



Age Restricted Housing Inventory

Residents ages 62 and over make up about 22% of the county’s population and will grow to nearly a quarter of the county’s population by 2025. The county’s 65 and older population, and those in the age bracket just below them (at ages 55-59 and 60-64), have a significant impact on the county’s residential construction trends. Overall, Montgomery County has seen a large increase in age restricted housing over the past decades – that is, independent living housing for those primarily over the age of 55 – either proposed for construction or already built.



Annabel Gardens in Upper Moreland Township

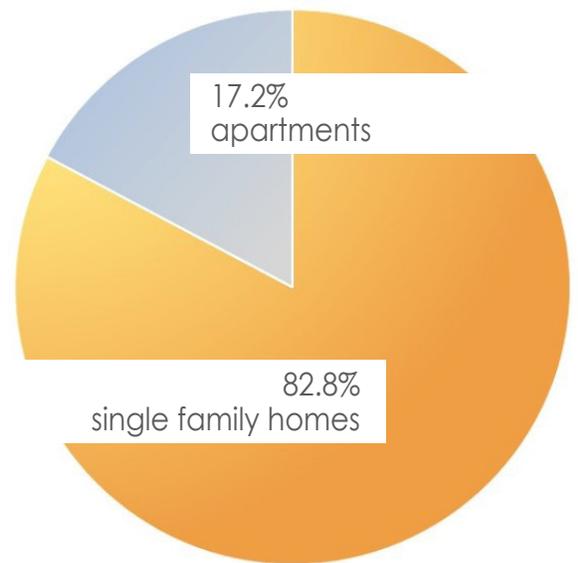
Market Characteristics

314

New age restricted units added in 2023

There is continued demand for age restricted units

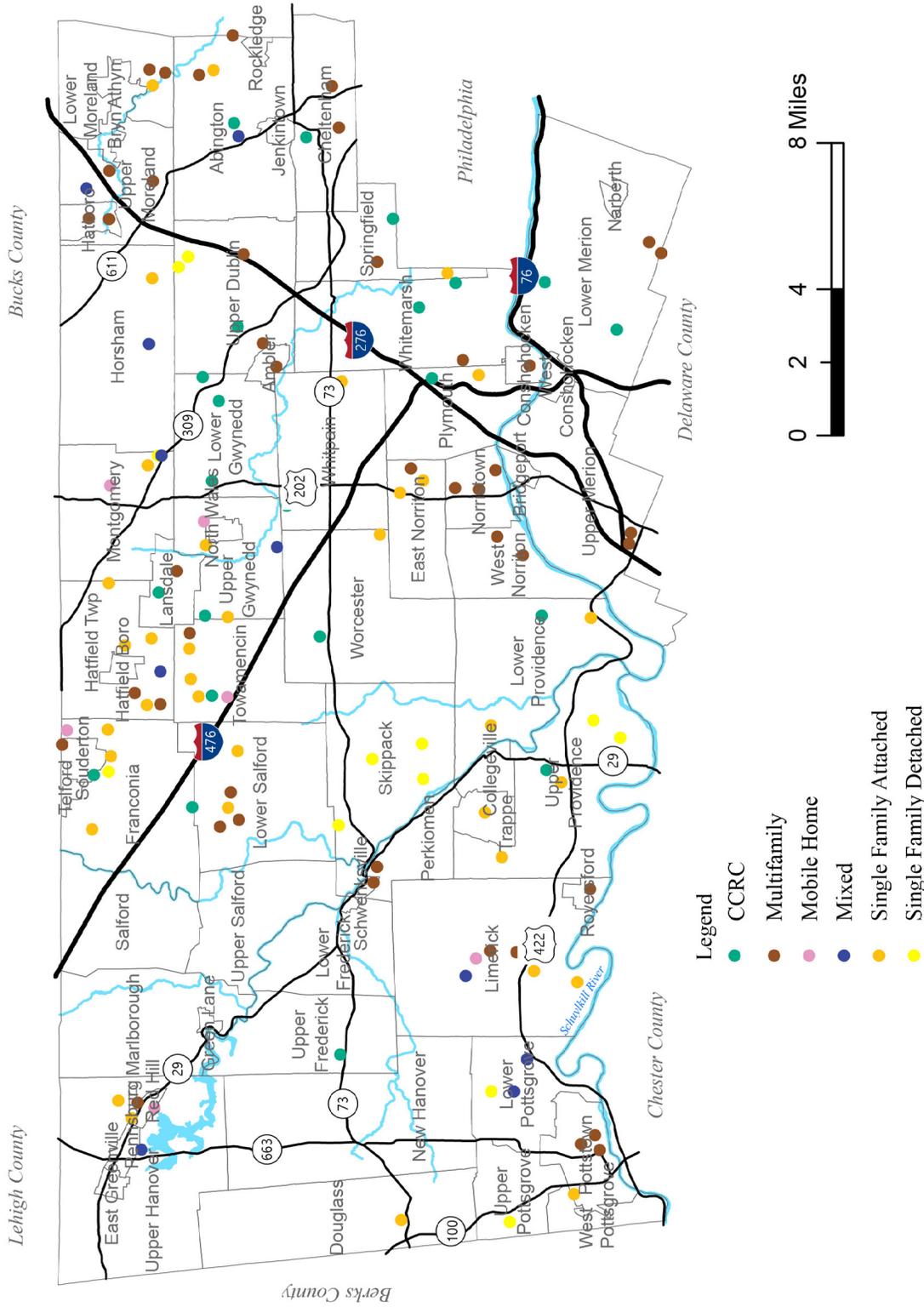
About half of new single family homes constructed were townhomes



This current inventory lists 129 age restricted developments with more than 20,500 independent living units across the county. A total of 314 age restricted units were added in 2023 in six different developments. This inventory of both developments completed or significantly under construction includes independent units within the county’s continuing care retirement communities (CCRCs). Nursing homes, boarding homes, personal care or assisted living developments, and proposed developments not yet under construction are not included in this inventory.

Explore the data online with listings: <http://webapp07.montcopa.org/planning/dataportal/AgeRestrictedDevelopments.asp>

Age Restricted Developments



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