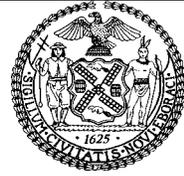


Economic Notes



New York City Office of the Comptroller
William C. Thompson, Jr., Comptroller

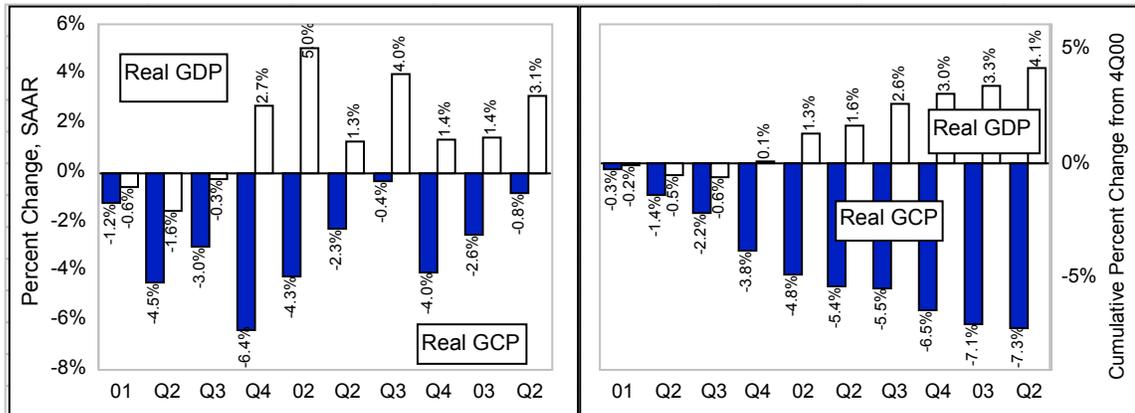
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Vol. XI, No.3
 September 2003

AS NATION RECOVERS, CITY RECESSION CONTINUES FOR 10TH QUARTER

SUMMARY: Signs of U.S. recovery have emerged in the financial and manufacturing sectors, but labor markets remained weak in the second quarter. The nation's real Gross Domestic Product increased for the seventh consecutive quarter, yet the Comptroller's Office estimates that real Gross City Product fell again in the second quarter, although the rate of decline has slowed in each of the latest two quarters. The second-quarter decline is the City's tenth consecutive quarter of recession, 30 months of economic decline. Of the five key economic indicators that are shown in the Summary Table, three improved in the nation and all improved in the City. The City's economic losses from 9/11 appear to be slightly greater in 2002 than estimated in the Comptroller's September 2002 report, and appear to be significantly greater in 2003 than estimated.

Summary Chart. Real U.S. GDP Has Grown Since 4Q01, But Real NYC GCP Has Declined Since 1Q01



Sources: See Chart 1. Percent changes are quarter-to-quarter, SAAR (Seasonally Adjusted Annualized Rate). GDP = U.S. Gross Domestic Product. GCP = 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.

- **Real Gross City Product (GCP)**, based on preliminary data, decreased at an estimated annual rate of 0.8 percent in 2Q03, compared with a decrease of 2.6 percent in 1Q03. U.S. GDP in 2Q03 (preliminary) increased 3.1 percent, compared with an increase of 1.4 percent in 1Q03. See the Summary Table on the next page.
- **Payroll Jobs** in 2Q03, seasonally adjusted, fell by 10,600. Private jobs fell by 7,200. Compared with 2Q02 (not adjusted for seasonal fluctuations), jobs fell 1.6 percent, the third-weakest performance of the 20 largest metro areas, after San Francisco and Boston.

- **Personal Income Tax (PIT)** revenues, a proxy for personal incomes, decreased 0.4 percent in 2Q03 compared with 2Q02. Estimated taxes decreased 11.6 percent, reflecting lower dividends and capital gains. Withholding taxes increased 3.9 percent. U.S. PIT revenues decreased 4.7 percent in 1Q03.
- **The Inflation Rate** in the NYC metropolitan area was 2.7 percent in 2Q03, down from 3.2 percent in 1Q03. This 2Q03 inflation rate is the third-highest rate among the 14 largest metropolitan areas.
- **The Unemployment Rate** in NYC, seasonally adjusted, decreased to 8.2 percent in 2Q03 from 8.6 percent in 1Q03. The U.S. unemployment rate, also seasonally adjusted, increased to 6.2 percent in 2Q03, from 5.8 percent in 1Q03.
- **Real Estate Commercial Vacancies Rose and Rents Fell.** The Manhattan commercial vacancy rate in 2Q03 increased to 12.5 percent, up from 11.3 percent in 2Q02. Average Manhattan commercial rents decreased to \$41.12 per square foot in 2Q03, down from \$44.46 in 2Q02.
- **Leading Indicators** for the City were mixed. The City's help-wanted advertising index fell, but the number of building permits authorized rose in 2Q03 from 2Q02. The NYC business conditions index fell for the eighth consecutive month in July, a sign that job losses could continue in the near future.

Summary Table. Five Key Economic Indicators, NYC and U.S., 2Q03

		1. GCP/GDP Growth, SAAR	2. Payroll-Jobs Growth, SAAR	3. Personal-Income-Tax Growth, NSA	4. Inflation Rate, NSA	5. Unemployment Rate, SA
NYC	2Q03	-0.8% B	-1.2% B	-0.4% B	2.7% B	8.2% B
U.S.		3.1% B	-0.7% W	-4.7% B	2.1% B	6.2% W

B=Better than prior period. **N**=No change. **W**=Worse. Indicators 1, 2, 5 (SA) compare 2Q03 with 1Q03; indicators 3-4 (NSA) compare 2Q03 with 2Q02. See Charts 1, 3, 7, 10, and 11. NSA=Not Seasonally Adjusted. SA=Quarterly Data Seasonally Adjusted. SAAR=SA Annualized Rate.

- **Update of 9/11 Loss Estimates.** A computation of the 2002 impact of 9/11 on GCP that is based on a comparison of GCP with GDP shows a slightly higher impact on 2002 GCP than estimated in September 2002, and – so far in 2003 – a significantly more serious impact on 2003 GCP than previously estimated. The failure of the City's economy to recover after 30 months of recession, even though the national recession officially lasted only nine months, can at least in part be attributed to the lingering effects of 9/11. The higher rate of City job loss than U.S. job loss in 2003 (when the Comptroller's Office expected to see job gains for the year) is a sign of the severity of the impact.

Signs of a possible economic recovery have begun to appear in the U.S. financial and manufacturing sectors, but have not translated into growth in the labor markets. The National Bureau of Economic Research has officially declared that the 2001 U.S. recession lasted only nine months, through November 2001. Private investment has increased, the interest yield curve has a steep positive slope and stock-market prices have risen substantially from their lows. However, other indicators contradict these encouraging signals. Jobless claims remain high and 2.7 million U.S. jobs have been lost from the peak at the onset of recession in March 2001. Consumer debt remains high and U.S. government deficits have grown, adding to the national debt. The absence of clear evidence of economic recovery is underscored by the Federal Reserve's pronouncement that it would not raise its 45-year-low target Federal Funds rate of 1 percent for "a considerable period."

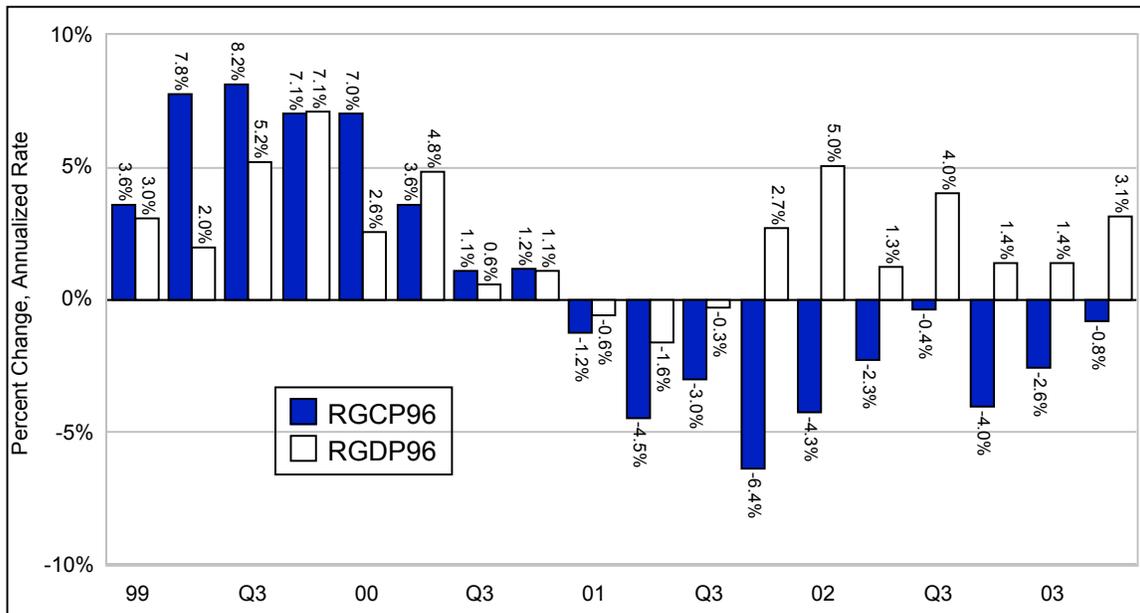
1. Gross Product and the Silicon Alley 15

In the second quarter of 2003, the real chain-weighted U.S. gross domestic product (GDP), i.e., the inflation-adjusted dollar amount of goods and services produced in the United States during the quarter, grew at an annualized rate of 3.1 percent. Government spending had the highest growth rate, 8.2 percent, mainly because of a 45.9 percent increase in Federal defense spending. Consumer spending increased 3.8 percent and private investment increased 0.9 percent.

The biggest contributor to GDP growth was a 2.65 percentage-point increase in consumer spending, followed by a 1.53 percentage-point increase in government spending and a 0.14 percentage-point increase in private investment. Net exports reduced GDP growth by approximately 1.2 percentage points.

Gross City Product. Real chain-weighted gross city product (GCP) declined 0.8 percent in the second quarter, which was the City's tenth consecutive quarterly decline but was an improvement from the 2.6 percent GCP decline in the first quarter of 2003. (See Chart 1.) The GCP decline reflects losses in both the number of jobs and in real income.

Chart 1. *Real NYC GCP and Real U.S. GDP, Percent Change, Annual Rate, Quarterly, 1Q99-2Q03*



Source: RGDP96 data from U.S. Dept. Commerce. RGCP96 estimates by NYC Comptroller's Office. RGDP96=Changes in real GDP in chain-weighted 1996 dollars. NYC recessions are defined as two consecutive quarters of negative 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 last U.S. recession ended in November 2001.

Continuing Impact of 9/11. The City's recession has lingered for ten quarters while the national economy recovered from negative territory in the fourth quarter of 2001. Two questions arise:

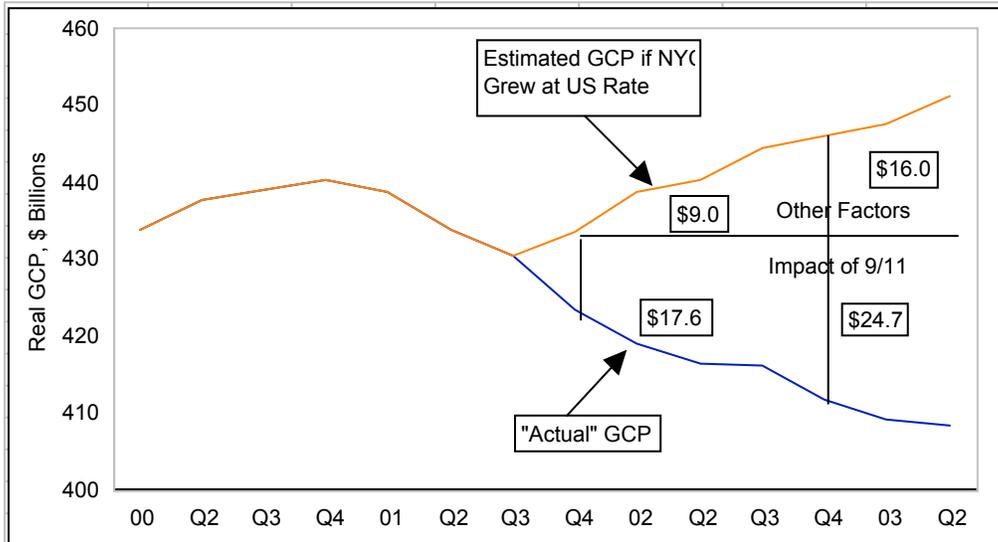
1. How do the effects of 9/11 on the nation differ from the effects of 9/11 on New York City?
2. How do the consequences of the 9/11 attacks differ from other economic factors affecting the City, such as the weakness in equity markets in 2002?

Chart 2 provides a preliminary quantification of these effects:

1. The effects on the nation are separated from those of the City by computing what GCP would have been starting in 4Q01 to 2Q03 if it had followed national trends since 9/11. The difference between that estimate and actual GCP is the difference between the impact on the nation and the impact on the City. Although in previous business cycles the timing of the City's jobs and gross product recovery has not been exactly the same as that of the nation, the City and national cycles have tended to become synchronized within a few quarters. The length and depth of the divergence between the two cycles over the last seven quarters is unusual. If the City's economy had recovered at the same rate as the nation's economy since 9/11, the City's GCP would have been \$26.6 billion (\$9 billion + \$17.6 billion) greater in 2002, as is shown in Chart 2.

2. The effects of 9/11 are then separated from the effects of other economic factors in two steps. The decline in the first quarter since 9/11, 4Q01, is attributed entirely to the effects of 9/11 in the City. After that point, the lack of upside growth since 4Q01 is attributed to Wall Street concerns and other factors, while the losses are attributed to 9/11. So of the \$26.6 billion difference in 2002 between the City's actual GCP and the GCP that would be indicated by national trends the Comptroller's Office attributes \$9 billion to Wall Street weaknesses and other factors and the remaining \$17.6 billion is attributed to 9/11. In the first half of 2003, the gap continued at an annualized rate of \$40.7 billion. The Comptroller's Office attributes \$24.7 billion of this gap to 9/11 and the remaining \$16.0 billion to other factors, including the war in Iraq.

Chart 2. Real NYC GCP vs. Estimated, Quarterly, 1Q00-2Q03



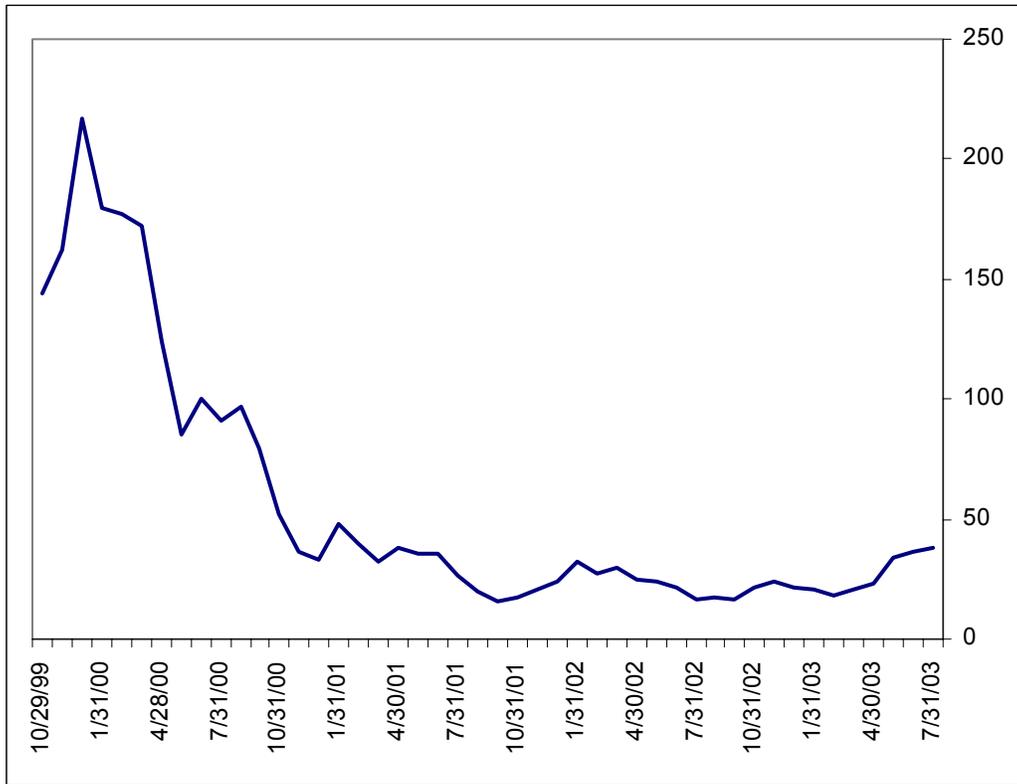
Source: NYC Comptroller's Office. "NYC GCP" (lower line) is the Comptroller's indexed and model-based series of the City's gross product in 1996 chain-weighted dollars. The City's 2002 GCP in nominal dollars is \$460.2 billion. The "Estimated GCP If NYC Grew at U.S. Rate" uses the quarterly percentage-change numbers for U.S. GDP and applies them to the base third-quarter GCP. The third quarter of 2001 is the last one prior to 9/11; data for September 2001 jobs were based on payroll surveys in the first week of September, so that 9/11 job effects are not reported until October 2001. In the fourth quarter of 2001, the entire gap is attributed to 9/11. After the fourth quarter, the further slide in New York City is attributed to 9/11, while the portion relating to national trends is attributed to other factors. The estimate for 2003 are annualized for the entire year based on the first two quarters.

The \$17.6 billion estimate of the economic impact of 9/11 in 2002 is approximately 11 percent higher than the \$15.8 billion estimate of the loss for the year from 9/11 that the Comptroller's Office made (using a different technique) in September 2002.¹ This reflects the fact that a turnaround in GCP that was expected in 2002 did not occur. The estimated GCP loss for 2003 is above the high end of the estimate for both years 2003 and 2004 that was made in September 2002, again reflecting the fact that the City economy has unexpectedly not recovered as of the second quarter of 2003.

Silicon Alley 15 Index. The stock markets have shown signs of life, rising from the DJIA levels that were below 8,000 in March 2003 (when the impact of the Enron and other frauds was at its greatest) to levels above 9400 in 2003. The Comptroller's Silicon Alley 15 Index was changed from the Comptroller's Silicon Alley 40 Index because of the steep dot-com stock price-declines of 2000 and the subsequent extinction, absorption or de-listing of some of the companies included in the index. The Index measures the change in the price of the 15 largest New York City-based dot-com companies. The index improved in the second quarter of 2003. On a year-over-year basis, the Silicon Alley 15 index rose 30.7 percent in the second quarter of 2003. (See Chart 3.)

¹ Office of the New York City Comptroller, *One Year Later: The Fiscal Impact of 9/11 on New York City*, September 4, 2002, pp. 1, 9. The Comptroller's 2002 estimates were based on a different analytical technique, so that the two estimates are not entirely comparable although they seek to answer the same question.

Chart 3. The “Silicon Alley 15” Index, Monthly Data, January 2001-July 2003



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 number of shares outstanding in September 2000 is used to weight values from 6/30/00 to 12/31/01, and the number of shares outstanding in January 2002 is used to weight values from 1/31/02 to 1/31/03.

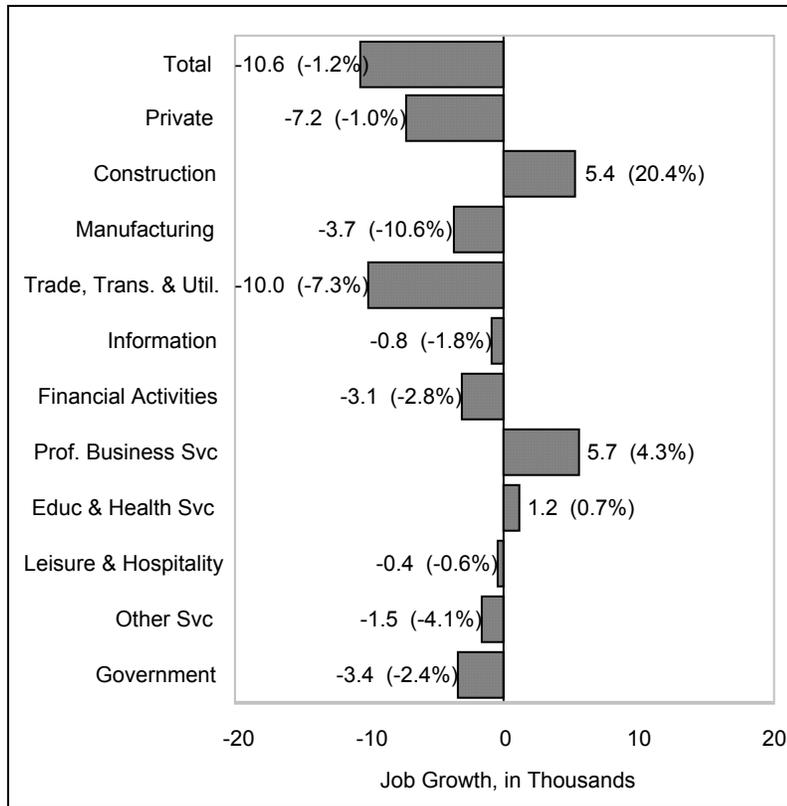
2. Jobs

Seasonally adjusted payroll jobs fell for the tenth consecutive quarter. Total jobs fell by 10,600 in the second quarter. The private sector lost 7,200 jobs and the government sector lost 3,400 jobs. Only three sectors among private employers experienced positive job growth – professional and business services added 5,700 jobs, construction added 5,400 jobs, and education and health services added 1,200 jobs. Other sectors lost jobs; trade, transportation and utility lost 10,000 jobs, manufacturing lost 3,700 jobs, financial activities lost 3,100 jobs, other services lost 1,500 jobs, leisure and hospitality lost 400 jobs, and information lost 800 jobs. These changes are reflected in Chart 4.

During 2Q03, financial activities declined by 3,100 jobs. The securities industry lost 2,400 jobs; banks lost 1,200 jobs; real estate lost 700 jobs; but insurance gained 600 jobs.²

² Under the new NAICS classification nonseasonally adjusted components are estimated independently and therefore do not add to the total.

Chart 4. NYC Quarterly Job Growth ('000) and Percent Change, SAAR, 2Q03 vs. 1Q03



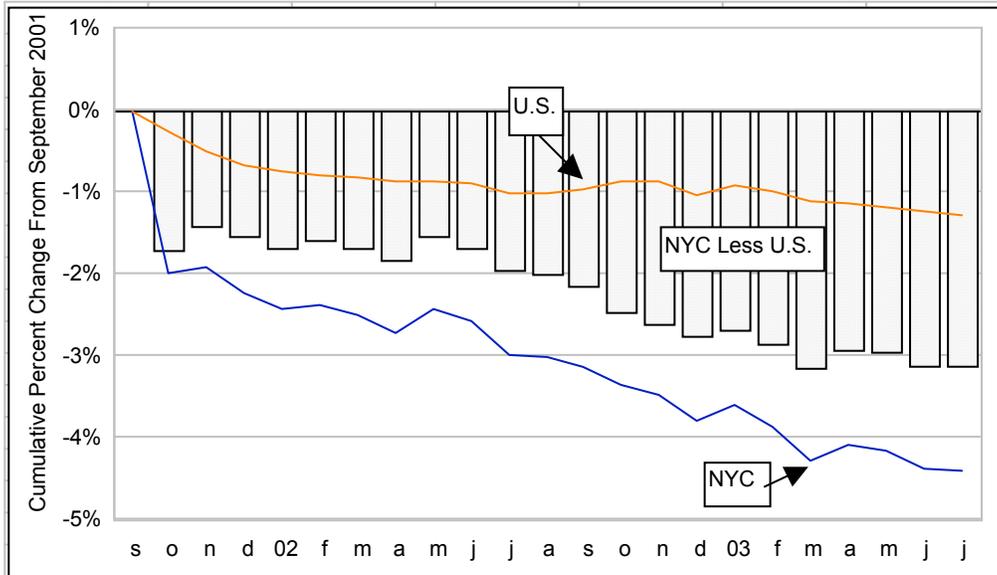
Source: NYS Department of Labor. Quarterly seasonal adjustments by the NYC Comptroller's Office. SAAR=Seasonally adjusted annual (percentage) rate. Changes are from the previous quarter. Numbers of jobs are in thousands, so that the -10.6 total indicates a loss of 10,600 jobs in the second quarter of 2003 compared with the first quarter of 2003. The number in parentheses (-1.2%) indicates the annualized percentage job loss between the second and first quarters. The Comptroller's latest job numbers press releases may be found on the Comptroller's website, www.comptroller.nyc.gov.

In the second quarter of 2003, the difference between the percentage loss in the City's jobs and the percentage loss in the nation's jobs became larger, as shown in Chart 5. From September 2001 to July 2003, the City lost 162,600 jobs, a 4.4 percent loss from its September 2001 level. This compares with nation's loss of 1.68 million jobs, a 1.3 percent loss from September 2001. As a result, the gap between the City and nation was about 3.1 percentage points, the widest gap since September 2001.

The total loss in jobs since the beginning of the national and City recessions is larger than the loss since 9/11. The City lost 241,500 jobs since its recession began in January 2001, i.e., 6.4 percent of all the jobs that existed in the City in December 2000. By comparison, the national recession officially began in March 2001 and since February 2001 the nation lost 2.69 million jobs, or 2.0 percent of the level of jobs in February 2001. The City has therefore lost lost jobs at 3.2 times the rate of the nation.

In September 2002, the Comptroller's Office projected a gain in City jobs between 2002 and 2003. The actual job numbers in the first half of 2003 were below this projection.

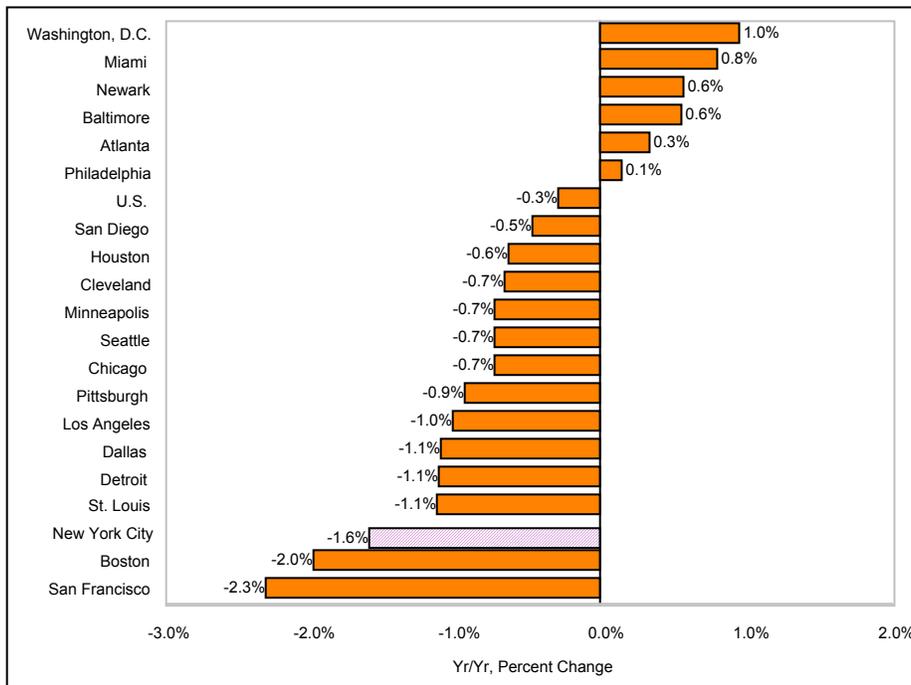
Chart 5. Payroll-Jobs Loss, NYC and U.S., Cumulative Percent Change Since Sept. 01



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

Compared with the 19 largest metro areas, NYC had the third-highest rate of job loss in the second quarter, after San Francisco (down 2.3 percent) and Boston (down 2.0 percent). On a year-over-year basis, NYC jobs declined by 1.6 percent in the second quarter of 2003. Washington, D.C. had the highest rate of job gains, 1.0 percent, as is shown in Chart 6.

Chart 6. Job Growth, NYC and the 19 Next-Largest Metro Areas, Percent Change, 2Q03 over 2Q02

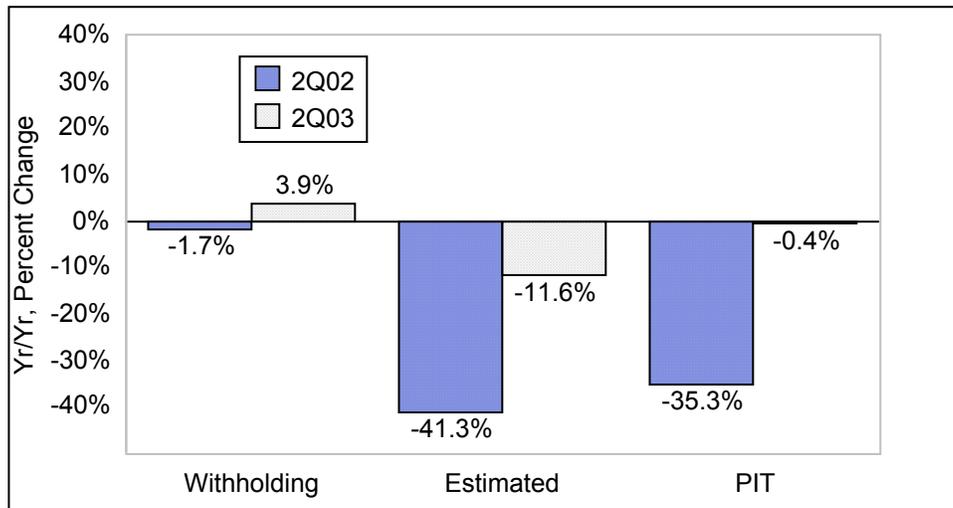


Source: U.S. Bureau of Labor Statistics (BLS). All data are for Metropolitan Statistical Areas (MSAs) or Primary MSAs (PMSAs), except for NYC, in which case City data are used. These job numbers are not seasonally adjusted because adjusted numbers are not available for cities other than NYC.

3. Income

Changes in the personal income tax (PIT) are used as a proxy for income because NYC wages are reported with a three-quarter lag. On a year-over-year basis, PIT fell 0.4 percent in the second quarter. However, this was an improvement from the 35.3 percent decline in the second quarter of 2002. Estimated taxes, a proxy for income from capital gains and dividends, declined 11.6 percent, which is an improvement from the 41.3 percent decline in the second quarter of 2002. Withholding taxes, which reflect basic wages, rose 3.9 percent, as shown in Chart 7. Since jobs were declining, the higher withholding rate most likely reflects higher state and local taxes and the fact that the Federal income-tax cuts did not take effect until July 2003.

Chart 7. NYC Personal Income Taxes, Year-over-Year Percent Change, 2Q02 and 2Q03



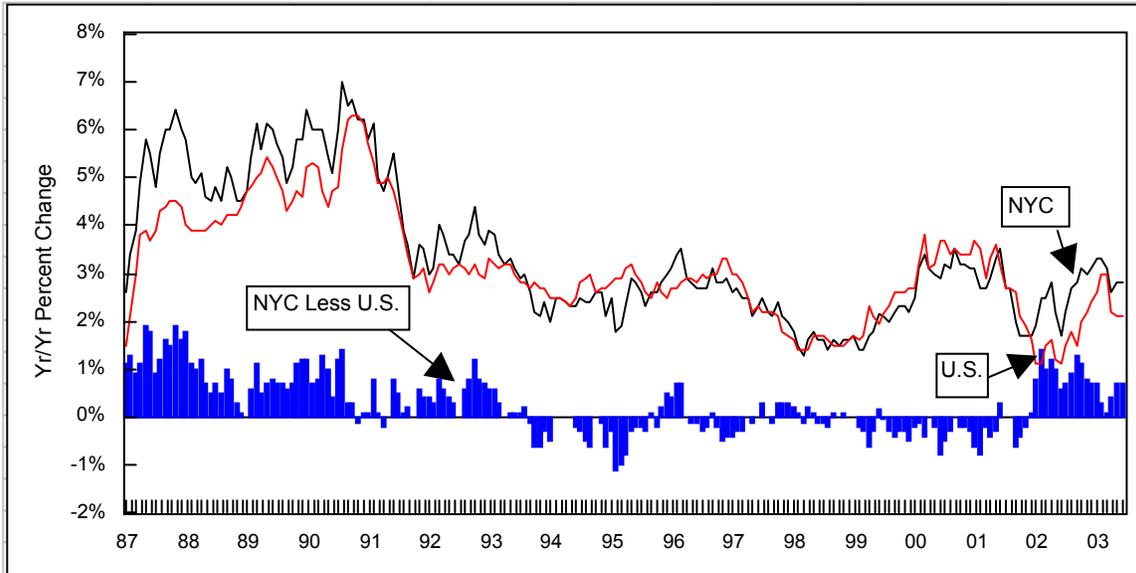
Source: NYC Comptroller's Office, based on tax-revenue data from the NYC Department of Taxation and Finance. Quarterly data regarding withholding and estimated taxes are components of personal income taxes (PIT) and provide an indication of the nature of changes in PIT revenue.

4. Inflation

The NYC metro area inflation rate, as measured by the year-over-year change in the consumer price index, fell to 2.7 percent in the second quarter after rising to 3.2 percent in the first quarter of 2003. The City's inflation rate was higher than the 2.1 percent second-quarter U.S. inflation rate. The U.S. inflation rate in the second quarter was 0.8 of a percentage point lower than the 2.9 percent rate in the first quarter, as shown in Chart 8.

The City's core inflation rate, which includes all items except food and energy, was 2.2 percent, indicating that the rise in the City's overall inflation rate was mostly a consequence of the 13 percent rise in energy prices in the second quarter.

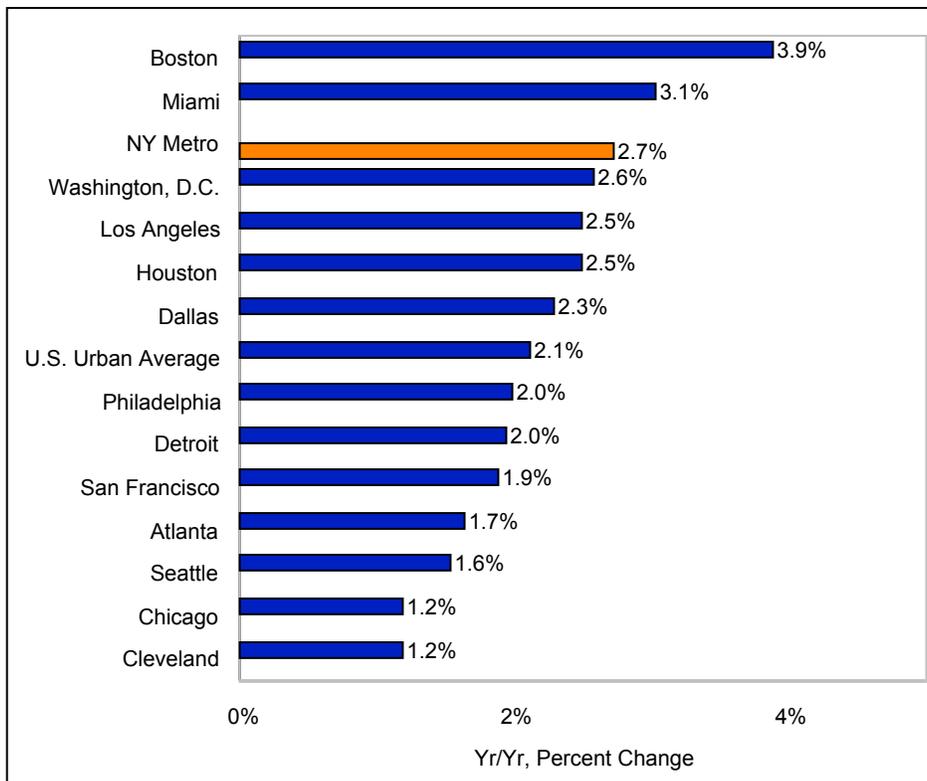
Chart 8. *Inflation Rates: NYC Area, U.S., and NYC Minus U.S., Monthly, Year-over-Year, 1987-2003*



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 13 other largest metro areas, New York City had the third-highest rate of inflation in the second quarter of 2003. The metro areas experiencing higher rates of inflation were those of Boston (3.9 percent) and Miami (3.1 percent). The metro area with the lowest rate of inflation was Cleveland (1.2 percent), as shown in Chart 9.

Chart 9. *Inflation Rate, 14 Large Metro Areas and U.S. Urban Average, 2Q03*



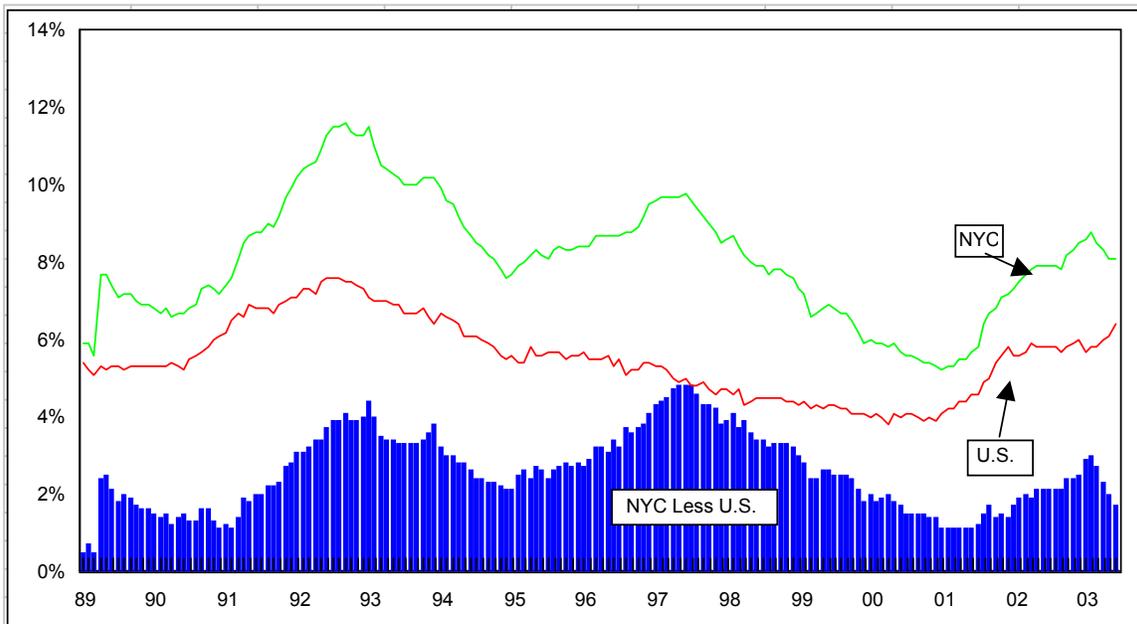
Source: U.S. Bureau of Labor Statistics (BLS). Quarterly inflation rates are computed by the NYC Comptroller's Office as averages of monthly BLS data. Data are collected by the BLS for the 14 largest metro areas.

5. Unemployment

The seasonally adjusted number of unemployed NYC residents fell by 18,600, which lowered the unemployment rate from 8.6 percent in the first quarter to 8.2 percent in the second quarter. The unemployment-rate gap between the City and the nation narrowed slightly, as the U.S. unemployment rate rose from 5.8 percent in the first quarter to 6.2 percent in the second quarter, as shown in Chart 10.

The seasonally adjusted labor force fell by 2,800 in the second quarter. As a result, the labor force participation rate fell to 57.6 percent, the lowest since the 56.7 percent rate in the fourth quarter of 1997. Civilian employment, the number of City residents with jobs, rose by 15,700, but the employment-population ratio fell to 52.9 percent in the second quarter, the lowest rate since the 52.7 percent in the second quarter of 1997.

Chart 10. *Unemployment Rate, NYC, U.S. and NYC Less U.S., Monthly (SA), 1989-2003*



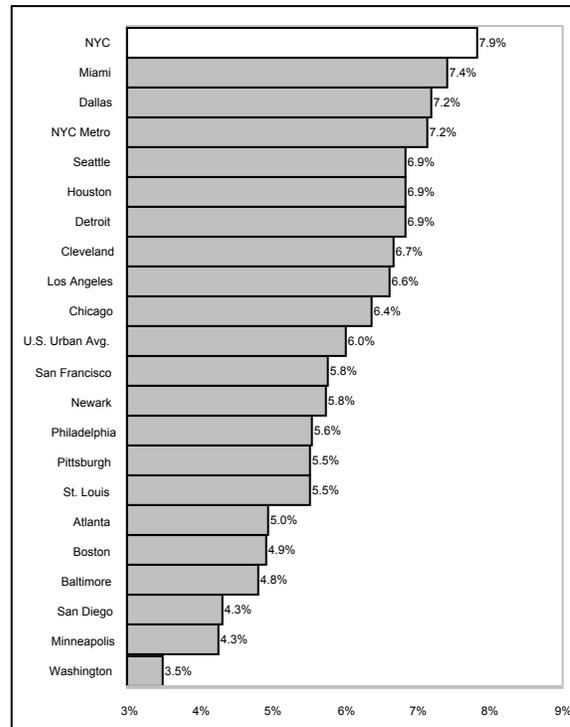
Source: Seasonally Adjusted (SA) series and differences computed by the NYC Comptroller's Office based on monthly data from the NYS Department of Labor and U.S. Bureau of Labor Statistics. The June 2002 NYC unemployment rate rose to 8 percent, a four-year high.

Compared with the 20 largest metro areas, NYC had the highest unemployment rate and Washington, D.C. had the lowest, as shown in Chart 11.

6. Tourism and the Hotel Industry

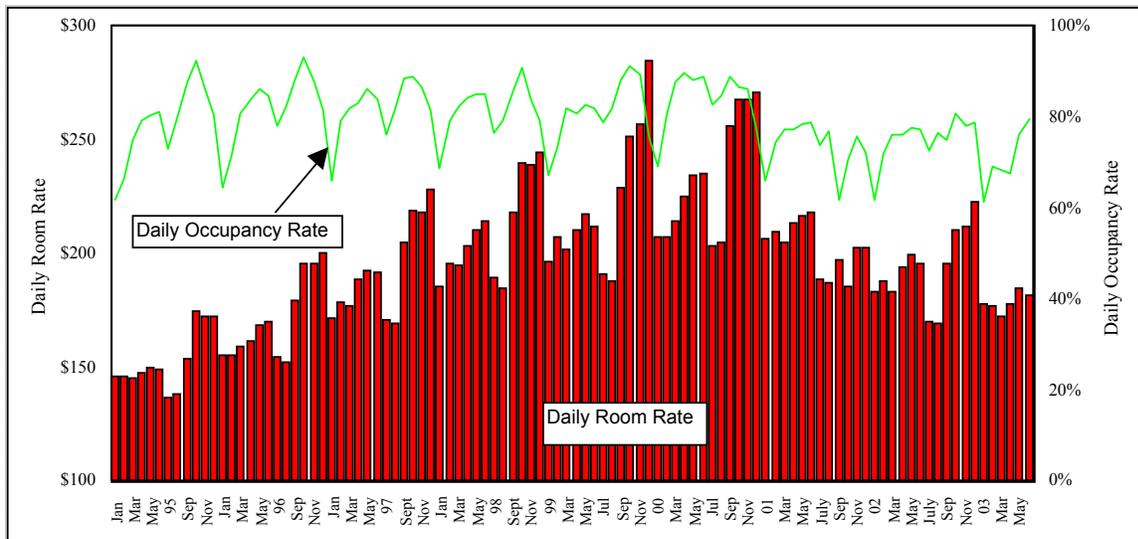
On a year-over-year basis, the hotel-occupancy rate averaged 74.6 percent in the second quarter of 2003, the second-lowest quarterly rate since 71.1 percent in the second quarter of 1993. The average daily room rate for the second quarter was \$182, down from \$197 in the second quarter of 2002. Chart 12 reflects the monthly occupancy and daily room rates in the City. As of June 2003, the average hotel occupancy rate has increased for three consecutive months.

Chart 11. *Unemployment Rate, NYC and the 20 Largest Metro Areas and U.S. Urban Average, 2Q03*



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.

Chart 12. *Daily Room and Occupancy Rates, NYC Hotels, 1995-2003*

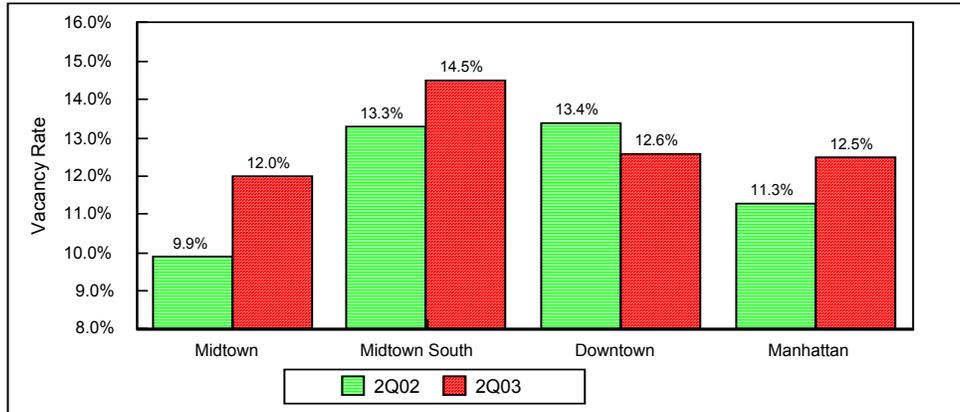


Source: PKF Consulting. Quarterly rates in the text are the Comptroller’s Office averages of monthly rates.

7. Real Estate

Commercial real estate remained soft in the second quarter, as the overall vacancy rate in Manhattan rose to 12.5 percent from 11.3 percent in the second quarter of 2002. On a year-over-year basis, vacancy rates increased in Midtown and Midtown South, but decreased Downtown, as shown in Chart 13.

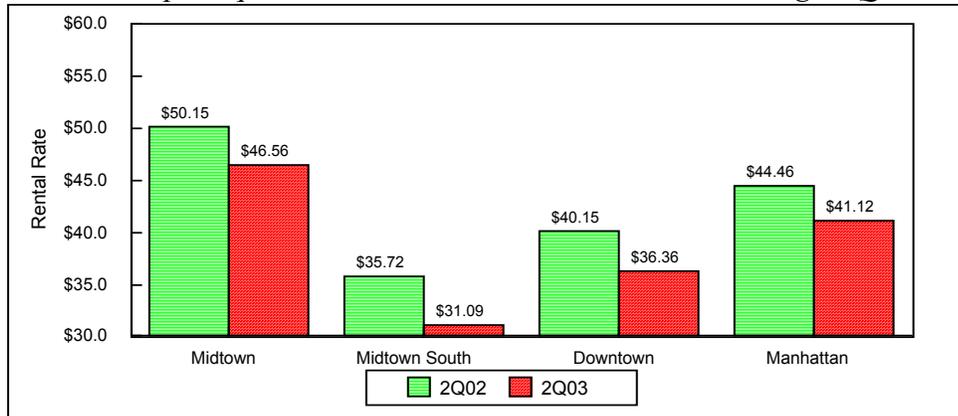
Chart 13. *Vacancy Rates, Manhattan, Overall Commercial, 2Q02 and 2Q03*



Source: Cushman & Wakefield.

Lower demand for office space, as measured by the higher vacancy rate, led to lower rental rates. Overall rental rates in Manhattan fell to \$41.12 per square foot in the second quarter of 2003, compared with \$44.46 per square foot in the second quarter of 2002, as shown in Chart 14. The biggest drop in rental rates was in Midtown South (13.0 percent), followed by Downtown (9.4 percent) and Midtown (7.2 percent).

Chart 14. *Rental Rates per Square Foot, Manhattan, Commercial, Average, 2Q02 and 2Q03*



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 excludes space that is under construction.

8. Leading Economic Indicators

The City’s leading economic indicators were mixed. On a year-over-year basis, in the second quarter of 2003 the help-wanted advertising index fell 21.2 percent, but the number of building permits authorized increased 7.4 percent. (See Table 1.)

Table 1. *Two Leading Economic Indicators, NYC, 2Q03 over 2Q02*

	2Q02	2Q03	Change
Help-Wanted-Advertising Index (1987=100)	2.0	17.3	-21.2%
Number of Building Permits Authorized	22,877	24,570	+1,693

Source: The Conference Board (help-wanted ads) and NYC Dept. of Buildings (permits).

Also, the NYC business conditions index fell in July for the eighth consecutive month, signaling that job losses in coming months are likely.

New York City Economic Indicators

	Labor Market											Inflation			
	Payroll Jobs ¹ (thousands)		Private Jobs ¹ (thousands)		Civilian Employment ² (thousands)		Unemployment Rate (%)		Labor Force Participation Rate (%)		Help Wanted Advertising 1987=100	Consumer Price Index (CPI), 1982-84 = 100			
												All Items		Core CPI ³	
	NSA*	SA	NSA	SA	NSA	SA	NSA	SA	NSA	SA		Level	%ch year ago	Level	%ch year ago
2001															
Oct.	3,621.6	3,608.4	3,062.2	3,043.1	3,379.1	3,387.9	6.9	6.8	61.9	62.0	25	187.8	1.7	200.7	2.5
Nov.	3,648.5	3,610.9	3,082.5	3,042.4	3,395.4	3,399.6	7.1	7.1	62.4	62.5	25	187.8	1.7	201.1	2.9
Dec.	3,657.2	3,599.6	3,089.6	3,032.6	3,414.1	3,409.0	7.1	7.2	63.6	63.6	23	187.3	1.7	200.9	3.1
2002															
Jan.	3,535.0	3,592.7	2,969.3	3,023.1	3,392.0	3,413.5	7.8	7.3	64.5	64.6	23	188.5	1.9	202.2	3.6
Feb.	3,554.8	3,595.0	2,992.3	3,024.1	3,421.2	3,425.4	7.8	7.5	64.2	64.0	22	189.9	2.5	204.3	4.1
Mar.	3,573.6	3,588.8	3,006.5	3,017.6	3,442.2	3,431.6	7.9	7.7	64.2	63.8	21	191.1	2.5	205.6	3.8
April	3,577.4	3,581.6	3,009.9	3,014.3	3,438.2	3,442.0	7.6	7.8	64.7	64.9	23	191.8	2.8	205.8	3.8
May	3,599.2	3,593.0	3,029.4	3,021.5	3,442.0	3,453.9	7.6	7.9	65.0	65.4	21	191.4	2.2	205.5	3.8
June	3,605.4	3,583.5	3,033.3	3,010.0	3,468.5	3,461.8	7.6	7.9	64.6	64.7	22	191.5	1.7	204.9	3.1
July	3,585.3	3,570.7	2,983.9	2,999.3	3,504.9	3,463.2	8.0	7.9	66.4	65.6	21	192.0	2.2	205.5	3.6
Aug.	3,565.1	3,569.7	2,978.6	2,999.5	3,485.6	3,467.7	7.8	7.9	64.6	64.2	18	193.1	2.7	207.1	3.9
Sept.	3,540.2	3,566.6	2,989.0	2,997.2	3,442.8	3,469.7	7.6	7.8	64.2	64.8	22	193.3	2.8	207.3	3.7
Oct.	3,570.1	3,558.0	3,017.5	2,999.4	3,462.2	3,471.1	8.3	8.2	65.0	65.1	19	193.7	3.1	207.9	3.6
Nov.	3,589.7	3,553.4	3,030.0	2,990.8	3,466.7	3,471.4	8.3	8.3	64.1	64.2	19	193.4	3.0	207.1	3.0
Dec.	3,598.5	3,541.8	3,036.1	2,979.6	3,475.1	3,470.4	8.3	8.5	65.4	65.4	17	193.1	3.1	206.5	2.8
2003															
Jan.	3,491.8	3,548.6	2,931.2	2,984.3	3,349.2	3,370.9	9.1	8.6	58.1	58.2	18	194.7	3.3	208.4	3.1
Feb.	3,499.1	3,539.1	2,943.6	2,975.2	3,363.7	3,368.0	9.2	8.8	58.3	58.2	22	196.2	3.3	208.9	2.3
Mar.	3,509.0	3,523.7	2,953.5	2,964.0	3,360.9	3,350.1	8.7	8.5	57.9	57.5	17	197.1	3.1	209.4	1.8
Apr.	3,527.2	3,531.1	2,968.4	2,972.5	3,378.3	3,382.0	8.1	8.3	57.7	57.8	17	196.7	2.6	209.7	1.9
May	3,535.6	3,528.3	2,976.9	2,967.9	3,366.9	3,378.6	7.8	8.1	57.2	57.6	17	196.8	2.8	210.1	2.2
June	3,542.7	3,520.3	2,985.0	2,961.5	3382.5	3375.6	7.7	8.1	57.3	57.4	18	196.9	2.8	210.1	2.5

*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	
	MRT ¹	RPTT ²	Sales	Corp.	Bank	PIT	Vacancy Rate		Asking Rental Rate		Total Number of Building Permits Authorized		Hotel Occupancy Rate	Daily Room Rate
							Midtown	Downtown	Midtown	Downtown				
	\$ mil.	\$ mil.	\$ mil.	\$ mil.	\$ mil.	\$ mil.	(%)	(%)	(\$/s.f.)	(\$/s.f.)	(# of units)	Year-to-date	(%)	(\$)
2001														
Oct.	35.3	29.9	248.9	22.6	8.6	331.6	na	na	na	na	8,119	72,097	70.7	185.39
Nov.	35.5	50.2	288.1	20.7	-3.9	314.0	na	na	na	na	7,615	79,712	75.9	202.45
Dec.	35.0	20.1	273.1	283.4	106.2	530.3	8.2	9.5	53.48	38.31	6,823	86,535	72.1	205.45
2002														
Jan.	39.8	22.9	340.9	43.7	0.7	719.5	na	na	na	Na	7,040	7,040	62.0	183.16
Feb.	35.1	15.3	242.2	31.4	-9.4	347.7	na	na	na	Na	6,706	13,746	72.0	187.93
Mar.	39.1	20.5	255.7	397.5	88.9	229.8	9.3	11.9	51.68	40.55	7,338	21,084	76.0	183.59
April	41.6	57.1	265.3	42.8	20.2	499.8	na	na	na	Na	7,627	28,711	76.0	194.37
May	45.7	70.8	250.2	-42.0	-21.0	192.5	na	na	na	Na	7,782	36,493	77.6	199.73
June	44.0	38.3	325.2	246.7	83.0	364.8	9.9	13.4	50.15	40.15	7,468	43,961	77.3	195.59
July	40.9	49.5	242.2	0	0	309.6	na	na	na	Na	7,348	51,309	72.7	170.53
Aug	45.7	50.2	241.7	0	0	275.5	na	na	na	Na	8,602	59,911	76.7	169.18
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	75.0	195.35
Oct.	50.6	59.2	244.6	22.9	-15.8	321.9	na	na	na	Na	8,652	75,914	80.9	210.74
Nov.	47.4	32.1	241.3	20.4	-5.8	347.2	na	na	na	Na	7,352	83,266	78.2	212.08
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	78.8	223.16
2003														
Jan.	23.9	19.3	301.5	12.9	3.6	659.2	na	na	na	Na	7,324	7,324	61.5	177.70
Feb.	29.6	25.1	240.7	5.0	-27.1	380.8	na	na	na	Na	6,397	13,721	69.2	177.47
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	68.3	172.62
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	182.50

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.