

2. COUNTY PROFILE



Overview

Chapter 2 offers a demographic, housing, and economic profile of Queen Anne’s County. Most of the data was drawn from U.S. Census products. Due to sampling and surveying error, the data cannot be construed as an irrefutable measure of existing conditions.

The U.S. Census Bureau has also changed the method it uses to collect and disseminate much of its information. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional ‘long form’ survey that historically provided enhanced data, published as Summary File 3 and Summary File 4. These included social statistics (e.g., educational attainment, household relationships, veteran status, disability status, ancestry, language spoken) and economic data (e.g., employment, occupation, income, poverty status). These summary files were replaced by American Community Survey (ACS) data, which are available in five-year estimates.

Demographic Characteristics

Population

According to the 2015-2019 American Community Survey, Queen Anne’s County had an estimated population of 49,632 residents. This is a 3.8% increase from the 2010 U.S. Census population count of 47,798, but a notable 22.4% increase from the 2000 U.S. Census population count of 40,563. During the same period, the State of Maryland’s population saw a slightly greater increase of 4.2% from 2010, but a smaller increase of 13.6% since 2000. The nation’s population saw the greatest increase of 5.2% since 2010, but only an increase of 15.4% since 2000. **Figures 2-1** through **2-3** depict the population trends for the County, State, and nation since 1920.

Figure 2-1. Population Trends–County

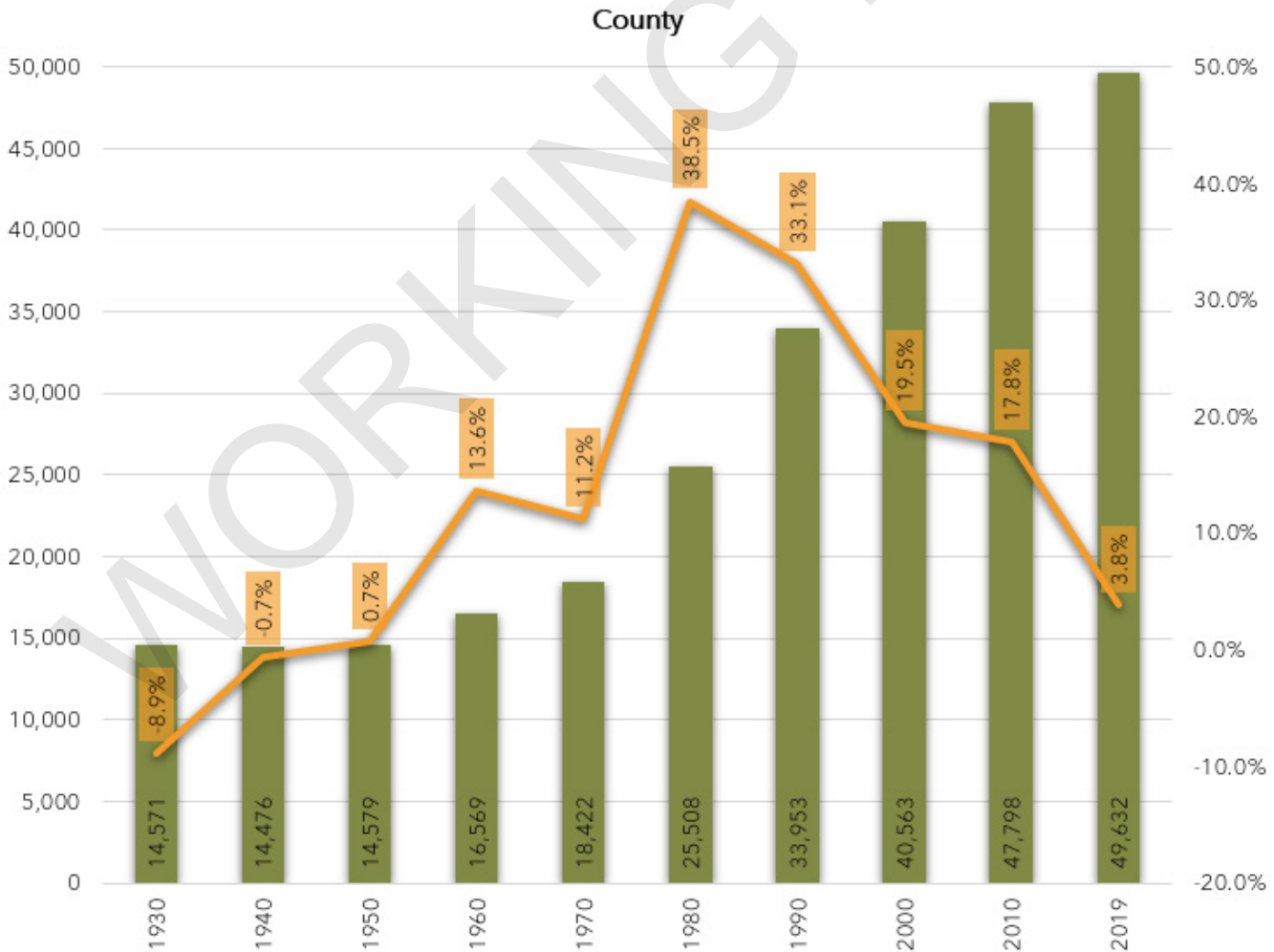


Figure 2-2. Population Trends–State

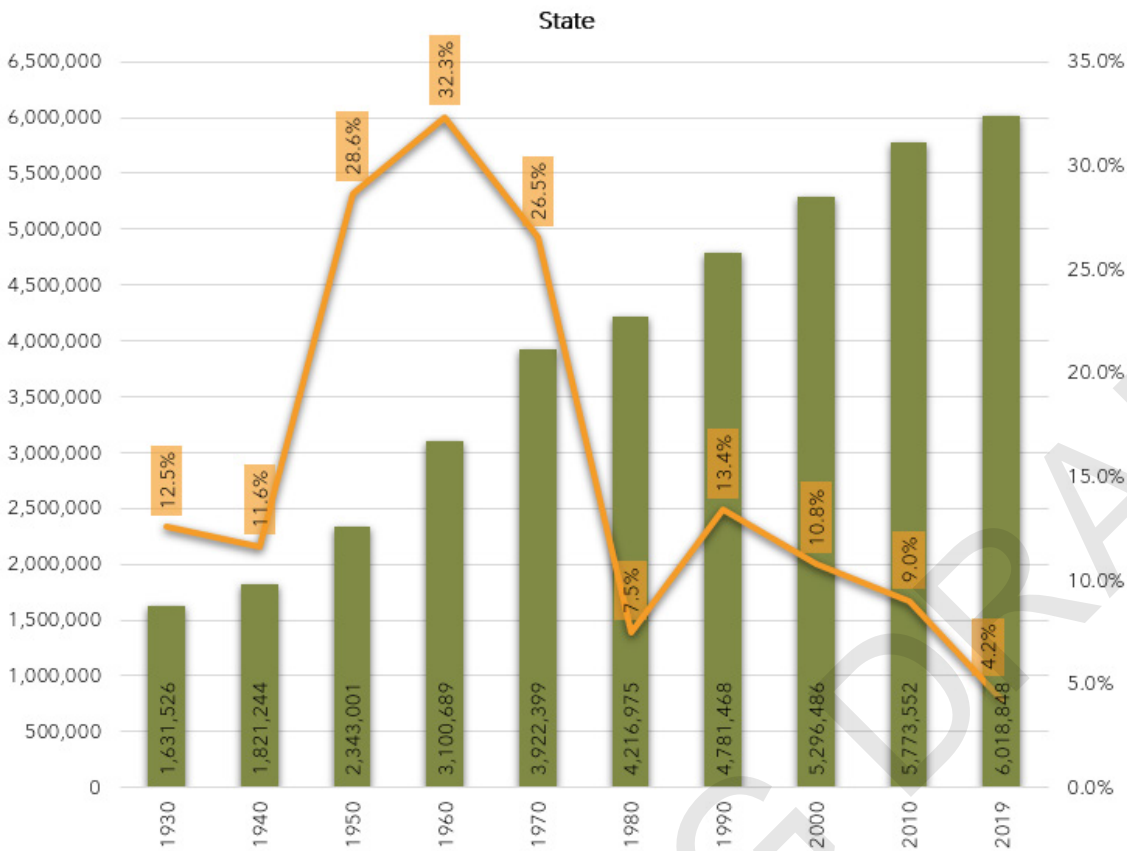
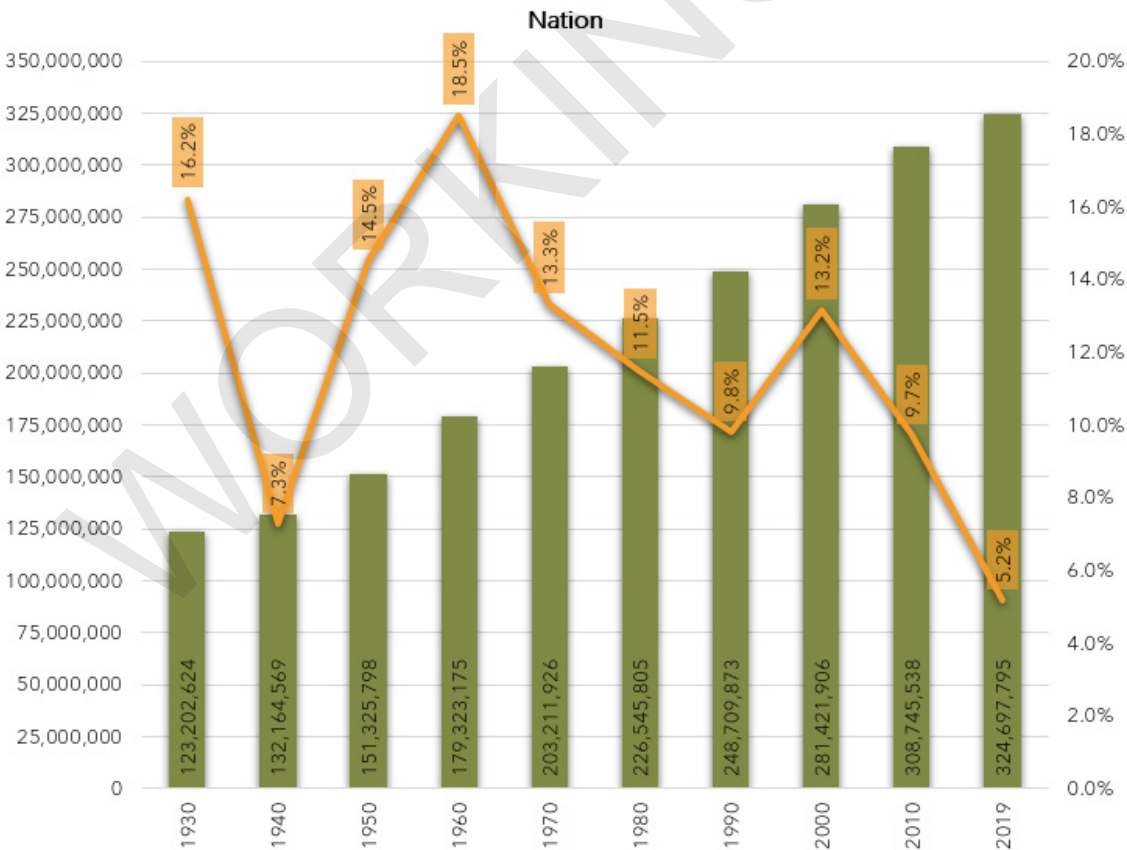


Figure 2-3. Population Trends–Nation



Race & Ethnicity

Table 2-1 compares the County's racial composition to that of the State and nation in 2019. **Table 2-2** summarizes changes in the County's racial composition from 2010-2019. The County is less racially diverse than either the State or the nation. This trend became slightly more prominent over the 2010-2019 period, as the County's White population increased 6.2%. The greatest change was in the White population, which increased by 2,581 persons; the greatest decrease was in the American Indian & Alaska Native population, which decreased by 121 persons. The greatest changes in percent of population was the Asian population, which increased 47.4%, and the American Indian & Alaska Native population, which decreased by 73.8%.

Table 2-1. Racial Composition Comparisons, 2019

Race	County		State		Nation	
	No.	%	No.	%	No.	%
One Race	48,849	98.4%	5,812,156	96.6%	313,933,893	96.7%
White	44,328	89.3%	3,343,003	55.5%	235,377,662	72.5%
Black or African American	3,302	6.7%	1,799,094	29.9%	41,234,642	12.7%
American Indian & Alaska Native	43	0.1%	16,762	0.3%	2,750,143	0.8%
Asian	504	1.0%	378,126	6.3%	17,924,209	5.5%
Native Hawaiian & Pacific Islander	51	0.1%	3,034	0.1%	599,868	0.2%
Some Other Race	621	1.3%	272,137	4.5%	16,047,369	4.9%
Two or More Races	783	1.6%	206,692	3.4%	10,763,902	3.3%
Totals	49,632		6,018,848		324,697,795	

Table 2-2. Change in County Racial Composition

Race	2010		2019		Change	
	No.	%	No.	%	No.	%
One Race	46,312	98.7%	48,849	98.4%	+2,537	+5.5%
White	41,747	88.9%	44,328	89.3%	+2,581	+6.2%
Black or African American	3,363	7.2%	3,302	6.7%	-61	-1.8%
American Indian & Alaska Native	164	0.3%	43	0.1%	-121	-73.8%
Asian	342	0.7%	504	1.0%	+162	+47.4%
Native Hawaiian & Pacific Islander	0	0.0%	51	0.1%	+51	-
Some Other Race	696	1.5%	621	1.3%	-75	-10.8%
Two or More Races	633	1.3%	783	1.6%	+150	+23.7%
Totals	46,945		49,632		+2,687	+5.7%

Table 2-3 provides a summary of the County's population reporting Hispanic or Latino origin. The absolute number of people reporting Hispanic or Latino origin increased by 688 from 2010-2019, as did the percent change (increasing by 54.3%).

Table 2-3. County Hispanic & Latino Population

Race	2010		2019		Change	
	No.	%	No.	%	No.	%
Hispanic or Latino (of any race)	1,267	2.7%	1,955	3.9%	+688	+54.3%
Not Hispanic or Latino	45,678	97.3%	47,677	96.1%	+1,999	+4.4%
Totals	46,945		49,632		+2,687	+5.7%

Age

As **Table 2-4** indicates, the County's population is older than that of the State. The median age of County residents increased by 5.6 years during the 2000-2019 period, while the median age of State residents only increased by 2.7 years during the same period. The share of the County's population that is of working age, or between 20-64 years old, is slightly less than the State's; the County's population over 65 years is greater than that of the State.

Table 2-4 also shows that the County experienced some shifting in its age groups. During the 2000-2010 period, the greatest increases were seen in the 85+ and 20-24 year categories and the only losses were seen in the 25-34 and 35-44 year categories. During the 2010-2019 period, the greatest increases were seen in the 65-74 and 75-84 year categories and the losses were seen in the 35-44, 5-9, and under 5 year categories. During the overall 2000-2019 period, the greatest

increases were seen in the 65-74, 85+, and 20-24 year categories and losses were seen in the 35-44, under 5, and 5-9 year categories. Changing percentages in the under 5 years and 65 years and over groups should be watched and are important as these two age groups can result in the need for more specialized services.

Table 2-4. Age Distribution

Age	2000		2010		2019		Change			
	No.	%	No.	%	No.	%	'00-'10	'10-19	'00-'19	
County										
Under 5 Years	2,591	6.4%	2,734	5.8%	2,513	5.1%	+5.5%	-8.1%	-3.0%	
5-9 Years	2,936	7.2%	3,308	7.0%	2,914	5.9%	+12.7%	-11.9%	-0.7%	
10-19 Years	5,617	13.9%	6,531	13.9%	6,402	12.9%	+16.3%	-2.0%	+14.0%	
20-24 Years	1,510	3.7%	2,216	4.7%	2,697	5.4%	+46.8%	+21.7%	+78.6%	
25-34 Years	4,724	11.6%	4,063	8.7%	5,136	10.3%	-14.0%	+26.4%	+8.7%	
35-44 Years	7,471	18.4%	7,326	15.6%	5,501	11.1%	-1.9%	-24.9%	-26.4%	
45-54 Years	6,048	14.9%	8,109	17.3%	7,597	15.3%	+34.1%	-6.3%	+25.6%	
55-64 Years	4,439	10.9%	6,022	12.8%	7,753	15.6%	+35.7%	+28.7%	+74.7%	
65-74 Years	2,995	7.4%	3,890	8.3%	5,521	11.1%	+29.9%	+41.9%	+84.3%	
75-84 Years	1,715	4.2%	1,966	4.2%	2,669	5.4%	+14.6%	+35.8%	+55.6%	
85+ Years	517	1.3%	780	1.7%	929	1.9%	+50.9%	+19.1%	+79.7%	
Totals	40,563		46,945		49,632		+15.7%	+5.7%	+22.4%	
Median Age	38.8		41.9		44.4		+3.1	+2.5	+5.6	
State										
Under 5 Years	353,393	6.7%	365,093	6.4%	364,868	6.1%	+3.3%	-0.1%	+3.2%	
5-9 Years	391,318	7.4%	365,680	6.4%	370,687	6.2%	-6.6%	+1.4%	-5.3%	
10-19 Years	748,254	14.1%	794,108	13.9%	761,705	12.7%	+6.1%	-4.1%	+1.8%	
20-24 Years	314,129	5.9%	381,611	6.7%	382,580	6.4%	+21.5%	+0.3%	+21.8%	
25-34 Years	748,521	14.1%	740,163	13.0%	827,944	13.8%	-1.1%	+11.9%	+10.6%	
35-44 Years	916,156	17.3%	833,033	14.6%	769,605	12.8%	-9.1%	-7.6%	-16.0%	
45-54 Years	755,032	14.3%	882,486	15.5%	835,312	13.9%	+16.9%	-5.3%	+10.6%	
55-64 Years	470,376	8.9%	656,969	11.5%	803,469	13.3%	+39.7%	+22.3%	+70.8%	
65-74 Years	321,285	6.1%	362,224	6.4%	530,437	8.8%	+12.7%	+46.4%	+65.1%	
75-84 Years	211,120	4.0%	225,847	4.0%	262,287	4.4%	+7.0%	+16.1%	+24.2%	
85+ Years	66,902	1.3%	89,209	1.6%	109,954	1.8%	+33.3%	+23.3%	+64.4%	
Totals	5,296,486		5,696,423		6,018,848		+7.6%	+5.7%	+13.6%	
Median Age	36.0		37.6		38.7		+1.6	+1.1	+2.7	

Educational Attainment

Table 2-5 compares the County's educational attainment for the population 25 years or older with that of the State and nation. As the table shows, the County has a lower percentage of residents who have not graduated from high school or received their graduate equivalency (GED) than the State or the nation, while concurrently, the percentage of the population who have bachelor's degrees or other advanced degrees is between the two. The percentage of the County's population that are high school graduates with no other degrees is higher than those of the State or the nation, while its population with associate's degrees is slightly higher than the State or the nation.

Table 2-5. Educational Attainment, 2019

Education Level	County		State		Nation	
	No.	%	No.	%	No.	%
Not High School Graduates	2,389	6.8%	405,463	9.8%	26,472,261	12.0%
High School Graduate, No Degree	16,863	48.0%	1,792,984	43.3%	104,517,446	47.4%
Associate's Degree	3,053	8.7%	277,837	6.7%	18,712,207	8.5%
Bachelor's Degree or Higher	12,801	36.5%	1,662,724	40.2%	70,920,162	32.1%
Totals 25 Years or Older	35,106		4,139,008		220,622,076	

Housing Characteristics

Units

The 2010 ACS identified 19,824 housing units in the County. Compared to the 2000 U.S. Census, which listed 16,674 housing units, the County added 3,150 units, or increased housing units by 18.9%. This was a greater percent change than either the State (9.8%) or the nation (12.2%). The 2019 ACS identified 21,184 housing units, or an increase of 4,510 units since 2000, an increase of 27.0%. **Table 2-6** shows the number of housing units and percent change from 1950 through 2019.

Table 2-6. Housing Units

Year	County		State		Nation	
	No.	Change	No.	Change	No.	Change
1950	4,705	–	689,116	–	46,137,076	–
1960	5,901	25.4%	934,552	35.6%	58,326,357	26.4%
1970	6,841	15.9%	1,249,814	33.7%	68,704,315	17.8%
1980	10,030	46.6%	1,570,895	25.7%	88,410,627	28.7%
1990	13,944	39.0%	1,891,917	20.4%	102,263,678	15.7%
2000	16,674	19.6%	2,145,283	13.4%	115,904,641	13.3%
2010	19,824	18.9%	2,354,870	9.8%	130,038,080	12.2%
2019	21,184	6.9%	2,448,422	4.0%	137,428,986	5.7%

Housing Types

The County offers a mix of housing types including detached single-family dwellings, attached single-family dwellings, duplexes, townhouses, and multi-family dwellings. **Table 2-7** provides the composition of housing stock within the County in 2000, 2010, and 2019.

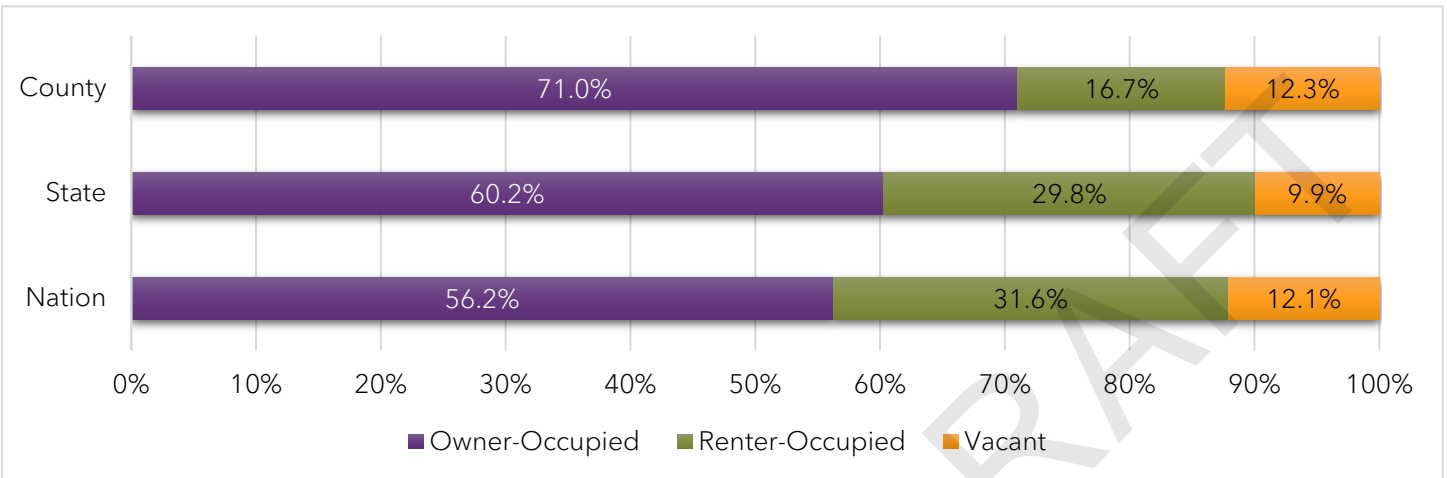
Table 2-7. Housing Stock Composition

Housing Type	2000		2010		2019		Change		
	No.	%	No.	%	No.	%	'00-'10	'10-'19	'00-'19
Single-Family Detached	13,873	83.2%	16,651	84.0%	17,743	83.8%	+20.0%	+6.6%	+27.9%
Single-Family Attached	925	5.5%	1,217	6.1%	1,147	5.4%	+31.6%	-5.8%	+24.0%
2-Family/Duplex	213	1.3%	232	1.2%	183	0.9%	+8.9%	-21.1%	-14.1%
Townhouse	269	1.6%	95	0.5%	351	1.7%	-64.7%	+269.5%	+30.5%
Multi-Family	560	3.4%	889	4.5%	1,161	5.5%	+58.8%	+30.6%	+107.3%
Mobile Home	830	5.0%	740	3.7%	599	2.8%	-10.8%	-19.1%	-27.8%
Boat, RV, Van, etc.	4	0.0%	0	0.0%	0	0.0%	-100.0%	–	-100.0%
Totals	16,674		19,824		21,184		+18.9%	+6.9%	+27.0%

Occupancy & Tenure

Out of the 15,046 housing units in the County listed in the 2019 ACS, 18,577 units (or 87.7%) are occupied. **Figure 2-4** compares the proportion of vacant units, owner-occupied units, and renter-occupied units in the County with those of the State and nation. As illustrated in this figure, the County's rate of owner-occupancy was higher than the State and nation.

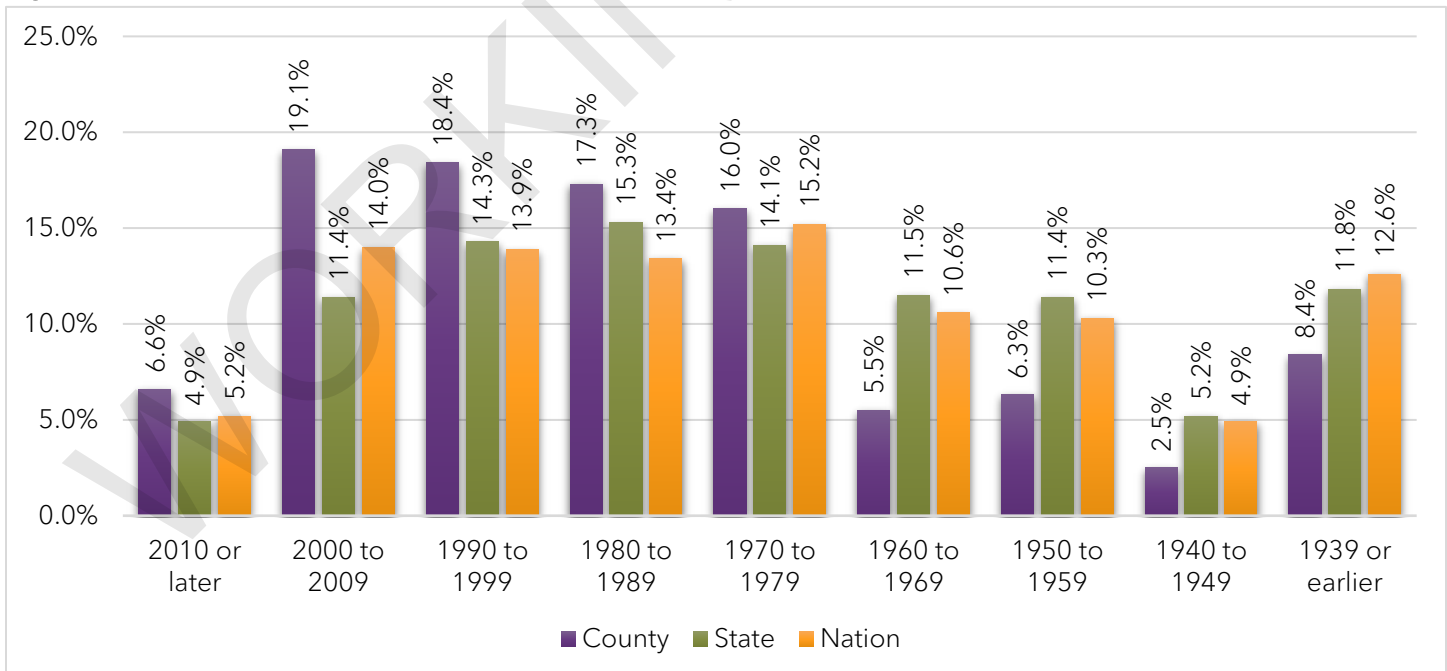
Figure 2-4. Occupancy Rates, 2019



Age & Quality

In the County, 25.7% of the housing stock (5,451 units) was built since 2000, 61.4% since 1980 (12,999 units), and 89.2% since 1950 (18,892 units). Housing units built prior to 1940 make up about 8.4% (1,770 units) of the County's stock. The County showed an upwards trend in the number of homes being constructed beginning in the 1960s, which continued through the 2000s. Those structures built prior to 1970 now meet the age eligibility criteria for listing on the National Register of Historic Places. Approximately 22.7% of the County's housing structures would meet this age criteria. Additional information on this topic can be found in **Chapter 7—Historic & Cultural Resources**.

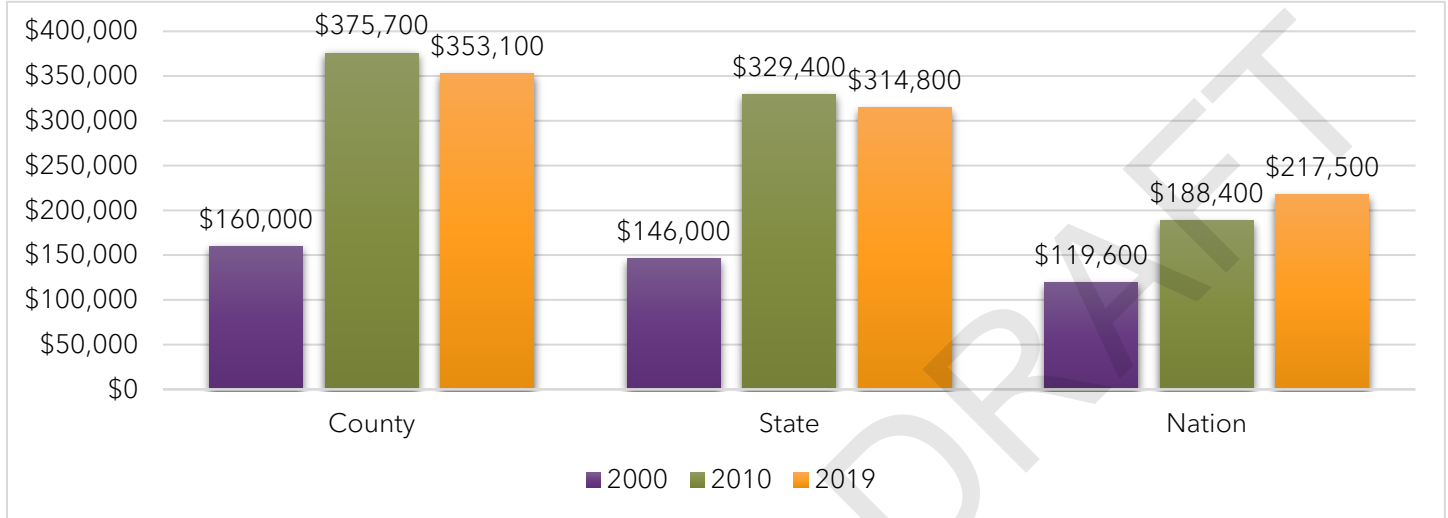
Figure 2-5. Housing Age, 2019



Value & Affordability

Compared to the State and the nation, housing values in the County were higher in 2019, by approximately \$38,300 and \$135,600, respectively. The median value of all housing units in the County in 2019 was \$353,100, according to the 2019 ACS. In comparison, the median housing value in the State was \$314,800 and in the nation was \$217,500. The County and the State saw overall decreases in housing values (6.0% and 4.4%, respectively) between 2010 and 2019, while the nation saw an increase (15.4%) during the same period.

Figure 2-6. Median Housing Values



According to the 2019 ACS, the County had 99 housing units (0.5%) that were considered overcrowded, meaning that there were 1.01 to 1.50 occupants per room reported for occupied housing units. Both the State and nation had thousands of units meeting this criteria—the percentages were each over 1.5%; the County’s was at least one-third that amount. The County had an additional 106 units (0.6%) considered to be severely overcrowded, meaning 1.51 or more occupants per room, again less than the State and national percentages. There were 75 units (0.4%) in the County that reported lacking complete kitchen (consisting of a sink, kitchen, and stove) or plumbing (consisting of a sink, toilet, and bathtub or shower) facilities.

The County had more than 48% of its rental population reporting that 30% or more of their income was spent on selected monthly housing costs. This percentage was only slightly less than that of the State (49.7%) and the nation (49.6%). It also had 30% of its owner-occupied households reporting that 30% or more of their income was spent on selected monthly housing costs. This percentage was slightly higher than the State (27.5%) and the nation (27.8%). Cost burden captures the idea that households have other costs and paying more than 30% on housing restricts the amount that a household can spend on other necessities.

Table 2-8. Housing Challenges, 2019

Challenge	County		State		Nation	
	No.	%	No.	%	No.	%
Overcrowded Units ¹	99	0.5%	34,159	1.5%	2,744,718	2.3%
Severely Overcrowded Units ²	106	0.6%	15,576	0.7%	1,301,261	1.1%
Units lacking complete facilities ³	75	0.4%	18,915	0.9%	1,472,477	1.2%
Cost Burdened Renters ⁴	1,473	48.1%	343,994	49.7%	20,002,945	49.6%
Cost Burdened Owners ⁴	3,322	30.0%	294,770	27.5%	13,400,012	27.8%

Notes: ¹Overcrowded units are those occupied housing units that the ACS reports as having 1.01 to 1.50 occupants per room; ²Severely Overcrowded Units are those housing units that the ACS reports as having 1.51 or more occupants per room; ³Units lacking complete kitchen or plumbing facilities are only reporting those that were occupied at the time of the 2019 ACS; ⁴A household is considered cost burdened if selected monthly housing costs (such as rent and utilities for renters and mortgage, taxes, and insurance for owners) are greater than 30% of income.

Economic Characteristics

Employment

The 2019 ACS shows that the occupations County residents hold are similar to State and nation percentages. The percent of sales and office occupations are higher, as are natural resources, construction, and maintenance, while the other occupation category percentages are less. Over 44% of County residents are employed in management, business, science and arts occupations. Under 15% are employed in service occupations, while just under 23% are employed in sales and office occupations. Another 10% are employed in natural resources, construction and maintenance occupations, while the remaining 9% are employed in production, transportation and material moving occupations. **Figure 2-7** shows the percentages employed in these occupations and how they compare to the State and nation.

Figure 2-7. Employment by Occupation, 2019

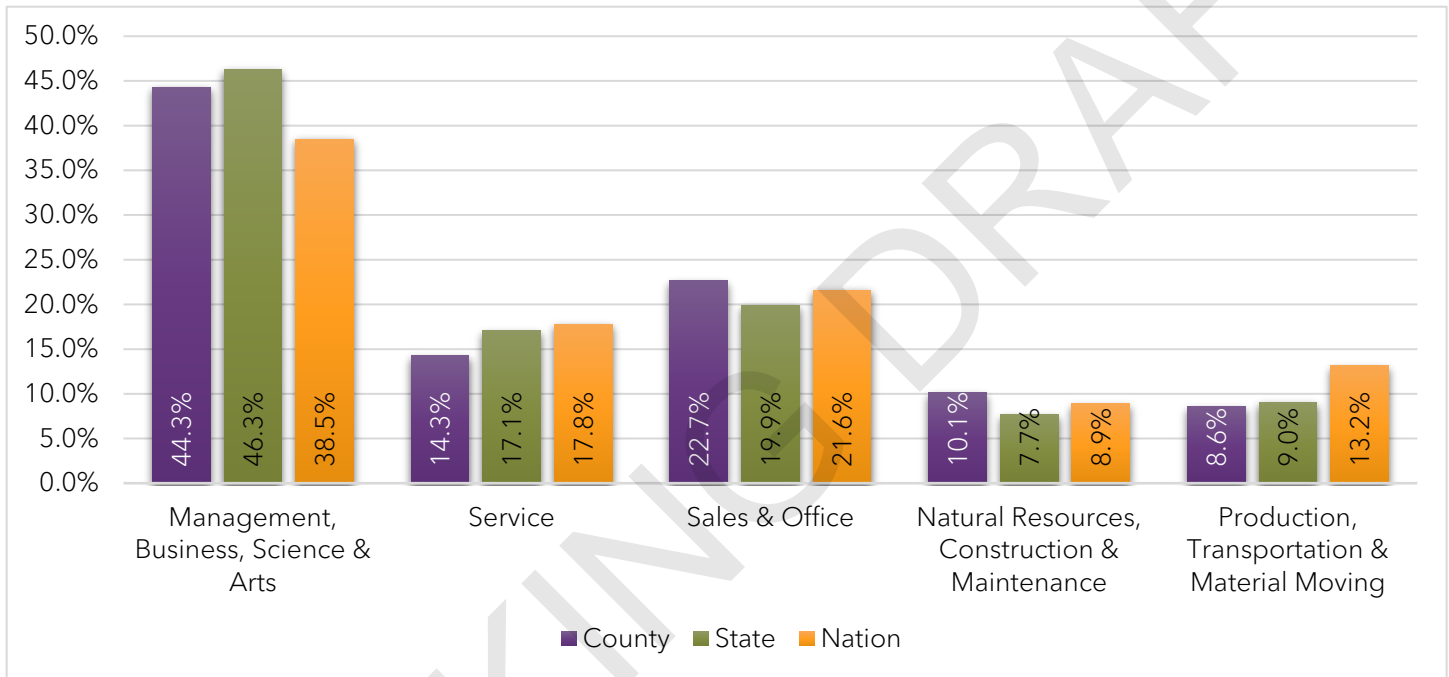


Table 2-9 provides information on the industries that employ County residents, with the majority being professional industries.

Table 2-9. County Employment by Industry, 2019

Industry	No.	%
Educational services, health care & social assistance	5,455	21.3%
Professional, scientific, management, administrative & waste management services	3,084	12.1%
Public administration	2,911	11.4%
Retail trade	2,435	9.5%
Construction	2,238	8.8%
Manufacturing	2,001	7.8%
Arts, entertainment, recreation, accommodation & food services	1,997	7.8%
Finance, insurance, real estate, rental & leasing	1,512	5.9%
Other services	1,294	5.1%
Agriculture, forestry, fishing, hunting & mining	805	3.1%
Transportation, warehousing & utilities	759	3.0%
Wholesale trade	619	2.4%
Information	448	1.8%
Totals	25,558	

Income & Poverty

As of the 2015-2019 American Community Survey, the County had a total of 18,577 households and 13,528 families as shown in **Figure 2-4**. Of those, 5.4% of households and 1.9% of families had annual incomes less than \$15,000, while 48.3% of households and 57.4% of families had incomes greater than \$100,000. The income range of \$100,000-\$149,999 accounts for the largest single income range for households (22.7%) and for families (25.8%). **Table 2-6** shows the median household, family, and per capita income for the County, the State, and the nation.

Figure 2-8. County Income Ranges, 2019

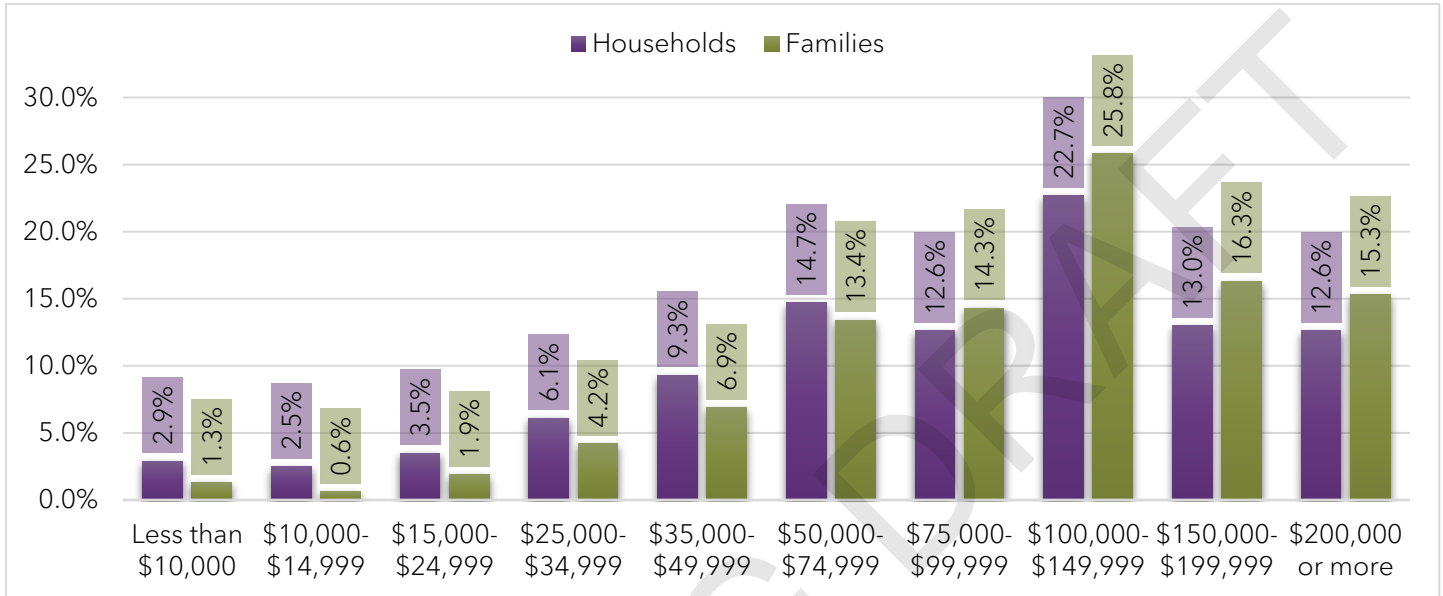


Table 2-10. Annual Income, 2019

Income	Amount in Dollars		
	County	State	Nation
Median Household Income	\$97,034	\$84,805	\$62,843
Median Family Income	\$111,420	\$103,108	\$77,263
Per Capita Income	\$44,754	\$42,122	\$34,103

According to the ACS, 3.1% of County families and 5.7% of its general population had incomes that fell below the poverty level as shown in **Table 2-7**. Close to 9% of families with a female head of household and nearly 7% of individuals under the age of 18 were considered to be living below the poverty level.

Table 2-11. Poverty in the County, 2019

Description	% Below Poverty
Families	13,528
All families	3.1%
With related children of the householder under 18 years	4.6%
With related children of the householder under 5 years	1.6%
Married couple families	1.9%
With related children of the householder under 18 years	2.5%
With related children of the householder under 5 years	1.0%
Families with female householder, no spouse present	8.8%
With related children of the householder under 18 years	9.7%
With related children of the householder under 5 years	7.8%
People	49,632
All people	5.7%
Under 18 years	6.6%
18 years and over	5.5%
65 years and over	5.5%
People in families	3.2%
Unrelated individuals 15 years and over	20.3%

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