

Q123		Municipality Residential Development Pipeline (April 2023)													
Project ID	Planning Region	Municipal Subdivisions	Approved Units A Input	Recorded Lots B Input	Developed/ Permitted Units C Input	Available Pipeline D (A-C)	Approved Dwelling Units			Developed / Permitted Units			Available Pipeline		
							SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF
BR	BR	<b>Brunswick (April 2023)</b>													
BRI	BR	Brunswick Crossing	1,505	1,023	1,019	486	1221	184	100	835	184	0	386	0	100
		<i>Subtotal</i>	1,505	1,023	1,019	486									
TH	TH	<b>Emmitsburg (April 2023)</b>													
EMI	TH	Brookfield	145	145	143	2	145	0	0	143	0	0	2	0	0
EM2	TH	Southgate	46	36	33	13	46	0	0	33	0	0	13	0	0
		<i>Subtotal</i>	191	181	176	15									
FR	FR	<b>Frederick City (April 2022)</b>													
FR1	FR	Barrick	301	0	0	301	120	53	128	0	0	0	120	53	128
FR2	FR	Belle Air	220	11	11	209	26	194	0	1	10	0	25	184	0
FR3	FR	Birdseye View Estates (Bowers)	38	38	0	38	38	0	0	0	0	0	38	0	0
FR13	FR	Bloomfield (age-restricted) (former Crumland)	1,500	0	0	1,500	840	360	300	0	0	0	840	360	300
FR4	FR	Bowers Park	19	19	0	19	19	0	0	0	0	0	19	0	0
FR5	FR	Bowersox (Macallen)	49	49	36	13	0	49	0	0	36	0	0	13	0
FR7b	FR	Cannon Bluff (CB)	187	187	187	0	187	0	0	187	0	0	0	0	0
FR7	FR	Cannon Hill Loft	12	12	0	12	0	0	12	0	0	0	0	0	12
FR8	FR	Canterbury Station (Odd Fellows)	359	165	165	194	60	139	160	5	0	160	55	139	0
FR10	FR	Clover Ridge	391	391	361	30	391	0	0	361	0	0	30	0	0
FR17	FR	Homewood Phase II	128	128	32	96	0	128	0	0	32	0	0	96	0
FR20b	FR	Hope VI (126 S Carroll Street)	42	42	36	6	0	0	42	0	0	36	0	0	6
FR20	FR	Kellerton (formerly Keller Properties)	750	297	206	544	450	300	0	201	5	0	249	295	0
FR21	FR	Market Square	412	412	399	13	0	412	0	0	399	0	0	13	0
FR22	FR	Millie's Delight	58	57	51	7	58	0	0	51	0	0	7	0	0
FR23	FR	Monocacy Center	552	7	6	546	0	124	428	0	0	6	0	124	422
FR26	FR	Overlook Section 8	32	32	0	32	0	0	32	0	0	0	0	0	32
FR27	FR	Preserve at Tuscarora	250	101	72	178	67	183	0	26	46	0	41	137	0
FR28	FR	Renn Property	1,050	72	72	978	78	495	477	6	66	0	72	429	477
FR29	FR	Riverwalk Apartments (Lot 301)	168	168	0	168	0	0	168	0	0	0	0	0	168
FR30	FR	Spring Bank	73	73	64	9	0	73	0	0	64	0	0	9	0
FR36	FR	Sycamore Ridge	456	71	36	420	200	256	0	5	31	0	195	225	0
FR34	FR	The Woods	5	0	0	5	5	0	0	0	0	0	5	0	0
FR31	FR	Tuscarora Creek	847	548	511	336	44	614	189	7	316	188	37	298	1
FR32	FR	Waverley View PND	732	402	391	341	55	267	410	55	93	243	0	174	167
FR33	FR	West Park Village	282	214	42	240	16	206	60	2	40	0	14	166	60
FR35	FR	Worman's Mill PND	1,497	1,497	1,265	232	404	689	404	398	634	233	6	55	171
		<i>Subtotal</i>	10,410	4,993	3,943	6,467									
MI	MI	<b>Middletown (April 2023)</b>													
MI4	MI	Caroline's View Apartments (Horman Property)	9	9	0	9	0	0	9	0	0	0	0	0	9
		<i>Subtotal</i>	9	9	0	9									
		<b>Mount Airy (April 2023)</b>													
		<i>Subtotal</i>	0	0	0	0									
MI	MI	<b>Myersville (April 2023)</b>													
MY4	MI	Harshman Property	1	1	0	1	1	0	0	0	0	0	1	0	0

MY5	MI	Meadowridge Knoll	16	16	14	2	16	0	0	14	0	0	2	0	0
MY7	MI	Meadowridge Knoll Section II	5	5	0	5	5	0	0	0	0	0	5	0	0
MY6	MI	Quail Run	13	13	0	13	13	0	0	0	0	0	13	0	0
MY3	MI	Waters Farm	1	1	0	1	1	0	0	0	0	0	1	0	0
MY1	MI	Williams Glen	5	1	0	5	5	0	0	0	0	0	5	0	0
		<i>Subtotal</i>	41	37	14	27									
	NM	<b>New Market (April 2023)</b>													
NM1	NM	Calumet	923	0	0	923	450	473	0	0	0	0	450	473	0
NM4	NM	Marley Commons	11	0	0	11	11	0	0	0	0	0	11	0	0
		<i>Subtotal</i>	934	0	0	934									
	TH	<b>Thurmont (April 2023)</b>													
TH2	TH	Hammaker Hills Phase I	37	13	3	34	37	0	0	3	0	0	34	0	0
TH3	TH	Hammaker Hills Phase 2	22	0	0	22	22	0	0	0	0	0	22	0	0
TH1	TH	Hobb's Division	2	2	0	2	2	0	0	0	0	0	2	0	0
TH4	TH	Mechanicstown	31	0	0	31	31	0	0	0	0	0	31	0	0
	TH	Meunier Subdivision	1	0	0	1	1	0	0	0	0	0	1	0	0
	TH	Mountain Brooke	11	0	0	11	11	0	0	0	0	0	11	0	0
	TH	Oak Forest	36	0	0	36	0	36	0	0	0	0	0	36	0
	TH	Simmers' Subdivision	40	0	0	40	0	40	0	0	0	0	0	40	0
		<i>Subtotal</i>	180	15	3	177									
	WA	<b>Walkersville (April 2023)</b>													
WAI	WA	Springview Estates	103	103	103	0	103	0	0	103	0	0	0	0	0
		<i>Subtotal</i>	103	103	103	0									
	WA	<b>Woodsboro (April 2023)</b>													
WO3	WA	Beall Subdivision (Lots 21B-21B2)	2	2	0	2	2	0	0	0	0	0	2	0	0
WO2	WA	Grimes Subdivision	2	2	1	1	2	0	0	1	0	0	1	0	0
WO4	WA	Shoemaker-Dorsey Division	1	0	0	1	1	0	0	0	0	0	1	0	0
		<i>Subtotal</i>	5	4	1	4									
		<i>Municipal Subtotal</i>	13,378	6,365	5,259	8,119	5,164	5,275	299	2437	1956	866	2747	3319	2053
<b>Q123</b>		<b>Frederick County Residential Development Pipeline (April 2023)</b>													
<b>Project ID</b>	<b>Planning Region</b>	<b>County Only - April 2023 Subdivisions</b>	<b>Approved Units A Input</b>	<b>Recorded Lots B Input</b>	<b>Developed/ Permitted Units C Input</b>	<b>Available Pipeline D (A-C)</b>	<b>Approved Dwelling Units</b>			<b>Developed / Permitted Units</b>			<b>Available Pipeline</b>		
							<b>SFD</b>	<b>SFA</b>	<b>MF</b>	<b>SFD</b>	<b>SFA</b>	<b>MF</b>	<b>SFD</b>	<b>SFA</b>	<b>MF</b>
S-1143	FR	Ballengers Run PUD	691	691	638	53	180	265	246	180	244	214	0	21	32
S-1131	UR	Bennett Preserve (Crossroads Farm) (Pollekoff Property)	37	37	37	0	37	0	0	37	0	0	0	0	0
R-1403	NM	Blentlinger Property PUD (Gordon Mill)	610	0	0	610	435	175	0	0	0	0	435	175	0
S-1153	AD	Carroll Manor PUD (Enclave at Carrollton)	39	0	0	39	39	0	0	0	0	0	39	0	0
S-1167	NM	Casey PUD	1,010	0	0	1,010	707	303	0	0	0	0	707	303	0
R-19-01	NM	Cromwell PUD (Age Restricted)	600	0	0	600	400	100	100	0	0	0	400	100	100
S-113	UR	Days Range	45	45	45	0	45	0	0	45	0	0	0	0	0
R-1404	WA	Daysville Glen PUD	95	0	0	95	95	0	0	0	0	0	95	0	0
		<b>Eaglehead/Linganore PUD</b>													
S-829I	NM	Alpine (zoning approval only)	100	0	0	100	100	0	0	0	0	0	100	0	0
S-829G	NM	Aspen	243	234	139	104	243	0	0	139	0	0	104	0	0
S-829H	NM	Aspen North	117	117	108	9	117	0	0	108	0	0	9	0	0

S-829E	NM	Balmoral	78	78	72	6	78	0	0	72	0	0	6	0	0
S-829F	NM	Coldstream	235	234	226	9	235	0	0	226	0	0	9	0	0
S-829	NM	Hamptons East	435	0	0	435	300	135	0	0	0	0	300	135	0
S-829S	NM	Hamptons West	406	406	377	29	217	189	0	214	163	0	3	26	0
S-829R	NM	Lake Anita Louise	128	126	122	6	128	0	0	122	0	0	6	0	0
S-829J	NM	Nightingale	34	34	20	14	34	0	0	20	0	0	14	0	0
S-829B	NM	Pinehurst	731	697	665	66	731	0	0	665	0	0	66	0	0
S-829	NM	Resco Inv.	248	0	0	248	248	0	0	0	0	0	248	0	0
S-829T	NM	Town Center	1,185	682	719	466	136	631	418	133	396	190	3	235	228
S-829W	NM	Westridge	400	0	0	400	300	100	0	0	0	0	300	100	0
S-829K	NM	Woodridge	475	414	390	85	475	0	0	390	0	0	85	0	0
		<i>Eaglehead Subtotal</i>	4,815	2,955	2,787	2,028									
S-867	UR	Glad Hill Acres	71	71	71	0	71	0	0	71	0	0	0	0	0
S-750	NM	Harvest Hills	3	3	0	3	3	0	0	0	0	0	0	0	0
S-1155	NM	Hattery Farm	24	24	22	2	24	0	0	22	0	0	2	0	0
S-1010	NM	Holly Ridge (Preston)	98	98	98	0	59	39	0	59	39	0	0	0	0
S-1164	FR	Jefferson Park West MXD (Harrington Terrace)	235	235	159	76	0	235	0	0	159	0	0	76	0
S-1136	FR	Jefferson Tech Park MXD (Jefferson Place)	825	825	775	50	0	597	228	0	547	228	0	50	0
	BR	Jefferson Village (Age Restricted)	49	0	0	49	2	47	0	0	0	0	2	47	0
S-077	UR	Kidwiler Park/Farms	35	35	18	17	35	0	0	18	0	0	17	0	0
S-1130	UR	Landsdale PUD	1,100	1,100	1,073	27	800	300	0	773	300	0	27	0	0
SP-13-18	WA	Libertytown Gardens	14	0	0	14	0	0	14	0	0	0	0	0	14
S-002A	NM	Main's Heights at Holly Ridge	59	59	59	0	30	29	0	30	29	0	0	0	0
S-1157	WA	Mayne Property	193	0	0	193	148	45	0	0	0	0	148	45	0
S-1123	WA	Mill Creek	141	0	0	141	141	0	0	0	0	0	141	0	0
S-1163	NM	Oakdale Village / Washington Square	315	315	276	39	48	267	0	48	228	0	0	39	0
S-1145	NM	Overlook at Long Branch (Estates at Rosehaven Manor)	103	0	0	103	103	0	0	0	0	0	103	0	0
R-21-01	FR	Park Place at Ballenger	29	0	0	29	0	29	0	0	0	0	0	29	0
S-712	NM	Reichs Ford Road Estates	3	0	0	3	3	0	0	0	0	0	3	0	0
S-1169	NM	Ridges at Long Branch (Ratley)	43	0	1	42	43	0	0	1	0	0	42	0	0
S-1166	NM	Tallyn Ridge PUD	441	423	425	16	241	200	0	225	200	0	16	0	0
S-1144	NM	The Manor at Holly Hills	21	21	19	2	21	0	0	19	0	0	2	0	0
S-1161	UR	Urbana Northern MXD (Town Center)	610	610	582	28	196	414	0	195	387	0	1	27	0
S-1065	UR	Villages of Urbana PUD	3,038	3,021	3,020	18	1354	1449	235	1354	1449	217	0	0	18
S-1171	FR	Villas At Manchester (Crestwood Manor)	120	2	60	60	0	0	120	0	0	60	0	0	60
S-905	FR	Westview South MXD	490	490	407	83	66	424	0	66	341	0	0	83	0
S-962	BR	Woodbourne Manor	197	181	177	20	197	0	0	177	0	0	20	0	0
S-1175	UR	Woodlands at Urbana (age restricted)	582	582	488	94	232	157	192	165	147	176	67	10	16
		<b>County subtotal</b>	16,781	11,823	11,237	5,544	9097	6130	1553	5574	4629	1085	3520	1501	468

	Approved Units	Recorded Lots	Permitted Units	Available Units
Municipal Subdivision subtotal	13,378	6,365	5,259	8,119
County Major Subdivision subtotal	16,781	11,823	11,237	5,544
<b>Countywide Total</b>	<b>30,159</b>	<b>18,188</b>	<b>16,496</b>	<b>13,663</b>

