

# NYC Housing Production Snapshot, 2022

New York City Department of City Planning  
Housing Division

September 27, 2022



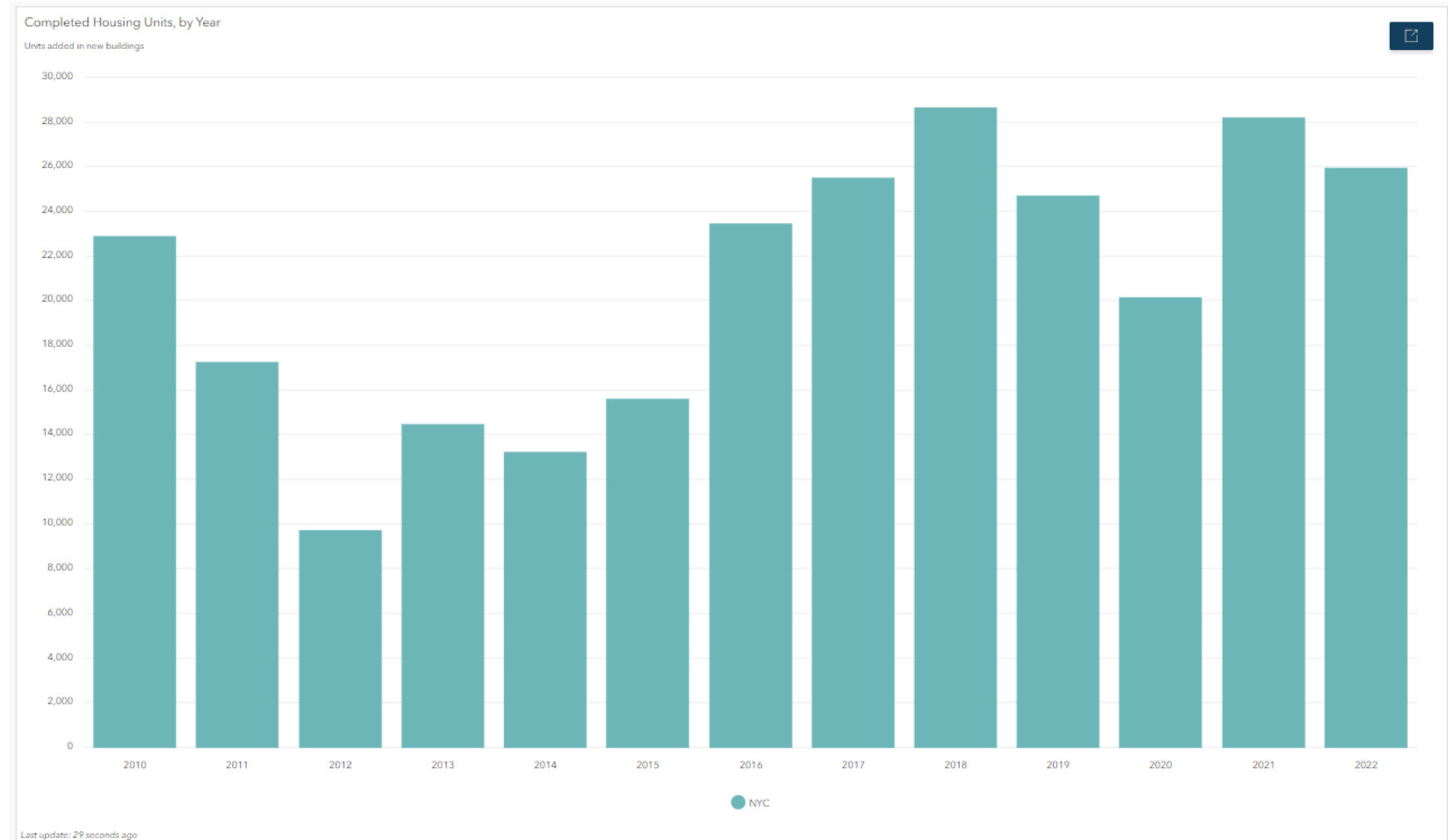
- 25,936 homes were completed in new buildings in New York City in 2022, including both market-rate and affordable units. Brooklyn accounted for 32% of new housing completions in 2022, continuing a long trend of the borough leading the city in housing growth. As in 2021, housing completions in Manhattan were below those in both the Bronx and Queens.
- The number of new building permits issued (68,637 units) increased significantly from previous years. By all indications, the expiration of the 421-a tax benefit on June 15, 2022 drove the permitting spike as developers sped up projects to qualify for the tax benefit.
- 161,666 homes had active permits at the end of 2022, 61% of which were in Brooklyn or Queens. Typically, 80 to 90 percent of permitted jobs are completed within four years, but limits on construction sector capacity and high interest rates may limit the number of recently permitted projects that complete within this time frame.



# Completed Units

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25,936 housing units were completed in new buildings in New York City in 2022. This represents a slight decrease from 2021, but is generally on par with annual completions from recent years. This was the seventh consecutive year of more than 20,000 completed units.



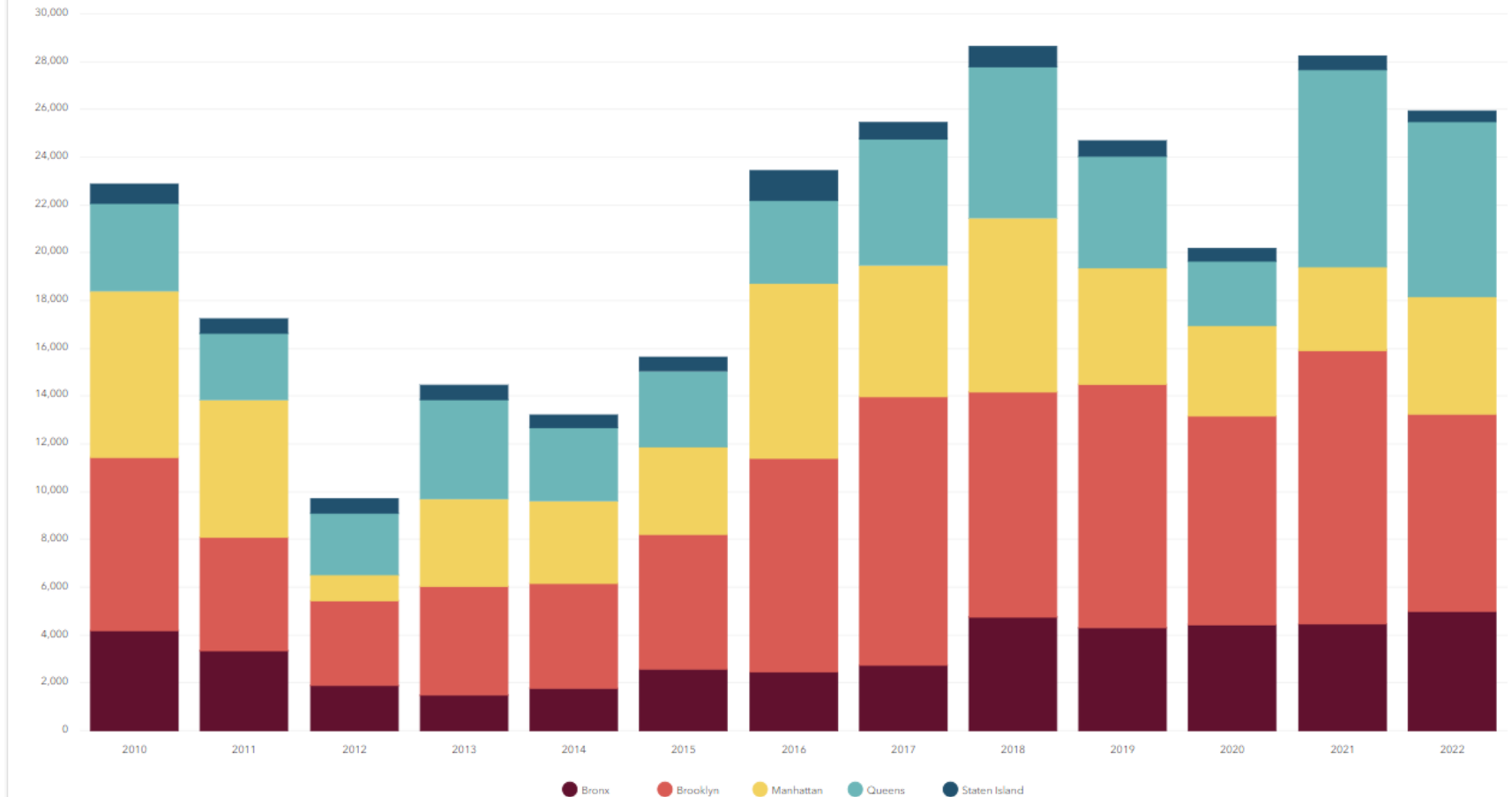
# Completed Units

Brooklyn continues to experience the largest number of completed units in new buildings of all five boroughs (8,253); it has held this distinction every year since 2012.

The number of completed units in Manhattan (4,897) and the Bronx (5,004) experienced increases from the previous year, while completed units in Queens (7,319) decreased from a record year in 2021.

Completed Housing Units, by Borough and Year

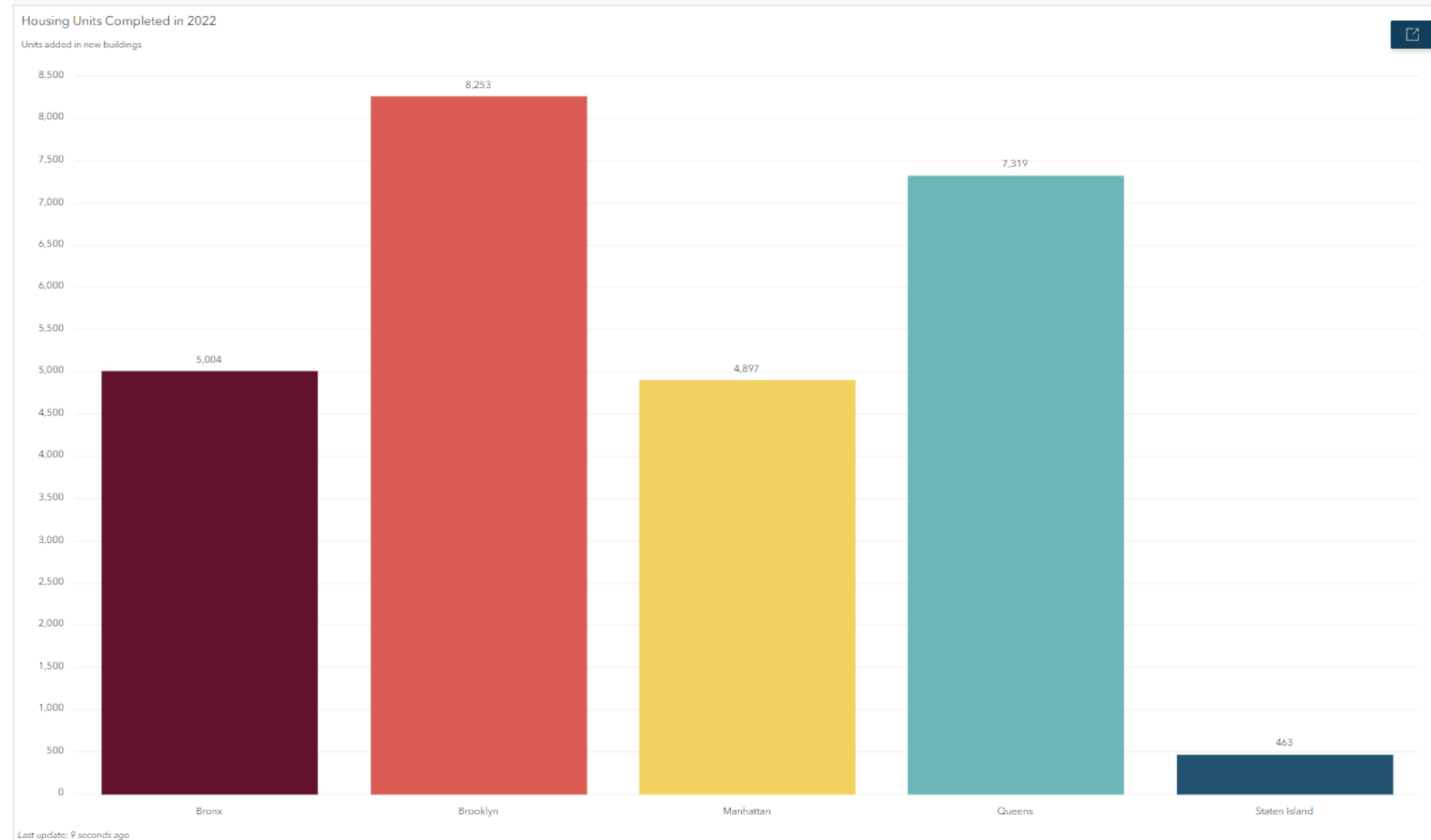
Units added in new buildings



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For the second year in a row, Manhattan produced fewer new building units than Brooklyn, Queens, and the Bronx. Although the borough's completions increased from 2021, these gains can largely be attributed to a few major developments.

Staten Island remains an order of magnitude lower than any other borough with 463 completed units in new buildings. This is the lowest level of new building completions in the borough over the past thirteen years.

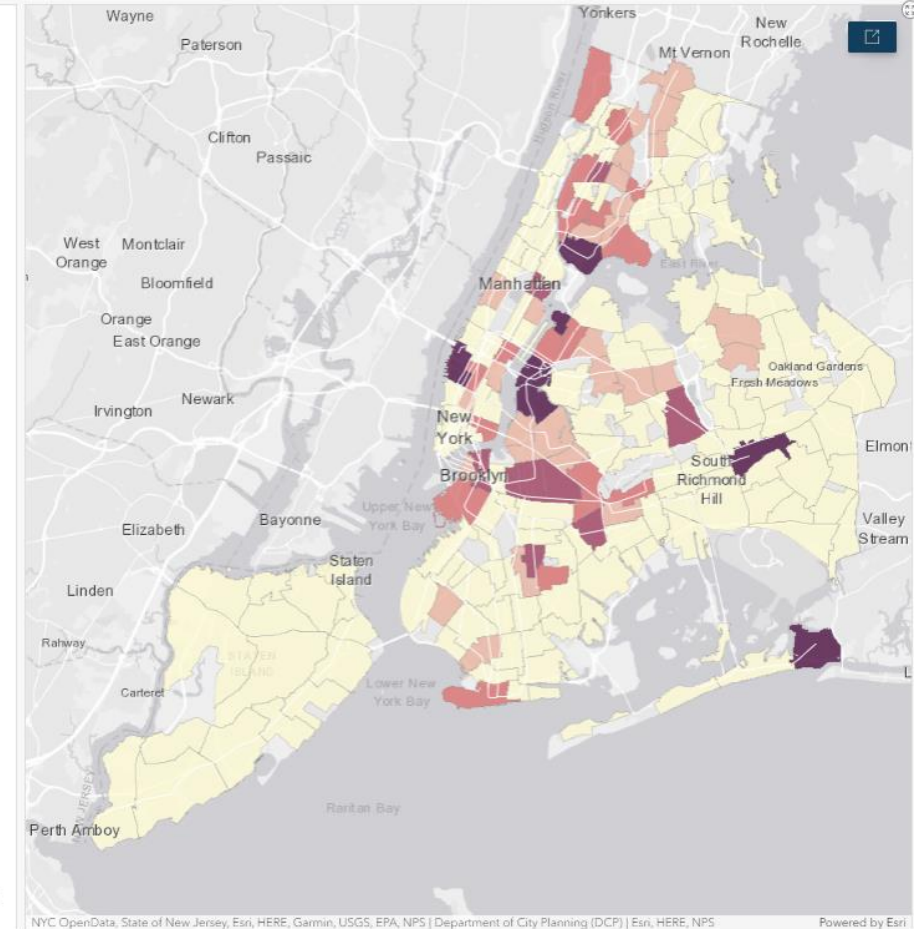
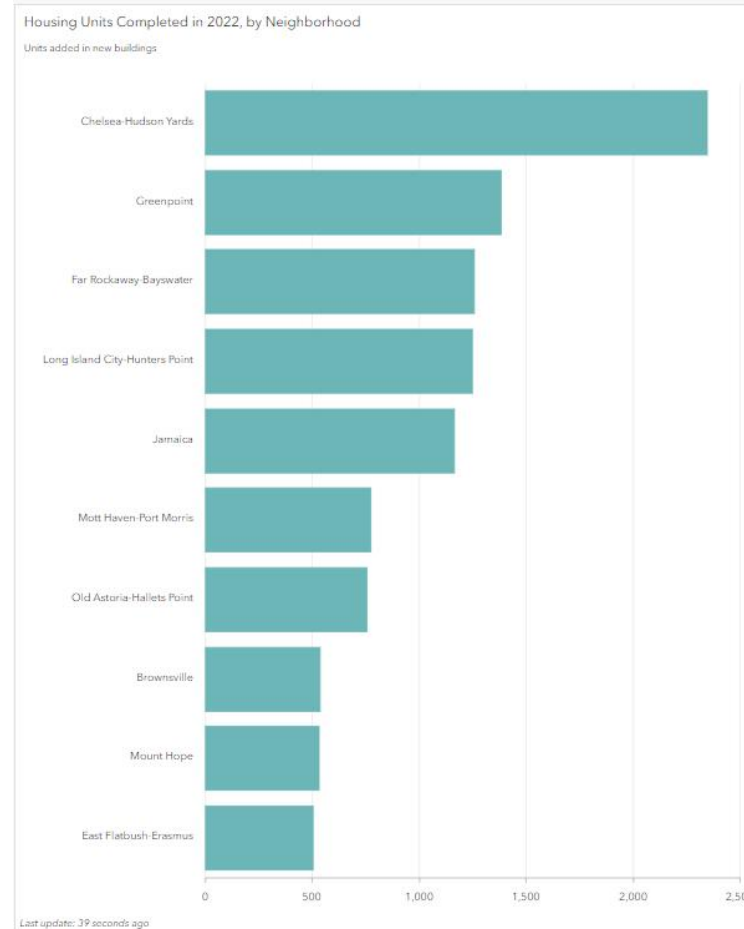




# Completed Units

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

Chelsea-Hudson Yards led the city in new housing in 2022 with the completion of a 938-unit development at 311 11th Avenue and several other large projects.





# Permitted Units

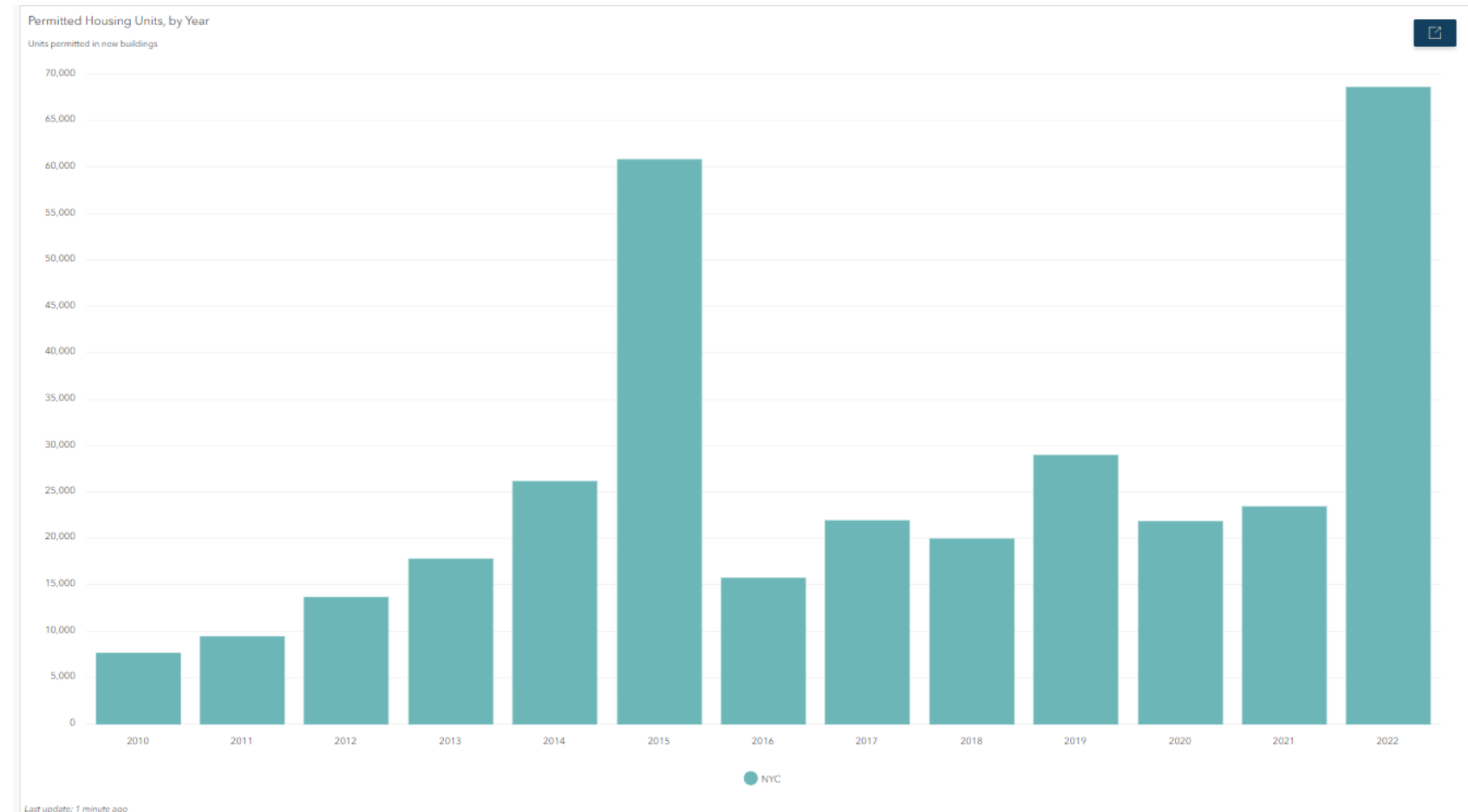


# Permitted Units

68,637 housing units in new buildings were issued permits in 2022. This is a significant spike compared to previous years. The expiration of the 421-a tax benefit on June 15, 2022 seems to have driven the permitting spike as developers sped up projects to qualify for the tax benefit.

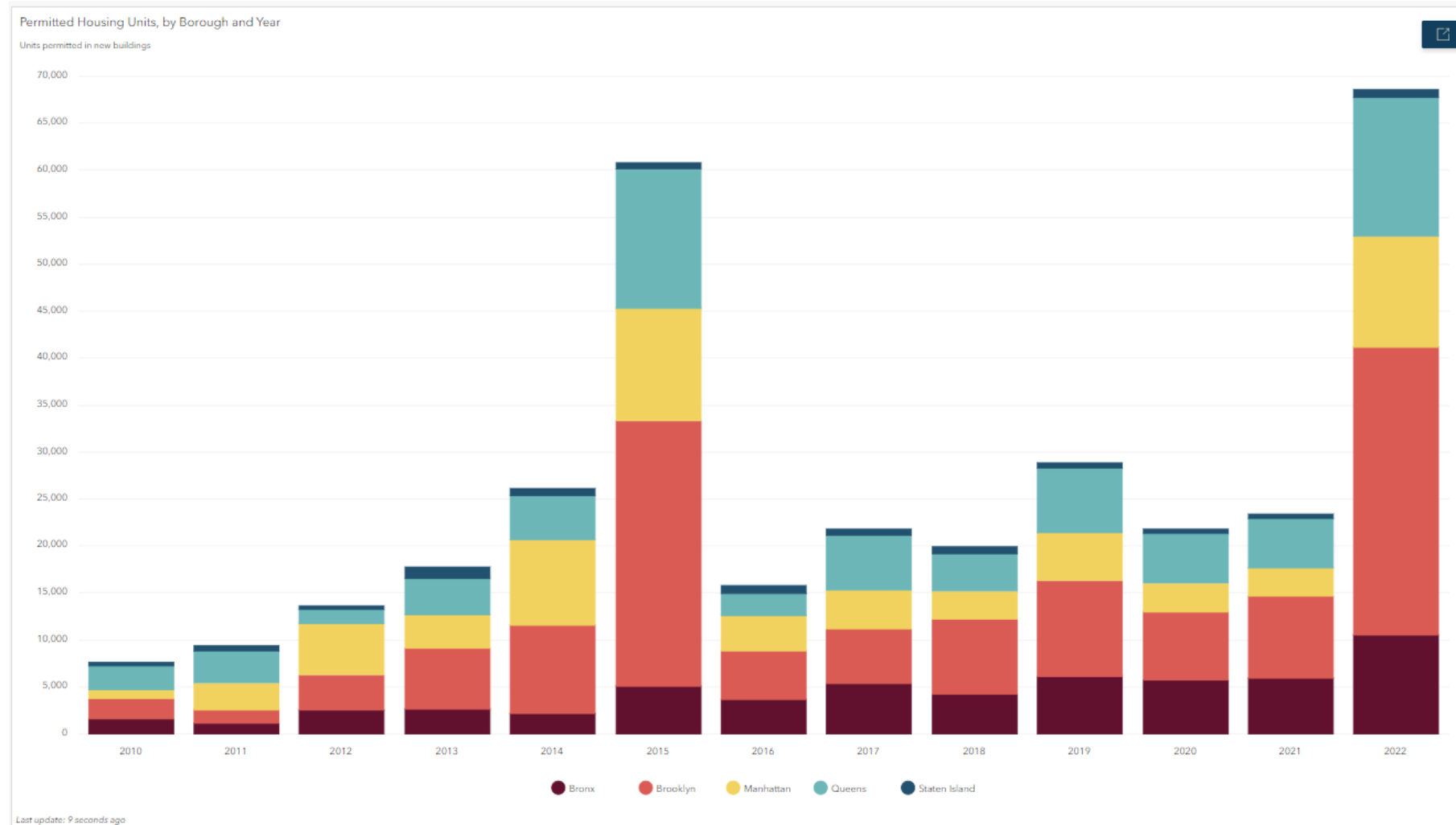
88% of these new building units were permitted in the first half of the year, indicating a steep drop in permitting activity following the expiration of the 421-a tax benefit.

The numbers from 2022 are comparable to the large spike in 2015, which was also likely driven by the expiration of a previous version of the 421-a benefit.



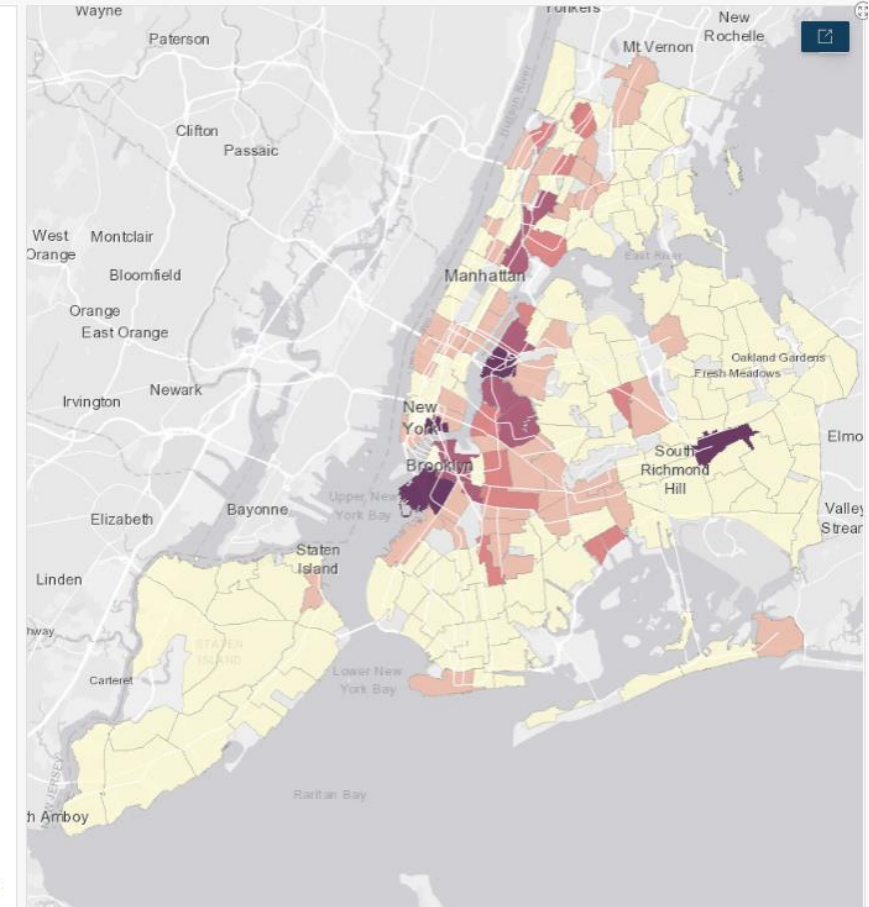
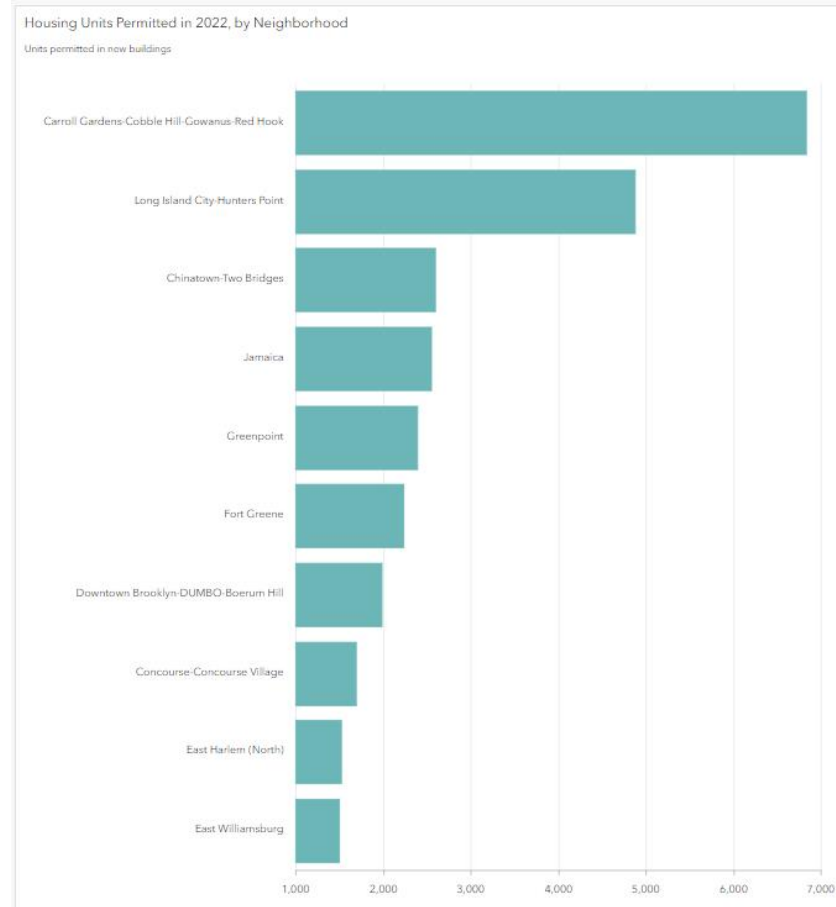
Although the number of permitted units far exceeds previous years, Brooklyn continues to have the largest share of permitted units in new buildings (45%).

Trailing Brooklyn in order were Queens (22%), Manhattan (17%), the Bronx (15%), and Staten Island (1%).



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

Carroll Gardens-Cobble Hill-Gowanus-Red Hook led the city in new units receiving building permits in 2022 (6,832 units). Twenty-one buildings with 100 units or more were permitted in this neighborhood, including developments enabled by the rezoning of Gowanus at the end of 2021.



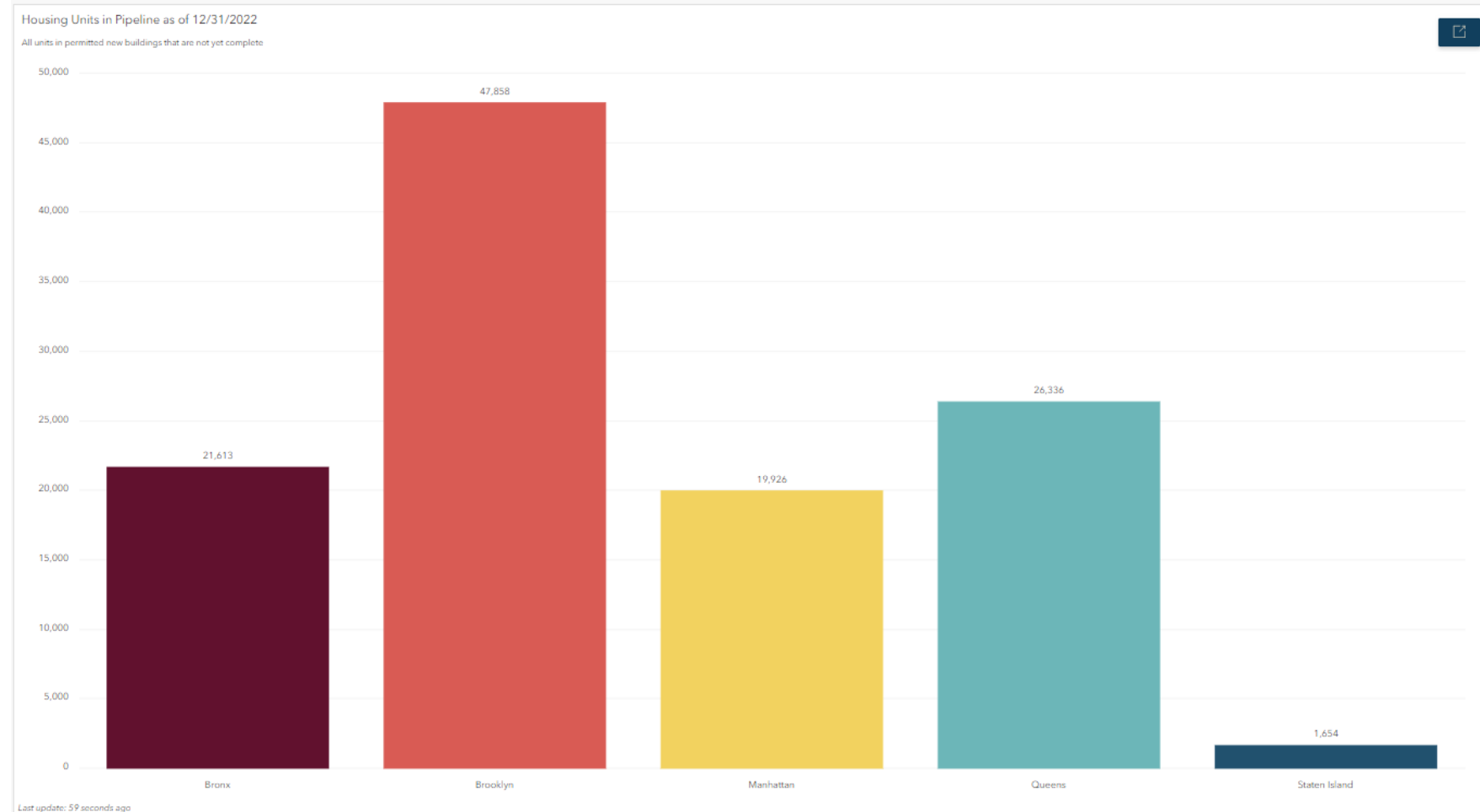


# Housing Pipeline

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The housing pipeline represents all active permits for new buildings, including active permits issued in previous years. The citywide pipeline stood at 117,387 new homes at the end of 2022.

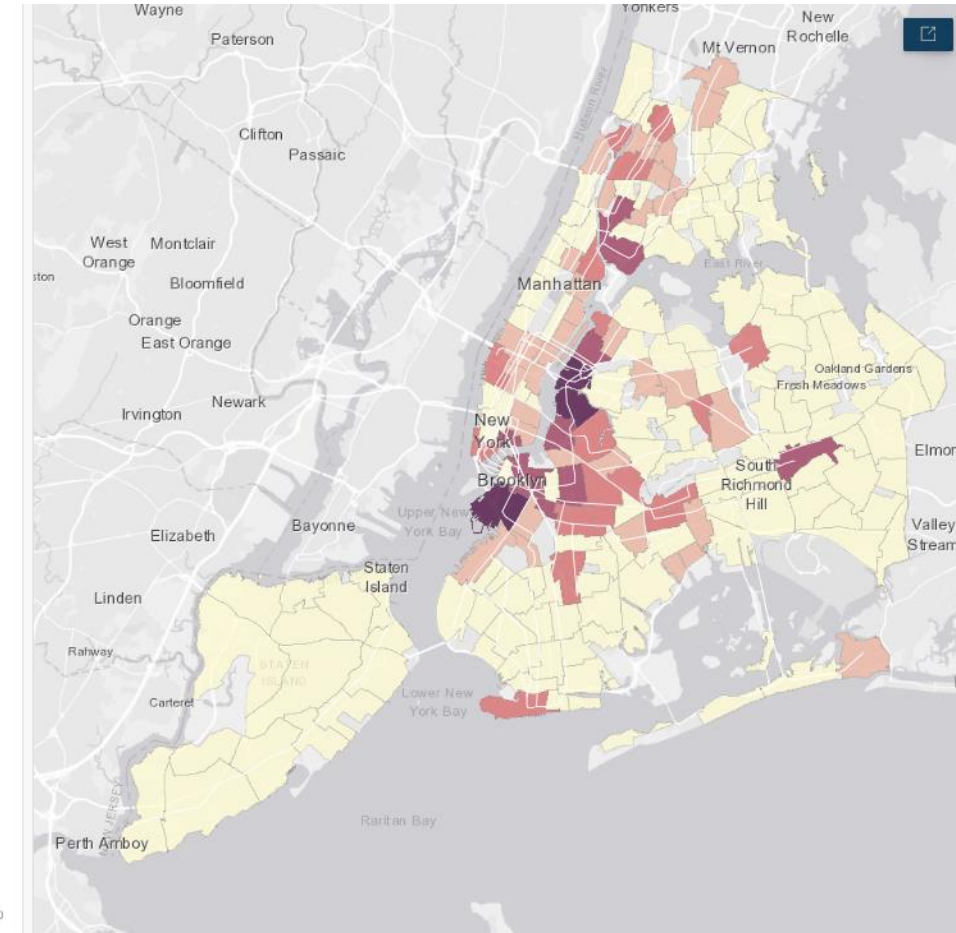
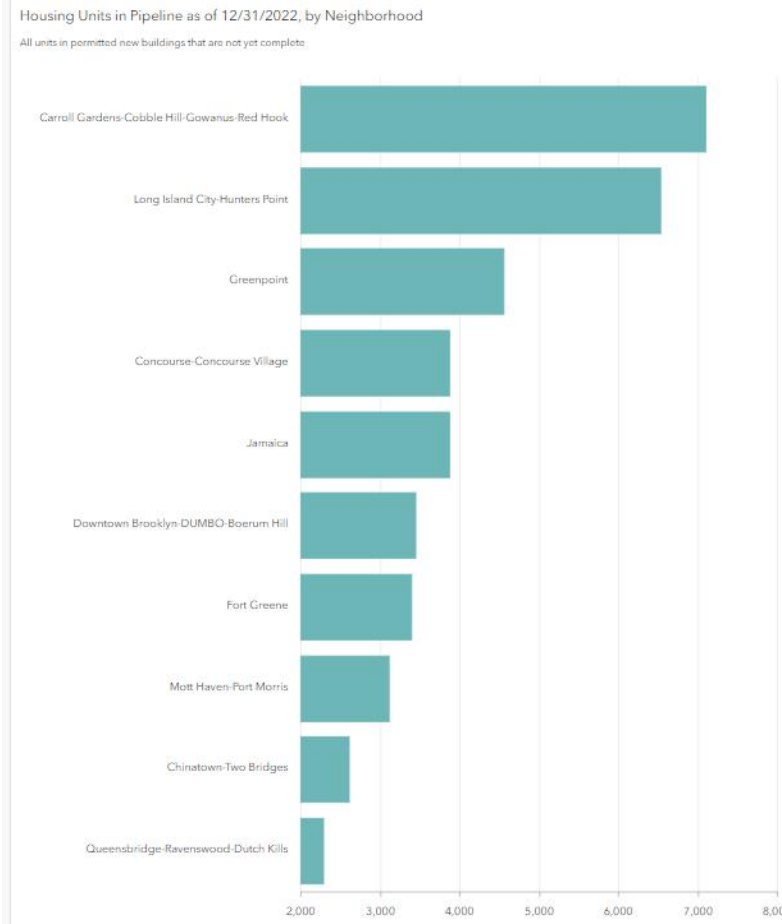
Permitted projects must complete construction within four years to qualify for the 421-a tax benefit. Typically 80 to 90 percent of permitted projects are completed within four years. However, limits on construction sector capacity and today's high interest rates will likely reduce the share of recently permitted projects that can complete within this timeframe.



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 Carroll Gardens-Cobble Hill-Gowanus-Red Hook followed by Long Island City-Hunters Point.

While the 2022 permitting spike increased the pipeline in a few areas, 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.



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](#) .