

Project ID	Planning Region	Subdivisions	Approved/ Proposed Units	Recorded Lots	Developed/ Permitted Units	Available Pipeline	Approved Dwelling Units			Developed / Permitted Units			Available Pipeline		
			A	B	C	D									
		The plan has not received Subdivision or Site Plan Approval	Input	Input	Input	(A-C)	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF
Q425		Municipality Residential Development Pipeline (January 2026)													
BR	BR	Brunswick (January 2026)													
BR1	BR	Brunswick Crossing	1,423	1,311	1,290	133	1,239	184	0	1,106	184	0	133	0	0
BR2	BR	Springdale Summit (Age Restricted)	511	0	0	511	271	240	0	0	0	0	271	240	0
BR3	BR	Vista Pointe (Age Restricted)	500	0	0	500	258	242	0	0	0	0	258	242	0
		Subtotal	2,434	1,311	1,290	1,144									
EM	TH	Emmitsburg (January 2026)													
EM1	TH	Brookfield Phase 5	10	0	0	10	10	0	0	0	0	0	10	0	0
EM2	TH	Southgate	43	43	40	3	43	0	0	40	0	0	3	0	0
EM3	TH	Emmit Ridge II	48	0	0	48	48	0	0	0	0	0	48	0	0
		Subtotal	101	43	40	61									
FR	FR	Frederick City (January 2026)													
FR1	FR	226 W South Street	7		0	7	0	7	0	0	0	0	0	7	0
FR2	FR	401 N Market	9		0	9	0	0	9	0	0	0	0	0	9
FR3	FR	411 E Patrick Street	82		0	82	0	0	82	0	0	0	0	0	82
FR4	FR	57 Thomas Johnson Drive	112		0	112	0	0	112	0	0	0	0	0	112
FR5	FR	404-420 E Patrick Street	106		0	106	0	0	106	0	0	0	0	0	106
FR6	FR	800 E Patrick Street	16		0	16	2	14	0	0	0	0	2	14	0
FR7	FR	Belle Aire Farm	220		216	4	26	194	0	22	194	0	4	0	0
FR8	FR	Birdseye	41		0	41	41	0	0	0	0	0	41	0	0
FR9	FR	Bloomfields	1,032		348	684	767	265	0	266	82	0	501	183	0
FR10	FR	Bowers	18		0	18	18	0	0	0	0	0	18	0	0
FR11	FR	Brickworks	1,260		0	1,260	0	360	900	0	0	0	0	360	900
FR12	FR	Brooklawn	39		0	39	0	0	39	0	0	0	0	0	39
FR13	FR	Cannon Hill	34		0	34	0	0	34	0	0	0	0	0	34
FR14	FR	Christoff Annexation	228		0	228	114	114	0	0	0	0	114	114	0
FR15	FR	East Pat Lofts	17		0	17	0	0	17	0	0	0	0	0	17
FR16	FR	Frederick Health Village	750		0	750	0	0	750	0	0	0	0	0	750
FR17	FR	Galleria	235		0	235	0	0	235	0	0	0	0	0	235
FR18	FR	Grove Hill	68		0	68	0	68	0	0	0	0	0	68	0
FR19	FR	Hamilton Place	16		0	16	0	0	16	0	0	0	0	0	16
FR20	FR	Highland Trail	550		0	550	0	100	450	0	0	0	0	100	450
FR21	FR	Homewood	316		254	62	200	0	116	138	0	116	62	0	0
FR22	FR	Kellerton	750		485	265	536	214	0	307	178	0	229	36	0
FR23	FR	Lucas Village	222		0	222	0	0	222	0	0	0	0	0	222
FR24	FR	Madison on Market	60		0	60	0	0	60	0	0	0	0	0	60
FR25	FR	Monocacy Center	457		449	8	0	105	352	0	105	344	0	0	8
FR26	FR	Parkview	68		57	11	11	0	57	0	0	57	11	0	0
FR27	FR	Renn Quarter	1,050		624	426	175	596	279	164	460	0	11	136	279
FR28	FR	Riverwalk Apartments Lot 301	168		98	70	0	0	168	0	0	98	0	0	70
FR29	FR	Rock Hill	56		0	56	56	0	0	0	0	0	56	0	0
FR30	FR	Summers Farm	310		0	310	168	142	0	0	0	0	168	142	0
FR31	FR	Sycamore Ridge	456		445	11	182	274	0	182	263	0	0	11	0
FR32	FR	Sycamore Springs (Barrick)	274		0	274	120	58	96	0	0	0	120	58	96
FR33	FR	The Corner at Willowdale	14		0	14	0	14	0	0	0	0	0	14	0
FR34	FR	The Courtyards at Overlook	32		0	32	0	32	0	0	0	0	0	32	0
FR35	FR	Visitation Academy	33		18	15	0	0	33	0	0	18	0	0	15
FR36	FR	W All Saints Street Habitat	12		0	12	0	1	11	0	0	0	0	1	11
FR37	FR	Waverly View	732		569	163	55	267	410	55	239	275	0	28	135
FR38	FR	West Park Village	285		269	16	30	255	0	16	253	0	14	2	0
FR39	FR	Westridge	119		0	119	0	0	119	0	0	0	0	0	119
FR40	FR	Winpenny Tell Annexation	316		0	316	210	106	0	0	0	0	210	106	0
FR41	FR	Wormans Mill Court Apartments	315		0	315	0	0	315	0	0	0	0	0	315
		Subtotal	10,885	0	3,832	7,053									

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Q425		Municipality Residential Development Pipeline, Continued (January 2026)													
M1	MI	Middletown (January 2026)													
MI1	MI	Foxfield Section 6 (Active Adult) (Needs MDE Approval)	148	0	0	148	148	0	0	0	0	0	148	0	0
		Subtotal	148	0	0	148									
MA	NM	Mount Airy (January 2026)													
MA1	NM	Dennis Subdivision	5	0	0	5	5	0	0	0	0	0	5	0	0
		Subtotal	5	0	0	5									
MY	MI	Myersville (January 2026)													
MY1	MI	Harshman Property	1	1	0	1	1	0	0	0	0	0	1	0	0
MY2	MI	Meadowridge Knoll Section II	5	5	0	5	5	0	0	0	0	0	5	0	0
MY3	MI	Quail Run	110	13	0	110	80	30	0	0	0	0	80	30	0
MY4	MI	Waters Farm	1	1	0	1	1	0	0	0	0	0	1	0	0
		Subtotal	117	20	0	117									
NM	NM	New Market (January 2026)													
NM1	NM	Calumet	925	0	0	925	452	473	0	0	0	0	452	473	0
NM2	NM	E Main St	42	0	0	42	0	42	0	0	0	0	0	42	0
NM3	NM	England Woods	537	0	0	537	68	331	138	0	0	0	68	331	138
NM4	NM	Jabez Property	27	0	0	27	0	27	0	0	0	0	0	27	0
NM5	NM	Lily Subdivision	1	1	0	1	1	0	0	0	0	0	1	0	0
NM6	NM	Marley Commons	11	11	0	11	11	0	0	0	0	0	11	0	0
		Subtotal	1,543	12	0	1,543									
TH	TH	Thurmont (January 2026)													
TH1	TH	Hobb's Division	4	2	0	4	2	2	0	0	0	0	2	2	0
TH2	TH	Mechanicstown	31	0	0	31	31	0	0	0	0	0	31	0	0
TH3	TH	Meunier Subdivision	1	1	0	1	1	0	0	0	0	0	1	0	0
TH4	TH	Mountain Brooke	11	0	0	11	11	0	0	0	0	0	11	0	0
TH5	TH	Oak Forest (concept)	36	0	0	36	0	36	0	0	0	0	0	36	0
TH6	TH	Simmers' Subdivision (concept)	60	0	0	60	60	0	0	0	0	0	60	0	0
TH7	TH	Eyler Road Property (Leal Homes Subdvision)	6	0	0	6	6	0	0	0	0	0	6	0	0
		Subtotal	149	3	0	149									
WA	WA	Walkersville (January 2026)													
		Subtotal	0	0	0	0									
WO	WA	Woodsboro (January 2026)													
WO1	WA	Shoemaker-Dorsey Division	1	0	0	1	1	0	0	0	0	0	1	0	0
		Subtotal	1	0	0	1									
		Municipal Subtotal	15,383	1,389	5,162	10,221	5,464	4,793	5,126	2,296	1,958	908	3,168	2,835	4,218

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Q425		Frederick County Residential Development Pipeline (January 2026)													
S1131	UR	Bennett Preserve (Crossroads Farm) (Pollekoff Property)	37	37	36	1	37	0	0	36	0	0	1	0	0
R1403	NM	Blentlinger Property PUD (Gordon Mill)	610	0	0	610	435	175	0	0	0	0	435	175	0
S1153	AD	Carroll Manor PUD (Enclave at Carroll Manor)	39	39	7	32	39	0	0	7	0	0	32	0	0
S1167	NM	Casey PUD (Cherry Run)	800	0	0	800	646	154	0	0	0	0	646	154	0
S1178	NM	Cromwell PUD (Age Restricted)	488	120	69	419	192	184	112	6	29	34	186	155	78
R1404	WA	Daysville Glen PUD	95	0	0	95	95	0	0	0	0	0	95	0	0
		Eaglehead/Linganore PUD													
S829I	NM	Alpine	83	0	0	83	83	0	0	0	0	0	83	0	0
S829G	NM	Aspen	243	234	146	97	243	0	0	146	0	0	97	0	0
S829H	NM	Aspen North	117	117	108	9	117	0	0	108	0	0	9	0	0
S829E	NM	Balmoral	78	78	73	5	78	0	0	73	0	0	5	0	0
	NM	Bell Farm (Age Restricted)	248	0	0	248	0	248	0	0	0	0	0	248	0
S829F	NM	Coldstream	235	234	226	9	235	0	0	226	0	0	9	0	0
S829	NM	Hamptons East (Creekside)	435	63	0	435	214	221	0	0	0	0	214	221	0
S829R	NM	Lake Anita Louise	128	126	122	6	128	0	0	122	0	0	6	0	0
S829J	NM	Nightingale	34	34	22	12	34	0	0	22	0	0	12	0	0
S829B	NM	Pinehurst	731	697	678	53	731	0	0	678	0	0	53	0	0
S829T	NM	Town Center	1,185	1,098	1,098	87	136	631	418	136	544	418	0	87	0
S829W	NM	Westridge	400	100	80	320	300	100	0	50	30	0	250	70	0
		Eaglehead Subtotal	3,917	2,781	2,553	1,364									
M3282	NM	Daisey's Ridge	5	0	0	5	5	0	0	0	0	0	5	0	0
S1173	FR	Enclave at Clover Hill	6	1	1	5	6	0	0	1	0	0	5	0	0
M3283	MI	Estates of Old Middletown	3	0	0	3	3	0	0	0	0	0	3	0	0
S1155	NM	Hattery Farm	24	24	22	2	24	0	0	22	0	0	2	0	0
SP8919	BR	Jefferson Village (Age Restricted)	47	0	0	47	0	47	0	0	0	0	0	47	0
S1113	UR	Knowledge Farms MXD (Age Restricted)	147	0	0	147	0	22	125	0	0	0	0	22	125
S077	UR	Kidwiler Park/Farms	35	35	18	17	35	0	0	18	0	0	17	0	0
SP1318	WA	Libertytown Gardens	5	0	0	5	0	5	0	0	0	0	0	5	0
	NM	Longview	6	0	0	6	6	0	0	0	0	0	6	0	0
S1157	WA	Mayne Property	193	0	0	193	148	45	0	0	0	0	148	45	0
S1123	WA	Mill Creek	141	141	6	135	141	0	0	6	0	0	135	0	0
R2101	FR	Park Place at Ballenger	29	29	6	23	0	29	0	0	6	0	0	23	0
S1145	NM	Estates at Rosehaven Manor (Longbranch)	103	103	64	39	103	0	0	64	0	0	39	0	0
S1169	NM	Ridges at Long Branch (Ratley)	43	1	1	42	43	0	0	1	0	0	42	0	0
S1144	NM	The Manor at Holly Hills	21	21	19	2	21	0	0	19	0	0	2	0	0
S1175	UR	Woodlands at Urbana (Age Restricted)	581	581	559	22	232	157	192	220	147	192	12	10	0
		County subtotal	7,375	3,913	3,361	4,014	4,510	2,018	847	1,961	756	644	2,549	1,262	203

	Approved Units	Recorded Lots	Permitted Units	Available Units
Municipal Subdivision subtotal	15,383	1,389	5,162	10,221
County Major Subdivision subtotal	7,375	3,913	3,361	4,014
Countywide Total	22,758	5,302	8,523	14,235