

Age Restricted Community Survey

Dec-23

For Sale/Rent	Unit Type	Name	Location	Age Restriction	Total Units	Occupants	Occ./Unit	Parking Count	Parking Spaces/Unit
For Sale	SF Detached & Villas	Brambleton SFD & Villas	Loudoun County, VA	55+	656	1246	1.90	N/A	N/A
For Sale	SF Detached & Villas	Wildwood	Mt. Airy, MD	62+	165	229	1.39	N/A	N/A
For Sale	Elevator Townhomes	Eden Brook	Columbia, MD	55+	24	44	1.83	N/A	N/A
For Sale	SF Detached & Villas	Woodlands SFD & Villas	Urbana, MD	55+	367	629	1.72	N/A	N/A
For Sale	Elevator Townhomes	Belmont Bay	Prince William Co., VA	55+	65	109	1.68	N/A	N/A
						Average	1.70		
For Sale	Multifamily Condos	Brambleton MF Condos	Loudoun County, VA	55+	149	186	1.25		N/A
For Sale	Multifamily Condos	Woodlands MF Condos	Urbana, MD	55+	192	286	1.49		N/A
						Average	1.37		
Rental	Senior Apartments	Evergreens	Columbia, MD	55+	156	200	1.28	232	1.49
Rental	Senior Apartments	Victory Haven	Damascus, MD	62+	66	70	1.06	52	0.79
Rental	Senior Apartments	Regency Crest	Ellicott City, MD	55+	150			101	0.67
Rental	Senior Apartments	Elms at Clarksburg Village	Clarksburg, MD	55+	90			100	1.11
Rental	Senior Apartments	Snowden Creek*	Eldersburg, MD	62+	109	136	1.25	205	1.88
						Average	1.20	138	1.19

* 41 parking spaces for overflow which are not being utilized

Brambleton

Loudoun County, VA

Miller & Smith Homes

	%	Occupants/Unit	# of Homes Per 100 Units	Total Occupants
Single Family Attached & Detached	5%	3.0	5	15
55+ Age Restriction	80%	2.0	80	160
	15%	1.0	15	15
		Total	100	190

Persons Per Unit	1.9
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<u>Actual # of Units - 55+ Age Restriction</u>	#	Persons/Unit	Total Persons
Single Family Detached	149		
Villas (attached)	443		
Courtyard Homes (attached)	64		
	656	1.9	1246

	%	Occupants/Unit	# of Homes Per 100 Units	Total Occupants
Multifamily Condos				
55+ Age Restriction	25%	2.0	25	50
	75%	1.0	75	75
		Total	100	125

Persons Per Unit	1.25
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<u>Actual # of Units - 55+ Age Restriction</u>	#	Persons/Unit	Total Persons
Multifamily Condos	149	1.25	186

Contact Person	Tom Hyde	703-821-0500
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Wildwood, Mt. Airy, MD

**Attached Villas, 62+ Age Restriction
2023 Resident Count**

Units	Residents	Residents Per Unit
165	229	1.39

Contact	Kathryn Schroyer
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Eden Brook, Columbia, MD

Miller & Smith Homes

Elevator Townhouses, 55+ Age Restriction

Lot	# Buyers
1	2.0
2	1.0
3	2.0
4	2.0
5	1.0
6	2.0
7	2.0
8	2.0
9	2.0
10	2.0
11	2.0
12	2.0
13	2.0
14	2.0
15	2.0
16	2.0
17	1.0
18	2.0
19	2.0
20	2.0
21	1.0
22	2.0
23	2.0
24	2.0
Total	44.0

Average Buyers per Lot 1.83
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Contact	Tom Hyde	703-821-0500
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The Woodlands at Urbana, 55+ Age Restricted Community

Frederick County, MD

NV Homes & Ryan Homes

Total Sales to Date as of 11/30/23

Type	Units	Avg. # of Buyers
Single Family Detached	210	1.82
Condominiums	192	1.49
Attached Villas	157	1.61

559	1.64
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Contact Person	Matt Towle	NVR
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Belmont Bay 55+ Age Restricted Community
Woodbridge, VA
Miller & Smith Homes - Elevator Townhomes

Total Lots	Total Buyers
65	109
Average Buyers	
	1.68

Contact	Tom Hyde	703-821-0500
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Evergreens Senior Apartments

Columbia Town Center

Howard County, MD

55+ Age Restriction

Total Units	156
Residents	200
Residents/Unit	1.28
Total Parking	233
Spaces Per Unit	1.49

Contact:	Leona	
Phone:	410-807-3585	

Victory Haven Apartments

Damascus, MD

Montgomery County

62+ Age restriction

Total Units	72
Occupied Units	66
Residents	70
Residents/Unit	0.97
Total Parking	57
Spaces Per Unit	0.79

Contact:	Debra	
Phone:	301-368-3322	

Regency Crest Apartments

Ellicott City, MD

Howard County

55+ Age restriction

Total Units	150
Occupied Units	
Residents	
Residents/Unit	0.00
Total Parking	100
Spaces Per Unit	0.67

Contact:		
Phone:	443-973-6303	

Elms at Clarksburg
Clarksburg, MD
Montgomery County
55+ Age Restriction

Total Units	90
Occupied Units	
Residents	
Residents/Unit	0.00
Total Parking	100
Spaces Per Unit	1.11

Contact:		
Phone:	301-478-9164	

Snowden Creek Senior Apartments

Eldersburg, MD

Carroll County6

62+ Age Restriction

Total Units	109
Residents	136
Residents/Unit	1.25
Total Parking	205
Spaces Per Unit	1.88

Contact:	Amy	
Phone:	443-785-2338	