

# Top 50

# Master-Planned Communities of 2014

In **2014**,

our consultants based in eleven different offices nationwide completed **more than 650 market studies**, visiting thousands of communities in the process.

To complete this analysis we connected with developer representatives at more than 130 master-planned communities nationwide.



Rankings		Project Name and Location	Developer	Net Sales		YOY%	
2014	2013			2014	2013	Δ	
1	1	THE VILLAGES The Villages, FL (Central FL)	Villages of Lake Sumter, LLC	2,601	3,419	-24%	
2	2	THE IRVINE RANCH <sup>1</sup> Orange County, CA	The Irvine Company	1,431	1,416	1%	
3	↑ 5	NOCATEE Jacksonville, FL	The PARC Group	851	838	2%	
4	↑ 6	RIVERSTONE Houston, TX	<b>Johnson Development Corp.</b>	719	791	-9%	
5	↓ 4	MOUNTAIN'S EDGE Las Vegas, NV	<b>Focus Property Group</b>	609	841	-28%	
6	↑ 10	ALAMO RANCH <sup>2</sup> San Antonio, TX	Galo Properties	585	600	-3%	
7	↑ 11	STAPLETON Denver, CO	Forest City Enterprises	508	570	-11%	
8	↑ 15	ALIANA Houston, TX	Aliana Development Company	500	468	7%	
9t	↑ 20	VALENCIA Los Angeles, CA	<b>Five Point Communities</b> /Newhall Land	493	372	33%	
9t	9	LAKEWOOD RANCH Sarasota, FL	Schroeder-Manatee Ranch, Inc.	493	618	-20%	
11	↓ 7	PROVIDENCE Las Vegas, NV	<b>Focus Property Group</b>	487	726	-33%	
12	↓ 8	THE WOODLANDS Houston, TX	The Woodlands Development Company	468	649	-28%	
13t	↓ 3	CINCO RANCH Houston, TX	<b>Newland Communities</b>	451	854	-47%	
13t	↑ 22	RANCHO MISSION VIEJO Orange County, CA	Rancho Mission Viejo, LLC	451	360	25%	
15	N/A	COLLEGE PARK Riverside-San Bernadino, CA	<b>Standard Pacific Homes/Lennar Homes , LLC</b>	444	235	89%	
16	N/A	WILDWOOD AT NORTHPOINTE Houston, TX	<b>Friendswood Development Company</b>	442	193	129%	
17	↓ 12	SUMMERLIN Las Vegas, NV	The Howard Hughes Corporation	437	566	-23%	
18	↑ 38	PAVILION PARK AT GREAT PARK Orange County, CA	<b>Five Point Communities</b>	425	245	73%	
19	↓ 14	LAKE NONA Orlando, FL	Tavistock Group	419	475	-12%	
20	↓ 16	WOODFOREST Houston, TX	<b>Johnson Development Corp.</b>	417	457	-9%	
21	↓ 13	CROSS CREEK RANCH Houston, TX	<b>Johnson Development Corp.</b>	411	515	-20%	
22	↓ 18	CANYON LAKES WEST Houston, TX	Land Tejas Company	410	515	-20%	
23	↑ 24	CANE BAY PLANTATION Charleston, SC	Gramling Brothers Real Estate & Development	385	341	13%	
24	↓ 19	BRAMBLETON Washington, DC	Brambleton Group LLC	374	373	0%	
25	↓ 21	FIRETHORNE Houston, TX	Jefferson Development Company	368	361	2%	
26	N/A	TOWNELAKE Houston, TX	Caldwell Companies	366	268	37%	
27	↓ 17	SIENNA PLANTATION Houston, TX	<b>Johnson Development Corp.</b>	359	445	-19%	
28t	N/A	PHILLIPS CREEK RANCH Dallas, TX	Republic Property Group	337	330	2%	
28t	↓ 23	DAYBREAK Salt Lake City, UT	Kennecott Land	337	353	-5%	
30	↓ 28t	VALENCIA RESERVE/COVE West Palm Beach, FL	<b>GL Homes</b>	329	299	10%	
31	↑ 49	OAKHURST AT KINGWOOD Houston, TX	<b>Friendswood Development Company</b>	327	224	46%	
32	↓ 11	EAGLE SPRINGS Houston, TX	<b>Newland Communities</b>	319	321	-1%	
33	N/A	BAKER RANCH Orange County, CA	<b>Shea Homes</b> /Toll Brothers	309	0	N/A	
34	↑ 43t	WESTRIDGE Dallas, TX	DR Horton	301	235	28%	
35	↓ 30	MOUNTAIN HOUSE Stockton, CA	<b>Shea Homes</b>	296	290	2%	
36	N/A	GREEN VALLEY RANCH Denver, CO	Oakwood Homes	293	253	16%	
37	N/A	VIERA Palm Bay-Melbourne, FL	The Viera Company	288	262	10%	
38t	N/A	GRAND MISSION ESTATES Houston, TX	<b>Friendswood Development Company</b>	276	197	40%	
38t	↓ 27	CRYSTAL FALLS Austin, TX	Lookout Development Group	276	305	-10%	
40	↑ 50	HIGHLANDS RANCH Denver, CO	<b>Shea Homes</b>	263	220	20%	
41	N/A	OTAY RANCH San Diego, CA	McMillin Land Development/Baldwin & Sons	254	315	-19%	
42	↓ 41t	ST. CHARLES Washington, DC	St. Charles Companies	250	241	4%	
43	↓ 28t	SHADOW CREEK RANCH Houston, TX	Shadow Creek Ranch Development	244	304	-20%	
44	↓ 37	TERAVISTA Austin, TX	<b>Newland Communities</b>	241	249	-3%	
45	N/A	TREVISIO BAY Naples, FL	<b>Lennar Homes, LLC</b>	239	215	11%	
46	↓ 32	THE MEADOWS Denver, CO	Castle Rock Development Co.	238	263	-10%	
47	N/A	POSITANO <sup>2</sup> East Bay, CA	Braddock and Logan	233	143	63%	
48	N/A	DEL SUR San Diego, CA	<b>Standard Pacific Homes</b>	231	179	29%	
49	N/A	AVE MARIA Naples, FL	Barron Collier Companies	227	173	31%	
50	↓ 46t	RIVERSTONE Naples, FL	<b>GL Homes</b>	226	230	-2%	
				<b>TOTAL</b>	<b>22,238</b>	23,112	<b>-4%</b>

↑ Rank Increased

↓ Rank Declined

<sup>1</sup>Irvine includes Cypress Village, Portola Springs, Stonegate, Woodbury, & Orchard Hills.

<sup>2</sup>Estimate

**Bold** Multiple MPCs on list

SOURCE: John Burns Real Estate Consulting, LLC (January 2015)