

Permit data excludes Baltimore County in 2022. Due to a change in software at Baltimore County, permit information was not available at the time of data collection.

STADIUM SQUARE AND BEACON SQUARE ARE THE “HOT SPOTS” FOR RESIDENTIAL DEVELOPMENT IN THE REGION IN 2022

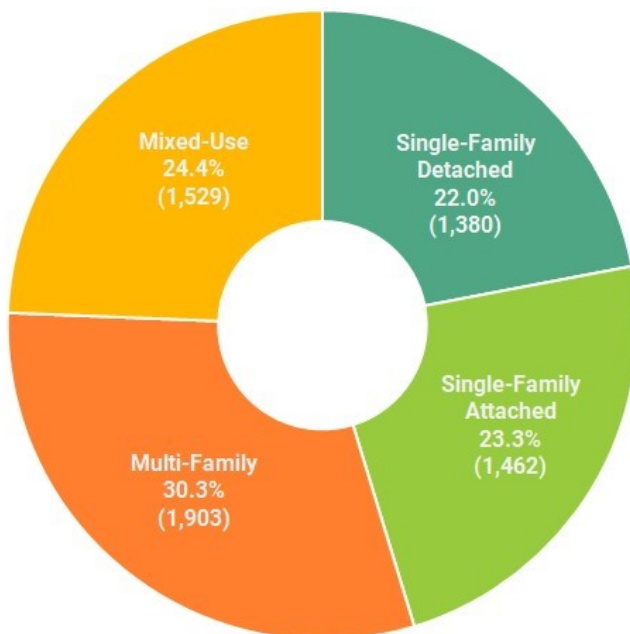
Rank	Development Name	Type	Unit Count	RPD	Jurisdiction
1	Stadium Square	Mixed	650	South Baltimore	Baltimore City
2	Beacon Square	Mixed	508	Crownsville	Anne Arundel County
3	Watershed Liberty	SFA	304	Maryland City	Anne Arundel County
4	Fieldside Grande	MF	288	Aberdeen/Havre De Grace	Harford County
5	The Quill	MF	270	South Baltimore	Baltimore City
6	Arinc Property	MF	250	Crownsville	Anne Arundel County
7	3025 W Cold Spring Ln	MF	165	Lower Park Heights	Baltimore City
8	Watershed Gateway	SFA	159	Maryland City	Anne Arundel County
9	Tanyard Shores	SFA/SFD	156	Marley Neck	Anne Arundel County
10	Perkins Homes	MF, SFA	156	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)

In 2022, a total of 6,274 new residential units were permitted in the Baltimore Region. This figure represents a 9.3 percent decrease when compared to the previous year. The Top-10 most active residential developments in the region, in terms of the number of units permitted, accounted for 46.3 percent of all new units permitted in the region. Three of the region’s seven jurisdictions are captured on the Top-10 residential “hot spots” development list: Baltimore City, Anne Arundel County and Harford County.

Mixed-use is defined as multi-family with a non-residential portion in the development. Nearly seventy-eight percent (77.8 percent) of the 2,906 residential units permitted in the region’s “hot spots” are exclusively multi-family or mixed-use: 37.9 percent are exclusively multi-family, the remainder (39.8 percent) are mixed-use structures.

Baltimore Region Distribution of Permitted Units by Housing Type: 2022



SOUTH BALTIMORE AND CROWNSVILLE ARE THE “HOT REGIONAL PLANNING DISTRICTS” FOR RESIDENTIAL DEVELOPMENT IN THE REGION IN 2022

The South Baltimore Regional Planning District in Baltimore City was the recipient of the most residential units permitted in the Baltimore region during 2022 (960 units). The distribution of units permitted in South Baltimore are as follows: 920 Multi-Family units (95.8% of the RPD unit total) ranking first among the regions RPD’s and 40 Single-Family units (4.2% of the RPD unit total) ranking nineteenth among RPDs.

The Crownsville Regional Planning District in Anne Arundel County ranked second in total units permitted with 767. The distribution of units permitted in Crownsville are as follows: 758 Multi-Family units (98.8% of the RPD unit total) ranking second among the regions RPD’s and 9 Single-Family units (1.2% of the RPD unit total) ranking thirty-ninth among RPDs.

"HOT SPOT" RESIDENTIAL DEVELOPMENTS, BY JURISDICTION, 2022



Anne Arundel County

RPD	Development Name	Unit Count	Type	Breakdown
Crownsville	Beacon Square	508	Mixed	
Maryland City	Watershed Liberty	304	SFA	
Crownsville	Arinc Property	250	MF	
Maryland City	Watershed Gateway	159	SFA	
Marley Neck	Tanyard Shores	156	SFA/SFD	(120/36)



Baltimore City

RPD	Development Name	Unit Count	Type	Breakdown
South Baltimore	Stadium Square	650	Mixed	
South Baltimore	The Quill	270	MF	
Lower Park Heights	3025 W Cold Spring Ln	165	MF	
East Baltimore	Perkins Homes	156	MF, SFA	(128, 28)
Canton	Canton Overlook	150	MF	



Baltimore County

Did not report in 2022

RPD	Development Name	Unit Count	Type	Breakdown



Carroll County

RPD	Development Name	Unit Count	Type	Breakdown
Taneytown	Meades Crossing/Meadowbrook	63	SFD/SFA	(47/16)
Mount Airy	Snader's Summitt	37	SFA/SFD	(30/7)
Westminster	Abbey Place	35	MF	
Westminster	Stonegate	33	SFD	
Eldersburg	Warfield	26	SFA	



Harford County

RPD	Development Name	Unit Count	Type	Breakdown
Aberdeen/Havre De Grace	Fieldside Grande	288	MF	
Edgewood/Joppa	James Run	84	SFA	
Bel Air/Fallston	Crossroads at Hickory	68	MF	
Aberdeen/Havre De Grace	Blenheim Run	51	MF	
Bel Air/Fallston	Aumar Village	38	SFA/SFD	(22/16)



Howard County

RPD	Development Name	Unit Count	Type	Breakdown
Laurel	Wellington Farms	76	SFD/SFA	(40/36)
Elkridge	Ellicott Gardens 2	70	MF	
Ellicott City	Dorsey's Ridge	52	SFA	
Columbia	Cedar Creek	50	SFD	
Ellicott City	Ravenwood at Turf Valley	42	MF	

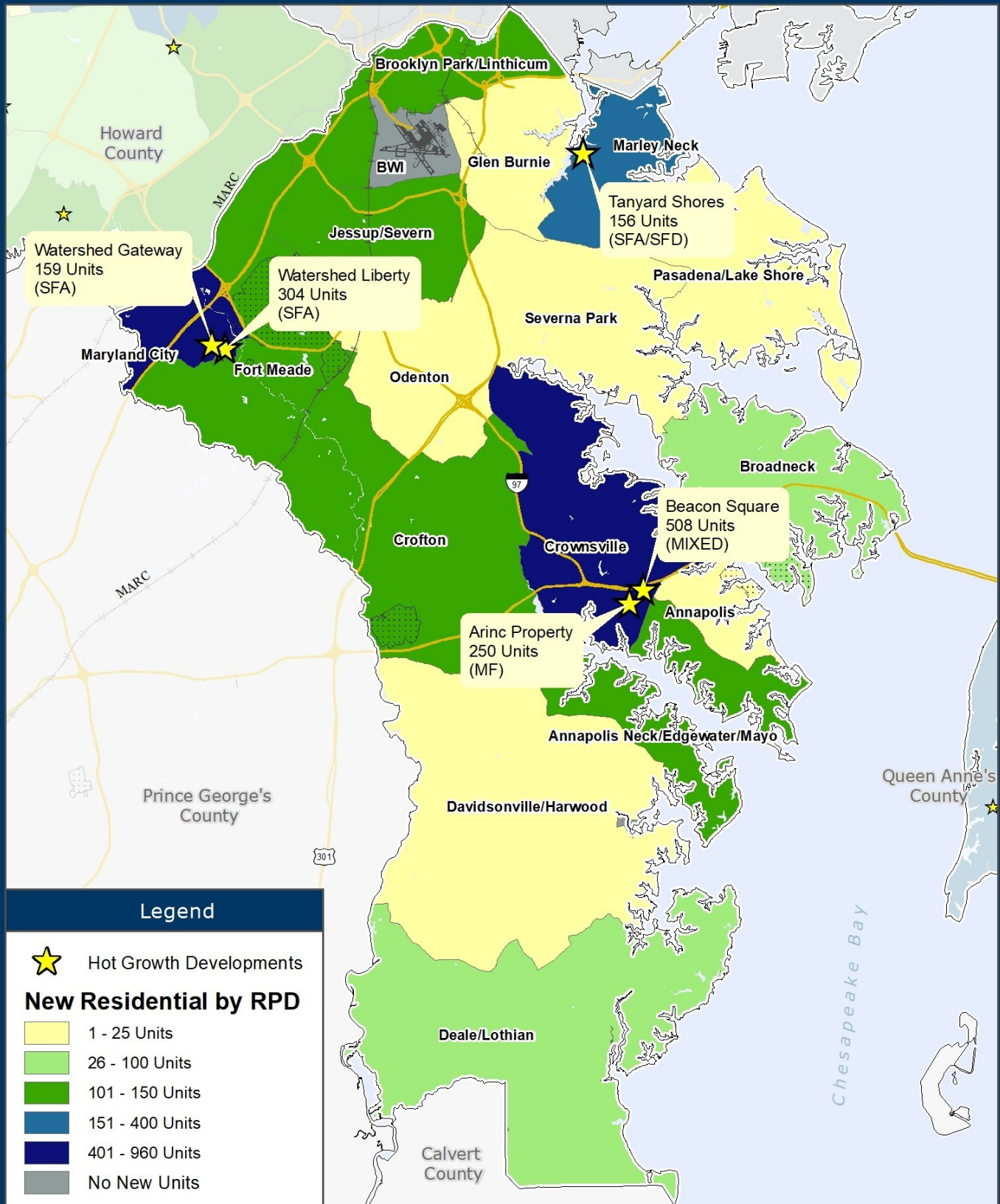


Queen Anne's County

RPD	Development Name	Unit Count	Type	Breakdown
Kent Island	Four Seasons Kent Island	143	SFD, MF	(87, 56)
Kent Island	Bay Bridge Cove/Ellendale	70	SFA/SFD	(69/1)
Kent Island	The Promenade	60	MF	
Kent Island	Romancoke/Kent Island	42	SFD	
Grasonville-Queenstown	Perry's Retreat	23	SFD	

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 Spot" Residential Developments 2022



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 2022, TIGER/Line®, MTA
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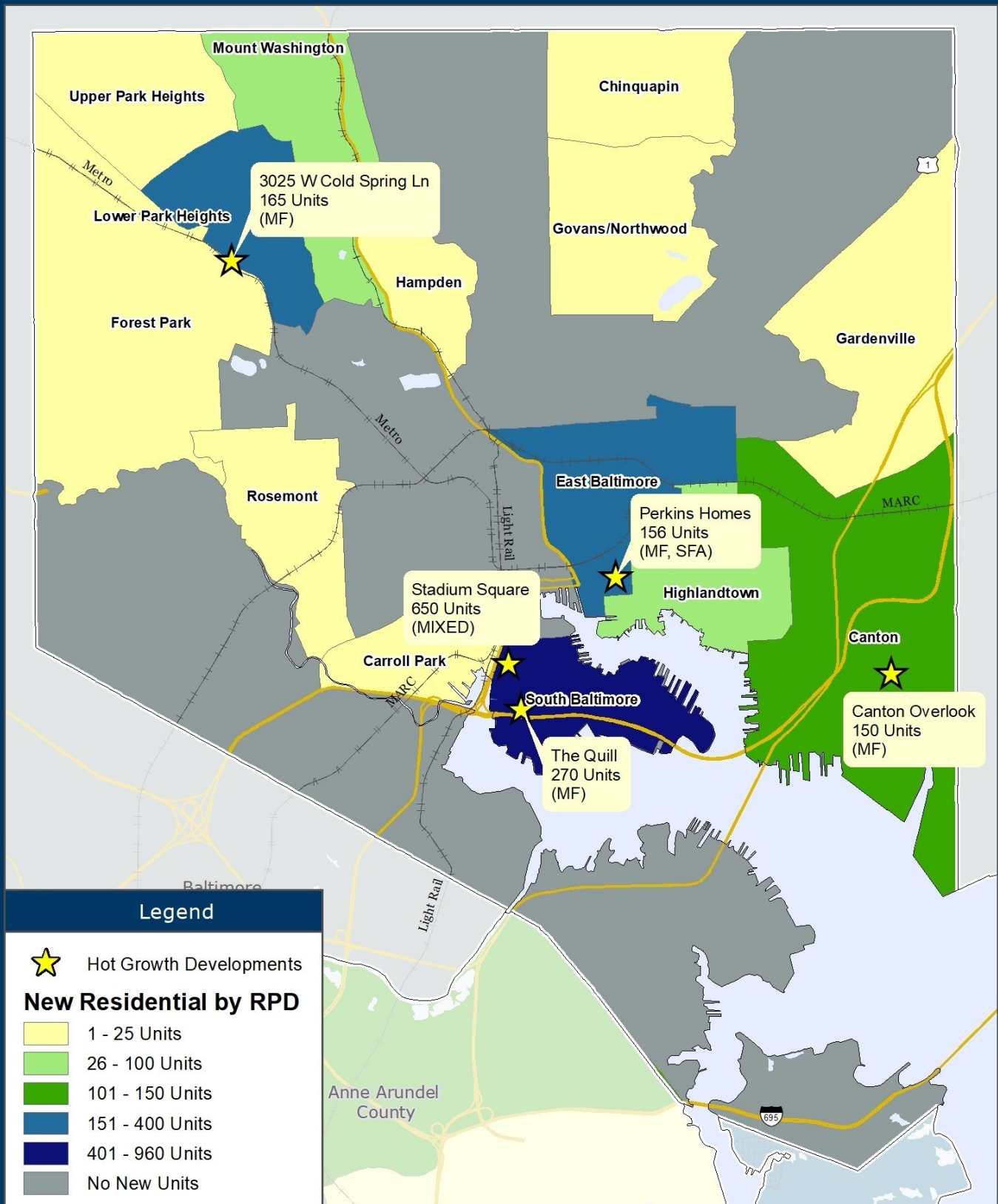


1:253,000

0 2 4 Miles

1 in = 4 miles

Baltimore City "Hot Spot" Residential Developments 2022



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

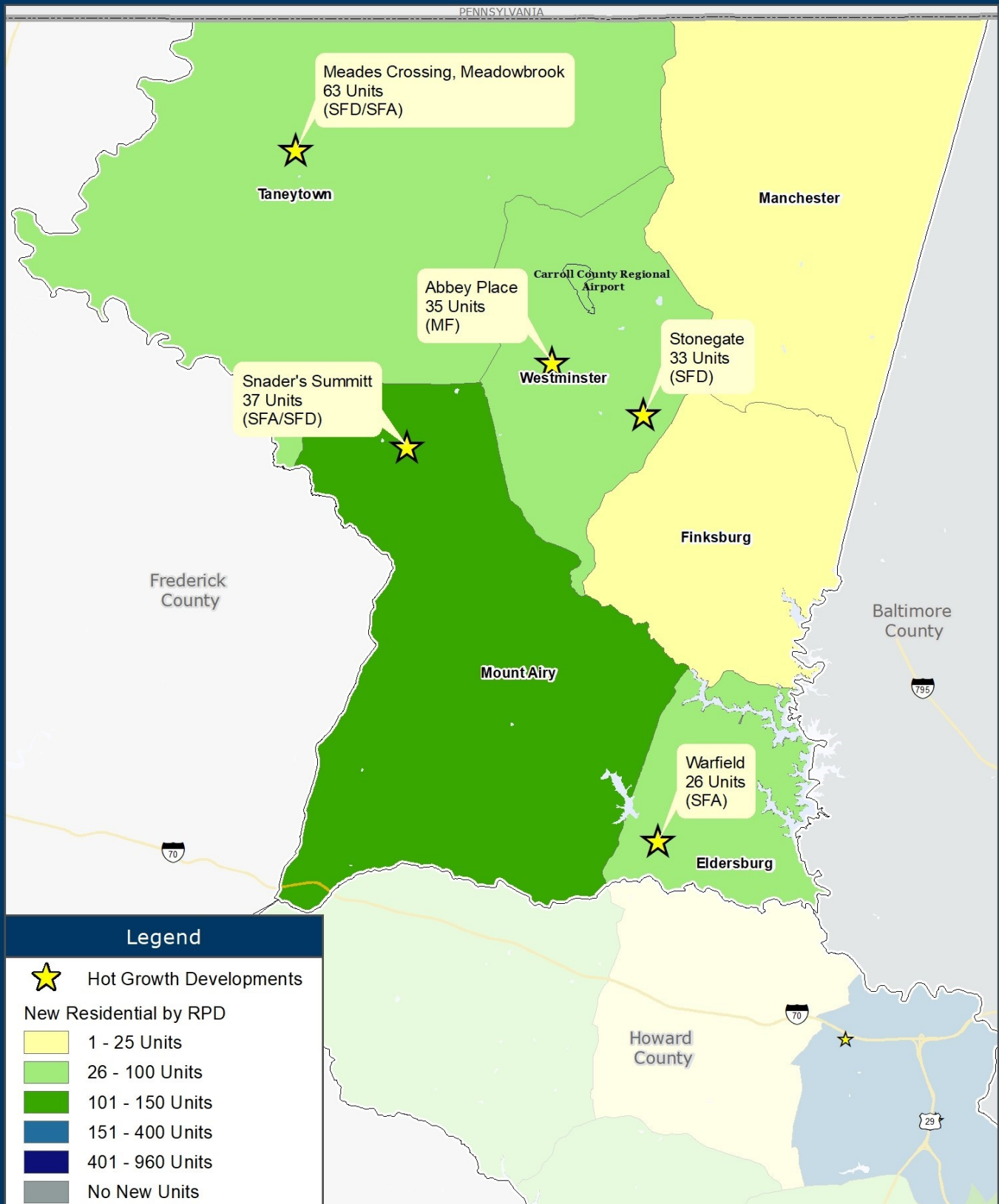
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1:88,500
0 0.7 1.4
Miles

1 in = 1.4 miles

Carroll County "Hot Spot" Residential Developments 2022



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www.BaltoMetro.org

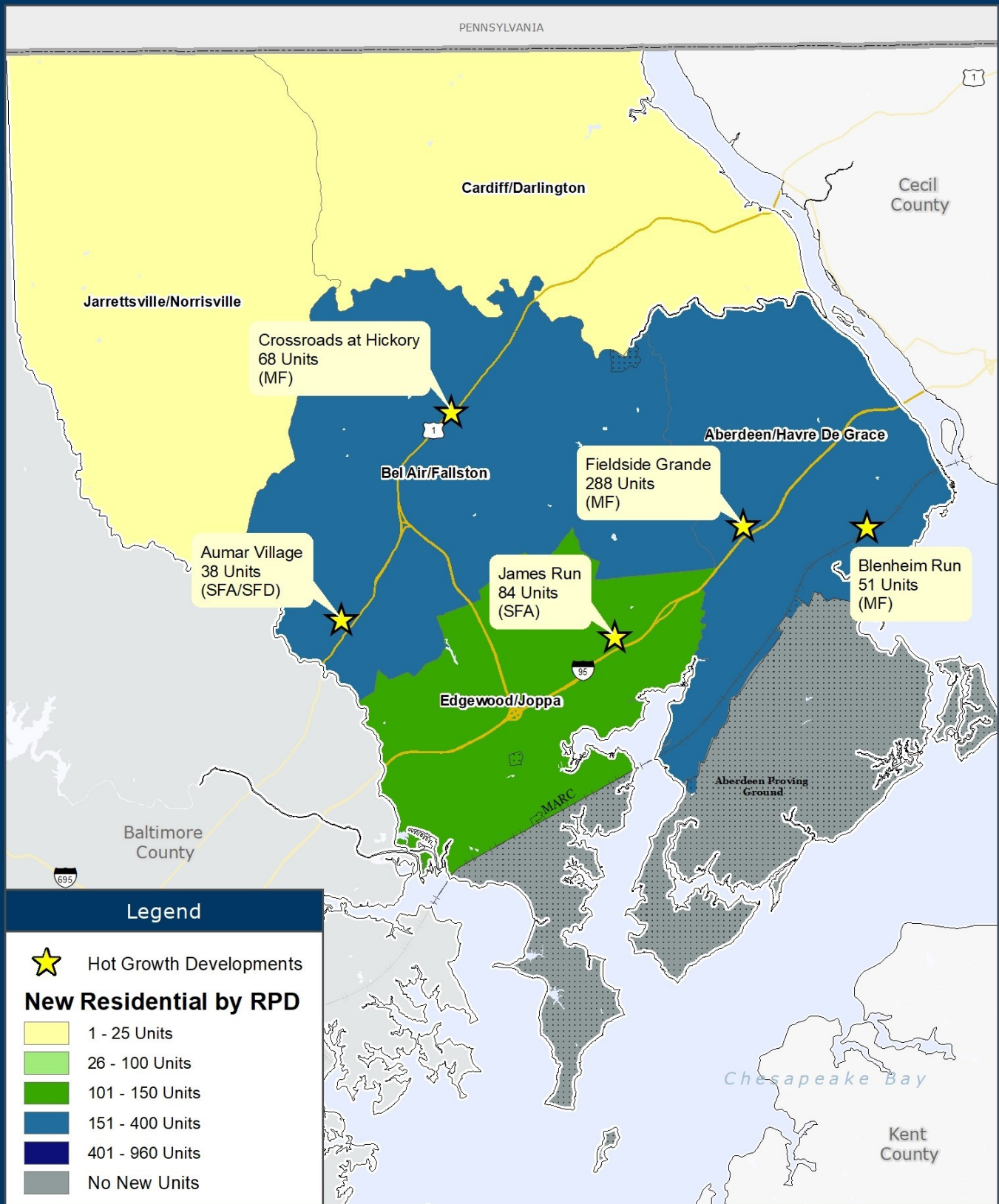
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1:240,000
 0 2 4 Miles

1 in = 3.8 miles

Harford County "Hot Spot" Residential Developments 2022



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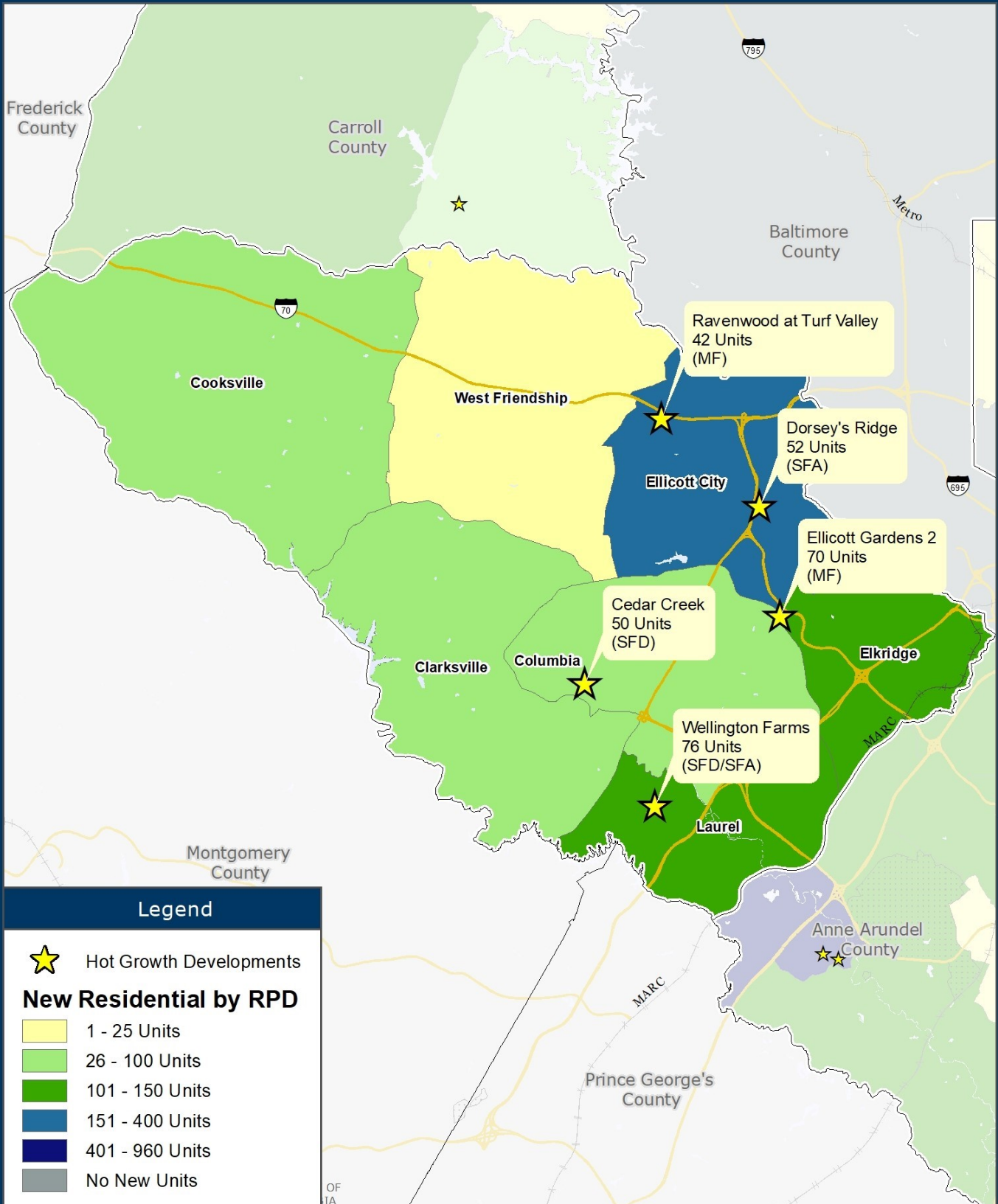
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1:229,808
0 2 4 Miles

1 in = 3.6 miles

Howard County "Hot Spot" Residential Developments 2022



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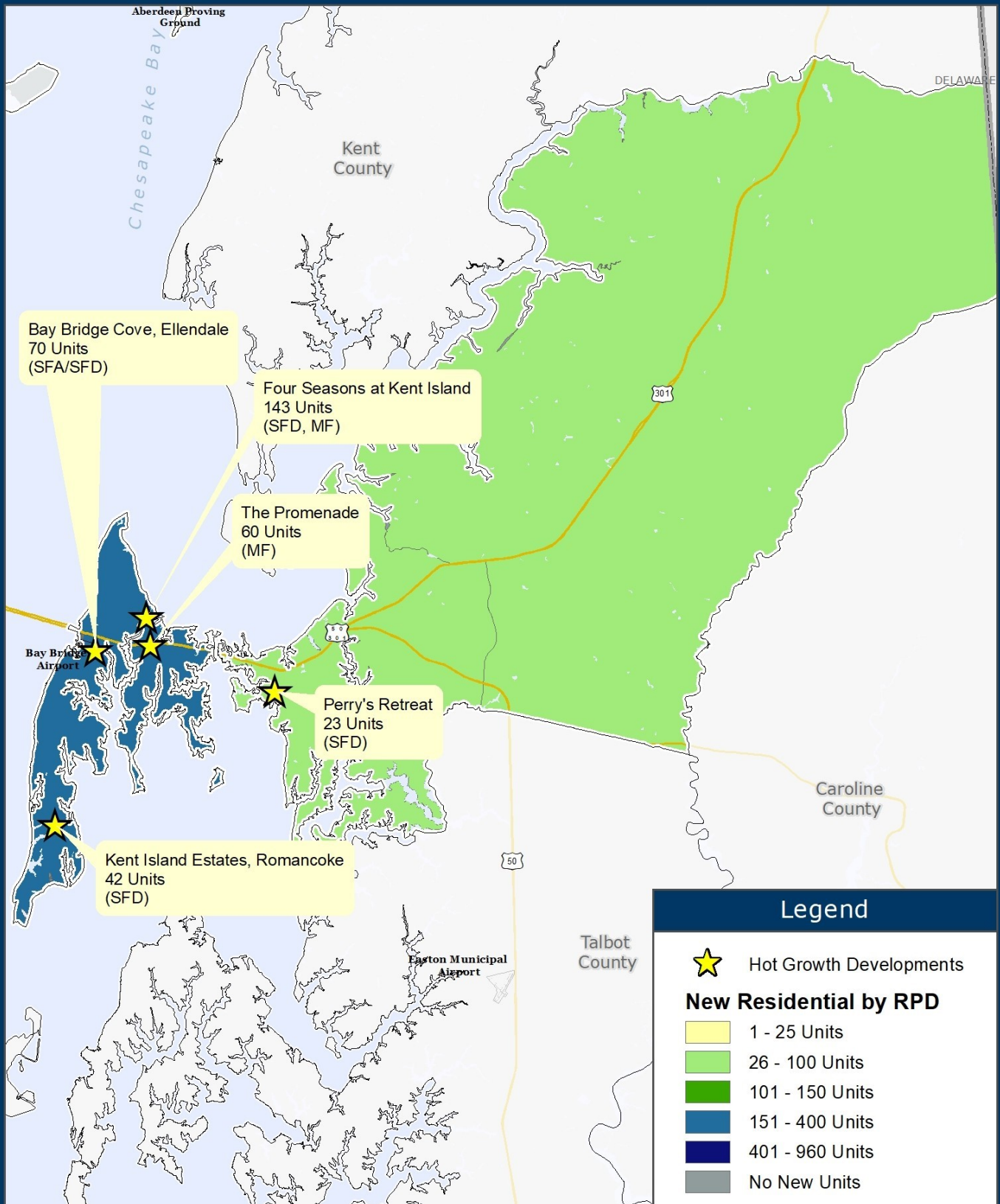
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1:222,000
0 2 4 Miles

1 in = 3.5 miles

Queen Anne's County "Hot Spot" Residential Developments 2022



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Baltimore, MD 21230
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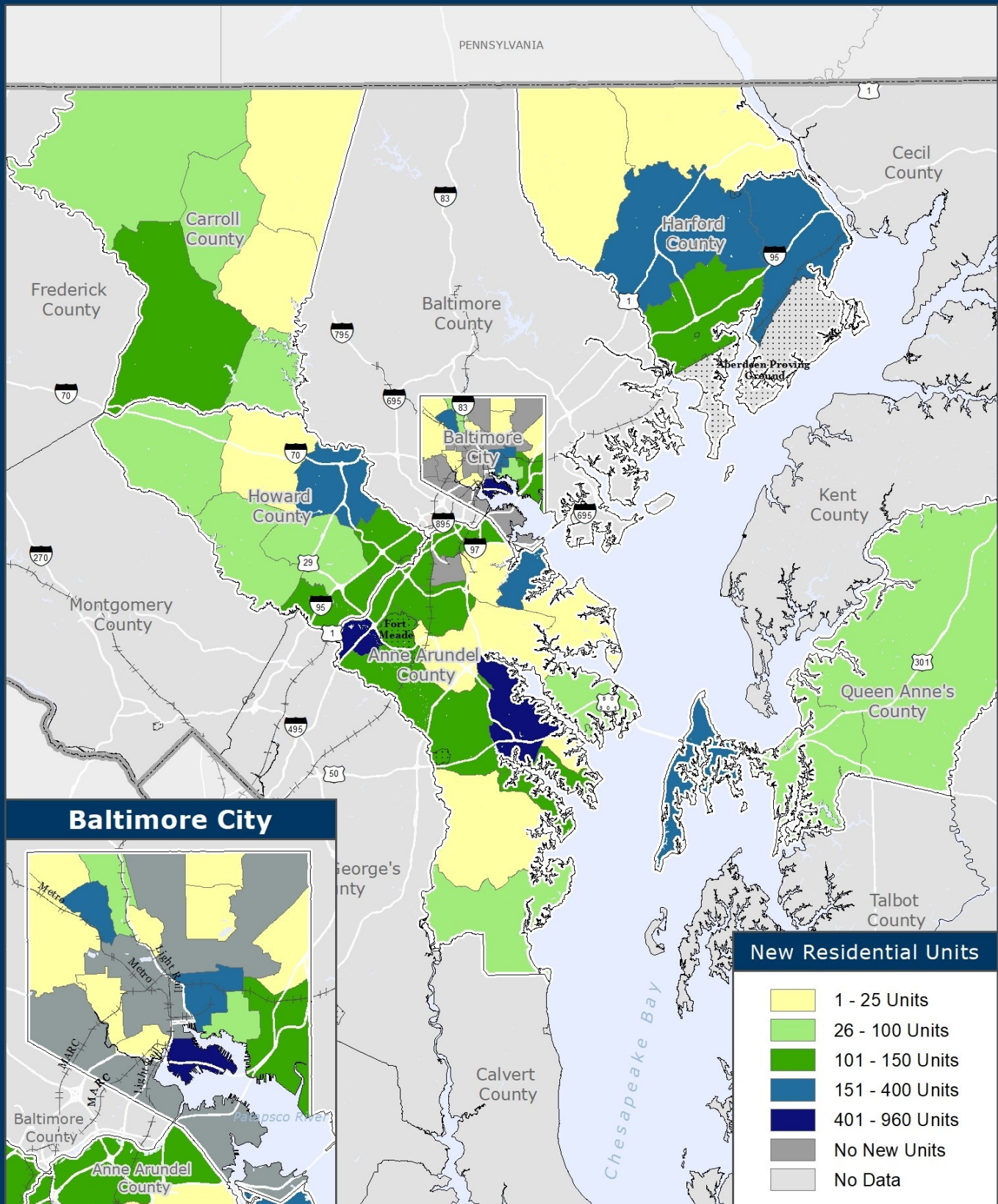
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1:285,000
0 2 4
Miles

1 in = 4.5 miles

Number of Permitted Residential Units by RPD 2022



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1:650,000

0 5 10
Miles

1 in = 10.3 miles

2022 RESIDENTIAL BUILDING PERMIT ACTIVITY HOT SPOT REPORT

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