

- Housing completions and construction permits recorded in the first half (H1) of 2020 were down by 36% compared to the year before due to the COVID-19 pandemic and the temporary construction halt.
- Brooklyn accounted for over half of new housing completions in the first half of the year; Manhattan accounted for just 10 percent, second-lowest among the boroughs.
- Even so, 83,000 homes in new buildings have active permits.
- Three quarters of new housing permits issued in the first half of 2020 were in Brooklyn or Queens.

Housing Completions in H1 2020

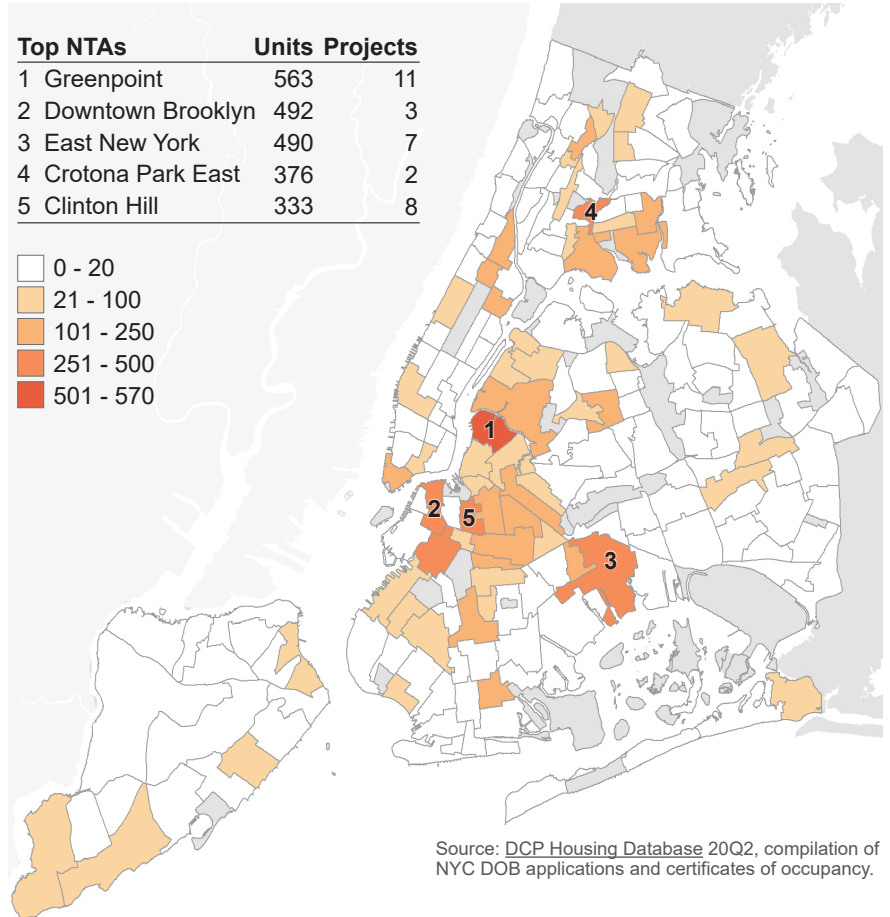
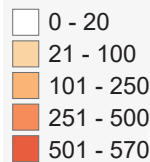
Housing Completions

Borough	H1 2019	H1 2020	Change
Brooklyn	5,405	4,280	-21%
The Bronx	2,243	1,470	-34%
Queens	1,989	916	-66%
Manhattan	1,913	669	-52%
Staten Island	345	236	-32%
Total	11,895	7,571	-36%

- 7,571 homes were completed in new buildings in the first half (H1) of 2020, a 36% drop from the same period in 2019. Declines in completions are likely attributable in large part to COVID-19 and the temporary construction halt beginning in March 2020.
- Every borough saw a decline in completions. Brooklyn, as it has since 2012, saw the most homes completed and more homes were finished in Brooklyn than in NYC's other four boroughs combined.
- Most new housing completions were in larger buildings. This is a continuation of a decadelong trend, but also reflects the fact that affordable housing projects (typically in large buildings) were exempt from the COVID-19 construction halt.

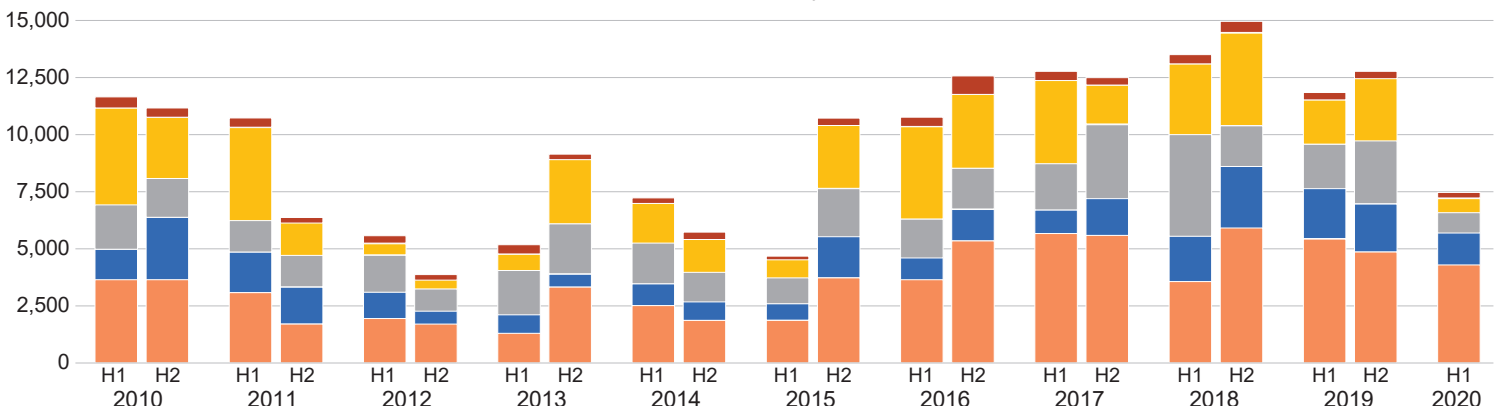
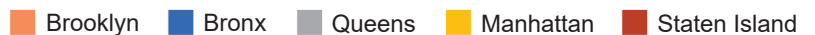
Housing Completions by NTA¹, H1 2020

Top NTAs	Units	Projects
1 Greenpoint	563	11
2 Downtown Brooklyn	492	3
3 East New York	490	7
4 Crotona Park East	376	2
5 Clinton Hill	333	8



Source: DCP Housing Database 20Q2, compilation of NYC DOB applications and certificates of occupancy.

Housing Completions by Borough by Half Year Intervals



Permitted Units in H1 2020

- 10,088 new homes were permitted in H1 2020, about 30% less than H1 2019.
- Brooklyn had the largest share of newly permitted homes (39%), followed by Queens (36%), Manhattan (14%), the Bronx (10%), and Staten Island (2%).
- More than 500 homes were permitted in new buildings in five neighborhoods, two of them in Brooklyn and three in Queens. Significant affordable housing projects drove growth in many areas.

Permitted Units

Borough	H1 2019	H1 2020	Change
Brooklyn	4,790	3,913	-18%
Queens	4,273	3,591	-16%
Manhattan	2,269	1,411	-38%
The Bronx	2,590	988	-62%
Staten Island	313	185	-41%
Total	14,235	10,088	-29%

Top NTAs ¹ of H1 2020	Units	Projects
Hunters Pt./Sunnyside/W. Maspeth	1,194	4
Prospect Heights	804	2
Far Rockaway/Bayswater	709	5
Jamaica	625	4
Crown Heights South	569	1

Housing Pipeline

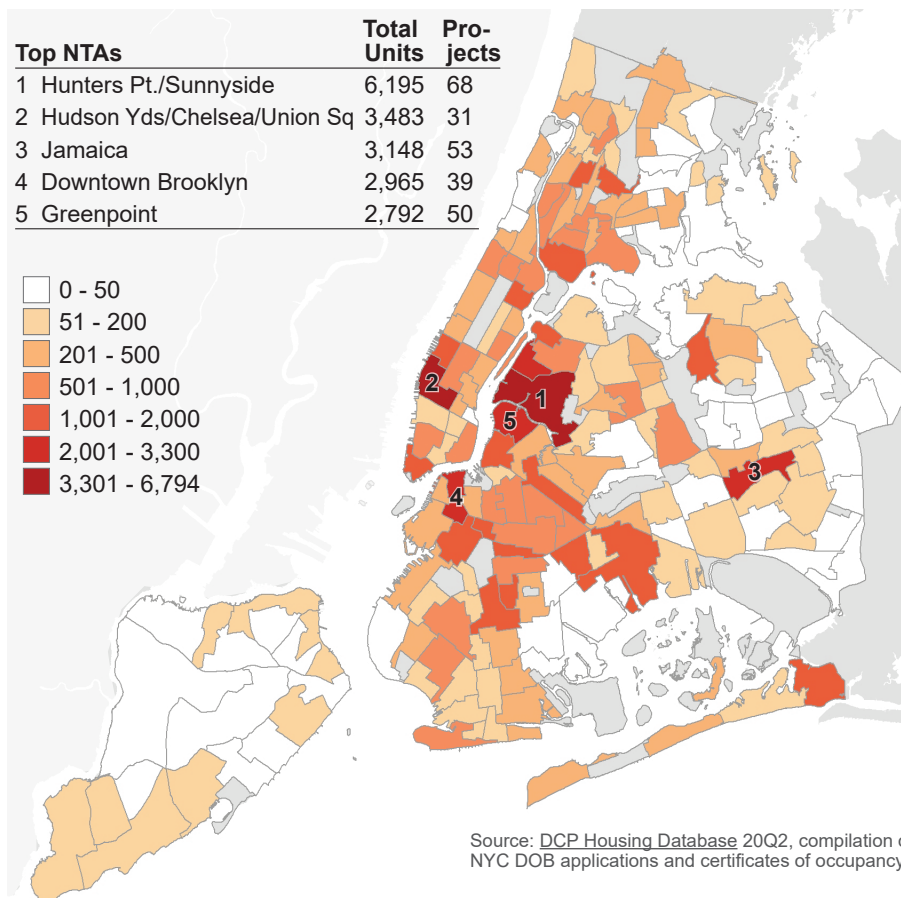
- The housing pipeline represents active permits for new buildings. The citywide pipeline stood at 83,000 new homes at the end of H1 2020. Those homes are expected to be completed over the next few years.

Housing Pipeline in New Buildings

Borough	Pipeline Units
Brooklyn	29,938
Queens	22,758
Manhattan	16,018
The Bronx	13,217
Staten Island	1,252
Total	83,183

- While most areas with large housing pipelines are close to transit, there are centrally located, transit-rich neighborhoods with very few new units in the pipeline. Much of Upper Manhattan and portions of the Upper East Side and Greenwich Village have few new residential units in the pipeline.

Housing Pipeline as of June 30, 2020, by NTA¹



Sources and Notes

All data in this brief are from the [DCP Housing Database](#), version 20Q2. This database is derived from Department of Buildings (DOB) Open Data, and full documentation is available [on GitHub](#). Completion date is defined by the first Certificate of Occupancy issued (temporary or final). Partially completed buildings are treated as complete in this Brief. The analysis includes all units created through new buildings and does not include demolitions and alterations.

Housing data from different vintages may not be fully consistent across geography or year as corrections to historic records occur regularly.

¹ Learn more about NTAs at the [Department of City Planning's website](#).

About the Department of City Planning

The Department of City Planning (DCP) plans for the strategic growth and development of the City through ground-up planning with communities, the development of land use policies and zoning regulations, and its contribution to the preparation of the City's 10-year Capital Strategy. For more information, go to: nyc.gov/datainsights