

**MORRIS COUNTY
NEW CONSTRUCTION RESIDENTIAL SALES
2021 SUMMARY UPDATE**

**PREPARED BY
THE MORRIS COUNTY OFFICE OF PLANNING AND PRESERVATION
OCTOBER 2022**



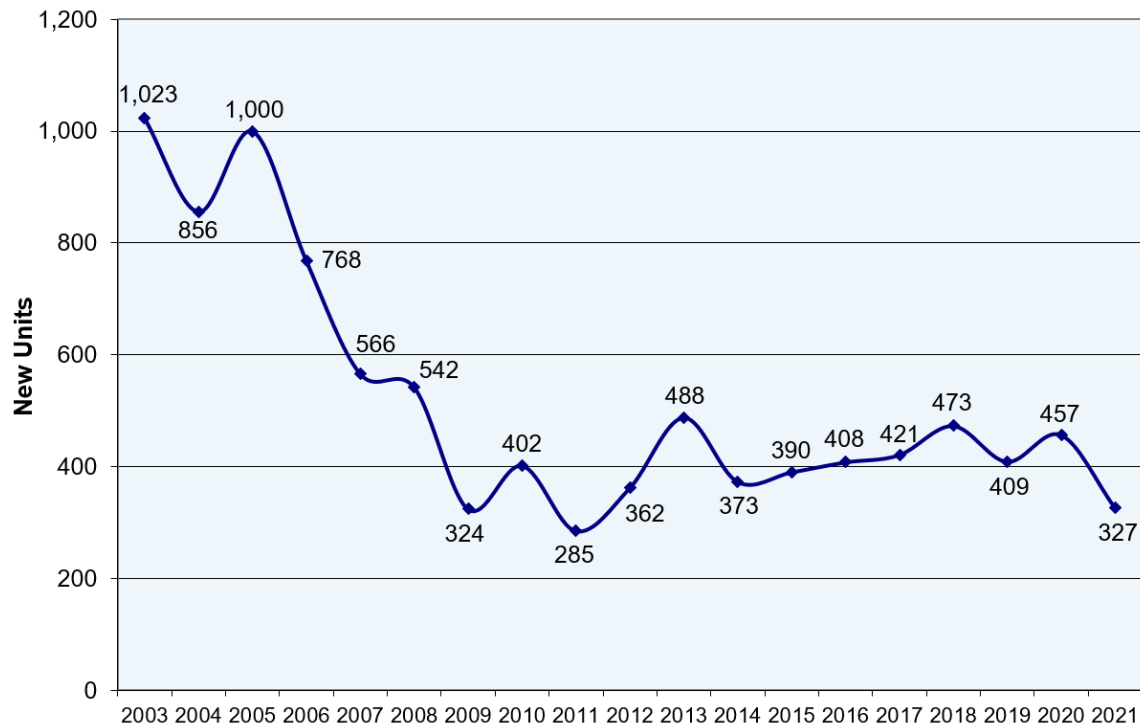
Introduction

This summary provides new home sales data for 2021 and updates the [New Construction Residential Sales 2003-2010](#) report and subsequent update reports provided for the years 2011 to 2020.¹ This information was obtained from the New Jersey Department of Community Affairs, which compiles data on new home warranties and includes the price paid for newly constructed, for-sale housing units, by type of unit sold.² The data includes records of first time sales of newly constructed for-sale dwellings for which a new warranty has been issued.³ Data related to new rental construction is also addressed in this report.

New Units Sold – All Types

In 2021, there were 327 new residential units sold, a decrease of 28.4% from 2020. Yearly sales of new residential units since 2003 are illustrated in Exhibit 1.

Exhibit 1 – New Construction Residential Sales – All Types 2003-2021



¹ Additional details regarding data from 2011 through 2020 are included in the New Construction Residential Sales Summary Updates for 2011 through 2020, located at <https://www.morriscountynj.gov/Departments/Planning-and-Preservation>.

² NJDCA compiles data from home warranty companies and identifies units as single-family detached, single family attached (townhomes), duplexes, 3 or 4 unit dwellings and dwellings with 5 or more units. This study combines duplexes with single family attached while 3 or 4 unit dwellings are combined with multi-family. NJDCA data was also reviewed by the Morris County Office of Planning and Preservation to confirm its accuracy. County real property tax records determined housing size (square feet of livable area). Data on housing unit size was obtained directly from municipalities when required.

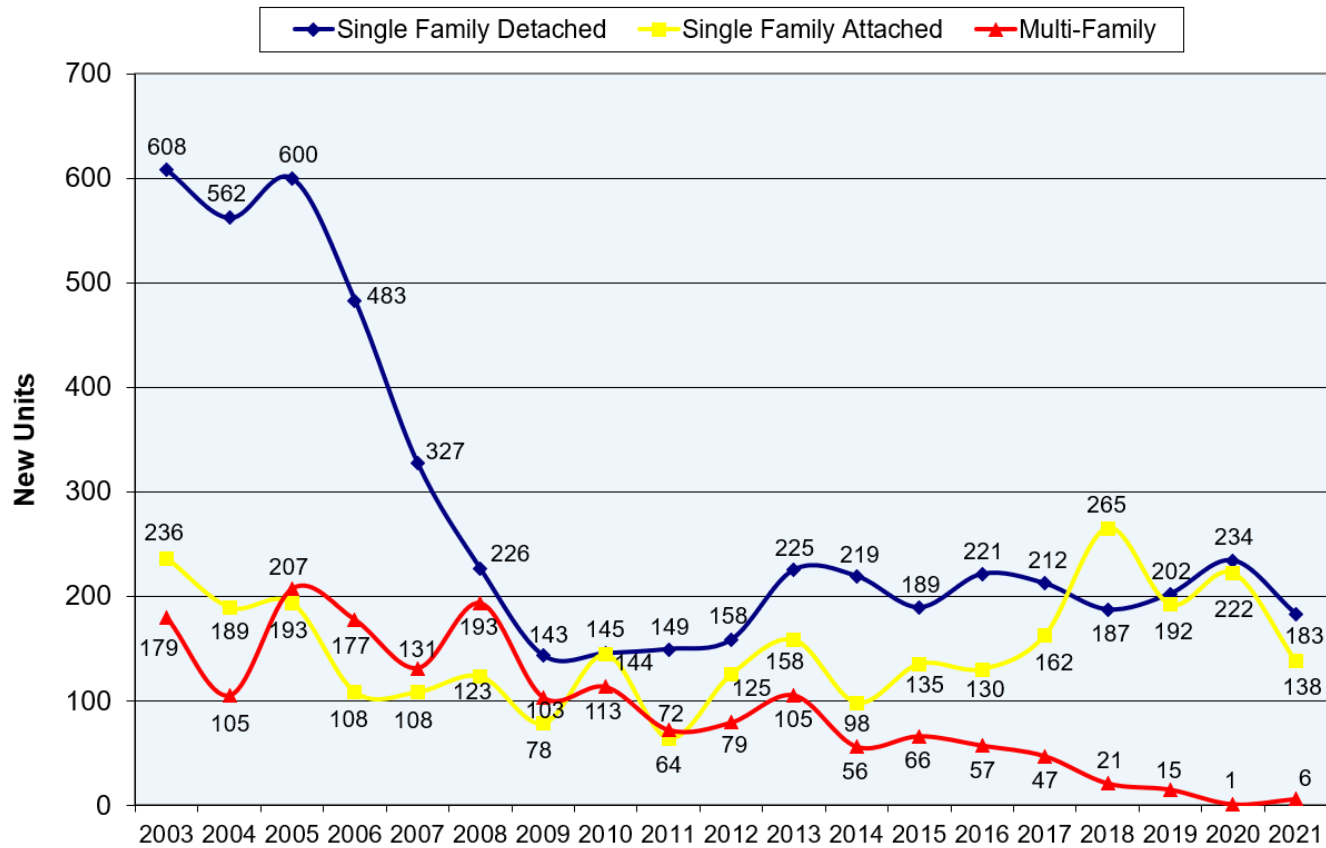
³ New dwellings built directly by homeowners are not included as no home warranty is required. New dwellings built as rentals are not included in the NJDCA data. Unless otherwise noted, all data references “for-sale” units.

New Units Sold Between 2020 and 2021 by Type

Between 2020 and 2021, sales of new single-family detached and single-family attached units decreased by 21.8% and 37.8%, respectively. Sales of multi-family units increased from one unit in 2020 to six units in 2021. While a 500.0% increase, with only one multi-family unit sold in 2020, the increase to six units sold in 2021 reflects the continued limited activity for this housing type.

As a percentage of all new units sold, between 2020 and 2021 single-family detached units increased from 51.2% to 56.0%, single-family attached units decreased from 48.6% to 42.2% and multi-family units increased from 0.2% to 1.8%. As illustrated later in this report, although there have been very few sales of new multi-family for-sale units in recent years, the number of multi-family rental units approved by the Morris County Planning Board has risen significantly.

Exhibit 2 – Sales of New Residential Units by Type 2003-2021



Between 2003 to 2021, 9,874 newly constructed residential units were sold. Of these, 53.4% were single-family detached, 29.0% were single-family attached and 17.6% were multi-family.

Table 1 - New Construction Residential Sales by Unit Type 2003-2021

Type of Development	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total for Period
Single Family Detached	608	562	600	483	327	226	143	145	149	158	225	219	189	221	212	187	202	234	183	5,273
Single Family Attached (townhome & duplex)	236	189	193	108	108	123	78	144	64	125	158	98	135	130	162	265	192	222	138	2,868
Multi-Family (3+units)	179	105	207	177	131	193	103	113	72	79	105	56	66	57	47	21	15	1	6	1,733
Total	1,023	856	1,000	768	566	542	324	402	285	362	488	373	390	408	421	473	409	457	327	9,874

Table 2 - Percentage of Total New Development by Type 2003-2021

Type of Development	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total for Period
Single Family Detached	59.4%	65.7%	60.0%	62.9%	57.8%	41.7%	44.1%	36.1%	52.3%	43.6%	46.1%	58.7%	48.5%	54.2%	50.4%	39.5%	49.4%	51.2%	56.0%	53.4%
Single Family Attached (townhome & duplex)	23.1%	22.1%	19.3%	14.1%	19.1%	22.7%	24.1%	35.8%	22.5%	34.5%	32.4%	26.3%	34.6%	31.9%	38.5%	56.0%	46.9%	48.6%	42.2%	29.0%
Multi-Family (3+units)	17.5%	12.3%	20.7%	23.0%	23.1%	35.6%	31.8%	28.1%	25.3%	21.8%	21.5%	15.0%	16.9%	14.0%	11.2%	4.4%	3.7%	0.2%	1.8%	17.6%

Location of New Unit Sales 2021

- In the past, sales of new single-family detached units were typically distributed throughout Morris County. In recent years the distribution of such units has been more concentrated. In 2021 just three communities represented 57.4% of this type. Florham Park led sales in the single-family detached category with 46 units sold, 38 of which were from the age-restricted Del Webb Florham Park development. Mount Olive followed with 39 units, 29 of which were from the age-restricted Regency at Flanders development. Parsippany-Troy Hills came in third with 20 units.
- Just three municipalities represented 81.9% of the newly constructed single-family attached units sold in 2021. For the fourth year in a row, Morris Township led sales in the single-family attached category with 46 units sold, all of which were from the Collection at Morristown townhomes. Florham Park followed with 38 units, all but one of which were from the age-restricted Del Webb Florham Park development. Mount Olive followed with 29 units, all of which were from the Mountain Ridge townhomes.
- All six new multi-family units sold in 2021 were part of the age-restricted Del Webb Florham Park development.

Table 3 – 2021 New Construction Single-Family Detached Sales

Top Three Municipalities	Units	Percent Total
Florham Park	46	25.1%
Mount Olive	39	21.3%
Parsippany-Troy Hills	20	10.9%
Other	78	42.6%
COUNTY TOTAL	183	100.0%

Table 4 – 2021 New Construction Single-Family Attached Sales

Top Three Municipalities	Units	Percent Total
Morris Twp.	46	33.3%
Florham Park	38	27.5%
Mount Olive	29	21.0%
Other	25	18.1%
COUNTY TOTAL	138	100.0%

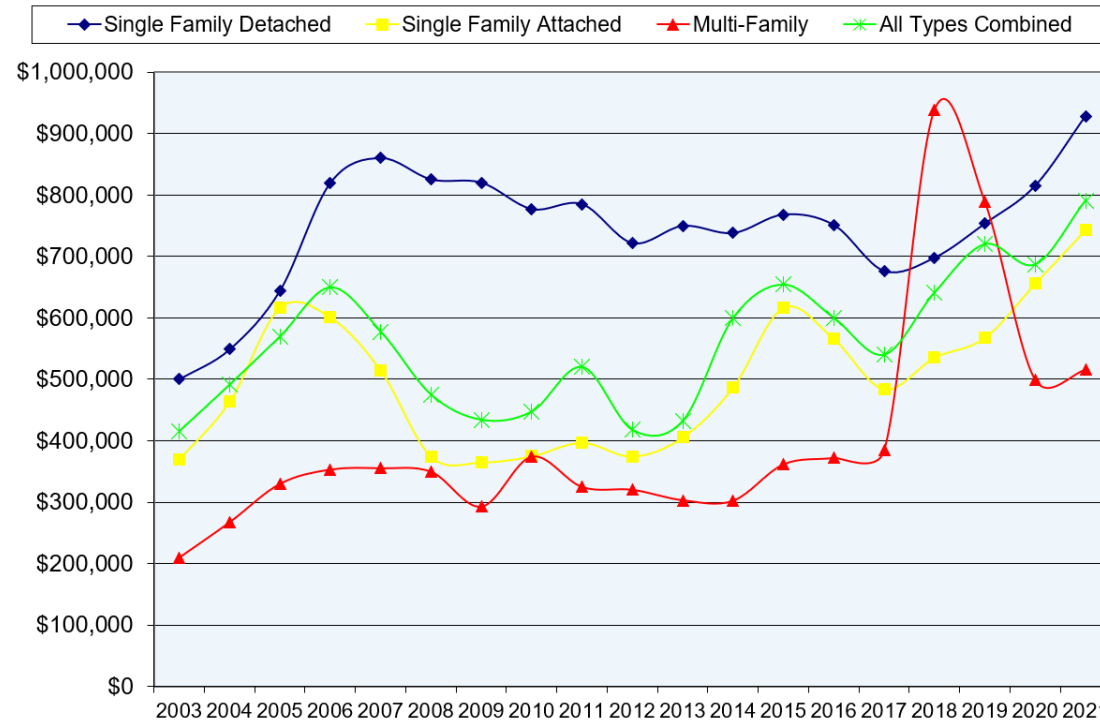
Table 5 – 2021 New Construction Multi-Family Sales

Top Three Municipalities	Units	Percent Total
Florham Park	6	100.0%
N/A		
N/A		
Other	0	0.0%
COUNTY TOTAL	6	100.0%

New Construction Median Prices 2020 to 2021

The median price for all housing types combined increased from \$687,000 in 2020 to \$791,190 in 2021, an increase of 15.2%.⁴ The median price for single-family detached, single-family attached, and multi-family units all increased in 2021.⁵

Exhibit 3 – New Construction Median Sales Prices - All Types 2003-2021



- The median sales price of new single-family detached homes increased from \$815,000 to \$928,423 (13.9%) between 2020 and 2021, with prices ranging from \$230,000 to \$4,900,000. The median sales price of lower priced single-family detached homes increased by 27.0% while the median price for higher priced single-family detached homes decreased by 0.9%.
- The median sales price for new single-family attached homes increased from \$655,740 to \$743,014 (13.3%). The median sales price of lower priced homes in this category increased by 4.0% while the median price for higher priced homes in this category increased by 3.1%. Prices ranged from \$160,763 to \$901,086.
- Only one newly constructed multi-family unit was sold in 2020, selling at \$499,000. The median sales price of new multi-family units in 2021 was \$515,259, a 3.3% increase from the price of the one unit sold in 2020. Prices ranged from \$491,435 to \$547,980.

⁴ The median is the value in the distribution of all records ranked from low to high, above and below which are an equal number of records, i.e., the middle value.

⁵ This analysis of unit size divides records into three price categories (Lower Priced, Medium Priced and Higher Priced) in which all records for a given type and year are divided into three equal categories and the median for each category is identified. The median price of the Medium Priced category equals the median price overall.

Tables 6 and 7 detail price variation by type and cost category.⁶

Table 6 - New Construction Median Sales Prices – All Types 2003-2021

Housing Type	Single Family Detached	Single Family Attached	Multi-Family	All Types Combined
2003	\$500,067	\$370,000	\$209,900	\$415,715
2004	\$548,900	\$464,155	\$267,400	\$491,561
2005	\$644,750	\$616,792	\$329,900	\$569,950
2006	\$820,000	\$600,829	\$352,990	\$649,551
2007	\$860,000	\$514,317	\$355,000	\$577,500
2008	\$825,250	\$374,320	\$349,240	\$474,834
2009	\$820,000	\$364,990	\$292,500	\$433,906
2010	\$777,000	\$374,990	\$374,000	\$447,500
2011	\$785,000	\$397,029	\$324,475	\$520,000
2012	\$721,710	\$374,499	\$319,990	\$417,475
2013	\$749,750	\$405,719	\$302,990	\$432,500
2014	\$738,113	\$486,975	\$302,195	\$600,000
2015	\$768,179	\$616,973	\$361,450	\$654,107
2016	\$751,175	\$565,843	\$371,950	\$599,900
2017	\$676,394	\$484,068	\$383,950	\$540,000
2018	\$697,936	\$535,447	\$939,000	\$641,180
2019	\$753,500	\$567,500	\$789,000	\$720,000
2020	\$815,000	\$655,740	\$499,000	\$687,000
2021	\$928,423	\$743,014	\$515,259	\$791,190

Note: Figures in red reflect peak new construction median prices.

Table 7 - New Single-Family Detached Sales Prices – 2021⁷

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$700,000	\$230,000	\$820,992
Medium Priced	\$928,423	\$821,520	\$1,085,850
Higher Priced	\$1,400,000	\$1,089,000	\$4,900,000

Table 8 - New Single-Family Attached Sales Prices – 2021⁸

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$470,478	\$160,763	\$669,900
Medium Priced	\$743,014	\$669,900	\$766,690
Higher Priced	\$805,632	\$772,190	\$901,086

⁶ See also Appendix 2

⁷ The lowest priced new single-family detached unit sold was located in Jefferson and the highest priced was located in Harding.

⁸ The lowest priced and highest priced new single-family attached units sold were both located in Florham Park.

Table 9 - Multi-Family Sales Prices – 2021⁹

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$495,635	\$491,435	\$499,835
Medium Priced	\$515,259	\$514,566	\$515,952
Higher Priced	\$540,703	\$533,426	\$547,980

New Construction Median Sizes 2020 to 2021

The combined median size for all new housing types sold in 2021 was 2,554 square feet, up 0.6% from 2020.

- The median size for new single-family detached units sold in 2021 was 3,062 square feet, up 5.3% from 2020. Sizes ranged from 1,176 square feet to 11,936 square feet.
- The median size for new single-family attached units sold in 2021 was 2,412 square feet, down 0.9% from 2020. Sizes ranged from 1,600 square feet to 3,072 square feet.
- The median size for new multi-family units sold in 2021 was 1,604 square feet, up 33.7% from the size of the one unit sold in 2020. Sizes ranged from 1,388 square feet to 1,743 square feet.

Table 10 - Median Housing Unit Sizes (Square Feet) – All Types 2003-2021

Housing Type	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Single Family Detached	3,215	3,226	3,378	3,639	3,644	3,605	3,323	3,381	3,610	3,382	3,190	3,295	3,384	3,172	3,168	3,267	3,198	2,907	3,062
Single Family Attached	1,892	2,116	2,403	2,870	2,276	1,982	1,470	1,450	2,138	1,938	1,914	2,179	2,521	2,538	1,960	2,125	2,412	2,435	2,412
Multi-Family	1,320	1,148	1,612	1,136	1,048	1,152	1,149	1,212	1,363	1,479	1,152	1,479	1,680	1,568	1,568	1,645	1,707	1,200	1,604
All Types Combined	2,684	2,732	2,811	3,044	2,584	2,036	2,100	1,624	2,386	2,151	2,080	2,569	2,740	2,583	2,259	2,350	2,462	2,540	2,554

⁹ The lowest priced and highest priced new multi-family units sold were both located in Florham Park.

Table 11 - New Single-Family Detached Square Feet by Price Category - 2021¹⁰

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq.
Lower Priced	2,722	1,176	4,622
Medium Priced	2,825	1,900	6,491
Higher Priced	4,098	2,092	11,936

Table 12 - New Single-Family Attached Square Feet by Price Category - 2021¹¹

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq.
Lower Priced	2,412	1,600	2,562
Medium Priced	2,225	2,116	3,072
Higher Priced	2,540	2,116	3,072

Table 13 - New Multi-Family Square Feet by Price Category - 2021¹²

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq.
Lower Priced	1,496	1,388	1,604
Medium Priced	1,496	1,388	1,604
Higher Priced	1,743	1,743	1,743

¹⁰ The smallest new single-family detached unit sold was located Jefferson and the largest was located in Harding.

¹¹ The smallest and largest new single-family attached units sold were both located in Florham Park.

¹² The smallest and largest new multi-family units sold were both located in Florham Park.

New Rental Residential Construction

The data presented thus far includes only for-sale units for which a warranty has been issued. However, new *rental* housing makes up an increasingly substantial portion of new housing construction in Morris County. To assess this activity, an analysis of development review records from the Morris County Planning Board was conducted.¹³

The Morris County Planning Board approved development applications that included 9,318 rental units in 85 projects between 2003 and 2020. Age restricted units represented 1,692 (18.2%) of these units.¹⁴ In 2021, fifteen applications that included 2,037 rental units were approved, of which 57 (2.8%) were age restricted. By comparison, only 327 units of new *for-sale* housing were sold in 2021.

The largest rental developments approved in 2021 were the mixed-use Parq Parsippany with 525 rental units¹⁵ under construction on Parsippany Road in Parsippany, followed by the 498-unit mixed-use District at 1515, under construction on Route 10 in Parsippany.¹⁶ Since then, the pace of rental approvals has increased, with 20 projects including 2,530 rental units approved during the first nine months of 2022 (none of which were age restricted). The largest rental developments approved in 2022 were the 265 units planned for 72 Eagle Rock Avenue / County Route 611 in East Hanover, followed by the KRE Acquisition site with 256 rental units¹⁷ under construction on River Road in East Hanover. A common characteristic of the 72 Eagle Rock Avenue, District at 1515, KRE Acquisition and Parq Parsippany projects is that they involve the redevelopment of former office building sites and are subject to affordable housing set-asides.

Details concerning each individual project approved between 2003 and September of 2022 are provided in Appendix 3.¹⁸

Table 14 - Rental Projects Approved by the Morris County Planning Board

Rental Units / Projects Approved	2003-2020 Total	2021	Jan. 2022 - Sept. 2022
Non-Age Restricted Rental <u>Units</u> Approved by MCPB	7,626	1,980	2,530
Non-Age Restricted Rental <u>Projects</u> Approved by MCPB	70	15	20
Age Restricted Rental <u>Units</u> Approved by MCPB ¹⁹	1,692	57	0
Age Restricted Rental <u>Projects</u> Approved by MCPB	15	0 ²⁰	0

¹³ Projects not fronting on a county road or for which there was less than one acre of impervious cover are exempt from county review and are not included in this data; therefore, additional units may have been constructed based on local approvals. This analysis also does not include additional rental units that may have been approved and constructed through conversion of existing structures. Projects approved but known to have been withdrawn or denied at the local level, are also not included. Housing tenure and age restriction status of projects is subject to change subsequent to county approval without notice to the county.

¹⁴ As shown by Table 1, a total of 9,874 newly constructed units were sold from 2003 to 2021.

¹⁵ Parq Parsippany totals 600 units, 525 of which are rental and 75 of which are for-sale.

¹⁶ The District at 1515 was originally approved by MCPB with 441 units in 2020, however it has been resubmitted and approved with 498 units in 2021, including 441 non-age restricted and 57 age restricted units.

¹⁷ The KRE Acquisition site totals 548 units, 256 of which are rental and 292 of which are for-sale.

¹⁸ As 2022 data for major rentals approved by the Morris County Planning Board became available, it has been included in this analysis. Final NJDCA warranty data concerning units sold in 2022 are not currently available.

¹⁹ Figures may include non-independent living nursing facility bedrooms.

²⁰ The 498-unit District at 1515 includes 57 age restricted units. Since it is predominantly non-age restricted, this project was placed within the non-age restricted category.

Summary of Findings

- A total of 327 newly constructed housing units were sold in Morris County in 2021, a decrease of 28.4% from 2020. By comparison, sales of newly constructed housing units were down 10.3% in New Jersey.
- Sales of new single-family detached homes decreased by 21.8% in 2021 and represented 56.0% of new unit sales; they represented 53.4% of new construction sales for the entire 2003-2021 study period.
- In 2021, 32.2% of the 183 new single-family detached home sales were teardowns and rebuilds. During the 2012 to 2021 study period, the total number of new construction sales generated by teardown/rebuilds was 35.8%, with the peak year of this phenomenon being 2017 (42.9%).²¹ The continuation of this activity likely reflects the diminishing supply of vacant developable land, high land costs and a strong economy. Since many of the newly constructed single-family detached homes identified in this report are replacements of teardowns, the net increase in the overall supply of such homes is actually less than the number of “new” home sales reported. Taking into account the number of new single-family detached homes sold in 2021 that replaced previously existing single-family detached homes, the **net** amount of such homes added to the housing supply was 124, despite 183 such units being sold in that year.
- Sales of new single-family attached homes decreased by 37.8% in 2021, with 138 new units, representing 42.2% of all newly constructed home sales in 2021, yet still the fourth highest proportion since the beginning of the study period in 2003. Despite the downturn in 2021, this reflects the increased importance of this type of housing in recent years. By comparison, this housing type represented only 29.0% during the overall 2003-2021 study period.
- Only six new multi-family units were sold in 2021, representing just 1.8% of all new unit sales (albeit an increase from the one unit sold in 2020). New multi-family sales were at their second lowest level, both numerically and as a proportion of all new units sold during the 2003-2021 study period, and far below the 17.6% they have represented during the period overall. The fact that only six new multi-family units were sold in 2021 is likely more a reflection of desired tenure and not type, since multi-family rental approvals have been substantial in recent years.
- The median sales price for all housing types combined in Morris County increased by 15.2% in 2021, to \$791,190, a record high for the 2003-2021 study period. By comparison, the median sales price for all housing types combined increased by only 1.8% in New Jersey, to \$569,900. The COVID-19 pandemic has helped drive strong demand and subsequently higher prices for both existing and new housing units.
- The median sales price for new single-family detached homes increased by 13.9% in 2021, to \$928,423, a record high for this type of housing during the 2003-2021 study period.
- The median sales price for new single-family attached homes increased by 13.3% in 2021, to \$743,014, also a record high for this type of housing during the study period.
- Only six new multi-family units were sold in 2021, for a median price of \$515,259, up 3.3% from the price of the one unit sold in 2021. With so few new units of this type being sold in 2020 and 2021, no conclusions can be reached concerning any long-term pricing trends for this unit type.

²¹ Teardown/rebuild data first compiled in 2012. Based on a Morris County Office of Planning and Preservation review of aerial photography.

- The median size for new single-family detached and multi-family units sold in 2021 increased by 5.3% and 33.7% respectively, while the median size for single-family attached units decreased by 0.9%.²²
- For the fifth successive year, sales of new single-family detached units were uncharacteristically concentrated. After nine consecutive years of being the leader for sales of new single-family detached units, Mount Olive has lost its first-place position to Florham Park. Morris Township has led sales of new single-family attached units for the fourth year in a row. All six new multi-family units sold in 2021 were located in Florham Park.
- The pace of Morris County Planning Board rental approvals remained strong in 2021 and intensified during the first ten months of 2022. Rental development activity is expected to remain strong due to affordable housing settlement agreements and subsequent increases in higher density housing projects, high for-sale housing prices and continued market demand.
- The 2,544 housing units of all types authorized by building permits in Morris County in 2021 was a 141% increase from 2020, contributing to the significant overall housing development likely to be seen in the near future.²³ Building permit data may be further reviewed at: <https://www.morriscountynj.gov/Departments/Planning-and-Preservation/Data>
- **2003-2021 New Construction Residential Sales Summary**

New Residential Construction – 2003-2021 Summary

Year	Total New Construction Sold (All Types Combined)	Total New Construction Median Sales Price (All Types Combined)	Total New Construction Median Housing Size (All Types Combined)
2003	1,023	\$415,715	2,684 S.F.
2004	856	\$491,561	2,732 S.F.
2005	1,000	\$569,950	2,811 S.F.
2006	768	\$649,551	3,044 S.F.
2007	566	\$577,500	2,584 S.F.
2008	542	\$474,834	2,036 S.F.
2009	324	\$433,906	2,100 S.F.
2010	402	\$447,500	1,624 S.F.
2011	285	\$520,000	2,386 S.F.
2012	362	\$417,475	2,151 S.F.
2013	488	\$432,500	2,080 S.F.
2014	373	\$600,000	2,569 S.F.
2015	390	\$654,107	2,740 S.F.
2016	408	\$599,900	2,583 S.F.
2017	421	\$540,000	2,259 S.F.
2018	473	\$641,180	2,350 S.F.
2019	409	\$720,000	2,462 S.F.
2020	457	\$687,000	2,540 S.F.
2021	327	\$791,190	2,554 S.F.

²² Only one multi-family unit was sold in 2020.

²³ Building permit data does not define whether construction will be for-sale or rental.

New Residential Construction by Type, Price and Size 2003-2021

New Residential Construction	Single Family Detached			Single Family Attached			Multi-Family		
	Number of Units Sold	Median Sales Price	Median Size (SF)	Number of Units Sold	Median Sales Price	Median Size (SF)	Number of Units Sold	Median Sales Price	Median Size (SF)
2003	608	\$500,067	3,215	236	\$370,000	1,892	179	\$209,900	1,320
2004	562	\$548,900	3,226	189	\$464,155	2,116	105	\$267,400	1,148
2005	600	\$644,750	3,378	193	\$616,792	2,403	207	\$329,900	1,612
2006	483	\$820,000	3,639	108	\$600,829	2,870	177	\$352,990	1,136
2007	327	\$860,000	3,644	108	\$514,317	2,276	131	\$355,000	1,048
2008	226	\$825,250	3,605	123	\$374,320	1,982	193	\$349,240	1,152
2009	143	\$820,000	3,323	78	\$364,990	1,470	103	\$292,500	1,149
2010	145	\$777,000	3,381	144	\$374,990	1,450	113	\$374,000	1,212
2011	149	\$785,000	3,610	64	\$397,029	2,138	72	\$324,475	1,363
2012	158	\$721,710	3,382	125	\$374,499	1,938	79	\$319,990	1,479
2013	225	\$749,750	3,190	158	\$405,719	1,914	105	\$302,990	1,152
2014	219	\$738,113	3,295	98	\$486,975	2,179	56	\$302,195	1,479
2015	189	\$768,179	3,384	135	\$616,973	2,521	66	\$361,450	1,680
2016	221	\$751,175	3,172	130	\$565,843	2,538	57	\$371,950	1,568
2017	212	\$676,394	3,168	162	\$484,068	1,960	47	\$383,950	1,568
2018	187	\$697,936	3,267	265	\$535,447	2,125	21	\$939,000	1,645
2019	202	\$753,500	3,198	192	\$567,500	2,412	15	\$789,000	1,707
2020	234	\$815,000	2,907	222	\$655,740	2,435	1	\$499,000	1,200
2021	183	\$928,423	3,062	138	\$743,014	2,412	6	\$515,259	1,604

(SF = Square Feet)

Appendix 1 – New Construction Residential Sales by Municipality 2003-2021

Table A – Single Family Detached New Construction Sales by Municipality 2003-2021*

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL
Boonton	4	11	4	5	1	3	3	7	2	2	1	0	0	0	0	0	3	2	3	51
Boonton Twp.	6	3	4	9	4	5	1	3	1	0	2	0	2	1	1	1	2	0	0	45
Butler	2	2	1	2	5	4	4	2	1	1	1	4	0	2	1	3	2	0	0	37
Chatham Boro.	1	2	2	4	3	4	2	3	2	3	8	3	4	9	11	10	15	19	11	116
Chatham Twp.	8	15	16	16	32	22	15	12	14	14	17	19	23	15	26	18	24	21	12	339
Chester Boro.	0	1	0	1	3	1	2	3	1	0	2	1	1	2	0	2	0	0	0	20
Chester Twp.	26	22	23	14	5	4	4	3	1	1	3	3	5	1	4	1	1	2	1	124
Denville	15	10	12	5	10	9	1	3	5	3	7	7	5	4	8	4	3	5	6	122
Dover	5	12	6	8	3	2	4	3	3	2	2	3	0	7	5	2	3	3	1	74
East Hanover	3	14	11	11	7	7	2	4	2	2	3	2	7	6	5	4	2	4	0	96
Florham Park	2	6	12	21	12	5	6	10	11	12	7	15	16	16	10	5	21	39	46	272
Hanover	1	4	10	33	31	12	8	9	10	3	22	11	15	14	3	3	4	4	1	198
Harding	4	2	8	11	2	4	6	8	5	2	2	6	3	3	1	1	1	6	2	77
Jefferson	130	89	97	58	9	5	6	1	3	3	1	0	2	4	2	1	1	3	3	418
Kinnelon	9	18	26	20	13	5	3	1	4	8	1	3	3	2	1	0	1	0	2	120
Lincoln Park	3	2	3	1	1	0	2	0	0	3	0	1	0	1	0	1	2	0	1	21
Long Hill	2	2	6	0	2	4	2	1	4	1	1	3	3	0	3	1	1	1	1	38
Madison	5	5	17	17	15	11	10	4	9	10	14	18	17	16	9	20	16	17	14	244
Mendham Boro.	2	1	4	4	0	2	2	1	0	0	1	2	0	1	1	0	1	0	1	23
Mendham Twp.	10	8	9	8	13	8	3	5	1	0	1	1	0	2	3	0	2	2	3	79
Mine Hill	2	3	1	0	1	1	1	1	0	0	1	2	1	0	0	0	3	0	1	18
Montville	21	26	22	15	28	9	9	10	6	15	16	9	3	7	7	4	7	6	5	225
Morris Twp.	9	6	6	5	8	9	3	2	3	6	6	4	6	6	3	6	6	3	2	99
Morris Plains	1	5	0	1	3	0	0	0	0	0	0	0	0	2	1	2	0	1	0	16
Morristown	0	1	1	0	0	1	2	3	1	0	2	1	2	4	1	2	0	0	2	23
Mountain Lakes	5	1	7	2	3	2	0	1	0	2	3	2	3	3	0	3	2	1	2	42
Mount Arlington	1	2	2	7	5	8	2	2	1	8	4	7	7	10	7	4	1	2	0	80
Mount Olive	113	93	108	34	34	20	8	3	22	20	48	51	32	40	65	55	44	53	39	882
Netcong	0	1	2	0	1	1	0	0	0	0	0	0	0	0	0	1	3	5	0	14
Parsippany	111	84	70	63	31	29	19	11	19	10	17	19	13	24	18	17	19	25	20	619
Pequannock	7	7	5	5	3	0	1	5	3	4	2	6	6	4	1	2	1	2	1	65
Randolph	27	26	18	15	3	5	4	2	3	8	15	9	2	2	3	5	2	3	1	153
Riverdale	6	1	12	15	3	0	0	1	0	0	0	0	1	2	0	1	0	0	0	42
Rockaway Boro.	0	1	6	4	2	1	0	1	1	0	0	0	3	1	1	1	0	0	0	22
Rockaway Twp.	18	21	21	25	9	7	5	5	5	1	5	4	2	2	3	3	7	3	0	146
Roxbury	5	4	11	10	6	6	0	6	3	7	5	0	1	6	5	3	0	1	1	80
Washington	37	49	34	34	15	10	3	8	3	7	3	2	1	2	3	1	1	1	1	215
Wharton	7	2	3	0	1	0	0	1	0	0	2	1	0	0	0	0	1	0	0	18
Morris County	608	562	600	483	327	226	143	145	149	158	225	219	189	221	212	187	202	234	183	5,273

* Victory Gardens not included as there were no sales of new single family detached homes during this period.

Table B – Single Family Attached New Construction Sales by Municipality 2003-2021*

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL
Boonton	0	0	19	13	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	33
Butler	2	0	0	0	1	59	0	6	4	4	7	8	10	0	3	1	7	16	5	133
Chatham Boro.	0	0	5	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Chatham Twp.	0	9	8	2	12	9	6	8	2	11	7	1	0	0	0	0	0	0	0	75
Denville	0	77	118	46	19	12	7	0	0	6	0	0	0	4	1	0	0	0	0	290
Dover	0	0	0	0	0	0	0	4	0	0	0	2	0	0	0	0	0	1	0	7
East Hanover	0	0	9	0	3	0	0	0	0	0	0	0	0	8	7	3	0	0	0	30
Florham Park	0	0	0	0	0	0	3	7	10	7	7	0	0	0	0	0	0	51	38	123
Hanover	0	0	0	0	1	16	42	102	18	0	40	6	0	0	4	18	2	0	0	249
Lincoln Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	2
Madison	2	0	0	0	0	2	0	0	0	0	7	3	1	2	0	2	0	0	0	19
Mine Hill	1	0	0	0	0	0	0	0	3	23	18	0	0	0	0	0	0	0	0	45
Montville	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	6
Morris Twp.	1	0	0	0	0	0	0	0	0	1	3	32	57	30	2	89	105	88	46	454
Morris Plains	0	0	0	0	0	0	0	0	0	42	25	0	0	0	0	0	0	0	0	67
Morristown	50	39	0	0	0	2	2	3	0	0	18	0	2	8	2	6	0	0	2	134
Mountain Lakes	0	0	0	0	0	0	0	1	7	1	1	8	14	13	0	1	1	16	14	77
Mount Arlington	76	1	0	0	0	0	0	0	0	0	0	0	0	3	24	30	0	0	0	134
Mount Olive	0	0	0	0	0	0	0	9	20	30	25	27	32	23	3	0	26	32	29	256
Parsippany	80	55	34	46	59	7	5	1	0	0	0	0	0	0	29	25	8	8	4	361
Randolph	0	0	0	0	0	0	0	0	0	0	0	3	0	22	54	41	14	0	0	134
Riverdale	22	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28
Rockaway Twp.	2	2	0	0	0	0	1	0	0	0	0	0	0	0	27	48	29	8	0	117
Roxbury	0	0	0	0	13	14	12	3	0	0	0	0	0	0	0	0	0	0	0	42
Washington	0	0	0	0	0	0	0	0	0	0	0	2	19	17	6	0	0	0	0	44
Wharton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Morris County	236	189	193	108	108	123	78	144	64	125	158	98	135	130	162	265	192	222	138	2,868

*There were no sales of new single family attached housing in Boonton Twp., Chester Boro., Chester Twp., Harding, Jefferson, Kinnelon, Long Hill, Mendham Boro., Mendham Twp., Netcong, Pequannock, Rockaway Boro., Victory Gardens, and Wharton.

Table C - Multi-Family New Construction Sales by Municipality 2003-2021*

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	TOTAL
Butler	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Denville	0	35	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	36
Florham Park	0	0	0	0	0	1	6	9	2	1	3	0	0	0	0	0	0	0	6	28
Kinnelon	0	40	26	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74
Madison	0	3	2	0	1	2	2	0	0	0	4	3	3	5	0	20	15	1	0	61
Morristown	4	0	6	10	5	62	12	49	19	17	6	0	0	0	0	0	0	0	0	190
Mount Arlington	0	14	123	25	7	7	2	6	14	6	9	26	0	0	0	0	0	0	0	239
Netcong	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Riverdale	35	7	20	133	118	95	51	29	15	32	56	24	0	0	0	0	0	0	0	615
Rockaway Twp.	140	6	0	0	0	24	30	20	22	22	27	0	63	52	47	1	0	0	0	454
Wharton	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3
Morris County	179	105	207	177	131	193	103	113	72	79	105	56	66	57	47	21	15	1	6	1,733

*The 28 municipalities not shown had no sales of new multi-family construction.

Appendix 2 - Price Variation by Type and Cost Category

**Table A - New Single Family Detached
Median Sales Prices 2003-2021**

Price Range Categories	Lower-Priced	Medium-Priced	Higher-Priced
2003	\$368,288	\$500,067	\$837,835
2004	\$400,000	\$548,900	\$917,991
2005	\$459,995	\$644,750	\$1,153,524
2006	\$545,000	\$820,000	\$1,378,260
2007	\$475,000	\$860,000	\$1,625,000
2008	\$462,450	\$825,250	\$1,625,000
2009	\$490,000	\$820,000	\$1,433,794
2010	\$527,500	\$777,000	\$1,520,500
2011	\$481,250	\$785,000	\$1,310,000
2012	\$437,500	\$721,710	\$1,250,228
2013	\$440,000	\$749,750	\$1,200,000
2014	\$469,000	\$738,113	\$1,337,000
2015	\$561,900	\$768,179	\$1,459,000
2016	\$520,000	\$751,175	\$1,400,000
2017	\$519,900	\$676,394	\$1,351,000
2018	\$556,450	\$697,936	\$1,518,750
2019	\$522,305	\$753,500	\$1,424,900
2020	\$551,331	\$815,000	\$1,413,363
2021	\$700,000	\$928,423	\$1,400,000

**Table B - New Single Family Attached
Median Sales Prices 2003-2021**

Price Range Categories	Lower-Priced	Medium-Priced	Higher-Priced
2003	\$319,900	\$370,000	\$575,853
2004	\$376,776	\$464,155	\$615,767
2005	\$433,550	\$616,792	\$731,367
2006	\$372,570	\$600,829	\$770,598
2007	\$376,250	\$514,317	\$796,432
2008	\$334,202	\$374,320	\$723,134
2009	\$294,990	\$364,990	\$690,938
2010	\$299,990	\$374,990	\$470,575
2011	\$309,080	\$397,029	\$695,525
2012	\$342,687	\$374,499	\$498,206
2013	\$367,050	\$405,719	\$780,315
2014	\$389,950	\$486,975	\$666,780
2015	\$438,483	\$616,973	\$843,999
2016	\$422,410	\$565,843	\$804,000
2017	\$412,178	\$484,068	\$569,091
2018	\$418,076	\$535,447	\$830,635
2019	\$406,925	\$567,500	\$880,393
2020	\$452,445	\$655,740	\$781,373
2021	\$470,478	\$743,014	\$805,632

**Table C - New Multi-Family
Median Sales Prices 2003-2021**

Price Range Categories	Lower-Priced	Medium-Priced	Higher-Priced
2003	\$178,900	\$209,900	\$329,900
2004	\$154,900	\$267,400	\$349,990
2005	\$259,000	\$329,900	\$390,900
2006	\$279,990	\$352,990	\$396,900
2007	\$281,640	\$355,000	\$398,990
2008	\$299,990	\$349,240	\$783,053
2009	\$219,990	\$292,500	\$358,925
2010	\$290,000	\$374,000	\$669,000
2011	\$295,995	\$324,475	\$425,950
2012	\$284,950	\$319,990	\$735,000
2013	\$262,990	\$302,990	\$347,000
2014	\$248,000	\$302,195	\$373,900
2015	\$281,950	\$361,450	\$456,950
2016	\$344,950	\$371,950	\$472,100
2017	\$314,955	\$383,950	\$469,600
2018	\$799,000	\$939,000	\$1,225,000
2019	\$759,000	\$789,000	\$971,306
2020	N/A	N/A	N/A
2021	\$495,635	\$515,259	\$540,703

Note: With only one multi-family unit sold, statistics for 2020 could not be calculated.

Appendix 3 - New Residential Rental Construction Approved by Morris County Planning Board

Year	Municipality	Project Name	Block	Lot	Additional Lots	Identifying Road	Approval Date	Site Plan Area	Number of Units Approved	Type	Construction status per MCPP-LDR Section 9/2022
2003	Chester	Black River Commons East	4.01	38	22	Main St	4/24/2003	3.5	10	Site Plan	Constructed
2004	Boonton	Chaiwan	13	3	IRR	Main St	3/17/2004	0.27	7	Site Plan	Constructed
2005	Pequannock	Cedar Crest Village(Ph.3)	154.01	21		Route 23	5/9/2005	15.88	510	Site Plan	Constructed
2006	Morristown	Epstein Redevelopment					7/25/2006		132	Site Plan	Constructed
2006	Rockaway Twp	Coventry Park	22401	1.01		Green Pond Rd	6/15/2016	51.6	140	Site Plan	Constructed
2007	Butler	King Cole Variance	40	24		Kiel Ave	8/15/2007	.21	3	Site Plan	Constructed
2007	Morristown	Highlands/Morristown Station	301	5	STATE ASSESSED	Lafayette Ave	3/21/2007	3.59	218	Site Plan	Constructed
2007	Rockaway	Ridgeview at Rockaway	33	3		Hillside Ave	9/24/2007	6.2	42	Site Plan	Not Constructed
2007	Madison	Madison Residential	1801	3		Central Ave.	2/2/2009	.138	12	Site Plan	Constructed
2008	Riverdale	Alexan Riverdale (South)	30	2		Riverdale Rd	11/13/2008	0	212	Site Plan	Constructed
2009	Madison	Madison Housing Authority	1601	8		Central Ave	5/22/2009	.26	12	Site Plan	Constructed
2009	Rockaway Twp	31 Green Pond Rd	22102	6	7	Green Pond Rd	2/22/2016	1.6	10	Site Plan	Constructed
2010	Hanover	Cedar Knolls Mews	2302	3		Cedar Knolls Rd	11/18/2010		140	Site Plan	Constructed
2011	Dover	Lian Dong Site Plan	1206	5		Blackwell St	8/11/2011	0.04	2	Site Plan	Constructed
2011	Hanover	Whippany Village	7402	2		Troy Hills Rd	9/15/2011	7.26	46	Site Plan	Constructed
2011	Morristown	Ridgedale Commons	3601	1		Ridgedale Ave	9/14/2011	0.76	23	Site Plan	Constructed
2012	Dover	Maulon Holder	1904	5		Blackwell St	12/3/2012	0.17	3	Site Plan	Constructed
2012	Dover	MLIC- 45-47 East Blackwell	1211	3		Blackwell St	11/9/2012	0.13	3	Site Plan	Constructed
2012	Florham Park	Sun Valley Plaza	4201	28		Passaic Ave	3/6/2012	64.39	111	Site Plan	Constructed
2012	Montville	LaSala Devel. Apartments	40	30.03		Jacksonville Rd	6/29/2012	2.85	6	Site Plan	Constructed
2012	Montville	Towaco Crossings	96	3		Whitehall Rd	12/28/2012	1.65	6	Site Plan	Constructed
2012	Morristown	Speedwell Ave. Redevelopment	5803	8		Speedwell Ave	12/17/2012	2.82	268	Site Plan	Constructed
2012	Rockaway Twp.	Pondview Estates	11501	41		Union Tpke	2/27/2012	213.02	1,050	Site Plan	Under Construction
2012	Wharton	Avalon Bay	403	1		Dewey Ave	11/21/2012	8.59	248	Site Plan	Constructed
2013	Boonton	Avalon Bay Boonton	69	72		Wootton St.	5/31/2013	16.63	350	Site Plan	Constructed
2013	Denville	Estling Village	30601	6		Lake Estling Rd	12/20/2013	6.29	100	Site Plan	Constructed
2013	Morristown	Mountain Center	3701	11	10	Ford Ave	12/5/2013	1	37	Site Plan	Constructed
2013	Mt. Arlington	Fieldstone at Mt. Arlington	61	42.01, 42.02		Valley Rd.	7/5/2013	55.3	300	Site Plan	Constructed
2013	Randolph	Brightview	111	21	19,20	Quaker Church Rd	10/22/2013	5.03	125	Site Plan	Constructed
2014	Dover	Lian Dong, Lot 10	1208	10		Blackwell St	8/25/2014	0.13	6	Site Plan	Constructed
2014	Dover	Maulon Holder	1904	5		Blackwell St	8/6/2014	0.17	3	Site Plan	Constructed
2014	Madison	39 Green Village Rd.	3001	23		Green Village Rd.	7/21/2014	0.84	26	Site Plan	Constructed
2014	Morris Plains	Arbor Terrace	23	1	1.07	Speedwell Ave	12/29/2014	2.85	82	Site Plan	Constructed
2014	Morristown	Morris St Redevelopment	3701	11		Morris St	2/4/2014	1.28	38	Minor Sub, Site Plan	Constructed
2014	Mt. Olive	Marveland Crescent	6000	6	5	Pleasant Hill Rd	3/26/2014	230	57	Site Plan, Major Sub	Constructed
2014	Parsippany	Forge Pond Luxury Townhomes	734	68	2, 63, 64	Smith Rd	3/10/2014	132.8	52	Site Plan, Sub	Constructed
2014	Randolph	Kensington Square	101	22.01	22.02	Brookside Rd	7/31/2014	17.5	105	Site Plan	Constructed
2015	Dover	Meridia College Campus	1208	7		East Blackwell St	9/18/2015	.06	9	Site Plan	Constructed
2015	Dover	Meridia Transit Plaza	1216, 1217	3	9,20	Sussex St	1/15/2016	1.22	214	Site Plan	Constructed

(Continued next page)

Appendix 3 - New Residential Rental Construction Approved by Morris County Planning Board (Cont.):

Year	Municipality	Project Name	Block	Lot	Additional Lots	Identifying Road	Approval Date	Site Plan Area	Number of Units Approved	Type	Construction status per MCPP-LDR Section 9/2022
2015	Hanover	Whippany Rd Developers	4201	29		Whippany Rd	5/4/2016		25	Site Plan	Constructed
2015	Madison	85 Park Ave	1105	28		Park Ave	6/8/2015	.16	4	Site Plan	Constructed
2015	Madison	KRE Madison Urban Renewal	3001	8		Green Village Rd	10/14/2015	3.96	135	Site Plan, Minor Sub	Constructed
2015	Morris Plains	250 Johnson Rd	171	1		Johnson Rd.	6/5/2015	15.67	197	Site Plan	Constructed
2015	Morris Plains	Morris Plains Affordable Housing	101	3.02		Route 53/Tabor Rd.	3/20/2015	2.73	56	Site Plan	Constructed
2015	Morristown	150 Washington St	8301	7		Washington St.	9/4/2015	.26	4	Site Plan	Unknown
2015	Morristown	Speedwell Ave Redevelopment, PH 2	5803	1	35-44.03	Early St.	3/7/2016	3.12	185	Site Plan, Maj. Sub	Constructed
2015	Parsippany	Modera Parsippany	725	6		Route 46	7/27/2015	13.7	212	Site Plan	Constructed
2015	Parsippany	Water's Edge	450	14	15,16,17	Intervale Rd	5/19/2016	5.45	32	Site Plan	Constructed
2015	Pequannock	Hearle Village Improvements	3505, 3506, 3902	7	8,4,11	The Boulevard	8/4/2015	10.06	35	Site Plan	Constructed
2015	Roxbury	Woodmont Park at Roxbury	9302, 9401	1	1	Route 46	4/20/2015	56.91	230	Site Plan	Constructed
2015	Wharton	Wharton Woods	1603	14		Old Irondale Rd	6/16/2015	9.29	67	Site Plan	Under Construction
2016	Boonton Twp	Barrister Ct	40702	2		Powerville Rd	11/23/2016	2.55	38	Site Plan	Under Construction
2016	Florham Park	Del Webb at Florham Park	1401	1.06		Park Ave	3/23/2016	89.92	180 ⁱ	Site Plan, Major Sub	Constructed
2016	Lincoln Park	Dovetail Commons	9	24.1		Comly Rd	6/14/2017	5.06	24	Site Plan	Not Constructed
2016	Mountain Lakes	The Enclave	116	3.01		Sherwood Dr.	5/11/2016	7.7	40	Site Plan, Minor Sub	Constructed
2016	Mt. Olive	Mountain Ridge Estates	4100	80	83,84	Route 46	11/9/2016	63.35	54 ⁱ	Site Plan	Under Construction
2016	Riverdale	4 Hamburg Tpk	9	9		Hamburg Tpk	6/20/2017	.5	7	Site Plan	Not Constructed
2017	Florham Park	Afton Village	905	3.02		Hanover Rd	1/24/2017	2.7	16	Site Plan	Constructed
2017	Florham Park	The Green at Florham Park Supportive Housing	1401	1.06		Park Ave	4/17/2017	8	64	Site Plan	Constructed
2017	Florham Park	Sun Valley III	4201	29	32,33,34	Passaic Ave	5/16/2017	73.03	160	Site Plan	Constructed
2018	Dover	Dover Veterans Housing	1219	2		Prospect St	11/19/2018	1.26	68	Site Plan	Constructed
2018	Florham Park	2 Vreeland Rd	303	11		Vreeland Rd	7/23/2018	5.08	49	Site Plan	Under Construction
2018	Lincoln Park	Meridia Transit Village	139	19	20,21	Main St	8/23/2019	.437	46	Site Plan	Under Construction
2018	Montville	Towaco Station	40	48	49	Main Rd	5/23/2018	9.6	23	Site Plan, Major Sub	Constructed
2018	Morris Plains	The American	11	3		American Rd	2/7/2019	28.45	125 ⁱ	Site Plan, Major Sub	Under Construction
2018	Morris Twp	Colgate Residential	10401	3		East Hanover Ave	10/29/2018	24.27	66 ⁱ	Site Plan, Major Sub	Constructed
2018	Netcong	34 Bank St	16.01	24	25.01	Bank St	12/1/2018	4.8	126	Site Plan	Constructed
2018	Rockaway Twp	Morris Commons	22401	3.06	3.07	Commons Way	5/9/2018	45.18	345	Site Plan	Under Construction

(Continued next page)

Appendix 3 - New Residential Rental Construction Approved by Morris County Planning Board (Cont.):

Year	Municipality	Project Name	Block	Lot	Additional Lots	Identifying Road	Approval Date	Site Plan Area	Number of Units Approved	Type	Construction Status per MCPP-LDR Section 9/2022
2019	Denville	Enclave at Denville	40001 40003	4 1		Franklin Ave	6/3/2019	42.83	116	Site Plan	Under Construction
2019	Morris Plains	M&M at Morris Plains	121	1		Tabor Rd	1/15/2019	62.7	295 ⁱ	Site Plan, Major Sub	Under Construction
2019	Morristown	171-175 Morris Street	3701	13, 14, 15		Morris St.	9/6/2019	1.6	85	Site Plan	Under Construction
2019	Parsippany	The Morrison	136	44, 76		Cherry Hill Rd	12/30/2019	26.6	325	Site Plan	Under Construction
2019	Rockaway	River Edge Apartments	17	23		Main St	12/13/2019	1.8	19	Site Plan	Constructed
2019	Rockaway Twp	Fox View	11301	10		Hillside Ave	4/23/2019	26.98	41	Site Plan	Under Construction
2020	Boonton	Barrister Court at Town of Boonton	118	10.04	2, 1.01	Chestnut St	10/1/2020	3.39	33	Site Plan	Under Construction
2020	Chatham Twp	Arbor Green at Chatham	48.16	117.27		Southern Blvd	4/22/2020	1	24	Site Plan, Minor Sub	Under Construction
2020	Dover	Apartments Arrow Building	1217	8		Blackwell St	11/17/2020	0.03	4	Site Plan	Not Constructed
2020	Florham Park	LCS Development (The Delaney at The Green)	1401	1.05		Park Ave	5/5/2020	9.8	230	Site Plan, Major Sub	Under Construction
2020	Hanover	26 Parsippany Road, LLC	4204	1		Parsippany Rd	7/29/2020	11.7	84	Site Plan	Under Construction
2020	Hanover	River Park - Building 1	3801	2		Eden Ln	8/17/2020	6.7	81	Site Plan	Under Construction
2020	Mine Hill	106 Hurd Street	2004	1		Hurd St	2/11/2020	6.2	50	Site Plan	Under Construction
2020	Montville	Modera Montville	159	5.1, 5.2		Change Bridge Rd	6/11/2020	13.5	295	Site Plan	Under Construction
2020	Montville	Monarch Communities Montville	131.02	6, 7		Change Bridge Rd	7/27/2020	8.1	165	Site Plan	Not Constructed
2020	Netcong	Crown Walk	19	14		Flanders Rd	1/21/2020	2.3	80	Site Plan	Under Construction
2020	Wharton	Irondale Commons	1212	14		Kossuth St	11/4/2020	1.85	60	Site Plan	Not Constructed
2021	Boonton	317 Main Street	1	10		Main St	12/20/2021	0.17	2	Site Plan	Not Constructed
2021	Denville	The Meadows	21101	5	Block 21001 Lot 9	Franklin Rd	11/29/2021	8.84	60	Major Sub, Site Plan	Not Constructed
2021	Hanover	Clarus: Park Avenue	4802	2		Park Ave	12/13/2021	3.3	210	Site Plan	Not Constructed
2021	Harding	S/K Mt. Kemble Residential	23.02	5		Mt Kemble Ave	5/11/2021	15.59	96	Site Plan	Not Constructed
2021	Long Hill	Gillette Crossing	10801	3		Valley Rd	9/21/2021	5.07	62	Site Plan	Not Constructed
2021	Madison	Madison Affordable Housing	1601	1.01	42	Walnut St	11/24/2021	2.1	44	Site Plan	Not Constructed
2021	Montville	Avalon Bay Montville	167	28	29, 30, 31, 32; Block 178 Lot 3; Block 179 Lot 1	Bloomfield Ave	11/30/2021	39	349	Site Plan	Under Construction
2021	Parsippany	169 Johnson Road	200	8		Johnson Road	8/4/2021	2.57	87	Site Plan	Not Constructed
2021	Parsippany	Parq Parsippany	392	1		Parsippany Road	4/13/2021	45.12	525 ⁱ	Site Plan, Major Sub	Under Construction

(Continued next page)

Appendix 3 - New Residential Rental Construction Approved by Morris County Planning Board (Cont.):

Year	Municipality	Project Name	Block	Lot	Additional Lots	Identifying Road	Approval Date	Site Plan Area	Number of Units Approved	Type	Construction Status per MCPP-LDR Section 9/2022
2021	Parsippany	The District at 1515	200	1.2	1.3	Route 10	3/31/2021	12.3	498*	Site Plan, Major Sub	Under Construction
2021	Pequannock	126 Newark-Pompton Turnpike	4103	18		Newark-Pompton Tpk	6/30/2021	0.23	3	Site Plan	Not Constructed
2021	Roxbury	31 Berkshire Valley Road	4003	6		Berkshire Valley Road	3/30/2021	0.52	2	Site Plan	Not Constructed
2021	Washington	River Valley Apartments	1	5		Route 46	11/3/2021	1.38	32	Site Plan	Not Constructed
2021	Wharton	10 North Main Street	1317	1	2, 3, 9, 10, 12	Main St	2/5/2021	1.71	66	Site Plan	Constructed
2021	Wharton	354 South Main Street	2011	14		Main St	8/18/2021	0.57	1	Site Plan	Not Constructed
2022	Chatham	Chatham River Road Urban Renewal	135	9	10, 11, 12	Watchung Ave	1/20/2022	4.57	245	Site Plan	Under Constructed
2022	Chatham	The Ashton	98	2		Fairmount Ave	8/2/2022	2.27	8	Site Plan	Under Constructed
2022	Chatham Township	Chatham Family Apartments	128	2		Southern Blvd	1/24/2022	3.2	63	Site Plan	Not Constructed
2022	Dover	1 Towpath Square	1205	1	2, 10, 11, 12, 13; Block 1206 Lot 16	Blackwell St	4/20/2022	1.04	95 ⁱ	Major Sub, Site Plan	Not Constructed
2022	Dover	62 South Morris	1804	10		Morris St	8/25/2022	0.29	6	Site Plan	Not Constructed
2022	Dover	90 Bassett Highway	1204	1		Bassett Hwy	8/18/2022	0.22	11	Major Sub, Site Plan	Not Constructed
2022	Dover	Proposed Residential Development	1902	22	23, 24, 25, 26, 27, 28	Blackwell St	7/29/2022	3.929	252	Site Plan	Not Constructed
2022	East Hanover	72 Eagle Rock Avenue	1.01	53.01	54	Eagle Rock Ave	6/1/2022	26.5	265	Site Plan	Not Constructed
2022	East Hanover	KRE Acquisition-East Hanover	42	37	37.02, 38, 41	River Rd	8/25/2022	74.34	256 ⁱ	Major Sub, Site Plan	Under Construction
2022	Hanover	Monarch Communities	2701	25	26.01, 26.02, 27	Ridgedale Ave	7/6/2022	4.5	160	Site Plan	Not Constructed
2022	Lincoln Park	115 Main Street	3.05	305		Main St	5/17/2022	4.53	175	Site Plan	Under Construction
2022	Mt Arlington	Station Square	61.02	23.08		Howard Blvd	3/11/2022	7.61	71	Site Plan	Not Constructed
2022	Parsippany	2 Campus Drive	202	3.1	3.2	Campus Dr	2/16/2022	5	172	Site Plan	Not Constructed
2022	Parsippany	3 Campus Drive	202	3.7	3.8, 312	Campus Dr	3/24/2022	10	238	Site Plan	Not Constructed
2022	Parsippany	Woodmont Grand Luxury Senior Living	136.01	1		Interpace Pkwy	8/2/2022	8.15	150	Site Plan	Not Constructed
2022	Long Hill	DOAR LLC	10801	1.01		Valley Rd	4/13/2022	0.595	2	Site Plan	Not Constructed
2022	Randolph	Gateways at Randolph (8 units)	77	25		Center Grove Rd	2/17/2022	64.6	8	Site Plan	Under Constructed
2022	Randolph	Gateways at Randolph (92 units)	77	25	30, 31	Center Grove Rd	2/16/2022	64.6	92	Site Plan	Under Constructed
2022	Randolph	Liberty Village	119	130		Hanover Ave	8/3/2022	14.5	125	Minor Sub, Site Plan	Not Constructed
2022	Randolph	Village Square at Randolph	44	4		Route 10	9/13/2022	43.36	136	Site Plan	Not Constructed

(Continued next page)

Appendix 3 - New Residential Rental Construction Approved by Morris County Planning Board (Cont.):

Exempt Projects Not Included.

Projects in **RED** denote age restricted development. Note that projects previously proposed or constructed as age restricted may be changed to non-age restricted; therefore, this report is subject to amendment from year to year to reflect such changes where known.

County approved projects known to have been subsequently withdrawn or denied by local government are not included. Listed developments and total units may differ from previous versions of this report to reflect post-approval amendments.

ⁱ Development also includes significant number of for-sale units, not included in this total.

*The District at 1515 includes 57 age restricted units.

Source: Morris County Office of Planning and Preservation, Land Development Review Section