

Municipality Residential Development Pipeline (July 2022)													
Municipal Subdivisions	Approved Units	Recorded Lots	Developed/ Permitted Units	Available Pipeline	Approved Dwelling Units			Developed / Permitted Units			Available Pipeline		
	A	B	C	D	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF
	Input	Input	Input	(A-C)									
Brunswick (July 2022)													
Brunswick Crossing	1,505	1,391	1,009	496	1221	184	100	825	184	0	396	0	100
<i>Subtotal</i>	1,505	1,391	1,009	496									
Emmitsburg (July 2022)													
Brookfield	145	145	143	2	145	0	0	143	0	0	2	0	0
Southgate	36	36	32	4	36	0	0	32	0	0	4	0	0
<i>Subtotal</i>	181	181	175	6									
Frederick City (April 2022)													
Barrick	301	0	0	301	120	53	128	0	0	0	120	53	128
Belle Air	220	11	11	209	26	194	0	1	10	0	25	184	0
Birdseye View Estates (Bowers)	38	38	0	38	38	0	0	0	0	0	38	0	0
Bowers Park	19	19	0	19	19	0	0	0	0	0	19	0	0
Bowersox (Macallen)	49	49	36	13	0	49	0	0	36	0	0	13	0
Cannon Hill Loft	12	12	0	12	0	0	12	0	0	0	0	0	12
Cannon Bluff (CB)	187	187	187	0	187	0	0	187	0	0	0	0	0
Canterbury Station (Odd Fellows)	359	165	165	194	60	139	160	5	0	160	55	139	0
Clover Ridge	391	391	361	30	391	0	0	361	0	0	30	0	0
Bloomfield (age-restricted) (former Crumland)	1,500	0	0	1,500	840	360	300	0	0	0	840	360	300
Homewood Phase II	128	128	32	96	0	128	0	0	32	0	0	96	0
Hope VI (126 S Carroll Street)	42	42	36	6	0	0	42	0	0	36	0	0	6
Kellerton (formerly Keller Properties)	750	297	206	544	450	300	0	201	5	0	249	295	0
Market Square	412	412	399	13	0	412	0	0	399	0	0	13	0
Millie's Delight	58	57	51	7	58	0	0	51	0	0	7	0	0
Monocacy Center	552	7	6	546	0	124	428	0	0	6	0	124	422
Overlook Section 8	32	32	0	32	0	0	32	0	0	0	0	0	32
Preserve at Tuscarora	250	101	72	178	67	183	0	26	46	0	41	137	0
Renn Property	1,050	72	72	978	78	495	477	6	66	0	72	429	477
Riverwalk Apartments (Lot 301)	168	168	0	168	0	0	168	0	0	0	0	0	168
Spring Bank	73	73	64	9	0	73	0	0	64	0	0	9	0
Sycamore Ridge	456	71	36	420	200	256	0	5	31	0	195	225	0
Tuscarora Creek	847	548	511	336	44	614	189	7	316	188	37	298	1
Waverley View PND	732	402	391	341	55	267	410	55	93	243	0	174	167
West Park Village	282	214	42	240	16	206	60	2	40	0	14	166	60
The Woods	5	0	0	5	5	0	0	0	0	0	5	0	0
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									

Middletown (July 2022)													
Chesterbrook Phase 2 (Franklin Commons)	18	18	18	0	0	18	0	0	18	0	0	0	0
View/Horman	9	9	0	9	0	0	9	0	0	0	0	0	9
<i>Subtotal</i>	27	27	18	9									
Myersville Subtotal (July 2022)													
Williams Gren	5	1	0	5	5	0	0	0	0	0	5	0	0
Waters Farm	1	1	0	1	1	0	0	0	0	0	1	0	0
Harshman Property	1	1	0	1	1	0	0	0	0	0	1	0	0
Meadowridge Knoll Section II	5	1	0	5	5	0	0	0	0	0	5	0	0
Meadowridge Knoll	16	16	12	4	16	0	0	12	0	0	4	0	0
Quail Run	110	13	0	110	80	30	0	0	0	0	80	30	0
<i>Subtotal</i>	138	33	12	126									
New Market (July 2022)													
Calumet	923	0	0	923	450	473	0	0	0	0	450	473	0
Marley Square	8	0	0	8	8	0	0	0	0	0	8	0	0
<i>Subtotal</i>	931	0	0	931									
Thurmont (July 2022)													
Hobb's Division	2	2	0	2	2	0	0	0	0	0	2	0	0
Hammaker Hills Phase 1	37	0	0	37	37	0	0	0	0	0	37	0	0
Hammaker Hills Phase 2	22	0	0	22	22	0	0	0	0	0	22	0	0
Mechanicstown	31	0	0	31	31	0	0	0	0	0	31	0	0
<i>Subtotal</i>	92	2	0	92									
Walkersville (July 2022)													
Springview Estates	103	103	103	0	103	0	0	103	0	0	0	0	0
<i>Subtotal</i>	103	103	103	0									
Woodsboro (July 2022)													
Grimes Subdivision	2	2	1	1	2	0	0	1	0	0	1	0	0
Beall Subdivision (Lots 21B-21B2)	2	2	0	2	2	0	0	0	0	0	2	0	0
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>	13,392	6,734	5,261	8,131									

Frederick County Residential Development Pipeline (July 2022)

County Only - July 2022 Subdivisions	Approved	Recorded	Developed/ Permitted Units	Available	Approved Dwelling Units			Developed / Permitted Units			Available Pipeline		
	Units	Lots	C	Pipeline	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF
	A	B	Input	D									
Input	Input	Input	(A-C)										
Ballenger Run PUD	691	691	638	53	180	265	246	180	244	214	0	21	32
Bennett Preserve (Crossroads Farm)	37	37	36	1	37	0	0	36	0	0	1	0	0
Blentlinger Property PUD	675	0	0	675	500	175	0	0	0	0	500	175	0
Carroll Manor PUD	40	0	0	40	40	0	0	0	0	0	40	0	0
Casey PUD	1,010	0	0	1,010	707	303	0	0	0	0	707	303	0
Days Range	45	34	39	6	45	0	0	39	0	0	6	0	0
Daysville Glen PUD	95	0	0	95	95	0	0	0	0	0	95	0	0
Glad Hill Acres	71	71	69	2	71	0	0	69	0	0	2	0	0
Hattery Farm	24	24	22	2	24	0	0	22	0	0	2	0	0
Eaglehead/Linganore PUD													
Alpine (zoning approval only)	100	0	0	100	100	0	0	0	0	0	100	0	0
Aspen	243	234	138	105	243	0	0	138	0	0	105	0	0
Aspen North	117	117	108	9	117	0	0	108	0	0	9	0	0
Balmoral	78	78	72	6	78	0	0	72	0	0	6	0	0
Coldstream	235	234	226	9	235	0	0	226	0	0	9	0	0
Hamptons East	435	0	0	435	300	135	0	0	0	0	300	135	0
Hamptons West	406	339	308	98	217	189	0	166	142	0	51	47	0
Lake Anita Louise	128	126	122	6	128	0	0	122	0	0	6	0	0
Nightingale	34	34	20	14	34	0	0	20	0	0	14	0	0
Pinehurst	731	697	664	67	731	0	0	664	0	0	67	0	0
Resco Inv.	248	0	0	248	248	0	0	0	0	0	248	0	0
Town Center	1,185	682	641	544	136	631	418	106	345	190	30	286	228
Westridge	400	0	0	400	300	100	0	0	0	0	300	100	0
Woodridge	475	414	390	85	475	0	0	390	0	0	85	0	0
<i>Eaglehead Subtotal</i>	<i>4,815</i>	<i>2,955</i>	<i>2,689</i>	<i>2,126</i>									
Jefferson Park West MXD (Harrington Terrace)	235	171	159	76	0	235	0	0	159	0	0	76	0
Jefferson Tech Park MXD (Jefferson Place)	825	825	695	130	0	597	228	0	467	228	0	130	0
Kidwiler Park/Farms	35	35	18	17	35	0	0	18	0	0	17	0	0
Landsdale PUD	1,100	1,100	1,049	51	800	300	0	749	300	0	51	0	0
Libertytown Gardens	14	0	0	14	0	0	14	0	0	0	0	0	14
Main's Heights at Holly Ridge	59	59	53	6	30	29	0	30	23	0	0	6	0
Mayne Property	193	0	0	193	148	45	0	0	0	0	148	45	0
Mill Creek	143	0	0	143	143	0	0	0	0	0	143	0	0
Oakdale Village / Washington Square	315	315	276	39	48	267	0	48	228	0	0	39	0
Overlook at Long Branch (Shapiro)	103	0	0	103	103	0	0	0	0	0	103	0	0
Holly Ridge (Preston)	98	98	96	2	59	39	0	57	39	0	2	0	0
Ridges at Long Branch (Ratley)	43	0	1	42	43	0	0	1	0	0	42	0	0

The Manor at Holly Hills	21	21	19	2	21	0	0	19	0	0	2	0	0
Tallyn Ridge PUD	441	423	414	27	241	200	0	214	200	0	27	0	0
Urbana Northern MXD (Town Center)	610	610	581	29	196	414	0	194	387	0	2	27	0
Villages of Urbana PUD	3,038	3,021	3,020	18	1354	1449	235	1354	1449	217	0	0	18
Westview South MXD	490	490	319	171	66	424	0	65	254	0	1	170	0
Woodbourne Manor	197	181	160	37	197	0	0	160	0	0	37	0	0
Woodlands at Urbana (age restricted)	565	565	453	112	232	157	176	130	147	176	102	10	0
<i>County subtotal</i>	<i>16,028</i>	<i>11,726</i>	<i>10,806</i>	<i>5,222</i>									

Municipal Subdivision subtotal	13,392	6,734	5,261	8,131
County Major Subdivision subtotal	16,028	11,726	10,806	5,222
Countywide Total	29,420	18,460	16,067	13,353