

GREENLEIGH, AVALON BAY AND CROSS KEYS ARE THE “HOT” RESIDENTIAL DEVELOPMENTS IN THE REGION IN 2024

Rank	Development Name	Type	Unit Count	RPD	Jurisdiction
1	Greenleigh	MF/SFA/SFD	456	Chase/Bowleys Quarters	Baltimore County
2	Avalon Bay	MF	418	Canton	Baltimore City
3	Cross Keys	MF	331	Mount Washington	Baltimore City
4	Aberdeen Fields/Fieldside	MF	204	Aberdeen/Havre De Grace	Harford County
5	Watershed	SFA	183	Maryland City	Anne Arundel County
6	Brightview Hunt Valley Towne Centre	MF	178	Cockeysville/Timonium	Baltimore County
7	Aberdeen Overlook	SFD/SFA	158	Aberdeen/Havre De Grace	Harford County
8	Perkins Homes (Phase 4)	MF	156	East Baltimore	Baltimore City
9	Blue Oaks	MF	150	Odenton	Anne Arundel County
9	Four Seasons Kent Island	SFD/MF	150	Kent Island	Queen Anne's County

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 2024, a total of 6,448 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 37.0 percent (2,384 units) of all new units permitted in the region. Exhibit 2 provides a breakdown by unit type of these permitted units. Five of the region’s seven jurisdictions are captured on the Top-10 residential “hot” development list: Baltimore County, Baltimore City, Harford County, Anne Arundel County and Queen Anne’s County. Seventy-eight point six percent (78.6 percent) of the 2,384 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 2024

Exhibit 1: Baltimore Region

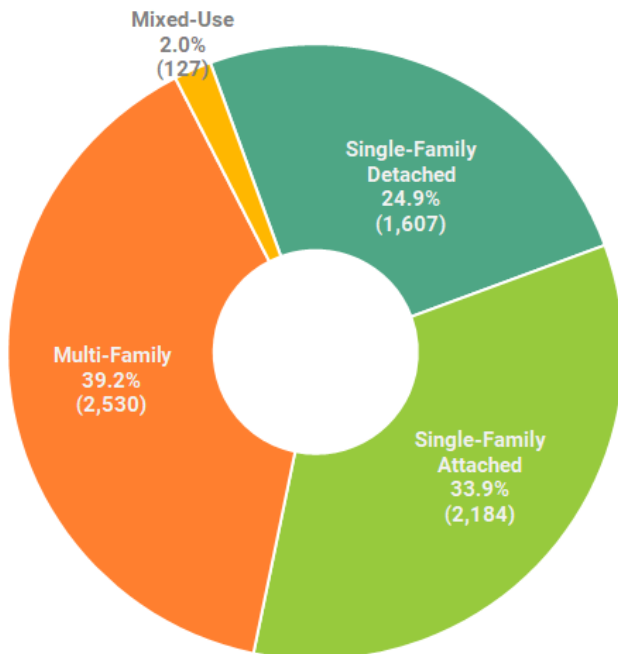
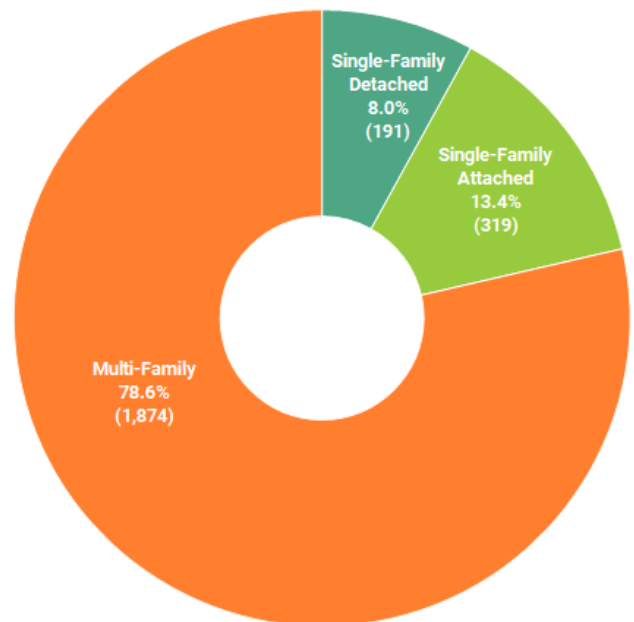


Exhibit 2: Top –10 Developments



“HOT” RESIDENTIAL DEVELOPMENTS, BY JURISDICTION, 2024

Anne Arundel County



RPD	Development Name	Unit Count	Type	Breakdown
Maryland City	Watershed	183	SFA	
Odenton	Blue Oaks	150	MF	
Fort Meade	Parkside (Phase 6)	118	SFA	
Marley Neck	Tanyard Shores	105	SFA/SFD	86/19
Crofton	Two Rivers	95	SFD	

Baltimore City



RPD	Development Name	Unit Count	Type	Breakdown
Canton	Avalon Bay	418	MF	
Mount Washington	Cross Keys	331	MF	
E Baltimore	Perkins Homes (Phase 4)	156	MF	
S Baltimore	Baltimore Peninsula	128	SFA/MF	84/44
E Baltimore	1100 Greenmount Ave	109	Mixed	

Baltimore County



RPD	Development Name	Unit Count	Type	Breakdown
Chase/Bowleys Quarters	Greenleigh	456	MF/SFA/SFD	381/58/17
Cockeysville/Timonium	Brightview Hunt Valley Towne Centre	178	MF	
Security	Patapsco Fields	146	SFA	
Dundalk/Turners Station	Merritt Station II	84	MF	
GreenspringValley/Pikesville	Fairways	79	SFA	

Carroll County



RPD	Development Name	Unit Count	Type	Breakdown
Eldersberg	Nells Acres	34	SFA	
Manchester	Westwood Park Condos	12	MF	
Westminster	Windy Hills Farms	11	SFD	
Eldersberg	Doroly Gardens	7	SFA	
Mount Airy	Sun Valley	6	SFD	

Harford County



RPD	Development Name	Unit Count	Type	Breakdown
Aberdeen/Havre De Grace	AberdeenFields/Fieldside	204	MF	
Aberdeen/Havre De Grace	Aberdeen Overlook	158	SFD/SFA	80/78
Aberdeen/Havre De Grace	Greenway Farm	91	SFA	
Aberdeen/Havre De Grace	Gilbert Meadows	87	SFD/SFA	52/35
Edgewood/Joppa	Ridgely Reserve	82	SFD/SFA	42/40

Howard County



RPD	Development Name	Unit Count	Type	Breakdown
Columbia	Waverly Winds	123	MF	
Laurel	Wellington Farms	111	SFD/SFA	62/49
Columbia	Harpers Choice	82	MF	
West Friendship	Turf Valley	80	MF	
West Friendship	Villages at Town Square	72	SFA	

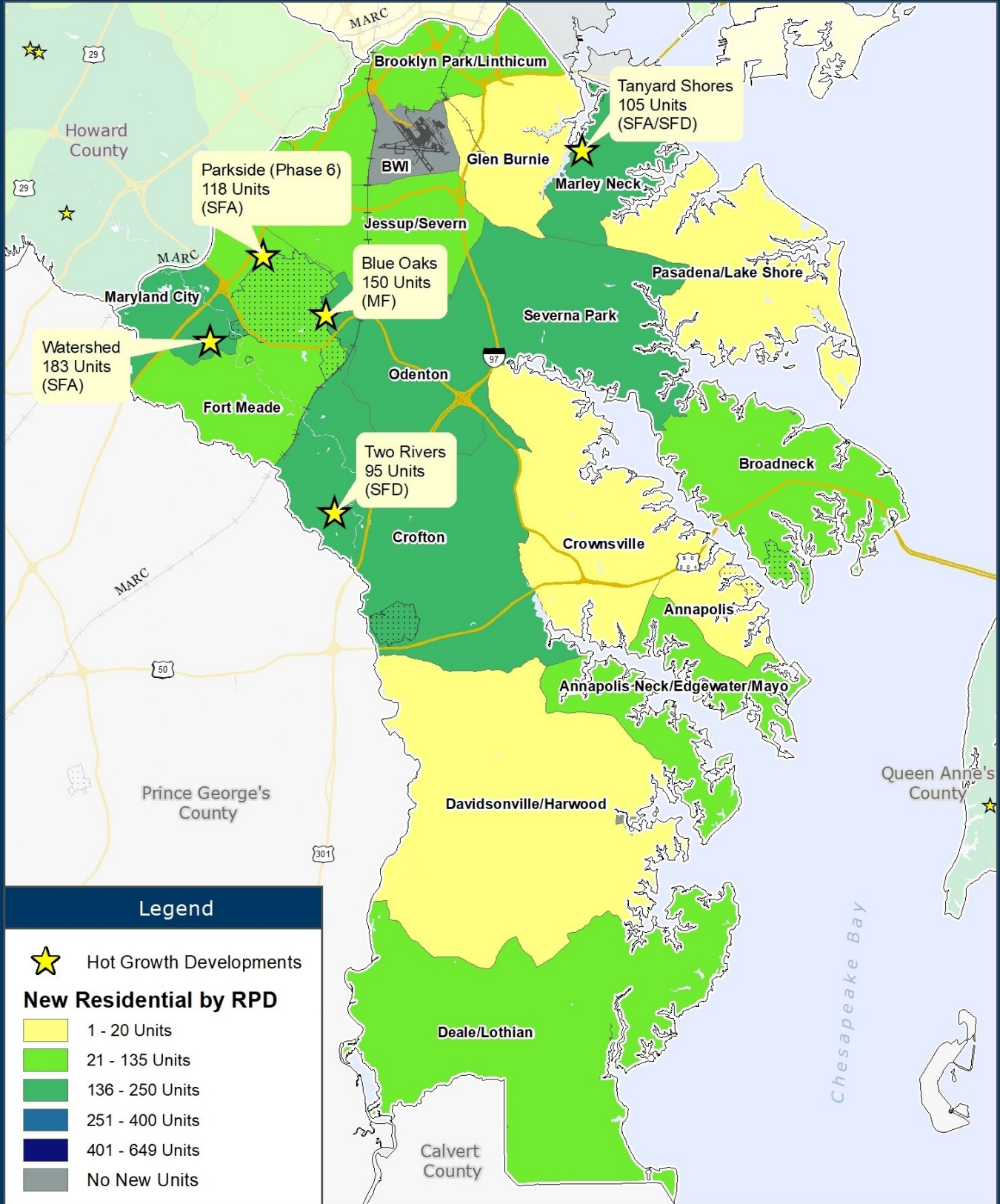
Queen Anne's County



RPD	Development Name	Unit Count	Type	Breakdown
Kent Island	Four Seasons Kent Island	150	SFD/MF	94/56
Grasonville/Queenstown	Perry's Retreat	51	SFD	
Kent Island	Romancoke/Kent Island Estates	26	SFD	
Kent Island	Ellendale	5	SFA	
Centreville	Blakefield Dr	5	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" Residential Developments 2024



Legend



Hot Growth Developments

New Residential by RPD

- 1 - 20 Units
- 21 - 135 Units
- 136 - 250 Units
- 251 - 400 Units
- 401 - 649 Units
- No New Units



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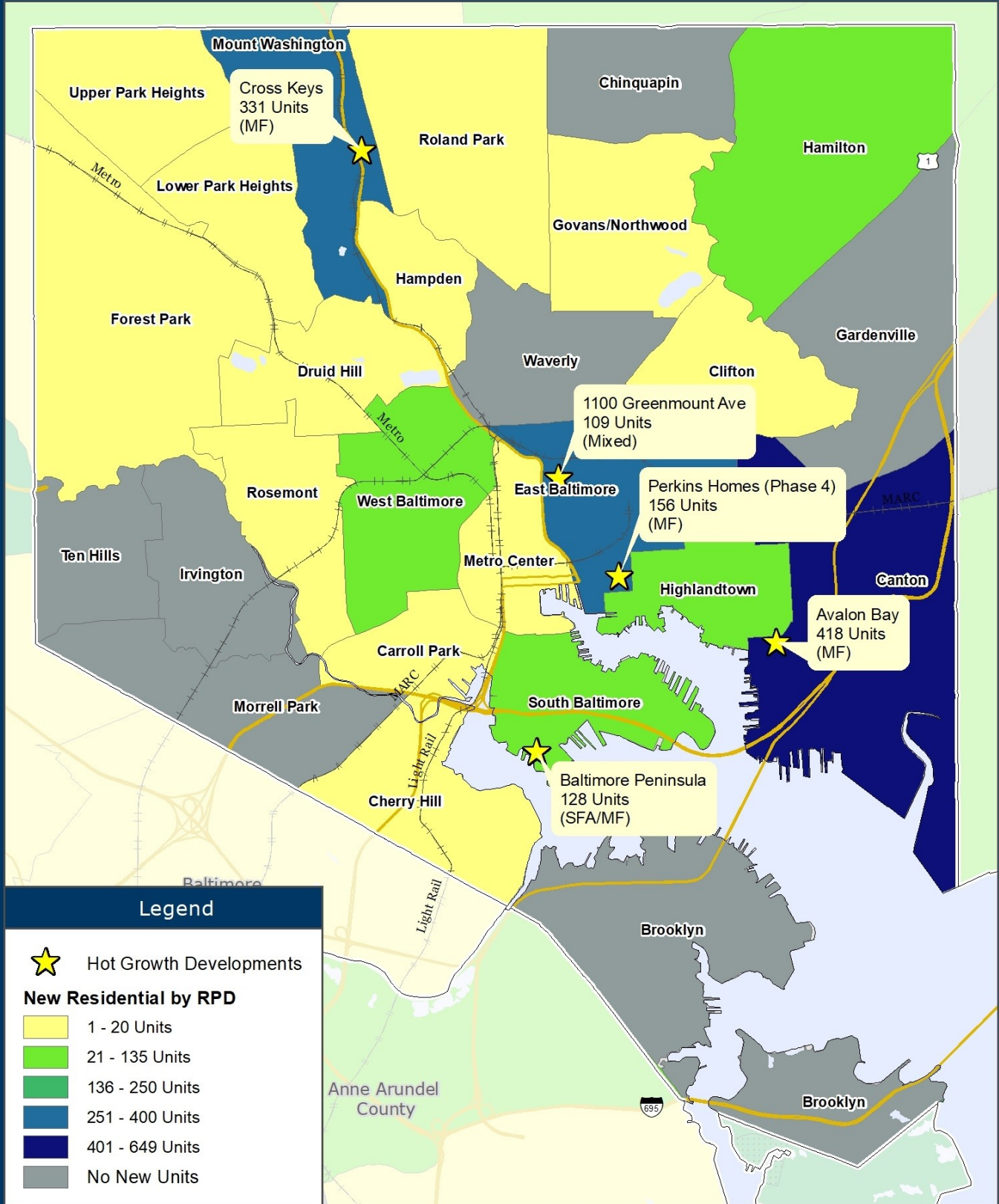


1:253,000



1 in = 4 miles

Baltimore City "Hot" Residential Developments 2024



Legend

★ Hot Growth Developments

New Residential by RPD

- 1 - 20 Units
- 21 - 135 Units
- 136 - 250 Units
- 251 - 400 Units
- 401 - 649 Units
- No New Units



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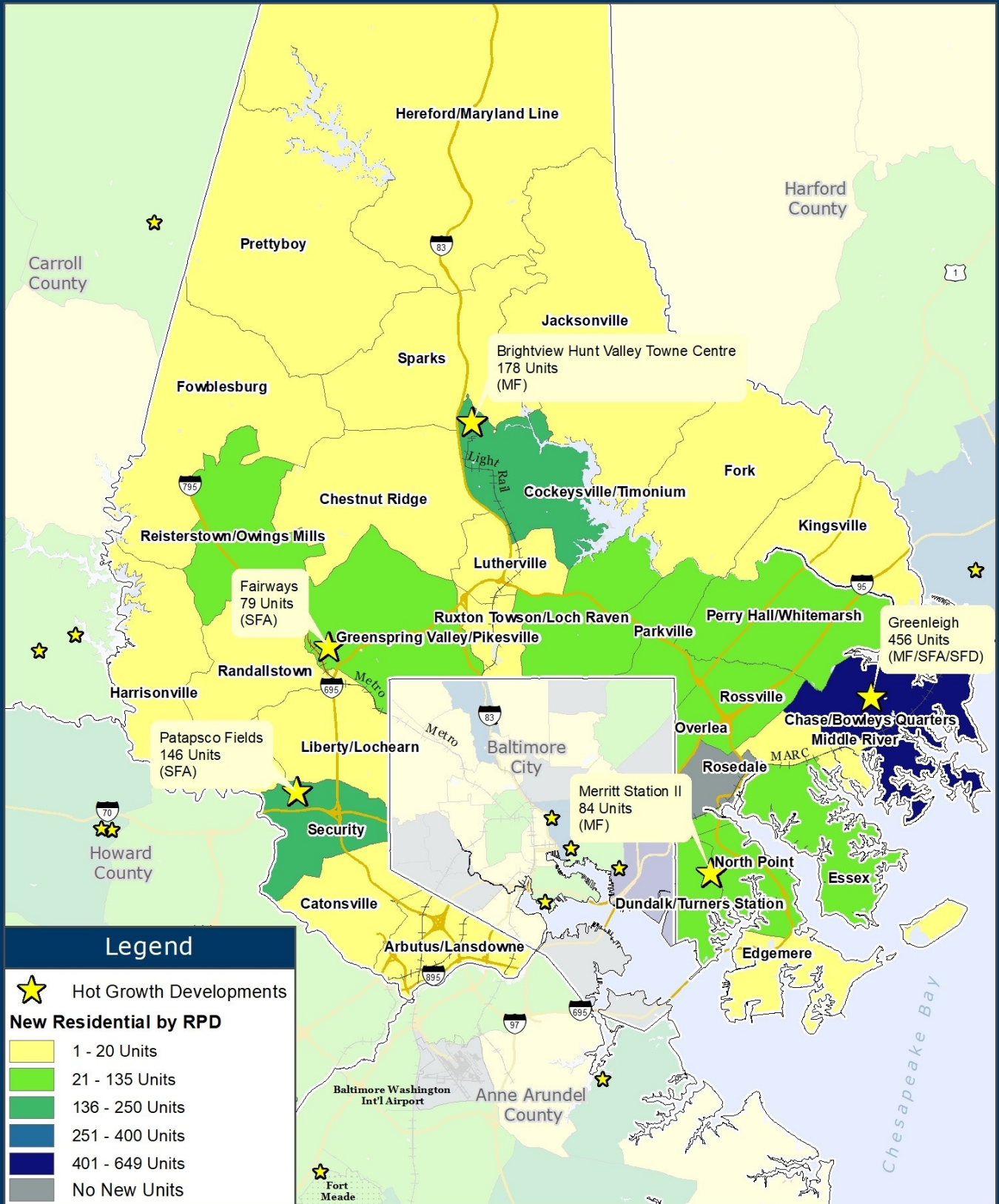
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 Miles

1 in = 1.4 miles

Baltimore County "Hot" Residential Developments 2024



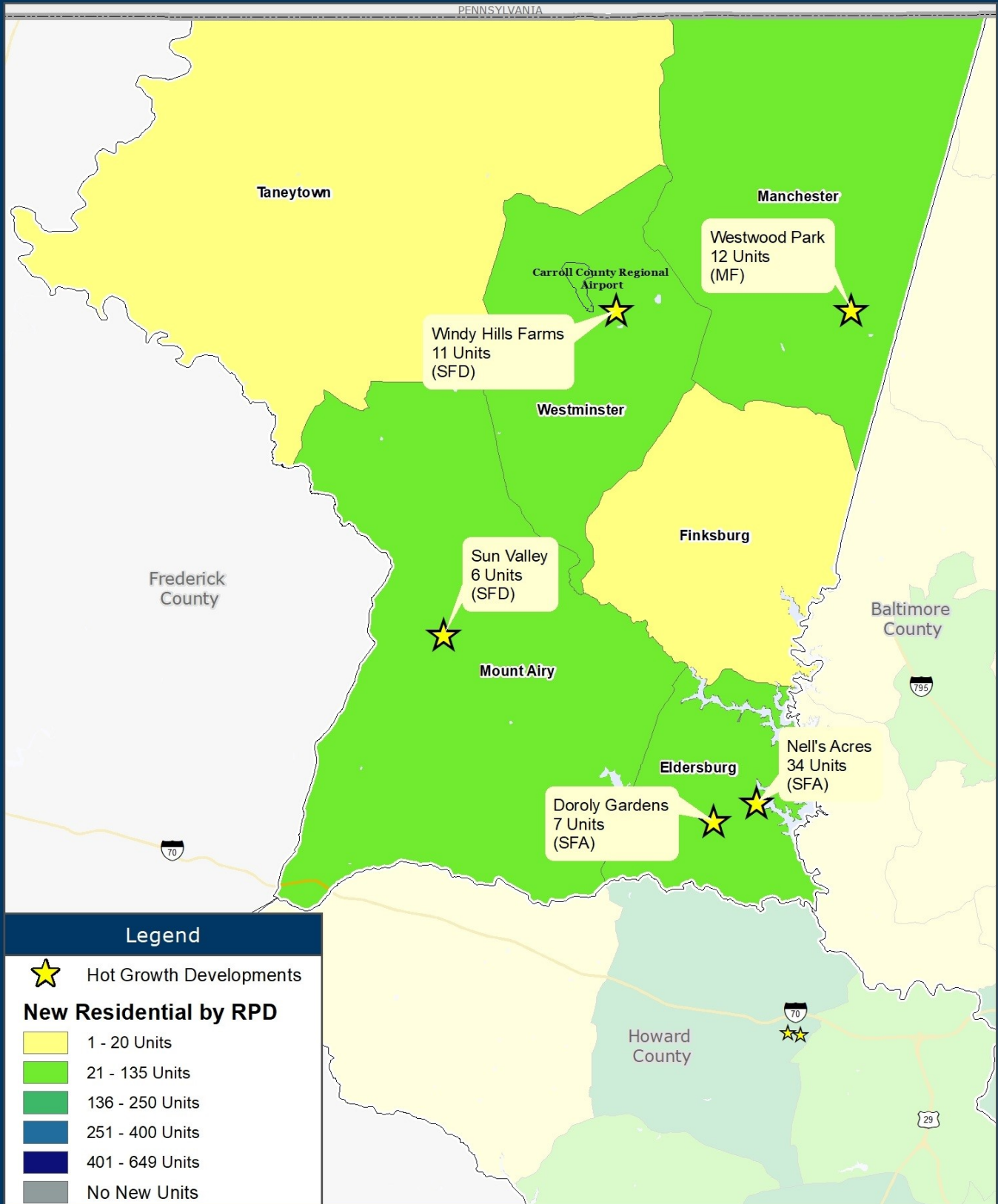
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1:286,000
 0 2 4 Miles
 1 in = 4.5 miles

Carroll County "Hot" Residential Developments 2024



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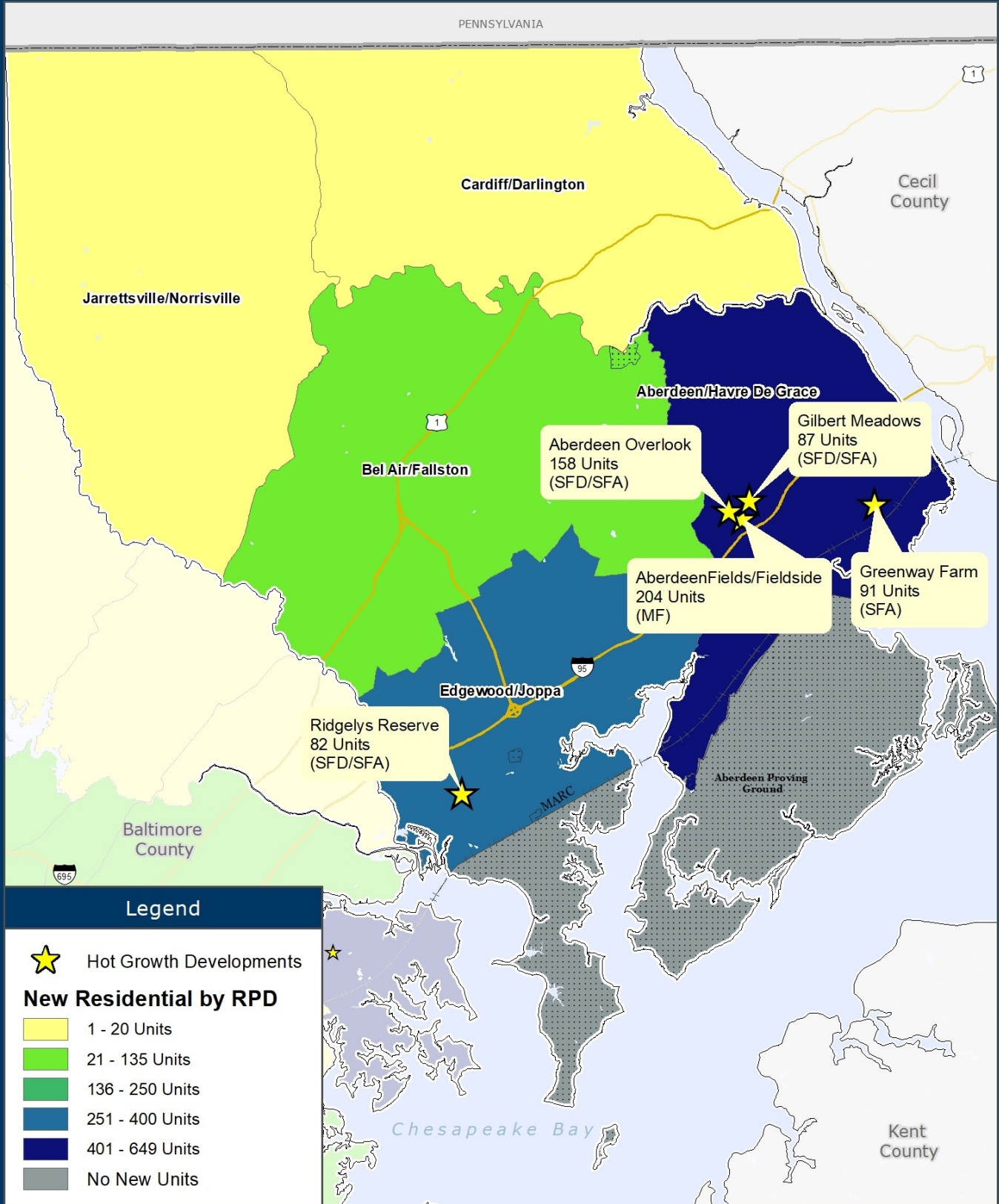


1:240,000



1 in = 3.8 miles

Harford County "Hot" Residential Developments 2024



Legend



Hot Growth Developments

New Residential by RPD

- 1 - 20 Units
- 21 - 135 Units
- 136 - 250 Units
- 251 - 400 Units
- 401 - 649 Units
- No New Units

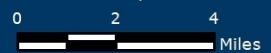


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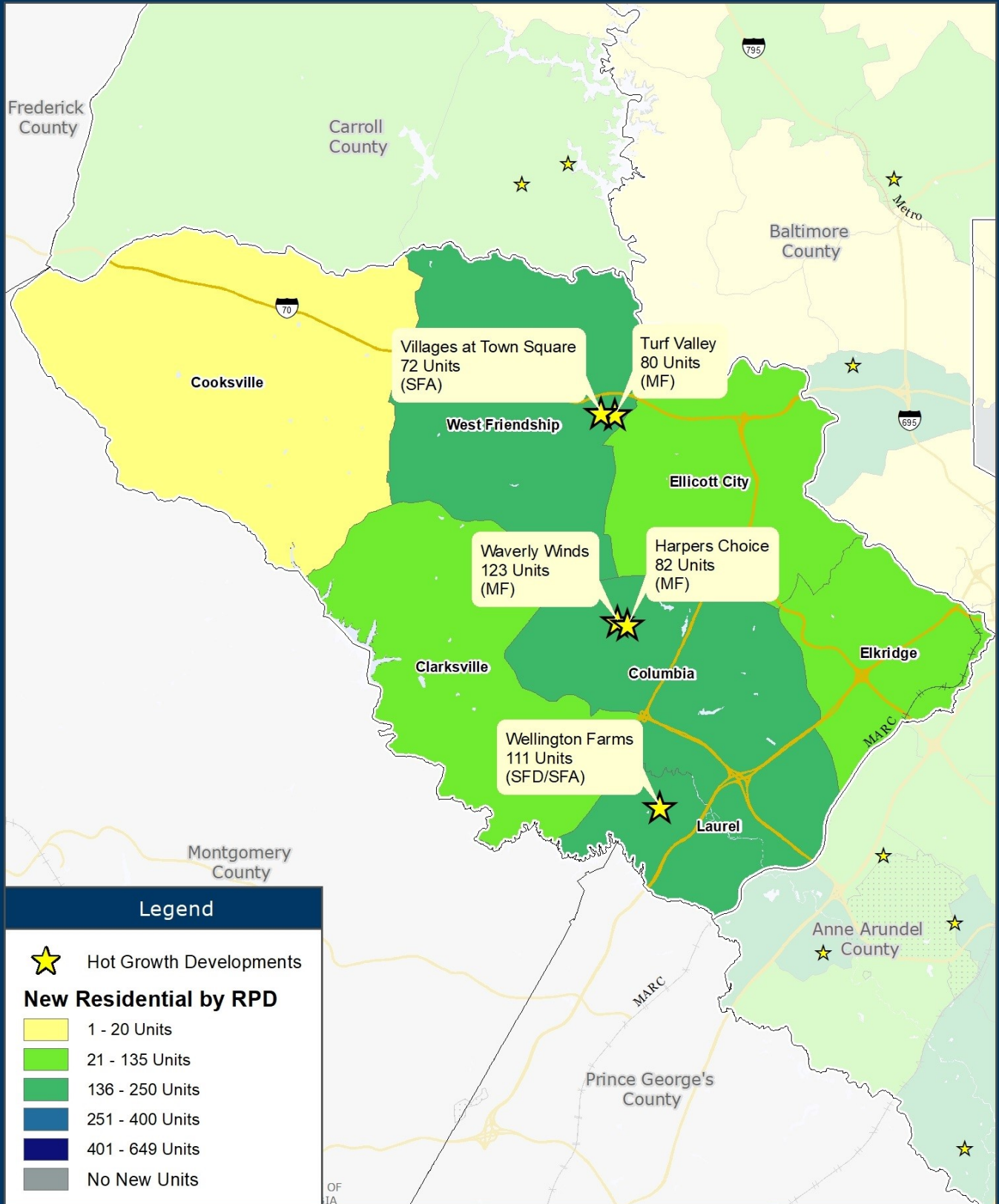


1:229,808



1 in = 3.6 miles

Howard County "Hot" Residential Developments 2024



Legend

Hot Growth Developments

New Residential by RPD

- 1 - 20 Units
- 21 - 135 Units
- 136 - 250 Units
- 251 - 400 Units
- 401 - 649 Units
- No New Units

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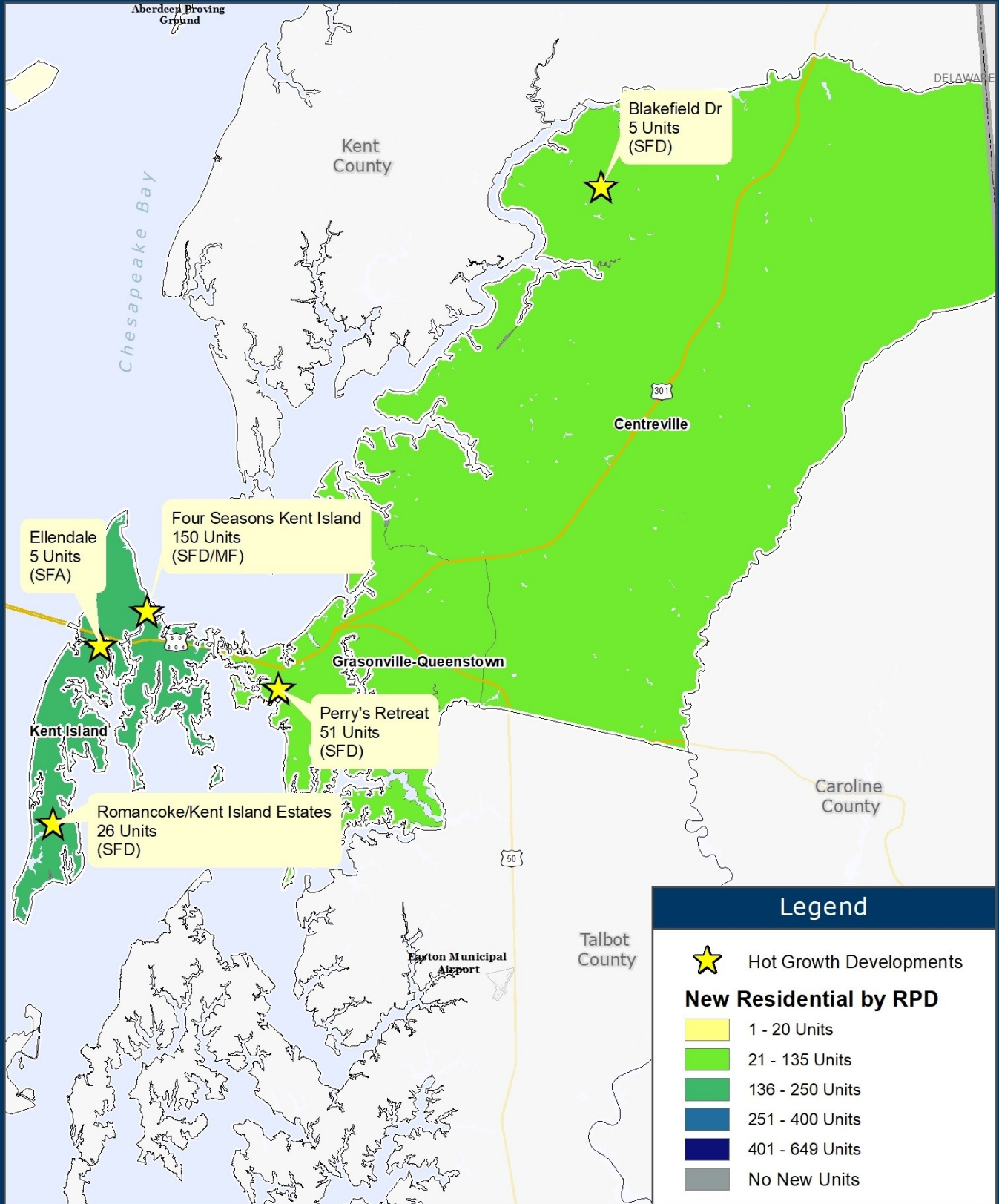


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0 2 4 Miles

1 in = 3.5 miles

Queen Anne's County "Hot" Residential Developments 2024



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1:285,000



1 in = 4.5 miles

**ABERDEEN/HAVRE DE GRACE AND CHASE/BOWLEYS QUARTERS
ARE THE "HOT REGIONAL PLANNING DISTRICTS" FOR RESIDENTIAL DEVELOPMENT IN THE REGION IN 2024**

The Aberdeen/Havre De Grace Regional Planning District in Harford County was the recipient of the most residential units permitted in the Baltimore region during 2024 with 649 units. The distribution of units permitted in Aberdeen/Havre De Grace: 419 Single-Family units (64.6% of the RPD unit total) and 230 Multi-Family units (35.4% of the RPD unit total).

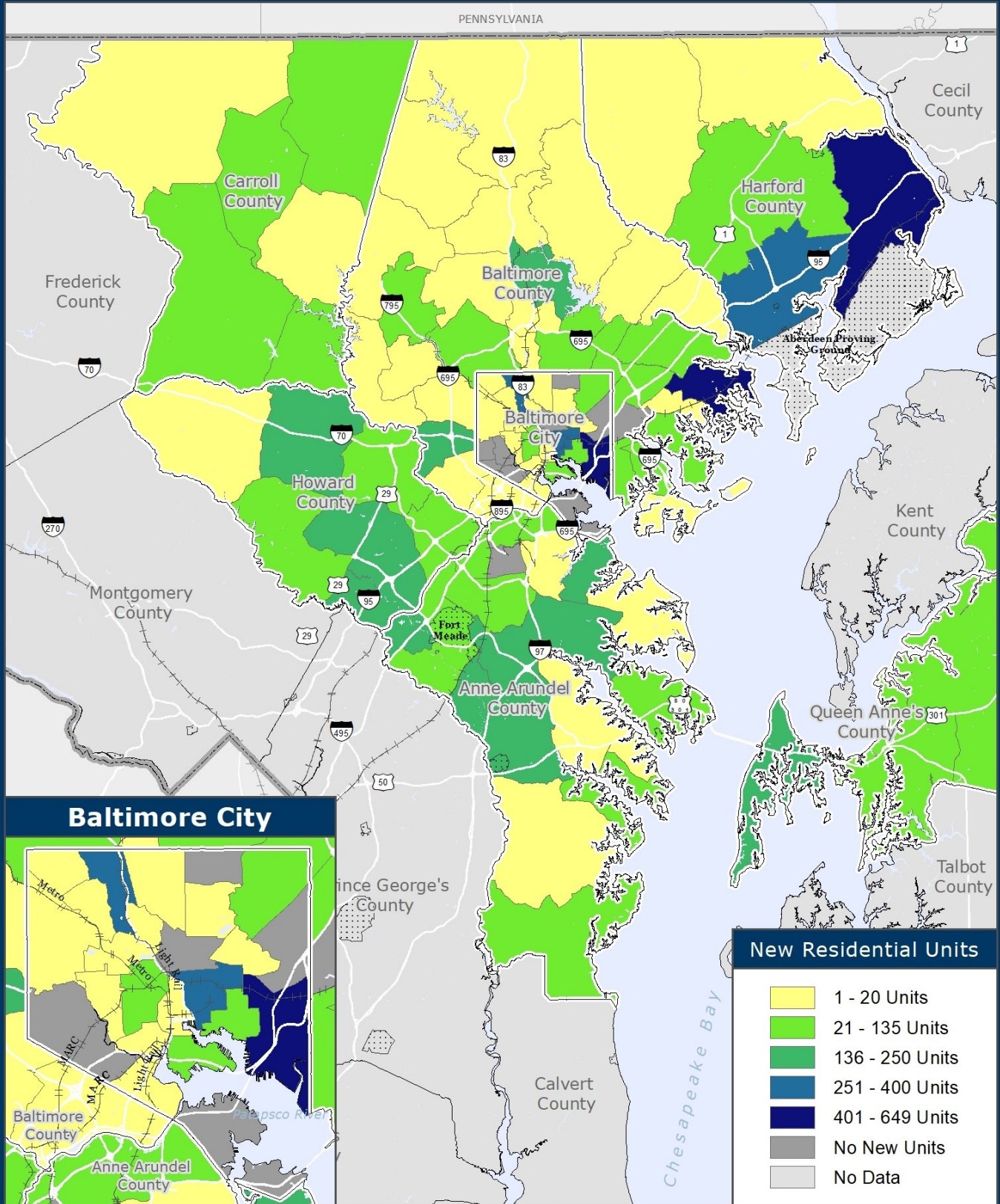
The Chase/Bowleys Quarters Regional Planning District in Baltimore County ranked second in total units permitted with 517. The distribution of units permitted in Chase/Bowleys Quarters : 136 Single-Family units (26.3% of the RPD unit total) and 381 Multi-Family units (73.7% of the RPD unit total) . See the map on page 11 for the RPD locations.

New Residential Units Permitted in 2024 - RPDs Ranked By Total Units Permitted

Rank	Location	Single-Family	Multi-Family	Total Units
1	Aberdeen/Havre De Grace	419	230	649
2	Chase/Bowleys Quarters	136	381	517
3	Canton	1	418	419
4	Mount Washington	-	331	331
5	Edgewood/Joppa	294	-	294
6	East Baltimore	2	265	267
7	Laurel	247	-	247
8	Cockeysville/Timonium	66	178	244
9	West Friendship	148	80	228
10	Columbia	14	205	219
11	Kent Island	137	56	193
12	Crofton	107	78	185
13	Maryland City	183	-	183
14	Odenton	3	150	153
15	Security	150	-	150
16	Marley Neck	148	-	148
17	Severna Park	147	-	147
18	Ellicott City	132	-	132
19	South Baltimore	84	44	128
20	Fort Meade	118	-	118
21	Annapolis Neck/Edgewater/Mayo	53	58	111
22	Greenspring Valley/Pikesville	102	-	102
23	Dundalk/Turners Station	8	84	92
24	Perry Hall/White Marsh	86	-	86
25	Brooklyn Park/Linthicum	84	-	84
26	Bel Air/Fallston	58	-	58
27	Broadneck	14	41	55
28	Grasonville-Queenstown	55	-	55
29	Eldersburg	47	-	47
30	Highlandtown	-	46	46
31	Reisterstown/Owings Mills	41	-	41
32	Rossville	40	-	40
33	Essex	36	-	36
34	North Point	35	-	35
35	Elkridge	31	-	31
36	West Baltimore	30	-	30
37	Manchester	17	12	29
38	Overlea	27	-	27
39	Centreville	27	-	27
40	Deale/Lothian	26	-	26
41	Parkville	24	-	24
42	Mount Airy	23	-	23
43	Hamilton	22	-	22

Rank	Location	Single-Family	Multi-Family	Total Units
44	Jessup/Severn	22	-	22
45	Westminster	22	-	22
46	Towson/Loch Raven	21	-	21
47	Clarksville	21	-	21
48	Annapolis	20	-	20
49	Taneytown	20	-	20
50	Pasadena/Lake Shore	19	-	19
51	Finksburg	18	-	18
52	Edgemere	17	-	17
53	Jacksonville	16	-	16
54	Jarrettsville/Norrisville	16	-	16
55	Cardiff/Darlington	16	-	16
56	Cooksville	14	-	14
57	Davidsonville/Harwood	13	-	13
58	Crownsville	12	-	12
59	Hereford/Maryland Line	10	-	10
60	Clifton	9	-	9
61	Glen Burnie	9	-	9
62	Catonsville	7	-	7
63	Fork	6	-	6
64	Arbutus/Lansdowne	6	-	6
65	Metro Center	5	-	5
66	Prettyboy	5	-	5
67	Fowlesburg	5	-	5
68	Forest Park	4	-	4
69	Chestnut Ridge	4	-	4
70	Middle River	4	-	4
71	Roland Park	3	-	3
72	Sparks	3	-	3
73	Lutherville	3	-	3
74	Kingsville	3	-	3
75	Liberty/Locheam	3	-	3
76	Upper Park Heights	2	-	2
77	Harrisonville	2	-	2
78	Govans/Northwood	1	-	1
79	Lower Park Heights	1	-	1
80	Druid Hill	1	-	1
81	Hampden	1	-	1
82	Rosemont	1	-	1
83	Carroll Park	1	-	1
84	Cherry Hill	1	-	1
85	Randallstown	1	-	1
86	Ruxton	1	-	1

Number of Permitted Residential Units by RPD 2024



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1:600,000
 0 5 10 Miles
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2024 RESIDENTIAL BUILDING ACTIVITY HOT DEVELOPMENT REPORT

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