



Gaithersburg, Maryland.

Current market data.

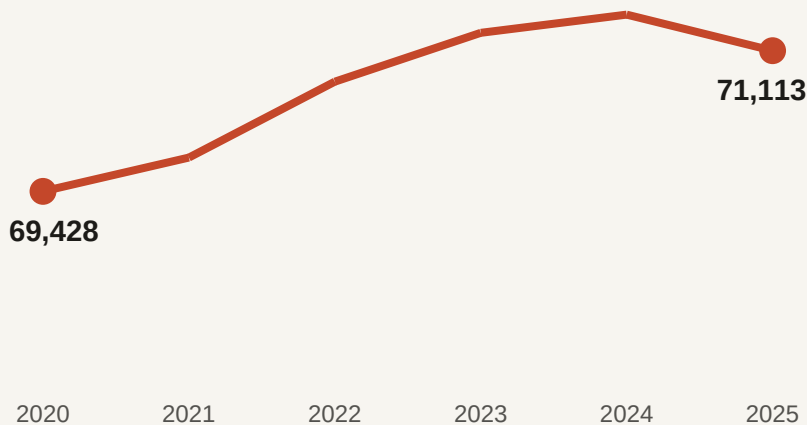
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

71,113

people, the 3rd-largest of Maryland's cities and towns.



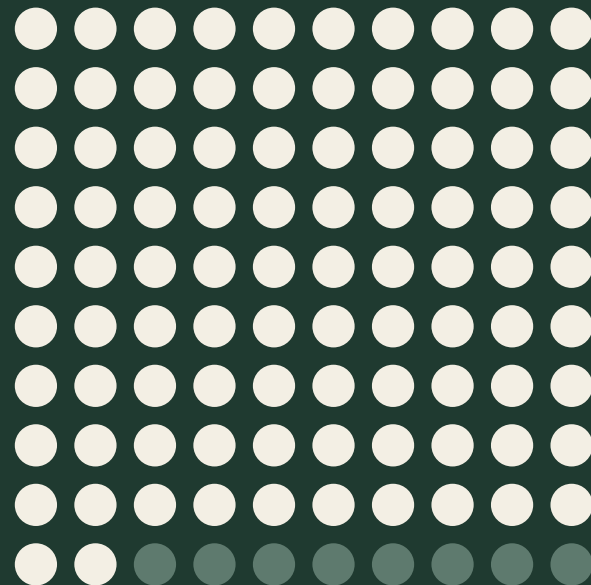
THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

92.4%

of 48,571 jobs located in Gaithersburg are filled by in-commuters.

Source: Census LEHD LODES, 2023



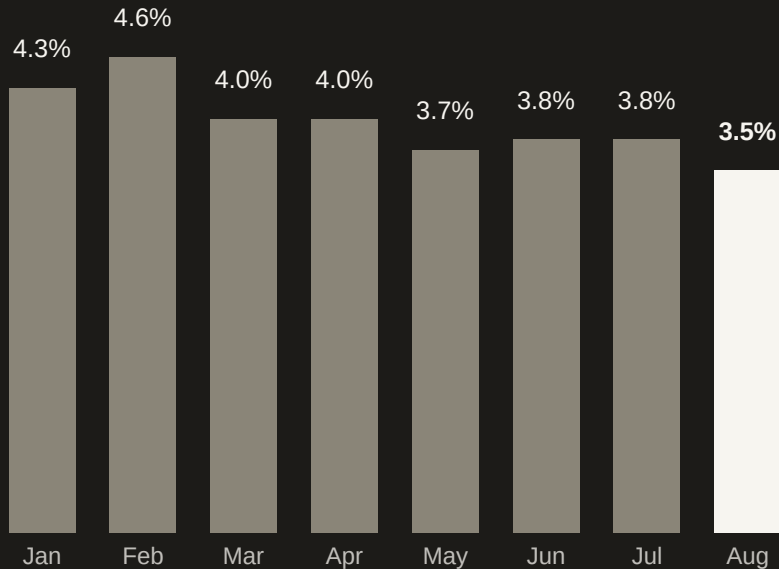
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
3.5%.

3.5%

in August 2026, the latest month released. A year earlier it was 4.2%.

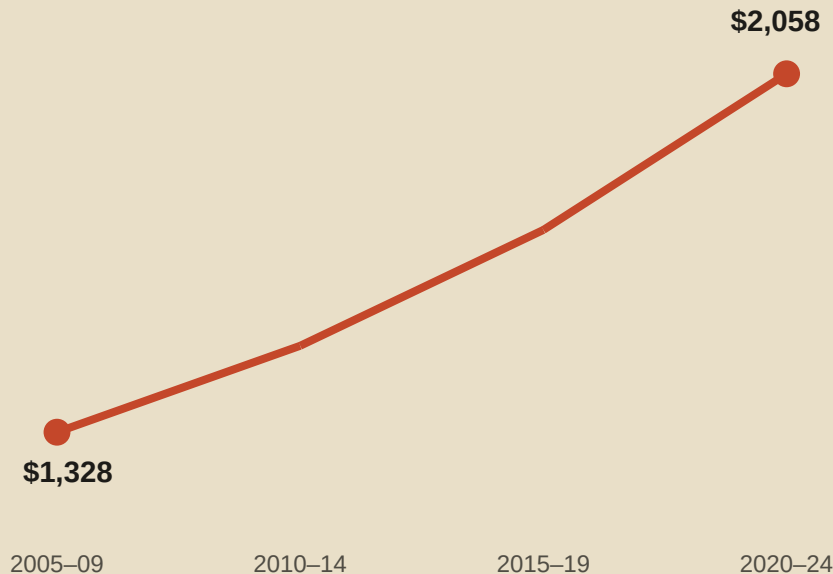


RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$2,058

a month. Maryland's median is \$1,705.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,975 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 7013.08

\$526

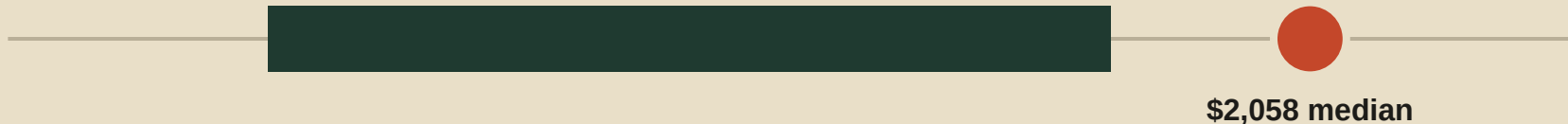
TRACT 7013.03

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,272–\$1,908



is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

575

homes permitted in ten years,
2016–2025

60%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 27,280 homes here.

145–486

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs **18%**
more than Maryland's.

\$496,500

median home value in Gaithersburg.

Gaithersburg



\$496,500

Maryland



\$419,900

U.S.



\$332,700

THAT WAS GAITHERSBURG'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/md/gaithersburg/

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