

**MORRIS COUNTY  
NEW CONSTRUCTION RESIDENTIAL SALES  
2022 SUMMARY UPDATE**

**PREPARED BY  
THE MORRIS COUNTY OFFICE OF PLANNING AND PRESERVATION  
OCTOBER 2023**



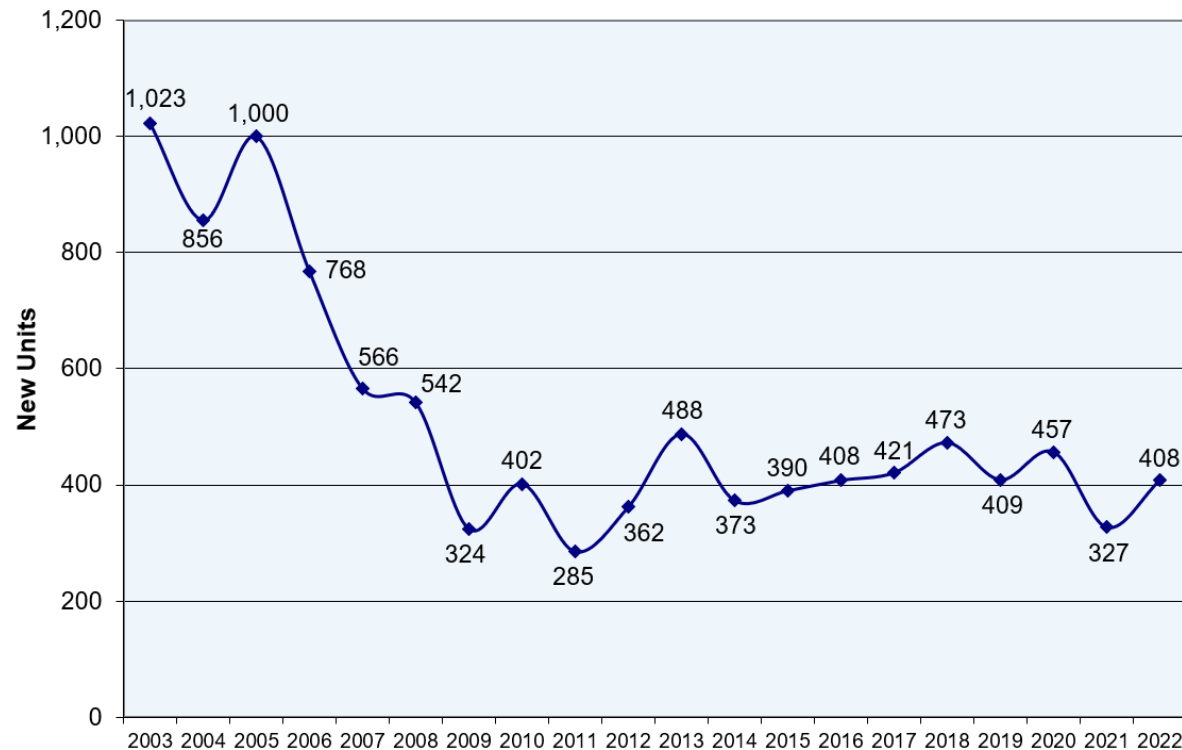
## Introduction

This summary provides new home sales data for 2022 and updates the [New Construction Residential Sales 2003-2010](#) report and subsequent update reports provided for the years 2011 to 2021.<sup>1</sup> 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.<sup>2</sup> The data includes records of first time sales of newly constructed for-sale dwellings for which a new warranty has been issued.<sup>3</sup> Data related to new rental construction is also addressed in this report.

## New Units Sold – All Types

In 2022, there were 408 new residential units sold, an increase of 24.8% from 2021. Yearly sales of new residential units since 2003 are illustrated in Exhibit 1.

**Exhibit 1 – New Construction Residential Sales – All Types 2003-2022**



<sup>1</sup> Additional details regarding data from 2011 through 2021 are included in the New Construction Residential Sales Summary Updates for 2011 through 2021, located at <https://www.morriscountynj.gov/Departments/Planning-and-Preservation>.

<sup>2</sup> 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 dwellings while 3 or 4 unit dwellings are combined with multi-family dwellings. 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.

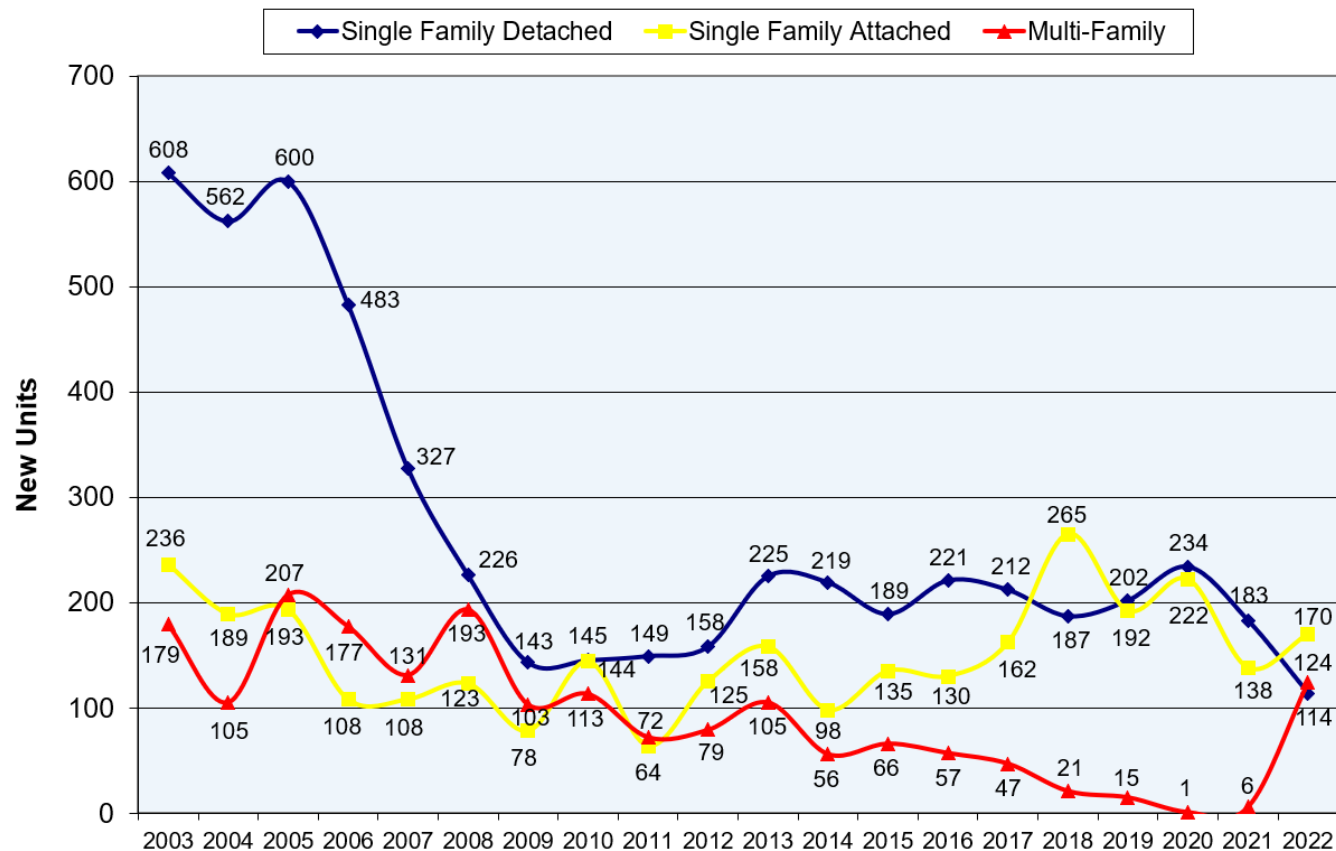
<sup>3</sup> New dwellings built directly by homeowners are not included as no home warranty is required. New dwellings built as rentals are not included in the NJDCA data. Unless otherwise noted, all data references “for-sale” units.

### New Units Sold Between 2021 and 2022 by Type

Between 2021 and 2022, sales of new single-family detached units decreased by 37.7% while sales of new single-family attached units increased by 23.2%. Sales of new multi-family units experienced a dramatic 1,966.7% increase, albeit from a mere six units in sold 2021. This increase to 124 new multi-family units sold in 2022 represents a break from the limited activity for this housing type in recent years.

As a percentage of all new units sold, between 2021 and 2022 single-family detached units decreased from 56.0% to 27.9%, single-family attached units decreased from 42.2% to 41.7% and multi-family units increased from 1.8% to 30.4%. In 2022 single-family detached units saw record lows for the study period while multi-family units have risen to levels not experienced for many years.

**Exhibit 2 – Sales of New Residential Units by Type 2003-2022**



Between 2003 to 2022, 10,282 newly constructed residential units were sold. Of these, 52.4% were single-family detached, 29.5% were single-family attached and 18.1% were multi-family.

**Table 1 - New Construction Residential Sales by Unit Type 2003-2022**

Type of Development	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	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	114	5,387
Single Family Attached (townhome & duplex)	236	189	193	108	108	123	78	144	64	125	158	98	135	130	162	265	192	222	138	170	3,038
Multi-Family (3+units)	179	105	207	177	131	193	103	113	72	79	105	56	66	57	47	21	15	1	6	124	1,857
<b>Total</b>	<b>1,023</b>	<b>856</b>	<b>1,000</b>	<b>768</b>	<b>566</b>	<b>542</b>	<b>324</b>	<b>402</b>	<b>285</b>	<b>362</b>	<b>488</b>	<b>373</b>	<b>390</b>	<b>408</b>	<b>421</b>	<b>473</b>	<b>409</b>	<b>457</b>	<b>327</b>	<b>408</b>	<b>10,282</b>

**Table 2 - Percentage of Total New Development by Type 2003-2022**

Type of Development	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	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%	27.9%	52.4%
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%	41.7%	29.5%
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%	30.4%	18.1%

### **Location of New Unit Sales 2022**

- Sales of new single-family detached units are less concentrated than the other types, although in 2022 three municipalities represented 43.9% of the type. Florham Park led sales in the single-family detached category with 22 units sold, 16 of which were from the age-restricted Del Webb Florham Park. Parsippany-Troy Hills followed with 15 units, distributed throughout the Township, and then came Mount Olive with 13 units, also in various locations.
- Just three municipalities represented 82.9% of the newly constructed single-family attached units sold in 2022. Morris Plains led sales in the single-family attached category with 57 units sold, 39 of which were from the Collection at Morris Plains townhomes and 18 of which were from age-restricted townhomes at the Venue at The American. Florham Park followed with 56 units, 49 of which were from the age-restricted Del Webb Florham Park and seven of which were from the Dahlia Brook townhomes. Single-family attached units in Mount Olive totaled 28 units, all of which were from the Mountain Ridge townhomes.
- All of the new multi-family units sold in 2022 were located in just three municipalities. Florham Park had the largest number of multi-family units sold with 72 units, all of which were from the age-restricted Del Webb Florham Park. Rockaway Township followed with 40 units, all of which were from the age-restricted Fox Crest condominiums. The remainder were from Morris Plains, all 12 of which were from age-restricted condominiums at the Venue at The American.

**Table 3 – 2022 New Construction Single-Family Detached Sales**

<b>Top Three Municipalities</b>	<b>Units</b>	<b>Percent Total</b>
Florham Park	22	19.3%
Parsippany-Troy Hills	15	13.2%
Mount Olive	13	11.4%
Other	64	56.1%
<b>COUNTY TOTAL</b>	<b>114</b>	<b>100.0%</b>

**Table 4 – 2022 New Construction Single-Family Attached Sales**

<b>Top Three Municipalities</b>	<b>Units</b>	<b>Percent Total</b>
Morris Plains	57	33.5%
Florham Park	56	32.9%
Mount Olive	28	16.5%
Other	29	17.1%
<b>COUNTY TOTAL</b>	<b>170</b>	<b>100.0%</b>

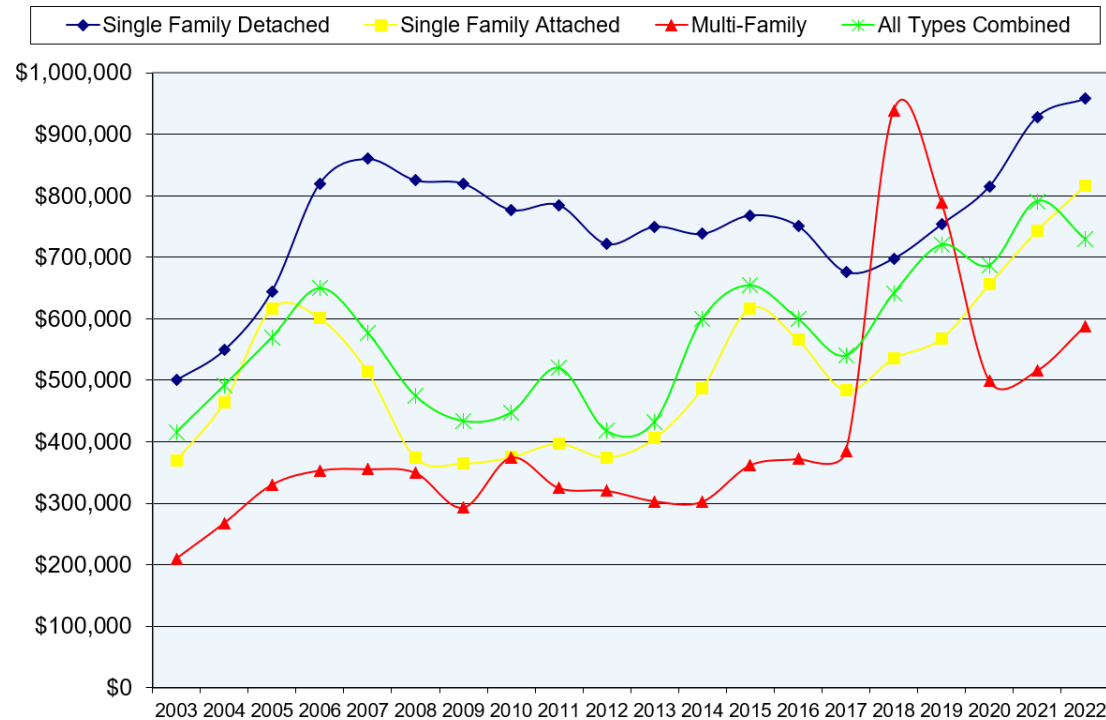
**Table 5 – 2022 New Construction Multi-Family Sales**

<b>Top Three Municipalities</b>	<b>Units</b>	<b>Percent Total</b>
Florham Park	72	58.1%
Rockaway Twp.	40	32.3%
Morris Plains	12	9.7%
Other	0	0.0%
<b>COUNTY TOTAL</b>	<b>124</b>	<b>100.0%</b>

## New Construction Median Prices 2021 to 2022

The median price for all housing types combined decreased from \$791,190 in 2021 to \$729,990 in 2022, a decrease of 7.7%.<sup>4</sup> The median price for single-family detached, single-family attached, and multi-family units all increased in 2022.<sup>5</sup>

**Exhibit 3 – New Construction Median Sales Prices - All Types 2003-2022**



- The median sales price for new single-family detached homes increased from \$928,423 to \$957,750 (3.2%) between 2021 and 2022, with prices ranging from \$359,000 to \$3,500,000. In this category, the median sales price of lower priced homes decreased by 0.9% while the median price of higher priced homes increased by 27.2%.
- The median sales price for new single-family attached homes increased from \$743,014 to \$815,832 (9.8%). The median sales price of lower priced homes in this category increased by 15.6% while the median price for higher priced homes in this category increased by 17.5%. Prices ranged from \$114,294 to \$2,103,972.
- The median sales price for new multi-family homes increased from \$515,259 to \$587,495 (14.0%). The median sales price of lower priced homes in this category decreased by 7.2% while the median price for higher priced homes in this category increased by 26.3%. Prices ranged from \$81,912 to \$901,978.

<sup>4</sup> 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.

<sup>5</sup> 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.<sup>6</sup>

**Table 6 - New Construction Median Sales Prices – All Types 2003-2022**

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
2022	\$957,750	\$815,832	\$587,495	\$729,990

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

**Table 7 - New Single-Family Detached Sales Prices – 2022<sup>7</sup>**

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$693,594	\$359,000	\$815,000
Medium Priced	\$957,750	\$815,000	\$1,248,172
Higher Priced	\$1,781,089	\$1,250,000	\$3,500,000

**Table 8 - New Single-Family Attached Sales Prices – 2022<sup>8</sup>**

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$543,797	\$114,294	\$682,490
Medium Priced	\$815,832	\$689,440	\$873,640
Higher Priced	\$946,698	\$874,882	\$2,103,972

<sup>6</sup> See also Appendix 2

<sup>7</sup> The lowest priced new single-family detached unit sold was located in Parsippany-Troy Hills while two units tied for the highest price were located in Chatham Township and Florham Park.

<sup>8</sup> The lowest priced new single-family attached unit sold was located in Florham Park and the highest priced was located in Chatham Township.

**Table 9 - Multi-Family Sales Prices – 2022<sup>9</sup>**

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$459,900	\$81,912	\$539,900
Medium Priced	\$587,495	\$539,900	\$615,602
Higher Priced	\$683,160	\$621,090	\$901,978

**New Construction Median Sizes 2021 to 2022**

The combined median size for all new housing types sold in 2022 was 2,332 square feet, down 8.7% from 2021.

- The median size for new single-family detached units sold in 2022 was 3,321 square feet, up 8.5% from 2021. Sizes ranged from 1,838 square feet to 8,438 square feet.
- The median size for new single-family attached units sold in 2022 was 2,412 square feet, unchanged from 2021. Sizes ranged from 1,268 square feet to 4,641 square feet.
- The median size for new multi-family units sold in 2022 was 1,570 square feet, down 2.1% from 2021. Sizes ranged from 914 square feet to 2,132 square feet.

**Table 10 - Median Housing Unit Sizes (Square Feet) – All Types 2003-2022**

Housing Type	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	3,321
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	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	1,570
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	2,332

<sup>9</sup> 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 - 2022<sup>10</sup>**

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq. Ft.
Lower Priced	2,825	1,838	4,866
Medium Priced	3,167	1,876	4,622
Higher Priced	4,169	2,739	8,438

**Table 12 - New Single-Family Attached Square Feet by Price Category - 2022<sup>11</sup>**

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq. Ft.
Lower Priced	2,372	1,268	2,332
Medium Priced	2,496	2,116	4,157
Higher Priced	2,547	2,116	4,641

**Table 13 - New Multi-Family Square Feet by Price Category - 2022<sup>12</sup>**

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq. Ft.
Lower Priced	955	914	1,637
Medium Priced	1,570	1,388	2,070
Higher Priced	1,743	1,570	2,132

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<sup>10</sup> The smallest new single-family detached unit sold was located in Mount Olive and the largest was located in Florham Park.

<sup>11</sup> The smallest new single-family attached unit sold was located in Florham Park and the largest was located in Chatham Township.

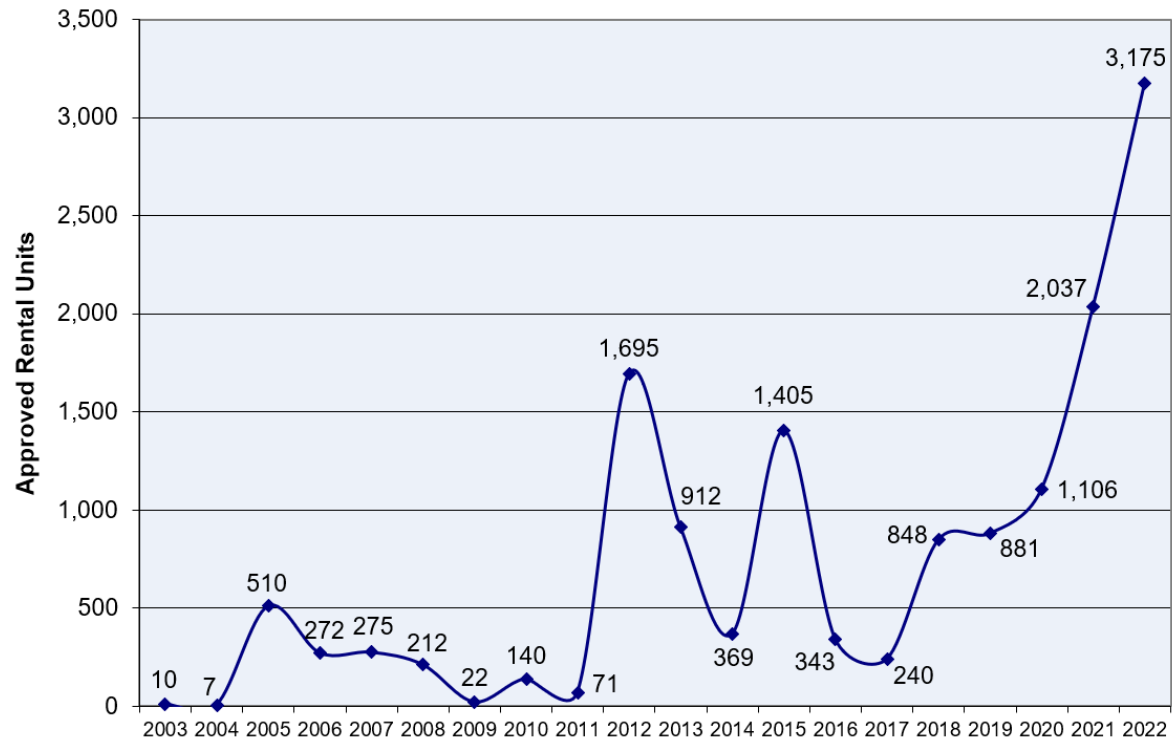
<sup>12</sup> The smallest new multi-family unit sold was located in Rockaway Township and the largest was located in Morris Plains.

## 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.<sup>13</sup>

The Morris County Planning Board approved development applications that included 11,355 rental units<sup>14</sup> in 100 projects between 2003 and 2021. Age restricted units represented 1,749 (15.4%) of these units. In 2022, twenty-six applications that included 3,175 rental units were approved, a record high for the 2003 - 2022 study period. No age restricted developments were approved in 2022. By comparison, only 408 units of new *for-sale* housing were sold in 2022. The largest rental developments approved in 2022 were the 265 units under construction at 72 Eagle Rock Avenue / County Route 611 in East Hanover, followed by the KRE Acquisition site with 256 rental units<sup>15</sup> under construction on River Road in East Hanover.

**Exhibit 4 – Approved Rental Units 2003-2022**



<sup>13</sup> 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.

<sup>14</sup> As shown by Table 1, a total of 10,282 newly constructed units were sold from 2003 to 2022.

<sup>15</sup> The KRE Acquisition site totals 548 units, 256 of which are rental and 292 of which are for-sale.

The pace of rental approvals during the first nine months of 2023 has slowed from the record high seen in 2022, with 12 projects including 842 rental units, 210 of which were age restricted (24.9%). The largest rental developments approved so far in 2023 were the age restricted Estates at Hurstmont with 210 independent living, assisted living and memory care rental units<sup>16</sup> on Mount Kemble Avenue in Harding, followed by the 182-unit Wharton Investors II site, located at the intersection of Harry Shupe Boulevard and North Main Street / County Route 634 in Wharton.

A common characteristic of the 72 Eagle Rock Avenue and KRE Acquisition projects is that they involve the redevelopment of former office building sites and are subject to affordable housing set-asides. The Wharton Investors II site is a former industrial site (demolished long ago) and is also subject to affordable housing set-asides. The Estates at Hurstmont development is subject to affordable housing set-asides as well.

Details concerning each individual project approved between 2003 and September of 2023 are provided in Appendix 3.<sup>17</sup>

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

Rental Units / Projects Approved	2003-2021 Total	2022	Jan. 2023 - Sept. 2023
Non-Age Restricted Rental <u>Units</u> Approved by MCPB	9,606	3,175	632
Non-Age Restricted Rental <u>Projects</u> Approved by MCPB	85	26	11
Age Restricted Rental <u>Units</u> Approved by MCPB <sup>18</sup>	1,749	0	210
Age Restricted Rental <u>Projects</u> Approved by MCPB	15	0	1

<sup>16</sup> The Estates at Hurstmont development totals 250 units, 210 of which are rental and 40 of which are for-sale.

<sup>17</sup> As 2023 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 2023 are not currently available.

<sup>18</sup> Figures may include non-independent living nursing facility bedrooms.

## Summary of Findings

- A total of 408 newly constructed housing units were sold in Morris County in 2022, an increase of 24.8% from 2021. By comparison, sales of newly constructed housing units were down 23.4% in New Jersey. Morris County was one of only four counties to see an increase in new units sold during this period and had the second highest percentage increase, behind only Salem County (up 40.0%).
- Sales of new single-family detached homes decreased by 37.7% in 2022, and with 114 units, represented only 27.9% of new unit sales, a record low by both the number of units sold and the percentage of sales for this type of housing unit during the 2003-2022 study period. They represented 52.4% of new construction sales for the entire study period.
- In 2022, 31.6% of the 114 new single-family detached home sales were teardowns and rebuilds. During the 2012 to 2022 study period, the total number of new construction sales generated by teardown/rebuilds was 35.5%, with the peak year of this phenomenon being 2017 (42.9%).<sup>19</sup> 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 2022 that replaced previously existing single-family detached homes, the **net** amount of such homes added to the housing supply was just 78, despite 114 such units being sold in that year.
- Sales of new single-family attached homes increased by 23.2% in 2022, with 170 units, representing 41.7% of all newly constructed home sales in 2022, and reflecting the increased importance of this type of housing in recent years. By comparison, this housing type represented 29.5% during the overall 2003-2022 study period.
- Sales of new multi-family units jumped by 1,966.7% in 2022 (albeit from a mere six units in 2021), with 124 units representing 30.4% of new unit sales. Morris County has not experienced this many new multi-family units sold since 2008 and this housing type has not represented such a high percentage of new units sold since 2009. They represented 18.1% of new construction sales for the entire 2003-2022 study period. It is too early to tell if this year’s multi-family activity represents a long term reversal of the limited activity of recent years or a temporary break. There are still a significant number of condominiums to be sold in the Del Webb Florham Park and Venue at The American developments, so we can expect heightened activity for at least one more year.
- The median sales price for all housing types combined in Morris County decreased by 7.7% in 2022, to \$729,990. By comparison, the median sales price for all housing types combined increased by 8.5% in New Jersey, to \$618,271.
- The median sales price for new single-family detached homes increased by 3.2% in 2022, to \$957,750, a record high for this type of housing during the 2003-2022 study period.
- The median sales price for new single-family attached homes increased by 9.8% in 2022, to \$815,832, also a record high for this type of housing during the study period.
- The median sales price for new multi-family units increased by 14.0% in 2022, to \$587,495.

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<sup>19</sup> Teardown/rebuild data first compiled in 2012. Based on a Morris County Office of Planning and Preservation review of aerial photography.

- There was a decrease in the median sales price for all housing types combined despite the fact that the median price for each of the three housing unit types increased, due to the reduction of single-family detached units (the most expensive unit type) as a percentage of the total of new units sold and the increase of multi-family units (the lowest price unit type) as a percentage of the total of new units sold.
- The median size for new single-family detached units sold in 2022 increased by 8.5% to 3,321 square feet while the median size for multi-family units decreased by 2.1% to 1,570 square feet. The median size for single-family attached units remained unchanged at 2,412 square feet.
- Florham Park led sales of new units for both the single-family detached and multi-family unit types, driven by the ongoing development of the age-restricted Del Webb Florham Park. Morris Plains led sales for the single-family attached unit type, driven by the Collection at Morris Plains townhomes and the age-restricted townhomes at the Venue at The American.
- In 2022, Morris County Planning Board rental approvals reached a record high for the 2003 - 2022 study period. Rental approvals during the first nine months of 2023 slowed from the record high of 2022 but still remained substantial. 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.
- There were 1,578 residential units authorized by building permit in 2022 that will contribute to significant residential development likely in the near future.<sup>20</sup> Building permit data may be further reviewed at:  
<https://www.morriscountynj.gov/Departments/Planning-and-Preservation/Data>

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<sup>20</sup> Building permit data does not define whether construction will be for-sale or rental.

- 2003-2022 New Construction Residential Sales Summary

**New Residential Construction – 2003-2022 Summary**

<b>Year</b>	<b>Total New Construction Sold (All Types Combined)</b>	<b>Total New Construction Median Sales Price (All Types Combined)</b>	<b>Total New Construction Median Housing Size (All Types Combined)</b>
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.
<b>2022</b>	<b>408</b>	<b>\$729,990</b>	<b>2,332 S.F.</b>



### New Residential Construction by Type, Price and Size 2003-2022

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
<b>2022</b>	<b>114</b>	<b>\$957,750</b>	<b>3,321</b>	<b>170</b>	<b>\$815,832</b>	<b>2,412</b>	<b>124</b>	<b>\$587,495</b>	<b>1,570</b>

(SF = Square Feet)

## Appendix 1 – New Construction Residential Sales by Municipality 2003-2022

**Table A – Single Family Detached New Construction Sales by Municipality 2003-2022\***

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
Boonton	4	11	4	5	1	3	3	7	2	2	1	0	0	0	0	0	3	2	3	0	51
Boonton Twp.	6	3	4	9	4	5	1	3	1	0	2	0	2	1	1	1	2	0	0	1	46
Butler	2	2	1	2	5	4	4	2	1	1	1	4	0	2	1	3	2	0	0	1	38
Chatham Boro.	1	2	2	4	3	4	2	3	2	3	8	3	4	9	11	10	15	19	11	4	120
Chatham Twp.	8	15	16	16	32	22	15	12	14	14	17	19	23	15	26	18	24	21	12	11	350
Chester Boro.	0	1	0	1	3	1	2	3	1	0	2	1	1	2	0	2	0	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	1	125
Denville	15	10	12	5	10	9	1	3	5	3	7	7	5	4	8	4	3	5	6	2	124
Dover	5	12	6	8	3	2	4	3	3	2	2	3	0	7	5	2	3	3	1	0	74
East Hanover	3	14	11	11	7	7	2	4	2	2	3	2	7	6	5	4	2	4	0	4	100
Florham Park	2	6	12	21	12	5	6	10	11	12	7	15	16	16	10	5	21	39	46	22	294
Hanover	1	4	10	33	31	12	8	9	10	3	22	11	15	14	3	3	4	4	1	2	200
Harding	4	2	8	11	2	4	6	8	5	2	2	6	3	3	1	1	1	6	2	0	77
Jefferson	130	89	97	58	9	5	6	1	3	3	1	0	2	4	2	1	1	3	3	1	419
Kinnelon	9	18	26	20	13	5	3	1	4	8	1	3	3	2	1	0	1	0	2	1	121
Lincoln Park	3	2	3	1	1	0	2	0	0	3	0	1	0	1	0	1	2	0	1	1	22
Long Hill	2	2	6	0	2	4	2	1	4	1	1	3	3	0	3	1	1	1	1	2	40
Madison	5	5	17	17	15	11	10	4	9	10	14	18	17	16	9	20	16	17	14	7	251
Mendham Boro.	2	1	4	4	0	2	2	1	0	0	1	2	0	1	1	0	1	0	1	0	23
Mendham Twp.	10	8	9	8	13	8	3	5	1	0	1	1	0	2	3	0	2	2	3	4	83
Mine Hill	2	3	1	0	1	1	1	1	0	0	1	2	1	0	0	0	3	0	1	0	18
Montville	21	26	22	15	28	9	9	10	6	15	16	9	3	7	7	4	7	6	5	8	233
Morris Twp.	9	6	6	5	8	9	3	2	3	6	6	4	6	6	3	6	6	3	2	1	100
Morris Plains	1	5	0	1	3	0	0	0	0	0	0	0	0	2	1	2	0	1	0	3	19
Morristown	0	1	1	0	0	1	2	3	1	0	2	1	2	4	1	2	0	0	2	0	23
Mountain Lakes	5	1	7	2	3	2	0	1	0	2	3	2	3	3	0	3	2	1	2	0	42
Mount Arlington	1	2	2	7	5	8	2	2	1	8	4	7	7	10	7	4	1	2	0	1	81
Mount Olive	113	93	108	34	34	20	8	3	22	20	48	51	32	40	65	55	44	53	39	13	895
Netcong	0	1	2	0	1	1	0	0	0	0	0	0	0	0	0	1	3	5	0	0	14
Parsippany	111	84	70	63	31	29	19	11	19	10	17	19	13	24	18	17	19	25	20	15	634
Pequannock	7	7	5	5	3	0	1	5	3	4	2	6	6	4	1	2	1	2	1	3	68
Randolph	27	26	18	15	3	5	4	2	3	8	15	9	2	2	3	5	2	3	1	1	154
Riverdale	6	1	12	15	3	0	0	1	0	0	0	0	1	2	0	1	0	0	0	1	43
Rockaway Boro.	0	1	6	4	2	1	0	1	1	0	0	0	3	1	1	1	0	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	3	149
Roxbury	5	4	11	10	6	6	0	6	3	7	5	0	1	6	5	3	0	1	1	0	80
Washington	37	49	34	34	15	10	3	8	3	7	3	2	1	2	3	1	1	1	1	1	216
Wharton	7	2	3	0	1	0	0	1	0	0	2	1	0	0	0	0	1	0	0	0	18
<b>Morris County</b>	<b>608</b>	<b>562</b>	<b>600</b>	<b>483</b>	<b>327</b>	<b>226</b>	<b>143</b>	<b>145</b>	<b>149</b>	<b>158</b>	<b>225</b>	<b>219</b>	<b>189</b>	<b>221</b>	<b>212</b>	<b>187</b>	<b>202</b>	<b>234</b>	<b>183</b>	<b>114</b>	<b>5,387</b>

\*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 2003-2022\***

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
Boonton	0	0	19	13	0	1	0	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	0	133
Chatham Boro.	0	0	5	1	0	1	0	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	6	81
Denville	0	77	118	46	19	12	7	0	0	6	0	0	0	4	1	0	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	0	7
East Hanover	0	0	9	0	3	0	0	0	0	0	0	0	0	8	7	3	0	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	56	179
Hanover	0	0	0	0	1	16	42	102	18	0	40	6	0	0	4	18	2	0	0	0	249
Lincoln Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2
Madison	2	0	0	0	0	2	0	0	0	0	7	3	1	2	0	2	0	0	0	2	21
Mine Hill	1	0	0	0	0	0	0	0	3	23	18	0	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	0	6
Morris Twp.	1	0	0	0	0	0	0	0	0	1	3	32	57	30	2	89	105	88	46	16	470
Morris Plains	0	0	0	0	0	0	0	0	0	42	25	0	0	0	0	0	0	0	0	57	124
Morristown	50	39	0	0	0	2	2	3	0	0	18	0	2	8	2	6	0	0	2	0	134
Mountain Lakes	0	0	0	0	0	0	0	1	7	1	1	8	14	13	0	1	1	16	14	0	77
Mount Arlington	76	1	0	0	0	0	0	0	0	0	0	0	0	3	24	30	0	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	28	284
Parsippany	80	55	34	46	59	7	5	1	0	0	0	0	0	0	29	25	8	8	4	5	366
Randolph	0	0	0	0	0	0	0	0	0	0	0	3	0	22	54	41	14	0	0	0	134
Riverdale	22	6	0	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	0	117
Roxbury	0	0	0	0	13	14	12	3	0	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	0	44
Wharton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
<b>Morris County</b>	<b>236</b>	<b>189</b>	<b>193</b>	<b>108</b>	<b>108</b>	<b>123</b>	<b>78</b>	<b>144</b>	<b>64</b>	<b>125</b>	<b>158</b>	<b>98</b>	<b>135</b>	<b>130</b>	<b>162</b>	<b>265</b>	<b>192</b>	<b>222</b>	<b>138</b>	<b>170</b>	<b>3,038</b>

\*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 2003-2022\***

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
Butler	0	0	30	0	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	0	36
Florham Park	0	0	0	0	0	1	6	9	2	1	3	0	0	0	0	0	0	0	6	72	100
Kinnelon	0	40	26	8	0	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	0	61
Morris Plains	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12
Morristown	4	0	6	10	5	62	12	49	19	17	6	0	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	0	239
Netcong	0	0	0	1	0	2	0	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	0	615
Rockaway Twp.	140	6	0	0	0	24	30	20	22	22	27	0	63	52	47	1	0	0	0	40	494
Wharton	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3
<b>Morris County</b>	<b>179</b>	<b>105</b>	<b>207</b>	<b>177</b>	<b>131</b>	<b>193</b>	<b>103</b>	<b>113</b>	<b>72</b>	<b>79</b>	<b>105</b>	<b>56</b>	<b>66</b>	<b>57</b>	<b>47</b>	<b>21</b>	<b>15</b>	<b>1</b>	<b>6</b>	<b>124</b>	<b>1,857</b>

\*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 2003-2022**

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
2022	\$693,594	\$957,750	\$1,781,089

**Table B - New Single Family Attached  
Median Sales Prices 2003-2022**

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
2022	\$543,797	\$815,832	\$946,698

**Table C - New Multi-Family  
Median Sales Prices 2003-2022**

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
2022	\$459,900	\$587,495	\$683,160

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 9/2023
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	Madison	Madison Residential	1801	3		Central Ave.	2/2/2009	.138	12	Site Plan	Constructed
2007	Rockaway	Ridgeview at Rockaway	33	3		Hillside Ave	9/24/2007	6.2	42	Site Plan	Not 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

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### 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 9/2023
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	Constructed
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 <sup>i</sup>	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 <sup>i</sup>	Site Plan	Constructed
2016	Riverdale	4 Hamburg Tpke	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 <sup>i</sup>	Site Plan, Major Sub	Under Construction
2018	Morris Twp	Colgate Residential	10401	3		East Hanover Ave	10/29/2018	24.27	66 <sup>i</sup>	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	Constructed
2019	Denville	Enclave at Denville	40001 40003	4 1		Franklin Ave	6/3/2019	42.83	116	Site Plan	Under Construction

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### 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 9/2023
2019	Morris Plains	M&M at Morris Plains	121	1		Tabor Rd	1/15/2019	62.7	295 <sup>i</sup>	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	Constructed
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	Constructed
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	Under Construction
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 <sup>i</sup>	Site Plan, Major Sub	Under Construction
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 Tpke	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

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### 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 9/2023
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 Construction
2022	Chatham	The Ashton	98	2		Fairmount Ave	8/2/2022	2.27	8	Site Plan	Under Construction
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 <sup>i</sup>	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	Under Construction
2022	East Hanover	KRE Acquisition-East Hanover	42	37	37.02, 38, 41	River Rd	8/25/2022	74.34	256 <sup>i</sup>	Major Sub, Site Plan	Under Construction
2022	Florham Park	Palmont at Florham Park	1903	5		Columbia Turnpike	9/29/2022	5.32	126	Site Plan	Not Constructed
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	Long Hill	DOAR LLC	10801	1.01		Valley Rd	4/13/2022	0.595	2	Site Plan	Not Constructed
2022	Madison	Madison Mall Apartments	2208	26		Main Street	11/1/2022	5.3	40	Site Plan	Not Constructed
2022	Mendham	13 East Main Street	1501	5		Main Street	10/11/2022	0.18	2	Site Plan	Not Constructed
2022	Montville	Sterling Montville	56	12	12.1, 13, 6.2	Main Road	11/1/2022	11.39	178	Site Plan	Not Constructed
2022	Mt. Arlington	Station Square	61.02	23.08		Howard Blvd	3/11/2022	7.61	71	Site Plan	Not Constructed
2022	Mt Olive	ITC East - Continental Crossing	106	2	3; Block 105 Lot 1	Continental Drive	11/17/2022	6.12	100 <sup>i</sup>	Major Sub, 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	Randolph	Gateways at Randolph (8 units)	77	25		Center Grove Rd	2/17/2022	64.6	8	Site Plan	Under Construction
2022	Randolph	Gateways at Randolph (92 units)	77	25	30, 31	Center Grove Rd	2/16/2022	64.6	92	Site Plan	Under Construction
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
2022	Randolph	Canoe Brook	44	12	25	Dover-Chester Road	10/12/2022	19.38	199	Site Plan	Not Constructed

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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 9/2023
2023	Denville	D-R-Hortun - Residential	30501	8	32-34, 36, 37; Block 60611 Lots 1, 2, 3, 4, 5; Block 30601 Lot 16; Block 30607 Lots 15, 16, 17	Thurmont Road	2/15/2023	13.04	16 <sup>i</sup>	Site Plan	Not Constructed
2023	Denville	Station Village at Denville	31207	16	17	Route 53	1/5/2023	2.1	60	Site Plan	Not Constructed
2023	Harding	Estates at Hurstmont	27	2		Mt. Kemble Ave	6/27/2023	19.73	210 <sup>i</sup>	Minor Sub, Site Plan	Not Constructed
2023	Jefferson	Jefferson Apartments	273.01	2.061, 2.062, 12		Bowling Green Parkway	3/29/2023	6.58	50	Site Plan	Not Constructed
2023	Jefferson	Jennings Apartments	155	27		Espanong Road	1/10/2023	0.34	3	Site Plan	Not Constructed
2023	Jefferson	Route 15 Properties Site Plan	273.01	12	Block 273.02 Lot 1	Hellers Lane	4/14/2023	5.012	27	Site Plan	Not Constructed
2023	Mendham	V-Fee Mendham Apartments, LLC - Residential	801	20		Main Street	1/13/2023	13.27	175	Site Plan	Not Constructed
2023	Montville	Juve Group, LLC Proposed Multi-Family Development	81	7		Main Road	8/14/2023	12.99	70	Site Plan	Not Constructed
2023	Morristown	161-163 Madison Ave	1402	3		Madison Ave	3/16/2023	5.54	28	Site Plan	Not Constructed
2023	Randolph	1192 Sussex Turnpike-Residential	101	9	10, 11	Sussex Turnpike	8/14/2023	3.9	10 <sup>i</sup>	Minor Sub, Site Plan	Not Constructed
2023	Wharton	Wharton Investors II-Residential	903	2.03		Main Street	4/26/2023	22.29	182	Site Plan	Not Constructed
2023	Wharton	Wharton Main Street Housing	1605	4		Main Street	6/14/2023	0.77	11	Minor Sub, Site Plan	Not Constructed

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.

<sup>i</sup> 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

Prepared by: Morris County Office of Planning and Preservation, 10/5/2023