

NEW CONSTRUCTION RESIDENTIAL SALES 2016 SUMMARY UPDATE

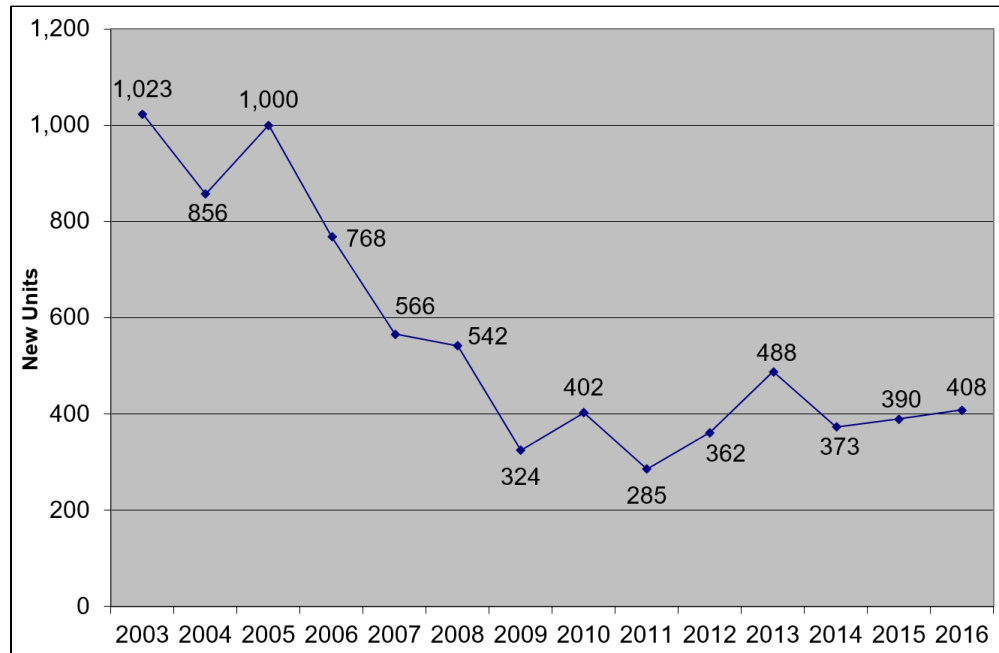
Introduction

This summary updates the [New Construction Residential Sales 2003-2010](#) report and includes new home sales data through 2016.¹ 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 While not the focus of this summary, data related to new rental construction is also addressed later in this report.

New Units Sold between 2015 and 2016 – All Types

In 2016, there were 408 new residential units sold, an increase of 4.6% from 2015. Yearly sales of new residential units since 2003 are illustrated in Exhibit 1.

Exhibit 1 – New Construction Residential Sales – All Types 2003-2016



¹ Additional detail regarding data from 2011 through 2015 are included in the New Construction Residential Sales Summary Updates for 2011 through 2015, located at <https://planning.morriscountynj.gov>.

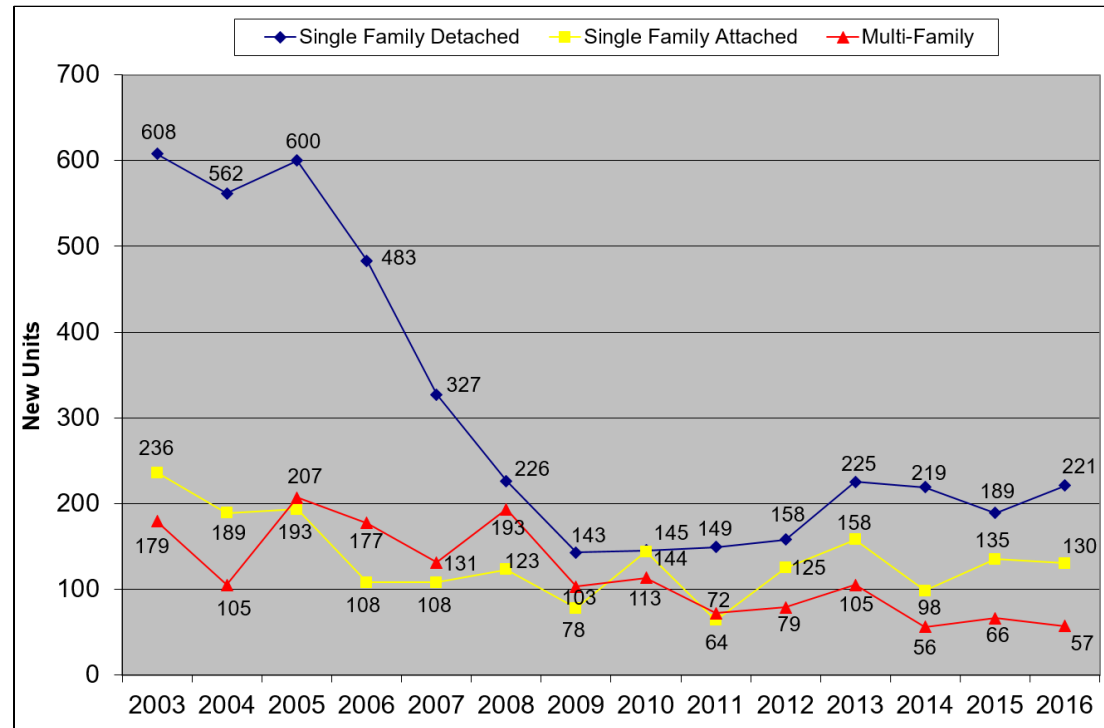
² NJDCA compiles data from home warranty companies and identifies units as single family detached, single family attached (townhomes), duplexes, 3 or 4 unit dwellings and dwellings with 5 or more units. This study combines duplexes with single family attached while 3 or 4 unit dwellings are combined 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 2015 and 2016 by Type

Sales of new single family detached units increased by 13.7% between 2015 and 2016, while sales of new single family attached and multi-family units decreased by 3.7% and 13.6%, respectively. As a result, single family detached units increased as a percentage of all new units sold, from 48.5% in 2015 to 54.2% in 2016. Conversely, sales of new single family attached units decreased as a percentage of total new construction sales, from 34.6% to 31.9%, while sales of new multi-family units decreased from 16.9% of the total to 14.0%.⁴

Exhibit 2 – Sales of New Residential Units by Type 2003-2016



⁴ Note: Multi-family *rental* construction has seen significant activity in recent years. See Table 14.

Table 1 - New Construction Residential Sales by Unit Type 2003-2016

| Type of Development | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | Total for Period |
|--|--------------|------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------|
| Single Family Detached | 608 | 562 | 600 | 483 | 327 | 226 | 143 | 145 | 149 | 158 | 225 | 219 | 189 | 221 | 4,255 |
| Single Family Attached (townhome & duplex) | 236 | 189 | 193 | 108 | 108 | 123 | 78 | 144 | 64 | 125 | 158 | 98 | 135 | 130 | 1,889 |
| Multi-Family (3+ units) | 179 | 105 | 207 | 177 | 131 | 193 | 103 | 113 | 72 | 79 | 105 | 56 | 66 | 57 | 1,643 |
| Total | 1,023 | 856 | 1,000 | 768 | 566 | 542 | 324 | 402 | 285 | 362 | 488 | 373 | 390 | 408 | 7,787 |

Table 2 - Percentage of Total New Development by Type 2003-2016

| Type of Development | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 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% | 54.6% |
| 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% | 24.3% |
| 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% | 21.1% |

Location of New Unit Sales 2016

- New single family detached sales are distributed throughout Morris County while most of the construction and sale of new single family attached and multi-family housing occurred in just a few communities.
- For the fifth year in a row, Mount Olive led sales in the single family detached category with 40 units sold, a majority of which were from the age-restricted Regency at Flanders development and the Morris Chase estate homes.⁵ Parsippany followed with 24 units and Florham Park with 16 units.
- Of the newly constructed single family attached units sold, 52.3% were generated by four projects: the James Place townhomes in Morris Township (23 units), the Morris Chase carriage homes in Mount Olive (23 units), the age restricted Dawson Brook townhomes in Randolph (15 units) and the Kensington Square townhomes in Randolph (7 units). Morris Township was number one in new single family attached sales for the third year in a row, due primarily to the development of the James Place townhomes.

⁵ Morris Chase includes both single family detached and attached units

- The Greenbriar Fox Ridge age-restricted condominiums in Rockaway Township represented 91.2% of the new multi-family units sold, with 52 units. The remaining five units were part of the Westminster at Madison condominiums in Madison.

Table 3 – 2016 New Construction Single Family Detached Sales

| Top Three Ranking | Units | Percent Total |
|---------------------|------------|---------------|
| Mount Olive | 40 | 18.1% |
| Parsippany | 24 | 10.9% |
| Florham Park | 16 | 7.2% |
| Other | 141 | 63.8% |
| COUNTY TOTAL | 221 | 100.0% |

Table 4 – 2016 New Construction Single Family Attached Sales

| Top Three Ranking | Units | Percent Total |
|---------------------|------------|---------------|
| Morris Twp. | 30 | 23.1% |
| Mount Olive | 23 | 17.7% |
| Randolph | 22 | 16.9% |
| Other | 55 | 42.3% |
| COUNTY TOTAL | 130 | 100.0% |

Table 5 – 2016 New Construction Multi-Family Sales

| Top Three Ranking | Units | Percent Total |
|---------------------|-----------|---------------|
| Rockaway Twp. | 52 | 91.2% |
| Madison | 5 | 8.8% |
| N/A | | |
| Other | 0 | 0.0% |
| COUNTY TOTAL | 57 | 100.0% |

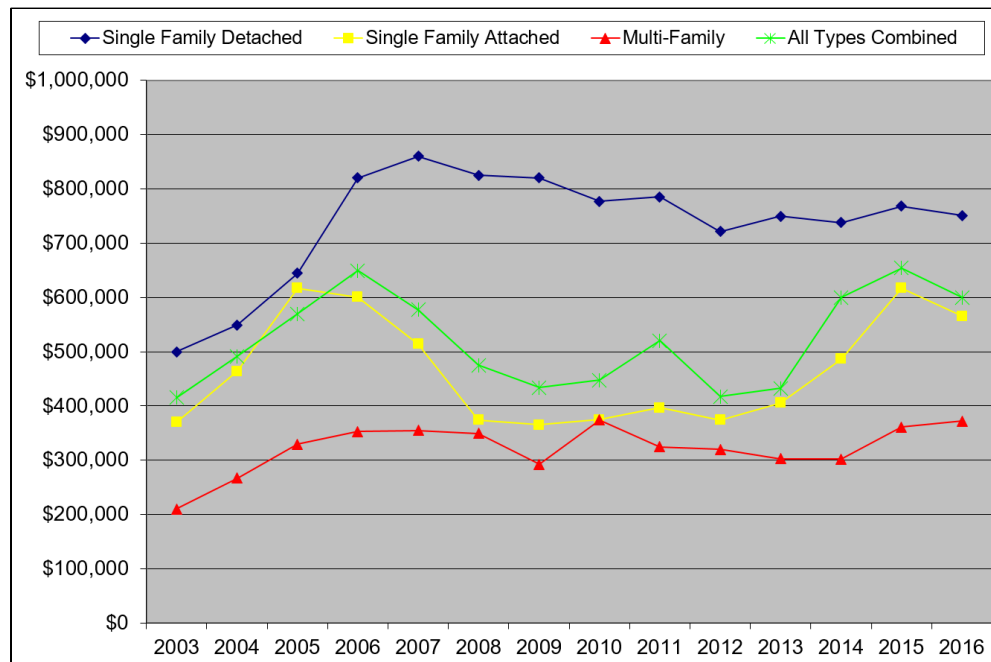
Note: With only 57 new multi-family units sold in 2016 and almost all of them in just one development, the 2015 to 2016 changes identified throughout this report may not suggest significant or long term trends related to this housing type.

New Construction Median Prices 2015 to 2016

The median⁶ price for all housing types combined decreased from \$654,107 in 2015 to \$599,900 in 2016 (-8.3%), driven by decreases in the median prices for single family detached and single family attached units, while multi-family units experienced a moderate increase in median price.⁷

- Between 2015 and 2016, the overall median sales price for new single family detached housing decreased from \$768,179 to \$751,175 (-2.2%). The median sales price of lower priced single family detached housing decreased by 7.5% while the median sales price of higher priced single family detached housing decreased by 4.0%. Prices ranged from \$239,347 to \$3.2 million.
- The median sales price of new single family attached homes decreased from \$616,973 to \$565,843 (-8.3%), with prices ranging from \$96,000 to \$2.8 million. The median sales price of lower priced housing in this category was down by 3.7% while the median sales price of higher priced homes was up by 4.7%.
- The median sales price of new multi-family homes increased from \$361,450 to \$371,950 (2.9%), with prices ranging from \$257,950 to \$1.2 million. The median sales price for lower priced multi-family homes was up by 22.3% while the median sales price of higher priced multi-family homes was up by 3.3%.

Exhibit 3 – New Construction Median Sales Prices - All Types 2003-2016



⁶ 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.

⁷ 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.

Price variation by type and cost category is detailed below and in *Appendix 2*.

Table 6 - New Construction Median Sales Prices – All Types 2003-2016

| Housing Type | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------|-----------|-----------|-----------|-----------|------------------|-----------|-----------|------------------|-----------|-----------|-----------|-----------|------------------|-----------|
| Single Family Detached | \$500,067 | \$548,900 | \$644,750 | \$820,000 | \$860,000 | \$825,250 | \$820,000 | \$777,000 | \$785,000 | \$721,710 | \$749,750 | \$738,113 | \$768,179 | \$751,175 |
| Single Family Attached | \$370,000 | \$464,155 | \$616,792 | \$600,829 | \$514,317 | \$374,320 | \$364,990 | \$374,990 | \$397,029 | \$374,499 | \$405,719 | \$486,975 | \$616,973 | \$565,843 |
| Multi-Family | \$209,900 | \$267,400 | \$329,900 | \$352,990 | \$355,000 | \$349,240 | \$292,500 | \$374,000 | \$324,475 | \$319,990 | \$302,990 | \$302,195 | \$361,450 | \$371,950 |
| All Types Combined | \$415,715 | \$491,561 | \$569,950 | \$649,551 | \$577,500 | \$474,834 | \$433,906 | \$447,500 | \$520,000 | \$417,475 | \$432,500 | \$600,000 | \$654,107 | \$599,900 |

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

Table 7 - New Single Family Detached Sales Prices - 2016⁸

| Price Range Categories | Median Price | Minimum Price | Maximum Price |
|------------------------|--------------|---------------|---------------|
| Lower-Priced | \$520,000 | \$239,347 | \$585,008 |
| Medium-Priced | \$751,175 | \$589,000 | \$905,108 |
| Higher-Priced | \$1,400,000 | \$910,000 | \$3,155,000 |

Table 8 - New Single Family Attached Sales Prices - 2016⁹

| Price Range Categories | Median Price | Minimum Price | Maximum Price |
|------------------------|--------------|---------------|---------------|
| Lower-Priced | \$422,410 | \$96,000 | \$500,000 |
| Medium-Priced | \$565,843 | \$501,001 | \$625,000 |
| Higher-Priced | \$804,000 | \$628,000 | \$2,771,790 |

Table 9 - Multi-Family Sales Prices - 2016¹⁰

| Price Range Categories | Median Price | Minimum Price | Maximum Price |
|------------------------|--------------|---------------|---------------|
| Lower-Priced | \$344,950 | \$257,950 | \$356,600 |
| Medium-Priced | \$371,950 | \$356,950 | \$435,000 |
| Higher-Priced | \$472,100 | \$445,950 | \$1,230,000 |

⁸ The lowest priced new single family detached unit sold was located in Jefferson and the highest priced was located in Harding.

⁹ The lowest priced new single family attached unit sold was located in Morris Twp. and the highest priced was located in Morristown.

¹⁰ The lowest priced new multi-family unit sold was located Rockaway Twp. and the highest priced was located in Madison.

New Construction Median Sizes 2015 to 2016

The combined median size for all new housing types sold in 2016 was 2,583 square feet, down 5.7% from 2015.

- The median size for new single family detached units sold in 2016 was 3,172 square feet, down 6.3% from 2015. Sizes ranged from 1,316 square feet to 8,158 square feet.
- The median size for new single family attached units sold in 2016 was 2,538 square feet, up 0.7% from 2015. Sizes ranged from 1,455 square feet to 3,948 square feet.
- The median size for new multi-family units sold in 2016 was 1,568 square feet, down 6.7% from 2015.¹¹ Sizes ranged from 979 square feet to 2,844 square feet.

Table 10 - Median Housing Unit Sizes (Square Feet) – All Types 2003-2016

| Housing Type | 2003 S.F. | 2004 S.F. | 2005 S.F. | 2006 S.F. | 2007 S.F. | 2008 S.F. | 2009 S.F. | 2010 S.F. | 2011 S.F. | 2012 S.F. | 2013 S.F. | 2014 S.F. | 2015 S.F. | 2016 S.F. |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 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 |
| 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 |
| 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 |
| 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 |

Table 11 - New Single Family Detached Square Feet by Price Category - 2016¹²

| Price Range Categories | Median S.F. | Minimum S.F. | Maximum S.F. |
|------------------------|-------------|--------------|--------------|
| Lower-Priced | 2,293 | 1,316 | 5,108 |
| Medium-Priced | 3,266 | 1,280 | 5,022 |
| Higher-Priced | 4,500 | 2,368 | 8,158 |

Table 12 - New Single Family Attached Square Feet by Price Category - 2016¹³

| Price Range Categories | Median S.F. | Minimum S.F. | Maximum S.F. |
|------------------------|-------------|--------------|--------------|
| Lower-Priced | 2,311 | 1,455 | 2,931 |
| Medium-Priced | 2,571 | 2,134 | 2,796 |
| Higher-Priced | 2,595 | 2,087 | 3,948 |

¹¹ Only 57 new multi-family units were sold in 2016, almost all in one development.

¹² The smallest new single family detached unit sold was located in Parsippany and the largest was located in Madison.

¹³ The smallest new single family attached unit sold was located in Morris Twp. and the largest was located in Morristown.

Table 13 - New Multi-Family Square Feet by Price Category - 2016¹⁴

| Price Range Categories | Median S.F. | Minimum S.F. | Maximum S.F. |
|------------------------|-------------|--------------|--------------|
| Lower-Priced | 1,445 | 979 | 1,680 |
| Medium-Priced | 1,568 | 1,279 | 1,997 |
| Higher-Priced | 1,852 | 1,301 | 2,844 |

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 is making up an increasingly substantial portion of housing construction in Morris County. To assess this activity, an analysis of development review records from the Morris County Planning Board was conducted.¹⁵

Between 2003 and 2015, the Morris County Planning Board approved development applications that included 5,113 rental units in 50 projects. Of these units, 852 (16.7%) were age restricted. In 2016, ten applications were approved, including 927 additional units of rental housing, of which 227 (24.5%) were age restricted.¹⁶ The total number of *rental* units approved in 2016 was more than twice the 408 new *for-sale* housing units sold during that year. During the first nine months of 2017, the County Planning Board approved an additional five projects, which included 271 rental units, of which 24 (8.9%) were age-restricted.

The largest rental development approved in 2016 was the 214-unit mixed-use Meridia Transit Plaza, currently under construction at North Sussex and East Dickerson Streets in Dover. For the first nine months of 2017, the largest approved rental development was 160 units under construction as part of Sun Valley III, an expansion of the existing Sun Valley apartment complex on North Passaic Avenue (County Route 607).

By the end of the year, the Morris County Land Development Review Section anticipates 239 additional rental units will be approved, which when added to the 271 rental units approved during the first nine months of 2017 would result in a total of 510 rental units for the year.¹⁷ While only about half the annual pace of rental approvals demonstrated over the past two years, it is too early to say whether this slowdown in rental activity represents a break from recent trends, which favored construction of multi-family rental dwellings over for-sale units.

Details concerning each individual project approved between 2003 and September of 2017 are provided in Appendix 3.¹⁸

¹⁴ The smallest new multi-family unit sold was located in Rockaway Twp. and the largest was located in Madison.

¹⁵ 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.

¹⁶ A total of 7,787 newly constructed units were sold from 2003 to 2016.

¹⁷ Preliminary estimate subject to change.

¹⁸ As 2017 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 2017 are not currently available.

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

| Rental Units / Projects Approved | 2003 2015 Total | 2016 | Jan. 2017 Sept. 2017 |
|--|--------------------|------|-------------------------|
| Non-Age Restricted Rental <u>Units</u> Approved by MCPB | 4,261 | 700 | 247 |
| Non-Age Restricted Rental <u>Projects</u> Approved by MCPB | 43 | 8 | 4 |
| | | | |
| Age Restricted Rental <u>Units</u> Approved by MCPB ¹⁹ | 852 | 227 | 24 |
| Age Restricted Rental <u>Projects</u> Approved by MCPB | 7 | 2 | 1 |

Summary of Findings

- A total of 408 newly constructed housing units were sold in Morris County in 2016, an increase of 4.6% over 2015. Since 2009, annual sales of newly constructed for sale housing has ranged from a low of 285 to a high of 488.
- Sales of new single family detached homes increased in 2016, while sales of new single family attached and multi-family housing declined. As a component of all newly constructed home sales for the year, single family detached made up 54.2% of the total, up from 48.5% in 2015. Despite the uptick in 2016, single family detached remains below the proportions seen from 2004 to 2006, when it represented 60.0% to 65.7% of new home sales.
- In 2016, a substantial 38.9% of all new single family detached home sales were teardowns and rebuilds, not far from the 39.2% seen in 2015.²⁰ The continuation of this activity likely reflects the diminishing supply of vacant developable land, high land costs and an improving 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 would appear from the number of “new” home sales reported.
- In 2016, the total number of new single family attached home sales experienced a modest decline and represented 31.9% of all new unit sales, down from 34.6% in 2015, but still significantly above the 24.3% of total sales this type represented during the entire 2003 to 2016 study period.
- Sales of new multi-family units also declined in 2016, making up 14.0% of sales, down from 16.9% in 2015 and far below the 21.1% this type represented during the 2003 to 2016 study period. The comparatively small percentage of all new unit sales for this type of housing is likely more a reflection of desired tenure and not type, since multi-family rental construction has increased dramatically in recent years.

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

²⁰ Based on a Morris County Office of Planning and Preservation review of aerial photography.

- The median price for new single family detached and single family attached units sold in 2016 decreased by 2.2% and 8.3% respectively while the median price for multi-family units increased by 2.9%.
- Despite the decline in median prices for single family attached units experienced in 2016, these prices remain far above the prices seen from 2008 to 2012 for this type. By comparison, single family detached and multi-family median prices in 2016 were not as dramatically different by comparison to the 2008 - 2012 period.
- The median size for new single family detached and multi-family units sold in 2016 decreased by 6.3% and 6.7% respectively, while the median size for single family attached units remained relatively stable, up just 0.7%.
- Sales of new single family detached units remain widely distributed among many municipalities while sales of the other types were concentrated in just a few communities, with 91.2% of multi-family for sale units located in one municipality in just one project.
- The significant number of rental units approved by the Morris County Planning Board in 2015 and 2016 suggests a robust future for the construction of *rental* multi-family housing in Morris County. While the pace of rental approvals has slowed in 2017, it is not yet known whether this reflects a reversal of recent trends or is just a pause in the activity of this building sector. In the near future, rental construction may rise due to affordable housing settlement agreements between the municipalities, the Fair Share Housing Center and developers, and the likely imposition of affordable housing obligations by the trial court.
- Recently released building permit data for 2016 forecasts a robust future for overall housing activity looking forward. A total of 1,168 residential units of all types were authorized by building permits in Morris County in 2016, higher than the number of units authorized in any single year from 2007 to 2015. Building permit data may be further reviewed at <https://planning.morriscountynj.gov/data>
- **2003-2016 New Construction Residential Sales Summary**

New Residential Construction – 2003-2016 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 | \$599,000 | 2,583 S.F. |

New Residential Construction by Type, Price and Size 2003-2016

| New Residential Construction | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Number of Units Sold | 608 | 562 | 600 | 483 | 327 | 226 | 143 | 145 | 149 | 158 | 225 | 219 | 189 | 221 |
| Median Sales Price | \$500,067 | \$548,900 | \$644,750 | \$820,000 | \$860,000 | \$825,250 | \$820,000 | \$777,000 | \$785,000 | \$721,710 | \$749,750 | \$738,113 | \$768,179 | \$751,175 |
| Median Size (SF) | 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 |
| Number of Units Sold | 236 | 189 | 193 | 108 | 108 | 123 | 78 | 144 | 64 | 125 | 158 | 98 | 135 | 130 |
| Median Sales Price | \$370,000 | \$464,155 | \$616,792 | \$600,829 | \$514,317 | \$374,320 | \$364,990 | \$374,990 | \$397,029 | \$374,499 | \$405,719 | \$486,975 | \$616,973 | \$565,843 |
| Median Size (SF) | 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 |
| Number of Units Sold | 179 | 105 | 207 | 177 | 131 | 193 | 103 | 113 | 72 | 79 | 105 | 56 | 66 | 57 |
| Median Sales Price | \$209,900 | \$267,400 | \$329,900 | \$352,990 | \$355,000 | \$349,240 | \$292,500 | \$374,000 | \$324,475 | \$319,990 | \$302,990 | \$302,195 | \$361,450 | \$371,950 |
| Median Size (SF) | 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 |

(SF = Square Feet)

Appendix 1 – New Construction Residential Sales by Municipality 2003-2016

Table A – Single Family Detached New Construction Sales by Municipality 2003-2016*

| Municipality | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | TOTAL |
|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| Boonton | 4 | 11 | 4 | 5 | 1 | 3 | 3 | 7 | 2 | 2 | 1 | 0 | 0 | 0 | 43 |
| Boonton Twp. | 6 | 3 | 4 | 9 | 4 | 5 | 1 | 3 | 1 | 0 | 2 | 0 | 2 | 1 | 41 |
| Butler | 2 | 2 | 1 | 2 | 5 | 4 | 4 | 2 | 1 | 1 | 1 | 4 | 0 | 2 | 31 |
| Chatham Boro. | 1 | 2 | 2 | 4 | 3 | 4 | 2 | 3 | 2 | 3 | 8 | 3 | 4 | 9 | 50 |
| Chatham Twp. | 8 | 15 | 16 | 16 | 32 | 22 | 15 | 12 | 14 | 14 | 17 | 19 | 23 | 15 | 238 |
| Chester Boro. | 0 | 1 | 0 | 1 | 3 | 1 | 2 | 3 | 1 | 0 | 2 | 1 | 1 | 2 | 18 |
| Chester Twp. | 26 | 22 | 23 | 14 | 5 | 4 | 4 | 3 | 1 | 1 | 3 | 3 | 5 | 1 | 115 |
| Denville | 15 | 10 | 12 | 5 | 10 | 9 | 1 | 3 | 5 | 3 | 7 | 7 | 5 | 4 | 96 |
| Dover | 5 | 12 | 6 | 8 | 3 | 2 | 4 | 3 | 3 | 2 | 2 | 3 | 0 | 7 | 60 |
| East Hanover | 3 | 14 | 11 | 11 | 7 | 7 | 2 | 4 | 2 | 2 | 3 | 2 | 7 | 6 | 81 |
| Florham Park | 2 | 6 | 12 | 21 | 12 | 5 | 6 | 10 | 11 | 12 | 7 | 15 | 16 | 16 | 151 |
| Hanover | 1 | 4 | 10 | 33 | 31 | 12 | 8 | 9 | 10 | 3 | 22 | 11 | 15 | 14 | 183 |
| Harding | 4 | 2 | 8 | 11 | 2 | 4 | 6 | 8 | 5 | 2 | 2 | 6 | 3 | 3 | 66 |
| Jefferson | 130 | 89 | 97 | 58 | 9 | 5 | 6 | 1 | 3 | 3 | 1 | 0 | 2 | 4 | 408 |
| Kinnelon | 9 | 18 | 26 | 20 | 13 | 5 | 3 | 1 | 4 | 8 | 1 | 3 | 3 | 2 | 116 |
| Lincoln Park | 3 | 2 | 3 | 1 | 1 | 0 | 2 | 0 | 0 | 3 | 0 | 1 | 0 | 1 | 17 |
| Long Hill | 2 | 2 | 6 | 0 | 2 | 4 | 2 | 1 | 4 | 1 | 1 | 3 | 3 | 0 | 31 |
| Madison | 5 | 5 | 17 | 17 | 15 | 11 | 10 | 4 | 9 | 10 | 14 | 18 | 17 | 16 | 168 |
| Mendham Boro. | 2 | 1 | 4 | 4 | 0 | 2 | 2 | 1 | 0 | 0 | 1 | 2 | 0 | 1 | 20 |
| Mendham Twp. | 10 | 8 | 9 | 8 | 13 | 8 | 3 | 5 | 1 | 0 | 1 | 1 | 0 | 2 | 69 |
| Mine Hill | 2 | 3 | 1 | 0 | 1 | 1 | 1 | 1 | 0 | 0 | 1 | 2 | 1 | 0 | 14 |
| Montville | 21 | 26 | 22 | 15 | 28 | 9 | 9 | 10 | 6 | 15 | 16 | 9 | 3 | 7 | 196 |
| Morris Twp. | 9 | 6 | 6 | 5 | 8 | 9 | 3 | 2 | 3 | 6 | 6 | 4 | 6 | 6 | 79 |
| Morris Plains | 1 | 5 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 12 |
| Morristown | 0 | 1 | 1 | 0 | 0 | 1 | 2 | 3 | 1 | 0 | 2 | 1 | 2 | 4 | 18 |
| Mountain Lakes | 5 | 1 | 7 | 2 | 3 | 2 | 0 | 1 | 0 | 2 | 3 | 2 | 3 | 3 | 34 |
| Mount Arlington | 1 | 2 | 2 | 7 | 5 | 8 | 2 | 2 | 1 | 8 | 4 | 7 | 7 | 10 | 66 |
| Mount Olive | 113 | 93 | 108 | 34 | 34 | 20 | 8 | 3 | 22 | 20 | 48 | 51 | 32 | 40 | 626 |
| Netcong | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Parsippany | 111 | 84 | 70 | 63 | 31 | 29 | 19 | 11 | 19 | 10 | 17 | 19 | 13 | 24 | 520 |
| Pequannock | 7 | 7 | 5 | 5 | 3 | 0 | 1 | 5 | 3 | 4 | 2 | 6 | 6 | 4 | 58 |
| Randolph | 27 | 26 | 18 | 15 | 3 | 5 | 4 | 2 | 3 | 8 | 15 | 9 | 2 | 2 | 139 |
| Riverdale | 6 | 1 | 12 | 15 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 41 |
| Rockaway Boro. | 0 | 1 | 6 | 4 | 2 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 3 | 1 | 20 |
| Rockaway Twp. | 18 | 21 | 21 | 25 | 9 | 7 | 5 | 5 | 5 | 1 | 5 | 4 | 2 | 2 | 130 |
| Roxbury | 5 | 4 | 11 | 10 | 6 | 6 | 0 | 6 | 3 | 7 | 5 | 0 | 1 | 6 | 70 |
| Washington | 37 | 49 | 34 | 34 | 15 | 10 | 3 | 8 | 3 | 7 | 3 | 2 | 1 | 2 | 208 |
| Wharton | 7 | 2 | 3 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 2 | 1 | 0 | 0 | 17 |
| Morris County | 608 | 562 | 600 | 483 | 327 | 226 | 143 | 145 | 149 | 158 | 225 | 219 | 189 | 221 | 4,255 |

* 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 2003-2016*

| Municipality | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | TOTAL |
|----------------------|------------|------------|------------|------------|------------|------------|-----------|------------|-----------|------------|------------|-----------|------------|------------|--------------|
| Boonton | 0 | 0 | 19 | 13 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| Butler | 2 | 0 | 0 | 0 | 1 | 59 | 0 | 6 | 4 | 4 | 7 | 8 | 10 | 0 | 101 |
| Chatham Boro. | 0 | 0 | 5 | 1 | 0 | 1 | 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 | 75 |
| Denville | 0 | 77 | 118 | 46 | 19 | 12 | 7 | 0 | 0 | 6 | 0 | 0 | 0 | 4 | 289 |
| Dover | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 2 | 0 | 0 | 6 |
| East Hanover | 0 | 0 | 9 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 20 |
| Florham Park | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 7 | 10 | 7 | 7 | 0 | 0 | 0 | 34 |
| Hanover | 0 | 0 | 0 | 0 | 1 | 16 | 42 | 102 | 18 | 0 | 40 | 6 | 0 | 0 | 225 |
| Madison | 2 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 7 | 3 | 1 | 2 | 17 |
| Mine Hill | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 23 | 18 | 0 | 0 | 0 | 45 |
| Montville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 |
| Morris Twp. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | 32 | 57 | 30 | 124 |
| Morris Plains | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 25 | 0 | 0 | 0 | 67 |
| Morristown | 50 | 39 | 0 | 0 | 0 | 2 | 2 | 3 | 0 | 0 | 18 | 0 | 2 | 8 | 124 |
| Mountain Lakes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | 1 | 1 | 8 | 14 | 13 | 45 |
| zMount Arlington | 76 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 80 |
| Mount Olive | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 20 | 30 | 25 | 27 | 32 | 23 | 166 |
| Parsippany | 80 | 55 | 34 | 46 | 59 | 7 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 287 |
| Randolph | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 22 | 25 |
| Riverdale | 22 | 6 | 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 | 5 |
| Roxbury | 0 | 0 | 0 | 0 | 13 | 14 | 12 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| Washington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 19 | 17 | 38 |
| Morris County | 236 | 189 | 193 | 108 | 108 | 123 | 78 | 144 | 64 | 125 | 158 | 98 | 135 | 130 | 1,889 |

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

Table C - Multi-Family New Construction Sales by Municipality 2003-2016*

| Municipality | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | TOTAL |
|----------------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|-----------|------------|-----------|-----------|-----------|--------------|
| Butler | 0 | 0 | 30 | 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 | 36 |
| Florham Park | 0 | 0 | 0 | 0 | 0 | 1 | 6 | 9 | 2 | 1 | 3 | 0 | 0 | 0 | 22 |
| Kinnelon | 0 | 40 | 26 | 8 | 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 | 25 |
| Morristown | 4 | 0 | 6 | 10 | 5 | 62 | 12 | 49 | 19 | 17 | 6 | 0 | 0 | 0 | 190 |
| Mount Arlington | 0 | 14 | 123 | 25 | 7 | 7 | 2 | 6 | 14 | 6 | 9 | 26 | 0 | 0 | 239 |
| Netcong | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Riverdale | 35 | 7 | 20 | 133 | 118 | 95 | 51 | 29 | 15 | 32 | 56 | 24 | 0 | 0 | 615 |
| Rockaway Twp. | 140 | 6 | 0 | 0 | 0 | 24 | 30 | 20 | 22 | 22 | 27 | 0 | 63 | 52 | 406 |
| Wharton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 |
| Morris County | 179 | 105 | 207 | 177 | 131 | 193 | 103 | 113 | 72 | 79 | 105 | 56 | 66 | 57 | 1,643 |

*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 2003-2016

| Housing Type | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------|-----------|-----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Lower-Priced | \$368,288 | \$400,000 | \$459,995 | \$545,000 | \$475,000 | \$462,450 | \$490,000 | \$527,500 | \$481,250 | \$437,500 | \$440,000 | \$469,000 | \$561,900 | \$520,000 |
| Medium-Priced | \$500,067 | \$548,900 | \$644,750 | \$820,000 | \$860,000 | \$825,250 | \$820,000 | \$777,000 | \$785,000 | \$721,710 | \$749,750 | \$738,113 | \$768,179 | \$751,175 |
| Higher-Priced | \$837,835 | \$917,991 | \$1,153,524 | \$1,378,260 | \$1,625,000 | \$1,625,000 | \$1,433,794 | \$1,520,500 | \$1,310,000 | \$1,250,228 | \$1,200,000 | \$1,337,000 | \$1,459,000 | \$1,400,000 |

Table B - New Single Family Attached Median Sales Prices 2003-2016

| Housing Type | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Lower-Priced | \$319,900 | \$376,776 | \$433,550 | \$372,570 | \$376,250 | \$334,202 | \$294,990 | \$299,990 | \$309,080 | \$342,687 | \$367,050 | \$389,950 | \$438,483 | \$422,410 |
| Medium-Priced | \$370,000 | \$464,155 | \$616,792 | \$600,829 | \$514,317 | \$374,320 | \$364,990 | \$374,990 | \$397,029 | \$374,499 | \$405,719 | \$486,975 | \$616,973 | \$565,843 |
| Higher-Priced | \$575,853 | \$615,767 | \$731,367 | \$770,598 | \$796,432 | \$723,134 | \$690,938 | \$470,575 | \$695,525 | \$498,206 | \$780,315 | \$666,780 | \$843,999 | \$804,000 |

Table C - New Multi-Family Median Sales Prices 2003-2016

| Housing Type | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Lower-Priced | \$178,900 | \$154,900 | \$259,000 | \$279,990 | \$281,640 | \$299,990 | \$219,990 | \$290,000 | \$295,995 | \$284,950 | \$262,990 | \$248,000 | \$281,950 | \$344,950 |
| Medium-Priced | \$209,900 | \$267,400 | \$329,900 | \$352,990 | \$355,000 | \$349,240 | \$292,500 | \$374,000 | \$324,475 | \$319,990 | \$302,990 | \$302,195 | \$361,450 | \$371,950 |
| Higher-Priced | \$329,900 | \$349,990 | \$390,900 | \$396,900 | \$398,990 | \$783,053 | \$358,925 | \$669,000 | \$425,950 | \$735,000 | \$347,000 | \$373,900 | \$456,950 | \$472,100 |

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 9/2017 |
|------|---------------|------------------------------|--------|-------|-----------------|-------------------|---------------|----------------|--------------------------|-----------|---|
| 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 | Mt Olive | Four Seasons at Mt. Olive | 4100 | 80 | B148 , L22-1 | Route 46 | 2/17/2006 | 62.7 | 372 | Site Plan | Under Construction |
| 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 | Under Construction |
| 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 | Under Construction |
| 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 | Mine Hill | Deer View Estates. | 2004 | 1 | B73, L6 | HURD ST | 4/24/2009 | 6.26 | 37 | Site Plan | Not Constructed |
| 2009 | Rockaway Twp | 31 Green Pond Rd | 22102 | 6 | 7 | Green Pond Rd | 2/22/2016 | 1.6 | 10 | Site Plan | Under Construction |
| 2010 | Hanover | Cedar Knolls Mews | 2302 | 3 | | CEDAR KNOLLS RD | 11/18/2010 | | 140 | Site Plan | Constructed |
| 2010 | Roxbury | Roxbury Active Adult | 9302 | 1 | | ROUTE 46 | 10/4/2010 | 56.91 | 260*** | Site Plan | Not Constructed |
| 2011 | Dover | Lian Dong Site Plan | 1206 | 5 | | BLACKWELL ST | 8/11/2011 | 0.04 | 2 | Site Plan | Under Construction |
| 2011 | Hanover | Whippany Village | 7402 | 2 | | TROY HILLS RD | 9/15/2011 | 7.26 | 46 | Site Plan | Under Construction |
| 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 | Mine Hill | Salvatore Milelli Site Plan | 1302 | 6 | | ROUTE 46 | 12/28/2012 | 0.59 | 7 | Site Plan | Not 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 | 100 | 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 | Under Construction |
| 2013 | Denville | Estling Village | 30601 | 6 | | Lake Estling Rd | 12/20/2013 | 6.29 | 100 | Site Plan | Constructed |
| 2013 | Madison | 39 Green Village Rd. | 3001 | 23 | | Green Village Rd. | 6/21/13 | 0.84 | 21** | Site Plan | Not Constructed |
| 2013 | Morristown | Mountain Center | 3701 | 11 | 10 | Ford Ave | 12/5/2013 | 1 | 37 | 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 MCP-P-LDR Section 8/2016 |
|------|---------------|-----------------------------------|------------------|--------------|-----------------|--------------------|---------------|----------------|--------------------------|----------------------|--|
| 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 |
| 2013 | Rockaway Twp. | Morris Commons | 22401 | 3.07 | 3.06 | Commons Way | 3/26/2013 | 45.18 | 300 | Site Plan | Not 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 | Under Construction |
| 2014 | Mt. Olive | Marveland Estates | 6000 | 6 | 5 | Pleasant Hill Rd | 3/26/2014 | 230 | 57 | Site Plan, Major Sub | Under Construction |
| 2014 | Parsippany | Forge Pond Luxury Townhomes | 734 | 68 | 2, 63, 64 | Smith Rd | 3/10/2014 | 132.8 | 52 | Site Plan, Sub | Under Construction |
| 2014 | Randolph | Kensington Square | 101 | 22.01 | 22.02 | Brookside Rd | 7/31/2014 | 17.5 | 105 | Site Plan | Under Construction |
| 2015 | Dover | Meridia College Campus | 1208 | 7 | | East Blackwell St | 9/18/2015 | .06 | 9 | Site Plan | Unknown |
| 2015 | Dover | Meridia Transit Plaza | 1216, 1217 | 3 | 9,20 | Sussex St | 1/15/2016 | 1.22 | 214 | Site Plan | Under Construction |
| 2015 | Hanover | Whippany Rd Developers | 4201 | 29 | | Whippany Rd | 5/4/2016 | | 25 | Site Plan | Under Construction |
| 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 | Under Construction |
| 2015 | Mendham Twp. | Hillendale-St. Johns | 100 | 17.03 | | St. Johns Dr. | 6/16/2015 | 18.14 | 53 | Site Plan | Not Constructed |
| 2015 | Morris Plains | 250 Johnson Rd | 171 | 1 | | Johnson Rd. | 6/5/2015 | 15.67 | 197 | Site Plan | Under Construction |
| 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 | Under Construction |
| 2015 | Parsippany | Modera Parsippany | 725 | 6 | | Route 46 | 7/27/2015 | 13.7 | 212 | Site Plan | Under Construction |
| 2015 | Parsippany | Water's Edge | 450 | 14 | 15,16,17 | Intervale Rd | 5/19/2016 | 5.45 | 32 | Site Plan | Under Construction |
| 2015 | Pequannock | Hearle Village Improvements | 3505, 3506, 3902 | 7 | 8,4,11 | The Boulevard | 8/4/2015 | 10.06 | 35 | Site Plan | Not Constructed |
| 2015 | Roxbury | Woodmont Park at Roxbury | 9302, 9401 | 1 | 1 | Route 46 | 4/20/2015 | 56.91 | 230*** | Site Plan | Under Construction |
| 2015 | Wharton | Wharton Woods | 1603 | 14 | | Old Irondale Rd | 6/16/2015 | 9.29 | 67 | Site Plan | Under Construction |
| 2016 | Florham Park | Del Webb at Florham Park | 1401 | 1.06 | | Park Ave | 3/23/2016 | 89.92 | 189 | 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 9/2017 |
|------|----------------|--|-------|------|-----------------|------------------|---------------|----------------|--------------------------|----------------------|---|
| 2016 | Mountain Lakes | The Enclave | 40 | 116 | 3.01 | Sherwood Dr. | 5/11/2016 | 7.7 | 40 | Site Plan, Minor Sub | Not Constructed |
| 2016 | Mt. Olive | Mountain Ridge Estates | 4100 | 80 | 83,84 | Route 46 | 11/9/2016 | | 54 ⁱ | Site Plan | Under Construction |
| 2016 | Boonton Twp | Barrister Ct | 40702 | 2 | | Powerville Rd | 11/23/2016 | | 38 | Site Plan | Not Constructed |
| 2016 | Lincoln Park | Dovetail Commons | 9 | 24.1 | | Comly Rd | 6/14/2017 | | 24 | Site Plan | Not Constructed |
| 2016 | Riverdale | 4 Hamburg Tpk | 9 | 9 | | Hamburg Tpk | 6/20/2017 | | 7 | Site Plan | Not Constructed |
| 2017 | Florham Park | Afton Village | 905 | 3.02 | | Hanover Rd | 1/24/2017 | | 16 | Site Plan | Not Constructed |
| 2017 | Florham Park | The Green at Florham Park Supportive Housing | 1401 | 1.06 | | Park Ave | 4/17/2017 | | 64 | Site Plan | Under Construction |
| 2017 | Florham Park | Sun Valley III | 4201 | 29 | 32,33,34 | Passaic Ave | 5/16/2017 | | 160 | 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.

Note: County approved projects known to have been subsequently withdrawn or denied by local government are not included.

* Number of units amended to reflect municipal approvals where difference identified (*).

** 39 Green Village Rd. in Madison was originally approved for 21 units in 2013 but was destroyed by fire before it could be occupied. It was reappraised for 26 units in 2014. Consequently, the 21 units from 2013 are not reflected in the rental totals identified in Table 14 on page 7 of this report.

***Roxbury Active Adult in Roxbury was originally approved for 260 units in 2010 but replaced by Woodmont Park at Roxbury with 230 units. Consequently, the 260 units from 2010 are not reflected in the rental totals identified in Table 14 on page 7 of this report.

ⁱ Mountain Ridge Estates (since renamed to Mount Olive Mews) consists of 215 for sale townhomes and 54 affordable rentals.

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