	87.6%	22.5%

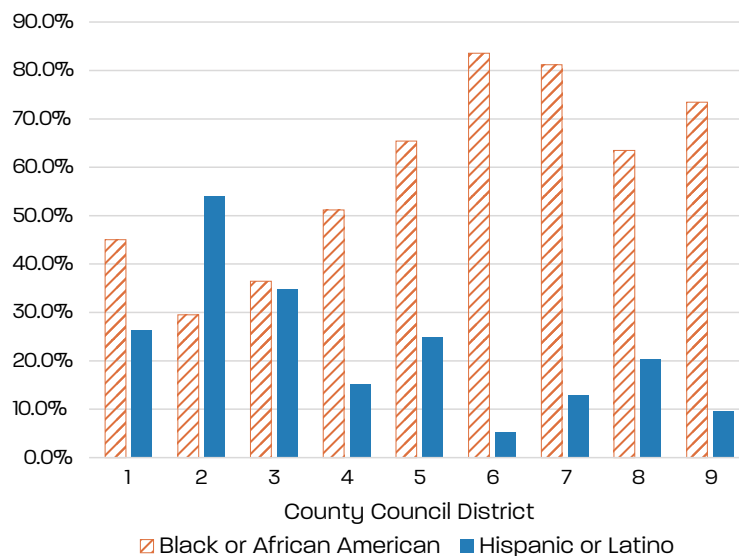
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

*People of the Hispanic or Latino origin (or Hispanic or Latino population) can be of any race.

Table 2 and Chart 1 also include people of the Hispanic or Latino origin who can be of any race. This is ethnicity instead of race. “The Census Bureau collects these data in accordance with the 1997 Office of Management and Budget (OMB) standards on race and ethnicity. OMB defines ‘Hispanic or Latino’ as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race.”⁷

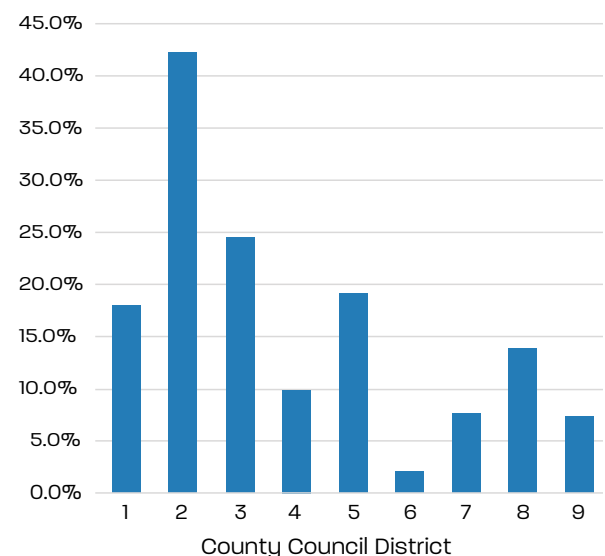
In Prince George’s County, people of Hispanic or Latino origin make up 22.5 percent of the County’s total population. District 2 has both the largest number and the highest share of this demographic group among the nine districts. As noted in the previous quote, some members of this group may identify as “Some Other Race.” The Planning Department’s Data Journal on Hispanic or Latino Population provides further insights into their demographic and socioeconomic profiles. Map 4 exhibits the percent share of the Hispanic or Latino population by district.

Chart 1. Percent Share of Black or African-American Population and Hispanic or Latino Population



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

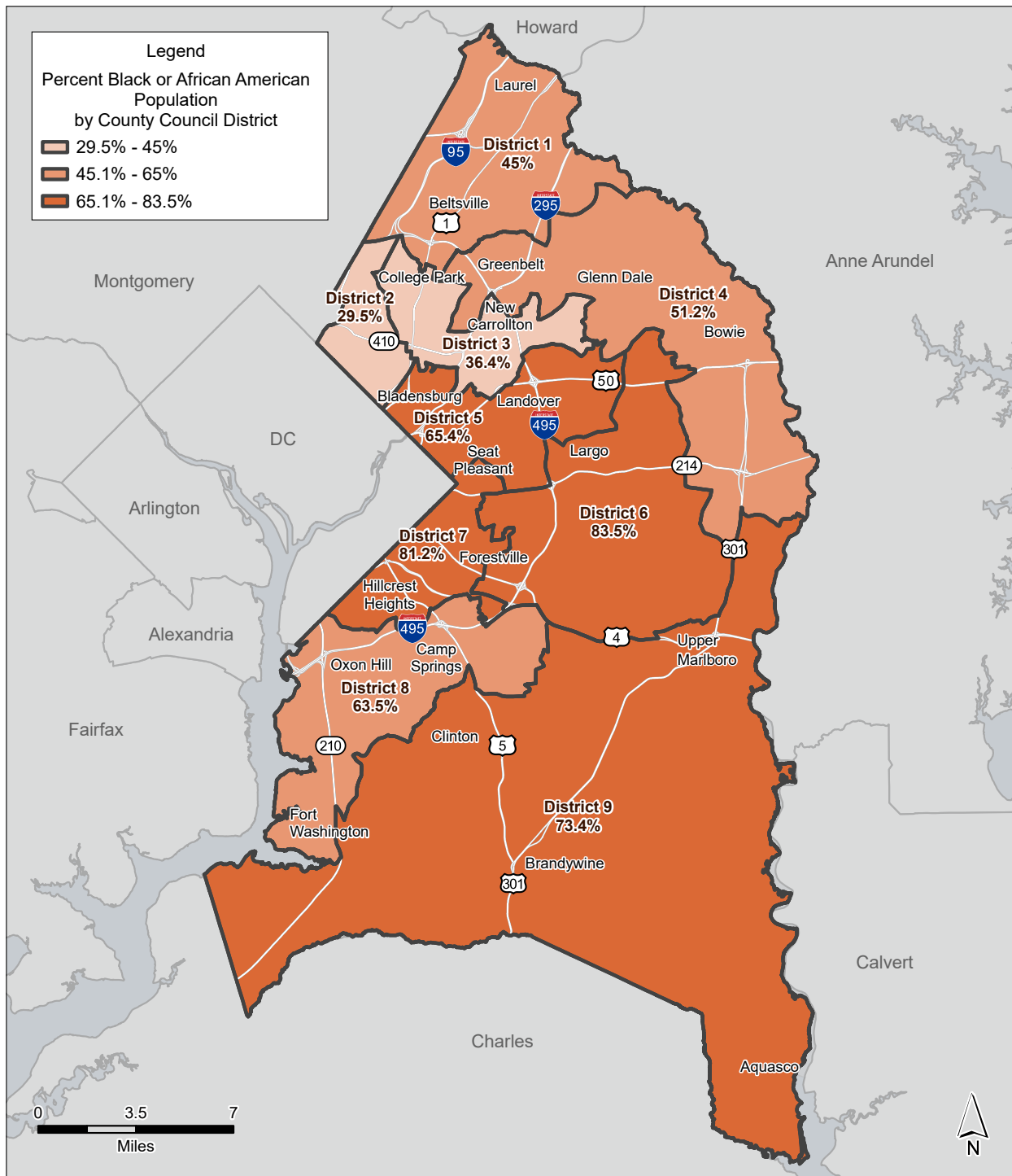
Chart 2. Percent Share of Some Other Race Population



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

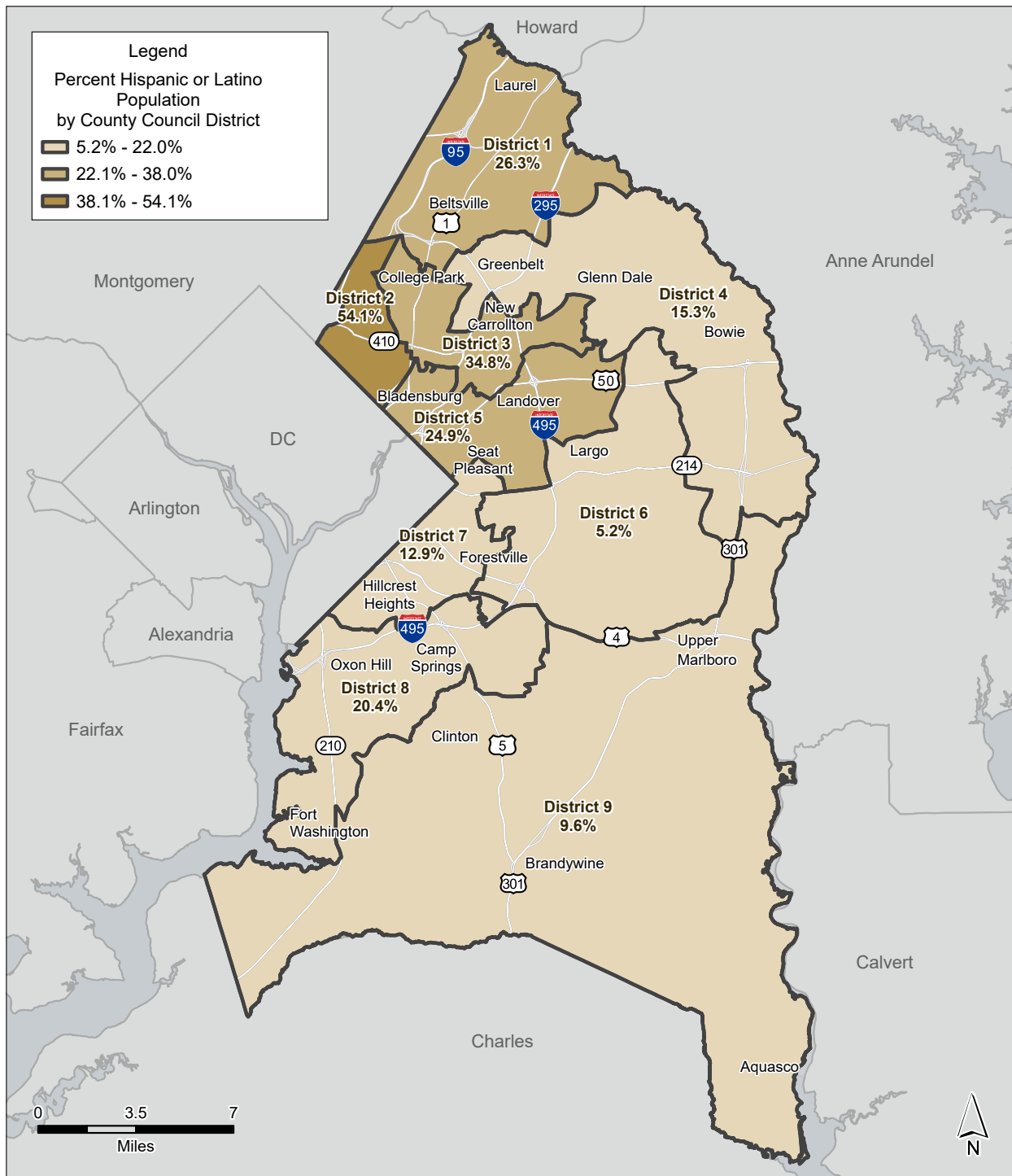
⁷ <https://www.census.gov/acs/www/about/why-we-ask-each-question/ethnicity/>

Map 3. Percent Black or African-American Population



Source: M-NCPPC Prince George's County Planning Department. Data Source: 2024 American Community Survey.

Map 4. Percent Hispanic or Latino Population



Source: M-NCPPC Prince George's County Planning Department. Data Source: 2024 American Community Survey.



The Foreign-Born

Most of the foreign-born population in Prince George’s County come from Latin America, representing 59.8 percent of the County’s total foreign-born population, with particularly high concentrations in Districts 2 and 3 (see Table 3a and Chart 3). Approximately one-quarter of the foreign-born population comes from African countries and are concentrated primarily in Districts 1 and 5, with a sizable population also in Districts 2, 3, and 4. Asian immigrants are concentrated mainly in Districts 1, 3, and 4 (see Table 3).

As for the percent share of a district’s population, Districts 2 is the highest in Latin American immigrants, followed by District 8. African immigrants have the highest share in District 6. “Prince George’s County has witnessed tremendous growth in its African population,” said Council Member Blegay in 2024.⁸

Table 3. The Foreign-Born Population

District	Total	Europe	Asia	Africa	Oceania	Latin America	Northern America
1	35,578	969	6,110	9,173	10	19,201	115
2	54,586	1,063	2,790	8,173	27	42,497	36
3	39,053	816	5,956	8,463	98	23,598	122
4	23,631	1,036	4,815	8,571	5	9,143	61
5	29,947	260	2,335	10,907	0	16,386	59
6	16,167	331	1,910	6,961	0	6,829	136
7	11,343	344	557	3,022	2	7,415	3
8	17,082	457	3,090	1,753	51	11,684	47
9	14,992	450	1,962	4,420	31	8,091	38
County	242,379	5,726	29,525	61,443	224	144,844	617

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

⁸ <https://pgccouncil.us/m/newsflash/Home/Detail/1680>



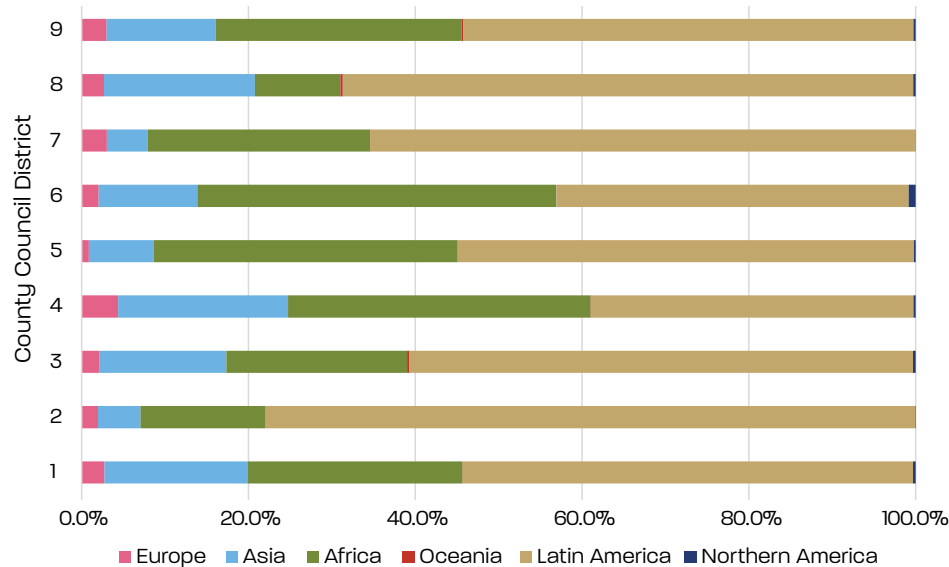
PHOTO BY M-NCPPC

Table 3a. Percent Share of District Total

District	Total	Europe	Asia	Africa	Oceania	Latin America	Northern America
1	35,578	2.7%	17.2%	25.8%	0.0%	54.0%	0.3%
2	54,586	1.9%	5.1%	15.0%	0.0%	77.9%	0.1%
3	39,053	2.1%	15.3%	21.7%	0.3%	60.4%	0.3%
4	23,631	4.4%	20.4%	36.3%	0.0%	38.7%	0.3%
5	29,947	0.9%	7.8%	36.4%	0.0%	54.7%	0.2%
6	16,167	2.0%	11.8%	43.1%	0.0%	42.2%	0.8%
7	11,343	3.0%	4.9%	26.6%	0.0%	65.4%	0.0%
8	17,082	2.7%	18.1%	10.3%	0.3%	68.4%	0.3%
9	14,992	3.0%	13.1%	29.5%	0.2%	54.0%	0.3%
County	242,379	2.4%	12.2%	25.3%	0.1%	59.8%	0.3%

Source for data on this page: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Chart 3. The Foreign-Born Population



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Limited English Proficiency

Quantitative and qualitative analyses using data on limited English proficiency (LEP) are essential for crafting and implementing a language access plan per Maryland’s language access law that “requires certain Maryland state departments, agencies, and programs to take reasonable steps to provide equal access to public services for individuals with limited English proficiency.”⁹

Table 3b shows that Prince George’s County has 21,346 limited English proficiency (LEP) households, representing 6.1 percent of the County’s 347,744 total households. District 2 contains 38.1 percent of the County’s LEP households, a share significantly higher than that of any other district. Map 5 shows each district’s share of the County’s total LEP households.

District 2 also has the highest concentration of LEP households, representing 22.6 percent of all households in the district (8,134 of 35,972)—the largest share among all districts and well above the countywide share of 6.1 percent.

It is important to note that LEP households or individuals are not necessarily foreign-born. On the other hand, the foreign-born may be proficient or fluent in English skills. Hence, it is erroneous to conclude that the foreign-born are limited in English skills.

Table 3b. Limited English Proficiency (LEP) Households

District	Total Households	LEP Households	Percent District Total	Percent County LEP Total
1	40,310	2,597	6.4%	12.2%
2	35,972	8,134	22.6%	38.1%
3	31,261	3,198	10.2%	15.0%
4	38,590	1,287	3.3%	6.0%
5	36,440	2,502	6.9%	11.7%
6	45,697	480	1.1%	2.2%
7	42,420	1,161	2.7%	5.4%
8	37,787	1,257	3.3%	5.9%
9	39,267	730	1.9%	3.4%
County	347,744	21,346	6.1%	100.0%

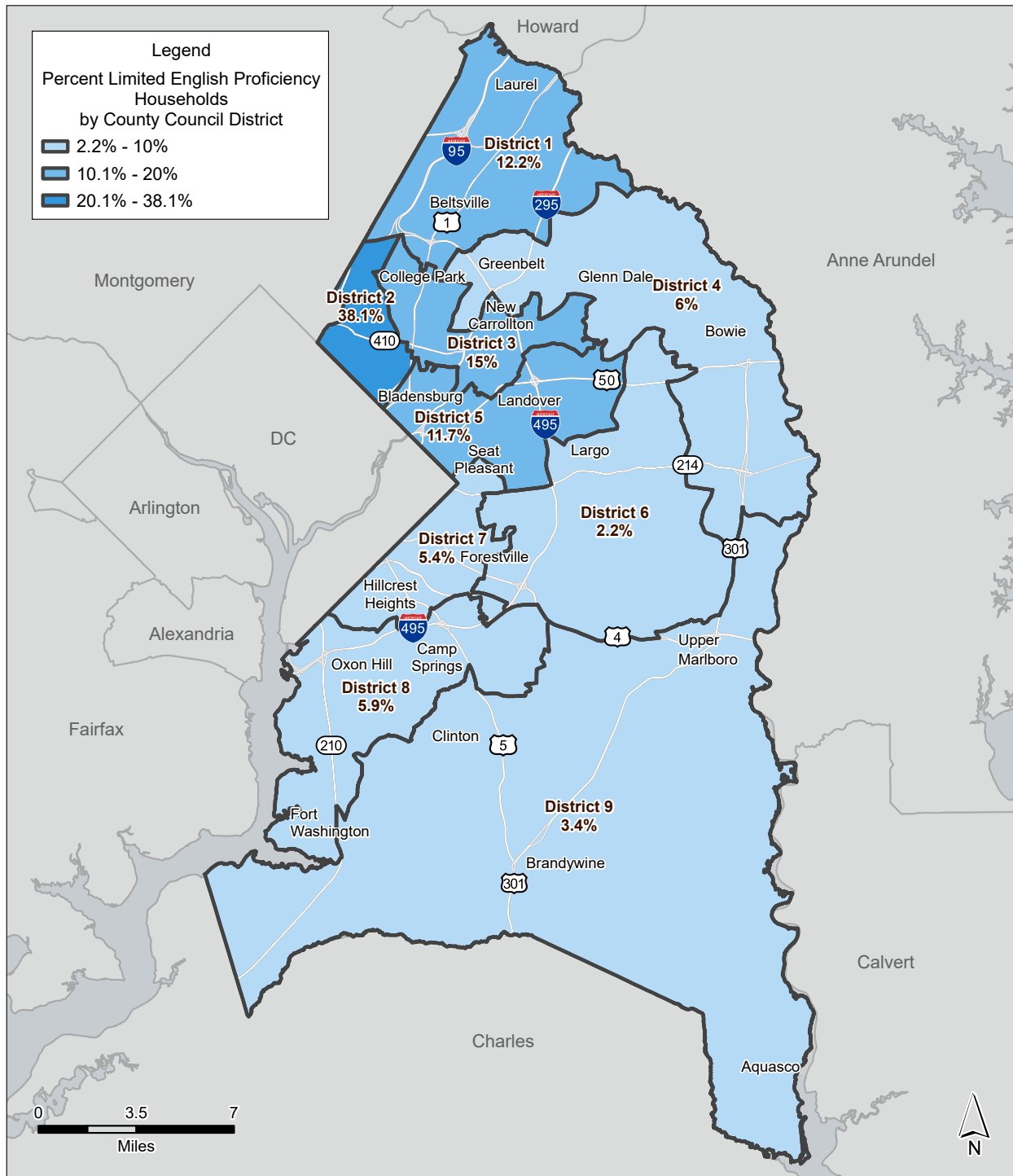
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.



PHOTO BY M-NCPPC

⁹ <https://www.baltimorecountymd.gov/files/departments/health/documents/bcdhlanguageaccessplan.pdf>

Map 5. Percent Limited English Proficiency Households



Source: M-NCPPC Prince George's County Planning Department. Data Source: 2024 American Community Survey.



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HOUSING CHARACTERISTICS



PHOTO BY M-NCPPO



PHOTO BY M-NCPPC

Housing Tenure and Types

District 6 has the most housing units in Prince George's County, followed by Districts 7 and 1 (Table 4). Occupancy rates—the share of occupied units, or households, among all housing units—are high across all districts. District 9 has the highest homeownership rate (91.1 percent), followed by Districts 6 and 4 (Table 4, Chart 4, and Map 6). Those three districts and District 8 have a homeownership rate well above the County average (62.3 percent). Districts 2 and 7 have the highest share of renter-occupied units among the nine districts.

The U.S. Census Bureau defines “tenure” as: A unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is “owner-occupied” only if the owner or co-owner lives in it. All other occupied units are classified as “renter-occupied,” including units rented for cash rent and those occupied without payment of cash rent.

Consistent with its high homeownership rate, District 9 has the highest share of single-family detached units (82.9 percent), which is significantly higher than the countywide figure of 49.2 percent (Table 5). Single-family units, both detached and attached, account for 94.7 percent of the district's total housing stock. Districts 4, 6, and 8 also have high shares of single-family units. It should be noted that the percentages in the 1-Unit column in Table 5 differ from the homeownership rates shown in Table 4 because some detached and attached units are renter-occupied. Nevertheless, the overall patterns in Table 4 and Table 5 are generally similar.

Table 4. Housing Units, Tenure, and Homeownership

District	Total Housing Units	Occupied housing units (or Households)	Owner-occupied Housing Units	Renter-occupied Housing Units
1	42,158	40,310	21,071	19,239
2	37,823	35,972	13,664	22,308
3	33,488	31,261	16,828	14,433
4	40,334	38,590	28,025	10,565
5	38,277	36,440	21,056	15,384
6	47,684	45,697	35,380	10,317
7	45,180	42,420	19,898	22,522
8	40,253	37,787	24,992	12,795
9	40,309	39,267	35,778	3,489
County	365,506	347,744	216,692	131,052

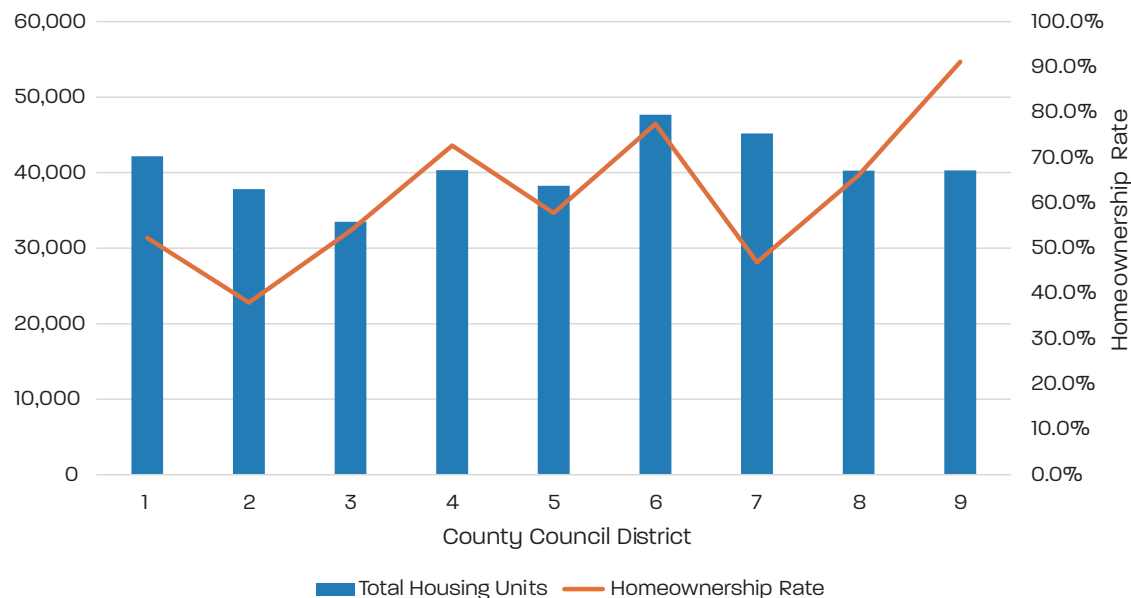
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Table 4a. Percent Share of District Total

District	Total Housing Units	Occupancy Rate	Homeownership Rate*	Percent Renter-Occupied Housing Units
1	42,158	95.6%	52.3%	47.7%
2	37,823	95.1%	38.0%	62.0%
3	33,488	93.3%	53.8%	46.2%
4	40,334	95.7%	72.6%	27.4%
5	38,277	95.2%	57.8%	42.2%
6	47,684	95.8%	77.4%	22.6%
7	45,180	93.9%	46.9%	53.1%
8	40,253	93.9%	66.1%	33.9%
9	40,309	97.4%	91.1%	8.9%
County	365,506	95.1%	62.3%	37.7%

Source for data on this page: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

* The homeownership rate = owner-occupied units/occupied housing units.

Chart 4. Housing Units and Homeownership Rate

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Table 5. Units in Structure (Housing Types)*

District	Total Housing Units	1-Unit (Detached)	1-Unit (Attached)	Two or More Units*	Mobile Home	Total 1-Unit
1	42,158	15,384	7,710	19,006	58	23,094
2	37,823	13,085	2,176	22,469	84	15,261
3	33,488	16,429	2,607	14,123	322	19,036
4	40,334	22,405	7,083	10,738	108	29,488
5	38,277	17,089	8,720	12,355	113	25,809
6	47,684	23,921	13,590	9,670	437	37,511
7	45,180	14,802	9,407	20,904	58	24,209
8	40,253	23,383	4,921	11,870	43	28,304
9	40,309	33,422	4,766	1,138	983	38,188
County	365,506	179,920	60,980	122,273	2,206	240,900

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026. The remaining units excluded in this report are "Boat, RV, van, etc." according to the Census Bureau.

*The Census Bureau defines a multiunit structure as "A building that contains more than one housing unit (for example, an apartment building)."

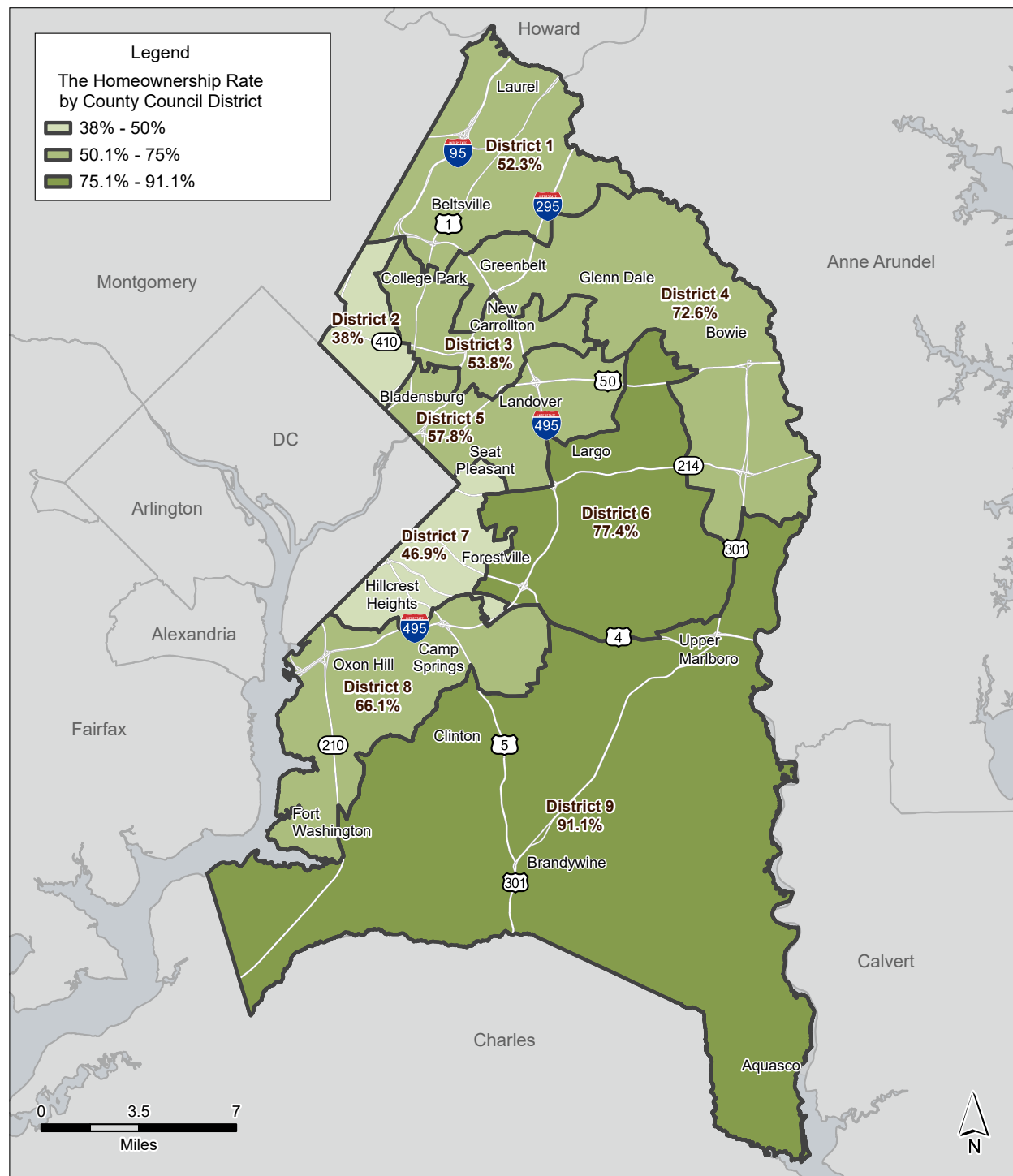
Table 5a. Percent of Total Housing Units

District	Total Housing Units	1-Unit (Detached)	1-Unit (Attached)	Two or More Units*	Mobile Home	Total 1-Unit
1	42,158	36.5%	18.3%	45.1%	0.1%	54.8%
2	37,823	34.6%	5.8%	59.4%	0.2%	40.3%
3	33,488	49.1%	7.8%	42.2%	1.0%	56.8%
4	40,334	55.5%	17.6%	26.6%	0.3%	73.1%
5	38,277	44.6%	22.8%	32.3%	0.3%	67.4%
6	47,684	50.2%	28.5%	20.3%	0.9%	78.7%
7	45,180	32.8%	20.8%	46.3%	0.1%	53.6%
8	40,253	58.1%	12.2%	29.5%	0.1%	70.3%
9	40,309	82.9%	11.8%	2.8%	2.4%	94.7%
County	365,506	49.2%	16.7%	33.5%	0.6%	65.9%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026. The remaining units excluded in this report are "Boat, RV, van, etc." according to the Census Bureau.

*The Census Bureau defines a multiunit structure as "A building that contains more than one housing unit (for example, an apartment building)."

Map 6. The Homeownership Rate



Source: M-NCPPC Prince George's County Planning Department. Data Source: 2024 American Community Survey.

Year Housing Structure Built

As shown in Table 6 and Chart 5, the median year in which housing structures were built in Prince George's County dates to the late 1970s. Districts 6 and 9 have the newest housing stock, based on median year built. In general, renter-occupied units tend to be newer than owner-occupied units across most districts in the County.

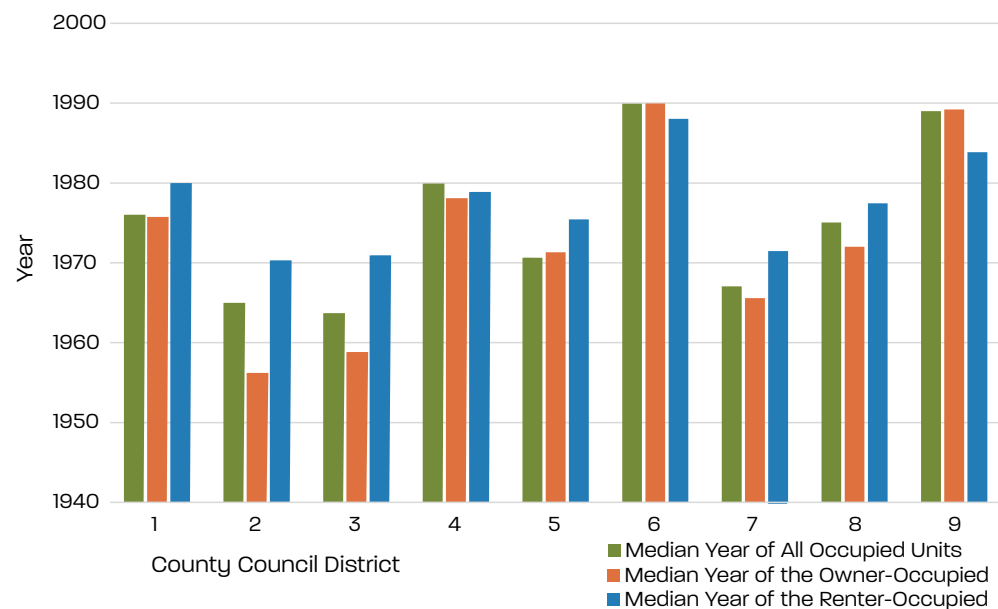
For curiosity, the primary author examined housing units by type by year built using the Planning Department's Property Info feature class in GIS based off the Maryland State Department of Assessments and Taxation (SDAT) data relating to property boundaries, to represent land use and ownership information in the County. Table 7 and Chart 6 help explain some of the patterns shown in Table 6 and Chart 5. It is worth noting that the two analyses use different data sources and compilation methods—the former is based on the American Community Survey, while the latter relies on state tax assessment data.

Table 6. Median Year Housing Structure Built

District	Median Year of All Occupied Units	Median Year of the Owner-Occupied	Median Year of the Renter-Occupied
1	1977	1977	1981
2	1967	1959	1972
3	1966	1961	1973
4	1981	1979	1980
5	1972	1973	1977
6	1990	1990	1989
7	1969	1967	1973
8	1976	1973	1979
9	1990	1990	1985
County	1978	1979	1976

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Chart 5. Median Year Housing Structure Built by Tenure



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.



PHOTO BY M-NOPPC

Table 7. Housing Structure Built by Housing Type by Decade—Before 1950 to 1990

District	Before 1950			1951-1960			1961-1970			1971-1980			1981-1990		
	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR
1	1,818	1,316	502	3,430	2,551	879	9,264	4,710	4,554	3,061	2,540	521	6,107	4,542	1,565
2	8,665	5,077	3,588	7,757	4,905	2,852	4,847	1,288	3,559	1,033	572	461	260	220	40
3	4,909	3,635	1,274	5,706	4,310	1,396	8,064	4,974	3,090	1,401	1,103	298	1,599	1,180	419
4	2,304	1,799	505	459	370	89	10,101	8,383	1,718	3,452	2,587	865	5,925	4,770	1,155
5	4,560	3,761	799	4,367	3,537	830	4,886	2,893	1,993	2,093	1,771	322	3,405	2,522	883
6	585	399	186	1,166	983	183	2,949	2,470	479	4,311	3,374	937	6,907	5,782	1,125
7	4,081	3,300	781	7,245	5,896	1,349	5,620	3,176	2,444	1,551	1,172	379	1,725	1,410	315
8	1,209	853	356	5,774	4,281	1,493	10,755	5,953	4,802	5,710	4,589	1,121	3,359	2,807	552
9	1,523	788	735	1,951	1,455	496	5,710	4,809	901	5,256	4,698	558	5,148	4,405	743
County	29,654	20,928	8,726	37,855	28,288	9,567	62,196	38,656	23,540	27,868	22,406	5,462	34,435	27,638	6,797

Source: The Prince George's County Planning Department, Property Info.

DUS: Dwelling Units (or Housing Units); **DUSO:** Dwelling Units, Owner-Occupied; **DUSR:** Dwelling Units, Renter-Occupied.

Table 7a. Housing Structure Built by Housing Type by Decade—1991 to After 2021 and Total Units

District	1991-2000			2001-2010			2011-2020			After 2021			Total Housing Units		
	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR
1	2,614	1,724	890	4,384	2,420	1,964	3,060	818	2,242	8,509	631	7,878	42,247	21,252	20,995
2	554	348	206	1,043	244	799	1,098	373	725	9,837	229	9,608	35,094	13,256	21,838
3	820	687	133	860	431	429	2,376	334	2,042	7,471	231	7,240	33,206	16,885	16,321
4	7,234	6,343	891	3,704	2,830	874	2,059	1,374	685	5,842	451	5,391	41,080	28,907	12,173
5	3,740	3,204	536	2,945	2,474	471	1,466	1,278	188	10,758	461	10,297	38,220	21,901	16,319
6	8,702	7,074	1,628	7,288	6,247	1,041	6,586	5,434	1,152	5,329	1,450	3,879	43,823	33,213	10,610
7	3,896	3,292	604	1,189	852	337	882	542	340	17,473	165	17,308	43,662	19,805	23,857
8	3,482	2,801	681	2,791	1,693	1,098	2,198	880	1,318	4,227	259	3,968	39,505	24,116	15,389
9	7,199	6,144	1,055	7,047	6,546	501	3,686	3,449	237	2,253	1,490	763	39,773	33,784	5,989
County	38,241	31,617	6,624	31,251	23,737	7,514	23,411	14,482	8,929	71,699	5,367	66,332	356,610	213,119	143,491

Source: The Prince George's County Planning Department, Property Info.

DUS: Dwelling Units (or Housing Units); **DUSO:** Dwelling Units, Owner-Occupied; **DUSR:** Dwelling Units, Renter-Occupied.

Table 7b and Chart 6 show that 46.2 percent of the County's housing inventory was built in or after 1991. Among these units, 35.3 percent are owner-occupied and 62.3 percent are rental units. District 6 has the highest share of both total housing units and owner-occupied units built in or after 1991 among the nine districts. On the rental side, more than 70 percent of rental housing units in Districts 5, 6, and 7 were built in or after 1991. Districts 1, 3, and 4 also have high shares of relatively new rental units, with 60.3 percent to 64.4 percent of them built in or after 1991.

Since 2011, Districts 1 and 7 have recorded the highest numbers of new residential units. Districts 6 and 9 have added the most new owner-occupied units, while District 7 has added the greatest number of new rental units. As a share of each district's total new units built since 2011, District 7 ranks highest for both total new units and rental units.

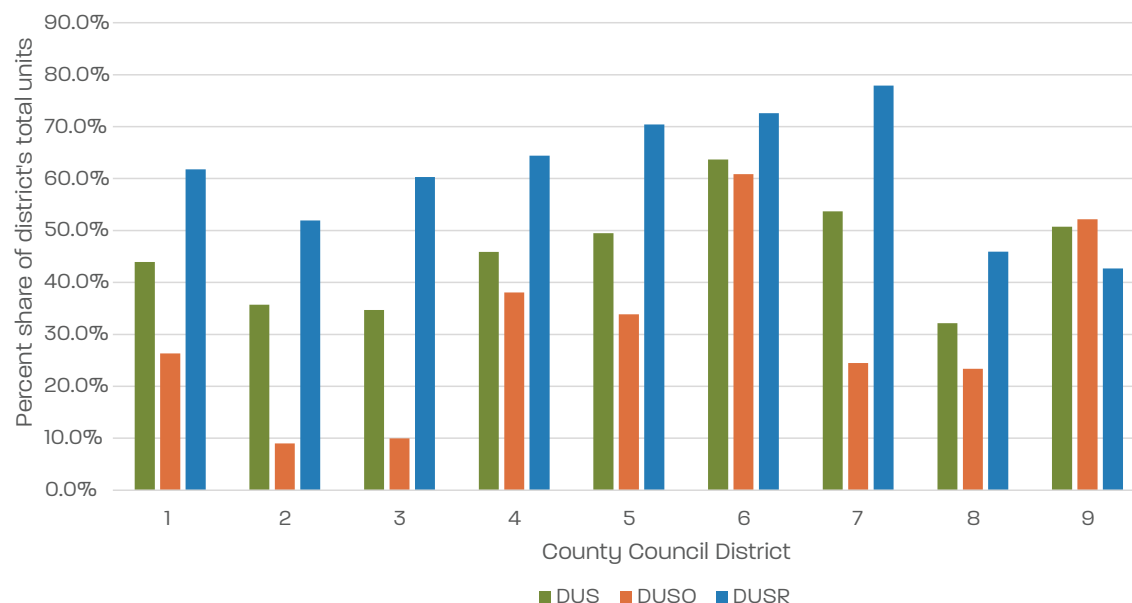
Table 7b. Housing Structure Built by Housing Type—Built In or After 1991 and In or After 2011 with Percent Share of District Total

District	Built In or After 1991			Percent Share of District Total			Built In or After 2011			Percent Share of District Total		
	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR	DUS	DUSO	DUSR
1	18,567	5,593	12,974	43.9%	26.3%	61.8%	11,569	1,449	10,120	27.4%	6.8%	48.2%
2	12,532	1,194	11,338	35.7%	9.0%	51.9%	10,935	602	10,333	31.2%	4.5%	47.3%
3	11,527	1,683	9,844	34.7%	10.0%	60.3%	9,847	565	9,282	29.7%	3.3%	56.9%
4	18,839	10,998	7,841	45.9%	38.0%	64.4%	7,901	1,825	6,076	19.2%	6.3%	49.9%
5	18,909	7,417	11,492	49.5%	33.9%	70.4%	12,224	1,739	10,485	32.0%	7.9%	64.3%
6	27,905	20,205	7,700	63.7%	60.8%	72.6%	11,915	6,884	5,031	27.2%	20.7%	47.4%
7	23,440	4,851	18,589	53.7%	24.5%	77.9%	18,355	707	17,648	42.0%	3.6%	74.0%
8	12,698	5,633	7,065	32.1%	23.4%	45.9%	6,425	1,139	5,286	16.3%	4.7%	34.3%
9	20,185	17,629	2,556	50.8%	52.2%	42.7%	5,939	4,939	1,000	14.9%	14.6%	16.7%
County	164,602	75,203	89,399	46.2%	35.3%	62.3%	95,110	19,849	75,261	26.7%	9.3%	52.4%

Source: The Prince George's County Planning Department, Property Info.

DUS: Dwelling Units (or Housing Units); **DUSO:** Dwelling Units, Owner-Occupied; **DUSR:** Dwelling Units, Renter-Occupied.

Chart 6. Percent of Housing Units by Tenure Built Since 1991



Source: Prince George's County Planning Department, Property Info.

DUS: Dwelling Units (or Housing Units); **DUSO:** Dwelling Units, Owner-Occupied; **DUSR:** Dwelling Units, Renter-Occupied.

Home Value and Gross Rent

The U.S. Census Bureau's definitions of home value and gross rent are provided in the quotes below. Median refers to the middle value in a dataset. Table 8 shows that median home values in Districts 9, 6, and 4 are notably higher than the County median, and Chart 7 illustrates this pattern. Table 8 and Chart 8 also indicate that most districts' median gross rent is above the County's median.

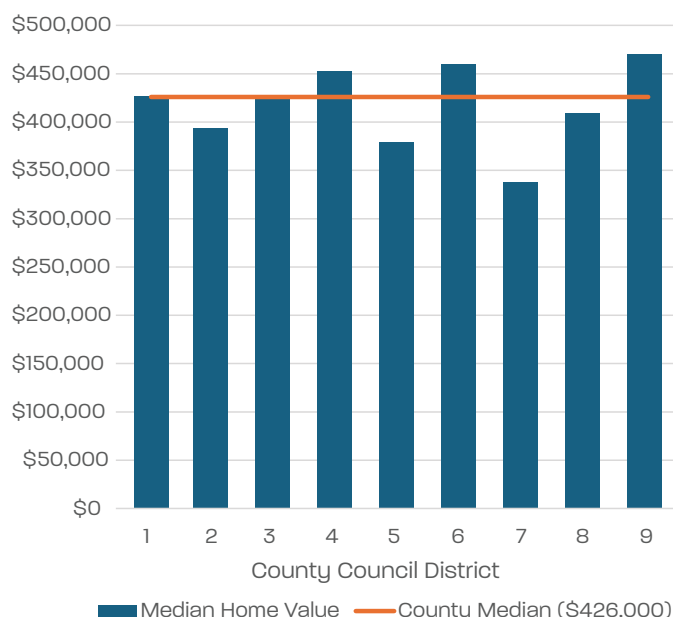
According to the U.S. Census Bureau's Census Glossary,¹⁰ "Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. For vacant units, value was the price asked for the property." The gross rent is, "The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels if these are paid for by the renter (or paid for the renter by someone else).

Table 8. Median Home Value and Median Gross Rent

District	Median Home Value	Percent County	Median Gross Rent	Percent County
1	\$426,796	100.2%	\$2,011	111.8%
2	\$393,691	92.4%	\$1,781	99.0%
3	\$426,520	100.1%	\$1,903	105.8%
4	\$452,477	106.2%	\$2,177	121.0%
5	\$379,088	89.0%	\$1,878	104.4%
6	\$459,859	107.9%	\$2,243	124.7%
7	\$338,178	79.4%	\$1,576	87.6%
8	\$408,874	96.0%	\$2,054	114.2%
9	\$470,120	110.4%	\$2,190	121.7%
County	\$426,000	-	\$1,799	-

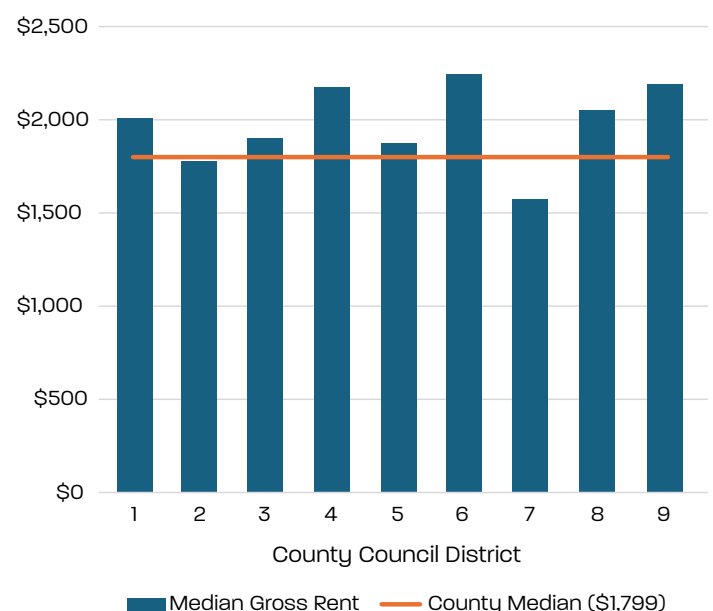
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026. The results are the average of census tracts' values by District.

Chart 7. Median Home Value for Owner-Occupied Units



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Chart 8. Median Gross Rent for Renter-Occupied Units



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

¹⁰ <https://www.census.gov/glossary/>

Housing Cost Burden

This section examines housing cost burden by tenure across districts, including owner-occupied and renter-occupied units (occupied housing units are also called households). These data show where cost burdens are most prevalent in the County. The further and detailed study can be found in *The Housing Cost Study for Prince George's County* that the Department published in January 2026.¹¹

Households are considered cost-burdened when they spend more than 30 percent of their income on rent, mortgage payments, and other housing costs, according to the U.S. Department of Housing and Urban Development (HUD). Households spending more than 50 percent of their income on housing costs are considered severely cost-burdened.¹²

According to the U.S. Census Bureau, “The data for monthly housing costs as a percentage of household income are developed from a distribution of ‘Selected Monthly Owner Costs as a Percentage of Household Income’ for owner-occupied and ‘Gross Rent as a Percentage of Household Income’ for renter-occupied units. Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail. Gross rent as a percentage of household income is a computed ratio of monthly gross rent to monthly household income.”

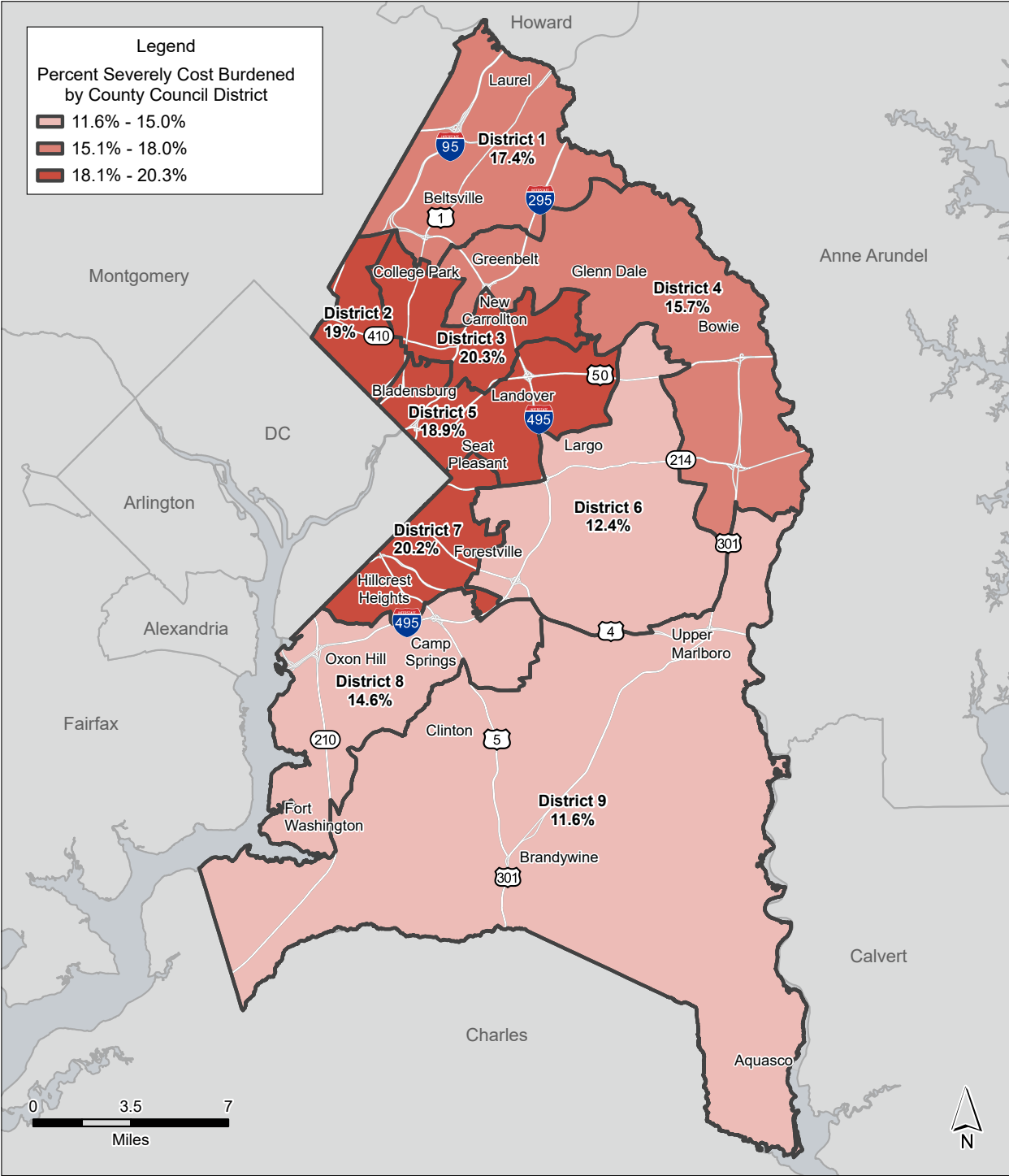
Table 9 and Chart 9 show that renter households face more serious housing cost burdens than owner households in every district throughout the County, which reflects national trends. In five districts, the proportion of owner households spending more than 30 percent of household income on housing costs exceeds the County average of 26.8 percent. District 4 has the lowest share of cost-burdened owner households. Among renter households, four districts appear to have a higher proportion of cost-burdened households than the County average (48.5 percent), while District 9 has the lowest (perhaps due to a high homeownership rate of 91.1 percent).

Map 7 shows the share of severely cost-burdened households across districts, regardless of tenure. These households spend more than 50 percent of their income on housing costs, with renters facing more severe cost burdens than homeowners as shown in Table 9.

¹¹ https://www.pgplanning.org/wp-content/uploads/2026/01/2025_Housing-Cost-Study-1.pdf

¹² <https://www.census.gov/newsroom/press-releases/2024/renter-households-cost-burdened-race.html>

Map 7. Percent Severely Cost Burdened Households



Source: M-NCPPC Prince George's County Planning Department. Data Source: 2024 American Community Survey.

Table 9. Housing Costs as a Percentage of Household Income by Tenure

District	Owner-occupied Housing Units	Over 30%*	Over 50%**	Renter-occupied Housing Units	Over 30%*	Over 50%**
1	21,071	5,337	2,538	19,239	9,216	4,489
2	13,664	4,032	1,722	22,308	10,513	5,119
3	16,828	4,601	2,011	14,433	7,468	4,350
4	28,025	6,460	3,183	10,565	5,026	2,879
5	21,056	6,059	2,623	15,384	8,200	4,279
6	35,380	9,240	3,531	10,317	4,575	2,146
7	19,898	6,048	2,732	22,522	11,143	5,847
8	24,992	6,841	2,814	12,795	6,252	2,718
9	35,778	9,485	3,769	3,489	1,163	783
County	216,692	58,103	24,923	131,052	63,556	32,610

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

*A household spending over 30% of its income on housing expenses.

**A household spending over 50% of its income on housing expenses.

Table 9a. Percent Share of District Total

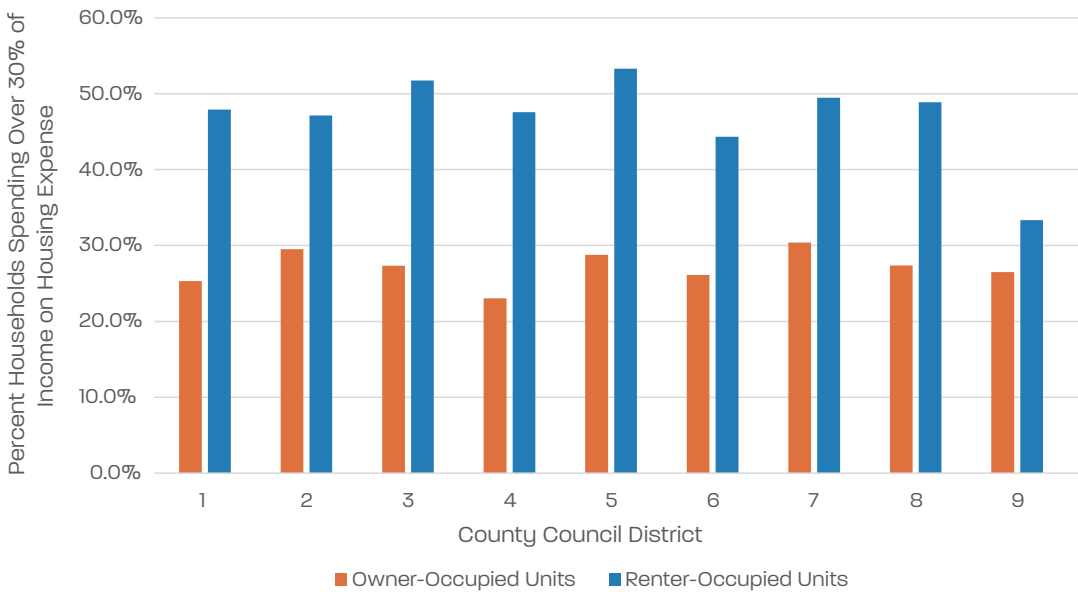
District	Owner-Occupied Units			Renter-Occupied Units		
	Total	Percent Over 30%	Percent Over 50%	Total	Percent Over 30%	Percent Over 50%
1	21,071	25.3%	12.0%	19,239	47.9%	23.3%
2	13,664	29.5%	12.6%	22,308	47.1%	22.9%
3	16,828	27.3%	12.0%	14,433	51.7%	30.1%
4	28,025	23.1%	11.4%	10,565	47.6%	27.3%
5	21,056	28.8%	12.5%	15,384	53.3%	27.8%
6	35,380	26.1%	10.0%	10,317	44.3%	20.8%
7	19,898	30.4%	13.7%	22,522	49.5%	26.0%
8	24,992	27.4%	11.3%	12,795	48.9%	21.2%
9	35,778	26.5%	10.5%	3,489	33.3%	22.4%
County	216,692	26.8%	11.5%	131,052	48.5%	24.9%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

*A household spending over 30% of its income on housing expenses.

**A household spending over 50% of its income on housing expenses.

Chart 9. Housing Cost Burden by Tenure



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

PHOTO BY M-NCPPC





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SOCIOECONOMIC CHARACTERISTICS



PHOTO BY M-NOPPO

Educational Attainment

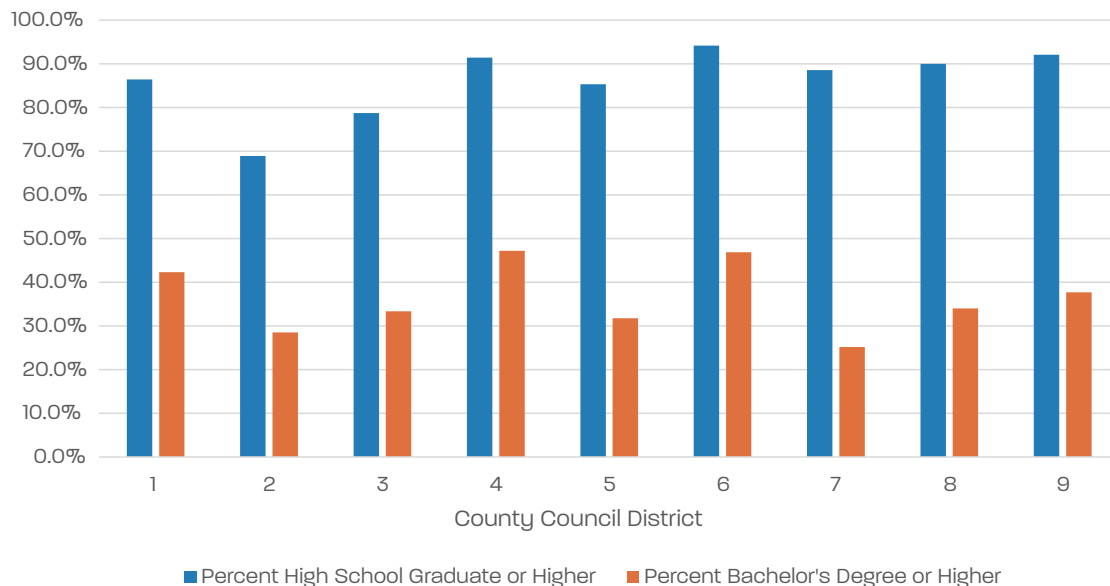
Table 10 and Chart 10 show that among residents age 25 and older, Districts 6, 9, 4, and 8 have the highest shares of residents with a high school diploma or equivalent, all exceeding the County average of 86.6 percent. Districts 4, 6, and 1 also have relatively high shares of residents with a bachelor's degree or higher, well above the County average (36.7 percent). The University of Maryland, College Park is located in District 3, and Bowie State University is located in District 4. Educational attainment data in this profile may include university students age 25 and older and reflect only the degrees or levels of schooling they have completed and if they reside in their respective districts.

Table 10. Educational Attainment

District	Population 25 Years and Over	High School Graduate or Higher	Percent High School Graduate or Higher	Bachelor's Degree or Higher	Percent Bachelor's Degree or Higher
1	75,275	65,073	86.4%	31,836	42.3%
2	72,362	49,852	68.9%	20,645	28.5%
3	60,511	47,646	78.7%	20,182	33.4%
4	72,603	66,399	91.5%	34,281	47.2%
5	69,013	58,896	85.3%	21,935	31.8%
6	84,418	79,514	94.2%	39,555	46.9%
7	70,485	62,449	88.6%	17,723	25.1%
8	71,849	64,678	90.0%	24,460	34.0%
9	83,719	77,100	92.1%	31,567	37.7%
County	660,235	571,607	86.6%	242,184	36.7%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Chart 10. Educational Attainment: High School Level and Advanced Education



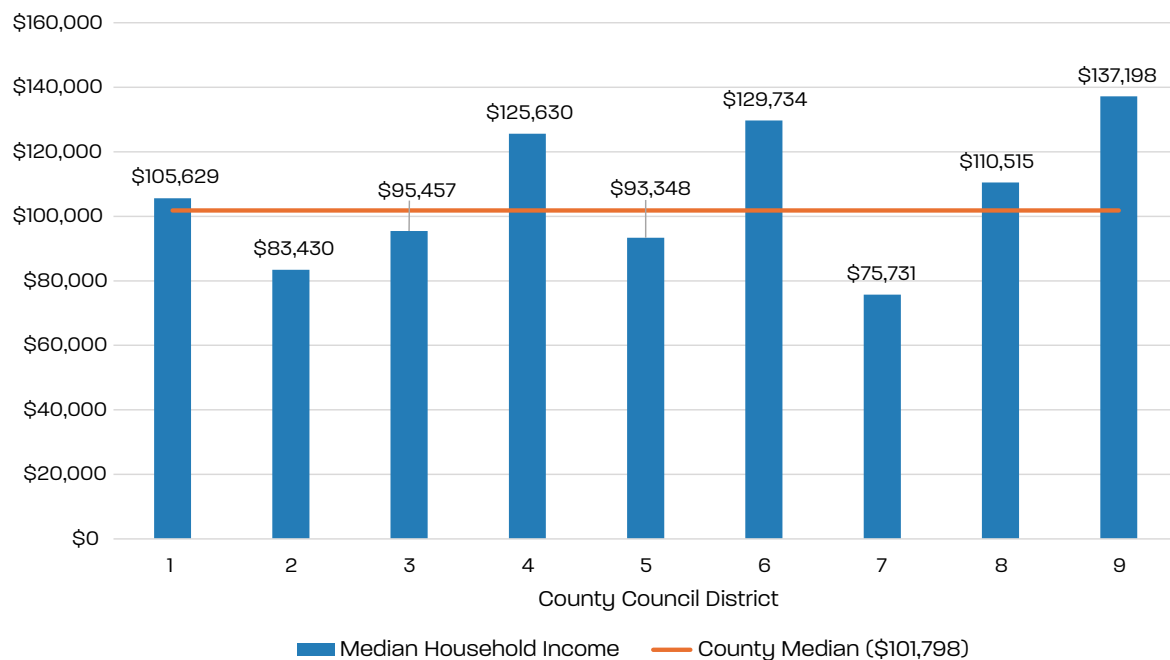
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Median Household Income

The median household income is highest in Districts 9, 6, and 4 (Chart 11). Furthermore, their median household income is significantly greater than the County median (\$101,798). Together with data on median home value, median gross rent, and housing cost burden by tenure, these income figures help illustrate housing affordability challenges across districts. Further and detailed analysis of this persistent challenge can be found in the Planning Department's report published in January 2026, *The Housing Cost Study for Prince George's County*,¹³ pages 19–26.

According to the U.S. Census Bureau, the household income is “the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.”

Chart 11. Median Household Income



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

¹³ *The Housing Cost Study for Prince George's County*, January 2026, pages 19-26, https://www.pgplanning.org/wp-content/uploads/2026/01/2025_Housing-Cost-Study-1.pdf.

Employment and Occupations

Labor Force and Employment

The U.S. Bureau of Labor Statistics defines the labor force participation rate as “the percentage of the population that is either working or actively looking for work.” It also describes “the labor force includes all people age 16 and older who are classified as either employed or unemployed. Conceptually, the labor force level is the number of people who are either working or actively looking for work.”¹⁴

Table 11 shows that the labor force participation rate exceeds the County average (69.6 percent) in four districts: District 2 has the highest rate (73.9 percent), followed by Districts 1, 4, and 6. In most districts, the employment rate—the share of the civilian labor force that is employed—also exceeds the County average (93.6 percent). The unemployment rate is calculated by subtracting the employment rate from 100 percent; therefore, the higher the employment rate, the lower the unemployment rate.

It is important to note that the American Community Survey (ACS) and the U.S. Bureau of Labor Statistics (BLS) use different methods to measure employment, and ACS unemployment rates are typically higher than BLS rates. Because BLS does not report employment data at the sub-county level, this profile chooses to utilize ACS employment data for analysis and comparison.

Table 11. Laborforce and Employment

District	Population 16 Years and Over	Population in Labor Force	Labor force Participate Rate	Civilian Labor Force	Civilian Employed Population	Percent Civilian Employed	Unemployment Rate
1	85,783	61,488	71.7%	60,967	57,523	94.4%	5.6%
2	84,176	62,218	73.9%	62,011	58,317	94.0%	6.0%
3	86,725	55,152	63.6%	54,861	51,078	93.1%	6.9%
4	84,781	60,367	71.2%	59,981	56,444	94.1%	5.9%
5	80,533	56,332	69.9%	56,270	52,527	93.3%	6.7%
6	94,470	66,822	70.7%	66,115	62,077	93.9%	6.1%
7	78,719	53,304	67.7%	53,110	48,345	91.0%	9.0%
8	81,480	56,698	69.6%	55,366	52,109	94.1%	5.9%
9	94,558	64,105	67.8%	63,305	59,640	94.2%	5.8%
County	771,225	536,486	69.6%	531,986	498,060	93.6%	6.4%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Occupations of the Civilian Employed

Table 12 and Chart 12 show that Districts 6, 4, 9, and 1 have relatively high shares of workers in the Management, Business, Science, and Arts occupations.¹⁵ Their respective percent share is significantly above the County average of 43.5 percent. This finding correlates well with those discussed in Educational Attainment and Median Household Income.

In five districts, the share of the civilian employed population working in service occupations exceeds the County average of 18.7 percent. In each of these districts, about one-fifth of employed residents work in service occupations. District 5 has the highest share, with approximately one-quarter of its civilian employed population working in service occupations. District 2 has the highest share of workers in Natural Resources, Construction, and Maintenance occupations, with one-fifth of its civilian employed population in these occupations.

¹⁴ <https://www.bls.gov/cps/definitions.htm#lfpr>

¹⁵ <https://www.bls.gov/ooh/management/>

Table 12. Occupations for Civilian Employed Population 16 Years Old and Over

District	Civilian Employed Population	Management, Business, Science, and Arts Occupations	Service Occupations	Sales and Office Occupations	Natural Resources, Construction, and Maintenance Occupations	Production, Transportation, and Material Moving Occupations
1	57,523	26,018	10,059	10,328	6,295	4,823
2	58,317	16,855	13,654	8,380	13,127	6,301
3	51,078	19,198	11,211	7,652	7,635	5,382
4	56,444	29,621	8,634	10,104	3,932	4,153
5	52,527	19,857	13,326	9,075	5,179	5,090
6	62,077	35,424	7,777	11,660	2,598	4,618
7	48,345	17,639	9,769	9,673	5,095	6,169
8	52,109	21,008	10,188	9,919	5,905	5,089
9	59,640	30,851	8,615	10,877	4,133	5,164
County	498,060	216,471	93,233	87,668	53,899	46,789

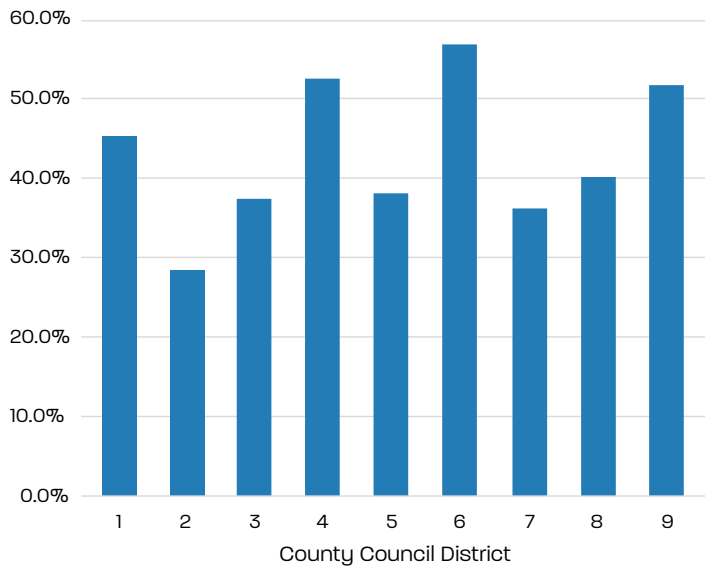
Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Table 12a. Percent Share of District Total

District	Civilian Employed Population	Management, Business, Science, and Arts Occupations	Service Occupations	Sales and Office Occupations	Natural Resources, Construction, and Maintenance Occupations	Production, Transportation, and Material Moving Occupations
1	57,523	45.2%	17.5%	18.0%	10.9%	8.4%
2	58,317	28.9%	23.4%	14.4%	22.5%	10.8%
3	51,078	37.6%	21.9%	15.0%	14.9%	10.5%
4	56,444	52.5%	15.3%	17.9%	7.0%	7.4%
5	52,527	37.8%	25.4%	17.3%	9.9%	9.7%
6	62,077	57.1%	12.5%	18.8%	4.2%	7.4%
7	48,345	36.5%	20.2%	20.0%	10.5%	12.8%
8	52,109	40.3%	19.6%	19.0%	11.3%	9.8%
9	59,640	51.7%	14.4%	18.2%	6.9%	8.7%
County	498,060	43.5%	18.7%	17.6%	10.8%	9.4%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Chart 12. Percent Management, Business, Science, and Arts Occupations



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Government Presence

Table 13 and Chart 13 show that government employment accounts for 30 percent of the County's civilian employed population age 16 and over, including 17.2 percent in federal government, 8.0 percent in state government, and 4.7 percent in local government. District 6 has both the largest number of government employees among the nine districts and the highest share of its civilian employed population working in government, at 42.4 percent.

According to the 2024 ACS data, which are the most recent, among all government employees who reside in the County, federal employment accounts for 57.4 percent of all government workers countywide. Table 13 further shows that in seven of the nine districts, federal employees make up over half of all government workers, and in Districts 6, 9, and 8, they account for at least 60 percent.

Table 14 summarizes the number of federal agencies by County Council District. The Appendix provides the agency names, addresses, and corresponding districts.

- District 4 has the most federal agencies (12)
- District 1 is second with 11 agencies
- Districts 2 and 5 have the fewest (1 each)
- Note: District 6 has no federal agencies in this dataset, but the number of federal employees residing in District 6 is the largest.

Table 13. Local, State, and Federal Government Employees

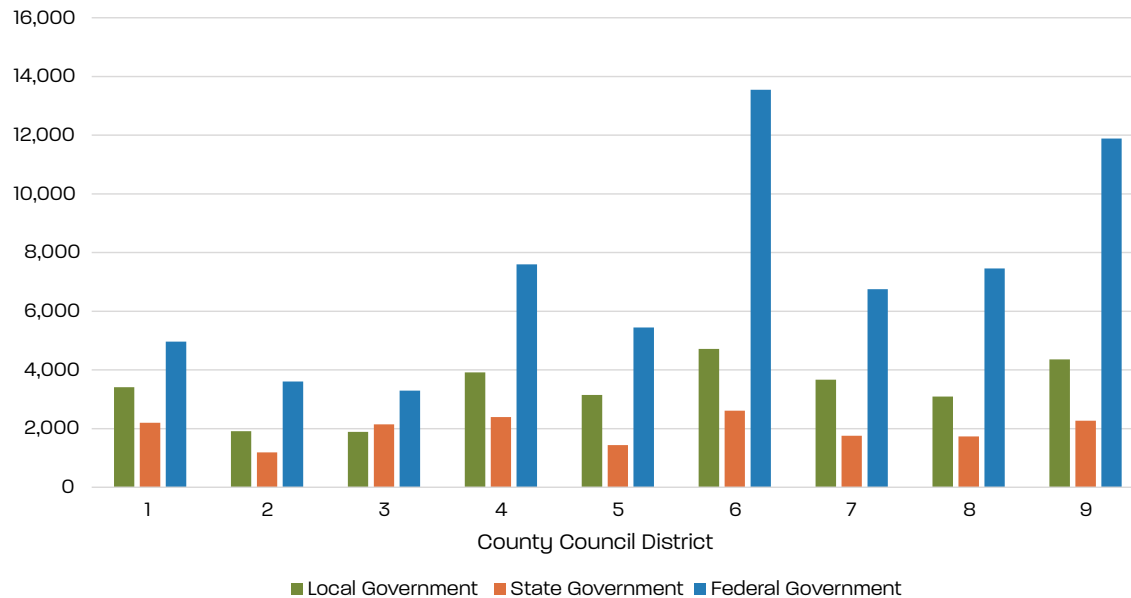
District	Civilian Employed Population 16 Years and Over	Local Government	State Government	Federal Government	Total Government
1	43,321	3,411	2,197	4,968	10,576
2	40,231	1,912	1,187	3,603	6,702
3	35,031	1,893	2,144	3,292	7,329
4	42,949	3,916	2,395	7,599	13,910
5	39,974	3,150	1,437	5,449	10,036
6	49,195	4,715	2,611	13,552	20,878
7	37,979	3,665	1,759	6,754	12,178
8	39,284	3,091	1,735	7,458	12,284
9	47,170	4,362	2,273	11,885	18,520
County	375,134	30,115	17,738	64,560	112,413

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Table 13a. Percent Share of District Total

District	Civilian Employed Population 16 Years and Over	Local Government	State Government	Federal Government	Total Government	Percent Federal of Total Government
1	43,321	7.9%	5.1%	11.5%	24.4%	47.0%
2	40,231	4.8%	3.0%	9.0%	16.7%	53.8%
3	35,031	5.4%	6.1%	9.4%	20.9%	44.9%
4	42,949	9.1%	5.6%	17.7%	32.4%	54.6%
5	39,974	7.9%	3.6%	13.6%	25.1%	54.3%
6	49,195	9.6%	5.3%	27.5%	42.4%	64.9%
7	37,979	9.7%	4.6%	17.8%	32.1%	55.5%
8	39,284	7.9%	4.4%	19.0%	31.3%	60.7%
9	47,170	9.2%	4.8%	25.2%	39.3%	64.2%
County	375,134	8.0%	4.7%	17.2%	30.0%	57.4%

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Chart 13. Local, State, and Federal Government Employees

Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates, January 29, 2026.

Table 14. Number of Federal Agencies per County Council District

County Council District	Number of Federal Agencies
1	11
2	1
3	3
4	12
5	1
6	0
7	2
8	5
9	3



| 5 |

LAND USE CHARACTERISTICS



PHOTO BY M-NOPPO

Nonresidential Uses

As Maryland's second-most populous jurisdiction, Prince George's County has a diverse economic base. Table 15a through Table 15e and Chart 14 show various types of nonresidential uses across the nine County Council Districts. Measured in square feet, industrial uses account for the largest share, followed by office uses. Retail and other uses occupy much smaller amounts of space. Retail uses account for more buildings than any other nonresidential use. Across all categories, most nonresidential buildings were constructed in the 1970s and 1980s and are classified as Class C. The percent leased is high across uses.

Table 15a. Industrial Uses

District	Property Count	Total RBA*	Percent Leased	Median Year Built	Class A Building Count	Class B Building Count	Class C Building Count	Class F Building Count
1	317	10,888,782	95.3	1974	10	65	241	0
2	75	975,177	96.7	1964	0	2	70	0
3	55	1,061,954	96.0	1971	0	7	48	0
4	63	5,964,527	95.8	1993	12	34	17	0
5	509	20,523,046	95.9	1969	16	92	398	2
6	261	9,352,106	94.3	1980	18	55	184	0
7	82	1,745,216	96.2	1970	2	11	66	1
8	31	440,712	97.6	1967	0	6	25	0
9	151	4,827,862	96.1	1975	10	23	116	0
County	1,544	55,779,382	96.0	1973	68	295	1,165	3

Source: CoStar, a commercial listing database.

*RBA: Rentable Building Area.

Table 15b. Office Uses

District	Property Count	Total RBA*	Percent Leased	Median Year Built	Class A Building Count	Class B Building Count	Class C Building Count	Class F Building Count
1	191	4,966,672	93.9	1979	14	82	95	0
2	86	1,881,904	91.0	1948	2	17	65	0
3	138	4,245,019	94.2	1974	8	53	75	1
4	120	5,771,675	91.5	1988	22	72	26	0
5	147	3,335,074	94.7	1975	4	46	96	0
6	99	2,908,079	98.2	1983	10	34	55	0
7	91	674,887	99.9	1956	0	10	81	0
8	109	2,856,167	94.8	1982	5	44	59	0
9	150	1,613,399	98.6	1969	3	38	105	2
County	1,131	28,252,876	95.1	1974	68	396	657	3

Source: CoStar, a commercial listing database.

*RBA: Rentable Building Area.

Table 15c. Retail Uses

District	Property Count	Total RBA*	Percent Leased	Median Year Built	Class A Building Count	Class B Building Count	Class C Building Count	Class F Building Count
1	439	5,364,215	96.8	1969	16	163	258	0
2	319	3,513,151	96.0	1957	5	76	233	0
3	310	3,402,721	96.9	1965	3	95	207	0
4	248	5,372,016	96.5	1986	7	132	105	0
5	344	3,840,329	98.0	1967	8	90	244	0
6	218	4,322,486	98.4	1986	15	91	110	1
7	445	4,609,845	96.7	1963	2	85	353	0
8	290	3,550,715	98.1	1972	5	121	159	0
9	353	3,576,693	99.0	1974	6	144	197	0
County	2,966	37,552,171	97.3	1970	67	997	1,866	1

Source: CoStar, a commercial listing database.

*RBA: Rentable Building Area.

Table 15d. Specialty Uses

District	Property Count	Total RBA*	Percent Leased	Median Year Built	Class A Building Count	Class B Building Count	Class C Building Count	Class F Building Count
1	58	2,043,159	100.0	1984	4	23	31	0
2	48	1,312,115	97.6	1947	0	12	36	0
3	62	1,446,136	100.0	1963	1	24	37	0
4	71	1,527,585	100.0	1976	1	28	42	0
5	108	2,135,834	99.1	1967	2	32	74	0
6	57	2,028,004	100.0	1980	5	22	29	1
7	87	1,519,020	100.0	1962	2	13	72	0
8	60	1,611,851	100.0	1970	1	18	41	0
9	74	2,590,546	100.0	1970	2	23	49	0
County	625	16,214,250	99.6	1969	18	195	411	1

Source: CoStar, a commercial listing database.

*RBA: Rentable Building Area.

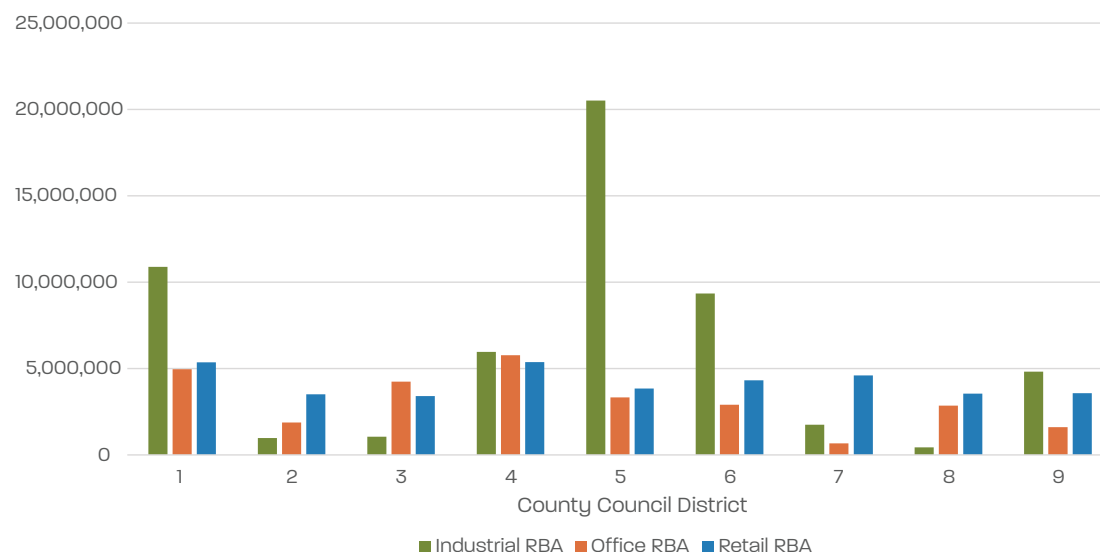
Table 15e. Flex, Hospitality, or Healthcare Uses

District	Property Count	Total RBA*	Percent Leased	Median Year Built	Class A Building Count	Class B Building Count	Class C Building Count	Class F Building Count
1	110	4,768,231	96.9	1987	5	73	30	0
2	14	566,108	100.0	1957	0	2	12	0
3	29	2,011,407	96.2	1984	1	16	12	0
4	47	2,700,231	97.3	2002	1	38	7	0
5	59	4,185,390	92.4	1986	0	30	29	0
6	67	4,786,871	95.5	1987	3	27	37	0
7	12	414,282	97.4	1971	0	1	10	0
8	24	6,937,854	100.0	2007	2	12	8	0
9	38	1,899,215	96.9	1982	0	18	17	0
County	400	28,269,589	97.0	1984	12	217	162	0

Source: CoStar, a commercial listing database.

*RBA: Rentable Building Area.

Chart 14. Industrial, Office, and Retail Uses (Square Feet)



Source: CoStar.

Industrial Uses

District 5 has the County's largest amount of industrial rentable building area (RBA) and the highest number of industrial buildings among all districts. District 5 also has the largest number of Class C buildings. District 9 sees the newest median year built among the districts. District 8 reports the highest occupancy rate (or percent leased). In District 4, most industrial buildings are Class B (34 of 63), while Class C buildings predominate in the other eight districts. The percent leased across all districts (94-98 percent leased) indicates strong industrial demand countywide with limited vacancy for new tenants. Districts 2, 3, 7, and 8 have the small amount of industrial presence as they are primarily residential and commercial areas.

Industrial RBA is concentrated in several key areas. The largest cluster is in District 5, inside I-95 (Capital Beltway) between US 50 and MD 704 (Martin Luther King Jr Highway). Other major concentrations are in District 4, south of Bowie between US 301, Leeland Road, and the Collington Branch; in District 6, inside I-95 between MD 214 (Central Avenue), Ritchie Road, and Walker Mill Road; and in District 1 along US 1 in Beltsville.

Office Uses

Across the nine districts, District 1 has the most office buildings, while District 4 has the largest amount of office space and the newest median building year. Districts 4 and 1 also have notable concentrations of Class B office buildings. District 7 has the smallest office square footage, the oldest office stock, and no Class A buildings. Its occupancy rate of 99.9 percent indicates a strong market demand. The percent leased varies among nine districts.

Office RBA is concentrated in four northern Prince George's County clusters: Largo in District 6, north of MD 214 (Central Avenue) between the Beltway and MD 202 (Largo Road); the New Carrollton Metro area in Districts 3 and 5, between the Beltway, MD 704, MD 410 (Veterans Parkway), and MD 450 (Annapolis Road); the College Park Discovery District in District 3; and Greenbelt in District 4, north of MD 193 (Greenbelt Road) near MD 201 (Kenilworth Avenue) and I-95 (Capital Beltway).

Retail Uses

Districts 7 and 1 have the highest numbers of retail buildings, while Districts 1, 2, and 4 contain the largest amounts of retail square footage. Districts 4 and 6 have the newest retail buildings based on median year built, and Class B buildings are most prevalent in District 4, followed by Districts 8 and 9. Retail leased rates are high across all districts, especially in Districts 4, 5, 8, and 9.

Retail RBA is concentrated in six major clusters across the County's developed areas: Laurel in District 1 along US 1; Bowie Town Center and Greenbelt in District 4, including the area around Beltway Plaza Mall; Forestville in District 6

along MD 4 (Pennsylvania Avenue) and Marlboro Pike; Branch Avenue in District 7, including Iverson Mall and Marlow Heights Shopping Center; and Clinton in District 9 along MD 5 (Branch Avenue) north of Woodyard Road.

Other Uses

In addition to industrial, office, and retail uses, Table 15d and Table 15e include specialty,¹⁶ flex, hospitality, and healthcare uses. Specialty uses have the highest countywide leased rate among nonresidential categories, at 99.6 percent, with seven districts fully leased. Districts 1, 5, 6, and 9 have the largest specialty RBA. Most specialty buildings are Class C, and median year built ranges from 1947 in District 2 to 1984 in District 1.

Flex, hospitality, and healthcare uses are concentrated in District 8, which has the largest RBA, newest median year built, and a 100 percent leased rate. District 6 ranks second in RBA, while District 7 has the smallest inventory. The percent leased is strong overall, with only District 5 below 95 percent leased. The majority of buildings are Class B especially in Districts 1 and 4. District 4 has the next-newest median year built after District 8.

To further examine specialty, flex, hospitality, and healthcare uses, Table 15a through Table 15e identify the six most common uses by district. The most common uses (appearing in majority of districts) are summarized in Table 16. For instance, self-storage facilities are located in eight districts, totaling 6.6 million square feet. Hotels are situated in seven districts occupying a total of 11 million square feet.

Table 16. Most Common Uses

Use Type	Number of Districts Where Found	Total Square Feet (in million)
Self-Storage	8 (89% of 9 districts)	6.3M
Religious Facility	8 (89% of 9 districts)	3.5M
Hotel	7 (78% of 9 districts)	11.0M
Schools	6 (67% of 9 districts)	2.0M
Hospital	6 (67% of 9 districts)	4.8M

Table 17. Major Characteristics of Other Uses (Top Six Only)

District	Secondary Use	Property Count	Rental Building Area (Square Feet)	Percent Leased	Year Built
1	Self-Storage	13	1,164,084	100.0	2000
1	Light Distribution	30	1,115,080	97.1	1991
1	Hotel	13	759,726	N/A	1986
1	R&D	6	533,196	100.0	1993
1	Schools	4	421,897	100.0	2000
1	Hospital	1	291,960	100.0	1979
2	Religious Facility	27	444,837	100.0	1945
2	Self-Storage	4	404,560	100.0	1995
2	Parking Garage	1	379,052	100.0	2004
2	Skilled Nursing Facility	3	302,105	100.0	1963
2	Assisted Living	3	192,716	100.0	1970
2	Contractor Storage Yard	1	30,000	0.0	1920
3	Hotel	10	1,233,083	N/A	1988
3	Schools	7	568,073	100.0	1953
3	R&D	6	339,383	96.2	2001
3	Parking Garage	2	338,847	99.3	2014
3	Religious Facility	31	289,251	100.0	1964
3	Post Office	4	133,241	100.0	1971

Source: CoStar, a commercial listing database.

Table 17 continues on the next page.

¹⁶ https://www.costar.com/resources/costar-glossary#go_s

District	Secondary Use	Property Count	Rental Building Area (Square Feet)	Percent Leased	Year Built
4	Hotel	11	1,102,978	N/A	1996
4	Self-Storage	7	707,036	100.0	1995
4	Religious Facility	43	513,507	100.0	1971
4	R&D	16	512,760	94.0	2010
4	Hospital	1	435,495	100.0	1934
4	Light Manufacturing	5	233,712	100.0	1977
5	Self-Storage	20	1,387,411	100.0	1987
5	Hospital	2	1,025,331	100.0	1951
5	Light Distribution	9	547,627	78.3	1977
5	Religious Facility	48	540,855	100.0	1966
5	Hotel	7	411,330	N/A	1988
5	Retirement Community	1	320,329	100.0	1988
6	Hospital	2	2,313,845	100.0	2020
6	Self-Storage	14	1,113,083	100.0	1996
6	Hotel	15	857,976	N/A	1999
6	Schools	4	398,950	100.0	1995
6	Religious Facility	16	351,753	100.0	1964
6	R&D	5	322,509	90.9	1989
7	Self-Storage	9	569,316	100.0	1996
7	Religious Facility	53	525,949	100.0	1953
7	Schools	3	212,618	100.0	1979
7	Hotel	3	103,144	N/A	1968
7	Lodge/Meeting Hall	5	48,120	100.0	1962
7	Shelter	1	37,225	100.0	1963
8	Hotel	18	6,521,949	N/A	2000
8	Parking Garage	2	567,913	100.0	2008
8	Religious Facility	35	464,745	100.0	1960
8	Self-Storage	5	344,430	100.0	1985
8	Schools	5	133,851	100.0	1978
8	Hospital	1	43,543	100.0	1983
9	Utility Sub-Station	3	1,235,288	100.0	1997
9	Hospital	3	651,824	100.0	1979
9	Self-Storage	7	617,613	100.0	2005
9	Rehabilitation Center	3	379,754	100.0	1986
9	Religious Facility	28	325,343	100.0	1960
9	Schools	7	224,609	100.0	1981

Source: CoStar, a commercial listing database.

Parkland and Open Space

Prince George's County has extensive active and passive parkland and recreation areas owned by federal agencies, the State of Maryland, and the Maryland-National Capital Park and Planning Commission (M-NCPPC). They may overlap with the Maryland Priority Preservation Areas (PPAs) boundaries to ensure protection of large, continuous land area for resource conservation and environmental stewardship.^{17,18}

Table 18 portrays that District 9 has the largest concentration of parkland and recreation areas owned by federal, state, or M-NCPPC. The state parks, including Cedarville State Forest, Merkle Wildlife Sanctuary, and Rosaryville State Park, are all situated in District 9. The 13,000-acre Patuxent Research Refuge, a federal facility, spans Districts 1 and 4 as well as the abutting portion of Anne Arundel County. Several National Park Service sites are located in local County Council Districts, including:

- Fort Foote in District 8
- Fort Washington in District 9
- Greenbelt Park in District 3
- Harmony Hall in District 8
- Oxon Cove Park & Oxon Hill Farm in District 8
- Piscataway Park in District 8

Table 18. Parkland (Acreage)

District	County Recreation and Parks	State Parks	Federal Parks	Total Park Area
1	1,764	0	5,683	7,447
2	874	0	0	874
3	1,115	0	568	1,683
4	3,938	0	6,593	10,531
5	2,241	0	0	2,241
6	4,313	0	0	4,313
7	976	0	28	1,004
8	2,104	0	1,175	3,279
9	13,091	6,700	787	20,578
County	30,417	6,700	14,835	51,952

Sources: Prince George's County Planning Department, Maryland State Parks by County, U.S. National Park Service, U.S. Fish and Wildlife Service.

¹⁷ https://pgplanning.org/resource_library/priority-preservation-area-functional-master-plan/

¹⁸ <https://planning.maryland.gov/Pages/OurWork/RRP/envr-planning/land-preservation.aspx>



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CONCLUSION AND APPENDIX



PHOTO BY M-NOPPO

Conclusion

Prince George's County is highly diverse demographically, socioeconomically, and physically. Its land use and economic structure are also diversified. These variations demonstrate that the district-level analysis is essential for understanding local needs, opportunities, trends, and patterns across the County. This profile can help guide policymaking, program planning, equitable development, sensible growth, resource conservation, environmental protection, and public engagement in support of vibrant neighborhoods, economic vitality, and institutional advancement.

Each of the nine County Council Districts has its own distinct character and assets. Beyond serving as political boundaries for public representation, the districts reflect the County's varied demographic, socioeconomic, housing, land use, and development conditions. The indicators selected for this profile are commonly used in planning practice, grant applications for public programs and services, market analyses for business retention and economic development, and governmental collaboration to support data-driven decisions to safeguard continued success across the County.

The findings highlight several policy implications. Public facilities and services should align with district-specific demographic and socioeconomic trends, particularly in areas with higher concentrations of seniors, children, people of color, immigrant populations, or communities needing targeted improvements. Economic development efforts ought to build on each district's existing strengths, such as industrial clusters, office centers, retail corridors, government employment, educated labor force, and institutional uses. Government presence at all levels becomes crucial, particularly as federal employment and location policies continue to evolve. Additionally, housing affordability strategies ought to account for differences between renter and owner households, as the former face greater cost burdens in every district than the latter.

Future growth ought to be balanced with parkland and natural resource conservation. It also requires thoughtful coordination with infrastructure capacity, environmental protection, business retention and development, and community conservation. Overall, this profile provides a data-informed foundation for targeted development, equitable planning, and place-based planning decisions across Prince George's County.

Appendix: Federal Agencies by County Council District

Agency Name	Place Name	Address	County Council District
Goddard Space Flight Center	Greenbelt	8800 Greenbelt Road, Greenbelt, MD 20771	4
National Archives at College Park (Archives II)	College Park	8601 Adelphi Road, College Park, MD 20740	3
Washington National Records Center	Suitland	4205 Suitland Road, Suitland, MD 20746	7
Social Security Administration	Suitland	6110 Allentown Road, Suitland, MD 20746	8
Social Security Administration	Seabrook	7401 Forbes Blvd, Seabrook, MD 20706	4
Agricultural Research Service- Beltsville Human Nutrition Research Center	Beltsville	10300 Baltimore Ave, Beltsville, MD 20705	1
Agricultural Research Service- Henry A. Wallace Beltsville Agricultural Research Center	Beltsville	10300 Baltimore Ave, Beltsville, MD 20705	1
Animal and Plant Health Inspection Service - George Washington Carver Center	Beltsville	5601 Sunnyside Ave, Beltsville, MD 20705	1
Plant Pathogen Confirmatory Diagnostics Laboratory	Laurel	9901 Powder Mill Road, Laurel, MD 20708	4
Plant Protection and Quarantine Program	Riverdale	4700 River Road, Riverdale, MD 20737	3
Wildlife Services Operational Support Staff	Riverdale	4700 River Road, Riverdale, MD 20737	3
Farm Service Agency	Upper Marlboro	5301 Marlboro Race Track Road, Upper Marlboro, MD 20772	9
Civil Rights George Washington Carver Center	Beltsville	5601 Sunnyside Ave, Beltsville, MD 20705	1
National Agricultural Library	Beltsville	10301 Baltimore Ave, Beltsville, MD 20705	1
Natural Resources Conservation Service - Norman A. Berg National Plant Materials Center	Beltsville	8791 Beaver Dam Road, Beltsville, MD 20705	4
Natural Resources Conservation Service - Upper Marlboro Service Center	Upper Marlboro	5301 Marlboro Race Track Road, Upper Marlboro, MD 20772	9
Bureau of the Census	Suitland	4600 Silver Hill Road, Suitland, MD 20233	7
Bowie Computer Center	Bowie	17101 Melford Blvd, Bowie, MD 20715	4
Department of the Air Force- Joint Base Andrews Naval Air Facility Washington	Joint Base Andrews	1500 West Perimeter Road, Joint Base Andrews, MD 20762	8
Department of the Air Force- U.S. Army Research Laboratory	Adelphi	2800 Powder Mill Road, Adelphi, MD 20783	1
U.S. Secret Service- James J. Rowley Training Center	Laurel	9200 Powder Mill Road, Laurel, MD 20708	1
U.S. Fish and Wildlife Service - National Wildlife Visitor Center - South Tract	Laurel	10901 Scarlet Tanager Loop, Laurel, MD 20708	4
U.S. Fish and Wildlife Service- Visitor Contact Station - North Tract	Laurel	230 Bald Eagle Drive, Laurel, MD 20724	1

Agency Name	Place Name	Address	County Council District
National Park Service - Fort Washington National Park	Fort Washington	13551 Fort Washington Road, Fort Washington, MD 20744	8
National Park Service - Greenbelt Park	Greenbelt	6565 Greenbelt Road, Greenbelt, MD 20770	4
National Park Service - National Colonial Farm, Accokeek Foundation	Accokeek	3400 Bryan Point Road, Accokeek, MD 20607	9
National Park Service - Oxon Hill	Oxon Hill	6411 Oxon Hill Road, Oxon Hill, MD 20745	8
U.S. Geological Survey Ecosystems Mission Area Eastern Ecological Science Center	Laurel	12100 Beech Forest Road, Laurel, MD 20708	1
U.S. Park Police, District 4 Greenbelt Park Station	Greenbelt	6501 Greenbelt Road, Greenbelt, MD 20770	4
Bureau of Alcohol, Tobacco, Firearms and Explosives- Hyattsville I Field Office	Lanham	10210 Greenbelt Road, Lanham, MD 20706	4
Bureau of Alcohol, Tobacco, Firearms and Explosive- Hyattsville II Field Office	Greenbelt	7833 Walker Drive, Greenbelt, MD 20770	4
Bureau of Alcohol, Tobacco, Firearms and Explosive- National Laboratory Center	Beltsville	6000 Ammendale Road, Beltsville, MD 20705	1
Executive Office for Immigration Review (Immigration Court)	Hyattsville	3311 Toledo Road, Hyattsville, MD 20782	2
U.S. Attorney for District of Maryland Southern Division	Greenbelt	6406 Ivy Lane, Greenbelt, MD 20770	4
U.S. Department of Labor- Job Corps Center, Woodland	Laurel	3300 Fort Meade Road, Laurel, MD 20724	1
Internal Revenue Service	Landover	8401 Corporate Drive, Landover, MD 20785	5
Veterans Health Administration Southern Prince George's County VA Clinic	Camp Springs	5801 Allentown Road, Camp Springs, MD 20746	8
U.S. District Court for District of Maryland Southern Division U.S. Courthouse	Greenbelt	6500 Cherrywood Lane, Greenbelt, MD 20770	4

Source: Maryland Manual On-Line.

Acknowledgments

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