

Frederick County Residential Development Pipeline January, 2019

Municipal Subdivision	Approved Units	Developed/ Permitted Units	Available Pipeline	Recorded Lots	Recorded Lots Available	Approved Units				Developed / Permitted Units				Available Pipeline			
						SFD	TH	MF	2/2	SFD	TH	MF	2/2	SFD	TH	MF	2/2
Brunswick (last update, Jan. 2019)																	
Brunswick Crossing	1,505	606	899	710	104	1221	184	100	0	450	156	0	0	771	28	100	0
Subtotal	1,505	606	899	710	104												
Emmitsburg (last update, Oct. 2018)																	
Brookfield	144	99	45	144	45	144	0	0	0	99	0	0	0	45	0	0	0
Southgate	36	29	7	36	7	36	0	0	0	29	0	0	0	7	0	0	0
Subtotal	180	128	52	180	52												
Frederick City (last update, Nov. 2018)																	
Barrick	301	0	301	0	0	120	53	128	0	0	0	0	0	120	53	128	0
Belle Air	220	0	220	0	0	26	194	0	0	0	0	0	0	26	194	0	0
Birdseye View Estates (Bowers)	38	0	38	38	38	38	0	0	0	0	0	0	0	38	0	0	0
Bowers Park	19	0	19	19	19	19	0	0	0	0	0	0	0	19	0	0	0
Bowersox	49	0	49	0	0	0	49	0	0	0	0	0	0	0	49	0	0
Cannon Bluff	187	165	22	187	22	187	0	0	0	165	0	0	0	22	0	0	0
Cannon Hill Loft	12	0	12	12	12	0	0	12	0	0	0	0	0	0	0	12	0
Canterbury Station (Odd Fellows)	359	160	199	160	0	60	139	160	0	0	0	160	0	60	139	0	0
Catoctin Overlook	86	0	86	86	86	0	0	86	0	0	0	0	0	0	0	86	0
Clover Ridge	391	342	49	356	14	391	0	0	0	342	0	0	0	49	0	0	0
Crumland	1,500	0	1,500	0	0	500	500	500	0	0	0	0	0	500	500	500	0
East Church	444	190	254	242	52	66	246	132	0	33	125	32	0	33	121	100	0
Homewood Phase I	70	51	19	70	19	0	70	0	0	0	51	0	0	0	19	0	0
Homewood Phase II	128	19	109	128	109	0	128	0	0	0	19	0	0	0	109	0	0
Hope VI (126 S. Carroll Street)	36	34	2	36	2	0	0	36	0	0	0	34	0	0	0	2	0
Kellerton (formerly Keller Properties)	750	10	740	0	0	450	300	0	0	10	0	0	0	440	300	0	0
Market Square	412	402	10	412	10	0	170	0	242	0	160	0	242	0	10	0	0
Millie's Delight	58	35	23	47	12	58	0	0	0	35	0	0	0	23	0	0	0
Monocacy Center	552	0	552	0	0	0	124	428	0	0	0	0	0	0	124	428	0
Monocacy Park (Main Property)	177	85	92	177	92	0	0	177	0	0	0	85	0	0	0	92	0
Motter Square	101	0	101	101	101	0	0	101	0	0	0	0	0	0	0	101	0
Overlook Section 8	32	0	32	32	32	0	0	32	0	0	0	0	0	0	0	32	0
Preserve at Tuscarora	250	0	250	0	0	250	0	0	0	0	0	0	0	250	0	0	0
Renn Property	1,050	0	1,050	0	0	525	525	0	0	0	0	0	0	525	525	0	0
Riverwalk Apartments (Lot 301)	312	219	93	312	93	0	0	312	0	0	0	219	0	0	0	93	0
Spring Bank	73	7	66	0	0	0	73	0	0	0	7	0	0	0	66	0	0
Tuscarora Creek	847	217	630	222	5	44	614	189	0	1	216	0	0	43	398	189	0
Waverley View PND	735	243	492	243	0	55	267	243	170	0	0	243	0	55	267	0	170

Municipal Subdivision	Approved Units	Developed/ Permitted Units	Available Pipeline	Recorded Lots	Recorded Lots Available	Approved Units				Developed / Permitted Units				Available Pipeline				
						SFD	TH	MF	2/2	SFD	TH	MF	2/2	SFD	TH	MF	2/2	
Frederick City cont...																		
West Park Village	282	0	282	0	0	16	206	60	0	0	0	0	0	16	206	60	0	
The Woods	5	0	5	0	0	5	0	0	0	0	0	0	0	5	0	0	0	
Worman's Mill PND	1,497	1,454	43	1,497	43	404	689	404	0	396	654	404	0	8	35	0	0	
Zimmerman @ Baker Park	8	4	4	8	4	8	0	0	0	4	0	0	0	4	0	0	0	
Subtotal	10,981	3,637	7,344	4,385	765							0						
Middletown (last update, Jan. 2019)																		
Chesterbrook Phase 2	18	18	0	18	0	0	18	0	0	0	18	0	0	0	0	0	0	
Horman Apartments	9	9	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	
Coblentz	81	60	21	81	21	81	0	0	0	60	0	0	0	21	0	0	0	
Subtotal	108	87	21	108	21													
Mt. Airy, (Fred.Co.) Last update, Jan. 2016																		
Subtotal	0	0	0	0	0													
Myersville (last update Jan. 2018)																		
Roach Property	1	0	1	1	1	1	0	0	0	0	0	0	0	1	0	0	0	
Mause Property	1	0	1	1	1	1	0	0	0	0	0	0	0	1	0	0	0	
Waters Farm	1	0	1	1	1	1	0	0	0	0	0	0	0	1	0	0	0	
Harshman Property	1	0	1	1	1	1	0	0	0	0	0	0	0	1	0	0	0	
Meadowridge Knoll	17	0	17	1	1	17	0	0	0	0	0	0	0	17	0	0	0	
Quail Run	110	0	110	2	2	80	30	0	0	0	0	0	0	80	30	0	0	
Subtotal	131	0	131	7	7													
New Market (last update, Jan. 2019)																		
Calumet	923	0	923	0	0	450	473	0	0	0	0	0	0	450	473	0	0	
Royal Oaks	120	96	24	120	24	120	0	0	0	96	0	0	0	24	0	0	0	
Orchard at New Market	104	103	1	104	1	104	0	0	0	103	0	0	0	1	0	0	0	
Marley Commons	8	0	8	0	0	8	0	0	0	0	0	0	0	8	0	0	0	
Subtotal	1,155	199	956	224	25													
Thurmont (last update July 2018)																		
Hobb's Division	2	0	2	2	2	2	0	0	0	0	0	0	0	2	0	0	0	
Park Place	6	0	6	6	0	0	6	0	0	0	0	0	0	0	6	0	0	
Subtotal	8	0	8	8	8													
Walkersville (last update Oct. 2018)																		
Springview Estates	103	0	103	0	0	103	0	0	0	0	0	0	0	103	0	0	0	
Mill Run	22	21	1	22	1	22	0	0	0	21	0	0	0	1	0	0	0	
Parkside	24	8	16	24	16	24	0	0	0	8	0	0	0	16	0	0	0	
Longley Green	20	0	20	0	0	0	20	0	0	0	0	0	0	0	20	0	0	
Subtotal	169	29	140	46	17													

Municipal Subdivision continue...	Approved Units	Developed/ Permitted Units	Available Pipeline	Recorded Lots	Recorded Lots Available	Approved Units				Developed / Permitted Units				Available Pipeline			
						SFD	TH	MF	2/2	SFD	TH	MF	2/2	SFD	TH	MF	2/2
Woodsboro (last update, Aug. 2018)																	
Copper Oaks Sec. 3	7	3	4	7	4	7	0	0	0	3	0	0	0	4	0	0	0
Grimes Subdivision	2	1	1	2	1	2	0	0	0	1	0	0	0	1	0	0	0
Beall Subdivision (Lots 21B-21B2)	2	0	2	2	2	2	0	0	0	0	0	0	0	2	0	0	0
Shemaker-Dorsey Division	1	0	1	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Subtotal	12	4	8	11	7												
Municipal Subtotal	14,249	4,690	9,559	5,679	1,006												

Frederick County Residential Development Pipeline January, 2019

County Subdivision Last update, December 2018	Approved Units	Developed/ Permitted Units	Available Pipeline	Recorded Lots	Recorded Lots Available	Approved Units				Developed / Permitted Units				Available Pipeline			
						SFD	TH	MF	2/2	SFD	TH	MF	2/2	SFD	TH	MF	2/2
Arrowwood	17	10	7	20	10	17	0	0	0	10	0	0	0	7	0	0	0
Ballenger Run PUD	653	355	298	368	13	207	236	210	0	56	89	210	0	151	147	0	0
Bennett Preserve (Crossroads Farm)	37	20	17	40	20	37	0	0	0	20	0	0	0	17	0	0	0
Beshers South	21	21	0	21	0	21	0	0	0	21	0	0	0	0	0	0	0
Blentlinger Property PUD	675	0	675	0	0	500	175	0	0	0	0	0	0	500	175	0	0
Carroll Manor PUD	40	0	40	0	0	40	0	0	0	0	0	0	0	40	0	0	0
Casey PUD	1,010	0	1,010	0	0	707	303	0	0	0	0	0	0	707	303	0	0
Cullers Retreat	16	13	3	16	3	16	0	0	0	13	0	0	0	3	0	0	0
Days Range	45	30	15	30	0	45	0	0	0	30	0	0	0	15	0	0	0
Daysville Glen PUD	95	0	95	0	0	95	0	0	0	0	0	0	0	95	0	0	0
Enclave at Clover Hill	11	2	9	0	0	11	0	0	0	2	0	0	0	9	0	0	0
Glad Hill Acres	71	60	11	74	14	71	0	0	0	60	0	0	0	11	0	0	0
Harvest Ridge	226	187	39	228	41	226	0	0	0	187	0	0	0	39	0	0	0
Hattery Farm	24	10	14	10	0	24	0	0	0	10	0	0	0	14	0	0	0
Eaglehead/Linganore PUD																	
Alpine	100	0	100	0	0	100	0	0	0	0	0	0	0	100	0	0	0
Aspen	243	117	126	243	126	243	0	0	0	117	0	0	0	126	0	0	0
Aspen North	117	87	30	121	34	117	0	0	0	87	0	0	0	30	0	0	0
Audobon Terrace	204	204	0	204	0	76	50	78	0	76	50	78	0	0	0	0	0
Balmoral	78	72	6	78	6	78	0	0	0	72	0	0	0	6	0	0	0
Coldstream	234	225	9	234	9	234	0	0	0	225	0	0	0	9	0	0	0
Eaglestream	50	0	50	0	0	50	0	0	0	0	0	0	0	50	0	0	0
Hamptons East	435	0	435	0	0	300	135	0	0	0	0	0	0	300	135	0	0
Hamptons West	406	0	406	0	0	217	189	0	0	0	0	0	0	217	189	0	0
Lake Anita Louise	126	122	4	126	4	126	0	0	0	122	0	0	0	4	0	0	0
Meadows	407	401	6	407	6	407	0	0	0	401	0	0	0	6	0	0	0
Nightingale	34	18	16	33	15	34	0	0	0	18	0	0	0	16	0	0	0
Pinehurst	731	646	85	693	47	731	0	0	0	646	0	0	0	85	0	0	0

County Subdivision cont.. Last update, December 2018	Approved Units	Developed/ Permitted Units	Available Pipeline	Recorded Lots	Recorded Lots Available	Approved Units				Developed / Permitted Units				Available Pipeline			
						SFD	TH	MF	2/2	SFD	TH	MF	2/2	SFD	TH	MF	2/2
Resco Inv.	248	0	248	0	0	248	0	0	0	0	0	0	0	248	0	0	0
Town Center	1,185	85	1,100	141	56	136	631	418	0	18	67	0	0	118	564	418	0
Westridge	400	0	400	0	0	400	0	0	0	0	0	0	0	400	0	0	0
Woodridge	475	267	208	324	57	475	0	0	0	267	0	0	0	208	0	0	0
Eaglehead Subtotal	5,473	2,244	3,229	2,604	360												
Jefferson Park West MXD	325	0	325	0	0	0	147	0	178	0	0	0	0	0	147	0	178
Jefferson Tech Park MXD (Jefferson Place)	825	592	233	716	124	0	327	228	270	0	200	228	164	0	127	0	106
Kidwiler Park/Farms	80	23	57	80	57	80	0	0	0	23	0	0	0	57	0	0	0
Landsdale PUD	1,100	505	595	574	69	800	300	0	0	301	204	0	0	499	96	0	0
Libertytown Gardens	14	0	14	0	0	0	0	14	0	0	0	0	0	0	0	14	0
Main's Heights at Holly Ridge	59	1	58	0	0	30	29	0	0	1	0	0	0	29	29	0	0
Mayne Property	193	0	193	0	0	148	45	0	0	0	0	0	0	148	45	0	0
Mill Creek	143	0	143	0	0	143	0	0	0	0	0	0	0	143	0	0	0
Monrovia Town Center PUD	1,250	0	1,250	0	0	1002	248	0	0	0	0	0	0	1002	248	0	0
Oakdale Village	315	160	155	160	0	48	115	0	152	48	56	0	56	0	59	0	96
Overlook at Long Branch (Shapiro)	103	0	103	0	0	103	0	0	0	0	0	0	0	103	0	0	0
Preserve at Long Branch PUD (Rayburn)	147	0	147	0	0	147	0	0	0	0	0	0	0	147	0	0	0
Holly Ridge (Preston)	148	122	26	130	8	109	39	0	0	109	13	0	0	0	26	0	0
Ramsburg Property	57	41	16	41	0	57	0	0	0	41	0	0	0	16	0	0	0
Ridges at Long Branch (Ratley)	43	6	37	6	0	43	0	0	0	6	0	0	0	37	0	0	0
Spring Hollow at Holly Hills	15	11	4	15	4	15	0	0	0	11	0	0	0	4	0	0	0
The Manor at Holly Hills	21	14	7	21	7	21	0	0	0	14	0	0	0	7	0	0	0
Tallyn Ridge PUD	441	179	262	181	2	241	200	0	0	65	114	0	0	176	86	0	0
Treasure Mountain	24	10	14	24	14	24	0	0	0	10	0	0	0	14	0	0	0
Urbana Northern MXD (Town Center)	610	86	524	89	3	196	414	0	0	22	64	0	0	174	350	0	0
Villages of Urbana PUD	3,038	2,932	106	3,021	89	1354	1449	235	0	1354	1361	217	0	0	88	18	0
Villas at Manchester	78	3	75	3	0	0	0	78	0	0	0	3	0	0	0	75	0
Westview South MXD	542	118	424	118	0	116	184	96	146	50	34	0	34	66	150	96	112
Woodbourne Manor	199	60	139	65	5	199	0	0	0	60	0	0	0	139	0	0	0
Woodlands at Urbana	566	0	566	0	0	232	158	176	0	0	0	0	0	232	158	176	0
Worthington Square	61	52	9	64	12	0	61	0	0	0	52	0	0	0	9	0	0
County subtotal	18,811	7,867	10,944	8,719	855												

Municipal Subdivision subtotal	14,249	4,690	9,559	5,679	1,006
County Major Subdivision subtotal	18,811	7,867	10,944	8,719	855
County Minor Subdivision subtotal			845		845
Countywide Total	33,060	12,557	21,348	14,398	2,706