

REBNY Research

New Building Construction Pipeline Report

Q2 2026

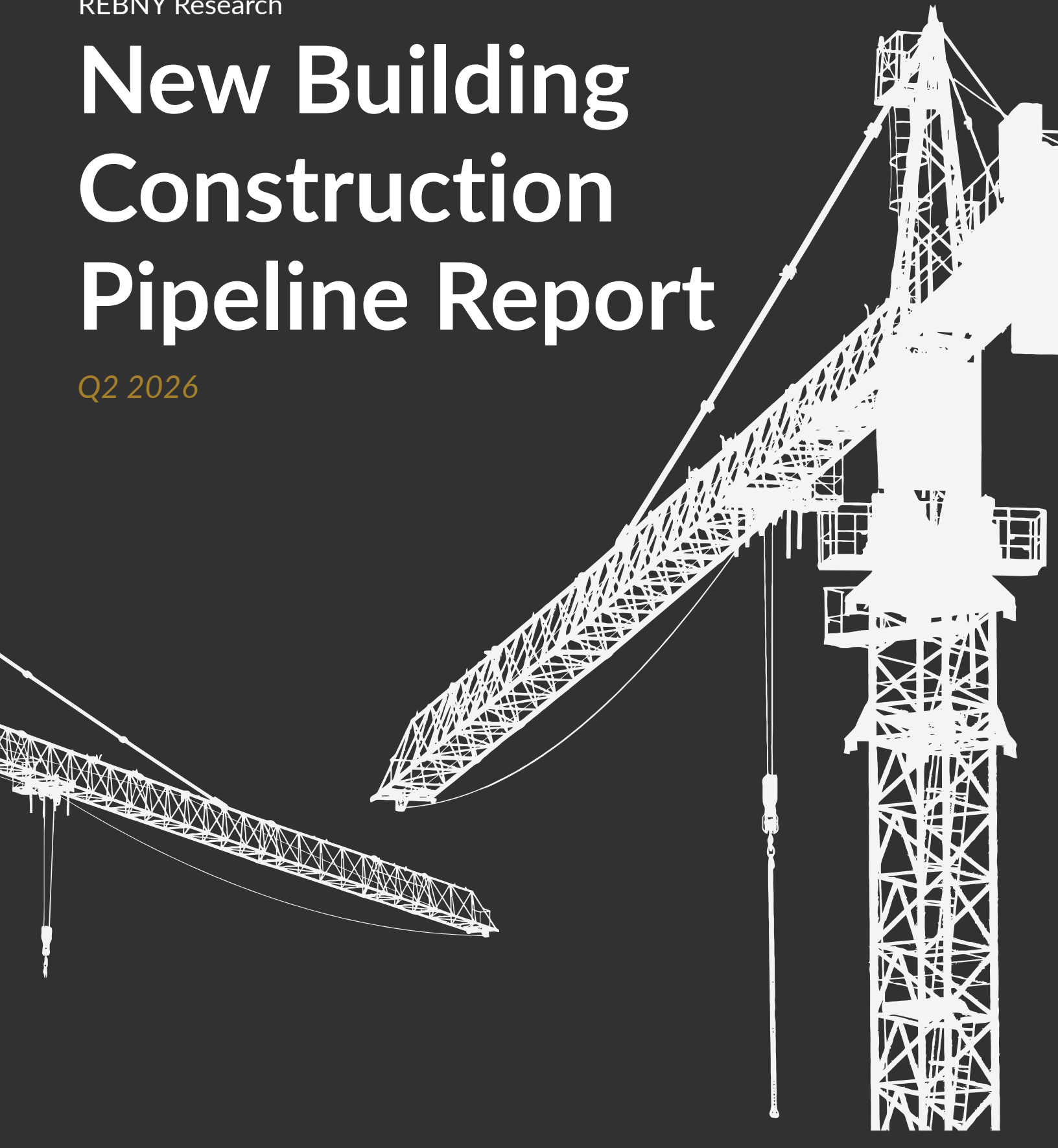


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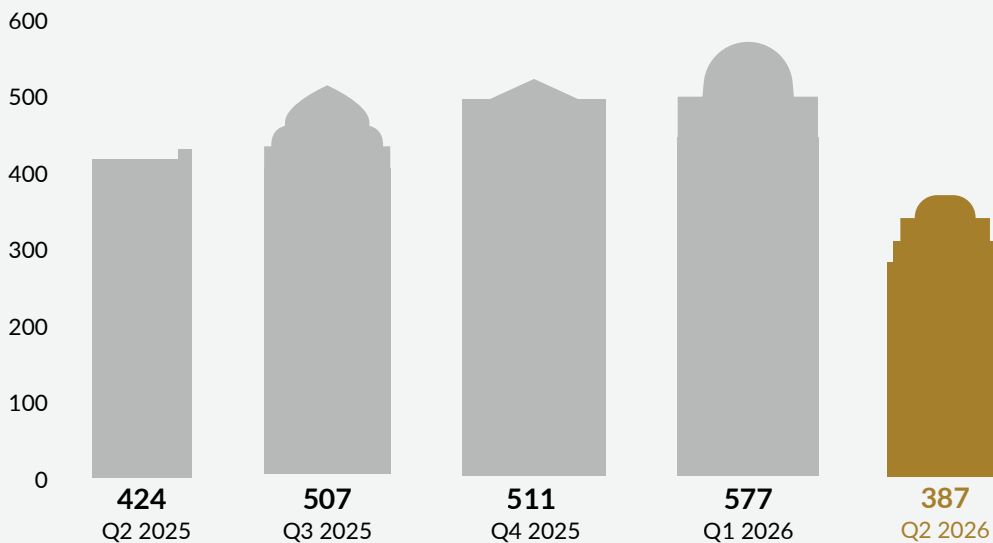
The Real Estate Board of New York (REBNY) analyzed new building job application filings submitted to the NYC Department of Buildings in Q2 2026. This report provides historical comparisons and insights into the current state of development in New York City.

Number of Filings

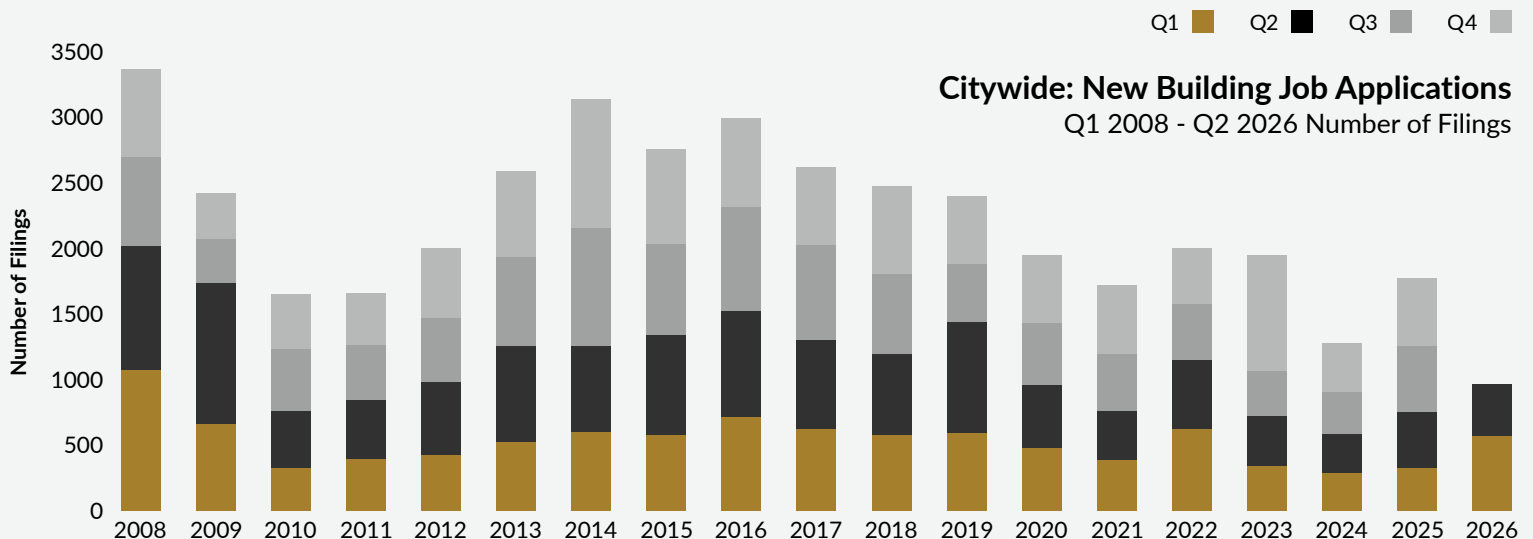
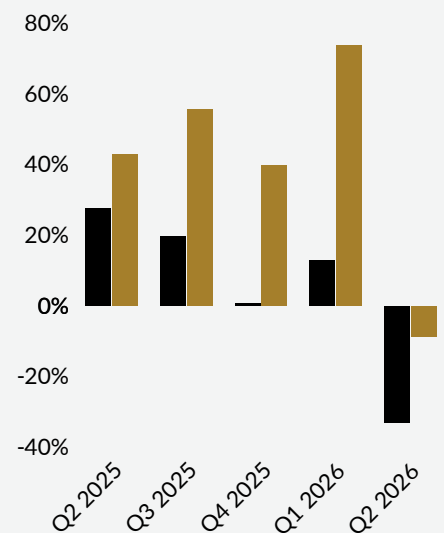
In Q2 2026 there were 387 new building filings, reflecting a 33% decrease from Q1 2026 when there were 577 filings. This represents a 9% decrease year over year from Q2 2025 and the fewest quarterly filings since Q1 2025.

The number of filings in Q2 2026 is 32% below the historical average since 2008.

Citywide: New Building Filings
Q2 2025 - Q2 2026



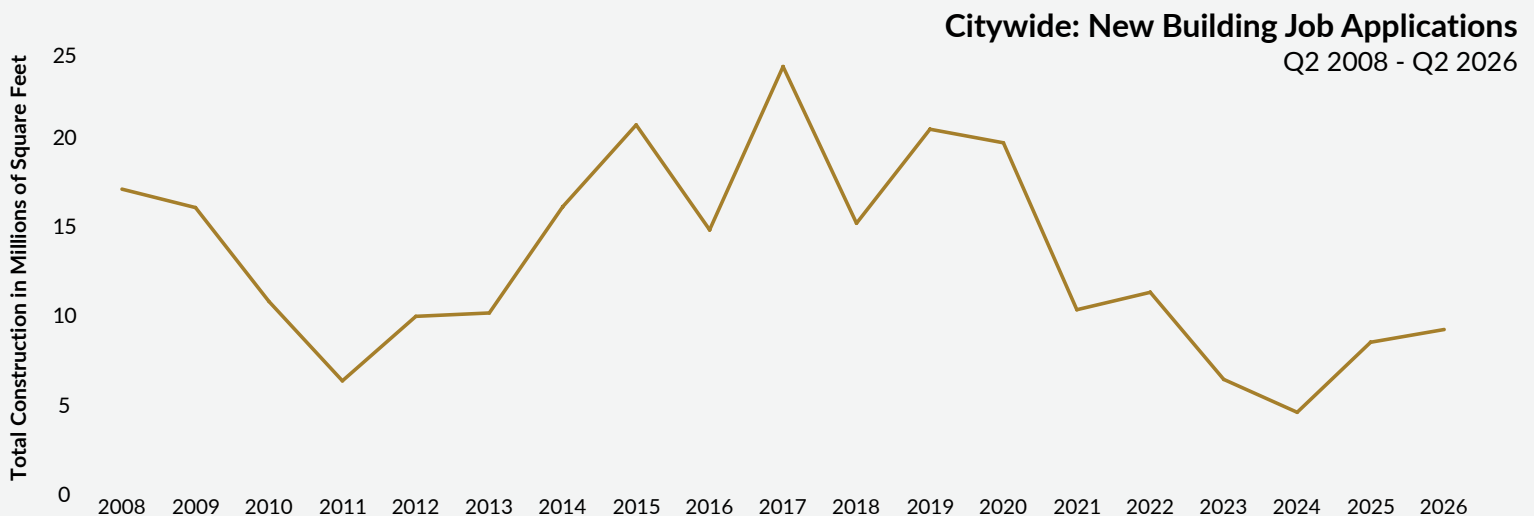
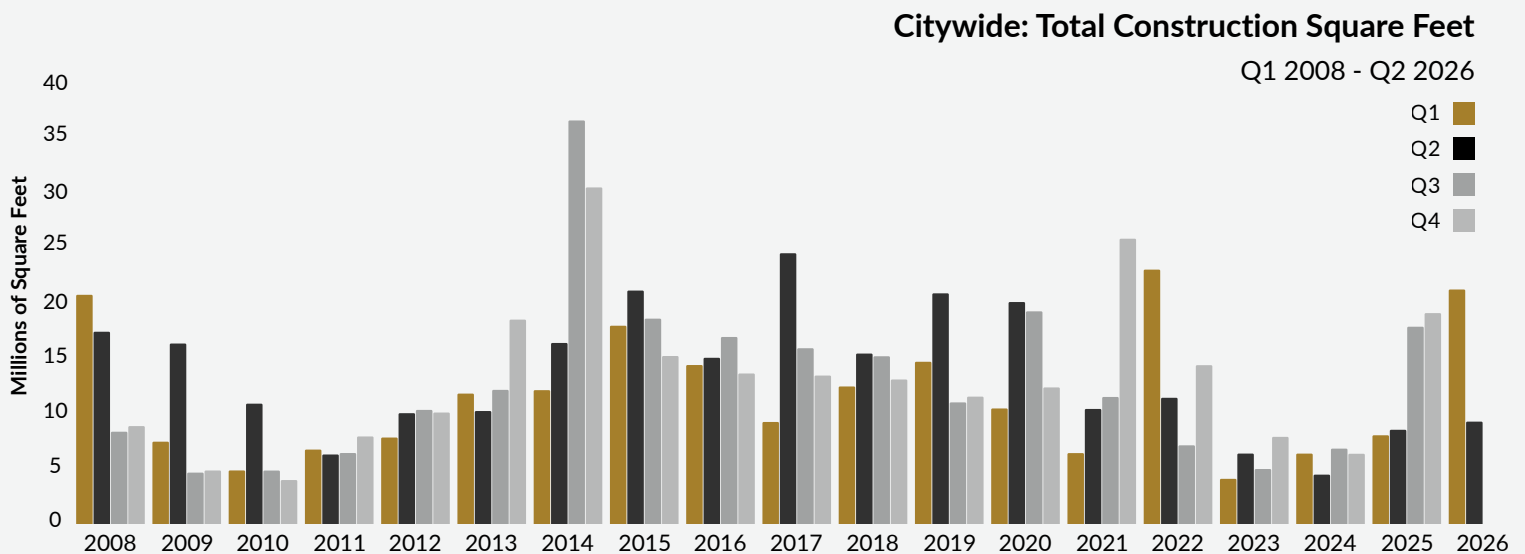
Citywide: Change in New Building Filings
Q2 2025 - Q2 2026



Scale of the Filings

The total proposed construction square footage in Q2 2026 was 9.2 million, a 56% decrease from Q1 2026 and a 9% increase from Q2 2025. The figure is 27% below the historical quarterly average since 2008. Total proposed construction square footage had exceeded 10 million square feet for three consecutive quarters before falling below that threshold in Q2 2026. Multifamily developments accounted for 89% (8.2 million square feet) of proposed construction square footage in Q2 2026.

Recent activity remains volatile in the wake of the 421-a expiration cycle. On a rolling four-quarter basis, proposed construction square footage totaled 67.4 million square feet in the four quarters ending Q2 2026, 37.7 million square feet, or 127%, above the preceding four-quarter period. That elevated rolling total reflects the unusually large Q3 2025 through Q1 2026 quarters; Q2 2026 itself declined sharply from Q1.



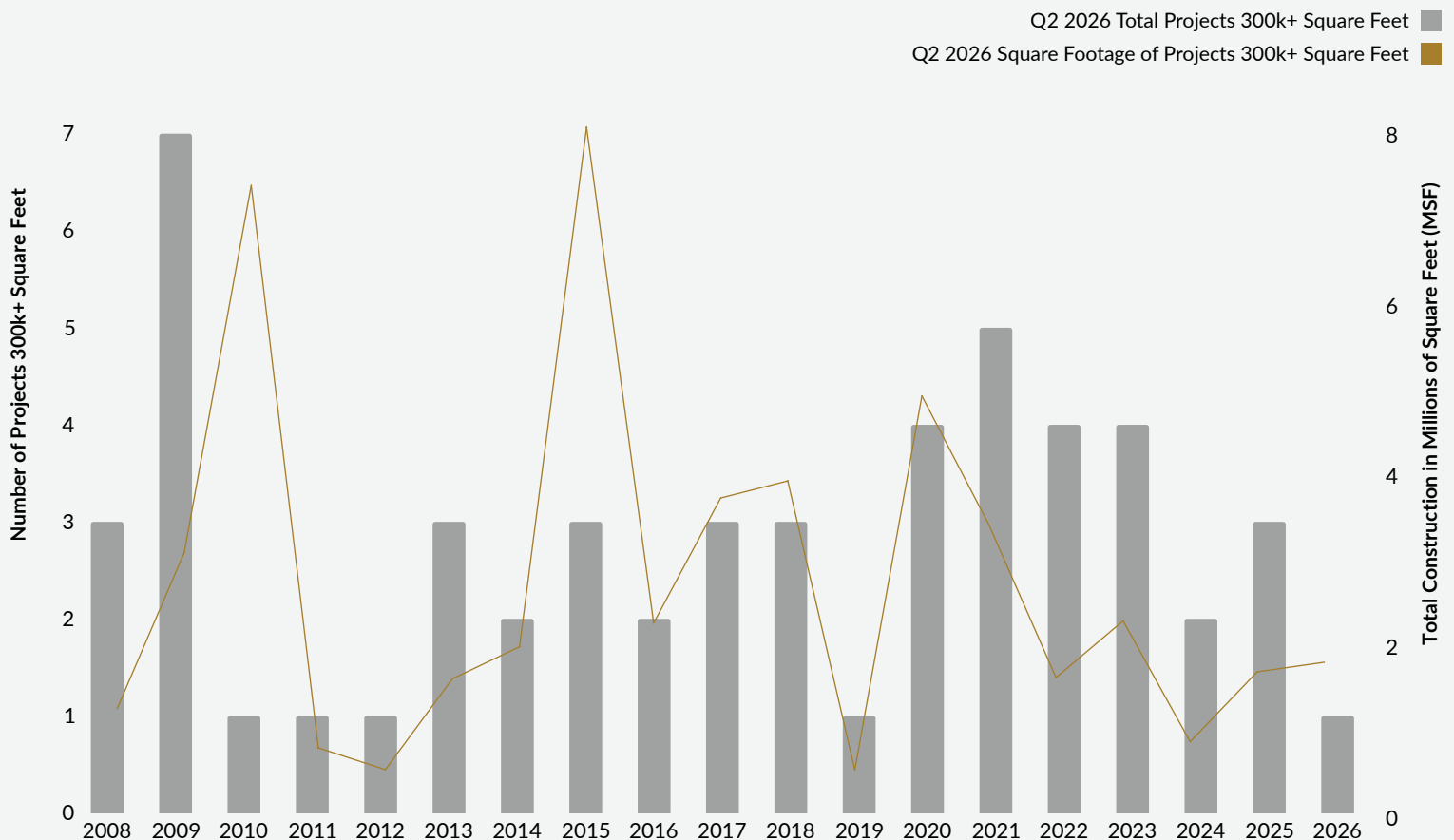
Large-Scale Project Filings

Q2 2026 saw one filing with proposed total construction square footage exceeding 300,000, eight fewer than the previous quarter and two fewer than in Q2 2025. The project accounts for 1.7 million square feet, a 79% decrease from the previous quarter and a 7% increase year over year. The sole project is residential, with 430 proposed dwelling units.

In Q2 2026, the square footage of projects over 300,000 square feet accounted for 18% of the quarterly total, compared with a historical quarterly average since 2008 of 17%.

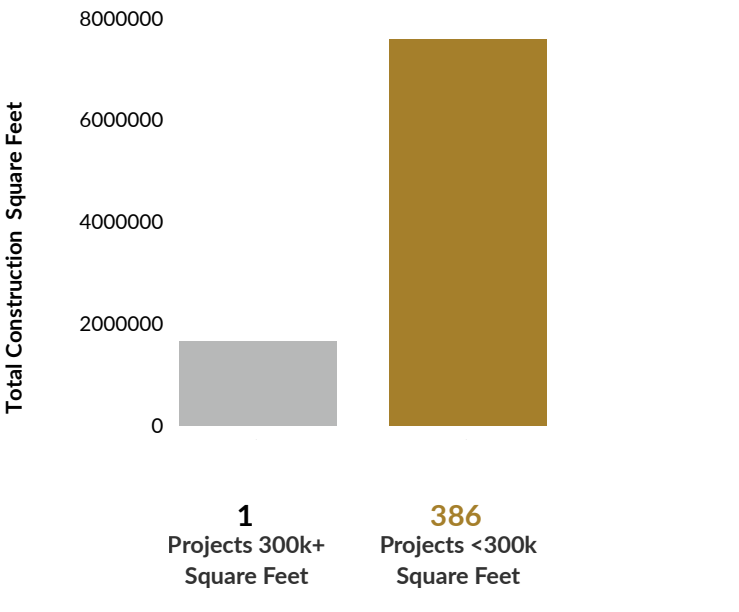
Citywide: Filings for Projects 300k+ Square Feet/ Total Construction Square Feet

Q2 2008 - Q2 2026

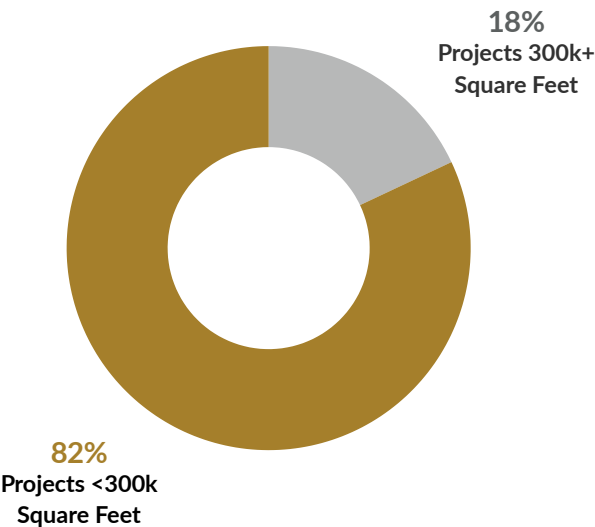


Large-Scale Project Filings

Citywide: Construction Square Feet
Q2 2026



Citywide: Square Feet
Q2 2026



Filings Over 300K Square Feet

Q2 2026

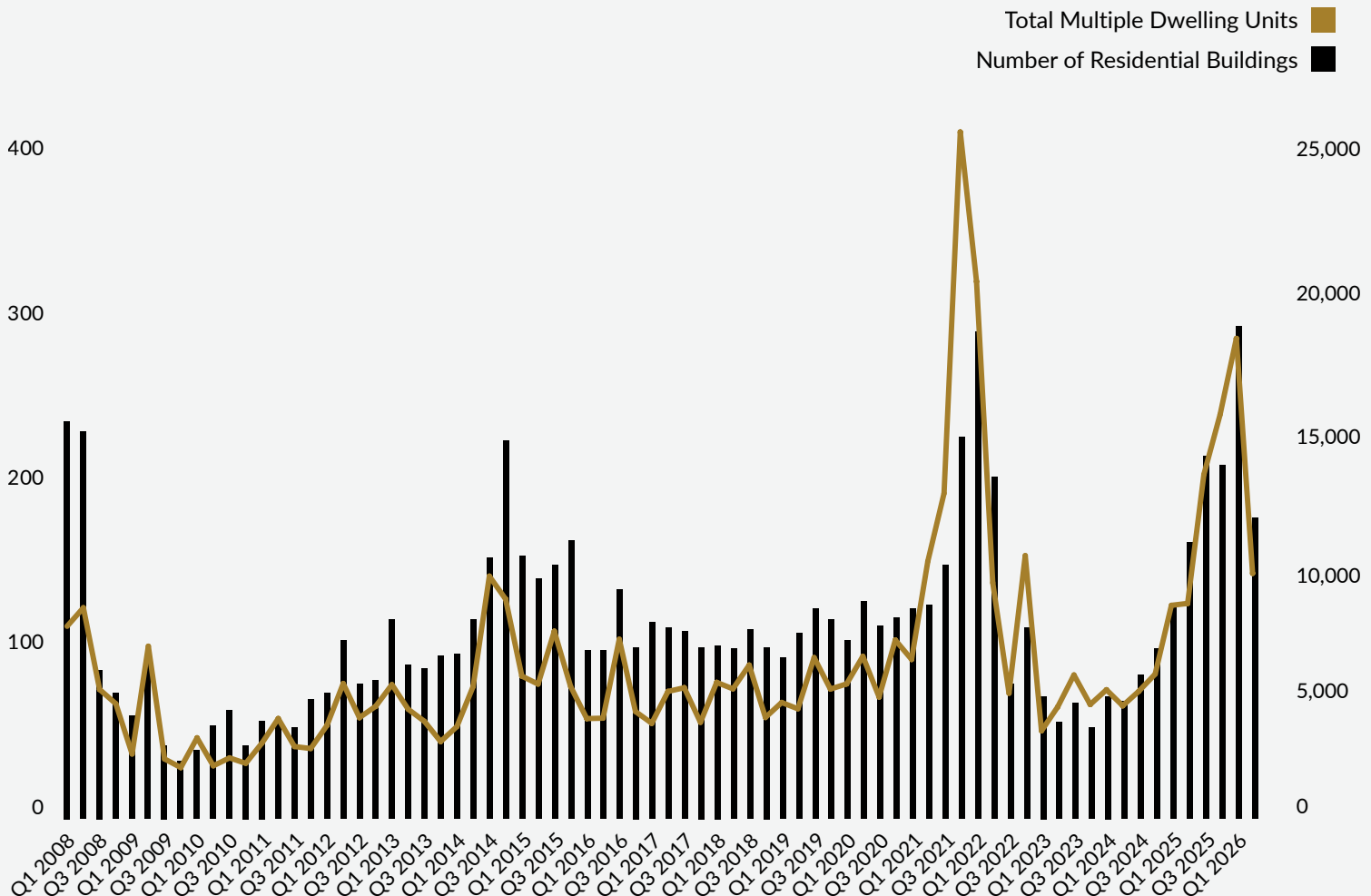
Address	Borough	Neighborhood	SF	Type of Development
80 West 67 Street	Manhattan	Upper West Side—Lincoln Square	1,654,440	Extell Development filed plans for a residential building on the former ABC/Disney campus, with 430 proposed units and approximately 25,000 square feet of retail.

Residential Filings

In Q2 2026, there were 8,064 proposed multiple dwelling units across 172 proposed multiple dwelling buildings, a 52% decrease in units from the previous quarter but a 16% increase year over year. The total was 68% above the historical quarterly average since 2008. It was also less than half of the 17,500 units per quarter the City now says are needed to build 700,000 new homes over the next decade and address the housing shortage. Proposed units in filings should not be interpreted as completed housing production.

Citywide: Multiple Dwelling Residential Buildings

Q1 2008 - Q2 2026
 Number of Filings/Dwelling Units



Residential Filings

It is also worth looking closely at shifts in the size of buildings with multiple dwellings over time, particularly given changes to tax and land use policies that impact residential development. In Q2 2026, of the 172 proposed new buildings with multiple dwelling units, 111 were under 50 units, 52 were between 50 and 99 units, one was between 100 and 149 units, and eight were 150 units or more. The annual charts below show 2026 year-to-date totals through Q2 2026.

The Bronx

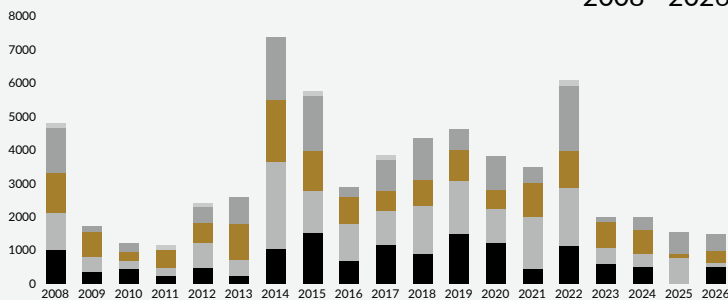
Brooklyn

Manhattan

Queens

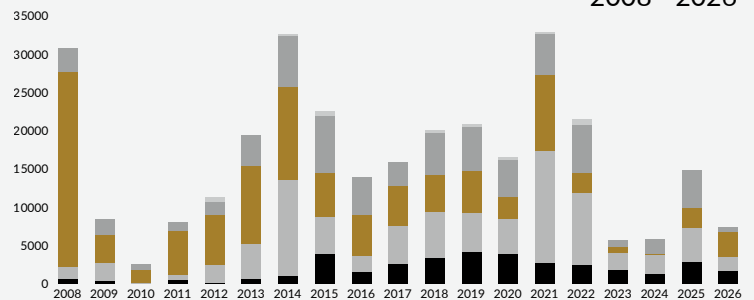
Staten Island

Multiple Dwelling Units in Buildings with 100-149 Units
2008 - 2026



The total number of multiple dwelling units in the one building with 100 to 149 units was 137, which is 82% below the historical quarterly average recorded since 2008.

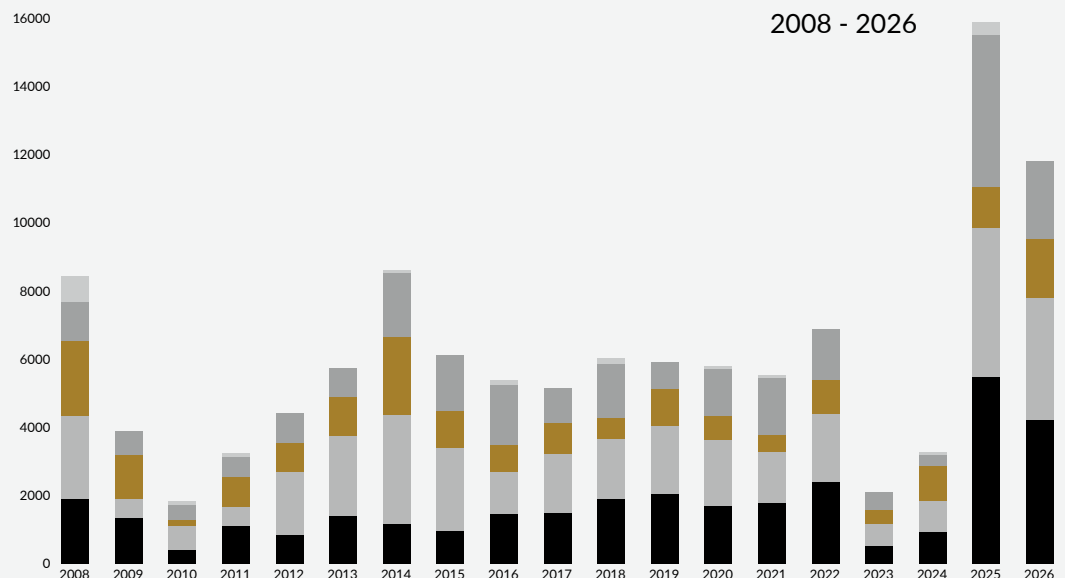
Multiple Dwelling Units In Buildings with 150 Units or More
2008 - 2026



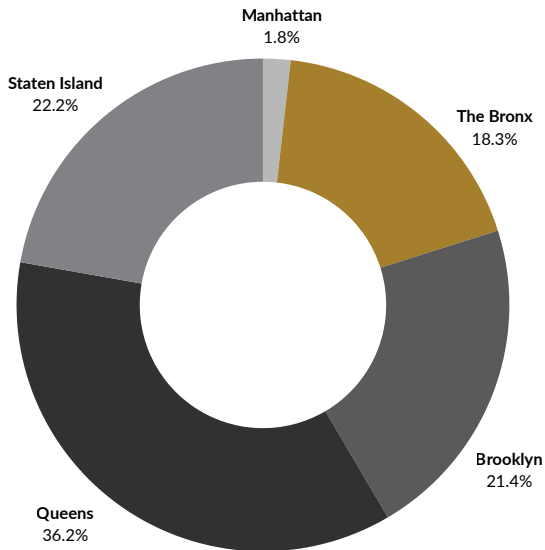
The total number of multiple dwelling units in the eight buildings with 150 units or more was 1,860, which is 50% below the historical quarterly average recorded since 2008. These buildings were concentrated in Brooklyn, with six located there, and one each in Manhattan and Queens.

The total number of multiple dwelling units in the 52 buildings with 50 to 99 units was 4,270, which is 208% above the historical quarterly average recorded since 2008.

Multiple Dwelling Units in Buildings with 50-99 Units
2008 - 2026



Q2 Borough Breakout for New Building Filings



Share of Filing Count by Borough

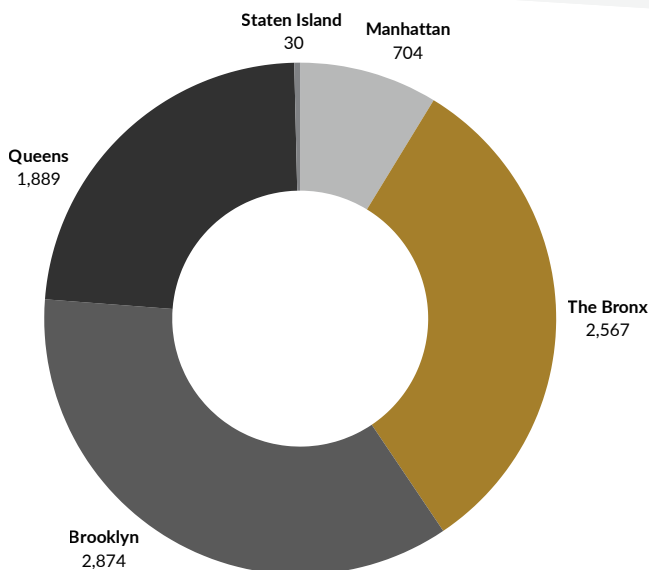
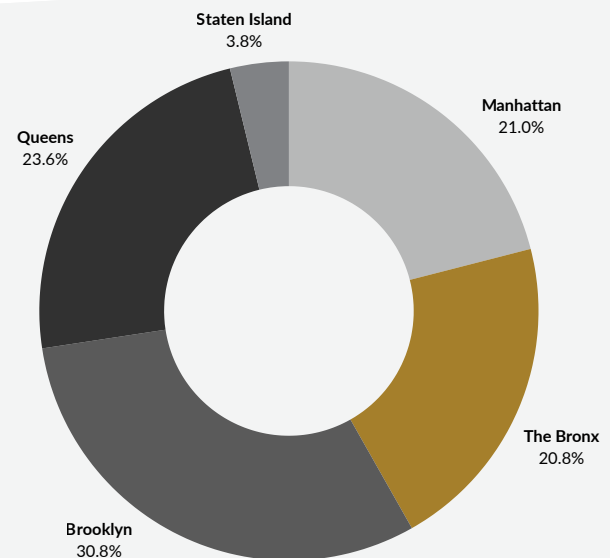
Q2 2026

Queens had the most new building job application filings of all the boroughs at 140. Manhattan had the fewest filings, with 7.

Share of Proposed Construction Square Feet by Borough

Q2 2026

Brooklyn recorded the largest share of proposed construction square footage at 31%, followed by Queens at 24%; together they accounted for 54% of the citywide total.



Multiple Dwelling Units by Borough

Q2 2026

Brooklyn recorded the highest number of proposed multifamily housing units in Q2 2026, with 2,874 units across 63 buildings.

Largest Proposed Projects by Borough*

Q2 2026

Address	Borough	Neighborhood	SF	Description
283 Walton Avenue	The Bronx	Concourse— Concourse Village	155,865	Zeta Charter Schools filed plans for an approximately 156,000-square-foot, eight-story school facility with a gymnasium, cafeteria, theater and rooftop recreation space.
120-40 Flatlands Avenue	Brooklyn	Spring Creek— Starrett City	215,550	Gotham Organization filed plans for a 14-story, 224-unit permanently affordable rental building with approximately 5,300 square feet of community-facility space. The building is part of Phase 2 of Innovative Urban Village, a multi-phase East New York development planned to deliver nearly 2,000 affordable homes. The development is part of Innovative Urban Village Phase 2, which includes three 150+ unit filings in Q2 totaling 599 units with confirmed city financing.
80 West 67 Street	Manhattan	Upper West Side— Lincoln Square	1,654,440	Extell Development filed plans for a residential building on the former ABC/Disney campus, with 430 proposed units and approximately 25,000 square feet of retail.
164-02 Jamaica Avenue	Queens	Jamaica	290,561	Vaya Development and nonprofit Comunilife filed plans for a 28-story mixed-use development with 285 rental units, substantial community-facility space and ground-floor retail. The project is planned to Passive House standards and includes space associated with Comunilife's housing and services for vulnerable populations.
490 Bay Street	Staten Island	Tompkinsville— Stapleton—Clifton— Fox Hills	24,186	Epsilon Enterprises Realty filed plans for a five-story mixed-use building with 26 proposed dwelling units and ground-floor commercial space, replacing an existing 1931 mixed-use property in Stapleton. The developer is also advancing a larger residential project nearby on Bay Street.

*Excludes single-family homes

Methodology

Each quarter, The Real Estate Board of New York (REBNY) examines new building job application filings submitted to the NYC Department of Buildings (DOB) to provide the public, REBNY members, and policymakers with a better understanding of the state of development in NYC.

This report relies on NYC Open Data for job application filing submission information, which, in some instances, includes typos, input errors, or omissions. While REBNY reviews the data for accuracy and confirms the details of the projects listed, the quality of the report is limited to the truth of the initial inputs.

REBNY updated its methodology for this report to track historical data more accurately by combining new building application filings from the Department of Buildings prior BIS system with all filings from the current DOB Now system. The result of this enhancement has modified some prior quarter totals when filings of the initial New Building permit was found to have occurred in prior quarters.

