



Housing in Prince George's County FACT SHEET

Housing needs and preferences among Prince George's County residents are changing, shaped by demographic shifts.

Today who lives in Prince George's County looks quite different than County residents of more than a decade ago: The population is older and more racially and ethnically diverse, and more households are residents living alone or with roommates rather than in families.

These characteristics suggest a need for a range of housing options that meet the needs of the County's changing population. For instance, to serve smaller households and seniors looking to downsize, smaller apartments like studios or one-bedroom units may be needed.

Prince George's County may not offer enough housing options—for a range of income levels, preferences, and phases of life—to meet its existing and future housing needs.

The most common types of homes in the County are single-family detached homes; multifamily apartment buildings (5+ units); and larger apartments (with 4+ bedrooms). However, demographic trends suggest the need for smaller apartments like studios and one-bedroom units; homeownership opportunities for higher-income households; and rental opportunities for extremely and very low-income residents.

Despite its supply of income-restricted rental options, the County needs more rental housing for very low-income households. Some of these households are competing with higher income households for units affordable to them. While production of appealing single-family housing continues, there may be a need for more housing to accommodate higher-income households, where data suggest a gap exists in the County's for-sale market.

Some residents cannot keep pace with rising housing costs, even though the County offers lower cost housing options than its neighbors.

Compared with other parts of the Washington, DC region, Prince George's County seems like a relatively affordable place to live. While home values and rents increased in across the region since 2000, including Prince George's County, home values and rents in the County are lower than in nearby jurisdictions.

Despite offering lower cost housing options, existing residents have not been able to keep up with these increases. Forty-one (41%) percent of households in Prince George's County pay too much for their home. In other words, they pay above the generally accepted standard for affordable housing—paying no more than 30 percent of monthly income on housing costs or what's sometimes referred to as being "housing cost-burdened."



These housing cost-burdens are the result of increases in housing costs, coupled with lagging incomes in the County. The County's for-sale and rental markets have accelerated since 2000, while household incomes increased only slightly.

Housing cost-burdens are most prevalent among renters, who pay 49 percent of their income on rent (compared with 36 percent of homeowners). They are also more prevalent in urban areas, where 45 percent of households spend more than 30 percent of their income on housing.