

NYC Housing Production Snapshot, 2021

New York City Department of City Planning
Housing Division

September 27, 2022



- 28,203 homes were completed in new buildings in New York City in 2021, including both market-rate and affordable units. This 8,050-unit increase from 2020 represents a return to completion levels generally consistent with the years immediately preceding the pandemic.
- Brooklyn accounted for 40% of new housing completions in 2021, continuing a long trend of leading the city in housing growth. Unlike prior years, housing completions in Manhattan fell below those in both the Bronx and Queens.
- The number of new building permits issued remained relatively steady (23,282 units). 74,711 homes had active permits at the end of 2021, 60% of which were in Brooklyn or Queens. Historically, over 95% of permitted jobs are completed within four years.

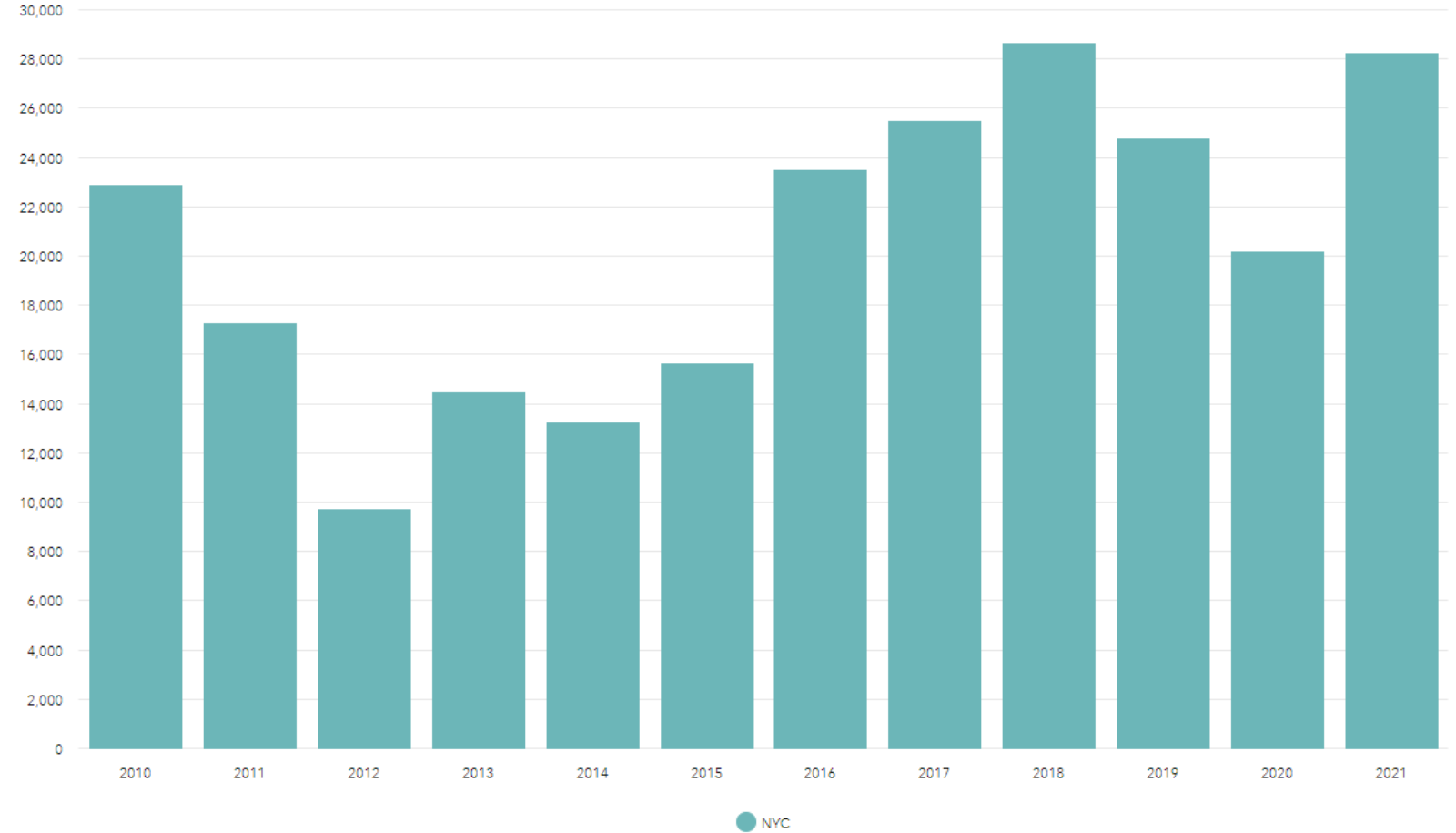


Completed Units

28,203 housing units were completed in new buildings in New York City in 2021. This represents an 8,050 unit increase from 2020, when completions declined due to the COVID-19 construction halt. 2021 surpassed the number of completions in 2019 and saw the second-most new building completions of the past 12 years. This was the sixth consecutive year of more than 20,000 completed units.

Completed Housing Units, by Year

Units added in new buildings

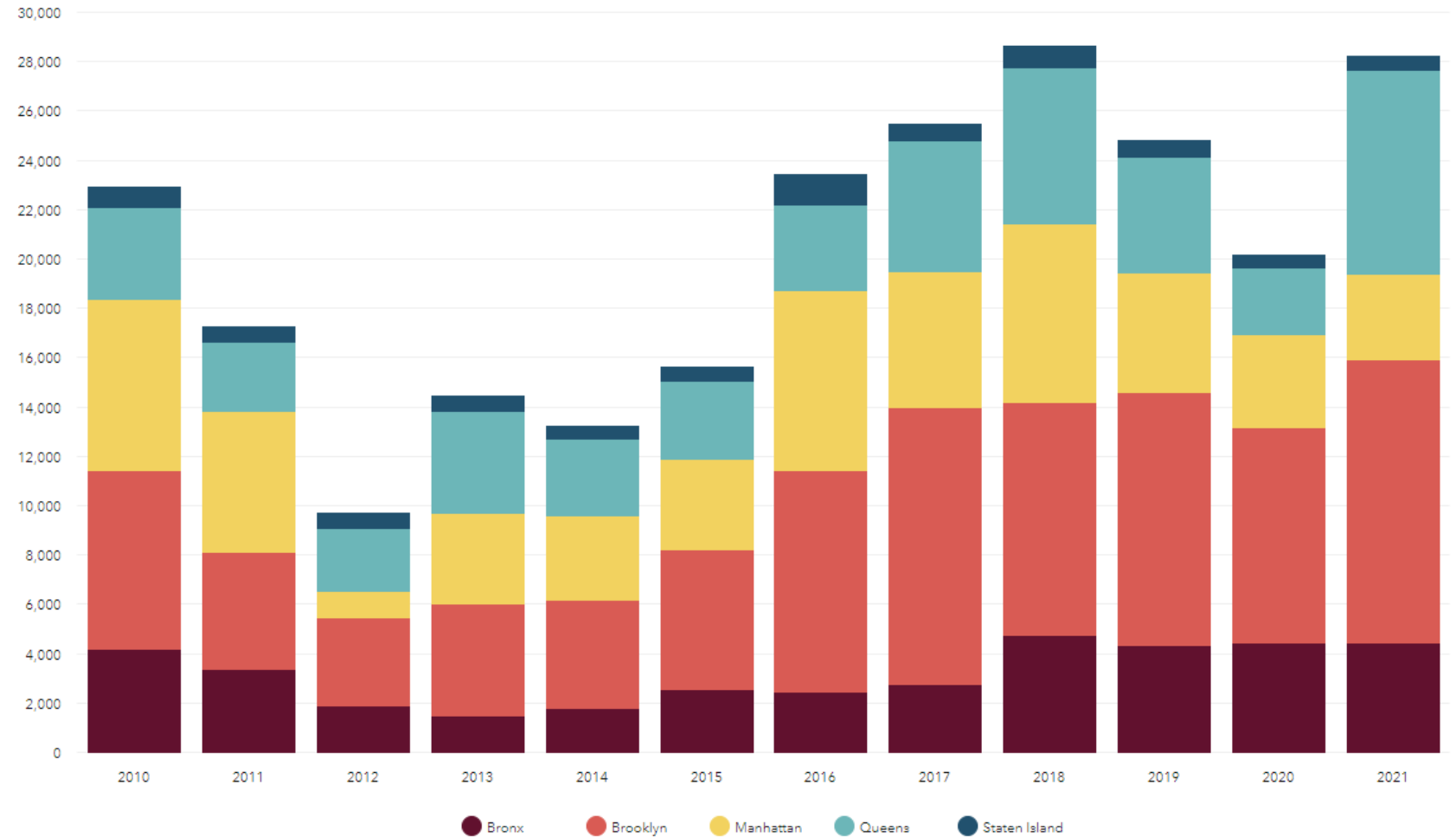


Brooklyn continues to experience the largest number of newly completed units in new buildings (11,471) of all five boroughs; it has held this distinction every year since 2012.

The number of completed units in Queens (8,245) more than tripled since 2020, while homes added in the Bronx (4,455) remained stable.

Completed Housing Units, by Borough and Year

Units added in new buildings



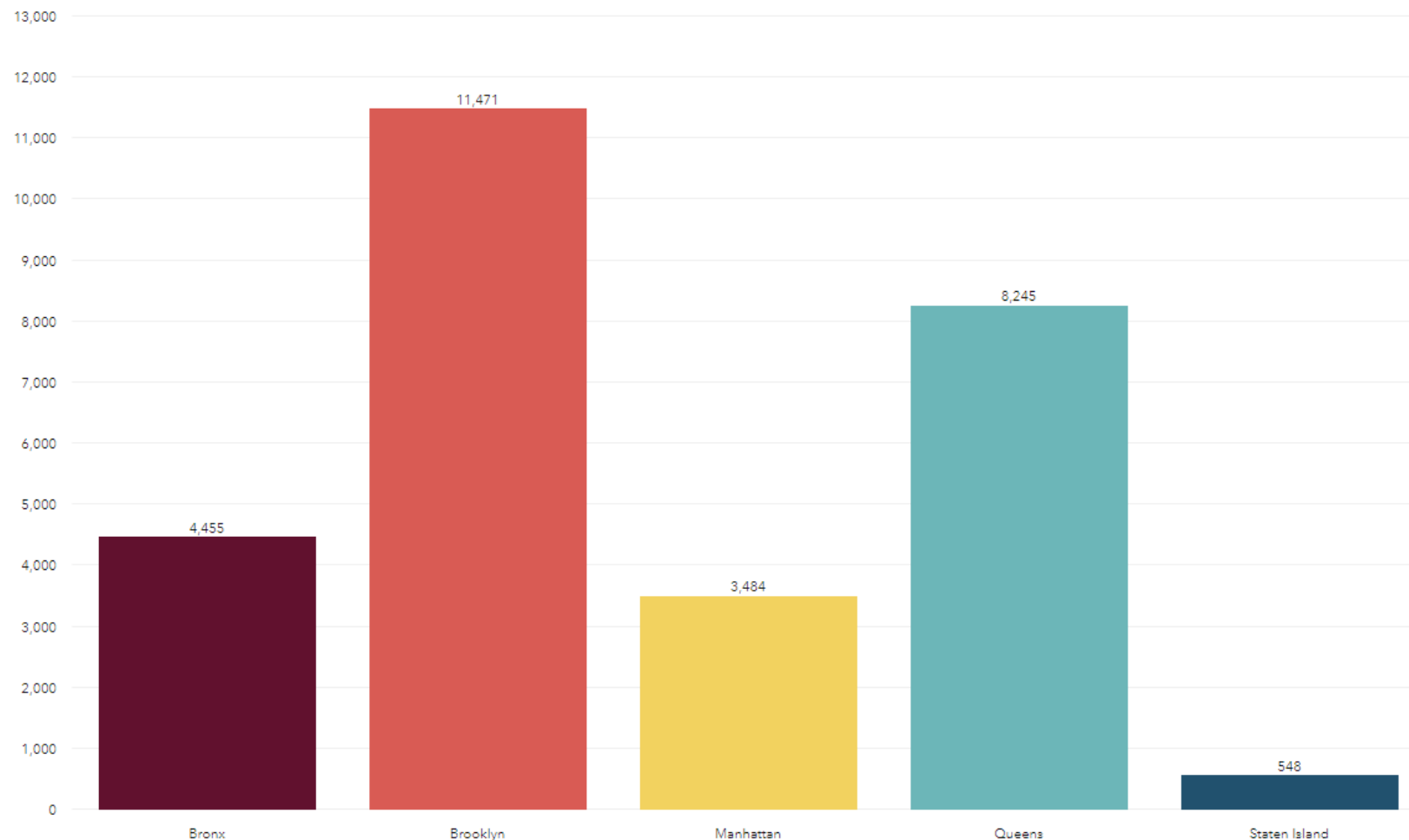
Completed Units

Manhattan experienced a slight decline in the number of completed units (3,484), making 2021 the first year since 2012 in which Manhattan produced fewer new building units than Brooklyn, Queens, and the Bronx. Manhattan's completions were the lowest since 2014, a year in which half as many housing units were built citywide.

Staten Island remains an order of magnitude lower than any other borough with 548 completed units in new buildings. This is near the lowest level of new building completions in the borough over the past twelve years.

Housing Units Completed in 2021

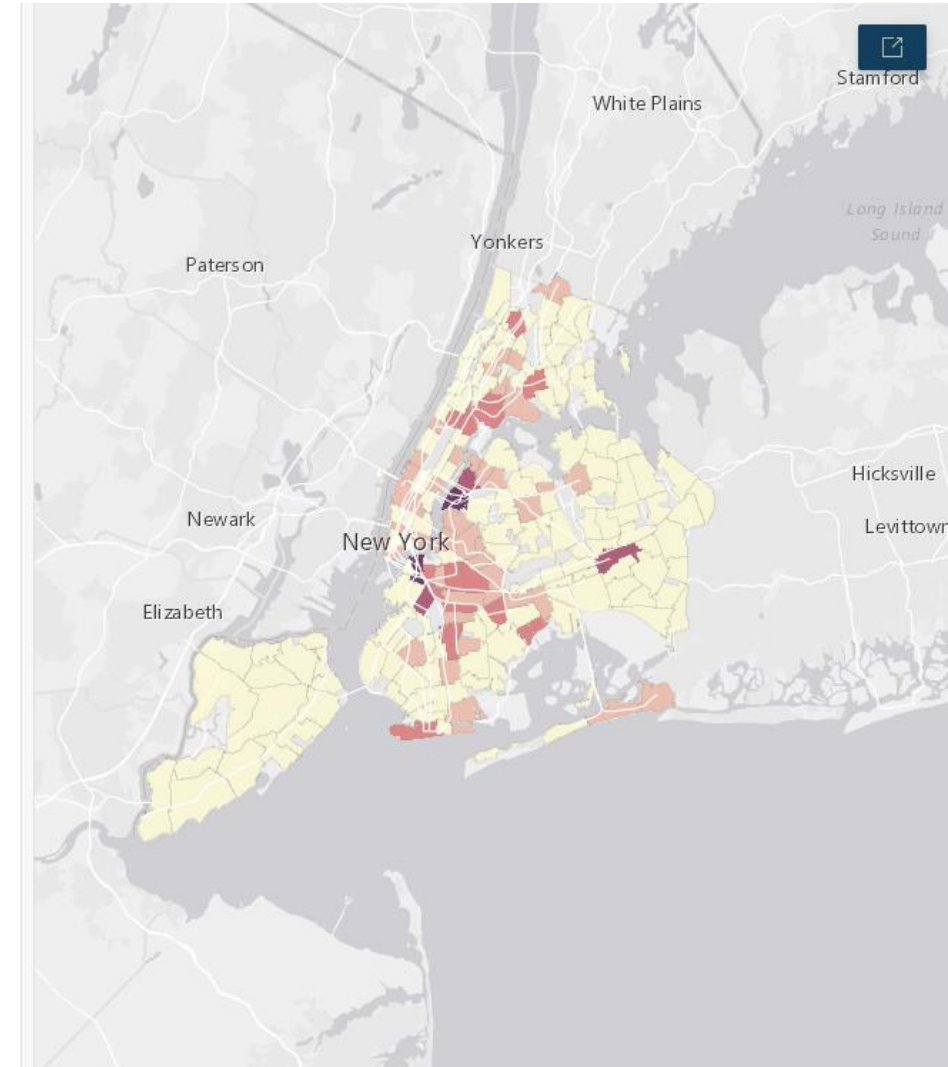
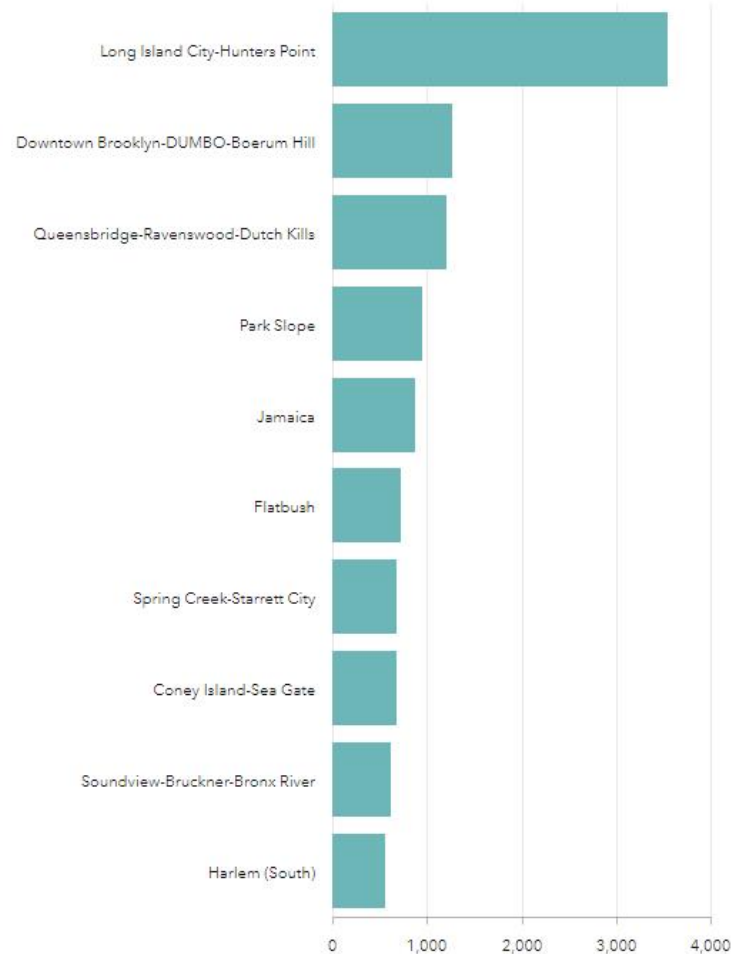
Units added in new buildings



Click on the chart or zoom in on the map to view detailed project data for each Neighborhood Tabulation Area.

Long Island City-Hunters Point led the city in in new housing in 2021 with the completion of two buildings at Hunters Point South as well as several privately developed high-rise buildings in Long Island City.

Housing Units Completed in 2021, by Neighborhood
Units added in new buildings





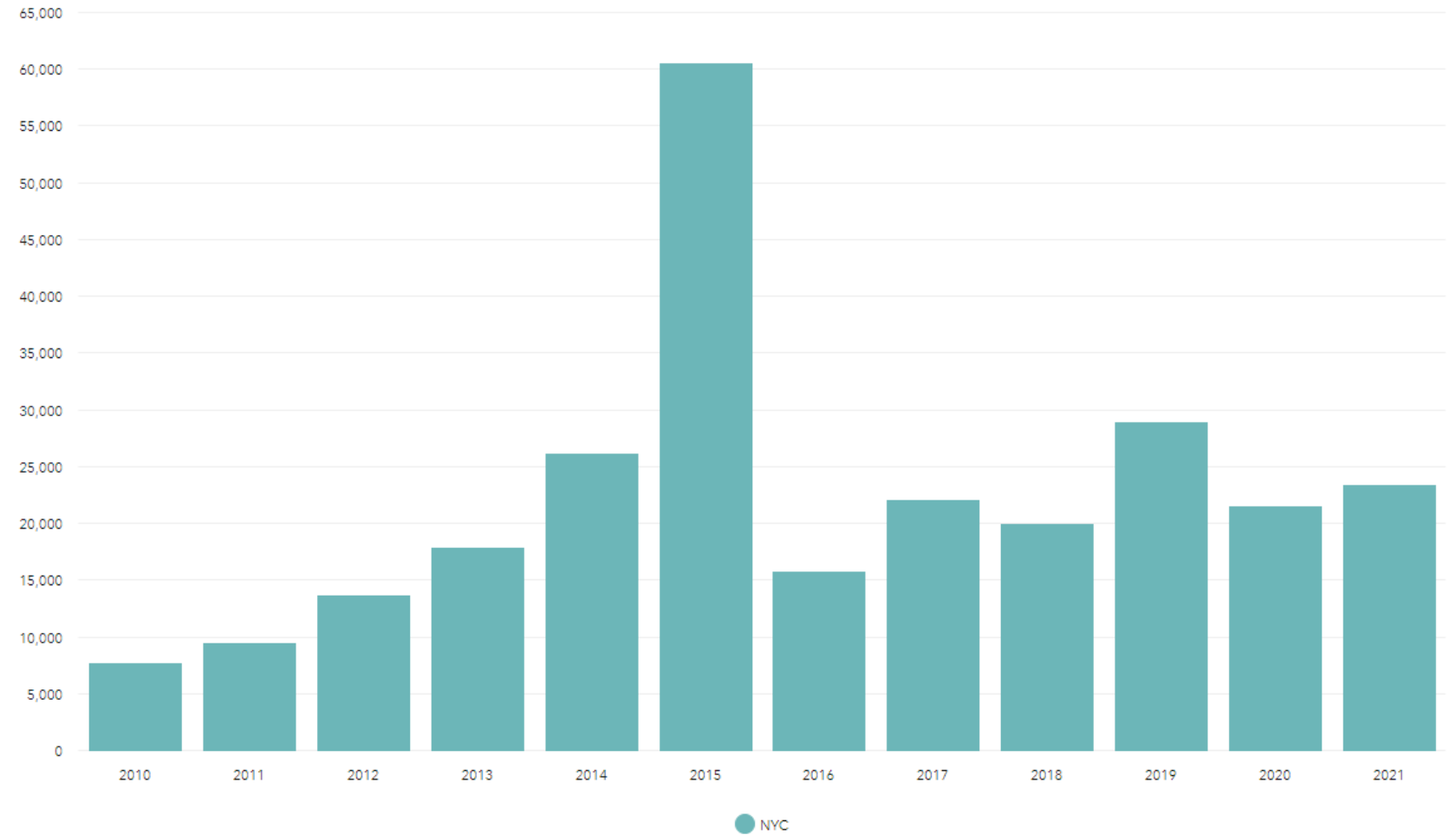
Permitted Units

Permitted Units

23,322 housing units in new buildings were issued permits in 2021, generally on par with permit activity of the previous four years.

Permitted Housing Units, by Year

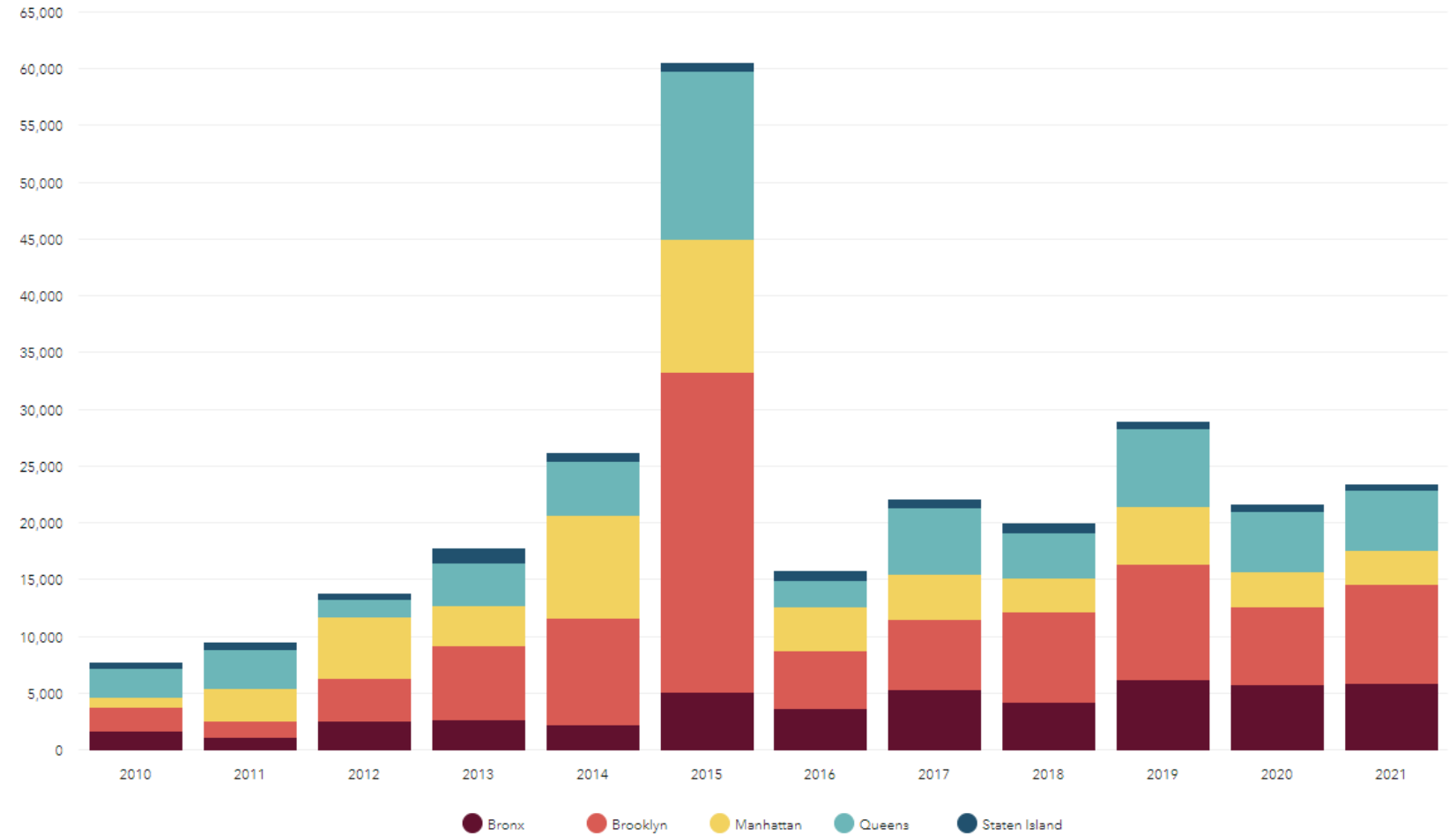
Units permitted in new buildings



As with completions, Brooklyn had the largest share of permitted units in new buildings (37%) of all NYC boroughs. Trailing Brooklyn in order were the Bronx (25%), Queens (23%), Manhattan (13%), and Staten Island (2%).

Permitted Housing Units, by Borough and Year

Units permitted in new buildings

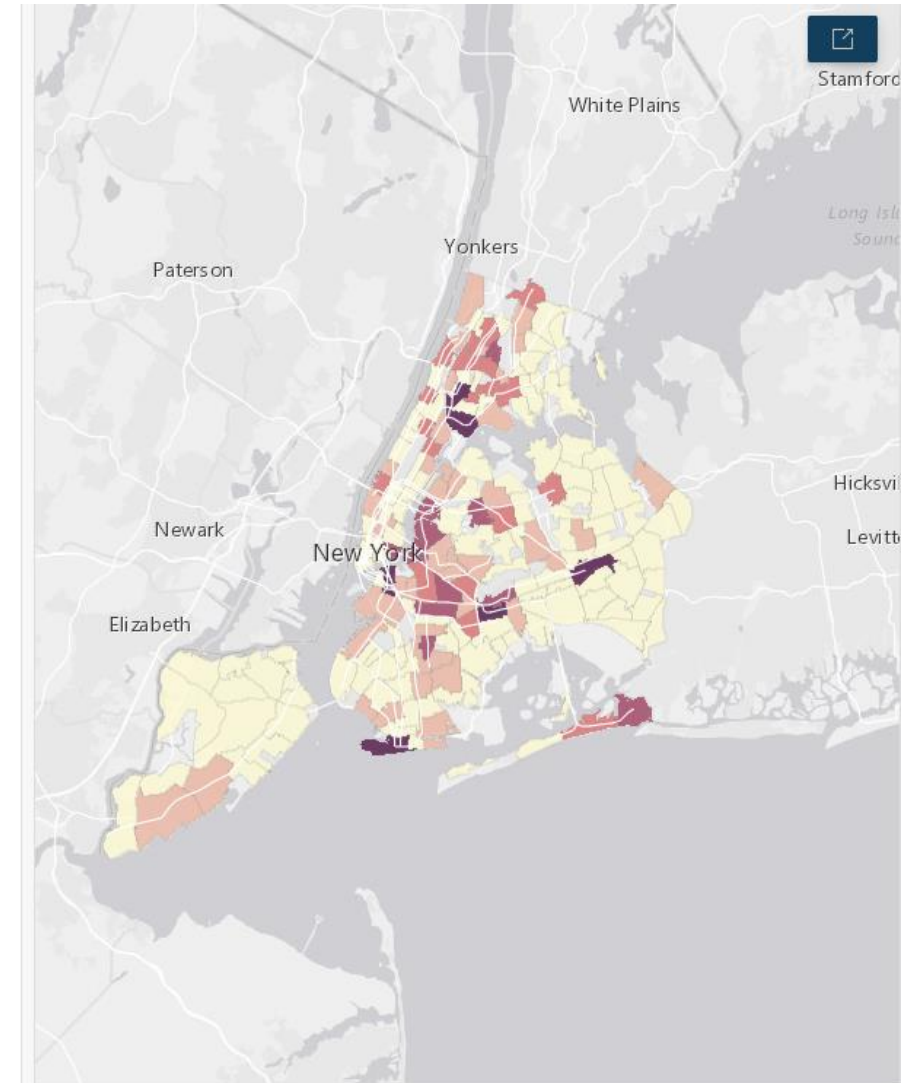
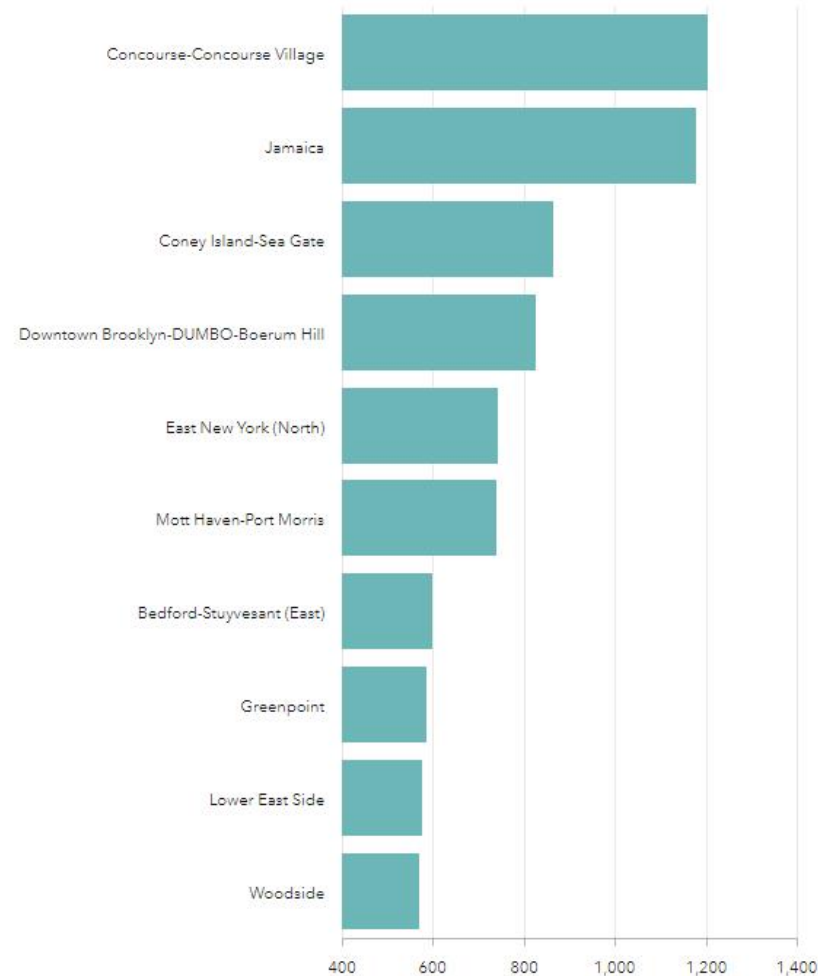


Click on the chart or zoom in on the map to view detailed project data for each Neighborhood Tabulation Area.

Concourse-Concourse Village led the city in new units receiving building permits in 2021, including the permit for a 542-unit building at Bronx Point. A similar number of new building units were permitted in Jamaica, Queens.

Housing Units Permitted in 2021, by Neighborhood

Units permitted in new buildings



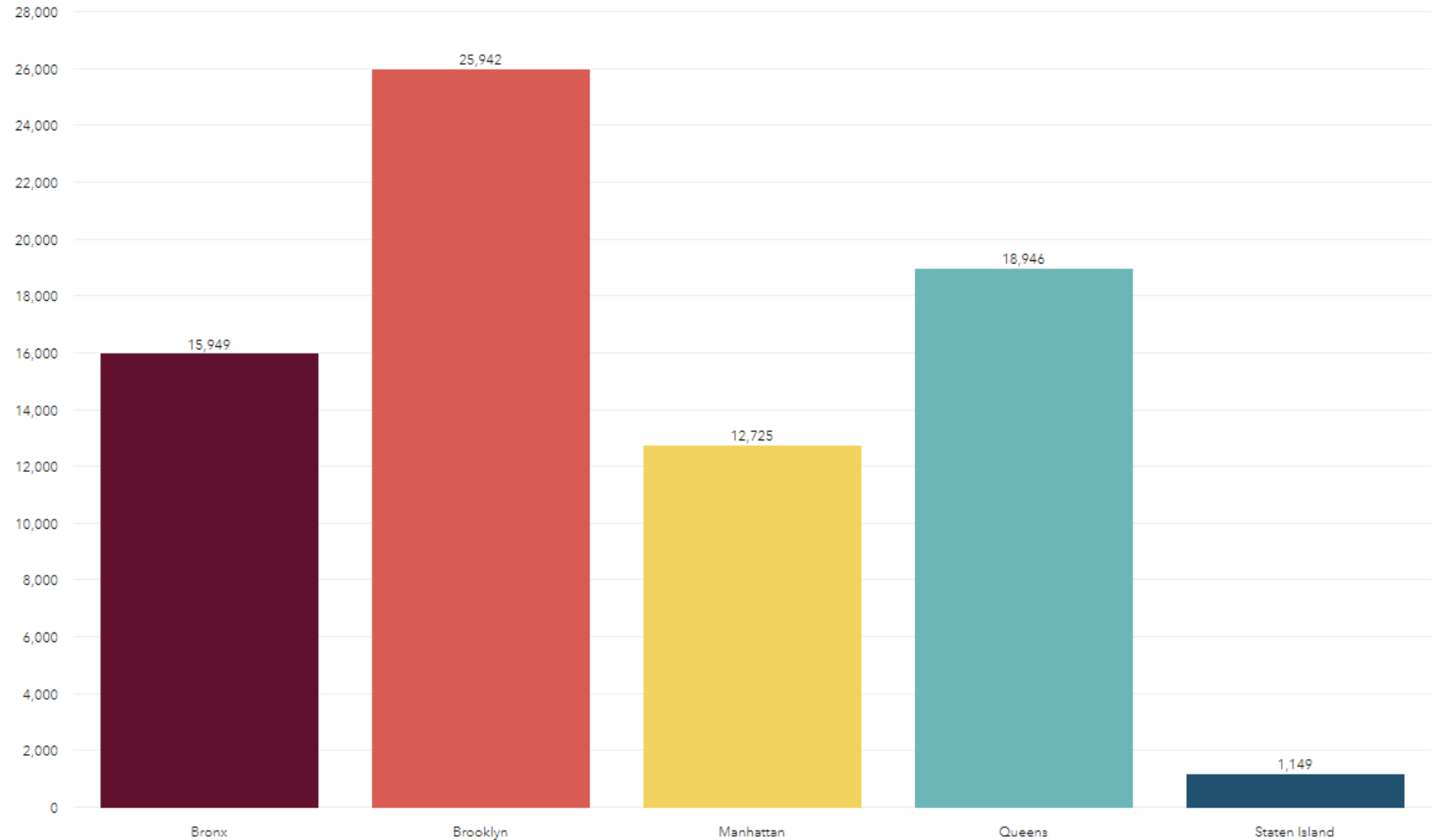


Housing Pipeline



The housing pipeline represents all active permits for new buildings, including active permits issued in previous years. The citywide pipeline stood at 79,000 new homes at the end of 2020. Those homes are expected to be completed over the next few years.

Housing Units in Pipeline as of 12/31/2021
All units in permitted new buildings that are not yet complete

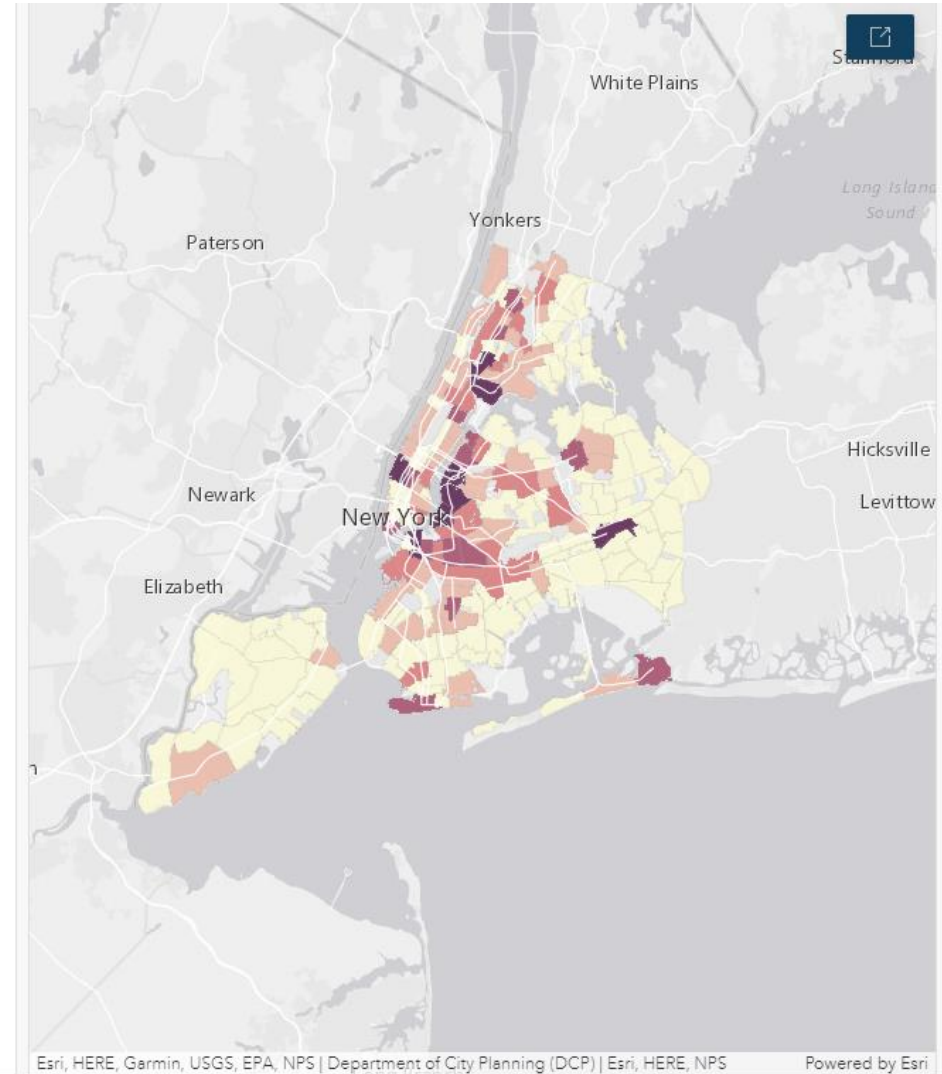
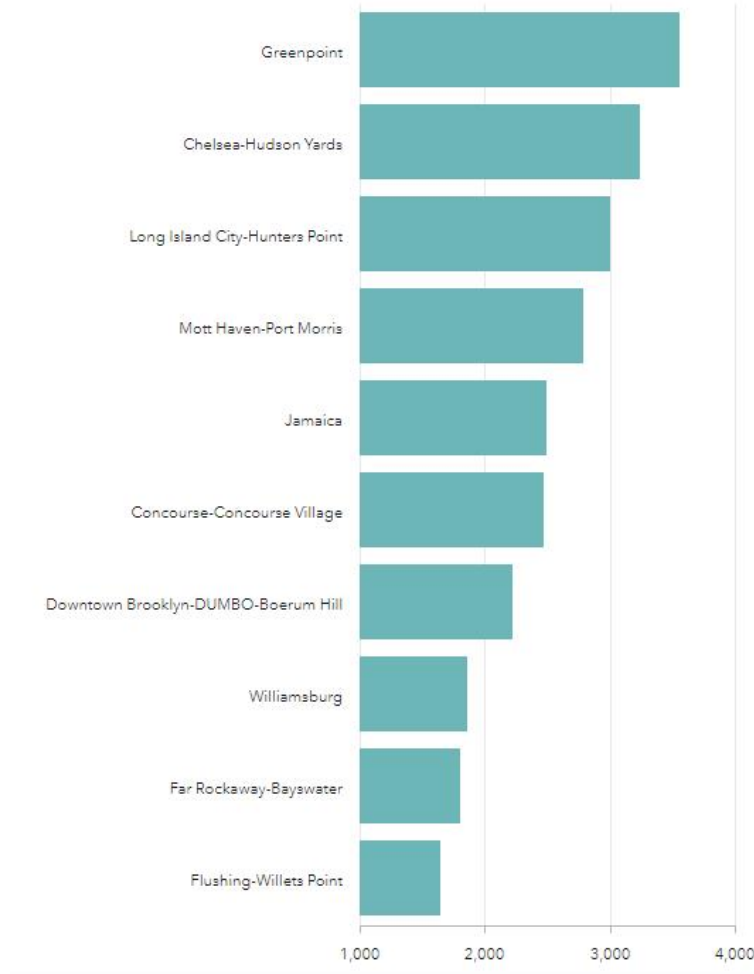


Click on the chart or zoom in on the map to view detailed project data for each Neighborhood Tabulation Area.

The NTA with the largest number of units in the pipeline is Greenpoint followed by Chelsea-Hudson Yards and Long Island City-Hunters Point.

Many neighborhoods, both in New York's low-density areas and centrally located parts of Manhattan, have few or no units in the housing pipeline.

Housing Units in Pipeline as of 12/31/2021, by Neighborhood
All units in permitted new buildings that are not yet complete



All data in this report come from the NYC Department of City Planning's (DCP) Housing Database. This database contains all housing construction jobs approved by the NYC Department of Buildings (DOB) filed or completed in NYC since January 1, 2010. Records in the Housing Database are geocoded to the greatest level of precision possible, subject to numerous quality assurance and control checks, recoded for usability, and joined to other housing data sources relevant to city planners and analysts. Data are updated semiannually, at the end of the second and fourth quarters of each year.

This report does not distinguish between market rate and affordable housing. For more information about affordable housing construction and preservation, see the NYC Department of Housing Preservation and Development's Housing New York Data.