



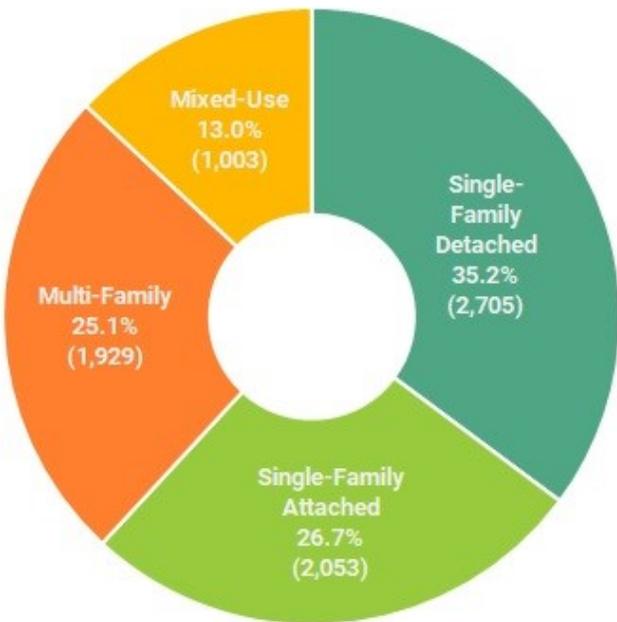
ANNE ARUNDEL COUNTY LEADS REGION IN RESIDENTIAL UNIT PERMIT ACTIVITY BALTIMORE CITY RANKS SECOND IN 2020

EAST AND SOUTH BALTIMORE ARE THE RESIDENTIAL “HOT SPOTS” FOR THE REGION IN 2020

Rank	RPD	Development Name	Type	Unit Count	Jurisdiction
1	Canton	1200 S Haven St	MF	500	Baltimore City
2	Crofton	Two Rivers	SFD/SFA	327	Anne Arundel
3	Highlandtown	2001 Aliceanna St	Mixed	285	Baltimore City
4	South Baltimore	1800 S Hanover St	Mixed	275	Baltimore City
5	Towson/Loch Raven	Towson Row Master Condominium	Mixed	231	Baltimore
6	Reisterstown/Owings Mills	Owings Mills Town Center	MF	227	Baltimore
7	Aberdeen/Havre De Grace	Beech Creek / Grays Run	SFD/SFA	224	Harford
8	Elkridge	6771 Dorsey Rd	MF	210	Howard
9	Marley Neck	Tanyard Shores/Cove/Village	SFA/SFD	207	Anne Arundel
10	Perry Hall/Whitemarsh	Cowenton	MF, SFD	184	Baltimore

RPD* Regional Planning District, Type of Unit** Mixed-Use (Mixed), Multi-Family (MF), Single-Family Attached (SFA), Single-Family Detached (SFD)
Source: Baltimore Metropolitan Council Building Permit Data System

Baltimore Region Distribution of Permitted Units by Housing Type: 2020



In 2020, a total of 7,689 new residential units were permitted in the Baltimore Region. This figure represents an 11.0 percent increase when compared to the previous year. The top ten most active residential developments in the region, in terms of the number of units permitted, accounted for 34.7 percent of all new units permitted in the region. Five of the region’s seven jurisdictions are captured on the Top-10 residential “hot spots” development list: Baltimore City, Anne Arundel County, Baltimore County, Harford County and Howard County.

Just over three quarters (75.9 percent) of the 2,670 residential units permitted in the region’s “hot-spots” are exclusively multi-family or mixed-use: 44.1 percent are exclusively Multi-family, the remainder (31.8 percent) are mixed-use structures (buildings with residential and commercial uses).

The Elkridge Residential Planning District in Howard County was the recipient of the most residential units permitted in the Baltimore region during 2020. The distribution of units permitted in Elkridge break down as follows: 211 Single-Family units (37.9% of the RPD unit total) ranking 5th among RPDs and 345 Multi-Family units (62.1% of the RPD unit total) ranking 2nd among the regions RPD’s.

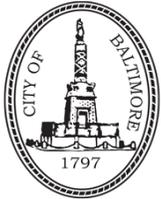
In Southeast Baltimore City, (Canton, Highlandtown and South Baltimore RPDs) 1,110 total units were permitted during 2020. When compared to the rest of the city, 68.5 percent of the total units were permitted in Southeast Baltimore and 99.3 percent of those Southeast Baltimore units are a type of multi-family or mixed-use structure.

“HOT SPOT” RESIDENTIAL DEVELOPMENTS, BY JURISDICTION, 2020



Anne Arundel County

RPD	Development Name	Unit Count	Type	Breakdown
Crofton	Two Rivers	327	SFD/SFA	(310/17)
Marley Neck	Tanyard Shores/Cove/Village	207	SFA/SFD	(178/29)
Jessup/Severn	Shipleigh Homestead	121	SFA/SFD	(77/44)
Fort Mead	Parkside	114	SFA	
Severna Park	Pondview, Solomons Choice, Wades Grant	111	SFD/SFA	(86/25)



Baltimore City

RPD	Development Name	Unit Count	Type	Breakdown
Canton	1200 S Haven St	500	MF	
Highlandtown	2001 Aliceanna St	285	Mixed	
South Baltimore	1800 S Hanover St	275	Mixed	
Hampden	3900 Flamingo Pl	47	MF	
East Baltimore	910 Trinity St	40	MF	



Baltimore County

RPD	Development Name	Unit Count	Type	Breakdown
Towson/Loch Raven	Towson Row Master Condo	231	Mixed	
Reisterstown/Owings Mills	Owings Mills Town Center	227	MF	
Perry Hall/Whitemarsh	Cowenton	184	MF/SFD	(160/24)
Chase/Bowleys Quarters	Greenleigh At Crossroads	147	SFA/SFD	(101/46)
Edgemere	Shaws Discovery	60	SFA	



Carroll County

RPD	Development Name	Unit Count	Type	Breakdown
Taneytown	Meades Crossing/Meadowbrook	131	SFD/SFA	(101/30)
Westminster	Stonegate	43	SFD	
Finksburg	Cagle Ridge	37	SF	
Westminster	322 Main St	35	MF	
Mount Airy	Brittany Manor	28	SF	



Harford County

RPD	Development Name	Unit Count	Type	Breakdown
Aberdeen/Havre De Grace	Beech Creek/Grays Run	224	SFD/SFA	(136/88)
Aberdeen/Havre De Grace	Eagles Rest	72	SFD	
Bel Air/Fallston	Homes at Fountain Green	72	MF	
Edgewood/Joppa	Monarch Glen	64	SFD/SFA	(39/25)
Bel Air/Fallston	Bensons Corner	56	MF	



Howard County

RPD	Development Name	Unit Count	Type	Breakdown
Elkridge	6771 Dorsey Rd	210	MF	
Elkridge	The Wexley at 100	135	MF	
Elkridge	Bluestream	81	SFA	
Laurel	Laurel Park Station	60	SFA/MF	(44/16)
Ellicott City	Turf Valley	56	SFA/SFD	(49/7)

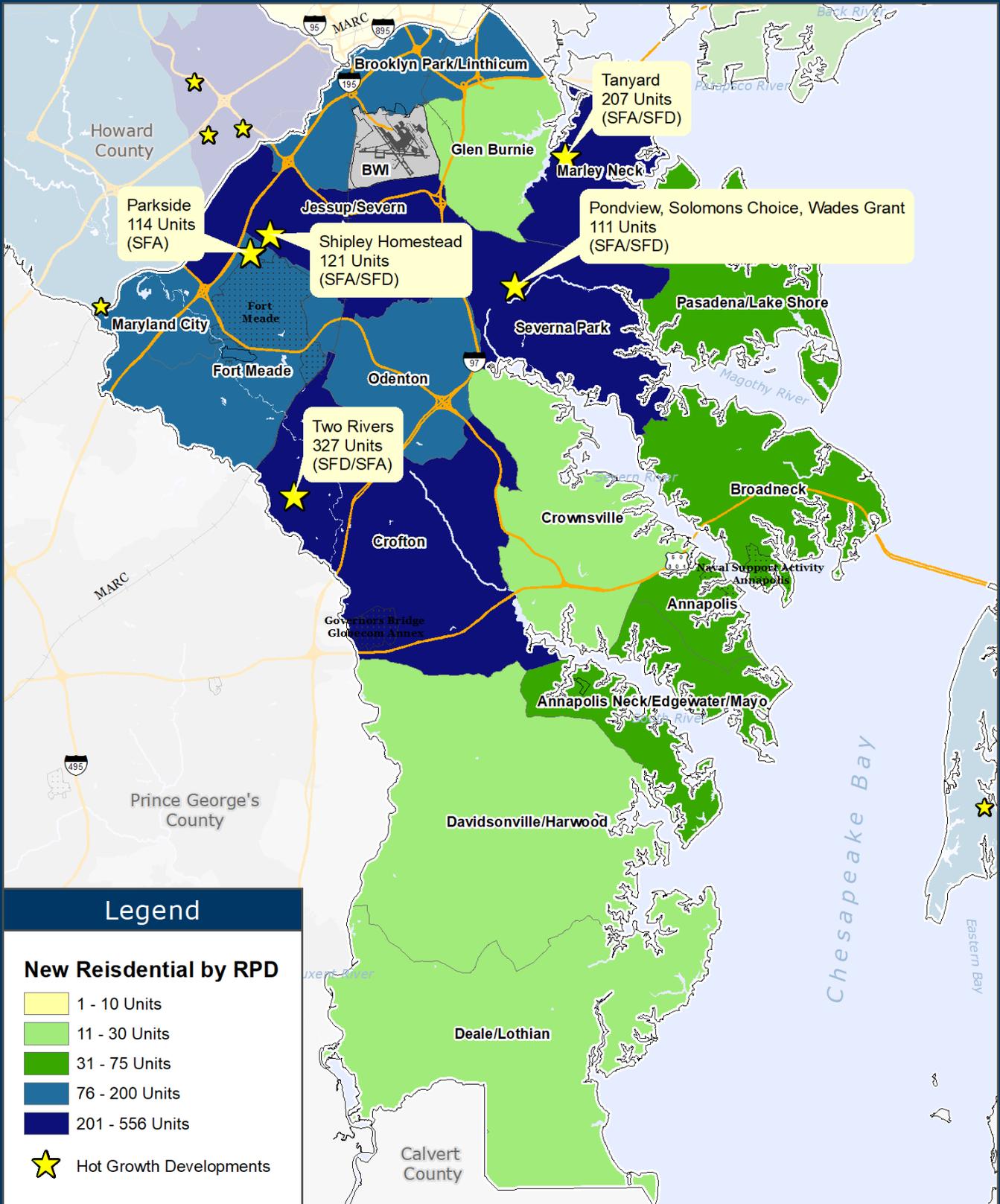


Queen Anne's County

RPD	Development Name	Unit Count	Type	Breakdown
Kent Island/Grasonville	Romancoke/Kent Island	42	SFD	
Kent Island/Grasonville	Four Seasons	42	SFD/MF	(28/14)
Kent Island/Grasonville	Ellendale/Bay Bridge Cove	34	SFA/SFD	(23/11)
Kent Island/Grasonville	Gibson's Grant	16	SFD	
(Remainder)	Enclave Prospect Plantation W	12	SFA	

RPD* Regional Planning District, Type of Unit** Mixed-Use (Mixed), Multi-Family (MF), Single-Family Attached (SFA), Single-Family Detached (SFD)
Source: Baltimore Metropolitan Council Building Permit Data System

Anne Arundel County Hot Growth Development 2020



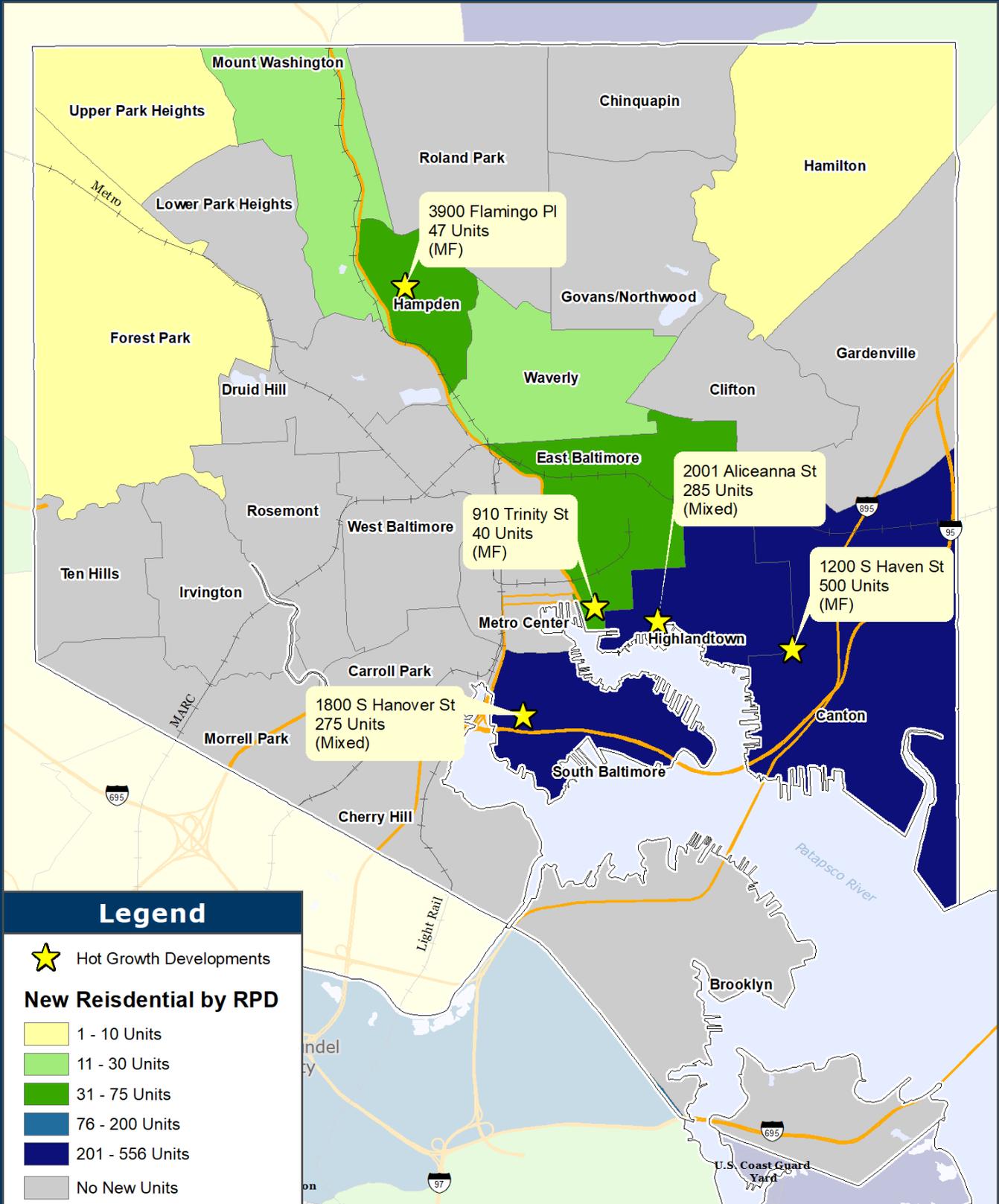
Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



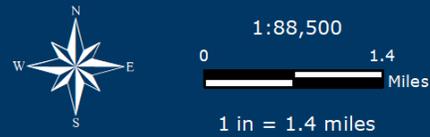
1:253,000
 0 2 4 Miles
 1 in = 4 miles

Baltimore City Hot Growth Development 2020

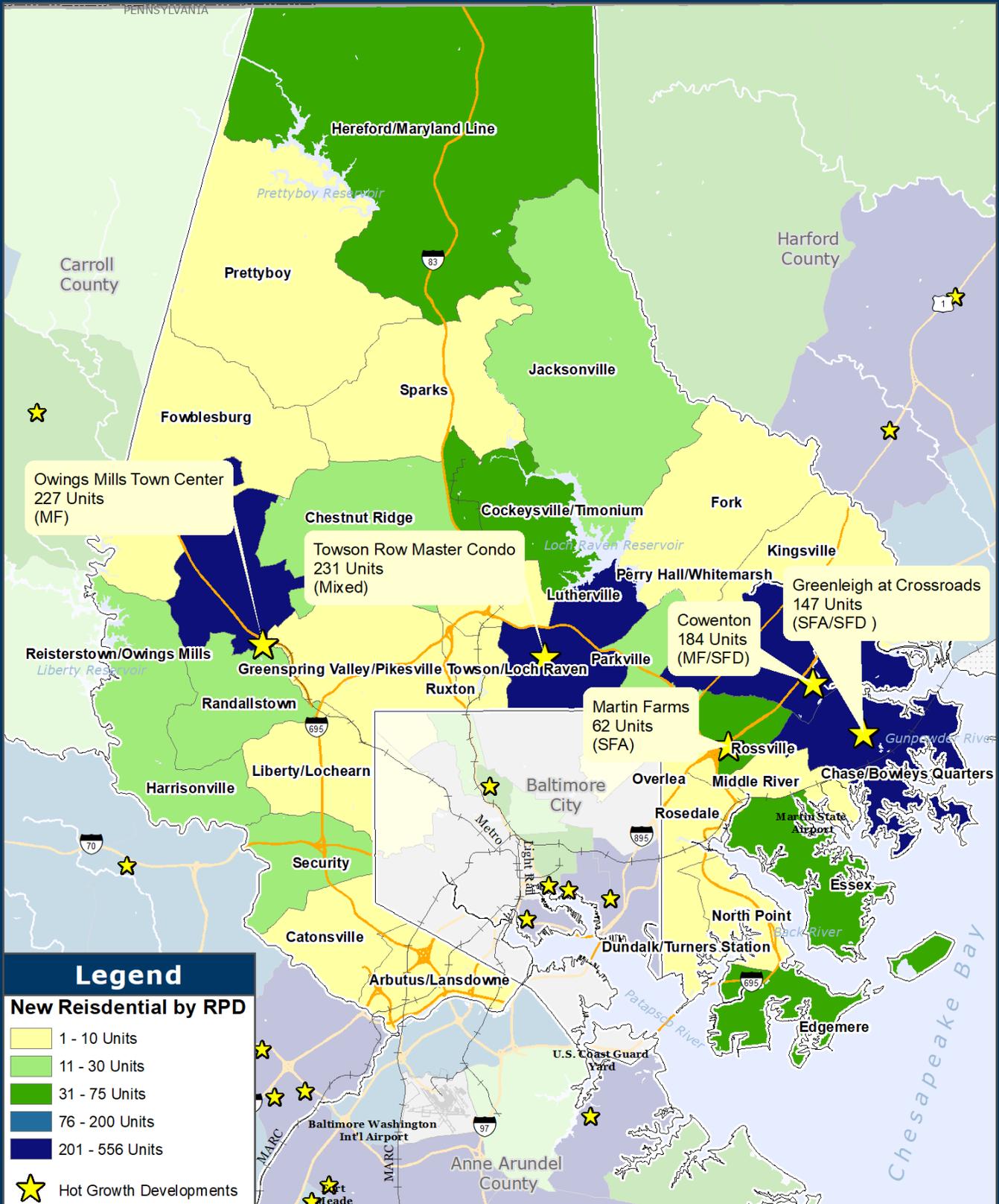


Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
 www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



Baltimore County Hot Growth Development 2020



Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

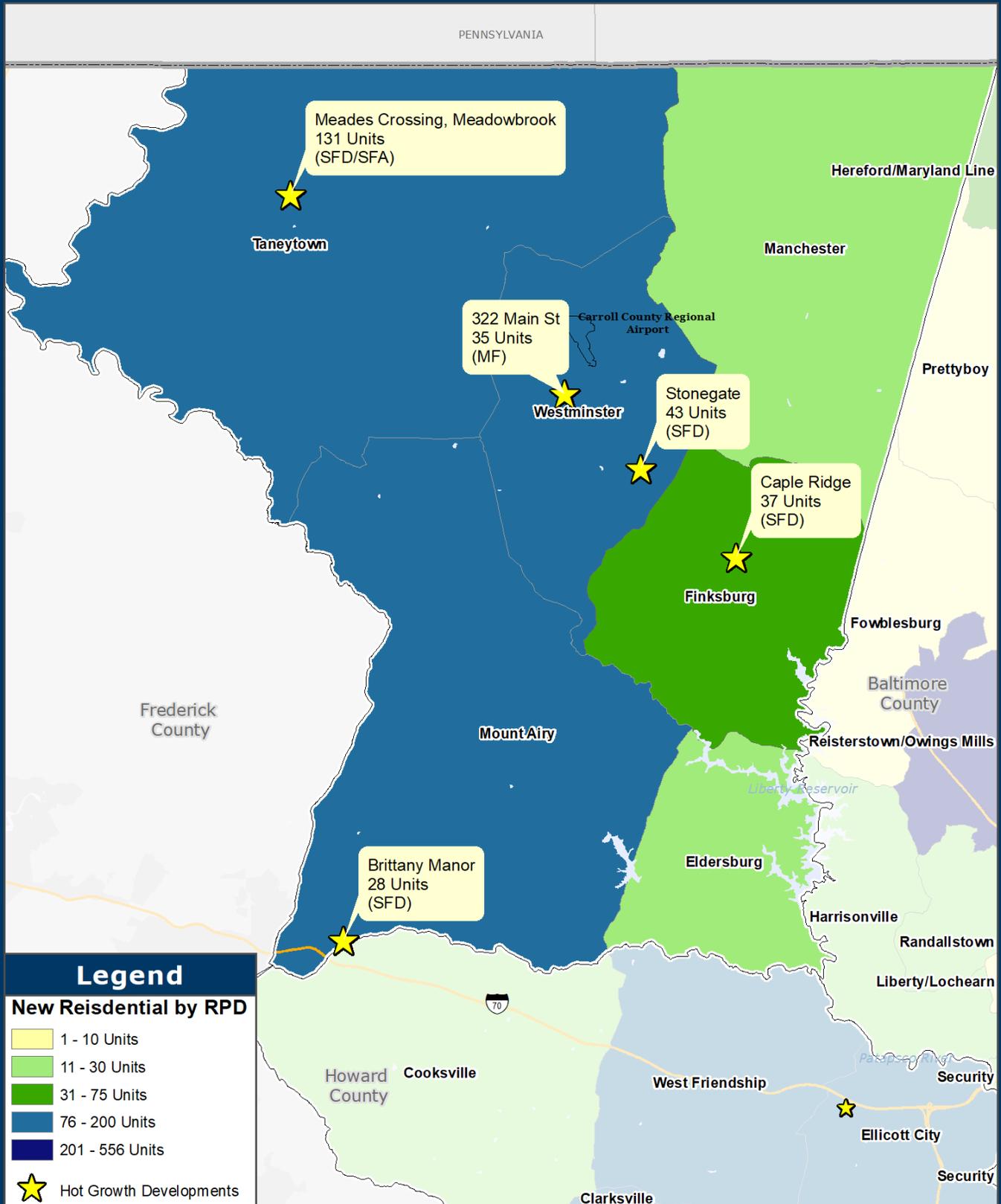
Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



1:285,120
 0 2 4 Miles

1 in = 4.5 miles

Carroll County Hot Growth Development 2020



Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

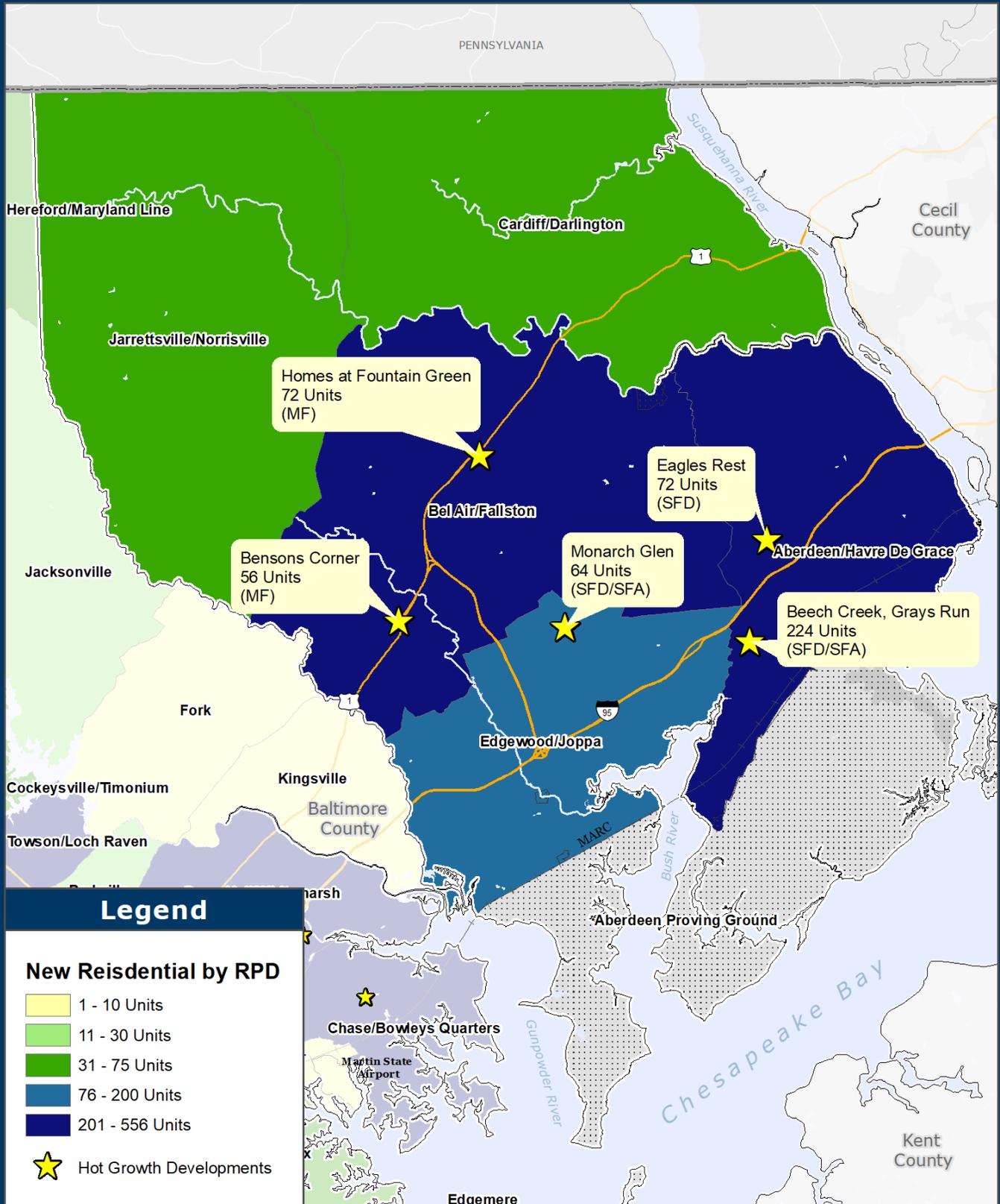
Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



1:235,000
 0 2 4 Miles

1 in = 3.7 miles

Harford County Hot Growth Development 2020



Legend

New Residential by RPD

- 1 - 10 Units
- 11 - 30 Units
- 31 - 75 Units
- 76 - 200 Units
- 201 - 556 Units
- Hot Growth Developments

Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

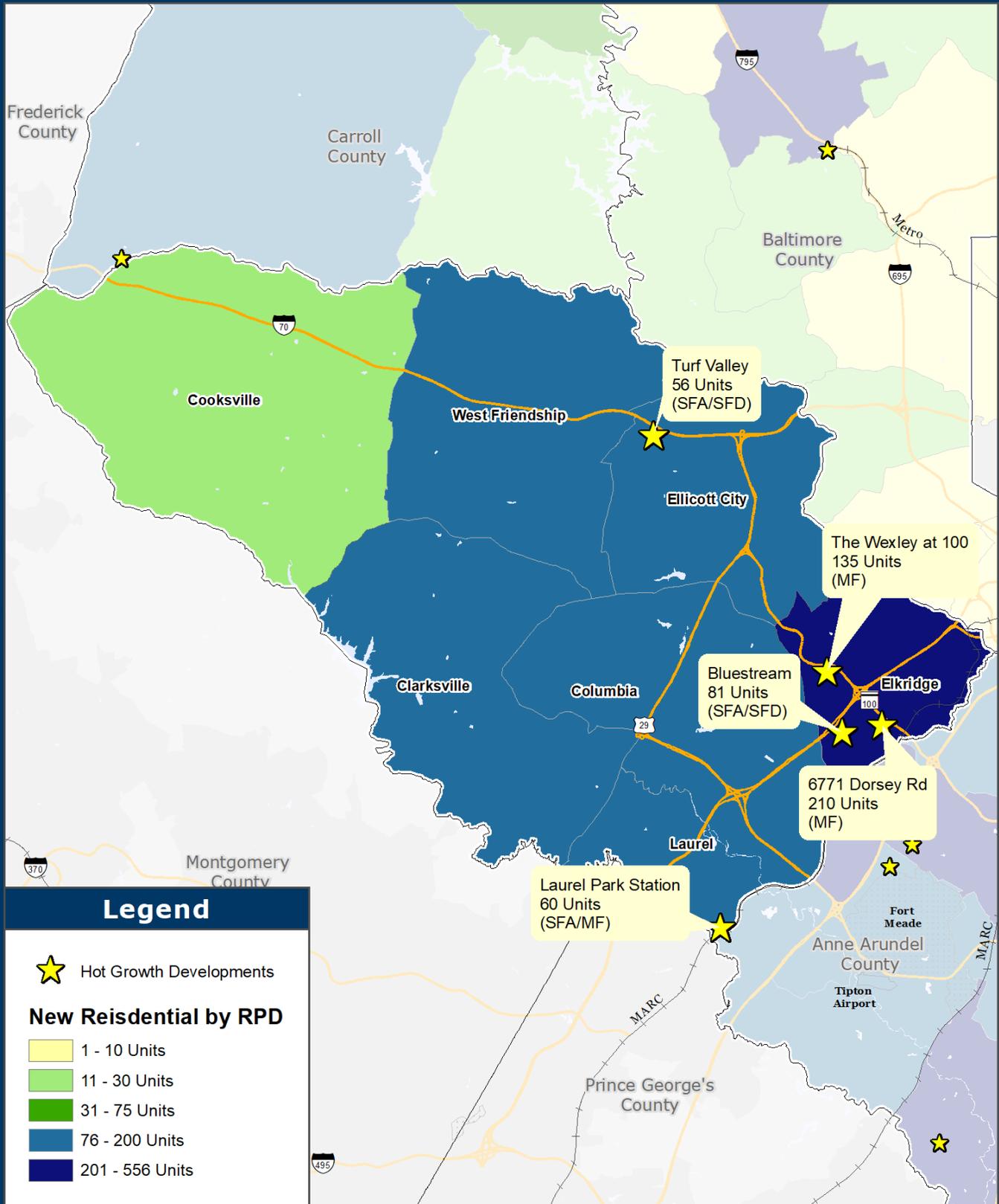
Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



1:229,808
 0 2 4 Miles

1 in = 3.6 miles

Howard County Hot Growth Development 2020



Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

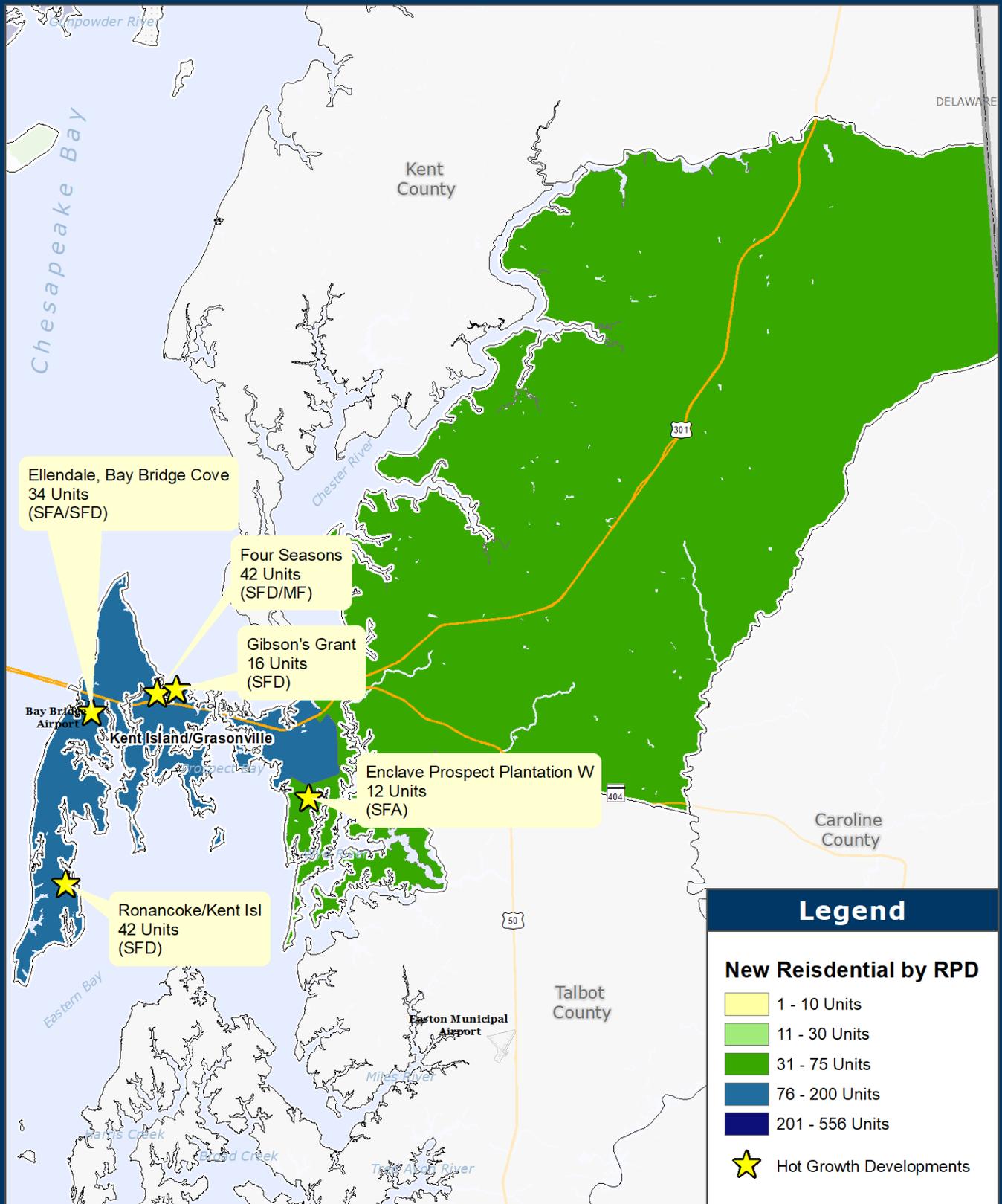
Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



1:222,000
 0 1.75 3.5
 Miles

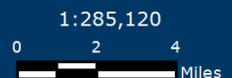
1 in = 3.5 miles

Queen Anne's County Hot Growth Development 2020



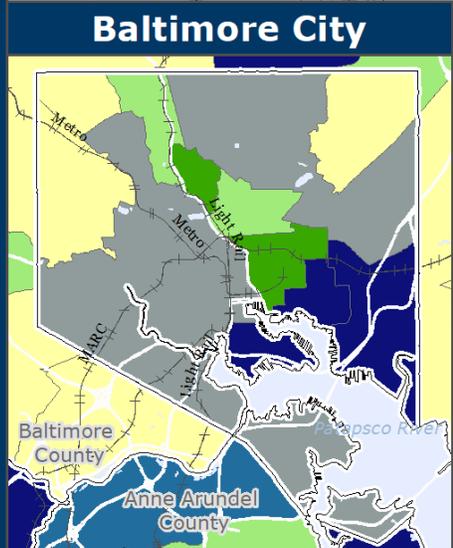
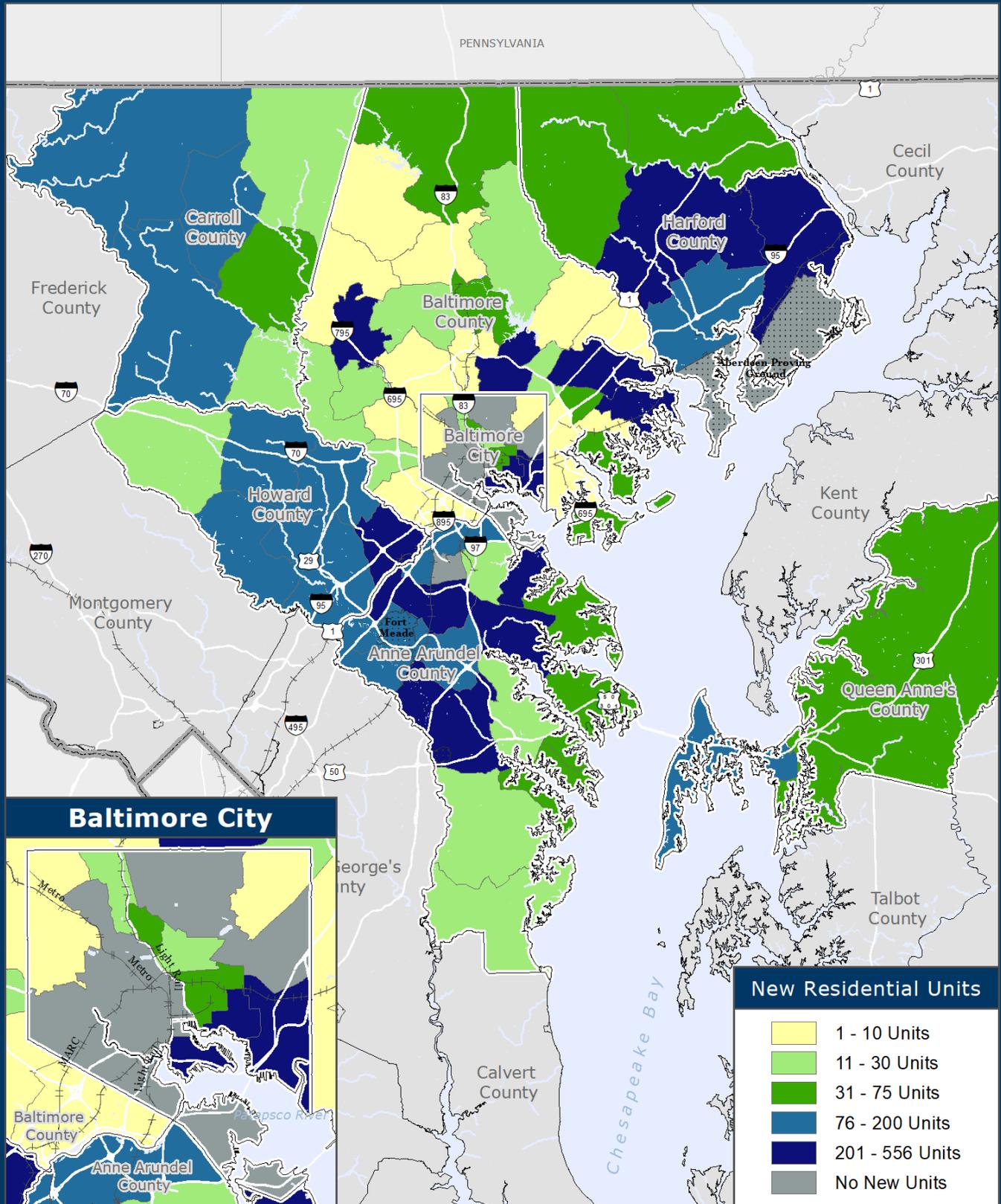
Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - September 2021



1 in = 4.5 miles

Number of Permitted Residential Units by RPD 2020



Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2020, TIGER/Line®, MTA
 Printed - June 2021



1:650,000
 0 5 10
 Miles

1 in = 10.3 miles

2020 RESIDENTIAL BUILDING PERMIT ACTIVITY HOT SPOT REPORT

Produced by:
Baltimore Metropolitan Council
Crystal McDermott
410.732.0500 ext. 1024
cmcdermott@baltometro.org



The preparation of this document has been financed through funds provided by the U.S. Department of Transportation, (the Federal Highway Administration, and the Federal Transit Administration) with matching shares provided by the Maryland Department of Transportation and the Baltimore Metropolitan Council.

The Baltimore Regional Transportation Board operates its programs and services without regard to race, color, or national origin in accordance with Title VI of the Civil Rights Act of 1964, and other applicable laws.