

Housing Profile

Frederick City, MD

Frederick City, MD (2430325)

Geography: Place

Population		Households	
2020 Total Population	78,171	2025 Median Household Income	\$97,780
2025 Total Population	88,478	2030 Median Household Income	\$107,312
2030 Total Population	97,691	2025-2030 Annual Rate	1.88%
2025-2030 Annual Rate	2.00%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	31,802	100.0%	36,148	100.0%	39,903	100.0%
Occupied	29,945	94.2%	34,106	94.4%	37,866	94.9%
Owner	16,221	54.2%	20,095	58.9%	23,069	60.9%
Renter	13,724	45.8%	14,011	41.1%	14,797	39.1%
Vacant	1,857	5.8%	2,042	5.7%	2,037	5.1%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	20,091	100.0%	23,065	100.0%
<\$50,000	162	0.8%	160	0.7%
\$50,000-\$99,999	25	0.1%	7	0.0%
\$100,000-\$149,999	67	0.3%	19	0.1%
\$150,000-\$199,999	372	1.9%	155	0.7%
\$200,000-\$249,999	1,145	5.7%	726	3.1%
\$250,000-\$299,999	2,022	10.1%	1,365	5.9%
\$300,000-\$399,999	4,354	21.7%	4,060	17.6%
\$400,000-\$499,999	4,886	24.3%	5,846	25.4%
\$500,000-\$749,999	4,879	24.3%	7,092	30.8%
\$750,000-\$999,999	1,531	7.6%	2,487	10.8%
\$1,000,000-\$1,499,999	416	2.1%	707	3.1%
\$1,500,000-\$1,999,999	70	0.3%	162	0.7%
\$2,000,000+	162	0.8%	279	1.2%
Median Value	\$438,856		\$486,221	
Average Value	\$498,280		\$564,780	

Data Note: Persons of Hispanic Origin may be of any race.

Census 2020 Housing Units	Number	Percent
Total	31,802	100.0%
Urban Housing Units	31,770	99.9%
Rural Housing Units	32	0.1%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	16,221	100.0%
Owned with a Mortgage/Loan	13,486	83.1%
Owned Free and Clear	2,735	16.9%

Census 2020 Vacant Housing Units by Status	Number	Percent
Total	1,857	100.0%
For Rent	896	48.3%
Rented- Not Occupied	75	4.0%
For Sale Only	269	14.5%
Sold - Not Occupied	60	3.2%
Seasonal/Recreational/Occasional Use	120	6.5%
For Migrant Workers	0	0.0%
Other Vacant	437	23.5%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,945	16,221	54.2%
15-24	966	123	0.8%
25-34	5,705	1,962	12.1%
35-44	5,814	2,957	18.2%
45-54	5,463	3,384	20.9%
55-59	2,926	1,885	11.6%
60-64	2,520	1,673	10.3%
65-74	3,932	2,678	16.5%
75-84	1,822	1,141	7.0%
85+	797	418	2.6%

Data Note: Persons of Hispanic Origin may be of any race.

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,945	16,221	54.2%
White Alone	18,569	11,050	68.1%
Black/African American Alone	5,285	2,225	13.7%
American Indian/Alaska Native Alone	151	63	0.4%
Asian Alone	1,456	980	6.0%
Pacific Islander Alone	21	5	0.0%
Other Race Alone	2,037	748	4.6%
Two or More Races	2,426	1,150	7.1%
Hispanic Origin	4,086	1,673	10.3%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	29,945	16,221	54.2%
1-Person	8,981	3,885	23.9%
2-Person	9,344	5,478	33.8%
3-Person	4,677	2,722	16.8%
4-Person	3,693	2,307	14.2%
5-Person	1,840	1,085	6.7%
6-Person	831	459	2.8%
7+ Person	579	285	1.8%

2025 Housing Affordability

Housing Affordability Index	83
Percent of Income for Mortgage	28.1%

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