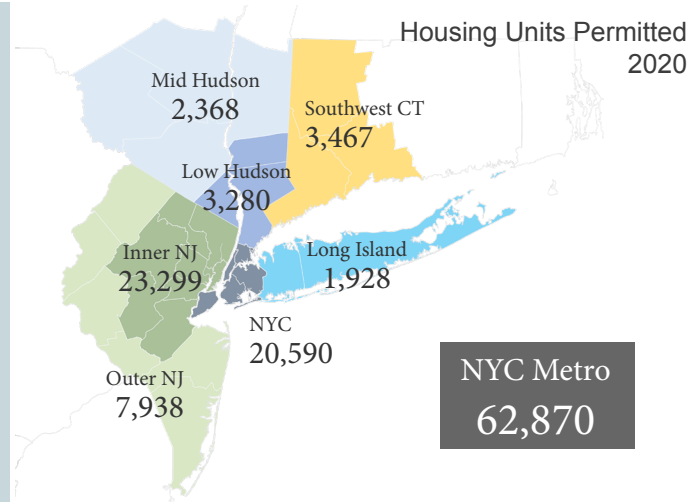
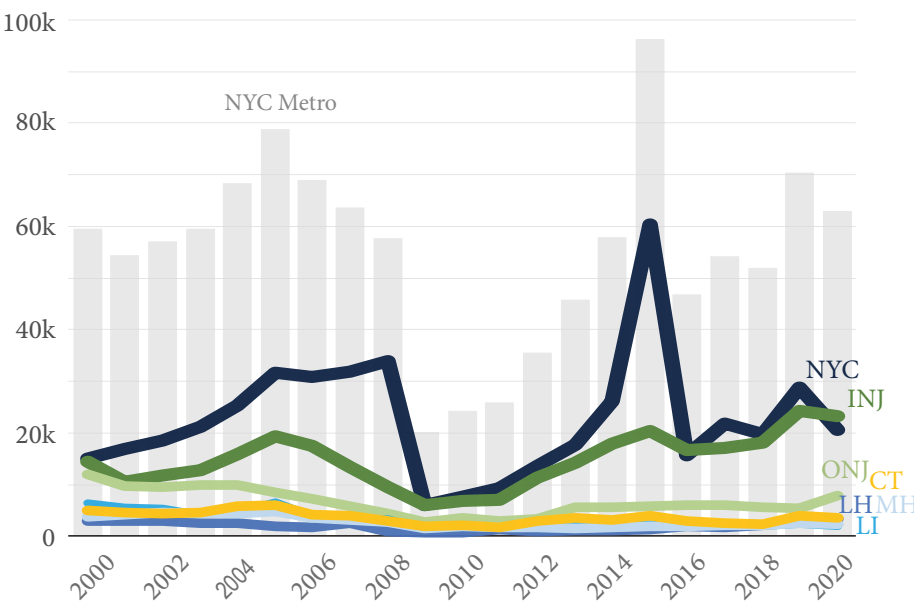


KEY INSIGHTS

- Covid-19 slightly impacted NYC Metro housing permits in 2020, notably in NYC, but there were more new units permitted in 2020 than in most years over the last decade.
- 2020 housing permits were concentrated in multifamily units located in NYC and Inner NJ.
- This decade continues a pattern of development characterized by increased multifamily permits, with growth clustering in NYC and Inner NJ, as housing production, particularly permitting of single-family units, declined elsewhere in the NYC Metro.



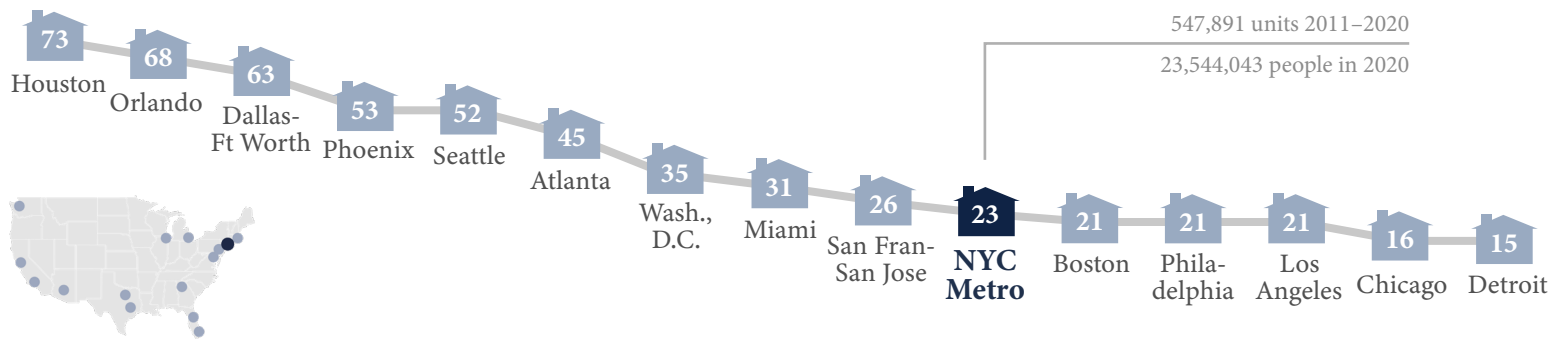
Housing Units Permitted per Year (thousands) in the NYC Metro



The NYC Metro issued slightly fewer permits in 2020 than in 2019, but production was still higher than recent years. Though 11% fewer units were permitted in 2020 than in 2019 (70,500 units), 2020 marked the NYC Metro's third-highest year in the last decade. In 2015, the impending expiration of the 421-a tax abatement program drove unusually high permit activity in NYC, and thereby in the region overall.

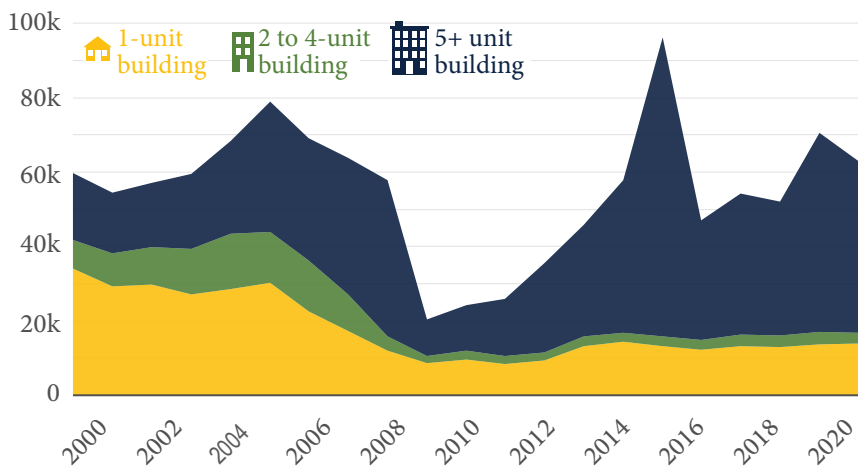
Inner NJ permitted the most new housing units in 2020, though 4% lower than 2019. NYC's year-on-year decline in housing permits was the highest among NYC Metro subregions (-28%), but the city's 2020 housing production remained on par with recent years. Despite declines, NYC and Inner NJ continued to drive regional housing production, and combined accounted for 73% of NYC Metro housing units permitted from 2010 to 2020, though just 60% of the region's housing stock in 2020.

Housing Units Permitted per 1,000 Residents per Year (2011-2020 Average) in the 15 Largest U.S. Metros

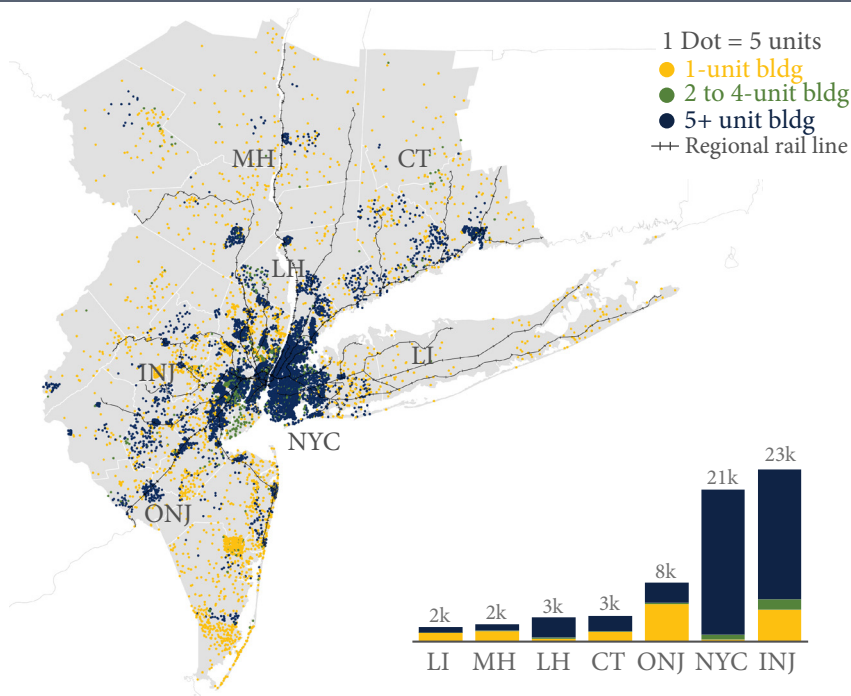


The NYC Metro permitted the most new housing units of any U.S. metro in the last decade, but when compared to its population, housing permits per capita lagged other major metros. Unlike those fast-growing metros, which were mostly in the south and west and are generally characterized by outward expansion from the center city, the NYC Metro's housing production concentrated in its highest density areas. NYC and Inner NJ combined permitted 29 units per capita, while the rest of the NYC Metro permitted just 15 units per capita. Overall, the NYC Metro permitted more new housing units per population than Northeast and Midwest metros that, like our region, are older and more built out.

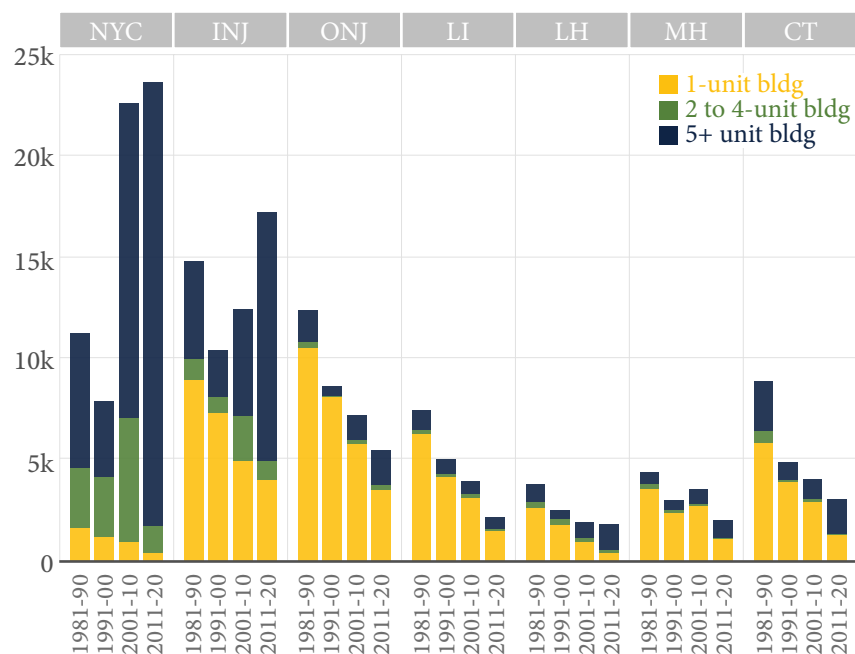
NYC Metro Housing Units Permitted per Year by Building Size



2020 Housing Units Permitted by Building Size and Municipality



Average Housing Units Permitted per Year by Decade and Building Size



NYC Metro housing production has increasingly relied on multifamily buildings leading up to and since the Great Recession, and that pattern was unchanged in 2020. Prior to the Great Recession, a greater mix of single-family, small multifamily (two to four unit), and larger multifamily (five or more units) building construction characterized NYC Metro housing production. In the years since, 5+ unit multifamily buildings have accounted for a greater share of the region's total production—72% of all permits on average in the last decade versus 45% of all permits in the decade prior. 2020 was consistent with the rest of the decade, with 73% of the units permitted in 5+ unit multifamily buildings.

In 2020, NYC and adjacent areas, mostly in New Jersey, accounted for the highest share of 5+ unit multifamily building permits. Those multifamily buildings also represented the majority of housing production in the Low Hudson and Connecticut subregions. Much of the housing permitted in 2020 was located along or near regional transit corridors proximate to NYC and/or with access to Midtown Manhattan, except on eastern Long Island and much of the Hudson Valley where production overall was more limited. In 2020, single-family home production reached its highest level since 2007, the largest shares of which were in New Jersey, especially Ocean County.

Looking at the last four decades of housing production, two key patterns emerge: continual growth in NYC and Inner NJ while other areas declined, and 5+ unit multifamily production representing an increasing share of housing production as single-family housing production slows. The pattern observed over the last two decades marks a continuation of production trends dating back to the 1980s. Parts of the NYC Metro that have larger shares of single-family housing have experienced decade-on-decade declines as single-family production continually slowed. Some areas, like Low Hudson and Connecticut, have seen growth of 5+ unit building production modestly offset declines in single-family housing, but new construction levels were lowest in the most recent decade. NYC, which has the smallest share of single-family homes as part of its overall supply, has experienced significant growth in 5+ unit multifamily building production, while Inner NJ has more than compensated for declines in single-family production with new multifamily buildings.

[To explore the data, visit NYC Metro Region Explorer!](#)

Sources: U.S. Census Bureau Building Permit Survey Annual data files; NYCDP Housing Database v20Q4 (2010 onward); U.S. Census Bureau 2020 Redistricting Data.

Notes: Data represent units authorized for construction via building permit filings and do not represent units completed or net change (i.e., account for demolitions). Permits intend to represent new construction only and do not include alterations or rehabilitations. Data are mapped by permit-issuing jurisdictions and do not represent the actual location of development within the boundaries of those areas.