

MORRIS COUNTY NEW CONSTRUCTION RESIDENTIAL SALES 2024 SUMMARY UPDATE

**PREPARED BY
THE MORRIS COUNTY OFFICE OF PLANNING AND PRESERVATION
OCTOBER 2025**



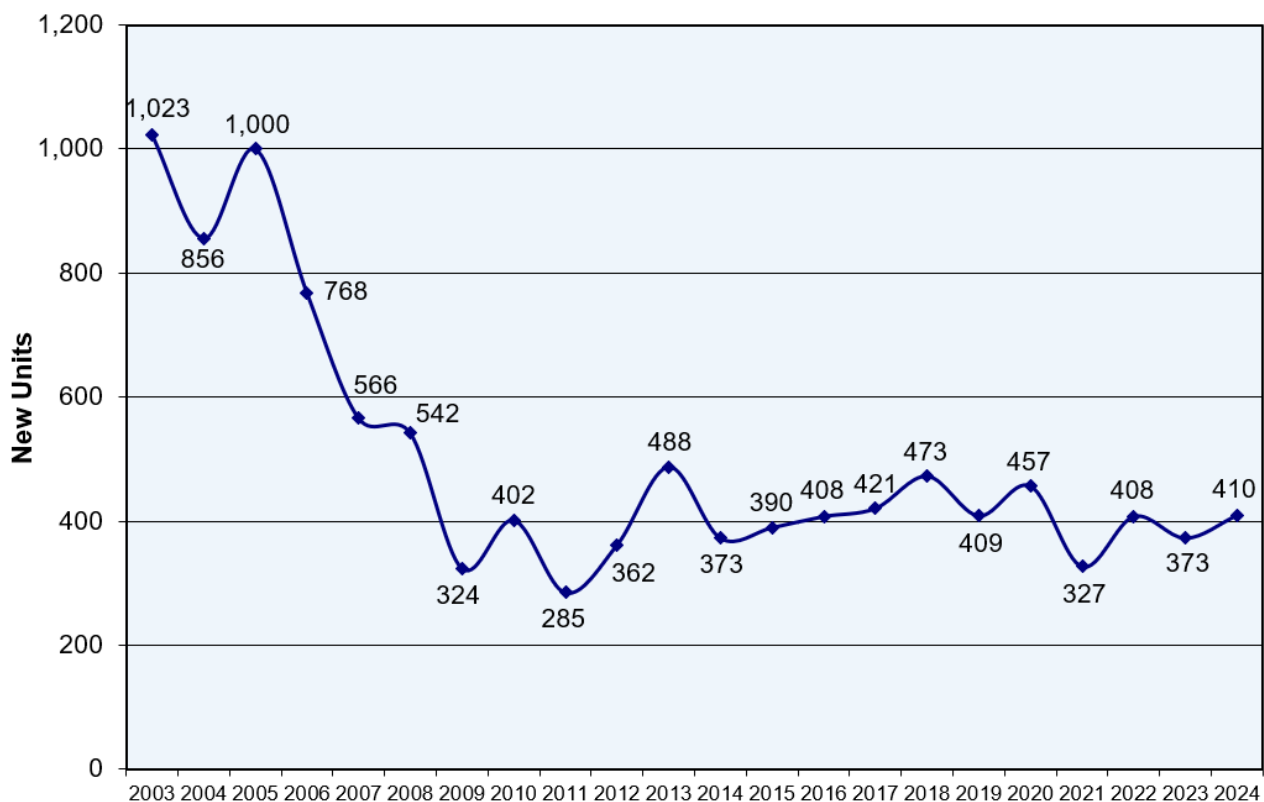
Introduction

This summary provides new home sales data for 2024 and updates the [New Construction Residential Sales 2003-2010](#) report and subsequent update reports provided for the years 2011 to 2023.¹ This information was obtained from the New Jersey Department of Community Affairs, which compiles data on new home warranties and includes the price paid for newly constructed, for-sale housing units, by type of unit sold.² The data includes records of first time sales of newly constructed for-sale dwellings for which a new warranty has been issued.³ Data related to new rental construction is also addressed in this report.

New Units Sold – All Types

In 2024, there were 410 new residential units sold, an increase of 9.9% from 2023. Yearly sales of new residential units since 2003 are illustrated in Exhibit 1.

Exhibit 1 – New Construction Residential Sales – All Types 2003-2024



¹ Additional details regarding data from 2011 through 2023 are included in the New Construction Residential Sales Summary Updates for 2011 through 2023, located at <https://www.morriscountynj.gov/Departments/Planning-and-Preservation>.

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

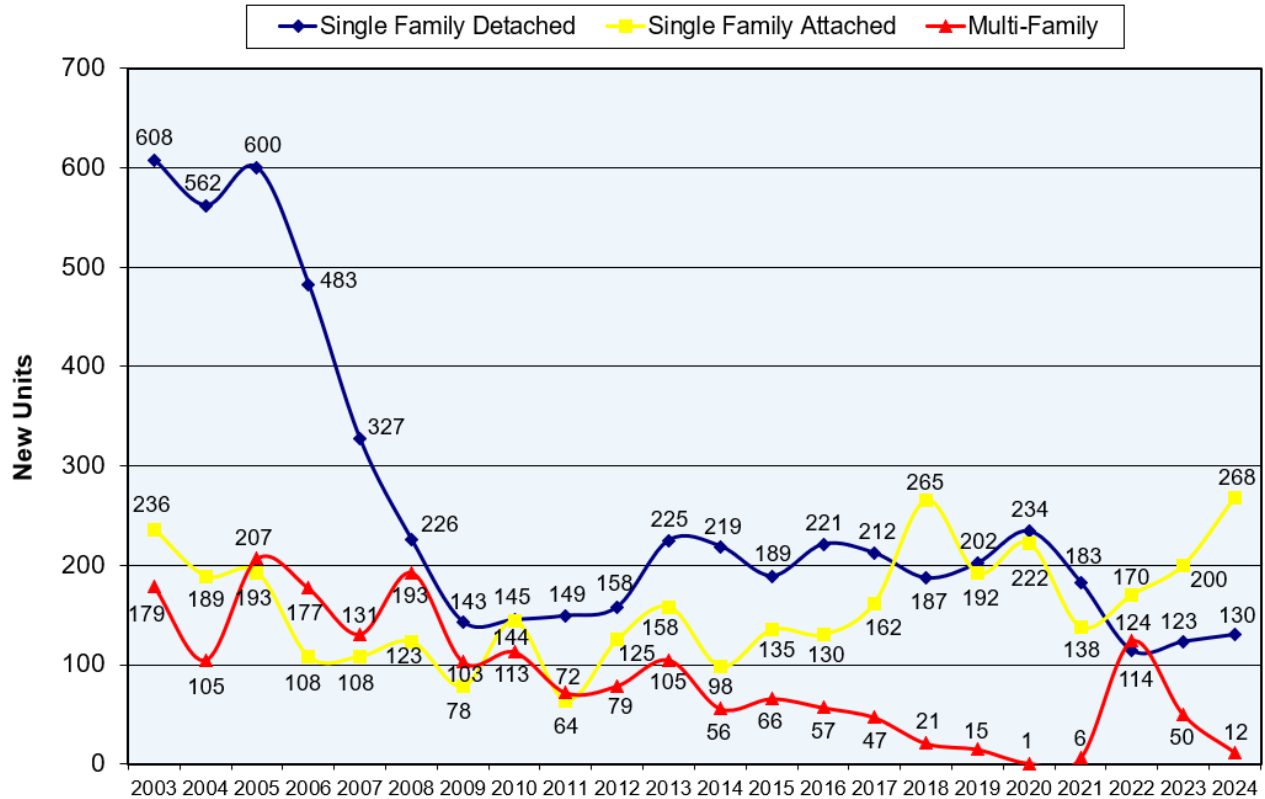
³ New dwellings built directly by homeowners are not included as no home warranty is required. New dwellings built as rentals are not included in the NJDCA data. Unless otherwise noted, all data references "for-sale" units.

New Units Sold Between 2023 and 2024 by Type

Between 2023 and 2024, sales of new single-family detached and single-family attached units increased by 5.7% and 34.0%, respectively. Sales of new multi-family units decreased by 76.0% during this period.

As a percentage of all new units sold, between 2023 and 2024 single-family detached units decreased from 33.0% to 31.7%, single-family attached units increased from 53.6% to 65.4% and multi-family units decreased from 13.4% to 2.9%.

Exhibit 2 – Sales of New Residential Units by Type 2003-2024



Between 2003 and 2024, 11,065 newly constructed residential units were sold. Of these, 51.0% were single-family detached, 31.7% were single-family attached and 17.3% were multi-family.

Table 1 - New Construction Residential Sales by Unit Type 2003-2024

Type of Development	Single Family Detached	Single Family Attached (townhome & duplex)	Multi-Family (3+units)	Total
2003	608	236	179	1,023
2004	562	189	105	856
2005	600	193	207	1,000
2006	483	108	177	768
2007	327	108	131	566
2008	226	123	193	542
2009	143	78	103	324
2010	145	144	113	402
2011	149	64	72	285
2012	158	125	79	362
2013	225	158	105	488
2014	219	98	56	373
2015	189	135	66	390
2016	221	130	57	408
2017	212	162	47	421
2018	187	265	21	473
2019	202	192	15	409
2020	234	222	1	457
2021	183	138	6	327
2022	114	170	124	408
2023	123	200	50	373
2024	130	268	12	410
Total for Period	5,640	3,506	1,919	11,065

Table 2 - Percentage of Total New Development by Type 2003-2024

Type of Development	Single Family Detached	Single Family Attached (townhome & duplex)	Multi-Family (3+units)
2003	59.4%	23.1%	17.5%
2004	65.7%	22.1%	12.3%
2005	60.0%	19.3%	20.7%
2006	62.9%	14.1%	23.0%
2007	57.8%	19.1%	23.1%
2008	41.7%	22.7%	35.6%
2009	44.1%	24.1%	31.8%
2010	36.1%	35.8%	28.1%
2011	52.3%	22.5%	25.3%
2012	43.6%	34.5%	21.8%
2013	46.1%	32.4%	21.5%
2014	58.7%	26.3%	15.0%
2015	48.5%	34.6%	16.9%
2016	54.2%	31.9%	14.0%
2017	50.4%	38.5%	11.2%
2018	39.5%	56.0%	4.4%
2019	49.4%	46.9%	3.7%
2020	51.2%	48.6%	0.2%
2021	56.0%	42.2%	1.8%
2022	27.9%	41.7%	30.4%
2023	33.0%	53.6%	13.4%
2024	31.7%	65.4%	2.9%
Total for Period	51.0%	31.7%	17.3%

Location of New Unit Sales 2024

- While sales of new single-family detached units are less concentrated than other dwelling types, just three municipalities represented 49.2% of all new single-family detached unit sales in 2024. Roxbury led sales in the single-family detached category with 46 units sold, 44 of which were from the Stone Water Village. Chatham Township and Madison both had nine single-family detached units sold, distributed throughout each municipality.
- Of the newly constructed single-family attached units sold in 2024, 71.3% were located in three municipalities. Denville led sales in the single-family attached category with 91 units sold, 59 of which were from the Enclave at Denville townhomes and 32 of which were from the Meadows at Denville townhomes. Wharton followed with 53 units, all of which were from the Morris Woods townhomes. A total of 47 newly constructed single-family attached units were sold in East Hanover, all of which were from the Valley View Park townhomes.
- The new multi-family units sold in 2024 were located in just two municipalities. Rockaway Township had the largest number of multi-family units sold with ten units, all of which were from the age-restricted Fox Crest condominiums. Two multi-family units were sold in Roxbury, as part of the Victoria Commons development.⁴

Table 3 – 2024 New Construction Single-Family Detached Sales

Top Three Municipalities	Units	Percent Total
Roxbury	46	35.4%
Chatham Twp.	9	6.9%
Madison	9	6.9%
Other	66	50.8%
COUNTY TOTAL	130	100.0%

Table 4 – 2024 New Construction Single-Family Attached Sales

Top Three Municipalities	Units	Percent Total
Denville	91	34.0%
Wharton	53	19.8%
East Hanover	47	17.5%
Other	77	28.7%
COUNTY TOTAL	268	100.0%

Table 5 – 2024 New Construction Multi-Family Sales

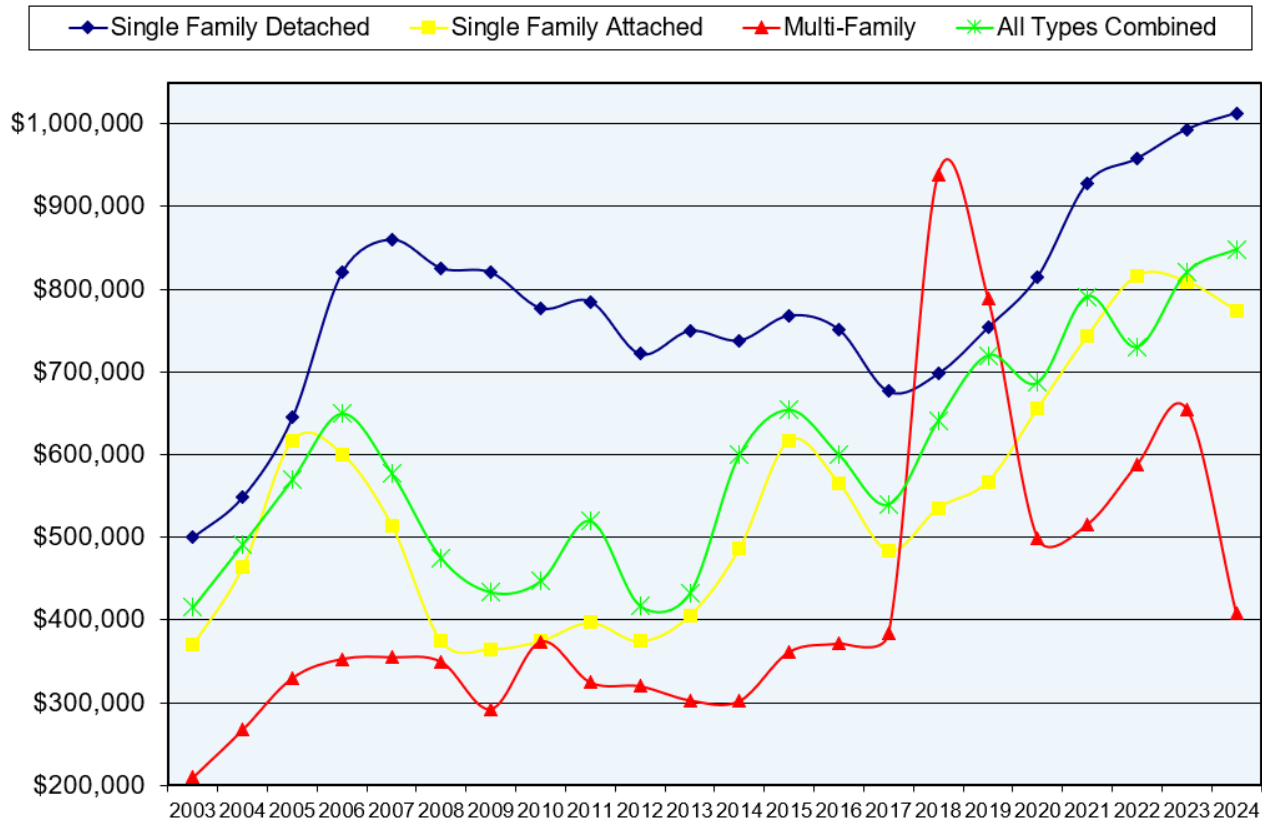
Top Three Municipalities	Units	Percent Total
Rockaway Twp.	10	83.3%
Roxbury	2	16.7%
N/A		
Other	0	0.0%
COUNTY TOTAL	12	100.0%

⁴ The market rate units in the Victoria Commons development were single-family attached while the affordable units were multi-family.

New Construction Median Prices 2023 to 2024

The median price for all housing types combined increased from \$820,000 in 2023 to \$848,163 in 2024, an increase of 3.4%.⁵ Individually, the median price for single-family detached units increased in 2024, while the median price for single-family attached and multi-family units decreased.⁶

Exhibit 3 – New Construction Median Sales Prices - All Types 2003-2024



- The median sales price for new single-family detached homes increased from \$993,190 to \$1,012,840 (2.0%) between 2023 and 2024, with prices ranging from \$480,000 to \$5,621,831. In this category, the median sales price of lower priced homes increased by 10.4% while the median price of higher priced homes increased by 2.3%.
- The median sales price for new single-family attached homes decreased from \$808,995 to \$773,858 (-4.3%). The median sales price of lower priced homes in this category decreased by 8.3% while the median price for higher priced homes in this category decreased by 42.9%. Prices ranged from \$42,000 to \$2,135,001.
- The median sales price for new multi-family homes decreased from \$654,995 to \$407,900 (-37.7%). The median sales price of lower priced homes in this category decreased by 36.5% while the median price for higher priced homes in this category decreased by 11.7%. Prices ranged from \$120,226 to \$659,900.

⁵ 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.

⁶ 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.⁷

Table 6 - New Construction Median Sales Prices – All Types 2003-2024

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
2023	\$993,190	\$808,995	\$654,995	\$820,000
2024	\$1,012,840	\$773,858	\$407,900	\$848,163

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

Table 7 - New Single-Family Detached Sales Prices – 2024⁸

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$828,250	\$480,000	\$899,550
Medium Priced	\$1,012,840	\$900,370	\$1,379,900
Higher Priced	\$2,200,000	\$1,400,000	\$5,621,831

Table 8 - New Single-Family Attached Sales Prices – 2024⁹

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$550,100	\$42,000	\$720,825
Medium Priced	\$773,858	\$720,852	\$875,000
Higher Priced	\$960,000	\$879,050	\$2,135,001

⁷ See also Appendix 2

⁸ The lowest priced new single-family detached unit sold was located in Long Hill and the highest priced was located in Mendham Township.

⁹ The lowest priced new single-family attached unit sold was located in Denville and the highest priced was located in Chatham Township.

Table 9 - Multi-Family Sales Prices – 2024¹⁰

Price Range Categories	Median Price	Minimum Price	Maximum Price
Lower Priced	\$241,365	\$120,226	\$369,900
Medium Priced	\$407,900	\$389,900	\$549,900
Higher Priced	\$639,900	\$570,000	\$659,900

New Construction Median Sizes 2023 to 2024

The combined median size for all new housing types sold in 2024 was 2,493 square feet, down 5.0% from 2023.

- The median size for new single-family detached units sold in 2024 was 3,336 square feet, down 2.2% from 2023. Sizes ranged from 1,936 square feet to 7,630 square feet.
- The median size for new single-family attached units sold in 2024 was 2,169 square feet, down 13.1% from 2023. Sizes ranged from 936 square feet to 4,260 square feet.
- The median size for new multi-family units sold in 2024 was 992 square feet, down 52.1% from 2023. Sizes ranged from 728 square feet to 1,896 square feet.

Table 10 - Median Housing Unit Sizes (Square Feet) – All Types 2003-2024

Housing Type	Single Family Detached	Single Family Attached	Multi-Family	All Types Combined
2003	3,215	1,892	1,320	2,684
2004	3,226	2,116	1,148	2,732
2005	3,378	2,403	1,612	2,811
2006	3,639	2,870	1,136	3,044
2007	3,644	2,276	1,048	2,584
2008	3,605	1,982	1,152	2,036
2009	3,323	1,470	1,149	2,100
2010	3,381	1,450	1,212	1,624
2011	3,610	2,138	1,363	2,386
2012	3,382	1,938	1,479	2,151
2013	3,190	1,914	1,152	2,080
2014	3,295	2,179	1,479	2,569
2015	3,384	2,521	1,680	2,740
2016	3,172	2,538	1,568	2,583
2017	3,168	1,960	1,568	2,259
2018	3,267	2,125	1,645	2,350
2019	3,198	2,412	1,707	2,462
2020	2,907	2,435	1,200	2,540
2021	3,062	2,412	1,604	2,554
2022	3,321	2,412	1,570	2,332
2023	3,412	2,496	2,070	2,625
2024	3,336	2,169	992	2,493

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

Table 11 - New Single-Family Detached Square Feet by Price Category - 2024¹¹

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq. Ft.
Lower Priced	2,512	1,936	4,944
Medium Priced	3,334	2,357	5,152
Higher Priced	4,676	2,700	7,630

Table 12 - New Single-Family Attached Square Feet by Price Category - 2024¹²

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq. Ft.
Lower Priced	2,169	936	2,496
Medium Priced	2,130	1,049	3,986
Higher Priced	2,853	1,049	4,260

Table 13 - New Multi-Family Square Feet by Price Category - 2024¹³

Price Range Categories	Median Sq. Ft.	Minimum Sq. Ft.	Maximum Sq. Ft.
Lower Priced	933	728	1,032
Medium Priced	951	914	1,408
Higher Priced	1,896	1,431	1,896

¹¹ The smallest new single-family detached unit sold was located in the Town of Boonton and the largest was located in Montville.

¹² The smallest new single-family attached unit sold was located in Florham Park and the largest was located in Morris Plains.

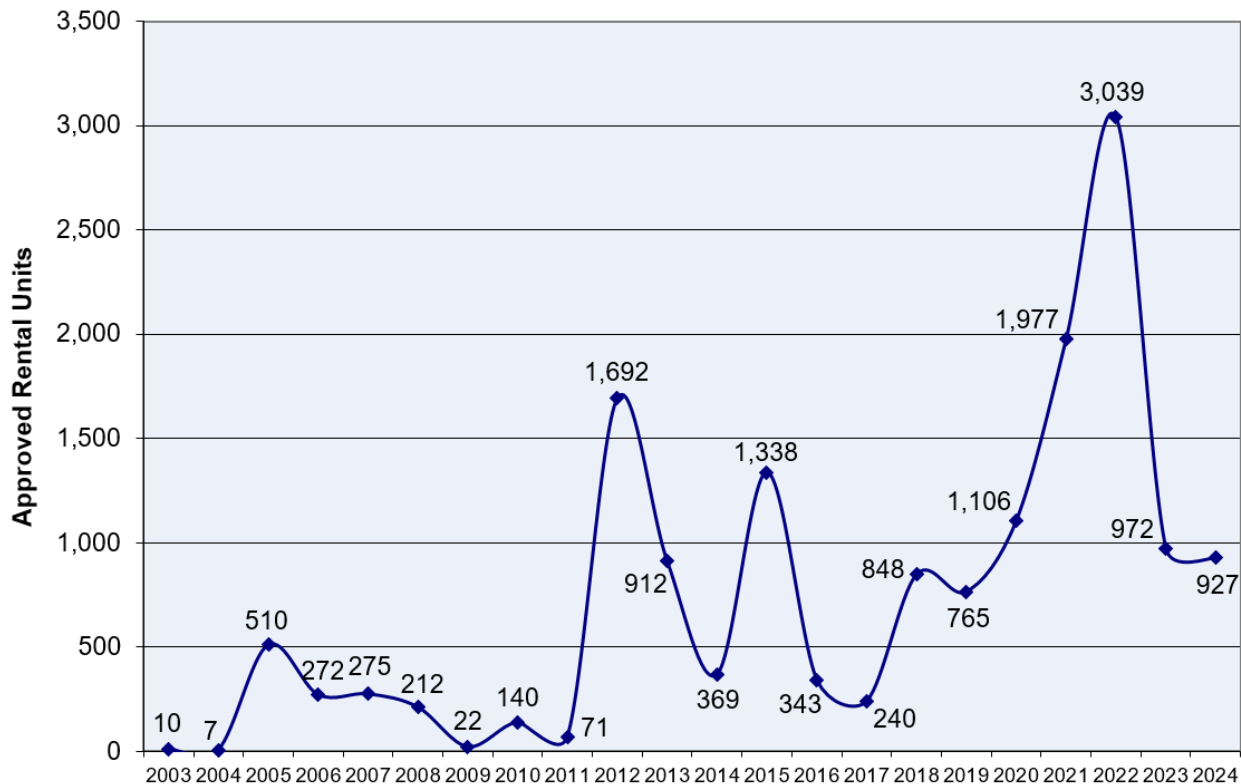
¹³ The smallest new multi-family unit sold was located in Roxbury and the largest was located in Rockaway Township.

New Rental Residential Construction

The data presented thus far includes only for-sale units for which a warranty has been issued. However, the construction of new *rental* housing has made up the bulk of new housing construction in Morris County over the last decade. To assess this activity, an analysis of development review records from the Morris County Planning Board was conducted.¹⁴

The Morris County Planning Board approved development applications that included 15,120 rental units in 134 projects between 2003 and 2023. Age-restricted units represented 1,959 (13.0%) of these units. In 2024, ten applications that included 927 rental units were approved, down from 972 rental units in 2023. Age-restricted units represented 250 (27.0%) of the units approved in 2024. By comparison, only 410 units of new *for-sale* housing were sold in 2024.¹⁵ The largest rental developments approved in 2024 were the 390-unit KRE site, located just north of the Randolph border on Canfield Avenue in Mine Hill, followed by the 175-unit age-restricted Thrive at Roxbury development, located at the intersection of Route 10 and Hillside Avenue in Roxbury.

Exhibit 4 – Approved Rental Units 2003-2024



During the first ten months of 2025, twelve projects including 1,028 rental units were approved, 41 of which were age-restricted (4.0%). The largest rental developments approved in 2025 so far were the 281-unit R&O Madison Urban Renewal development, located at the site of an existing office building at 1 Giralda Farms in Madison, followed by the 280-unit mixed-use 6 Sylvan Way development, located at the site of the recently demolished Avis Budget Group headquarters in Parsippany.

¹⁴ 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.

¹⁵ As shown by Table 1, a total of 11,065 newly constructed units were sold from 2003 to 2024.

The 6 Sylvan Way, KRE, R&O Madison Urban Renewal and Thrive at Roxbury developments are all subject to affordable housing set-asides.

Details concerning each individual project approved between 2003 and October of 2025 are provided in Appendix 3.¹⁶

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

Rental Units / Projects Approved	2003-2023 Total	2024	Jan. 2025 - Oct. 2025
Non-Age-Restricted Rental <u>Units</u> Approved by MCPB	13,161	677	987
Non-Age-Restricted Rental <u>Projects</u> Approved by MCPB	118	8	10
Age-Restricted Rental <u>Units</u> Approved by MCPB ¹⁷	1,959	250	41
Age-Restricted Rental <u>Projects</u> Approved by MCPB	16	2	2

¹⁶ As 2025 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 2025 are not currently available.

¹⁷ Figures may include non-independent living nursing facility bedrooms.

Summary of Findings

- A total of 410 newly constructed housing units were sold in Morris County in 2024, an increase of 9.9% from 2023. By comparison, sales of newly constructed housing units were up 1.4% in New Jersey during this period.
- Sales of new single-family detached homes increased by 5.7% in 2023, with 130 units representing 31.7% of new unit sales. Despite this increase, this remains the second lowest level by percentage of sales for this type of housing unit during the 2003-2024 study period and the third lowest by number of units sold, with 2022 being the year with the lowest level (both by number and percent). Single-family detached homes represented 51.0% of new construction sales for the entire study period.
- In 2024, 27.7% of the 130 new single-family detached home sales were teardowns and rebuilds, the lowest level dating back to 2012. The total number of new construction sales generated by teardown/rebuilds was 35.5% during the 2012 to 2024 period, with the peak year of this phenomenon being 2017 (42.9%).¹⁸ Despite the downturn this year, the continuation of this activity 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. **The net number of such homes added to the housing supply was just 94, despite 130 such units being sold in that year.**
- Sales of new single-family attached homes increased by 34.0% in 2024, achieving a record high both numerically (268), and as a percentage of all newly constructed home sales (65.4%), and more than twice the 31.7% this housing type represented during the 2003-2024 study period. This reflects the increased importance of this type of housing in recent years.
- Sales of new multi-family units decreased by 76.0% in 2024, with 12 units representing 2.9% of new unit sales. They represented 17.3% of new construction sales for the entire 2003-2024 study period.
- The median new home sales price for all housing types combined in Morris County increased by 3.4% in 2024, to \$848,163, a record high for the 2003-2024 study period. By comparison, the median sales price for all housing types combined decreased by 0.3% in New Jersey, to \$665,606.
- The median sales price for new single-family detached homes increased by 2.0% in 2024, to \$1,012,840, a record high for this type of housing during the study period.
- The median sales price for new single-family attached homes decreased by 4.3% in 2024, to \$773,858, still the third highest price for this type of housing during the study period (the peak of \$815,832 was reached in 2022).
- The median sales price for new multi-family units decreased by 37.7% in 2024, to \$407,900, reflecting the much smaller size of the multi-family units sold this year, as discussed below. Note this category only included twelve units sold in 2024, of which ten were in a single project.
- In 2024, the median size for new single-family detached units sold decreased by 2.2% to 3,336 square feet and the median size for single-family attached units decreased by 13.1% to 2,169 square feet. The median size for multi-family units decreased by 52.1% to 992 square feet in 2024,

¹⁸ Teardown/rebuild data first compiled in 2012. Based on a Morris County Office of Planning and Preservation review of aerial photography.

a record low for the study period, and down from what had been a record high in 2023 for this type of housing unit.

- For the second year in a row, Roxbury led sales of new single-family detached units, driven by the Stone Water Village. Denville led sales of single-family attached units, driven by the Enclave at Denville townhomes and the Meadows at Denville townhomes. Rockaway Township led sales of multi-family units, driven by the age-restricted Fox Crest condominiums.
- Rental approvals have remained substantial, with 927 units approved in 2024 and 1,028 units approved during the first ten months of 2025. Rental development activity is expected to remain strong due to affordable housing settlement agreements and subsequent increases in higher density housing projects, high for-sale housing prices and continued market demand.
- The 1,806 residential units authorized by building permits in 2024 was a 55.6% increase from 2023 and will likely be reflected by significant residential development in the near future.¹⁹ Building permit data may be further reviewed at:
<https://www.morriscountynj.gov/Departments/Planning-and-Preservation/Data>

¹⁹ Building permit data does not define whether construction will be for-sale or rental.

- **2003-2024 New Construction Residential Sales Summary**

New Residential Construction – 2003-2024 Summary

Year	Total New Construction Sold (All Types Combined)	Total New Construction Median Sales Price (All Types Combined)	Total New Construction Median Housing Size (All Types Combined)
2003	1,023	\$415,715	2,684 S.F.
2004	856	\$491,561	2,732 S.F.
2005	1,000	\$569,950	2,811 S.F.
2006	768	\$649,551	3,044 S.F.
2007	566	\$577,500	2,584 S.F.
2008	542	\$474,834	2,036 S.F.
2009	324	\$433,906	2,100 S.F.
2010	402	\$447,500	1,624 S.F.
2011	285	\$520,000	2,386 S.F.
2012	362	\$417,475	2,151 S.F.
2013	488	\$432,500	2,080 S.F.
2014	373	\$600,000	2,569 S.F.
2015	390	\$654,107	2,740 S.F.
2016	408	\$599,900	2,583 S.F.
2017	421	\$540,000	2,259 S.F.
2018	473	\$641,180	2,350 S.F.
2019	409	\$720,000	2,462 S.F.
2020	457	\$687,000	2,540 S.F.
2021	327	\$791,190	2,554 S.F.
2022	408	\$729,990	2,332 S.F.
2023	373	\$820,000	2,625 S.F.
2024	410	\$848,163	2,493 S.F.

New Residential Construction by Type, Price and Size 2003-2024

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
2022	114	\$957,750	3,321	170	\$815,832	2,412	124	\$587,495	1,570
2023	123	\$993,190	3,412	200	\$808,995	2,496	50	\$654,995	2,070
2024	130	\$1,012,840	3,336	268	\$773,858	2,169	12	\$407,900	992

(SF = Square Feet)

Appendix 1 – New Construction Residential Sales by Municipality 2003-2024

Table A – Single-Family Detached New Construction Sales by Municipality 2003-2024*

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
Boonton	4	11	4	5	1	3	3	7	2	2	1	0	0	0	0	0	3	2	3	0	0	3	54
Boonton Twp.	6	3	4	9	4	5	1	3	1	0	2	0	2	1	1	1	2	0	0	1	0	0	46
Butler	2	2	1	2	5	4	4	2	1	1	1	4	0	2	1	3	2	0	0	1	0	1	39
Chatham Boro.	1	2	2	4	3	4	2	3	2	3	8	3	4	9	11	10	15	19	11	4	7	4	131
Chatham Twp.	8	15	16	16	32	22	15	12	14	14	17	19	23	15	26	18	24	21	12	11	13	9	372
Chester Boro.	0	1	0	1	3	1	2	3	1	0	2	1	1	2	0	2	0	0	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	0	1	126
Denville	15	10	12	5	10	9	1	3	5	3	7	7	5	4	8	4	3	5	6	2	2	4	130
Dover	5	12	6	8	3	2	4	3	3	2	2	3	0	7	5	2	3	3	1	0	1	1	76
East Hanover	3	14	11	11	7	7	2	4	2	2	3	2	7	6	5	4	2	4	0	4	3	1	104
Florham Park	2	6	12	21	12	5	6	10	11	12	7	15	16	16	10	5	21	39	46	22	8	8	310
Hanover	1	4	10	33	31	12	8	9	10	3	22	11	15	14	3	3	4	4	1	2	7	5	212
Harding	4	2	8	11	2	4	6	8	5	2	2	6	3	3	1	1	1	6	2	0	2	4	83
Jefferson	130	89	97	58	9	5	6	1	3	3	1	0	2	4	2	1	1	3	3	1	3	1	423
Kinnelon	9	18	26	20	13	5	3	1	4	8	1	3	3	2	1	0	1	0	2	1	1	1	123
Lincoln Park	3	2	3	1	1	0	2	0	0	3	0	1	0	1	0	1	2	0	1	1	0	1	23
Long Hill	2	2	6	0	2	4	2	1	4	1	1	3	3	0	3	1	1	1	1	2	1	2	43
Madison	5	5	17	17	15	11	10	4	9	10	14	18	17	16	9	20	16	17	14	7	10	9	270
Mendham Boro.	2	1	4	4	0	2	2	1	0	0	1	2	0	1	1	0	1	0	1	0	1	0	24
Mendham Twp.	10	8	9	8	13	8	3	5	1	0	1	1	0	2	3	0	2	2	3	4	1	4	88
Mine Hill	2	3	1	0	1	1	1	1	0	0	1	2	1	0	0	0	3	0	1	0	1	0	19
Montville	21	26	22	15	28	9	9	10	6	15	16	9	3	7	7	4	7	6	5	8	7	7	247
Morris Twp.	9	6	6	5	8	9	3	2	3	6	6	4	6	6	3	6	6	3	2	1	3	1	104
Morris Plains	1	5	0	1	3	0	0	0	0	0	0	0	0	2	1	2	0	1	0	3	0	1	20
Morristown	0	1	1	0	0	1	2	3	1	0	2	1	2	4	1	2	0	0	2	0	2	0	25
Mountain Lakes	5	1	7	2	3	2	0	1	0	2	3	2	3	3	0	3	2	1	2	0	0	0	42
Mount Arlington	1	2	2	7	5	8	2	2	1	8	4	7	7	10	7	4	1	2	0	1	0	0	81
Mount Olive	113	93	108	34	34	20	8	3	22	20	48	51	32	40	65	55	44	53	39	13	1	4	900
Netcong	0	1	2	0	1	1	0	0	0	0	0	0	0	0	0	1	3	5	0	0	0	0	14
Parsippany	111	84	70	63	31	29	19	11	19	10	17	19	13	24	18	17	19	25	20	15	14	8	656
Pequannock	7	7	5	5	3	0	1	5	3	4	2	6	6	4	1	2	1	2	1	3	1	0	69
Randolph	27	26	18	15	3	5	4	2	3	8	15	9	2	2	3	5	2	3	1	1	0	1	155
Riverdale	6	1	12	15	3	0	0	1	0	0	0	0	1	2	0	1	0	0	0	1	2	1	46
Rockaway Boro.	0	1	6	4	2	1	0	1	1	0	0	0	3	1	1	1	0	0	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	3	2	154
Roxbury	5	4	11	10	6	6	0	6	3	7	5	0	1	6	5	3	0	1	1	0	29	46	155
Washington	37	49	34	34	15	10	3	8	3	7	3	2	1	2	3	1	1	1	1	0	0	0	216
Wharton	7	2	3	0	1	0	0	1	0	0	2	1	0	0	0	0	1	0	0	0	0	0	18
Morris County	608	562	600	483	327	226	143	145	149	158	225	219	189	221	212	187	202	234	183	114	123	130	5,640

*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 2003-2024*

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
Boonton	0	0	19	13	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	36
Butler	2	0	0	0	1	59	0	6	4	4	7	8	10	0	3	1	7	16	5	0	0	0	133
Chatham Boro.	0	0	5	1	0	1	0	0	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	37	6	124
Denville	0	77	118	46	19	12	7	0	0	6	0	0	0	4	1	0	0	0	0	0	14	91	395
Dover	0	0	0	0	0	0	0	4	0	0	0	2	0	0	0	0	0	1	0	0	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	0	47	77
Florham Park	0	0	0	0	0	0	3	7	10	7	7	0	0	0	0	0	0	51	38	56	6	20	205
Hanover	0	0	0	0	1	16	42	102	18	0	40	6	0	0	4	18	2	0	0	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	0	0	2
Madison	2	0	0	0	0	2	0	0	0	0	7	3	1	2	0	2	0	0	0	2	2	2	23
Mine Hill	1	0	0	0	0	0	0	0	3	23	18	0	0	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	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	0	0	470
Morris Plains	0	0	0	0	0	0	0	0	0	42	25	0	0	0	0	0	0	0	0	57	114	30	268
Morristown	50	39	0	0	0	2	2	3	0	0	18	0	2	8	2	6	0	0	2	0	4	0	138
Mountain Lakes	0	0	0	0	0	0	0	1	7	1	1	8	14	13	0	1	1	16	14	0	0	0	77
Mount Arlington	76	1	0	0	0	0	0	0	0	0	0	0	0	3	24	30	0	0	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	20	0	304
Parsippany	80	55	34	46	59	7	5	1	0	0	0	0	0	0	29	25	8	8	4	5	0	16	382
Randolph	0	0	0	0	0	0	0	0	0	0	0	3	0	22	54	41	14	0	0	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	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	0	0	117
Roxbury	0	0	0	0	13	14	12	3	0	0	0	0	0	0	0	0	0	0	0	0	3	2	47
Washington	0	0	0	0	0	0	0	0	0	0	0	2	19	17	6	0	0	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	0	53	54
Morris County	236	189	193	108	108	123	78	144	64	125	158	98	135	130	162	265	192	222	138	170	200	268	3,506

*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., and Victory Gardens.

Table C - Multi-Family New Construction Sales by Municipality 2003-2024*

Municipality	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	TOTAL
Butler	0	0	30	0	0	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	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	1	0	101
Kinnelon	0	40	26	8	0	0	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	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	33	0	45
Morristown	4	0	6	10	5	62	12	49	19	17	6	0	0	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	0	0	239
Netcong	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Randolph	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5
Riverdale	35	7	20	133	118	95	51	29	15	32	56	24	0	0	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	11	10	515
Roxbury	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2
Wharton	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
Morris County	179	105	207	177	131	193	103	113	72	79	105	56	66	57	47	21	15	1	6	124	50	12	1,919

*The 25 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 2003-2024**

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
2023	\$750,000	\$993,190	\$2,150,000
2024	\$828,250	\$1,012,840	\$2,200,000

**Table B - New Single-Family Attached
Median Sales Prices 2003-2024**

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
2023	\$599,990	\$808,995	\$1,679,995
2024	\$550,100	\$773,858	\$960,000

**Table C - New Multi-Family
Median Sales Prices 2003-2024**

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
2023	\$379,900	\$654,995	\$725,000
2024	\$241,365	\$407,900	\$639,900

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 10/2025
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	Madison	Madison Residential	1801	3		Central Ave.	2/2/2009	.138	12	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	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	MLIC- 45-47 East Blackwell	1211	3		Blackwell St	11/9/2012	0.13	3	Site Plan	Constructed
2012	Florham Park	Sun Valley Plaza	4201	28		Passaic Ave	3/6/2012	64.39	111	Site Plan	Constructed
2012	Montville	LaSala Devel. Apartments	40	30.03		Jacksonville Rd	6/29/2012	2.85	6	Site Plan	Constructed
2012	Montville	Towaco Crossings	96	3		Whitehall Rd	12/28/2012	1.65	6	Site Plan	Constructed
2012	Morristown	Speedwell Ave. Redevelopment	5803	8		Speedwell Ave	12/17/2012	2.82	268	Site Plan	Constructed
2012	Rockaway Twp.	Pondview Estates	11501	41		Union Tpke	2/27/2012	213.02	1,050	Site Plan	Under Construction
2012	Wharton	Avalon Bay	403	1		Dewey Ave	11/21/2012	8.59	248	Site Plan	Constructed
2013	Boonton	Avalon Bay Boonton	69	72		Wootton St.	5/31/2013	16.63	350	Site Plan	Constructed
2013	Denville	Estling Village	30601	6		Lake Estling Rd	12/20/2013	6.29	100	Site Plan	Constructed
2013	Morristown	Mountain Center	3701	11	10	Ford Ave	12/5/2013	1	37	Site Plan	Constructed
2013	Mt. Arlington	Fieldstone at Mt. Arlington	61	42.01, 42.02		Valley Rd.	7/5/2013	55.3	300	Site Plan	Constructed
2013	Randolph	Brightview	111	21	19,20	Quaker Church Rd	10/22/2013	5.03	125	Site Plan	Constructed
2014	Dover	Lian Dong, Lot 10	1208	10		Blackwell St	8/25/2014	0.13	6	Site Plan	Constructed
2014	Dover	Maulon Holder	1904	5		Blackwell St	8/6/2014	0.17	3	Site Plan	Constructed
2014	Madison	39 Green Village Rd.	3001	23		Green Village Rd.	7/21/2014	0.84	26	Site Plan	Constructed
2014	Morris Plains	Arbor Terrace	23	1	1.07	Speedwell Ave	12/29/2014	2.85	82	Site Plan	Constructed
2014	Morristown	Morris St Redevelopment	3701	11		Morris St	2/4/2014	1.28	38	Minor Sub, Site Plan	Constructed
2014	Mt. Olive	Marveland Crescent	6000	6	5	Pleasant Hill Rd	3/26/2014	230	57	Site Plan, Major Sub	Constructed
2014	Parsippany	Forge Pond Luxury Townhomes	734	68	2, 63, 64	Smith Rd	3/10/2014	132.8	52	Site Plan, Sub	Constructed
2014	Randolph	Kensington Square	101	22.01	22.02	Brookside Rd	7/31/2014	17.5	105	Site Plan	Constructed
2015	Dover	Meridia College Campus	1208	7		East Blackwell St	9/18/2015	.06	9	Site Plan	Constructed
2015	Dover	Meridia Transit Plaza	1216, 1217	3	9,20	Sussex St	1/15/2016	1.22	214	Site Plan	Constructed

(Continued next page)

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

Year	Municipality	Project Name	Block	Lot	Additional Lots	Identifying Road	Approval Date	Site Plan Area	Number of Units Approved	Type	Construction status per MCPP-LDR Section 10/2025
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	Moder 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
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 ¹	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 ¹	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	Constructed
2018	Lincoln Park	Meridia Transit Village	139	19	20,21	Main St	8/23/2019	.437	46	Site Plan	Constructed
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 ¹	Site Plan, Major Sub	Constructed
2018	Morris Twp	Colgate Residential	10401	3		East Hanover Ave	10/29/2018	24.27	66 ¹	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	Morris Plains	M&M at Morris Plains	121	1		Tabor Rd	1/15/2019	62.7	295 ¹	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	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 10/2025
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	Constructed
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	Constructed
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	Constructed
2020	Mine Hill	106 Hurd Street	2004	1		Hurd St	2/11/2020	6.2	50	Site Plan	Constructed
2020	Montville	Modera Montville	159	5.1, 5.2		Change Bridge Rd	6/11/2020	13.5	295	Site Plan	Constructed
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	Constructed
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	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	Under Construction
2021	Long Hill	Gillette Crossing	10801	3		Valley Rd	9/21/2021	5.07	62	Site Plan	Under Construction
2021	Madison	Madison Affordable Housing	1601	1.01	42	Walnut St	11/24/2021	2.1	44	Site Plan	Constructed
2021	Montville	Avalon Bay Montville	167	28	29, 30, 31, 32; Bl. 178 Lot 3; Bl. 179 Lot 1	Bloomfield Ave	11/30/2021	39	349	Site Plan	Constructed
2021	Parsippany	169 Johnson Road	200	8		Johnson Road	8/4/2021	2.57	87	Site Plan	Constructed
2021	Parsippany	Parq Parsippany	392	1		Parsippany Road	4/13/2021	45.12	525	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	Constructed
2021	Roxbury	31 Berkshire Valley Road	4003	6		Berkshire Valley Road	3/30/2021	0.52	2	Site Plan	Constructed
2021	Washington	River Valley Apartments	1	5		Route 46	11/3/2021	1.38	32	Site Plan	Not Constructed
2021	Wharton	10 North Main Street	1317	1	2, 3, 9, 10, 12	Main St	2/5/2021	1.71	66	Site Plan	Constructed
2021	Wharton	354 South Main Street	2011	14		Main St	8/18/2021	0.57	1	Site Plan	Constructed
2022	Chatham	Chatham River Road Urban Renewal	135	9	10, 11, 12	Watchung Ave	1/20/2022	4.57	245	Site Plan	Constructed
2022	Chatham	The Ashton	98	2		Fairmount Ave	8/2/2022	2.27	8	Site Plan	Constructed
2022	Chatham Twp	Chatham Family Apartments	128	2		Southern Blvd	1/24/2022	3.2	63	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 10/2025
2022	Dover	1 Towpath Square	1205	1	2, 10, 11, 12, 13; Bl. 1206 Lot 16	Blackwell St	4/20/2022	1.04	95 ⁱ	Major Sub, Site Plan	Not Constructed
2022	Dover	62 South Morris	1804	10		Morris St	8/25/2022	0.29	6	Site Plan	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	Constructed
2022	East Hanover	KRE Acquisition-East Hanover	42	37	37.02, 38, 41	River Rd	8/25/2022	74.34	256 ⁱ	Major Sub, Site Plan	Constructed
2022	Florham Park	Palmont at Florham Park	1903	5		Columbia Turnpike	9/29/2022	5.32	126	Site Plan	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	Constructed
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	Under Construction
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; Bl. 105 Lot 1	Continental Drive	11/17/2022	6.12	100 ⁱ	Major Sub, Site Plan	Under Construction
2022	Parsippany	2 Campus Drive	202	3.1	3.2	Campus Dr	2/16/2022	5	172	Site Plan	Constructed
2022	Parsippany	3 Campus Drive	202	3.7	3.8, 312	Campus Dr	3/24/2022	10	238	Site Plan	Under Construction
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	Constructed
2022	Randolph	Gateways at Randolph (92 units)	77	25	30, 31	Center Grove Rd	2/16/2022	64.6	92	Site Plan	Constructed
2022	Randolph	Liberty Village	119	130		Hanover Ave	8/3/2022	14.5	125	Minor Sub, Site Plan	Not Constructed
2022	Randolph	Canoe Brook	44	12	25	Dover-Chester Road	10/12/2022	19.38	199	Site Plan	Under Construction
2023	Boonton	River Walk	34	1.01	1.02	Plane Street	9/14/2023	3.61	162	Site Plan	Not Constructed
2023	Chatham	246 Main Street	57	17		Main Street	11/28/2023	0.46	18	Site Plan	Constructed
2023	Denville	D-R-Horton - Residential	30501	8	32-34, 36, 37; Bl. 60611, Lots 1, 2, 3, 4, 5; Bl. 30601, Lot 16; Bl. 30607, Lots 15, 16, 17	Thurmont Road	2/15/2023	13.04	16 ⁱ	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 10/2025
2023	Denville	Station Village at Denville	31207	16	17	Route 53	1/5/2023	2.1	60	Site Plan	Under Construction
2023	Harding	Estates at Hurstmont	27	2		Mt. Kemble Ave	6/27/2023	19.73	210 ⁱ	Minor Sub, 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	Bl. 273.02 Lot 1	Hellers Lane	4/14/2023	5.012	27	Site Plan	Under Construction
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	Under Construction
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 ⁱ	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
2024	Jefferson	Jefferson Apartments	273.01	12	2.061, 2.062	Bowling Green Pkwy	5/14/2024	6.58	75	Site Plan	Under Construction
2024	Madison	24 & 30 Central Ave	1601	7	9	Central Ave	8/7/2024	0.35	9	Site Plan	Under Construction
2024	Mendham	21 West Main Street Renovation	301	40		Main Street	1/29/2024	0.336	6	Site Plan	Not Constructed
2024	Mine Hill	KRE Mine Hill	1502	1	Bl. 1102 Lot 1	Canfield Ave	6/25/2024	75.36	390	Site Plan	Not Constructed
2024	Parsippany	240 Littleton Road	412	8	9	Littleton Rd	4/11/2024	0.7	21	Site Plan	Not Constructed
2024	Randolph	879 Route 10	44	8		Route 10	1/23/2024	7.59	92	Site Plan	Not Constructed
2024	Rockaway	200 E. Main Street	22	23		Main Street	8/15/2024	0.79	14	Site Plan	Under Construction
2024	Rockaway	74 West Main Street Urban Renewal	73	65		Main St	2/20/2024	7.8	70	Site Plan	Under Construction
2024	Roxbury	Thrive Senior Living Community	3602	1	9	Hillside Ave	4/4/2024	8.43	175	Site Plan	Not Constructed
2024	Roxbury	Proposed Senior Living & Assisted Living Development	5103	1.02		Commerce Blvd	11/13/2024	6.08	75	Site Plan	Not Constructed
2025	Dover	337 E Blackwell St	2317	1, 2, 3		E Blackwell Street	7/23/2025	0.55	19	Site Plan	Not Constructed
2025	Hanover	Bayer Mixed-Use Residential	5801	1.06		Bayer Blvd	7/1/2025	85.6	85 ⁱ	Major Sub, Site Plan	Not Constructed
2025	Madison	R&O Madison Urban Renewal, LLC	3303	2		Dodge Drive & Madison Avenue	4/14/2025	24	281	Site Plan, Minor sub.	Not Constructed
2025	Madison	Madison Housing, LP	3303	2		Dodge Drive & Madison Avenue	4/14/2025	24	37	Site Plan, Minor sub.	Not Constructed
2025	Morristown	78-80 Washington Street	7801	1		Washington St	3/20/2025	0.365	14	Site Plan	Not Constructed
2025	Mt. Olive	Village Green Apartments Addition	102	4		Route 46	5/16/2025	7	186	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 10/2025
2025	Netcong	Mountain View at Netcong Urban Renewal	26	6, 10		Church St	8/26/2025	12.73	12 ⁱ	Major Sub, Site Plan	Not Constructed
2025	Parsippany	6 Sylvan Way - Residential	202	1.9		Sylvan Wy	3/10/2025	9.71	280	Major Sub, Site Plan	Not Constructed
2025	Parsippany	Islamic Community Cultural Center	764	4		Beverwyck Rd	1/14/2025	2.63	29	Site Plan	Not Constructed
2025	Rockaway	11 Wall Street	46	29		West Main Street	5/29/2025	0.16	4	Site Plan	Not Constructed
2025	Rockaway	Ridgeview at Rockaway	33	3	Bl. 31, Lot 4; Bl. 29, Lot 1	Hillside Avenue	5/14/2025	8	77	Site Plan	Not Constructed
2025	Rockaway	Stephen Jackson Apartments	17	23.02		E. Main Street	3/27/2025	1.8	4	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.

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

*The District at 1515 includes 57 age-restricted units.

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