Q1 2019

NYC Quarterly Economic Update

NYC Economy Remains Strong In Q1 2019

May 2019

Contents

Overview

↗ Solid job growth; unemployment rate at record low

↗ Labor force participation rate and employment-to-population ratio remain at record highs

↗ Average hourly earnings up

➡ New commercial leasing activity surges due to new inventory; vacancy rates and rents flat.

↘ Apartment sales down in Manhattan, Brooklyn, and Queens

➡ Average sales prices down in Manhattan and Brooklyn; up in Queens

↗ NYC leading economic indicators mixed, but continue to point to growth.

Table 1: First Quarter of 2019 Key Economic Indicators for NYC and U.S. Compared with Q1 2018

Economic Indicator		Q1 2018	Q1 2019
GCP/GDP Growth, SAAR	NYC	2.7	3.0
	U.S.	2.2	3.2
Payroll-Jobs Growth, SAAR	NYC	2.1	1.6
	U.S.	1.8	1.7
PIT Withheld, Growth, NSA	NYC	15.7	-0.7
	U.S.	-1.0	-3.3
Inflation Rate, NSA	NYC	1.6	1.5
	U.S.	2.2	1.6
Unemployment Rate, SA	NYC	4.3	4.2
	U.S.	4.1	3.9

SAAR=Seasonally adjusted annual rate. SA=Seasonally adjusted. NSA=Not seasonally adjusted

NYC Economic Growth Remains Strong

Chart 1. NYC Real Gross City Product (GCP) Remains Strong
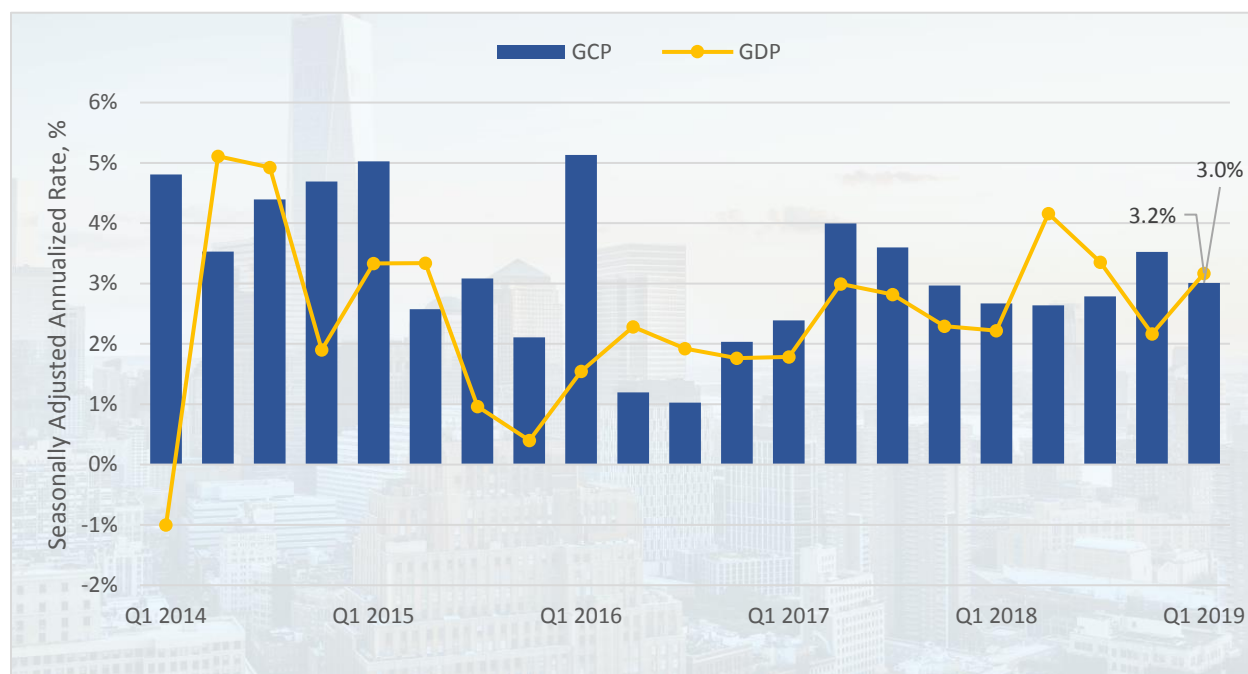
Source: BEA and NYC Comptroller

The City's economy grew 3.0 percent in Q1 2019, after a 3.5 percent growth in Q4 2018. Growth was fueled by a strong labor market and strong wage growth as measured by average hourly earnings. The banking sector, a key driver of the City's economy, continued to perform strongly aided by lower corporate tax rates and deregulation. Net income after taxes for the top six banks[1] in the U.S. rose to almost $32.0 billion in Q1 2019, the best first quarter level on record. Although the pre-tax net income of these banks fell 0.4 percent, taxes for the top six U.S. banks fell by 12.2 percent in Q1 2019 from the prior year, courtesy of TCJA, which reduced the federal corporate income tax rate from 35 percent to 21 percent.

U.S. GDP surged 3.2 percent in Q1 2019 from 2.2 percent in Q4 2018. The biggest contributor to GDP growth was net exports, contributing 1.03 percentage points (pp) to the 3.2 percent GDP growth, mostly because of a big decline (3.7 percent) in imports.

The second biggest contributor to GDP growth was private investment, contributing 0.92 pp to the GDP. Growth in private investment is usually a positive but in this quarter most of the increase was in private

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[1] JPMorgan Chase, Bank of America, Wells Fargo, Citigroup, Goldman Sachs, and Morgan Stanley. All but Bank of America and Wells Fargo are headquartered in NYC.
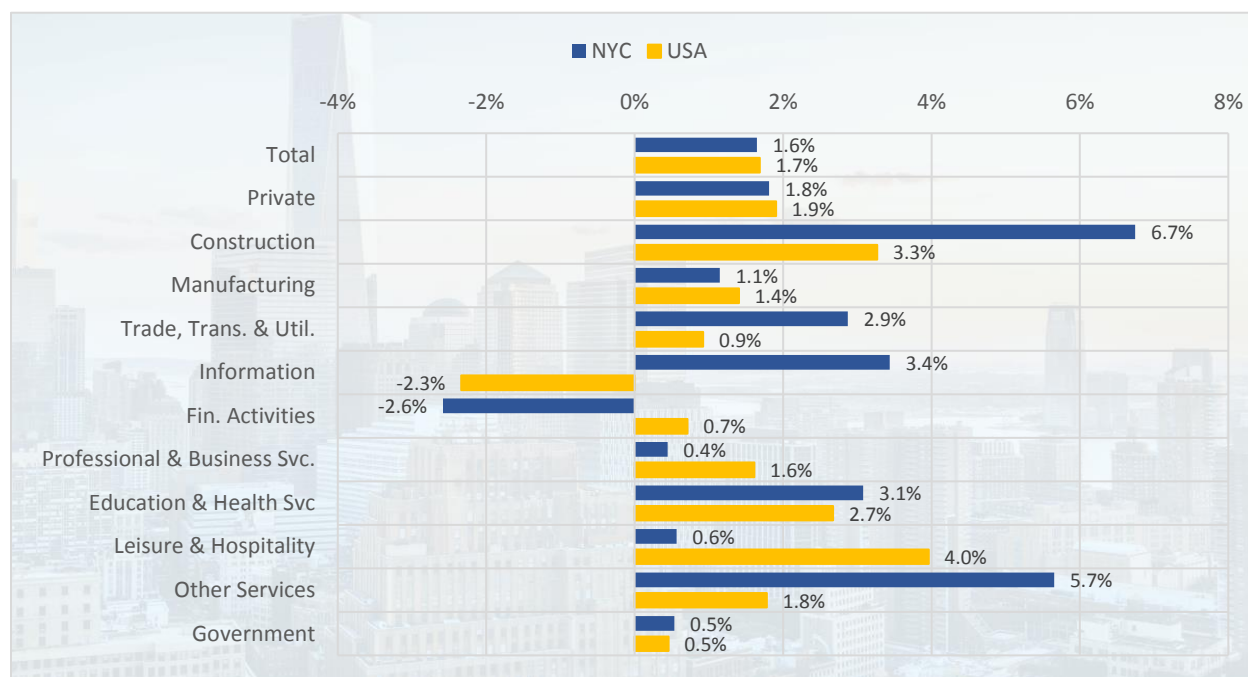
inventories, which contributed 0.65 pp to the GDP growth. If demand does not pick up in subsequent quarters the growth in inventories will foreshadow a reduction in production.

A surge in consumer spending might have been predicted from the strength in the labor market and the associated growth in wages. However, consumer spending grew only 1.2 percent contributing only 0.82 pp to the GDP growth, mostly as a result of spending on health care, financial services, and insurance.

Finally, government expenditures contributed 0.41 pp to the GDP growth with most of this growth coming from state and local expenditure. Nondefense Federal government expenditure fell 5.9 percent in Q1 2019, the second consecutive quarter of decline.

Private-Sector Hiring Continues

Chart 2. NYC Job Growth Remains On Course

NYC ■ USA ■

	NYC	USA
Total	1.6%	1.7%
Private	1.8%	1.9%
Construction	6.7%	3.3%
Manufacturing	1.1%	1.4%
Trade, Trans. & Util.	2.9%	0.9%
Information	3.4%	
Fin. Activities	-2.6%	-2.3%
Professional & Business Svc.	0.4%	0.7%
Education & Health Svc	3.1%	1.6%
Leisure & Hospitality	0.6%	2.7%
Other Services	5.7%	4.0%
Government	0.5%	1.8%
		0.5%

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

Job growth in the City cooled off during Q1 2019. Establishments in New York City (including government) added 18,800 jobs, an increase of 1.6 percent on a seasonally adjusted annualized rate (SAAR) basis, significantly lower than the 28,800 jobs created in Q4 2018. U.S. jobs grew 1.7 percent (SAAR) in Q1 2019, the same as in Q4 2018.

The City's private sector added 18,000 jobs or 1.8 percent (SAAR) in Q1 2019, significantly less than the 26,900 jobs created in Q4 2018. The public sector added 800 jobs in Q1 2019. Nationally, private-sector employment grew 1.9 percent (SAAR) in Q1 2019, a decrease from the 2.1 percent growth in Q4 2018 (Chart 2).

Across the private sector, the largest gains were in health care and social assistance (10,800 new jobs) of which, 6,500 were in home healthcare services (and may be a result of changes in Medicaid allowing family members to be paid to care for their loved ones) [2] Education services lost 3,000 jobs, the first decline in

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[2] Revised Histories and Extraordinary Trends in the New York City Economy, Independent Budget Office of the City of New York, May 2019. https://ibo.nyc.ny.us/iboreports/past-as-prologue-revised-histories-and-extraordinary-trends-in-the-new-york-city-economy-may-2019.html

over a year. Other services added 2,700 jobs, the biggest gain in 19 years (since Q4 1999). Construction added 2,600 jobs, the biggest increase in two years.

Information added 1,800 jobs. Retail trade added 1,700, less than half of the 3,800 jobs created in Q4 2018. Wholesale trade added 1,000 jobs in Q1 2019 after six consecutive quarters of job losses. Professional and business services added 900 new jobs of which 700 were in legal services. Leisure and hospitality added 700 jobs[3]. Manufacturing added 200 jobs.

Employment in the financial activities sector shrank by 3,100 jobs after losing 1,500 jobs in Q4 2018. The financial services sector has traditionally been an important sector in the City and recent losses are concerning.

Housing employment, which includes construction and workers in the real estate and property sector, added 1,100 jobs in Q1 2019. However, the number of office workers fell by 500 in Q1 2019, the first decline since Q4 2009.

Medium-wage industries lost 300 jobs in Q1 2019, the first job loss in this important sector in over two years. However, low-wage industries created 15,700 of the 18,000 new private-sector jobs and high-wage industries added 2,600 jobs.[4]

Another concerning result from Q1 2019 employment statistics is that almost all the new private-sector jobs created (17,700 or 98.0 percent) were in the local-sector industries, such as education and health services. Export-sector industries, such as leisure and hospitality and professional and business services, were only 2.0 percent of the new private-sector jobs. Export sector jobs (generally higher paying) provide goods and services to people and firms outside of the five boroughs and depend more heavily on the national and global economies. Local sector jobs provide support for the export sector and the local population or local consumption.

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[3] https://www.wsj.com/articles/new-york-citys-nightlife-economy-is-thriving-study-finds-11548327600?fbclid=IwAR2U_fmX0Y4ouRzu4pTuUiFGSiLxkYWn94jJ3RxivOpYIuAxPTgb7rwpPfU

[4] High-wage jobs include securities industry and professional services and pay above $124,000 a year; medium-wage jobs include construction and health care and pay $62,000 to $124,000 a year; and low-wage jobs include bars and restaurants and hospitality pay less than $62,000 a year. The average annual salary of a worker in New York City in a low-wage sector job was $43,000, in a medium-wage sector was about $82,000, and in a high-wage sector was about $220,000 as of 2017.

Unemployment Rate Remains Near Record Low

**Chart 3. NYC Unemployment Rate Ticks Up**
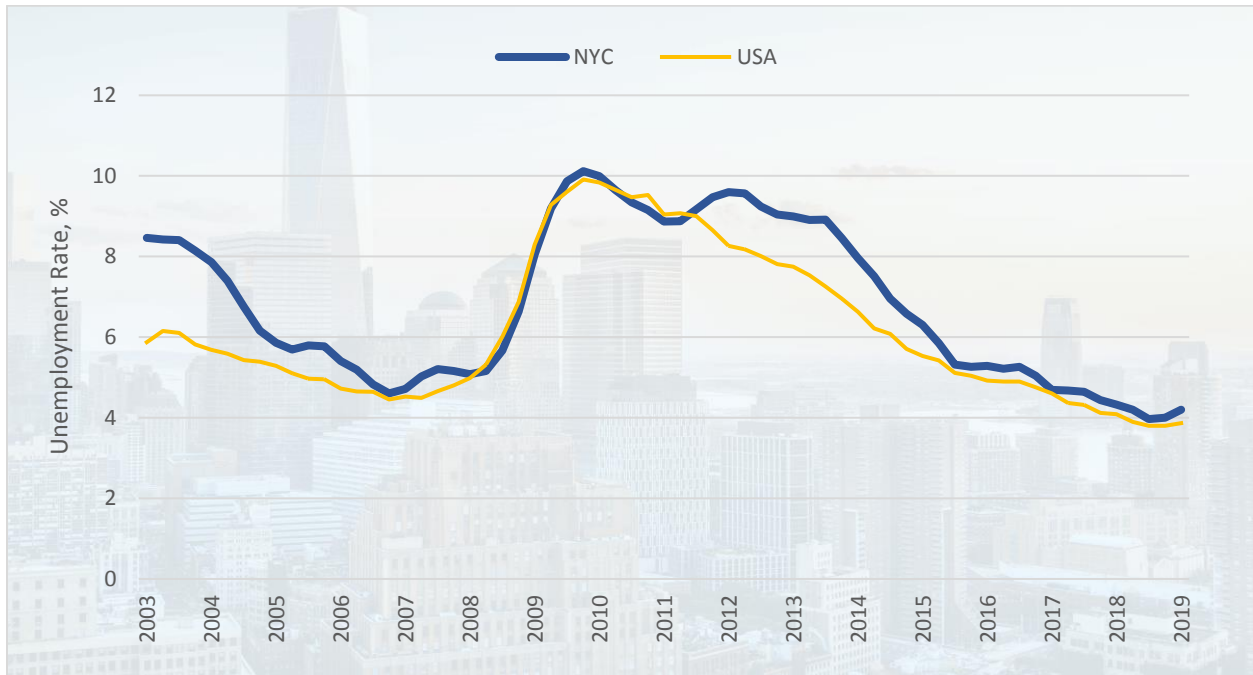
Source: U.S. Bureau of Labor Statistics (BLS) and NYS Department of Labor

NYC's unemployment rate, adjusted for seasonality, rose to 4.2 percent in Q1 2019 from the record low of 4.0 percent in Q4 2018. The U.S. unemployment rate also rose, to 3.9 percent in Q1 2019 from 3.8 percent in Q4 2018 (Chart 3). The number of unemployed in the City grew by 8,900 to 173,300 in Q1 2019. The labor force fell by 1,100 to 4.1 million in Q1 2019.

The unemployment rate (not seasonally adjusted) rose in Manhattan and Brooklyn, remained unchanged in Queens and Staten Island, but fell in the Bronx in Q1 2019 from Q1 2018. Except for the Bronx, which had the lowest first-quarter unemployment rate on record, unemployment rates in all the other boroughs were hovering around their historical lows. The borough unemployment rates in Q1 2019 were:

- 4.0 percent in Queens;
- 4.1 percent in Manhattan;
- 4.5 percent in Staten Island;
- 4.7 percent in Brooklyn; and
- 6.2 percent in the Bronx.

Chart 4. The Percentage of New York City Residents Working Hovers Around a Record High
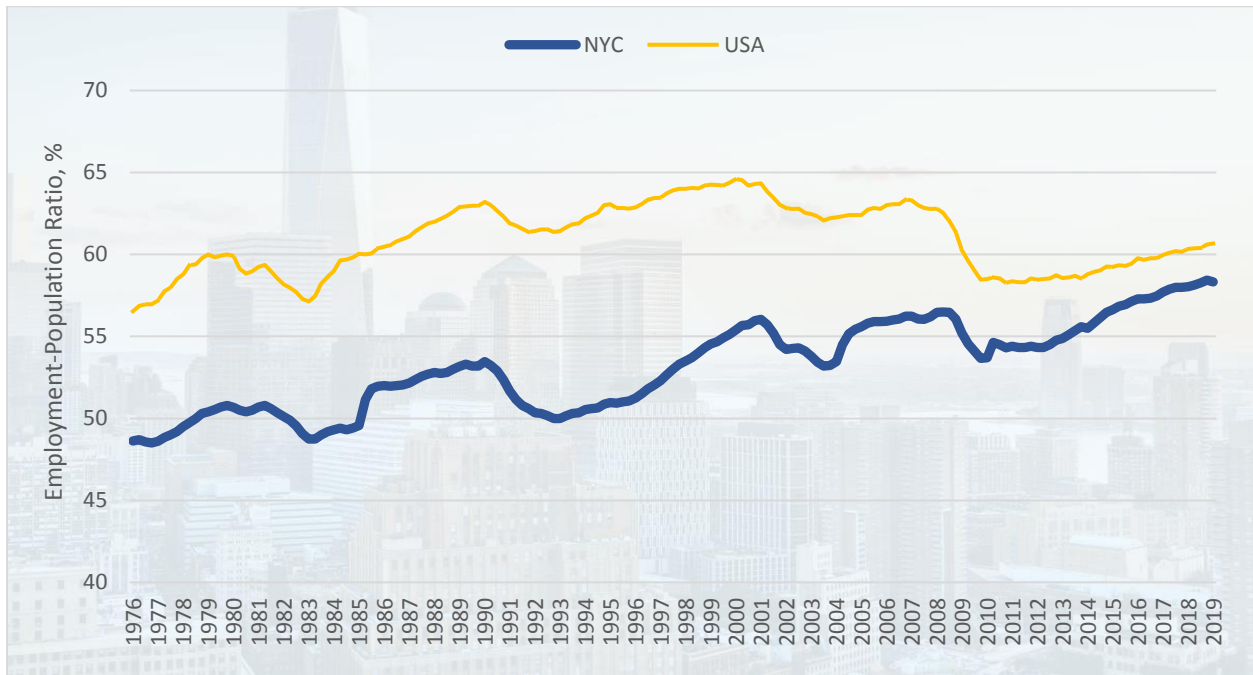
Source: U.S. Bureau of Labor Statistics (BLS) and NYS Department of Labor

The number of employed City residents (who may work in the City or the commutable suburbs) fell by 9,900 in Q1 2019 to over 3.9 million in Q1 2019. The City's employment-to-population ratio fell marginally to 58.3 percent in Q1 2019 from 58.4 percent in Q4 2018, which was the highest ratio ever recorded. The national employment-to-population ratio rose to 60.7 percent in Q1 2019, the highest rate in over a decade. The spread between the nation's and the City's employment-to-population ratios (which can be explained by differences in demographics, i.e. age or skill levels) rose to 2.3 percentage points in Q1 2019 from 2.2 percentage points in Q4 2018 (Chart 4).

## Chart 5. Labor Force Participation Rate Remains Unchanged
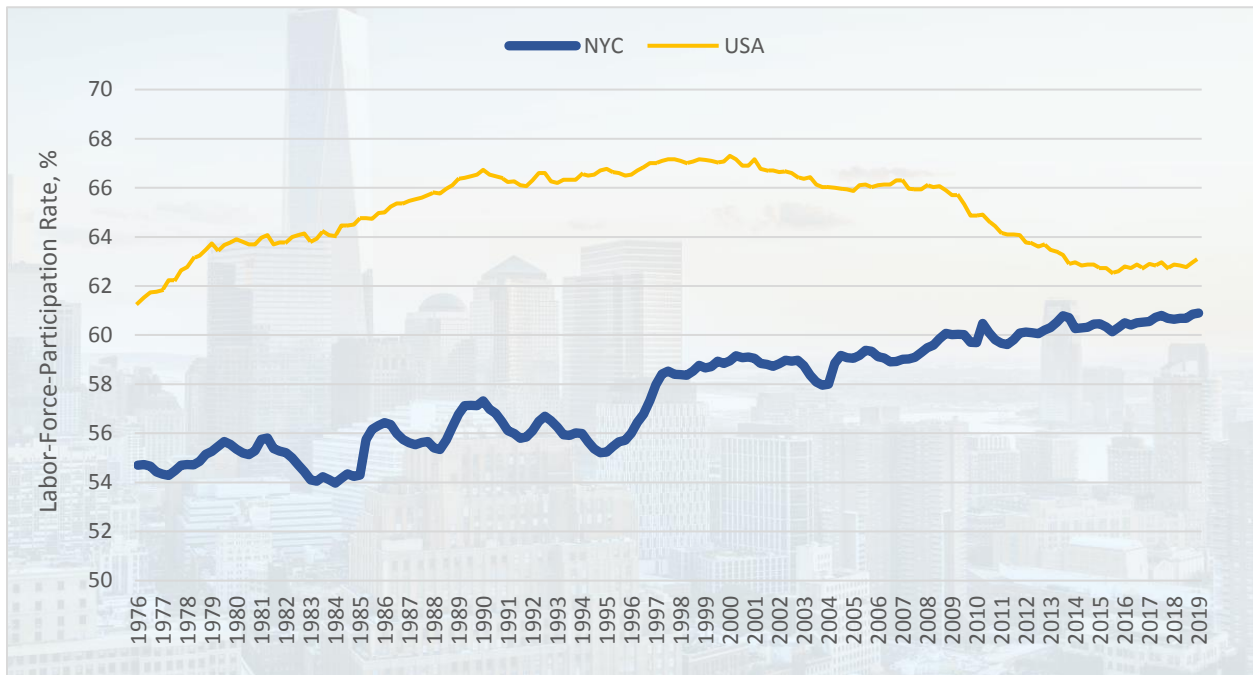
Source: U.S. Bureau of Labor Statistics (BLS) and NYS Department of Labor

The City's labor force contracted by 1,100 in Q1 2019. However, the City's labor-force-participation rate (LFPR), which is the ratio of the total labor force to the total non-institutional population aged 16 years old and over, remained unchanged at a record high of 60.9 percent in Q1 2019, the same as in the previous quarter and still below the national labor-force-participation rate of 63.1 percent.

Personal Income Tax Collections Declined As a Result of Technical Tax Factors, but Average Hourly Earnings Continued to Rise

Chart 6. Change in Personal Income Tax Collections
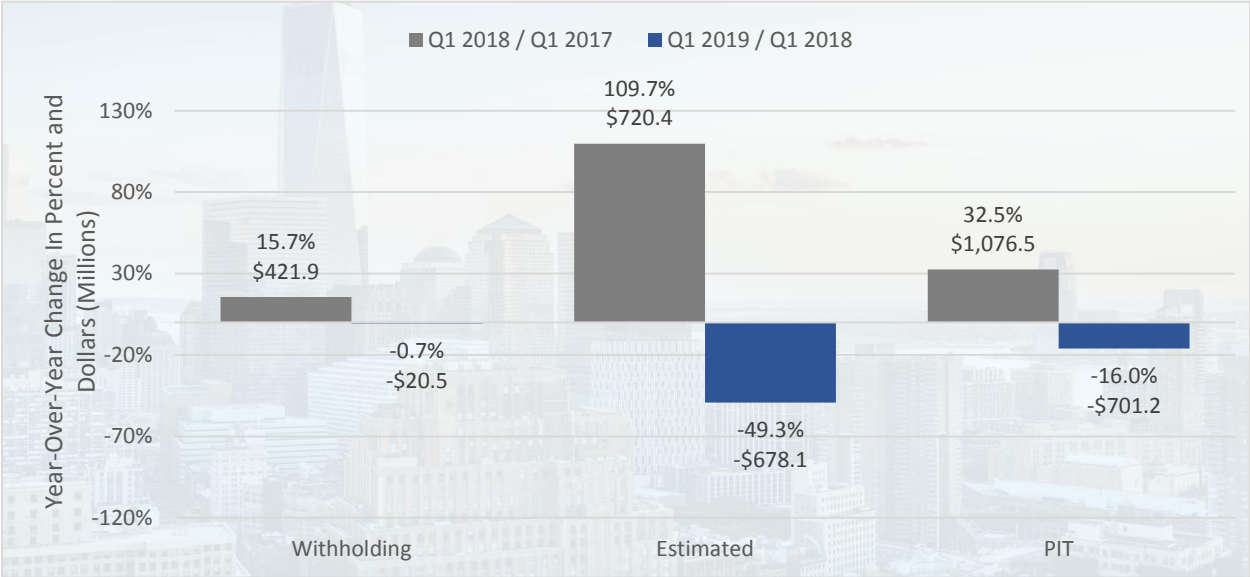
Source: NYS OPTA

Reported NYC personal income tax (PIT) collections, usually a proxy for personal income, fell 16.0 percent or $701.2 million on a year-over-year basis to about $3.7 billion in Q1 2019 (Chart 6). This record year-over-year decline is a result of extraordinary non-recurring PIT collections in the first quarter of 2018 from delaying 2017 income into 2018 and the repatriation of offshore revenues. Withholding tax revenues fell 0.7 percent in Q1 2019 after increasing 15.7 percent in Q1 2018 also a tax reform effect from those able to defer bonuses.[5]   Weakness in the first quarter was offset significantly by strength in the month of April. If we consider tax collections from April, year-to-date tax collections are only down 1.3 percent and withholding taxes are up about 2.5%. Estimated taxes were similarly down because of the large increase in non-wage income deferred into 2018. Based on the turnaround in the monthly data for April we expect income tax collections to resume their upward trend.

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[5] Withholding taxes reflect taxes paid on regular wages as well as taxes on annual and one-time bonuses. Thus, the increase in withholding taxes does not necessarily reflect the average workers' hourly wage increase.

Average hourly earnings (AHE) of all private NYC employees rose 4.5 percent on a year-over-year basis to $37.43 in Q1 2019, the biggest first-quarter increase since Q1 2008. U.S. average hourly earnings were $27.74 in Q1 2019, 3.3 percent higher than the $26.86 recorded in Q1 2018. This was the fastest first-quarter increase since 2009 (Chart 7).

## Chart 7. Change in Average Hourly Earnings of Private Employees
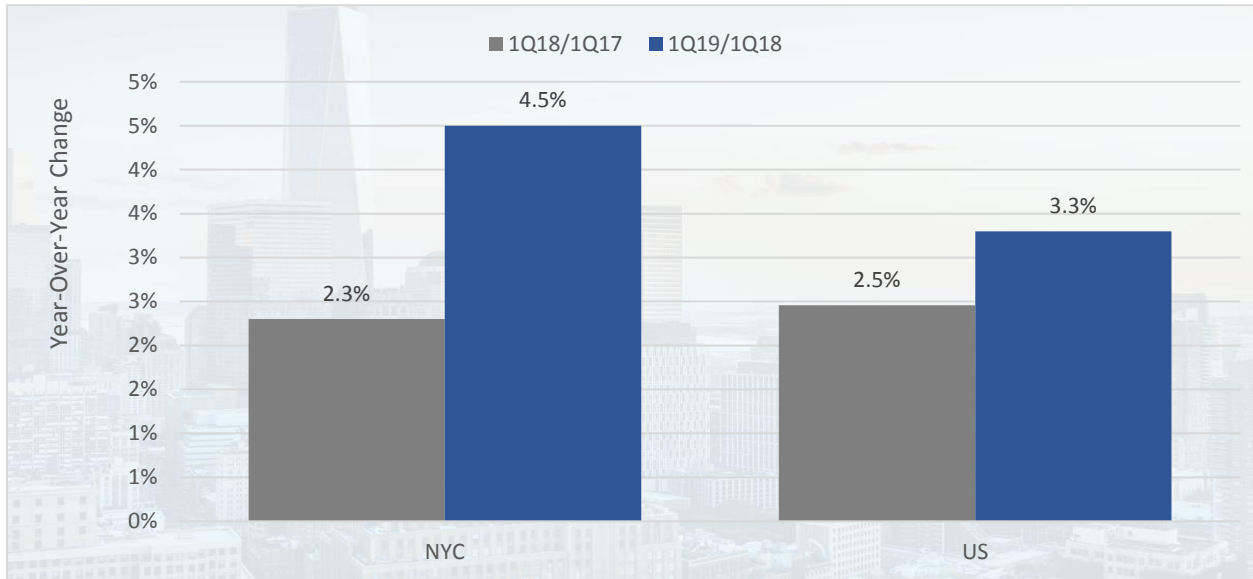
Source: U.S. Bureau of Labor Statistics

The inflation rate, as measured by the year-over-year change in the Consumer Price Index for urban consumers, was 1.5 percent in the New York metro area and 1.6 percent in the U.S. in Q1 2019.

Venture Capital Investment Hits A Record

Chart 8. Venture Capital Investment by Region
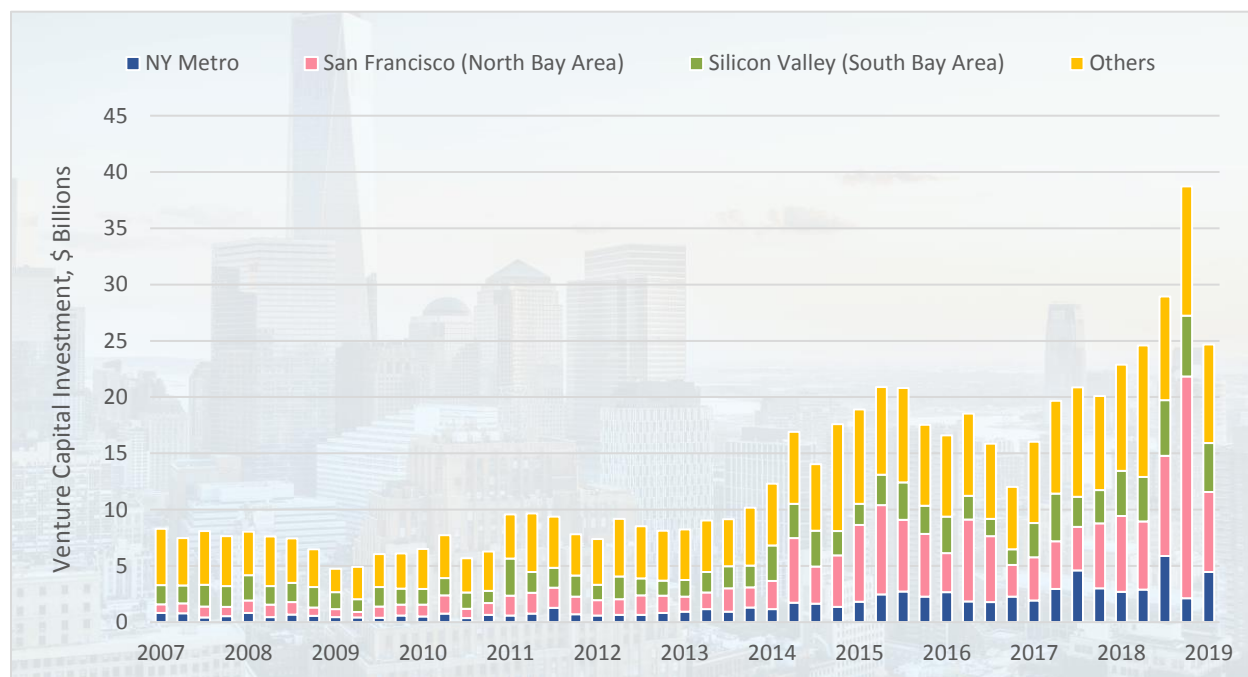
Quarter	NY Metro	San Francisco (North Bay Area)	Silicon Valley (South Bay Area)	Others	Total
Q1 2019	$4.46	$7.12	$4.34	$8.75	**$24.66**
Q4 2018	$2.13	$19.71	$5.39	$11.49	**$38.71**
Q1 2018	$2.71	$6.72	$4.03	$9.44	**$22.89**

Source: PwC MoneyTree

Venture capital (VC) investment in the New York metro area hits a record first-quarter high in Q1 2019.

According to PwC/CB MoneyTree Report[6], total VC investment in the New York metro area rose 64.9 percent from a year ago to $4.46 billion in Q1 2019, the highest first-quarter level on record. Total VC investment in the New York metro area was $2.13 billion in Q4 2018. New York VC funding rounds included

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[6] https://www.pwc.com/us/en/moneytree-report/moneytree-report-q1-2019.pdf

six rounds of over $100 million, including a one billion dollar round raised by co-working space provider WeWork.[7]

Investment in the San Francisco/North Bay area, which usually has the highest concentration of VC investment, rose 5.9 percent from a year ago to $7.12 billion in Q1 2019. Also investment in Silicon Valley rose 7.7 percent on a year-over-year basis to $4.34 billion in Q1 2019. Total venture capital investment in the U.S. increased 7.7 percent to $24.66 billion. (Chart 8).

The number of VC deals in the U.S., San Francisco, New York metro area, and Silicon Valley all fell in Q1 2019, on a year-over-year basis, reflecting a trend to fewer investments at higher values. The number of deals in the New York metro area fell to 205 in Q1 2019 from 220 in Q1 2018. The number of deals in the U.S. fell to 1,279 from 1,524 in Q1 2018.

The NY metro area's share of VC investment rose to 18.1 percent in Q1 2019 from 11.8 percent in Q1 2018. The share of deals rose to 16.0 percent in Q1 2019 from 14.4 percent in Q1 2018. San Francisco's share of VC investment fell to 28.9 percent while the share of VC investment in Silicon Valley remained unchanged at 17.6 percent.

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[7] For a detailed review of recent venture capital activity in New York City, see Office of the New York City Comptroller, *Venture Capital in New York City's Economy*, April 2019 (https://comptroller.nyc.gov/reports/venture-capital-in-new-york-citys-economy/)

New Commercial Leasing Strong; Rents and Vacancy Rates Increase

According to Cushman and Wakefield, new commercial leasing activity in Manhattan rose 16.6 percent, on a year-over-year basis, to nearly 8.3 million square feet (msf) in Q1 2019, the best first quarter since 2014. This increase was mainly due to 2.6 msf of leasing in Downtown, the strongest first quarter on record. New leasing in Midtown was 4.5 msf in Q1 2019, lower than 4.9 msf a year ago and in Midtown South it was 1.2 msf, the highest first quarter since 2014.

Despite the increase in new commercial leasing, Manhattan's overall commercial vacancy rate increased to 10.2 percent in Q1 2019 from 8.8 percent in Q1 2018. The predominant reason was increased supply of available space, which increased by about 6.1 msf. Available space in Downtown increased by about 2.1 msf, and in Midtown South and Midtown by about 2.0 msf each, on a year-over-year basis (Chart 9). On a year-over-year basis, the vacancy rate rose 0.7 percentage points in Midtown to 10.1 percent, it increased 2.8 percentage points in Midtown South to 9.3 percent, and it increased 2.1 percentage points in Downtown to 11.0 percent in Q1 2019.

On a weighted average basis commercial rents increased slightly in Manhattan although there were differences by neighborhood. Compared with Q1 2018, rents fell in Midtown, but increased in Downtown and Midtown South as higher-priced space entered those markets in Q1 2019.

Chart 9. Commercial Vacancy Rate and Rental Rate Increased
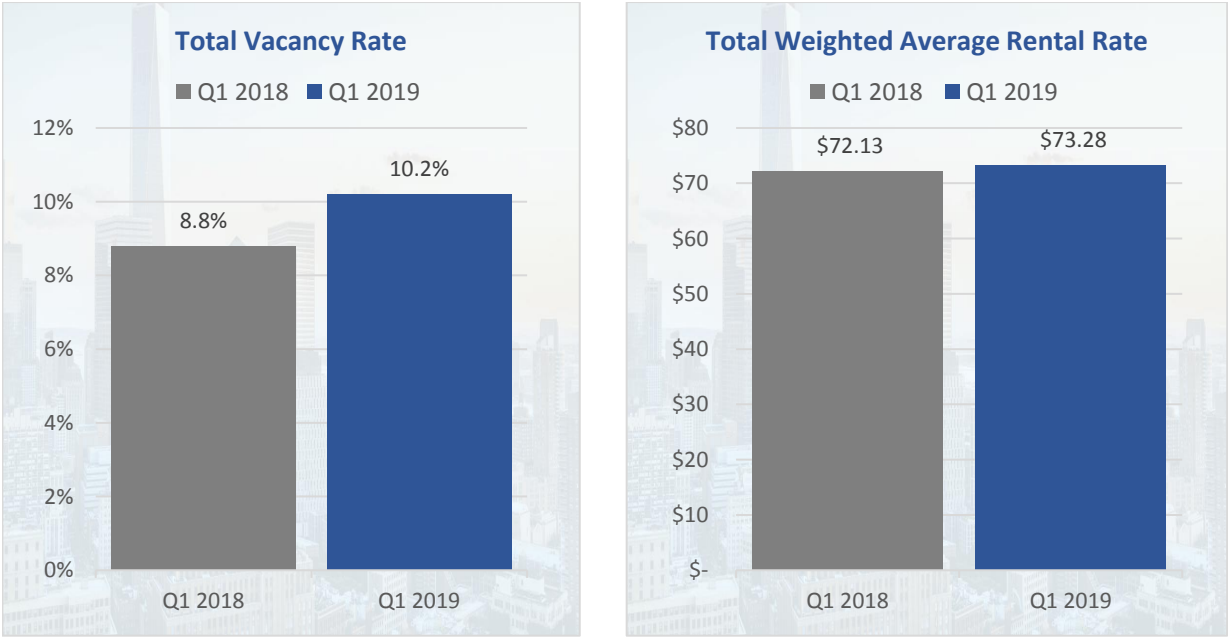
Source: Cushman & Wakefield

Residential Real Estate Sales Decline in Manhattan, Brooklyn, and Queens

Table 2. Residential Sales Falls in Manhattan, Brooklyn, and Queens

	Manhattan	Brooklyn	Queens
Avg. Sales Price	$2,118,780	$964,324	$620,498
Avg. Sales Price (Y/Y, %)	9.6%	-1.8%	-0.6%
Number of Sales	2,121	2,216	2,907
Number of Sales (Y/Y, %)	-2.7%	-8.1%	-12.0%
Listing Inventory	6,673	3,203	5,271
Listing Inventory (Y/Y, %)	8.9%	56.8%	25.7%
Absorption Rate (Months)	9.4	4.3	5.4
Days on Market	99	94	83
Days on Market (Y/Y, %)	-7.5%	11.9%	-18.6%

Source: Douglas Elliman

House prices in Manhattan, as measured by the average sales price and average price per square foot, rose for the second consecutive quarter on a year-over-year basis in Q1 2019 by 9.6 percent and 4.2 percent, respectively, after five consecutive quarters of year-over-year decline. However, the number of sales declined for the sixth consecutive quarter, causing an increase in listing inventories. The decline in the number of sales could be due to the new federal tax law that limits the deductibility of mortgage interest and property taxes, the rise in mortgage interest rates, and other uncertainties including higher interest rates in the early part of the first quarter.

According to Douglas Elliman, on a year-over-year basis, the average sales price in Manhattan rose 9.6 percent to over $2.1 million. Similarly, the average price per square foot rose 4.2 percent to $1,769 in Q1 2019 over Q1 2018. The number of sales fell 2.7 percent to 2,121 in Q1 2019, pushing the listing inventory up 8.9 percent from the prior year to 6,673. As a result, the absorption rate, defined as the number of months to sell all inventory at the current rate of sales, rose to 9.4 months in Q1 2019 from 8.4 months in Q1 2018. Days on the market from the last list date fell to 99 days in Q1 2019 from 107 days a year ago.

Unlike Manhattan, housing prices fell in Brooklyn and Queens. In Brooklyn, the average sales price fell 1.8 percent to $964,324 in Q1 2019 from $982,093 in Q1 2018. Also, the number of sales declined 8.1 percent, on a year-over-year basis, to 2,216, leading to a 56.8 percent rise in the listing inventory to 3,203. The absorption rate rose to 4.3 months and the number of days on the market rose to 94 in Q1 2019, compared with 2.5 months and 84 days, respectively, in Q1 2018.

In Queens, the average sales prices fell 0.6 percent to $620,498 and the number of sales fell 12.0 percent to 2,907 in Q1 2019 over Q1 2018. As a result, the listing inventory rose 25.7 percent to 5,271 in Q1 2019 compared with the same period last year. The number of days on the market fell to 83 days in Q1 2019,

18.6 percent less than the 102 days in Q1 2018. The absorption rate rose to 5.4 months in Q1 2019 from 3.8 months in Q1 2018.

Douglas Elliman also reports that the number of 1- to 3-family homes sold fell in Brooklyn (-4.4 percent), and in Queens (-11.5 percent) in Q1 2019, on a year-over-year basis. However, the average sales price per square foot rose 12.9 percent in Brooklyn and 8.0 percent in Queens in Q1 2019 over Q1 2018.

The weakness in home sales helped the rental market. Rental prices and the number of new leases increased in March 2019 from March 2018. The average rental price rose 1.9 percent and the number of new leases rose 21.4 percent in Manhattan in March 2019 on a year-over-year basis according to Douglas Elliman. At the same time the vacancy rate in Manhattan fell to 1.86 percent in March 2019 from 2.05 percent in March 2018.

The number of new leases rose 40.3 percent in Brooklyn and 26.3 percent in Queens in March 2019. The average rental price rose 3.2 percent in Brooklyn and 2.4 percent in Queens in March 2019 over March 2018.

StreetEasy provides further signs of softness in the residential housing market. According to StreetEasy[8], the citywide median sale-to-list ratio, which is the final recorded sales price of a home or apartment as a percentage of its initial asking price, was 94.9 percent in Q1 2019, down from 96.8 percent in Q1 2018, and below the long-term (since 2010) average of 96.3 percent. A lower sale-to-list ratio is an indicator that sellers are not realizing the value they believe they have in their properties.

Additionally, the share of all active sales listings on StreetEasy that had a reduction in asking price during Q1 2019 was 11.7 percent, higher than the 9.2 percent in recorded in Q1 2018.

Finally, according to the Case-Shiller index, which tracks single-family home prices, single family homes in the New York metro area lagged price growth in the U.S. on average. The New York metro area home price index increased 2.8 percent in January-February 2019 over the same period in 2018, while the U.S. 20-city composite index rose 3.3 percent. As a comparison, both the U.S. and NYC inflation rates were 1.5 percent in January-February 2019 on a year-over-year basis.

According to Case-Shiller, U.S. home prices have recovered their losses from the last recession while the New York metro area still lags behind. As of February 2019, the U.S. 20-city composite index was 57.3 percent higher than its trough in 2012 and 4.0 percent above its previous peak in 2006. In comparison, the New York metro area home price index was 26.7 percent higher than at its trough in March of 2012, but was still 6.1 percent below the peak reached in May 2006 (Chart 10).

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[8] https://streeteasy.com/blog/data-dashboard/

**Chart 10. NYC Single Family Home Prices Lag the Nation**
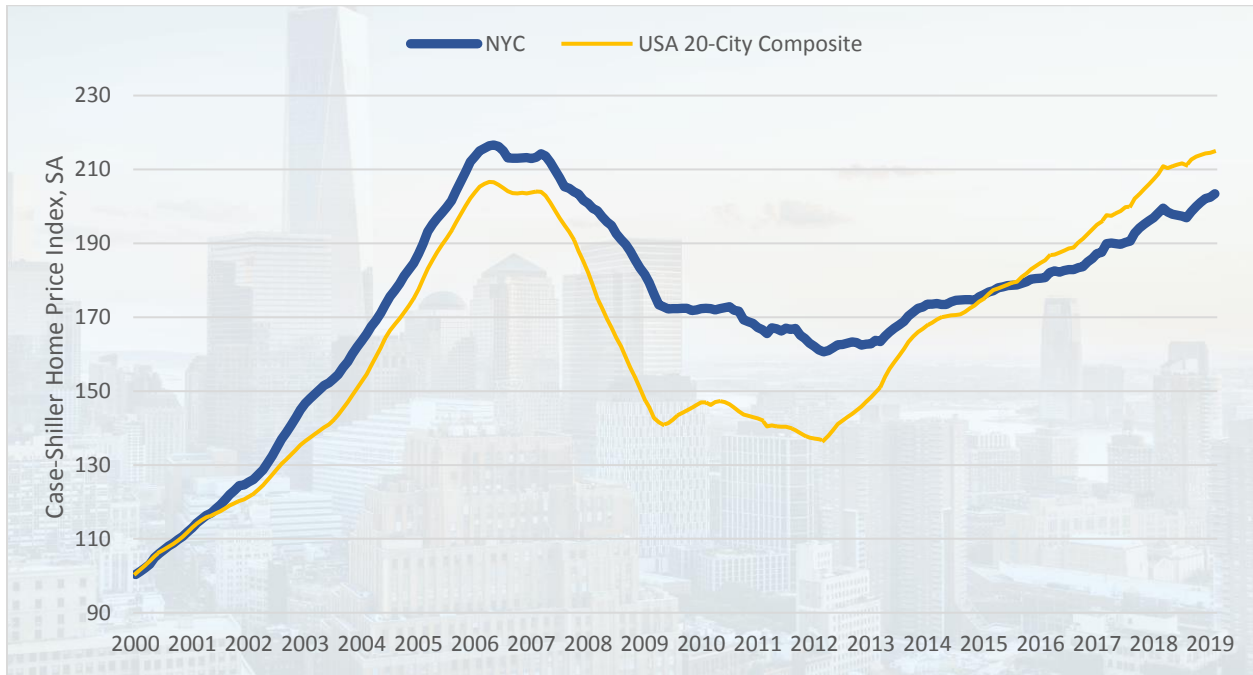
Source: Standard and Poor's Case-Shiller Home Price Index

Other Indicators

Average weekday ridership on MTA NYC Transit fell 0.1 percent in the Q1 2019 from a year ago. Average weekday ridership on the system's subways rose 0.9 percent, the first quarterly increase since 2016. However, bus ridership fell 2.8 percent. During the same period, ridership on the Long Island Rail Road (LIRR) rose 3.4 percent and rose 0.3 percent on Metro North (Chart 11). Ridership, especially on the LIRR and Metro North, usually reflects the City's economic activity and employment. A reason for the apparent disconnect this cycle could be found in a recent New York City Transit ridership analysis attributing the decline in ridership in public transport to "poor service, the rapid rise of Uber and other for-hire vehicles and fare evasion."[9] The report notes that the trend of declining public transit usage is also seen in other large systems nationally.

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[9] https://www.nytimes.com/2018/08/01/nyregion/subway-ridership-nyc-metro.html

Chart 11. NYC Public Transportation Ridership Mixed
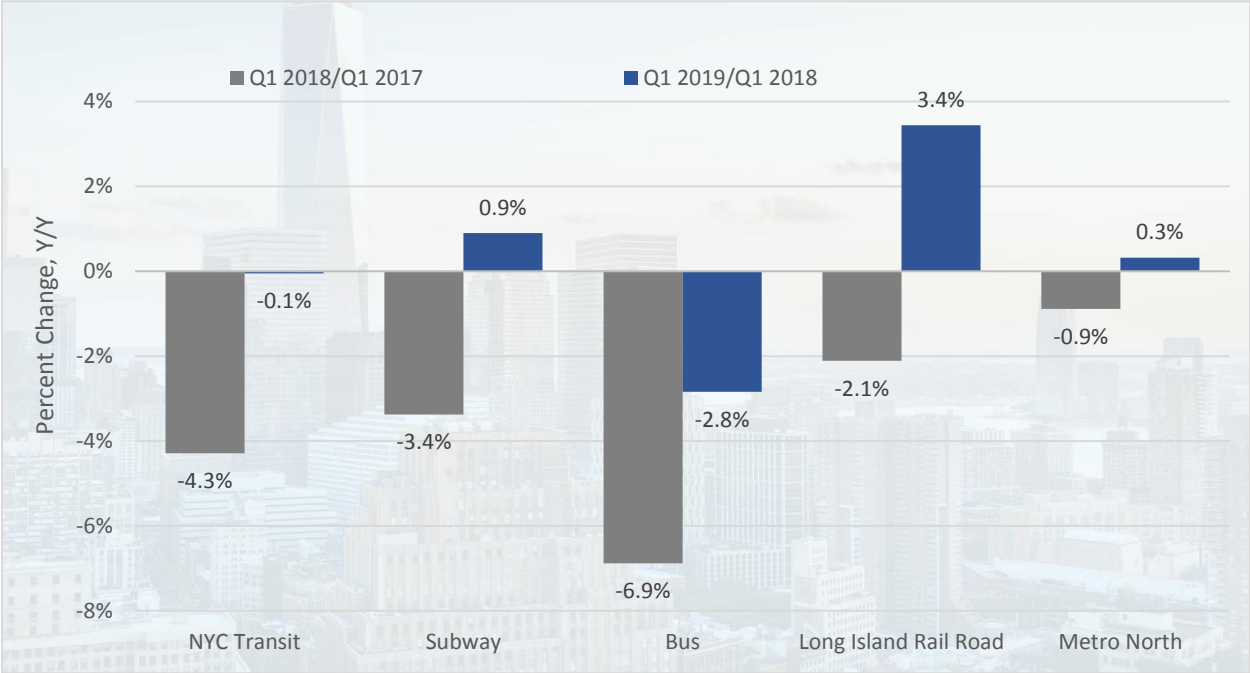
Source: Metropolitan Transportation Authority

According to the Broadway League, **Broadway show ticket sales and attendance increased in Q1 2019, on a year-over-year basis.** First-quarter total gross weekly Broadway ticket sales increased for the sixth consecutive year to over $407 million in Q1 2019, 5.5 percent more than in Q1 2018. First-quarter total attendance increased for the second consecutive year to over 3.5 million in Q1 2019, 12.0 percent more than in Q1 2018. Both of these numbers were the highest since 1997, when data was first made available.

The City's hospitality market cooled off in the January-February of 2019 over the same period in 2018. According to CBRE Hotels, the hotel occupancy rate in Manhattan averaged 75.6 percent in January-February 2019, lower than 76.7 percent during the same time in 2018. Similarly, the average daily room rate was $204.24 in January-February 2019, lower than $208.82 in January-February 2018.

Leading Economic Indicators Continue to Point to Growth

Leading economic indicators signal continued expansion. An assessment of business conditions among firms in the New York City area is provided by ISM-New York, Inc. The most recent report shows that business conditions in New York City metro area were still doing well in Q1 2019 despite a decline from Q4 2018. The current business condition index (which measures the current state of the economy from the perspective of business procurement professionals) fell for the second consecutive quarter to 63.8 percent in Q1 2019, from the all-time peak of 74.7 percent in Q3 2018. However, any number above 50 percent indicates the expectation of continued expansion. The ISM six-month outlook (which measures where procurement professionals expect the economy to be in six months) also fell for the second consecutive quarter to 60.9 in Q1 2019, still well above the 50 percent threshold. The NY-BCI (which measures the cumulative change in business activity) rose to a record high of 861.6 in Q1 2019 from 840.4 in Q4 2018.

Initial unemployment claims, which shows the number of applicants for unemployment insurance, declined for the fifth consecutive quarter (on a year-over-year basis) to its lowest first quarter level on record in Q1 2019. According to the NYS Department of Labor, average initial unemployment claims fell 6.4 percent, on a year-over-year basis, to 27,862 in Q1 2019.

The U.S. Department of Housing and Urban Development, which provides the number of building permits in the City, shows that the total number of building permits in the City surged 22.4 percent from a year ago to 6,329, the highest first-quarter level since 2007 (Table 3). Higher number of building permits signals more construction expected in the future.

Table 3: Leading Economic Indicators Mixed, But Positive

	Q1 2018	Q4 2018	Q1 2019
ISM-New York Metro Area, SA* Current Business Conditions	60.3	67.7	63.8
ISM-New York Metro Area, SA* Six-Month Outlook	68.8	67.1	60.9
ISM-New York Metro Area, SA* NY-BCI	770.1	840.4	861.6
Initial Unemployment Claims (Source: NYS DOL)	29,761	25,966	27,862
Number of Building Permits (Source: HUD)	5,170	5,803	6,329

Source: ISM-New York, Inc.

Table 4: First Quarter 2019 Economic Indicators Compared to Q4 2018 and Q1 2018

		Q1 2018	Q4 2018	Q1 2019
County Unemployment Rate, NSA (Source: NYS DOL)	Bronx	6.3%	5.3%	6.2%
	Kings	4.6%	4.0%	4.7%
	New York	4.0%	3.5%	4.1%
	Queens	4.0%	3.4%	4.0%
	Richmond	4.5%	3.8%	4.5%
Commercial Vacancy Rate (Source: Cushman & Wakefield)	Midtown	9.3%	9.3%	10.1%
	Midtown South	6.5%	7.2%	9.3%
	Downtown	9.0%	10.8%	11.0%
	Manhattan Total	8.8%	9.2%	10.2%
Commercial Rental Rate (per sq ft) (Source: Cushman & Wakefield)	Midtown	$77.06	$75.03	$75.42
	Midtown South	$69.13	$76.82	$80.62
	Downtown	$59.67	$63.57	$63.27
	Manhattan Total	$72.13	$72.28	$73.28
Number of Apartment Sales (Source: Douglas Elliman)	Manhattan	2,180	2,432	2,121
	Brooklyn	2,411	2,474	2,216
	Queens	3,302	3,248	2,907
Case-Shiller Home Price Index, NSA (Source: S&P) 100=2000	NY Metro Area	196.55	201.38	201.76*
	US 20-City Composite	206.70	213.27	212.49*
Hotel Industry (Source: CBRE Hotels)	Average Daily Occupancy Rate	80.5%	91.0%	75.6%*
	Average Daily Room Rate	$229.10	$343.20	$204.24*
MTA Average Weekday Ridership (Source: MTA)	NYC Transit	7,142,404	7,320,145	7,138,752
	Subway	5,330,127	5,524,163	5,377,978
	Bus	1,812,277	1,795,982	1,760,774
	Long Island Rail Road	295,937	322,417	306,121
	Metro North	278,090	298,374	278,984
ISM-New York Metro Area, SA (Source: ISM-New York, Inc.)	Current Business Conditions	60.3	67.7	63.8
	Six-Month Outlook	68.8	67.1	60.9
	NY-BCI	770.1	840.4	861.6
Initial Unemployment Claims (Source: NYS DOL)	Initial Unemployment Claims	29,761	25,966	27,862
Number of Building Permits (Source: HUD)	Number of Building Permits	5,170	5,803	6,329

*Data for Q1 2019 includes January and February, excludes March.

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