

UPTON, JAMES RUN AND BALTIMORE PENINSULA ARE THE “HOT” RESIDENTIAL DEVELOPMENTS IN THE REGION IN 2023

Rank	Development Name	Type	Unit Count	RPD	Jurisdiction
1	Upton	MF	761	Ten Hills	Baltimore City
2	James Run	MF/SFA	390	Edgewood/Joppa	Harford County
3	Baltimore Peninsula	MF/SFA	386	South Baltimore	Baltimore City
4	Hunt Valley Town Centre	MF	322	Cockeysville/Timonium	Baltimore County
5	Arundel Gateway/Watershed	SFA	233	Maryland City	Anne Arundel County
6	Waters Landing	SFA	181	Essex	Baltimore County
7	Wellington Farms	SFA/SFD	171	Laurel	Howard County
8	Four Seasons Kent Island	SFD/MF	156	Kent Island	Queen Anne's County
9	Columbia Village	MF	155	Columbia	Howard County
10	Perkins Homes	MF	152	East Baltimore	Baltimore City

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

In 2023, a total of 7,298 new residential units were permitted in the Baltimore Region. Exhibit 1 provides a breakdown by unit type of all permitted units in the region. Mixed-use is defined as multi-family with a non-residential portion in the development.

The Top-10 most active residential developments in the region, in terms of the number of units permitted, accounted for 39.8 percent (2,907 units) of all new units permitted in the region. Exhibit 2 provides a breakdown by unit type of these permitted units. Six of the region’s seven jurisdictions are captured on the Top-10 residential “hot” development list: Baltimore City, Harford County, Baltimore County, Anne Arundel County, Howard County and Queen Anne’s County. Seventy-three percent (73.0 percent) of the 2,907 residential units permitted in the region’s Top-10 “hot” developments are exclusively multi-family structures.

The following pages list and map the Top-5 most active residential developments in each jurisdiction, in term of units permitted.

PERMITTED UNITS BY HOUSING TYPE IN 2023

Exhibit 1: Baltimore Region

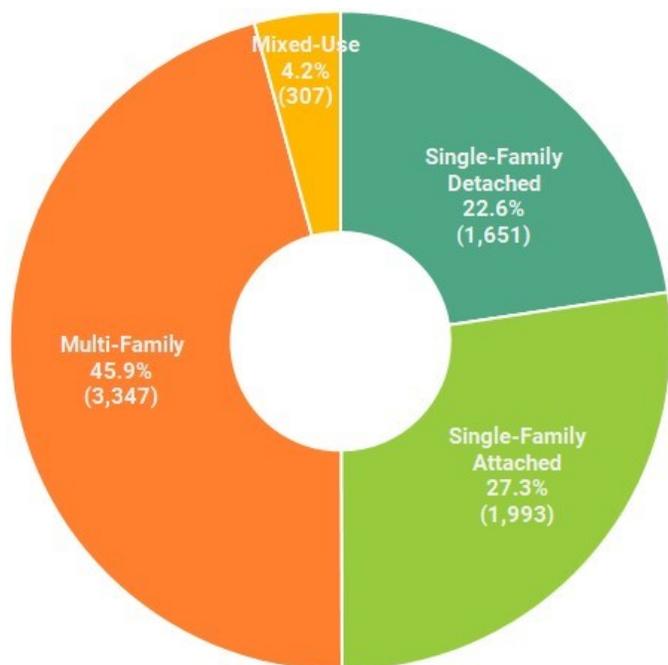
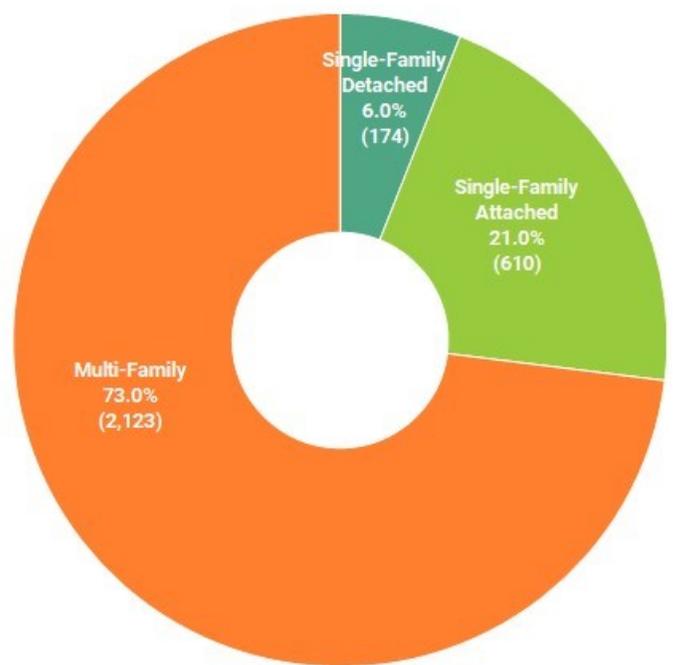


Exhibit 2: Top –10 Developments



“HOT” RESIDENTIAL DEVELOPMENTS, BY JURISDICTION, 2023

Anne Arundel County



RPD	Development Name	Unit Count	Type	Breakdown
Maryland City	Arundel Gateway/Watershed	233	SFA	
Marley Neck	Tanyard Shores	115	SFA/SFD	96/19
Fort Meade	Parkside	94	SFA	
Crofton	Two Rivers	84	SFD	
Fort Meade	Eagle Park Vistas	72	MF	

Baltimore City



RPD	Development Name	Unit Count	Type	Breakdown
Ten Hills	Upton	761	MF	
South Baltimore	Baltimore Peninsula	386	MF/SFA	373/13
East Baltimore	Perkins Homes	152	MF	
Hamilton	4529 Harford Rd	146	MF	
Lower Park Heights	4700 Park Heights Ave	100	MF	

Baltimore County



RPD	Development Name	Unit Count	Type	Breakdown
Cockeysville/Timonium	Hunt Valley Town Centre	322	MF	
Essex	Waters Landing	181	SFA	
Security	Patasco Glen	143	SFA	
Rossville	The Villages of Whitemarsh	130	MF/SFA	68/62
Dundalk/Turners Station	1440 Merritt Blvd	84	MF	

Carroll County



RPD	Development Name	Unit Count	Type	Breakdown
Mount Airy	Liberty Condos	36	MF	
Mount Airy	Long Reach Farms	36	MF	
Westminster	Stonegate	19	SFD	
Eldersburg	Nell's Acres	14	SFA	
Manchester	Westwood Park	12	MF	

Harford County



RPD	Development Name	Unit Count	Type	Breakdown
Edgewood/Joppa	James Run	390	MF/SFA	304/86
Bel Air/Fallston	Crossroads at Hickory	116	MF	
Aberdeen/Havre De Grace	Fieldside	88	MF	
Edgewood/Joppa	Ridgelys Reserve	85	SFA/SFD	44/41
Aberdeen/Havre De Grace	Greenway Farm	75	SFA	

Howard County



RPD	Development Name	Unit Count	Type	Breakdown
Laurel	Wellington Farms	171	SFA/SFD	97/74
Columbia	Columbia Village	155	MF	
West Friendship	Chapelgate Woods	64	SFA	
West Friendship	Villages at Town Square	56	SFA/SFD	52/4
Ellicott City	Westmount	45	SFA/SFD	43/2

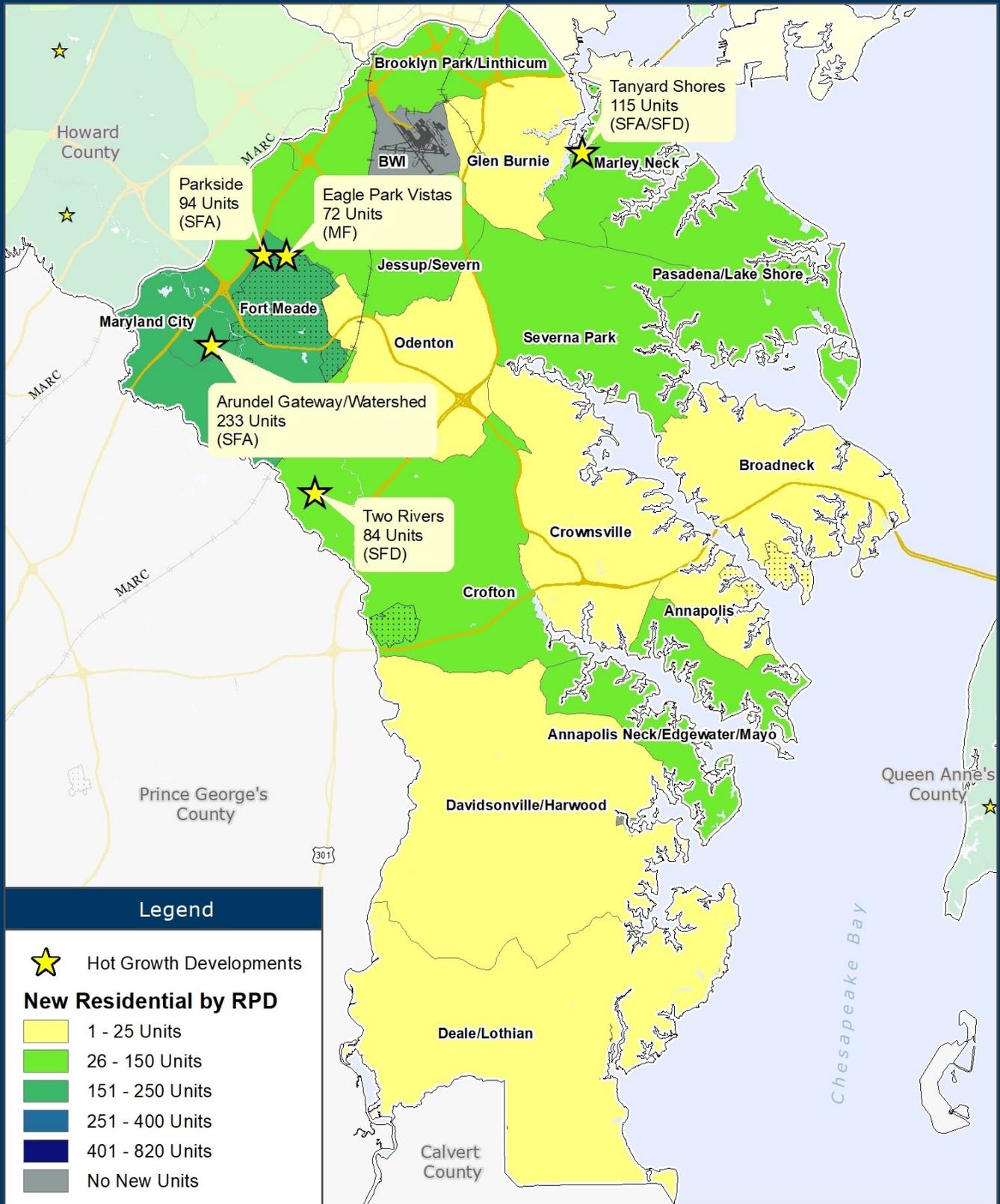
Queen Anne's County



RPD	Development Name	Unit Count	Type	Breakdown
Kent Island	Four Seasons Kent Island	156	SFD/MF	100/56
Grasonville-Queenstown	Fallen Horse Circle	120	MF	
Grasonville-Queenstown	Perry's Retreat	43	SFD	
Kent Island	Romancoke/Kent Island Estates	32	SFD	
Kent Island	210 Pier One Rd	20	MF	

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" Residential Developments 2023



Legend



Hot Growth Developments

New Residential by RPD

- 1 - 25 Units
- 26 - 150 Units
- 151 - 250 Units
- 251 - 400 Units
- 401 - 820 Units
- No New Units



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

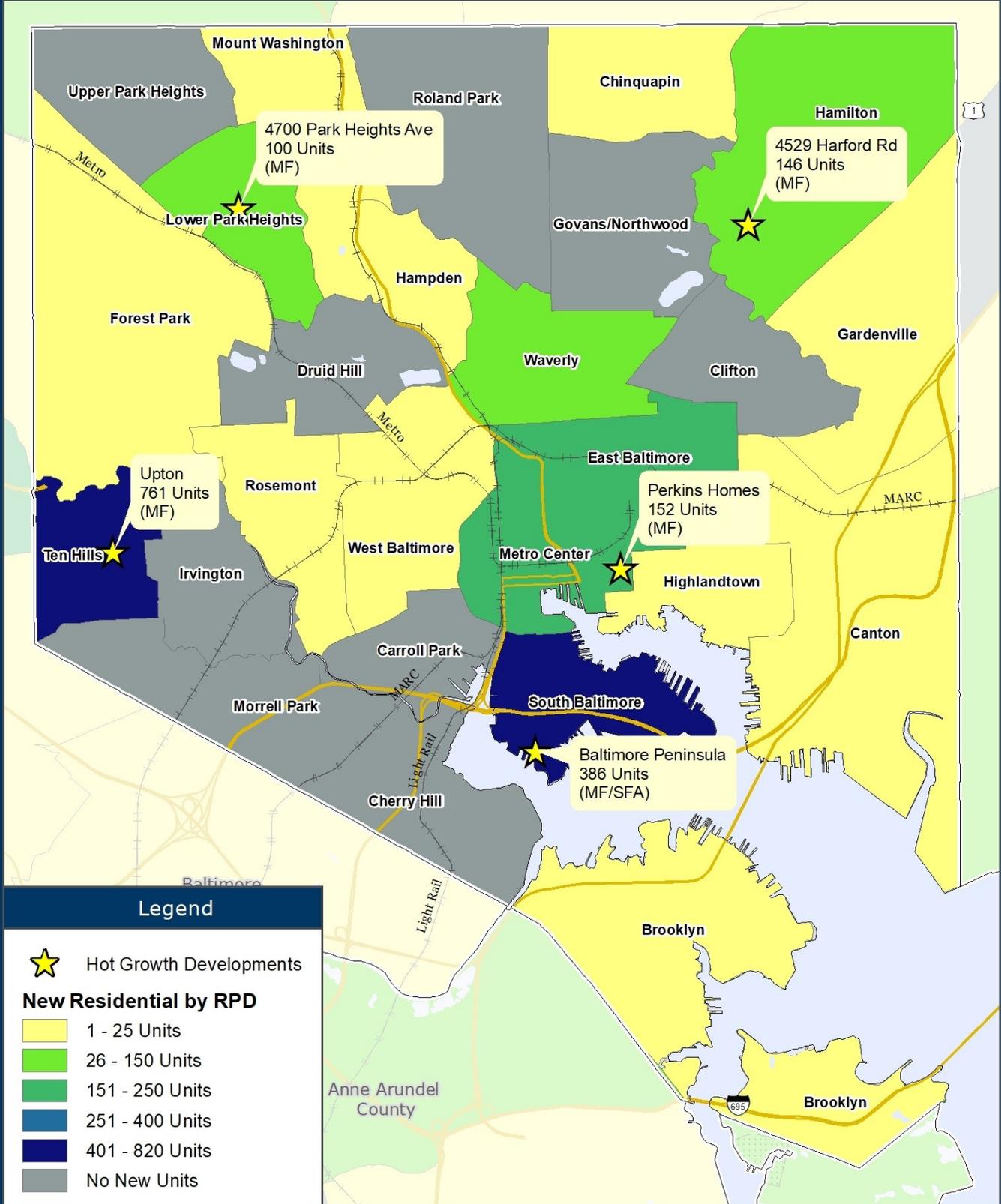
Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2023, TIGER/Line®, MTA
 Printed - June 2024



1:253,000
 0 2 4 Miles

1 in = 4 miles

Baltimore City "Hot" Residential Developments 2023



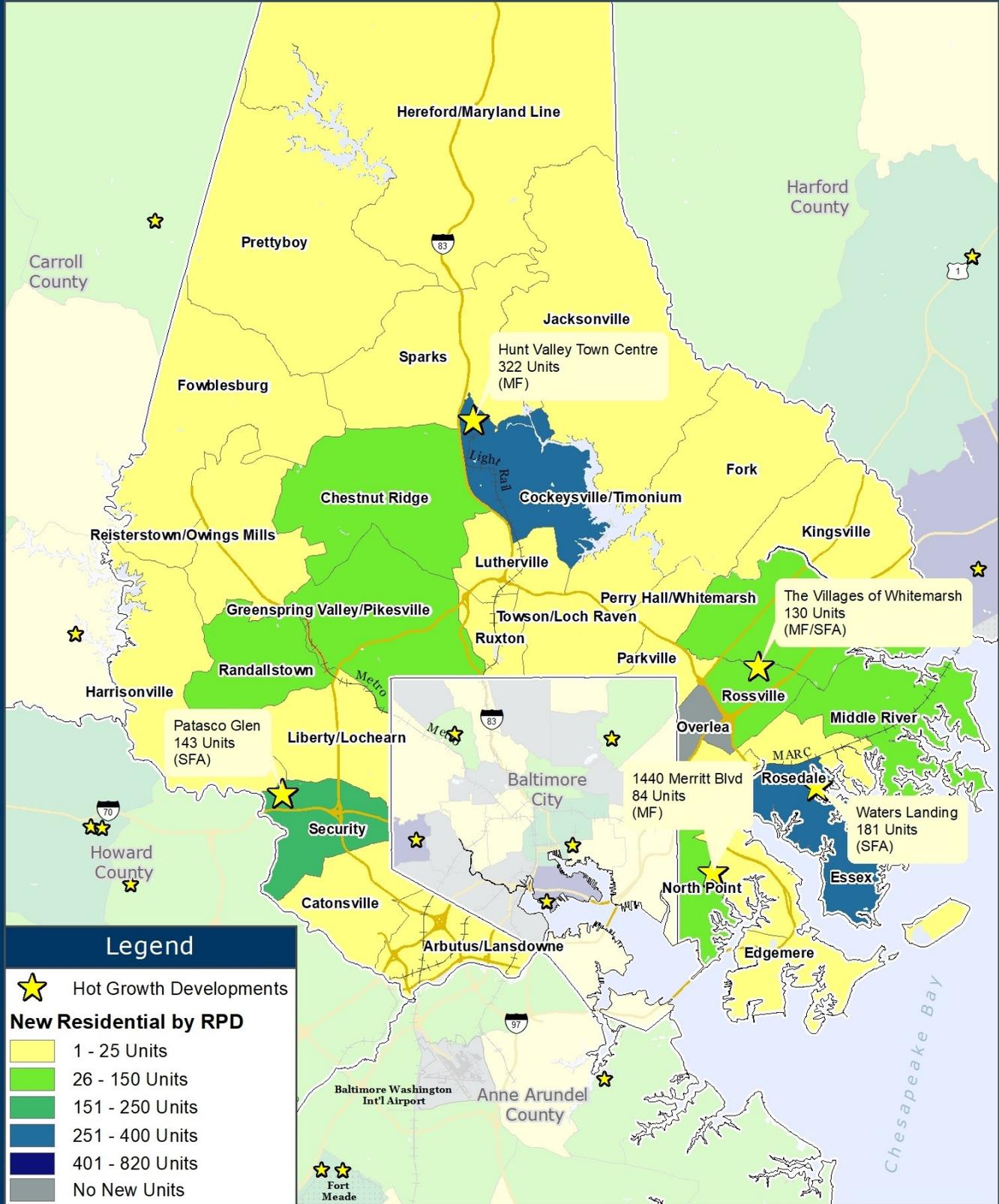
Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2023, TIGER/Line®, MTA
 Printed - June 2024



1:88,500
 0 0.7 1.4 Miles
 1 in = 1.4 miles

Baltimore County "Hot" Residential Developments 2023



Legend

- Hot Growth Developments
- New Residential by RPD**
- 1 - 25 Units
- 26 - 150 Units
- 151 - 250 Units
- 251 - 400 Units
- 401 - 820 Units
- No New Units

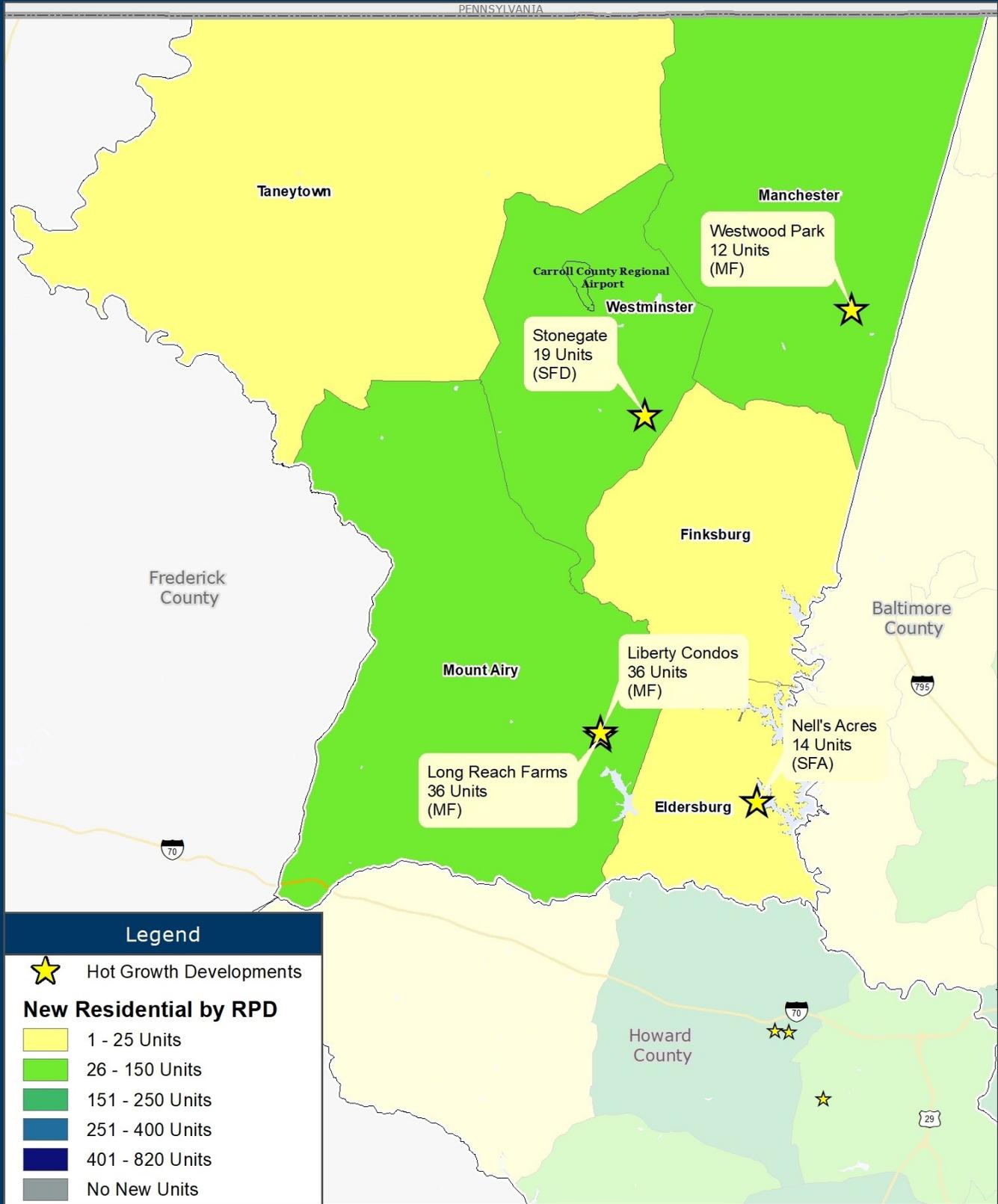
Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
 www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2023, TIGER/Line®, MTA
 Printed - June 2024



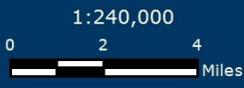
1:286,000
 0 2 4 Miles
 1 in = 4.5 miles

Carroll County "Hot" Residential Developments 2023



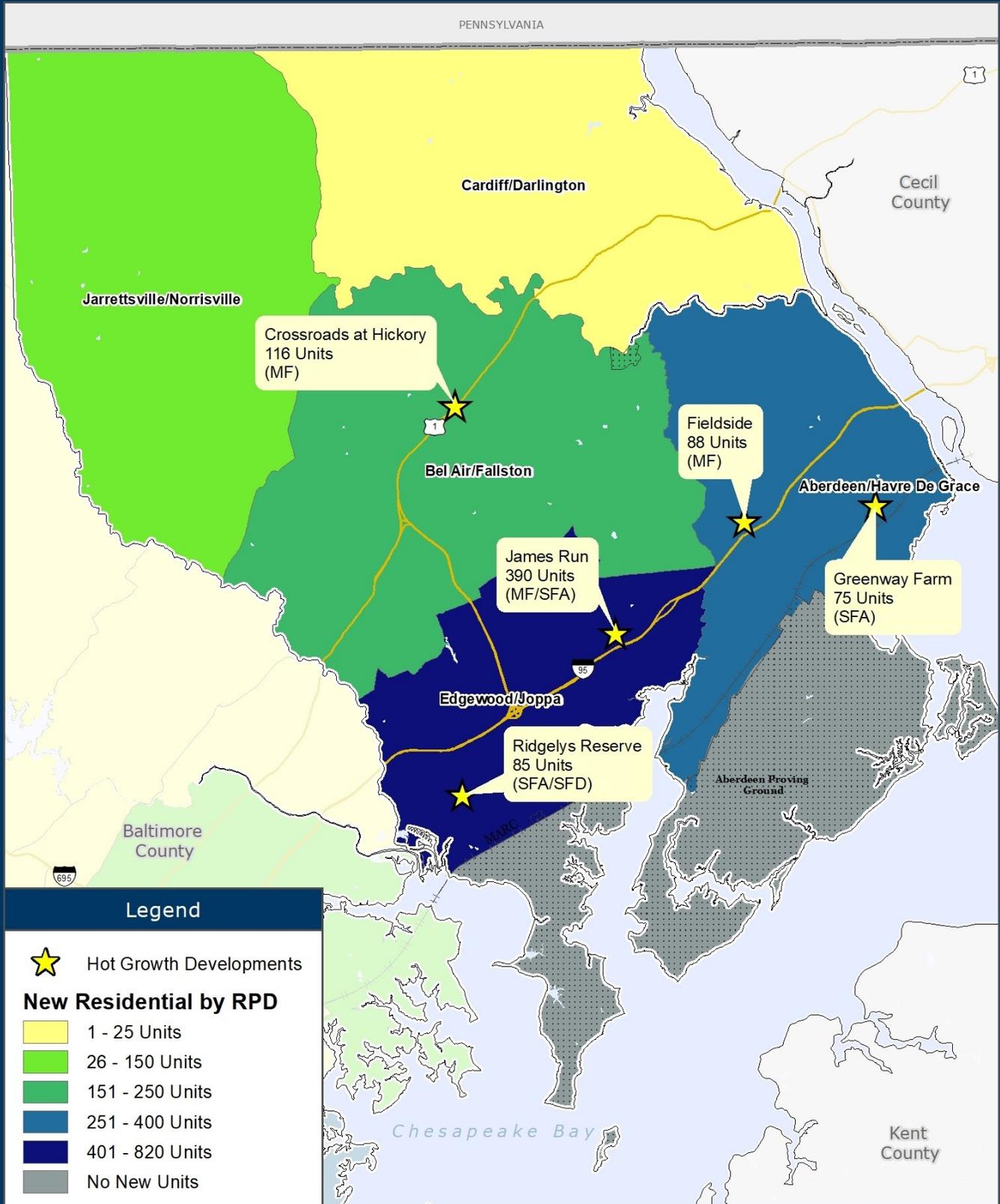
Baltimore Metropolitan Council
 1500 Whetstone Way, Suite 300
 Baltimore, MD 21230
www.BaltoMetro.org

Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2023, TIGER/Line®, MTA
 Printed - June 2024



1 in = 3.8 miles

Harford County "Hot" Residential Developments 2023



Legend



Hot Growth Developments

New Residential by RPD

- 1 - 25 Units
- 26 - 150 Units
- 151 - 250 Units
- 251 - 400 Units
- 401 - 820 Units
- No New Units



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

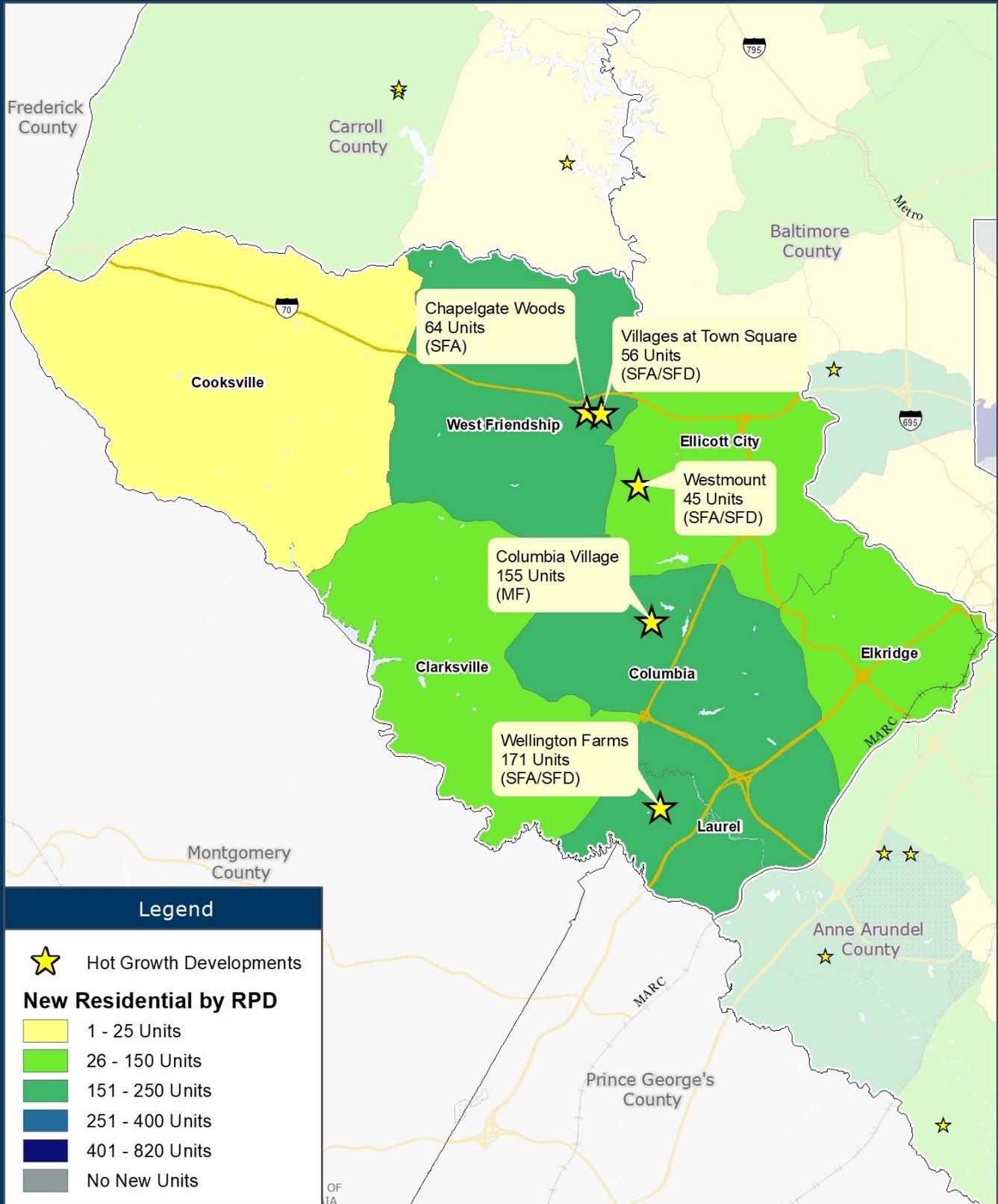
Prepared by
 Transportation Planning Division
 Projected Coordinate System - NAD 1983 State Plane (ft)
 Data Source - BMC, © HERE 2023, TIGER/Line®, MTA
 Printed - June 2024



1:229,808
 0 2 4 Miles

1 in = 3.6 miles

Howard County "Hot" Residential Developments 2023



Legend

★ Hot Growth Developments

New Residential by RPD

- 1 - 25 Units
- 26 - 150 Units
- 151 - 250 Units
- 251 - 400 Units
- 401 - 820 Units
- No New Units

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 2023, TIGER/Line®, MTA
 Printed - June 2024

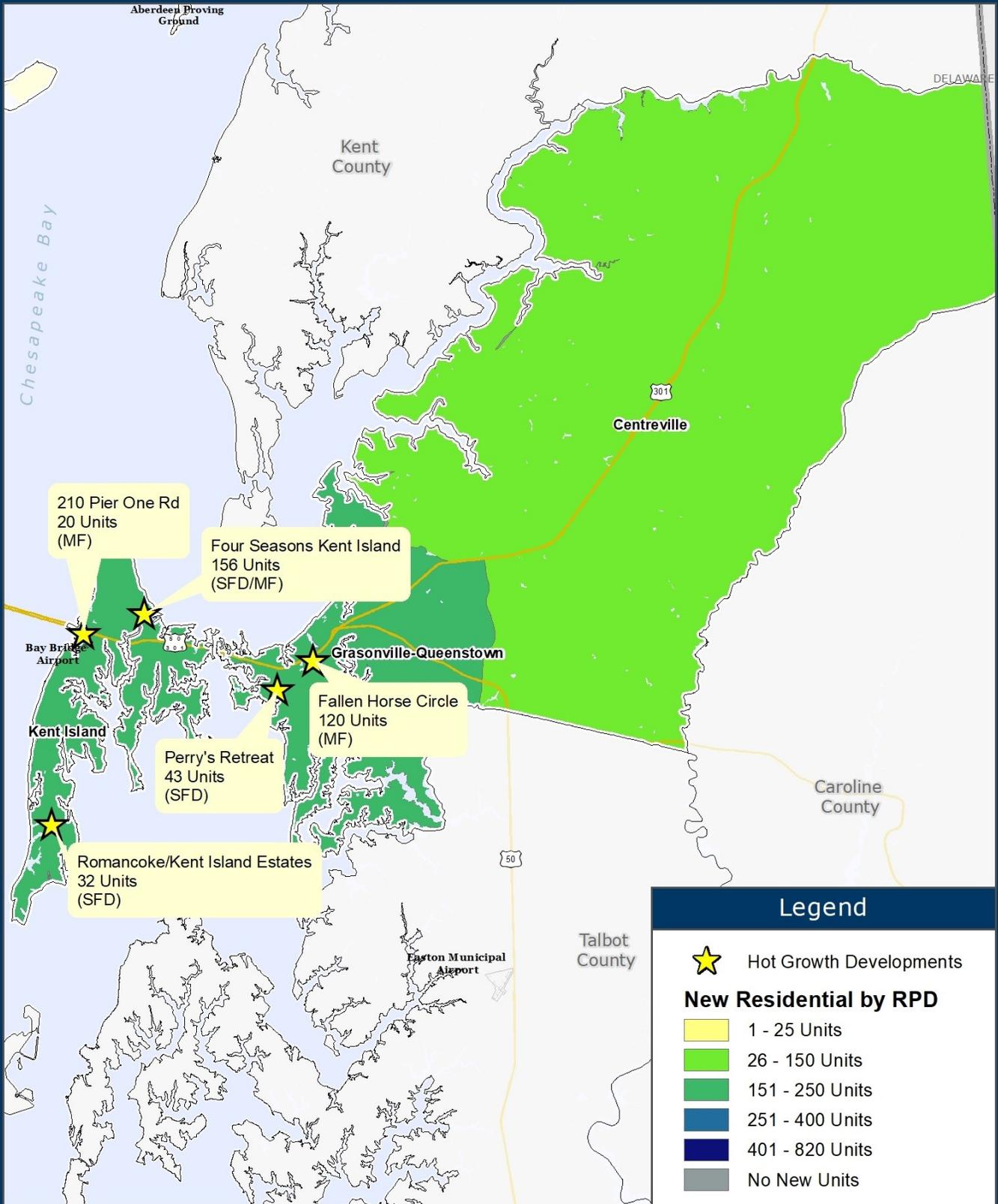


1:222,000

0 2 4 Miles

1 in = 3.5 miles

Queen Anne's County "Hot" Residential Developments 2023



Legend

- ★ Hot Growth Developments

New Residential by RPD

- 1 - 25 Units
- 26 - 150 Units
- 151 - 250 Units
- 251 - 400 Units
- 401 - 820 Units
- No New Units

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 2023, TIGER/Line®, MTA
 Printed - June 2024

1:285,000

1 in = 4.5 miles

**TEN HILLS AND EDGEWOOD/JOPPA ARE THE “HOT REGIONAL PLANNING DISTRICTS”
FOR RESIDENTIAL DEVELOPMENT IN THE REGION IN 2023**

The Ten Hills Regional Planning District in Baltimore City was the recipient of the most residential units permitted in the Baltimore region during 2023 (820 multi-family units).

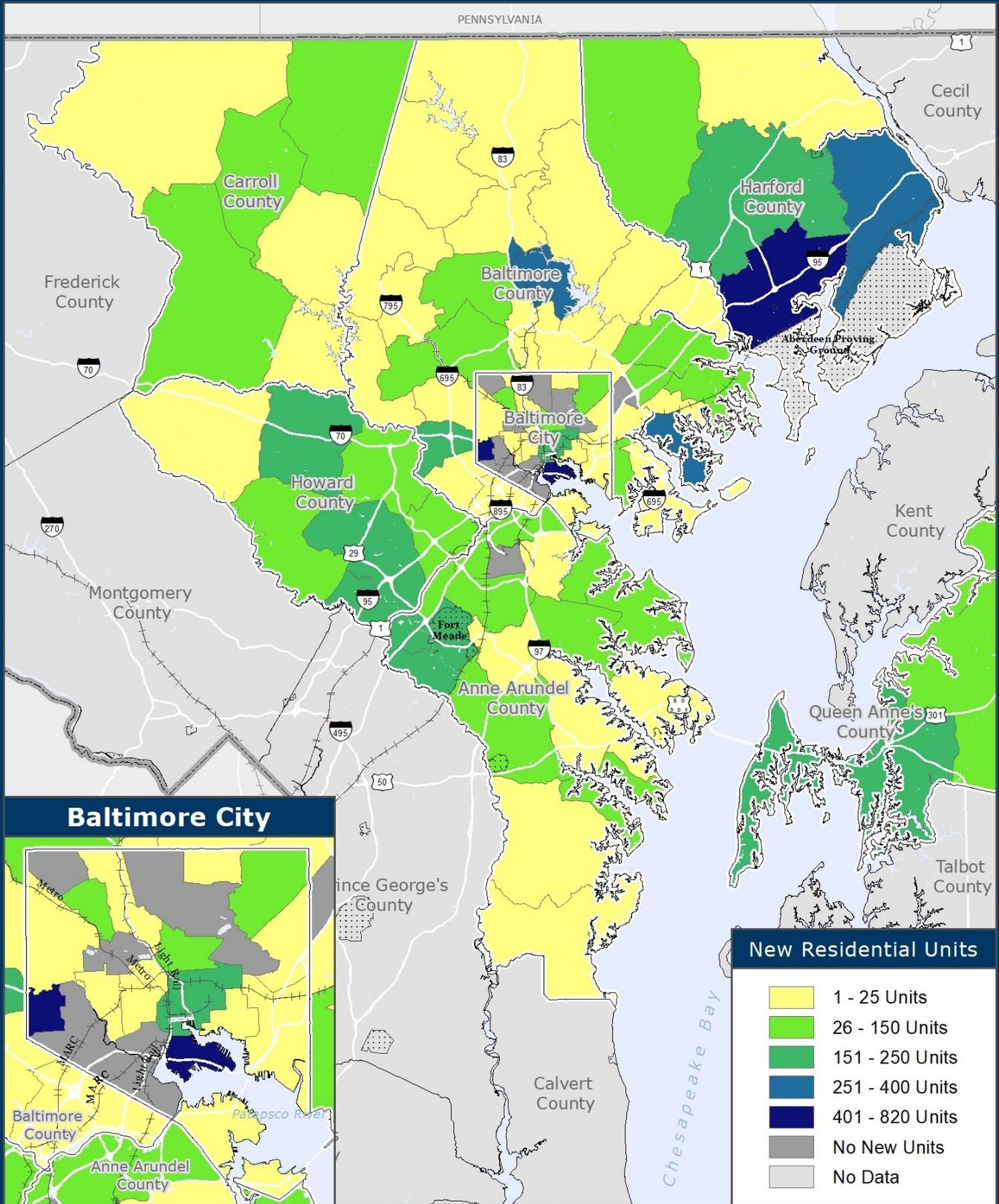
The Edgewood/Joppa Regional Planning District in Harford County ranked second in total units permitted with 655. The distribution of units permitted in Edgewood/Joppa: 420 Multi-Family units (64.1% of the RPD unit total) and 235 Single-Family units (35.9% of the RPD unit total). See the map on page 11 for the RPD locations.

New Residential Units Permitted in 2023 - RPDs Ranked By Total Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Ten Hills	-	820	820
2	Edgewood/Joppa	235	420	655
3	South Baltimore	64	373	437
4	Cockeysville/Timonium	61	322	383
5	Aberdeen/Havre De Grace	171	114	285
6	Essex	276	-	276
7	Kent Island	160	76	236
8	Maryland City	233	-	233
9	Laurel	206	-	206
10	Metro Center	1	194	195
11	Security	147	30	177
12	Columbia	20	155	175
13	Grasonville-Queenstown	50	120	170
14	Bel Air/Fallston	52	116	168
15	Fort Meade	94	72	166
16	West Friendship	126	40	166
17	East Baltimore	2	152	154
18	Hamilton	1	146	147
19	Dundalk/Turners Station	54	84	138
20	Rossville	64	68	132
21	Brooklyn Park/Linthicum	121	-	121
22	Marley Neck	121	-	121
23	Ellicott City	118	-	118
24	Perry Hall/White Marsh	109	-	109
25	Lower Park Heights	-	100	100
26	Mount Airy	26	72	98
27	Chase/Bowleys Quarters	94	-	94
28	Crofton	93	-	93
29	Randallstown	35	50	85
30	Severna Park	30	53	83
31	Annapolis Neck/Edgewater/Mayo	78	-	78
32	Jessup/Severn	66	-	66
33	Waverly	-	64	64
34	Elkridge	62	-	62
35	Clarksville	59	-	59
36	Greenspring Valley/Pikesville	42	-	42
37	Centreville	36	-	36
38	Chestnut Ridge	34	-	34
39	Pasadena/Lake Shore	32	-	32
40	Westminster	30	-	30
41	Jarrettsville/Norrisville	29	-	29
42	Manchester	16	12	28

Rank	Location	Single-Family	Multi-Family	Total Units
43	Edgemere	24	-	24
44	Catonsville	22	-	22
45	Taneytown	22	-	22
46	Glen Burnie	21	-	21
47	Jacksonville	20	-	20
48	Eldersburg	19	-	19
49	Deale/Lothian	18	-	18
50	Hereford/Maryland Line	18	-	18
51	Fowblesburg	16	-	16
52	Prettyboy	13	-	13
53	Finksburg	13	-	13
54	Reisterstown/Owings Mills	12	-	12
55	Cardiff/Darlington	12	-	12
56	Cooksville	12	-	12
57	Liberty/Lochearn	11	-	11
58	Broadneck	10	-	10
59	Davidsonville/Harwood	10	-	10
60	Arbutus/Lansdowne	10	-	10
61	Brooklyn	9	-	9
62	Fork	9	-	9
63	Odenton	7	-	7
64	Lutherville	7	-	7
65	Towson/Loch Raven	7	-	7
66	Kingsville	6	-	6
67	Crownsville	5	-	5
68	Annapolis	5	-	5
69	Sparks	5	-	5
70	Ruxton	5	-	5
71	Parkville	5	-	5
72	Gardenville	4	-	4
73	Harrisonville	4	-	4
74	Middle River	4	-	4
75	Forest Park	3	-	3
76	North Point	3	-	3
77	Hampden	2	-	2
78	West Baltimore	2	-	2
79	Highlandtown	2	-	2
80	Rosedale	2	-	2
81	Mount Washington	1	-	1
82	Chinquapin	1	-	1
83	Rosemont	1	-	1
84	Canton	1	-	1

Number of Permitted Residential Units by RPD 2023



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 2023, TIGER/Line®, MTA
 Printed - March 2024



1:600,000
 0 5 10 Miles
 1 in = 9.5 miles

2023 RESIDENTIAL BUILDING ACTIVITY HOT DEVELOPMENT 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.