



Age Restricted Housing Inventory

Residents ages 65 and over make up about 18% of the county’s population as of the 2019 ACS and will grow to nearly a quarter of the county’s population by 2025. The county’s senior population, and those in the age bracket just below them (at ages 55-64), 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.



Shannondell in Lower Providence

469
New Age-Restricted
Units Added or Under
Construction in 2020

Market Characteristics



Canvas - Village at Valley Forge

This current inventory lists 122 age restricted developments with more than 18,700 independent living units across the county. Five new age restricted development began construction and started delivering units in 2020, in addition to new units that were added to existing developments or were newly inhabited in 2020. This inventory of both developments completed or significantly under construction, also includes independent units within the county’s continuing care retirement communities. Nursing homes, boarding homes, personal care or assisted living developments, age targeted developments, or proposed developments not yet under construction are not included in this inventory.

Explore the data online with listings and a dashboard map: <http://webapp.montcopa.org/planning/dataportal/AgeRestrictedDevelopments.asp>

Age Restricted Developments

