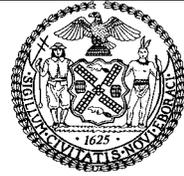


# Economic Notes



New York City Office of the Comptroller

William C. Thompson, Jr., Comptroller

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Vol. XII, No. 2

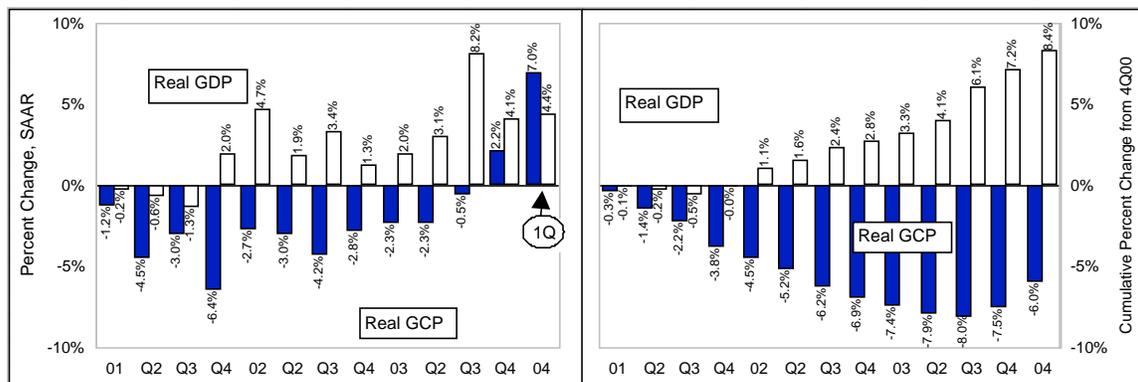
June 2004

## NYC Adds 21,100 Jobs in the First Quarter

# NYC OUTPERFORMS THE NATION IN 1Q04 – FIRST TIME SINCE 4Q99

- **The City's economy in 1Q04 had its highest growth rate since 4Q99. Real Gross City Product (GCP), a measure of the overall economy, increased at an annualized rate of 7.0 percent.** Nationally, real Gross Domestic Product (GDP) grew by 4.4 percent, as shown in the Summary Chart, which shows four indicators improving and the fifth unchanged. This is the first time that NYC growth has exceeded U.S. growth since 3Q99. (The key numbers are provided in the Summary Table on the next page.)

### Summary Chart. Real GDP Has Grown Since 4Q01, But Real GCP Resumed Growth Only in 4Q03



Sources: See Chart 1 on p. 3. Percent changes are quarter-to-quarter, SAAR (Seasonally Adjusted Annualized Rate). Real GDP = Percent change in real U.S. Gross Domestic Product. Real GCP = Percent change in real Gross [New York] City Product. The widely used definition of a recession is two or more consecutive quarters of negative real growth in gross product. The U.S. recession officially lasted from March to November 2001.

- **Payroll jobs increased.** In 1Q04 the City added 21,100 jobs (seasonally adjusted), about five times the increase of 4,100 in 4Q03, and ahead of the nation's 1Q04 job growth. Private firms added 21,600 jobs and the public sector lost 200 jobs. While an improvement, NYC job growth in 1Q04 is the fifth-weakest of the 20 largest metro areas. Also, year-over-year (i.e., compared with 1Q03 without seasonal adjustment), NYC jobs fell 0.2 percent in 1Q04.
- **Personal income tax (PIT) revenues rose.** PIT increased 27.1 percent in 1Q04, compared with 1Q03. PIT is a current proxy for personal incomes, data for which are reported with a lag of about two years. The 1Q04 increase partly reflects higher City tax rates. Estimated taxes increased 48.1 percent, reflecting higher dividends and capital gains. Withholding taxes increased 23.5 percent. In 2003, NYC PIT rose 6.6 percent, primarily because of higher tax rates. U.S. PIT revenues fell 3.1 percent in 1Q04, possibly because of U.S. tax cuts.

- **NYC’s inflation rate fell in 1Q04 compared with 4Q03, but remained significantly higher than the nation’s.** The NYC metropolitan area inflation rate was 2.8 percent in 1Q04, compared with 3.2 percent in 4Q03. The U.S. inflation rate was 1.8 percent in 1Q04 compared with 1.9 percent in 4Q03. (NYC’s inflation rate jumped in April, raising NYC’s four-month year-over-year inflation rate to 3 percent and the nation’s equivalent to 1.9 percent.)
- **NYC’s unemployment rate fell but remained significantly higher than the nation’s.** NYC’s **seasonally adjusted unemployment rate remained unchanged at 8.1 percent in 1Q04.** This is the lowest number since 7.9 percent in 3Q02. The U.S. unemployment rate, seasonally adjusted, decreased to 5.6 percent in 1Q04, from 5.9 percent in 4Q03.
- **Real estate commercial vacancies and rents fell.** The Manhattan commercial vacancy rate in 1Q04 fell to 12.2 percent, 0.1 percentage points below the 12.3 percent rate in 1Q03. The vacancy rate fell most in Midtown South, followed by Downtown, but it increased in Midtown. Despite the decline in vacancy rates (a sign of rising demand for space), the average Manhattan commercial rent decreased to \$40.06 per square foot in 1Q04, down from \$41.97 in 1Q03.
- **Leading economic indicators were mixed.** Two leading indicators improved, while one deteriorated. The NYC business-conditions index and the number of building permits authorized rose in 1Q04 on a year-over-year basis, but the City’s quarterly help-wanted-advertising index fell.

**Summary Table. Five Key Economic Indicators, NYC and U.S., 1Q04**

		<b>1. GCP/GDP Growth, SAAR</b>	<b>2. Payroll-Jobs Growth, SAAR</b>	<b>3. Personal-Income-Tax Growth, NSA</b>	<b>4. Inflation Rate, NSA</b>	<b>5. Unemployment Rate, SA</b>
<b>NYC</b>	<b>1Q04</b>	7.0% <b>Better</b>	2.5% <b>Better</b>	27.1% <b>Better</b>	2.8% <b>Better</b>	8.1% <b>No Change</b>
<b>U.S.</b>		4.4% <b>Better</b>	1.0% <b>Better</b>	-3.1% <b>Worse</b>	1.8% <b>Better</b>	5.6% <b>Better</b>

Note: Indicators 1, 2, 5 (SA) compare 1Q04 with 4Q03; indicators 3-4 (NSA) compare 1Q04 with 1Q03. See Charts 1, 3, 6, 7, and 9. NSA=Not Seasonally Adjusted. SA=Quarterly Data Seasonally Adjusted. SAAR=SA Annualized Rate.

1. GCP/GDP=overall increase in the economy (3 percent growth is a long-term target). 2. Payroll jobs=number of people on payrolls, by place of work, a key factor in GCP/GDP. 3. Income=key determinant of GCP/GDP (jobs x average income is 60-70 percent of GCP/GDP). 4. Inflation=a measure of economic sustainability (3 percent is for some a maximum acceptable average inflation rate). 5. Unemployment=a measure of human-resource utilization (6 percent was in the 1980s and early 1990s considered a maximum for a non-accelerating-inflation rate of unemployment).

The City's recovery has continued at a strong pace for the second consecutive quarter, and two of three leading indicators are positive. The City's economy, as measured by the Gross City Product (GCP), payroll jobs, and income, soared in the first quarter. In fact, the City outperformed the nation, and by significant margins.

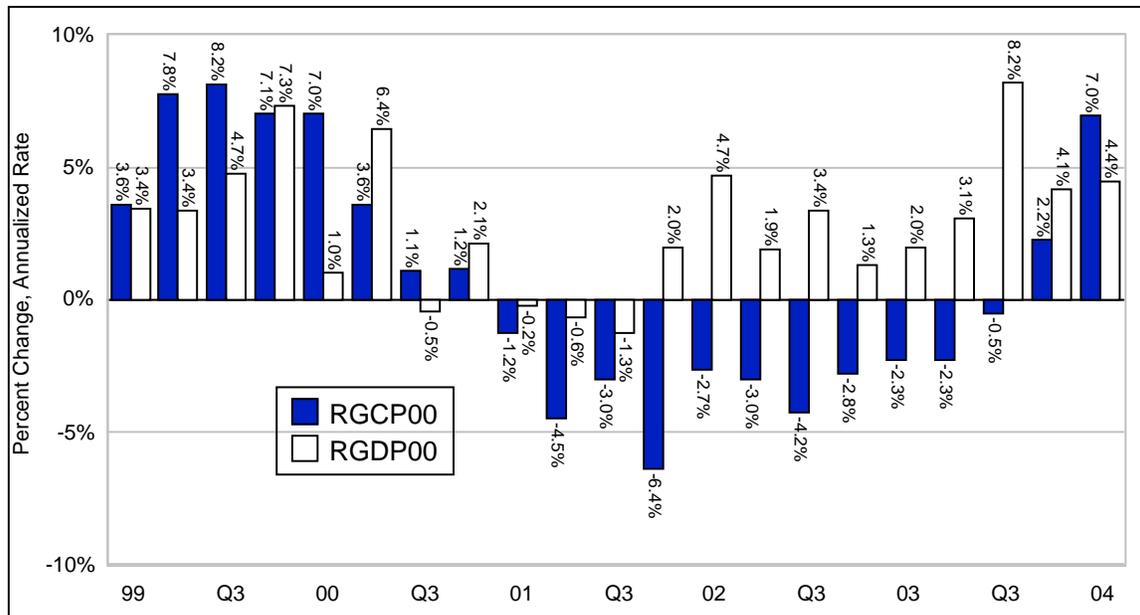
However, as the economy grows, problems of supply also grow, resulting in signs of inflation in the nation and especially the city. A 25 basis-point increase in the target Federal Funds rate was considered "probable" at the Federal Open Market Committee meeting at the end of June, even before the announcement in June of a third month of strong U.S. job growth in May.

Long-term interest rates have already risen in advance of the ending of the 1 percent target Federal Funds rate. The rise in interest rates has negative effects on the City economy because it reduces incentives to refinance mortgages, finance new homes, or incur other debt, which tends to lower bank and Wall Street profits. Since New York City is heavily dependent on Wall Street to generate incomes, these higher interest rates raise concerns about the City's recovery.

### 1. GCP, GDP and the Silicon Alley 15

The City's economy grew 7.0 percent in the first quarter, the second consecutive quarter of growth. As measured by the change in the real chain-weighted GCP, this first-quarter growth was the strongest since the fourth quarter of 1999. The national economy, as measured by changes in real chain-weighted GDP, grew at an annualized rate of 4.4 percent in the first quarter, as shown in Chart 1.

Chart 1. Real NYC GCP and Real U.S. GDP, Percent Change, Annual Rate, Quarterly, 1Q99-1Q04



Source: RGCP00 = Estimates of the percent change in Real Gross City Product in 200 dollars by the NYC Comptroller's Office. RGDP00=Estimated of the change in real GDP in chain-weighted 2000 dollars, from U.S. Dept. Commerce. NYC recessions are defined as two consecutive quarters of negative real growth in GCP. U.S. recessions are determined by the Business Cycle Dating Committee of the National Bureau of Economic Research, which in July 2003 announced that the most recent U.S. recession lasted from March to November 2001.

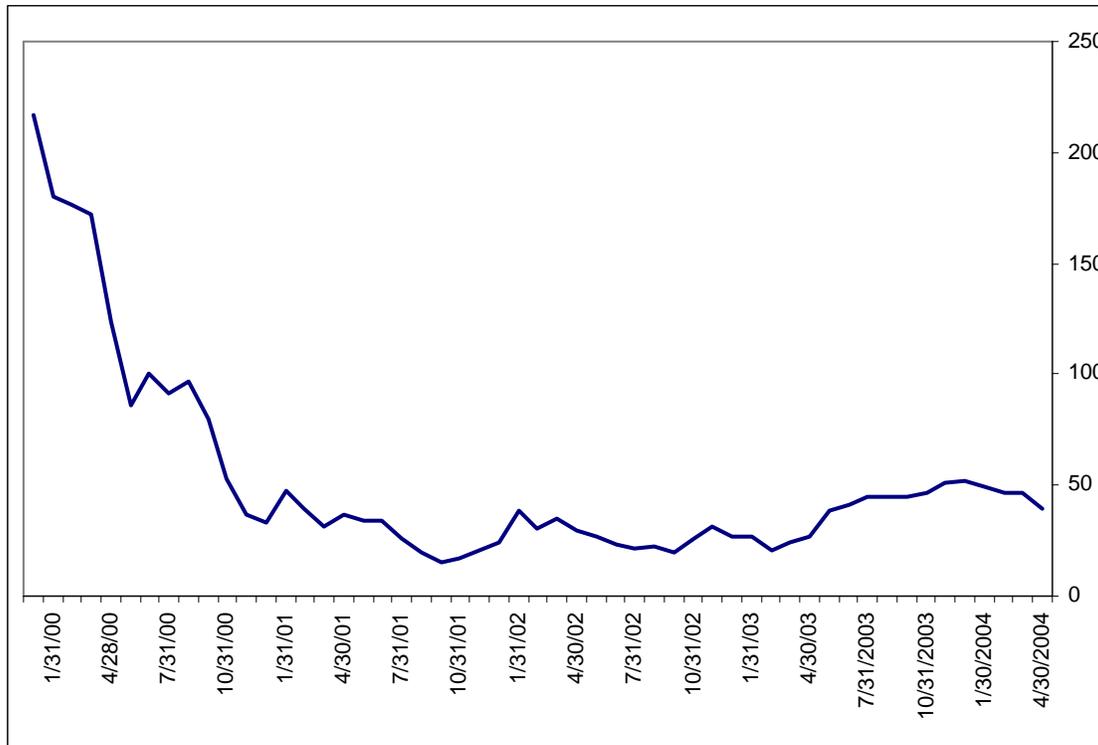
**GCP.** Real chain-weighted GCP grew 7.0 percent in the first quarter, after growing 2.2 percent in the fourth quarter. The two main factors behind the first-quarter increase were jobs and incomes:

- The 21,100 increase in NYC payroll jobs, seasonally adjusted, was faster on a percentage basis than the nation’s job increase.
- Estimated NYC personal incomes rose, based on a 27.1 percent increase in the personal income tax. Most but not all of the increase was generated by a higher PIT tax rate.

**GDP.** U.S. GDP grew 4.4 percent (preliminary release) in the first quarter after a 4.1 percent (final release) surge in the fourth quarter. The components of this growth rate, as estimated by the Bureau of Economic Analysis, were as follows: (1) Personal consumption growth was 3.9 percent in the first quarter compared with 3.2 percent in the fourth quarter of 2003, largely because of higher spending on nondurable goods such as food, clothing and gasoline, which grew 6.6 percent. Spending on services such as household operation, transportation, medical care, and recreation also grew rapidly, by 4.2 percent. Personal consumption contributed 2.71 percentage points to GDP growth in the first quarter. (2) Private investment rose 10.1 percent in the first quarter of 2004 compared with 14.9 percent in the fourth quarter of 2003, and contributed 1.55 percentage points to GDP growth in the first quarter. (3) Government expenditure increased 2.9 percent in the first quarter compared with a decline of 0.1 percent in the fourth quarter of 2003 and contributed 0.54 percentage points to GDP growth. (4) The trade deficit (“net exports”) was running at an annual rate of \$525.2 billion in the first quarter, compared with the \$515.2 billion deficit in the fourth quarter of 2003.

**The Silicon Alley 15 Index.** The Comptroller’s Silicon Alley 15 Index, which measures the change in the price of the 15 largest New York City-based dot-com companies, improved in the first quarter. On a year-over-year basis, the Silicon Alley 15 index in the first quarter of 2004 averaged 47.4, nearly twice the average (23.8) in the first quarter of 2003, as shown in Chart 2.

Chart 2. The “Silicon Alley 15” Index, Monthly Data, January 2000-April 2004

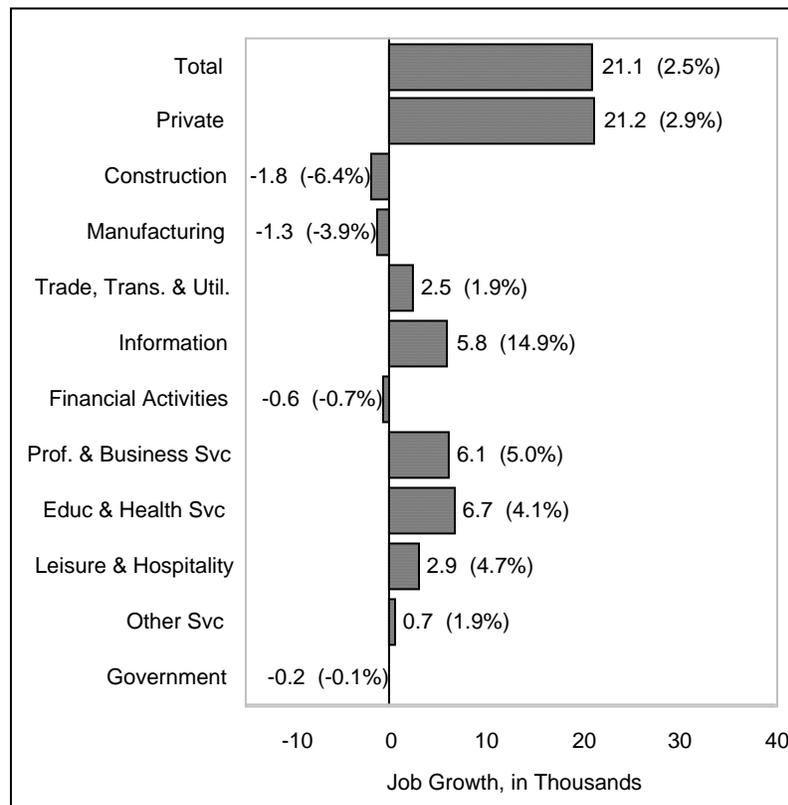


Source: NYC Comptroller’s Office, based on information in DowJones.com/quotes. The calculations are based on the stock prices of 15 NYC-based companies (June 30, 2000=100). The chart shows that Alley 15 stock prices fell to one-half in the first six months of 2000 and at the end of the first quarter of 2004 were approximately half the value that they were in June 2000.

## 2. Jobs

Seasonally adjusted payroll jobs grew by 21,100 in the first quarter of 2004, the strongest gain since 28,300 in the fourth quarter of 2000. The City outperformed the nation in terms of job growth: in the first quarter NYC jobs grew at an annualized rate of 2.5 percent, compared with 1.1 percent in the nation. The private sector added 21,200 jobs while the public sector lost 200 jobs. All private-sector industries gained jobs except construction, manufacturing, and financial activities. Chart 3 shows the quarterly change in the City's payroll jobs.

Chart 3. NYC Quarterly Job Growth ('000) and Percent Change, SAAR 1Q04 vs. 4Q03



Source: NYS Department of Labor. Quarterly/ seasonal adjustments by the NYC Comptroller's Office. SAAR=Seasonally adjusted annual (percentage) rate. Changes are from the previous quarter. Numbers of jobs are in thousands, so that "Total 21.1" means a gain of 21,100 jobs in the first quarter of 2004 compared with the fourth quarter of 2003. Numbers in parentheses (2.5%) indicate the annualized percentage job gains by sector between the first and fourth quarters. The Comptroller's latest monthly seasonally adjusted job numbers may be found in press releases on the Comptroller's website, [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov).

The private sector added 21,200 jobs, of which 6,700 were in education and health services and 6,100 were in professional and business services. Information added 5,800 jobs, leisure and hospitality added 2,900 jobs, and trade, transportation, and utilities added 2,500 jobs (trade added 2,600 jobs, while transportation and utility lost 100 jobs).

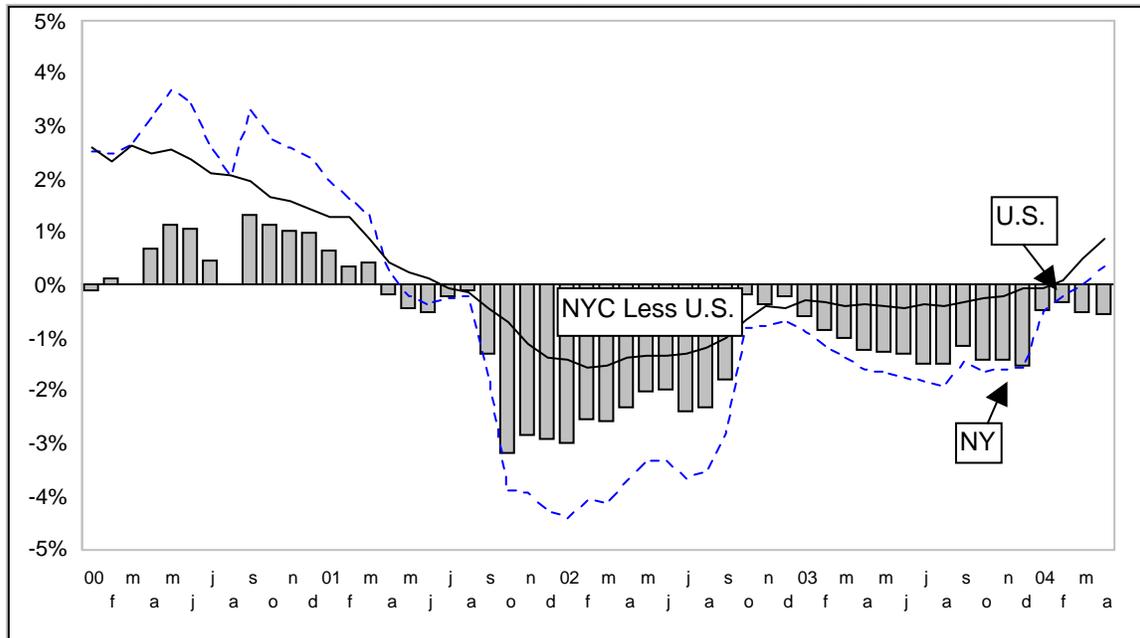
Financial activities lost a net of 600 jobs – within this sector, banks lost 1,700 jobs, insurance lost 1,100 jobs, the securities industry lost 300 jobs, while real estate jobs increased by 3,000.<sup>1</sup> Construction lost 1,800 jobs, manufacturing lost 1,300 jobs, and other services lost 700 jobs.

<sup>1</sup> Non-seasonally adjusted NAICS payroll-job components are each independently adjusted for seasonality. Therefore, the components do not necessarily add up exactly to total jobs.

The City gained jobs in the first quarter of 2004 compared with the fourth quarter of 2003. However, the City experienced a loss of 8,100 in the first quarter of 2004 when compared with the first quarter in 2003. This year-over-year quarterly loss is smaller than the 57,800 jobs lost in the fourth quarter of 2003 compared with the fourth quarter of 2003.

On a year-over-year basis, U.S. jobs grew 0.2 percent in the first quarter compared with a decline of 0.2 percent in the fourth quarter of 2003. Monthly data show that on a year-over-year basis, NYC began in April 2004 to add jobs for the first time since April 2001. Chart 4 shows the gap between the City and the nation's year-over-year change in jobs on a percentage basis.

Chart 4. Payroll-Jobs, NYC and U.S., Year-over-Year Monthly Percent Change, Jan. 2000 to April 04



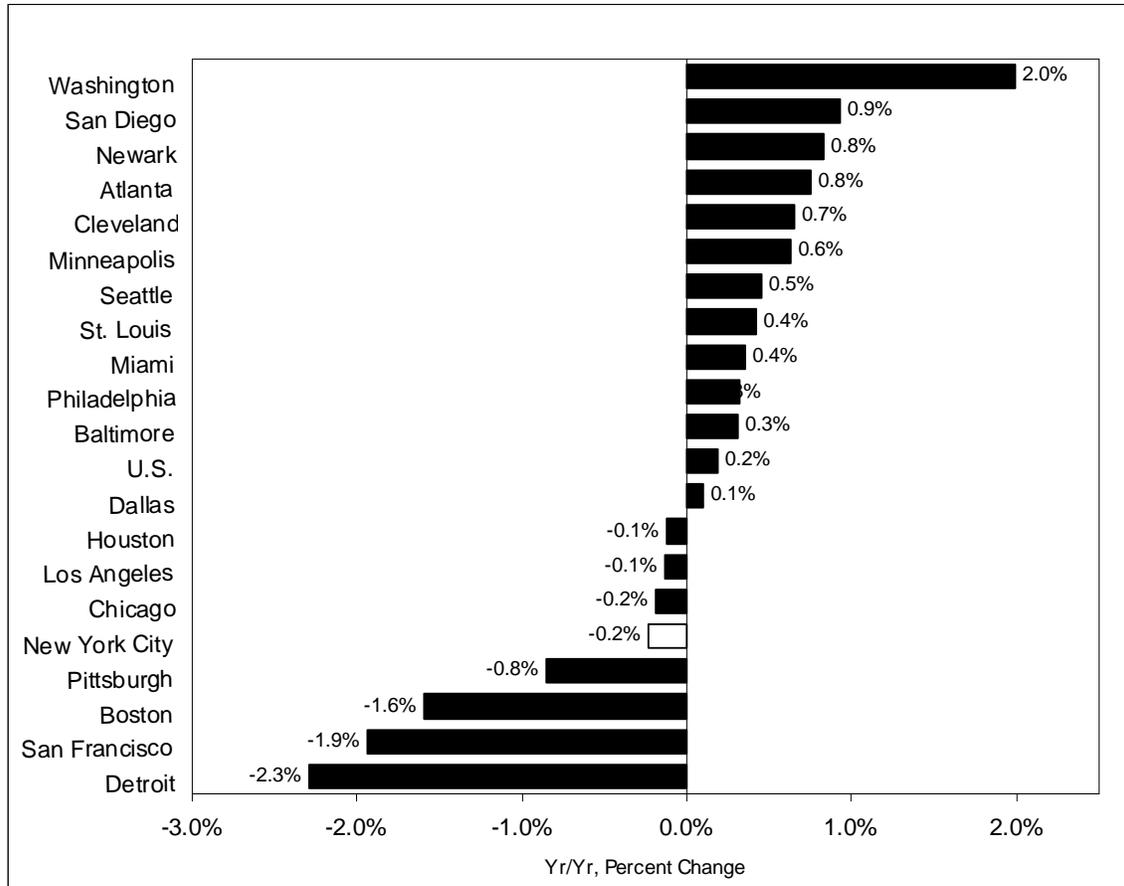
Source: U.S. Bureau of Labor Statistics and NYS Department of Labor.

In the first quarter the City had the fifth-lowest job-growth record (based on revised data) compared with the 19 other largest metro areas on a year-over-year basis, as shown in Chart 5. NYC had the fifth-weakest record in the fourth quarter of 2003, ahead only of Pittsburgh, Boston, San Francisco and Detroit. The five metro areas with the fastest job growth were Washington, San Diego, Newark, Atlanta and Cleveland.

### 3. Income

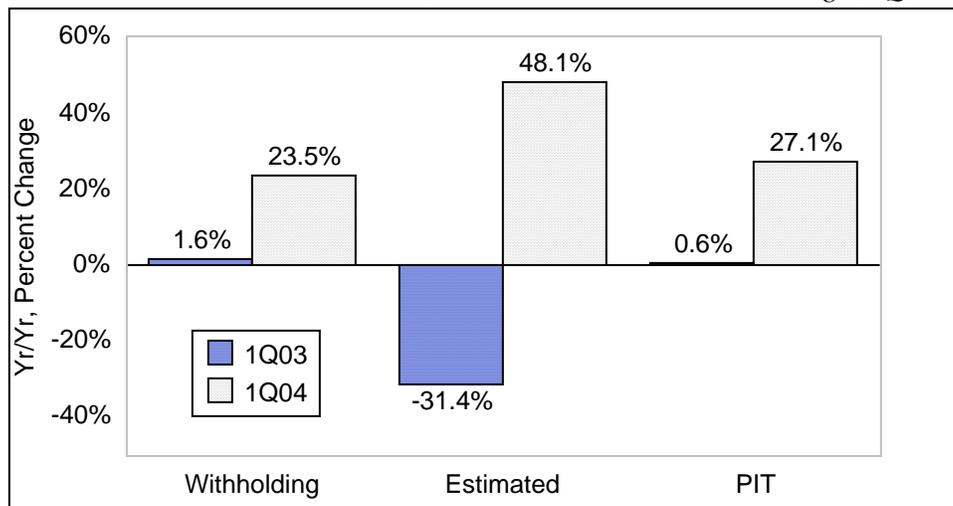
Personal income tax (PIT) revenues are used as a proxy for incomes because of a lag of about two years in reporting of personal-income data and a three-quarters lag in reporting of wages. There was a surge in PIT and its components in the first quarter of 2004 on a year-over-year basis, a 27.1 percent increase. Withholding taxes, which are deducted from wages and salaries, rose 23.5 percent, and estimated taxes rose 48.1 percent, as shown in Chart 6. Some of the increase in tax revenues reflects income changes, but some also reflects a rise in tax rates. Common rate and base data are available only on an annual basis and are not yet available for fiscal year 2004. The Comptroller's Office estimates that 84 percent of the increase in tax revenues from July 2003 to February 2004 is attributable to the increase in tax rates.

Chart 5. *Job Growth, NYC and the 19 Next-Largest Metro Areas, Percent Change, 1Q04 over 1Q03*



Source: U.S. Bureau of Labor Statistics (BLS). All data are for Metropolitan Statistical Areas (MSAs) or Primary MSAs (PMSAs), except for NYC, in which case City data are used. These job numbers are not seasonally adjusted because adjusted numbers are not available for cities other than NYC.

Chart 6. *NYC Personal Income Taxes, Year-over-Year Percent Change, 1Q03 and 1Q04*



Source: NYC Comptroller's Office, based on data from the NYC Department of Finance. Withholding and estimated taxes are components of personal income taxes (PIT) and provide an indication of the nature of changes in PIT revenue.

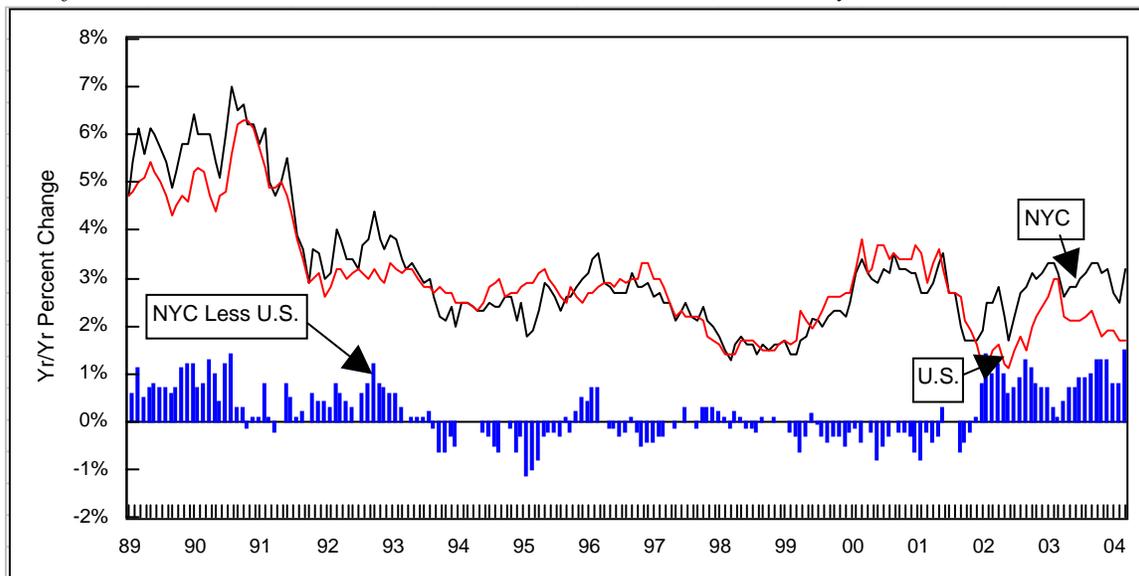
#### 4. Inflation

The NYC metro area inflation rate, measured by the year-over-year change in the urban consumer price index, rose 2.8 percent in the first quarter, one percentage point above the national average of 1.8 percent.

The core inflation rate, which includes all items except food and energy, was 2.6 percent in the first quarter, down from 2.7 percent in the fourth quarter. In the first quarter, energy prices rose 4.2 percent, the lowest since a 6.3 percent decline in the third quarter of 2002. Services rose 3.7 percent, and housing and medical care rose 3.4 percent. Transportation costs rose 1.7 percent, the smallest increase in six quarters. Apparel and upkeep prices increased 2.3 percent, the biggest rise since 3.3 percent in the fourth quarter of 1997.

On the monthly basis, the gap between the City's inflation rate and the nation's, which had narrowed to 0.1 percentage points in March of 2003, widened 1.5 percentage points in March 2004, as shown in Chart 7.

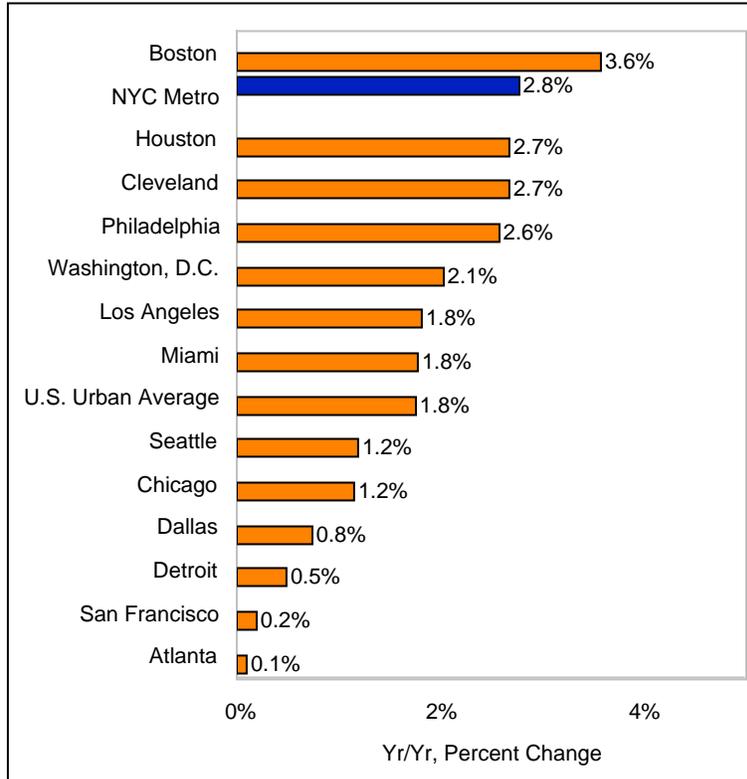
Chart 7. *Inflation Rates: NYC Area, U.S., and NYC Minus U.S., Monthly, Year-over-Year, 1989-2004*



Source: U.S. Bureau of Labor Statistics (BLS). Computation of differences by the NYC Comptroller's Office. Inflation data for NYC and other cities are collected by the BLS on a metropolitan-wide basis.

Compared with the 14 other largest metro areas, New York City had the second-highest rate of inflation, 2.8 percent, after Boston. Atlanta had the lowest rate, 0.1 percent, followed by San Francisco with 0.2 percent, as shown in Chart 8.

Chart 8. *Inflation Rate, 14 Large Metro Areas and U.S. Urban Average, 1Q04*



Source: U.S. Bureau of Labor Statistics (BLS). Quarterly inflation rates are computed by the NYC Comptroller's Office as averages of monthly BLS data. Data are collected by the BLS for the 14 largest metro areas.

## 5. Unemployment

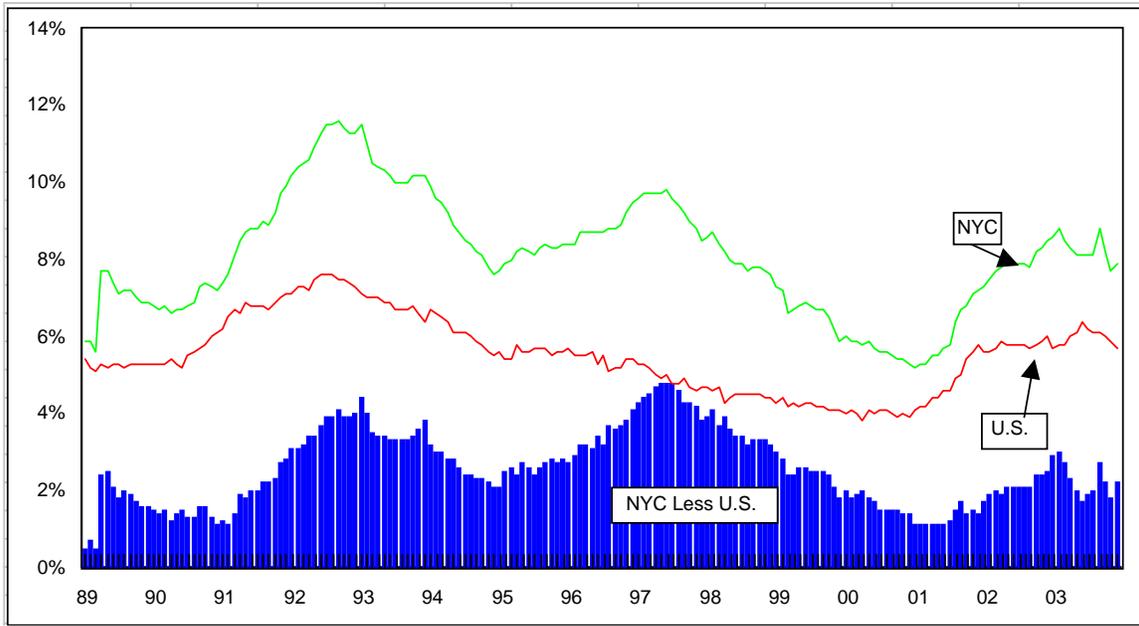
The number of City residents with jobs rose by 8,000 on a seasonally adjusted basis in the third quarter, after growing by 6,300 in the fourth quarter of 2003. Despite the increase in employment, the seasonally adjusted employment/population ratio – i.e., the ratio of employed New Yorkers to the adult population – fell to 52.9 percent, which is the lowest since the 52.7 percent rate in the second quarter of 1997. The City's employment/population ratio has been declining consistently since the second quarter of 2002, a sign that the City's population is increasing.

The number of the civilian unemployed (i.e., adults 16 and over not in the military, not living in an institution/group living quarters, who are not working but are looking for work)<sup>2</sup> fell by 800 in the first quarter, compared with a decline of 11,700 in the fourth quarter of 2003. The decline in the number of unemployed was not enough to lower the unemployment rate. The City's unemployment rate remained unchanged at 8.1 percent in the first quarter.

The City's labor force increased by 7,200 in the first quarter, but the labor-force-participation rate fell to 57.6 percent, the lowest since the fourth quarter of 1996.

<sup>2</sup> For more detailed definitions, see [http://bls.gov/cps/cps\\_faq.htm#Ques5](http://bls.gov/cps/cps_faq.htm#Ques5).

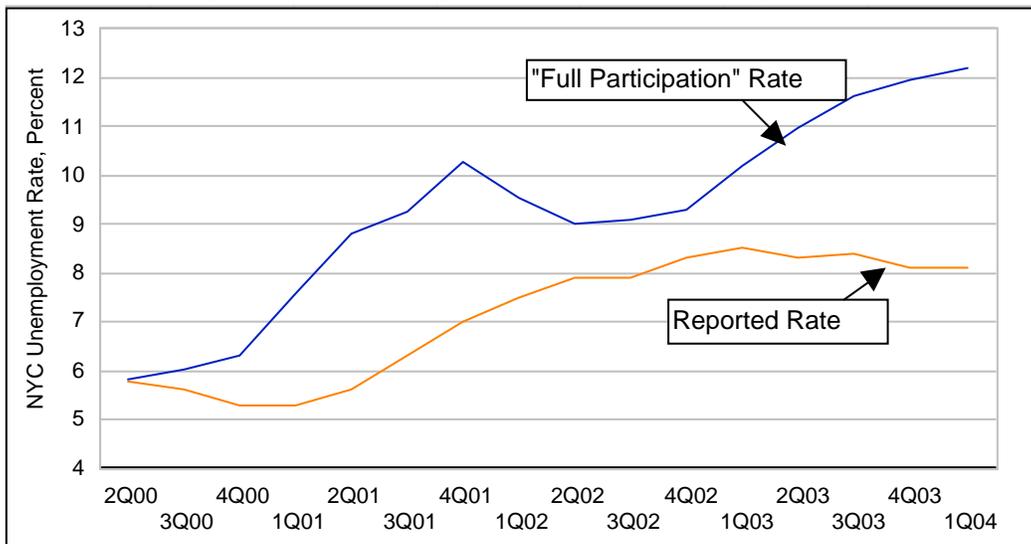
Chart 9. *Unemployment Rate, NYC, U.S. and NYC Less U.S., Monthly (SA), 1989-2003*



Source: Seasonally Adjusted (SA) series and differences computed by the NYC Comptroller’s Office based on monthly data from the NYS Department of Labor and U.S. Bureau of Labor Statistics.

The labor-force-participation rate measures the extent to which the adult population is either working or actively seeking work. The rate for the City reached a peak of 60.3 percent in the second quarter of 2000, but since then it has fallen to 57.8 percent in the fourth quarter of 2003. This decline is a sign of a possibly significant growth in the number of discouraged workers. If the labor-force-participation rate in the first quarter of 2004 were at the level of the second quarter of 2000 – i.e., if the labor force did not decline because of discouraged job-seekers – the NYC unemployment rate would be 12.2 percent, as shown in Chart 10.

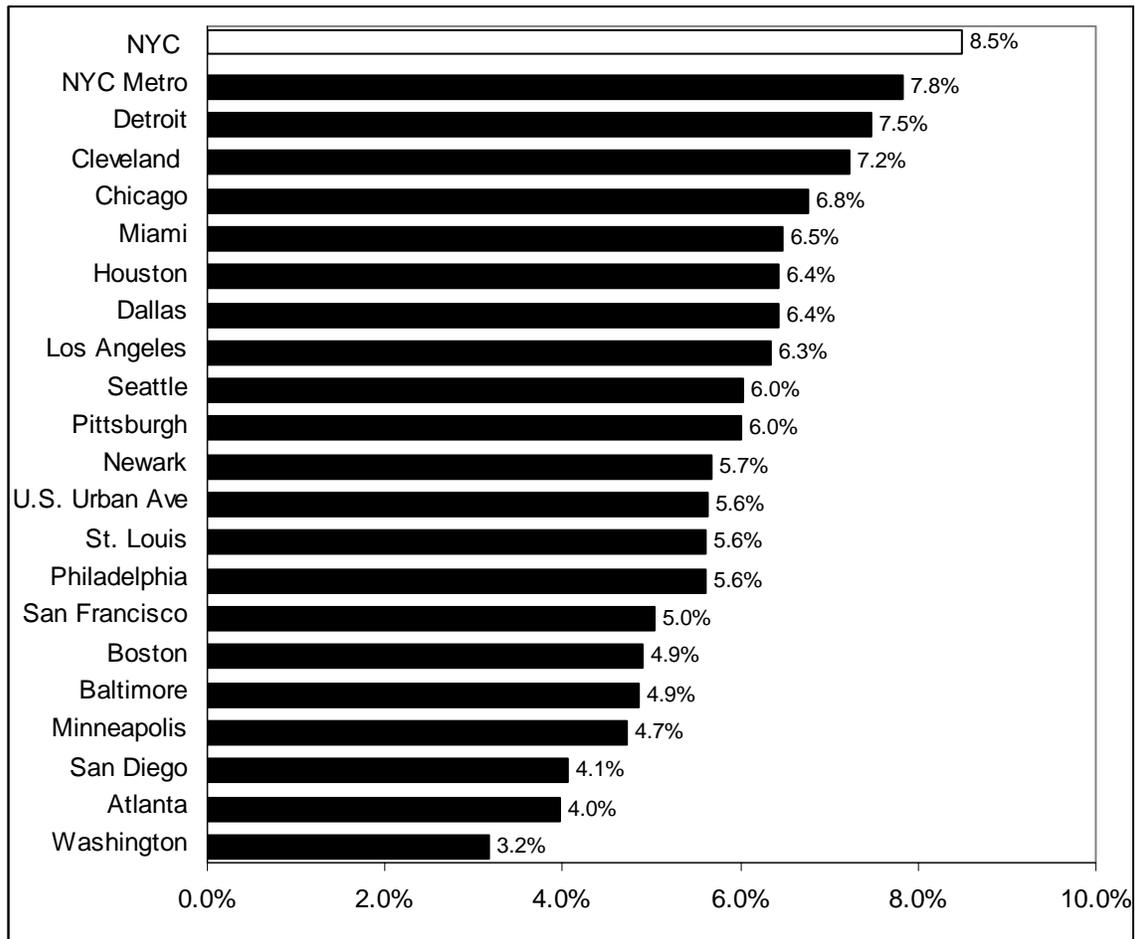
Chart 10. *NYC Unemployment Rate, Reported and “Full Participation” Rates, 2Q00-1Q04*



Source: “Reported Rate” from BLS. “Full-Participation Rate” computed by the NYC Comptroller’s Office. “Full Participation” in the labor force is 60.3 percent (2000) – the rate of 12.2 percent in 1Q04 reflects the drop in the labor-force-participation rate to 57.6 percent, suggesting more discouraged workers among those no longer looking for work.

During the first quarter of 2004, NYC had the highest unemployment rate and Washington, D.C. had the lowest compared with the 20 largest metro areas. (See Chart 11.)

Chart 11. *Unemployment Rate, NYC and the 20 Largest Metro Areas and U.S. Urban Average, 1Q04*



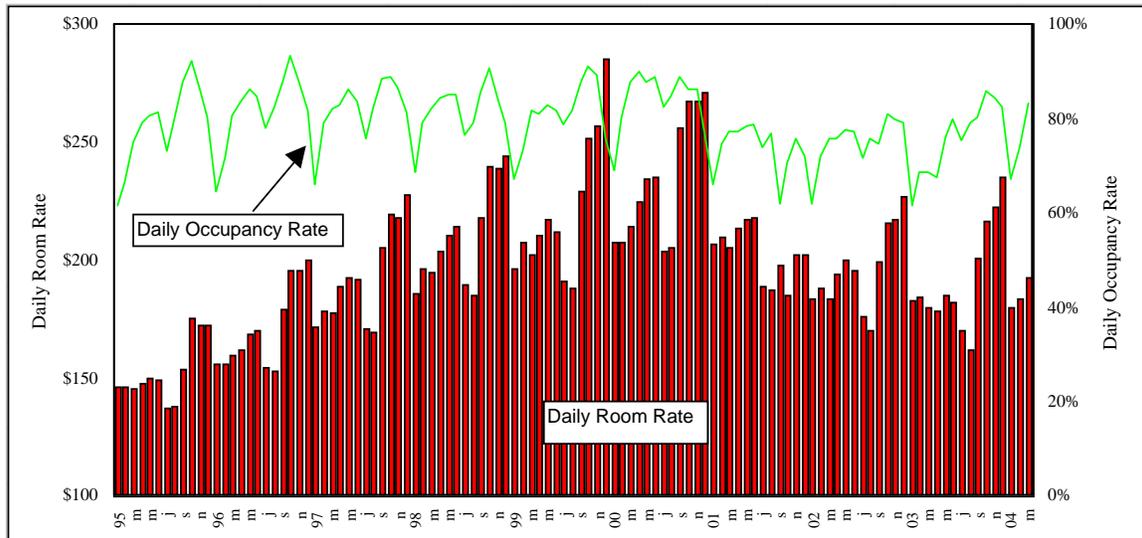
Source: BLS. All data are for the entire metro areas (MSAs or PMSAs, as defined in Chart 6); the NYC metro area is a PMSA, which is composed of the five NYC boroughs plus Westchester, Putnam, and Rockland counties. The unemployment rate for NYC alone is slightly higher and is shown for comparison. These numbers are *not* seasonally adjusted.

## 6. Tourism and the Hotel Industry

The tourism industry was booming in the first quarter. The average hotel occupancy rate was 74.8 percent in the first quarter of 2004, compared with 66.4 percent in the first quarter of 2003. The first-quarter rate was the best first quarter since 79.1 percent in the first quarter of 2000. The average daily room rate was \$185 in the first quarter of 2004, slightly above the \$182 in the first quarter of 2003. (See Chart 12.)

The growth in tourism, which is reflected in a growth of 2,900 leisure and hospitality jobs in the first quarter of 2004, in part reflects the impact of a weaker dollar, which discourages U.S. residents from traveling overseas and encourages foreign residents to visit the United States.

Chart 12. *Daily Room and Occupancy Rates, NYC Hotels, 1995-2004*

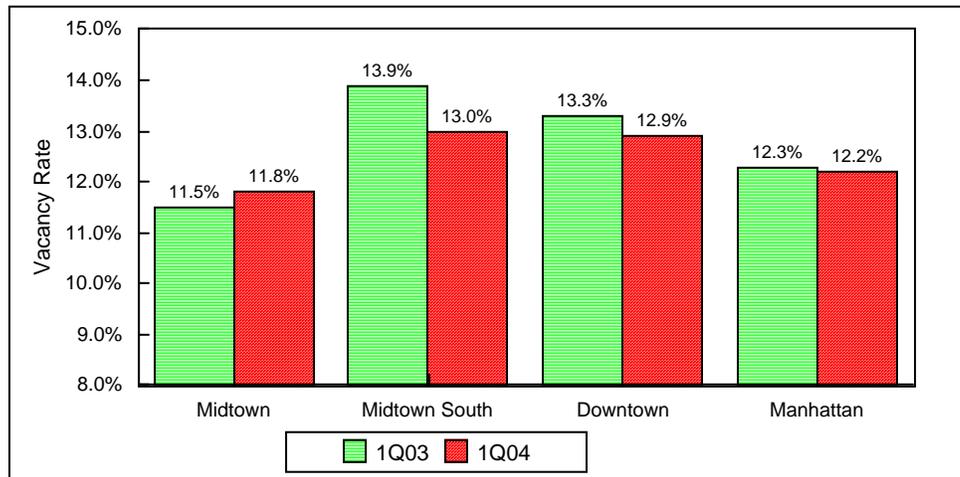


Source: PKF Consulting. Quarterly rates in the text are the Comptroller's Office averages of monthly rates.

## 7. Real Estate

The overall commercial vacancy rate for all New York office space improved. Space usage in the three major business districts in Manhattan improved slightly, as the vacancy rate fell to 12.2 percent in the first quarter of 2004, from 12.3 percent in the first quarter of 2003. The commercial vacancy rate improved slightly in Manhattan and rose in Midtown to 11.8 percent from 11.5 percent, but it fell in Midtown South by 0.9 percentage points and in Downtown by 0.4 percentage points. The Midtown vacancy rate rose. Manhattan vacancy rates are shown in Chart 13.

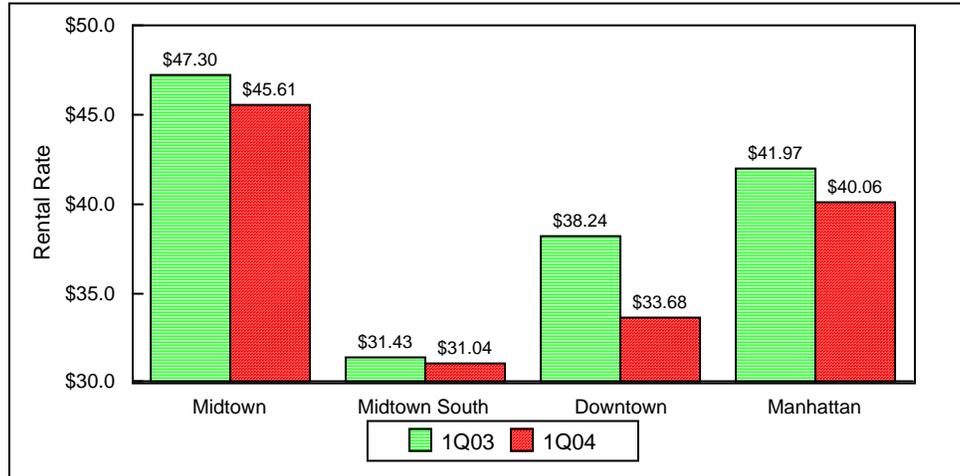
Chart 13. *Vacancy Rates, Manhattan, Overall Commercial, 1Q03 and 1Q04*



Source: Cushman & Wakefield. The rate is the ratio of vacant office space to all available office space.

Despite the decline in vacancy rates in two of the three business districts in Manhattan, rental rates did not increase. On a year-over-year basis, rental rates fell in all three districts in the first quarter of 2004, as shown in Chart 14.

Chart 14. *Rental Rates per Square Foot, Manhattan, Commercial, Average, 1Q03 and 1Q04*



Source: Cushman & Wakefield. The average is weighted by square footage and only “direct” rentals are included. Direct rentals include space that is immediately available and exclude space that is under construction.

## 8. Leading Economic Indicators

Two of three City leading economic indicators improved in the fourth quarter of 2003, while the third deteriorated, as shown in Table 1.

On a year-over-year basis, the **number of building permits authorized** rose by 6.9 percent (1,457) in the first quarter of 2004 compared with the first quarter of 2003. Lower interest rates, the strong demand for housing, and new office buildings have sustained a high level of construction activity in the City.

Table 1. *Three Leading Economic Indicators, NYC, 1Q04 over 1Q03*

	1Q03	1Q04	Change
Number of Building Permits Authorized	21,088	22,545	+1,457 (6.9%)
Business Conditions Index (1996=100)	247.8 (1Q03)	265.4	+7.1%
Help-Wanted-Advertising Index (1987=100)	19.0	16.7	-12.3%

Source: NYC Dept. of Buildings (permits), National Association of Purchasing Management-New York (business conditions index) and the Conference Board (help-wanted ads),

The **business conditions index** (BCI), a gauge based on purchasing managers’ buying plans in NYC, improved in the first quarter. The City’s BCI was 265.4 in the first quarter of 2004 compared with 247.8 in the first quarter of 2003. The current conditions index was 69.5 in the first quarter of 2004, up from 41.8 in the first quarter of 2003. The six-month outlook index was 76.7 in the first quarter of 2004, up from 59.1 in the first quarter of 2003.

On a year-over-year basis, the City’s **help-wanted advertising index** fell 12.3 percent in the first quarter of 2004. This index had fallen 13.6 percent in the first quarter of 2003, a slight improvement over 2002. The help-wanted advertising index is sensitive to labor-market conditions and provides a gauge of changes in demand for workers. The Conference Board publishes the help-wanted advertising index for 51 cities and the nation every month. The national average was 39 in the first quarter of 2004, down from 40 in the first quarter of 2003. However, because of the number of job vacancies being posted on the Internet has been steadily increasing, this indicator is useful primarily on a quarter-to-quarter basis.

### New York City Economic Indicators

	Labor Market											Inflation			
	Payroll Jobs <sup>1</sup> (thousands)		Private Jobs <sup>1</sup> (thousands)		Civilian Employment <sup>2</sup> (thousands)		Unemployment Rate (%)		Labor Force Participation Rate (%)		Help Wanted Advertising	Consumer Price Index (CPI), 1982-84 = 100			
	NSA*	SA	NSA	SA	NSA	SA	NSA	SA	NSA	SA	1987=100	All Items		Core CPI <sup>3</sup>	
2002	NSA*	SA	NSA	SA	NSA	SA	NSA	SA	NSA	SA	1987=100	Level	%ch year ago	Level	%ch year ago
July	3,584.7	3575.5	2,994.0	3010.8	3,481.2	3,441.2	8.0	8.0	60.3	59.6	21	192.0	2.2	205.5	3.6
Aug.	3,566.4	3579.4	2,988.2	3011.1	3,457.1	3,440.9	7.8	7.8	59.7	59.5	18	193.1	2.7	207.1	3.9
Sept.	3,553.7	3576.2	3,001.6	3007.1	3,414.5	3,438.5	7.6	7.8	58.9	59.4	22	193.3	2.8	207.3	3.7
Oct.	3,593.1	3578.7	3,032.1	3011.7	3,434.4	3,438.4	8.3	8.2	59.6	59.6	19	193.7	3.1	207.9	3.6
Nov.	3,620.5	3577.9	3,051.4	3008.7	3,440.5	3,435.1	8.3	8.3	59.7	59.6	19	193.4	3.0	207.1	3.0
Dec.	3,634.2	3575.2	3,062.3	3006.6	3,440.3	3,428.7	8.3	8.4	59.7	59.6	17	193.1	3.1	206.5	2.8
2003															
Jan.	3,505.2	3558.5	2,946.5	2996.2	3,389.0	3,414.1	9.1	8.6	59.3	59.5	18	194.7	3.3	208.4	3.1
Feb.	3,514.3	3551.0	2,957.7	2988.0	3,395.1	3,403.0	9.0	8.6	59.4	59.2	22	196.2	3.3	208.9	2.3
Mar.	3,524.9	3540.5	2,968.5	2980.9	3,391.0	3,390.4	8.7	8.4	59.1	58.9	17	197.1	3.1	209.4	1.8
Apr.	3,521.5	3530.7	2,963.7	2972.5	3,375.7	3,382.9	8.1	8.3	58.4	58.7	17	196.7	2.6	209.7	1.9
May	3,541.2	3531.8	2,983.3	2972.5	3,364.1	3,375.9	7.9	8.3	58.1	58.5	17	196.8	2.8	210.1	2.2
June	3541.7	3523.1	2,982.1	2962.7	3,372.7	3,366.2	7.9	8.3	58.2	58.4	18	196.9	2.8	210.1	2.5
July	3,518.9	3510.9	2,945.9	2962.8	3,397.2	3,357.3	8.4	8.4	58.9	58.2	18	197.7	3.0	211.0	2.7
Aug.	3,498.8	3513.3	2,937.7	2961.6	3,370.8	3354.8	8.4	8.4	58.3	58.1	15	199.1	3.1	212.5	2.6
Sept.	3,501.7	3523.8	2,962.3	2967.9	3,338.0	3,361.8	8.4	8.5	57.7	58.2	20	199.6	3.3	212.2	2.4
Oct.	3,534.7	3520.6	2,986.3	2966.2	3,357.4	3,361.4	8.4	8.3	57.9	57.9	16	200.0	3.3	213.3	2.6
Nov.	3,562.2	3520.0	3,008.4	2966.3	3,371.4	3,366.2	8.1	8.0	57.9	57.7	17	199.4	3.1	212.6	2.7
Dec.	3,577.4	3519.2	3,019.5	2964.6	3,376.4	3,365.1	8.0	8.1	57.8	57.7	13	199.3	3.2	212.2	2.8
2004															
Jan.	3487.3	3539.7	2937.1	2985.9	3337.5	3362.9	8.9	8.4	57.6	57.7	17	199.9	2.7	212.7	2.1
Feb.	3506.8	3542.8	2957.8	2987.8	3356.1	3364.1	8.5	8.0	57.5	57.4	16	201.1	2.5	213.9	2.4
Mar.	3524.9	3540.5	2974.8	2987.2	3390.5	3389.9	8.1	7.9	57.8	57.6	17	203.4	3.2	216.6	3.4
Apr.	3534.1	3544.3	2982.8	2992.0	3380.7	3388.0	7.2	7.5	57.0	57.2					

\*NSA=Not Seasonally Adjusted, SA=Seasonally Adjusted.

Notes: 1. Payroll jobs are derived from the Establishment Survey.

2. Civilian employment is derived from the Household Survey.

3. Core CPI=all items less food and energy.

*Continued*→

### New York City Economic Indicators

Cont'd	Real Estate Transaction Taxes		Income-Sensitive Taxes				Manhattan Commercial Real Estate (Overall)				Construction		Hotel	
							Vacancy Rate		Asking Rental Rate		Total Number of Building Permits Authorized		Hotel Occupancy Rate	Daily Room Rate
	MRT <sup>1</sup>	RPTT <sup>2</sup>	Sales	Corp.	Bank	PIT	Midtown	Downtown	Midtown	Downtown				
	\$ mil.	\$ mil.	\$ mil.	\$ mil.	\$ mil.	\$ mil.	(%)	(%)	(\$/s.f.)	(\$/s.f.)	(# of units)	Year-to-date	(%)	(\$)
2002														
July	40.9	49.5	242.2	0	0	309.6	Na	na	na	Na	7,348	51,309	71.8	175.89
Aug	45.7	50.2	241.7	0	0	275.5	Na	na	na	Na	8,602	59,911	75.9	169.97
Sept.	44.6	55.4	345.9	249.6	89.3	390.3	10.7	13.4	49.49	39.79	7,351	67,262	74.8	199.26
Oct.	50.6	59.2	244.6	22.9	-15.8	321.9	Na	na	na	Na	8,652	75,914	81.1	216.02
Nov.	47.4	32.1	241.3	20.4	-5.8	347.2	Na	na	na	Na	7,352	83,266	80.1	216.94
Dec.	53.4	45.6	399.3	221.3	17.4	472.2	11.1	13.2	49.37	39.45	7,100	90,366	79.5	227.20
2003														
Jan.	23.9	19.3	301.5	12.9	3.6	659.2	Na	na	na	Na	7,324	7,324	61.7	182.85
Feb.	29.6	25.1	240.7	5.0	-27.1	380.8	Na	na	na	Na	6,397	13,721	68.8	184.29
Mar.	39.7	30.2	351.6	397.9	43.2	265.4	11.5	13.3	47.30	38.24	7,367	21,088	68.7	179.54
Apr.	44.7	48.2	253.0	54.4	3.5	509.5	Na	na	na	Na	7,954	29,042	67.7	177.97
May	45.3	32.3	267.2	14.9	-21.4	93.9	Na	na	na	Na	8,064	37,106	76.2	184.94
June	60.0	26.0	366.0	203.0	130.0	449.0	12.0	12.6	46.56	36.36	8,552	45,658	79.8	182.15
July	71.3	57.3	261.9	0	0	346.9	Na	na	na	Na	8,833	54,491	75.4	170.04
Aug.	53.1	32.5	269.2	0	0	280.9	Na	na	na	Na	8,035	62,526	79.2	161.66
Sept.	85.5	69.2	371.4	303.9	82.8	453.5	11.9	13.0	45.63	35.60	8,511	71,037	80.2	200.83
Oct.	42.9	42.3	301.6	25.8	10.4	338.5	Na	na	na	Na	9,720	79,548	85.9	216.73
Nov.	41.7	30.6	283.8	-9.3	-22.2	369.5	Na	na	na	Na	7,321	86,869	84.3	222.16
Dec.	65.8	30.7	411.4	311.2	104.0	618.6	11.9	13.5	45.37	36.92	7,291	94,160	82.7	235.05
2004														
Jan.	69.0	31.1	337.2	74.8	11.0	809.5	Na	na	na	Na	6,480	6,480	67.1	179.77
Feb.	74.8	32.7	275.3	-49.1	-15.4	512.4	Na	na	na	Na	7,054	13,534	74.0	183.84
Mar.	91.1	74.6	400.0	482.3	67.3	337.1	11.8	12.9	45.61	33.68	9,011	22,545	83.3	192.35
Apr.	90.8	28.2	309.7	63.5	13.3	709.8	Na	na	na	Na				

Sources: Bureau of Labor Statistics, The Conference Board, Bureau of the Census, NYS Department of Taxation, Cushman & Wakefield, PKF Consulting, NYC Dept. of Buildings, NYS Dept. of Labor, and NYC Comptroller's Office.

1. MRT= Mortgage Recording Tax. 2. RPTT= Real Property Transfer Tax. n.a.=not available.