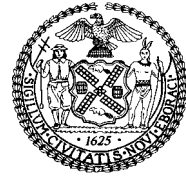


# Economic Notes

New York City Office of the Comptroller

William C. Thompson, Jr., Comptroller

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Vol. X, No. 2

May 2002

## NYC ECONOMY SLIDES FURTHER IN 1Q02

**SUMMARY:** The City's recession continues, despite an earlier-and stronger-than-expected reported U.S. GDP. Nationally, jobs fell 1.0 percent in 1Q02 on a year-over-year basis. City jobs, however, fell 3.6 percent, the biggest loss since 3.8 percent in 1Q92. The main strengths of the national economy, i.e., higher military spending and replenishment of inventories, have not helped the City's economy. This quarterly update provides further detail supporting "The Comptroller's Comments on the Economic Assumptions Underlying the Executive Budget for Fiscal Year 2003" (May 2, 2002).

- **Gross City Product (GCP)**, adjusted for inflation, fell at an annualized rate of 2.6 percent in 1Q02. This loss rate is only slightly lower than the decline of 3.9 percent in 4Q01. The continued lack of City growth was disappointing, given that U.S. GDP grew 5.8 percent in 1Q02, as shown in the Summary Table.
- **Payroll Jobs** in NYC fell by 22,400 in 1Q02. This was a slower rate of loss than the sharp drop of 68,800 in 4Q01. The private sector lost 22,700 jobs in 1Q02, while the public sector gained 300 jobs. The City had the third-highest rate of job loss in 1Q02 among the 20 largest metro areas. On a year-over-year basis, non-seasonally adjusted NYC payroll jobs were down 3.6 percent in 1Q02, whereas jobs in San Diego (which performed best of the 20 areas) were up 2.3 percent.
- **Personal Income Tax (PIT)** revenues, a proxy for incomes, were down 20 percent in 1Q02 over 1Q01. Withholding taxes were down 12.1 percent and estimated taxes were down 38.9 percent.
- **The Inflation Rate** in NYC was 2.3 percent in 1Q02, higher than the 1.3 percent U.S. rate. NYC's inflation was mostly caused by higher housing prices, as energy prices *declined* 15.3 percent.
- **The Unemployment Rate** in NYC, seasonally adjusted, rose to 7.3 percent in 1Q02, from 7.1 percent in 4Q01, while the U.S. unemployment rate remained unchanged at 5.6 percent. The number of NYC residents with jobs rose 12,600 in 1Q02 after four quarters of decline. As a result, the employment/population ratio rose to 53.4 percent in 1Q02 from 53.3 percent in 4Q01. The City's unadjusted unemployment rate of 7.6 percent ranked second highest of the 20 largest metro areas, after Miami's 7.7 percent.

Summary Table. *Five Key Economic Indicators, NYC and United States, 1Q02\**

	1. GCP/GDP Growth, SAAR	2. Payroll-Jobs Growth, SA	3. Personal-Income-Tax Growth, NSA	4. Inflation Rate, NSA	5. Unemployment Rate, SA
NYC	-2.6% B	-2.4% B	-20.0% W	2.3% W	7.3% W
USA	5.8% B	-0.9% B	-21.0% W	1.3% B	5.6% N

\*B=Better than prior period. N=No change. W=Worse. Indicators 1, 2, and 5 compare 1Q02 with 4Q01; indicators 3-4 compare 1Q02 with 1Q01. Sources: See Charts 1, 3, 7, 9, and 12. NSA=Not Seasonally Adjusted. SA= Seasonally Adjusted. SAAR=Seasonally Adjusted Annualized Rate.

- **Leading Indicators** for the City were mixed. Building permits were up, a sign of more construction to come, but the help-wanted advertising index was down. Also, the Manhattan commercial vacancy rate more than doubled, to 10.4 percent in 1Q02 from 5.0 percent in 1Q01. Vacancy rates in all sub-markets, except Midtown, also doubled. The hotel occupancy rate was 70.5 percent in 1Q02, the lowest first quarter since 1995.

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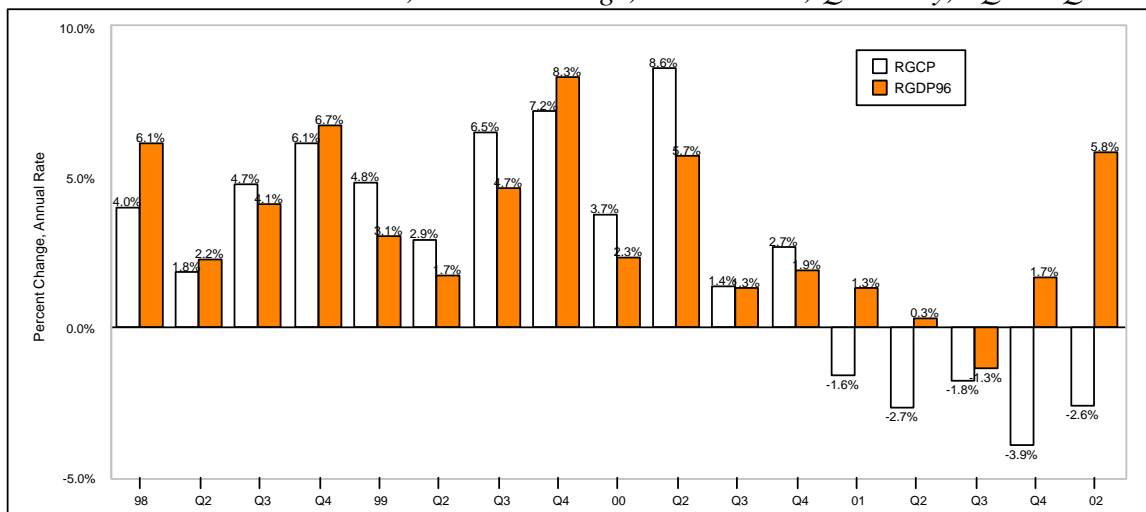
After nine years of growth, the U.S. and the City economy, as measured by changes in gross product, both entered recessions in 2001. Although the U.S. economy seems to be recovering strongly in the first quarter 2002, the City's recession persists. The nation's economic expansion is fueled by a strong growth in private investment, increased government spending, strong consumer spending, and a slight decline in the trade deficit.

The City's economy, however, is driven by the finance and business service sectors, both of which have been depressed since the first quarter of 2001.

### 1. Gross City Product and the Silicon Alley 20

The City's economy remains in recession. The City's GCP declined 2.6 percent in the first quarter of 2002, the fifth consecutive quarter of decline, but slightly less than the 3.9 percent decline in fourth-quarter 2001, as shown in Chart 1.

Chart 1. Real GCP and GDP, Percent Change, Annual Rate, Quarterly, 1Q98-1Q02



Source: GDP growth data are from U.S. Department of Commerce; the fourth-quarter numbers will be revised in May and June. NYC GCP estimates are from the NYC Comptroller's Office, based on a model that incorporates (among other variables) monthly NYC jobs data and quarterly GDP data, and changes retroactively when these numbers are revised by the U.S. Department of Commerce for past months and years. RGDP96=Changes in real GDP, based on chain-weighted 1996 dollars.

The decline in GCP mostly reflects the loss of jobs and income, where income is proxied by change in personal income tax revenues. In addition, an out-migration of businesses seems to be occurring, to neighboring counties and states, based on commercial real estate data.

The U.S. recession seems to be over, based on first-quarter GDP growth of surprisingly strong rate of 5.8 percent, the highest since 8.3 percent in fourth-quarter 1999. The biggest contribution to GDP growth was from private investment, which grew 22.6 percent, the first positive gain after six quarters of decline. The biggest contributors to private-investment growth were the change in private inventories and rise in residential fixed investment, which grew 15.7 percent.

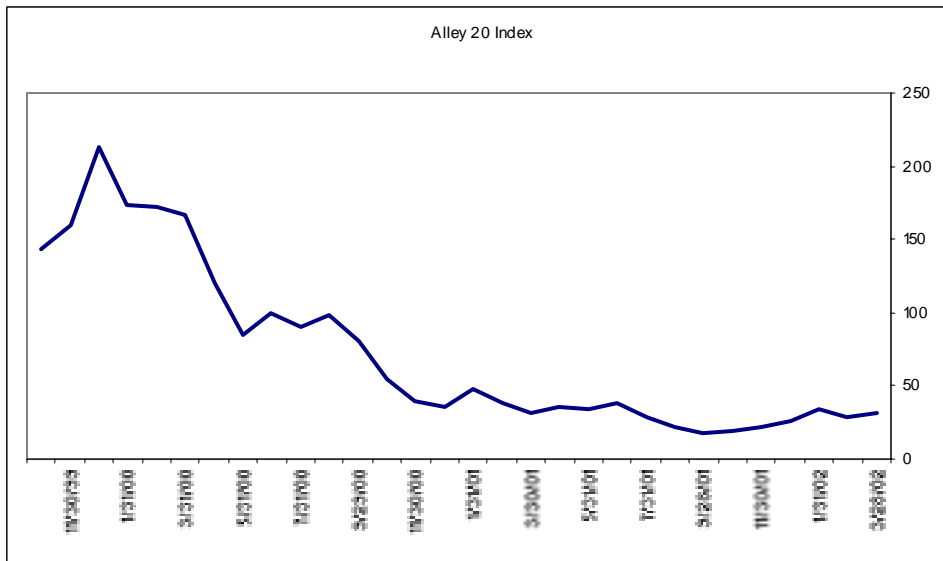
Consumer spending was up 3.5 percent, down from the 6.1 percent increase in the fourth quarter of 2001.

The gain in consumer spending was based on a 8.4 percent rise in nondurable goods and 3.8 percent rise in services.

Government expenditure rose 7.9 percent, mostly as a result of a 19.6 percent growth in national defense spending.

Overall, therefore, while the national economy has been boosted by higher defense spending and changes in private inventories, the City’s economy is suffering from weaknesses in the new-media and dot-com industries, from continuing effects of the September attacks on the City’s infrastructure, and from business out-migration. The continuing weakness in the dot-com industry is reflected in the Comptroller’s “Silicon Alley 20” index as shown in Chart 2.

Chart 2. *The Alley 20 Index, Monthly Data, 1999-2002*



Note: The Comptroller’s “Alley 30” index of companies in “Silicon Alley” was cut back to an “Alley 20” index because of a shortage of qualifying businesses in 2002.

Source: NYC Comptroller’s Office, based on NASDAQ month-end stock prices of 20 NYC-headquartered dot-com companies, weighted by their market capitalization. June 2000 (6/30/00)=100.

## 2. Jobs

Based on quarterly seasonally adjusted data, the City is in its fifth quarter of a jobs recession. Total jobs located in the City, seasonally adjusted, fell by 22,400 in first-quarter 2002. The private sector lost 22,700 jobs, but the public sector gained 300 jobs.

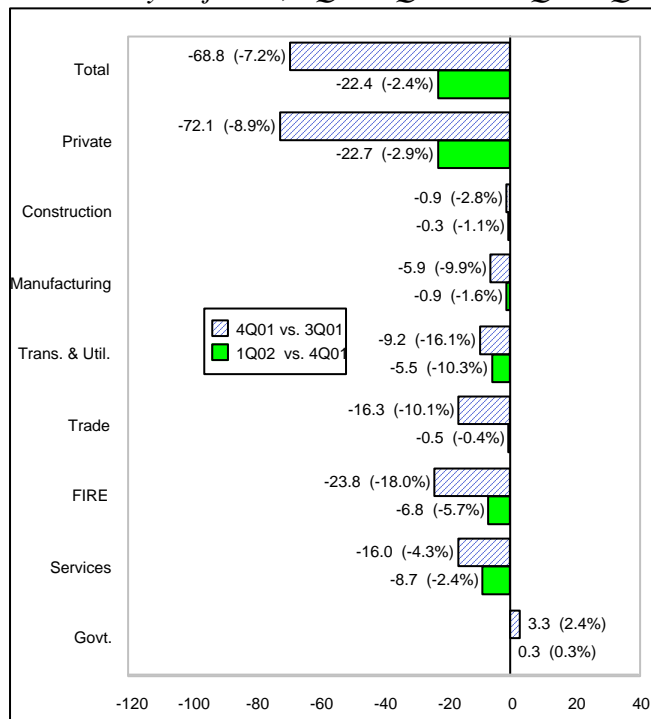
Within the private sector, the biggest losses were in services (8,700 jobs), FIRE (6,800 jobs), transportation and public utilities (5,500 jobs), manufacturing (900 jobs), trade (500 jobs), and construction (300 jobs), as shown in Chart 3.

Within services, business services declined for the fifth consecutive quarter and lost 6,800 jobs in first-quarter 2002. Engineering and management lost 2,400 jobs and legal lost 400. Theatre and amusement parks added 3,100 jobs, restaurants and bars added 1,900 jobs, social services were up by 1,300 jobs, and

health services were up by 500 jobs.

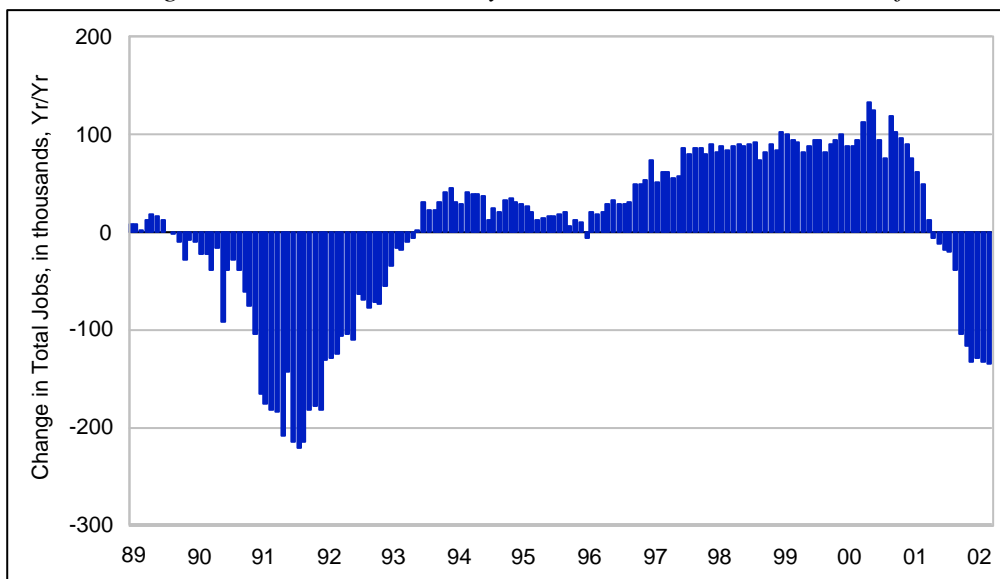
Deterioration in the City's payroll jobs is more visible in monthly year-over-year data. On this basis, total jobs declined by 135,100 in March 2002, for the 11<sup>th</sup> consecutive month, as shown in Chart 4.

Chart 3. NYC Job Growth ('000) and Annualized Percent Change, Seasonally Adjusted, 1Q02/4Q01 and 4Q01/3Q01



Source: NYS Department of Labor. Quarterly seasonal adjustments by the NYC Comptroller's Office. Changes from the prior quarter.

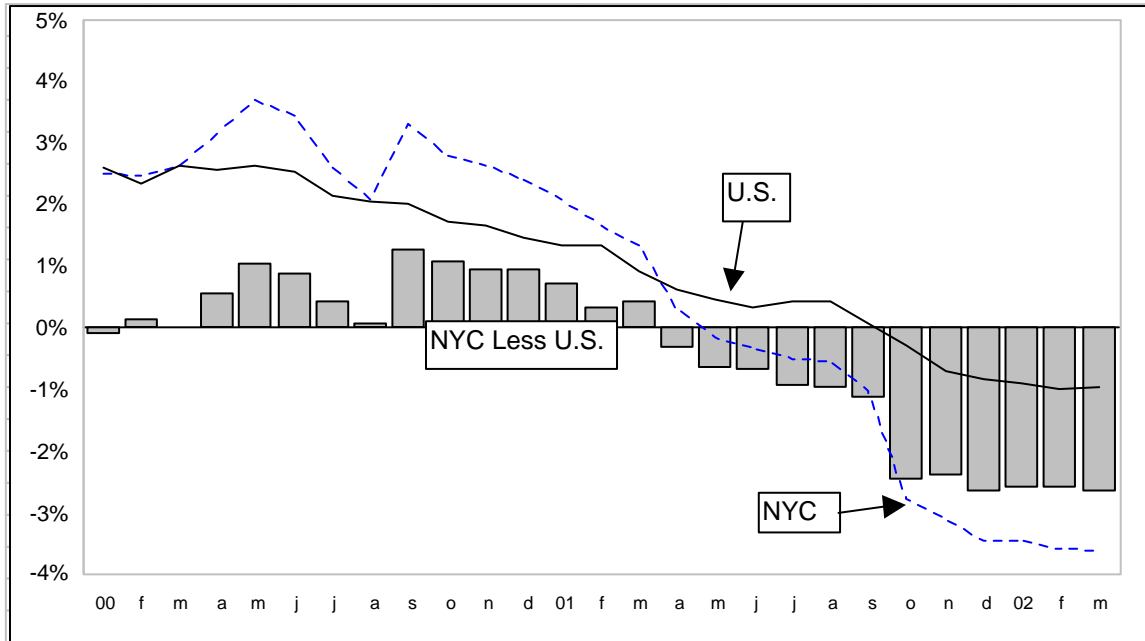
Chart 4. NYC, Changes in Total Jobs, Monthly, Year-over-Year, Thousands of Jobs, 1988-2002



Source: NYS Department of Labor.

The City continues to lose jobs faster than the nation. Year-over-year comparisons of monthly job losses since September 2001 show that the decline in City jobs is 3.6 times greater than the nation's decline, as shown in Chart 5.

Chart 5. Payroll-Jobs Growth, NYC and the U.S., Year-over-Year, Percent Change, Jan. 00-Mar. 02



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

Patterns of job growth and decline changed after September 2001. While before September 2001 almost all sectors were losing jobs, job losses were much more significant after September except in government and manufacturing. Also, since the beginning of 2002, the pace of job losses has slowed and wholesale and retail trade has seen a job gain, as shown in Table 1.

Table 1. Seasonally Adjusted Annualized Month-to-Month Changes, December 2000 to March 2002

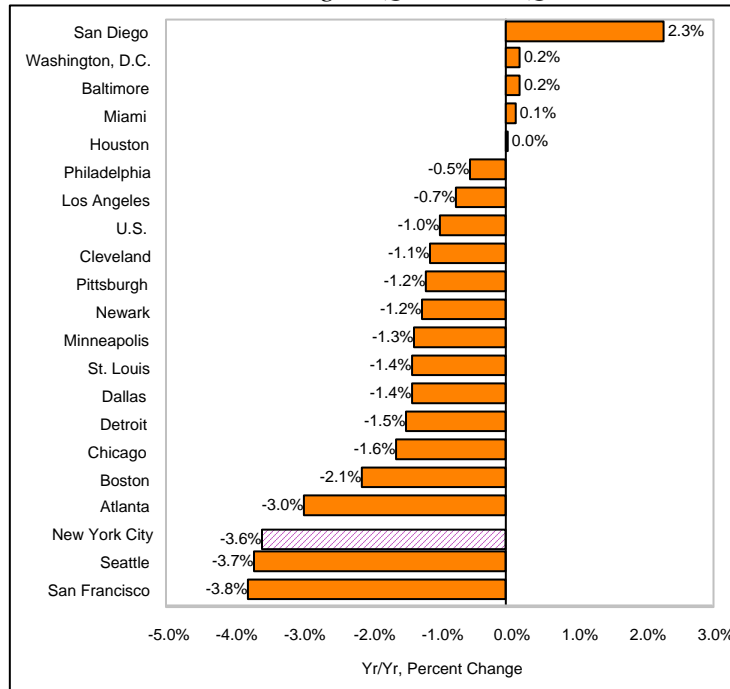
	Dec. 00—Sept. 01		Sept. 01—Mar. 02		Dec. 01—Mar. 02	
	'000	%	'000	%	'000	%
<b>Total</b>	<b>-47.6</b>	<b>-1.7</b>	<b>-99.2</b>	<b>-5.3</b>	<b>-16.7</b>	<b>-1.8</b>
<b>Private</b>	<b>-46.1</b>	<b>-1.9</b>	<b>-98.7</b>	<b>-6.2</b>	<b>-15.6</b>	<b>-2.0</b>
FIRE	-2.7	-0.7	-33.6	-13.2	-5.9	-5.0
Securities	0.2	0.1	-16.7	-16.9	-3.1	-6.9
Banking	-1.3	-1.6	-11.1	-19.6	-1.6	-6.4
Services	-21.4	-1.9	-25.4	-3.4	-5.8	-1.6
Business	-28.8	-10.8	-16.3	-9.9	-7.2	-8.9
Educational	5.6	6.0	-2.3	-3.5	-2.2	-6.6
Medical	4.3	1.8	2.3	1.4	1.6	2.0
Manufacturing	-12.8	-7.1	-7.0	-6.1	-2.3	-4.1
Construction	-1.4	-1.5	-1.2	-1.9	-0.2	-0.6
Trade	-3.8	-0.8	-17.6	-5.6	1.6	1.1
Retail	0.6	0.2	-13.9	-6.2	0.7	0.7
Wholesale	-4.4	-3.1	-3.7	-4.0	0.9	2.0
Transp + PU	-4.0	-2.5	-14.0	-12.7	-3.1	-6.0

<b>Government</b>	<b>-1.5</b>	<b>-0.4</b>	<b>-0.5</b>	<b>-0.2</b>	<b>-1.1</b>	<b>-0.8</b>
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Source: Seasonally Adjusted data from the City Comptroller's Office based on unadjusted data from the NYS Department of Labor. Percent changes are annualized.

Compared with the 19 largest metro areas and the U.S. average, NYC had the third-highest rate of job decline. San Francisco had the highest rate of decline, 3.8 percent, and San Diego had the highest rate of job gain, 2.3 percent, as shown in Chart 6.

Chart 6. *Job Growth, NYC, the 19 Next Largest Metro Areas and U.S. Average, Percent Change, 1Q02 over 1Q01*

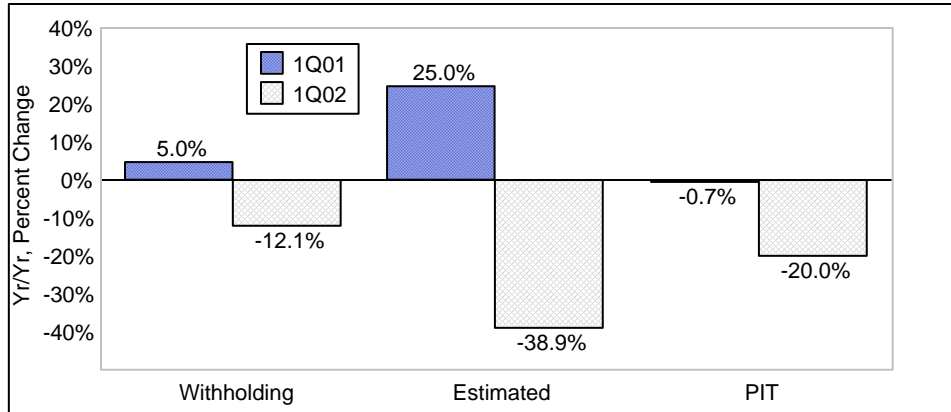


Source: U.S. Bureau of Labor Statistics. All data are for the entire metro areas (MSAs or PMSAs), except for NYC, for which City data are used. The NYC PMSA would include also three counties north of NYC, i.e., Westchester, Putnam, and Rockland counties.

### 3. Income

Personal income taxes (PIT), used as a proxy for income, show a significant decline. On a year-over-year basis, PIT fell 20 percent in the first quarter of 2002, worse than the 0.7 percent decline in the first quarter of 2001. Withholding taxes, which are deducted from wages and salaries, were down by 12.1 percent. Estimated taxes fell 38.9 percent, as shown in Chart 7.

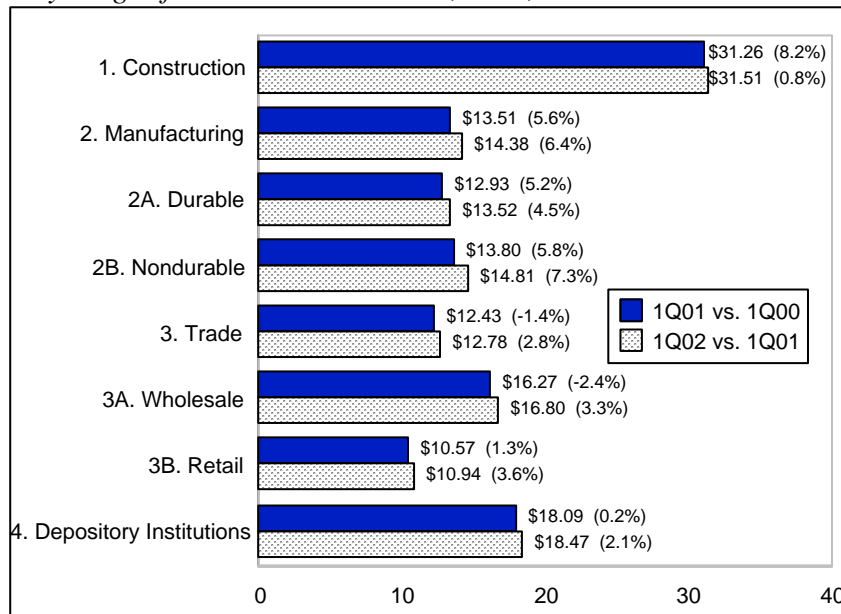
Chart 7. *Personal Income Taxes, Year-over-Year Percent Change, 1Q01 and 1Q02*



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

Average hourly wages, on a year-over-year basis, were up slightly in the first quarter of 2002. Manufacturing had the biggest rise, 6.4 percent, and construction had the lowest increase, 0.8 percent, as shown in Chart 8.

Chart 8. *Average Hourly Wages for Selected Industries, NYC, Year-over-Year Percent Change, 1Q02*



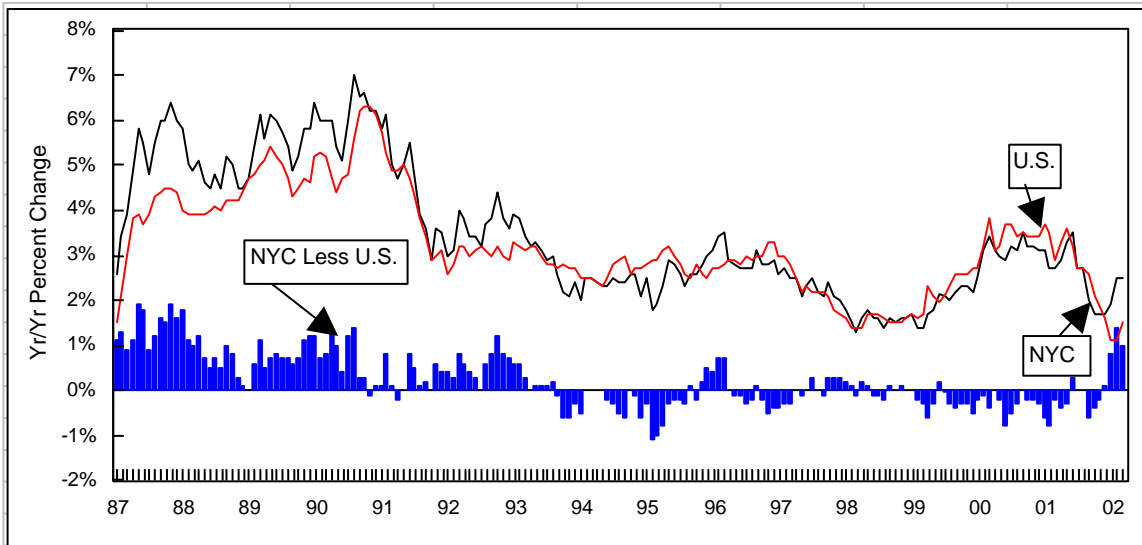
Source: NYS Department of Labor.

#### 4. Inflation

The NYC metro area inflation rate, measured by the year-over-year change in the consumer price index (CPI), rose 2.3 percent in the first quarter of 2002 after the CPI rose 1.7 percent in the fourth quarter of 2001. The U.S. average inflation rate was 1.3 percent in the first quarter of 2002, down from the 1.9 percent rate in the fourth quarter of 2001. In March 2002, the NYC metro area inflation rate was 2.5

percent compared with 1.5 percent in the nation, as shown in Chart 9.

Chart 9. *Inflation Rates: NYC Area, U.S., and NYC Minus U.S., Monthly, Year-over-Year, 1987-2002*



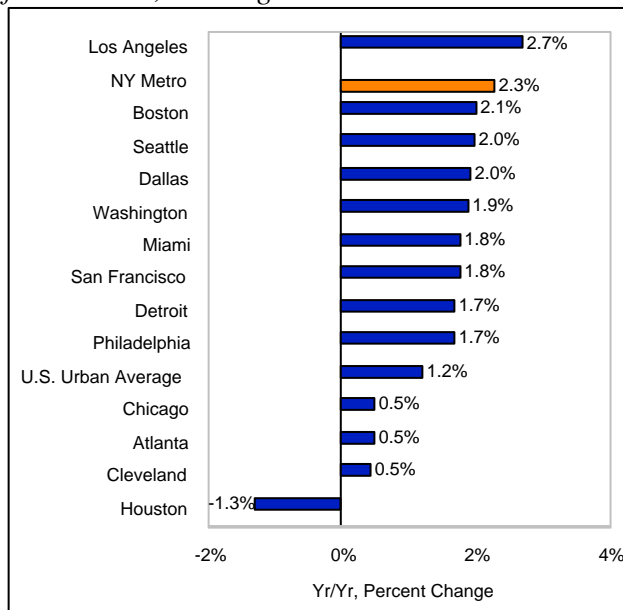
Source: U.S. Bureau of Labor Statistics (BLS). Computation of differences by the NYC Comptroller's Office. Inflation data for NYC and other cities are collected by the BLS on a metropolitan-wide basis.

The City's core inflation rate, which is for all items except food and energy, was higher, 3.8 percent, because the City's low overall rate resulted from a 15.3 percent decline in energy prices. Besides energy prices, apparel and upkeep prices declined 3.6 percent and transportation prices declined 2.8 percent.

The biggest cause of inflation was shelter, which was up 6.3 percent, followed by medical care, 4.6 percent, and services, 4.5 percent.

Of the 14 largest metro areas, New York City had the second-highest rate of inflation. Los Angeles had the highest rate, 2.7 percent; Houston had a fall in CPI. (See Chart 10.)

Chart 10. *Inflation Rate, 14 Large Metro Areas and U.S. Urban Average, 1Q02*



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 14 largest metro areas.

## 5. Unemployment

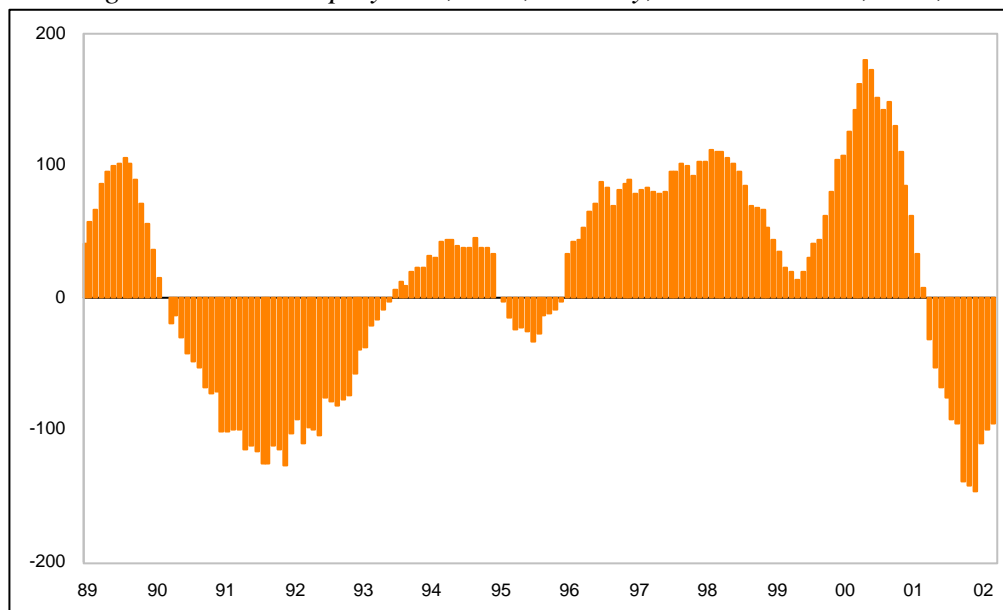
The seasonally adjusted number of City residents with jobs rose 12,600 in the first quarter of 2002, after four quarters of decline. As a result, the employment/population ratio (the number of City residents employed as a share of the total population, 16 years and over) rose to 53.4 percent in the first quarter of 2002 from 53.3 percent in the fourth quarter of 2001.

The number of non-working City residents looking for a job (the unemployed) also rose by 8,700 in the first quarter for the fourth consecutive quarter. As a result, the unemployment rate rose to 7.3 percent from 7.1 percent in the fourth quarter of 2001.

The City's labor force increased by 21,200 in the first quarter of 2002 after declining for four consecutive quarters. The labor-force-participation rate, which is the total number of City residents employed or looking for a job as a portion of total population (16 years and over), increased to 57.6 percent in the first quarter of 2002 from 57.4 percent in the fourth quarter of 2001.

The City's civilian employment seems to be on the right track. The year-over-year loss in civilian employment, which had reached a peak of 146,700 lost workers in December 2001, has abated slightly to a decline of 94,700 in March 2002. (See Chart 11.)

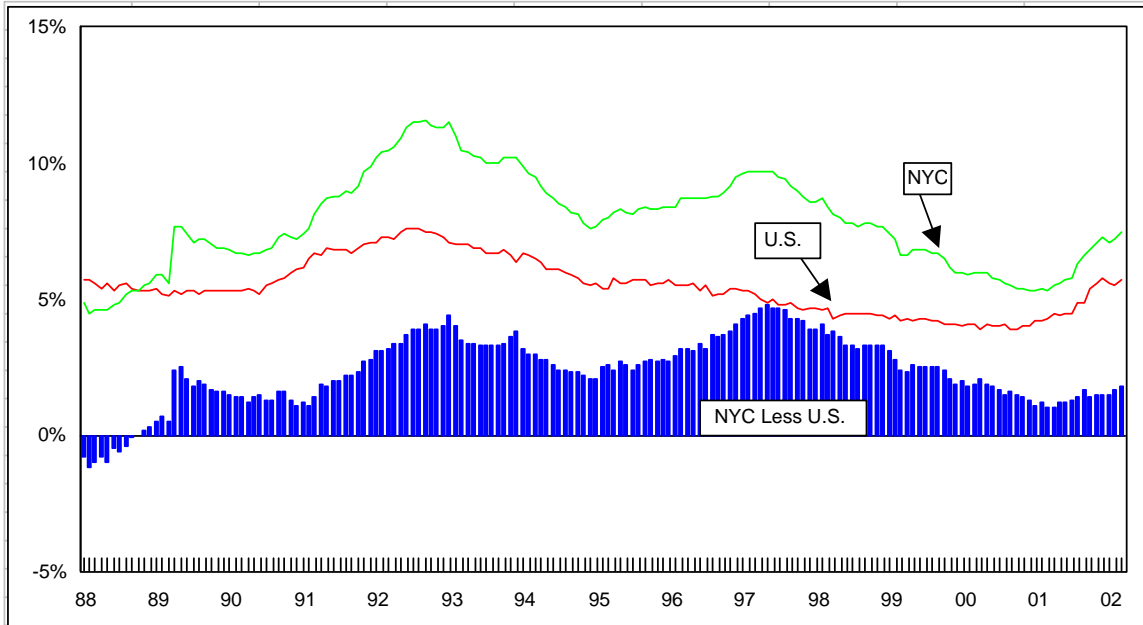
Chart 11. *Change in Civilian Employment, NYC, Monthly, Year-over-Year, '000, 1988-2002*



Source: NYS Department of Labor.

However, compared with the nation, the City's civilian employment data deteriorated, as the gap between their respective unemployment rates widened in 2002 compared with 2001. (See Chart 12.)

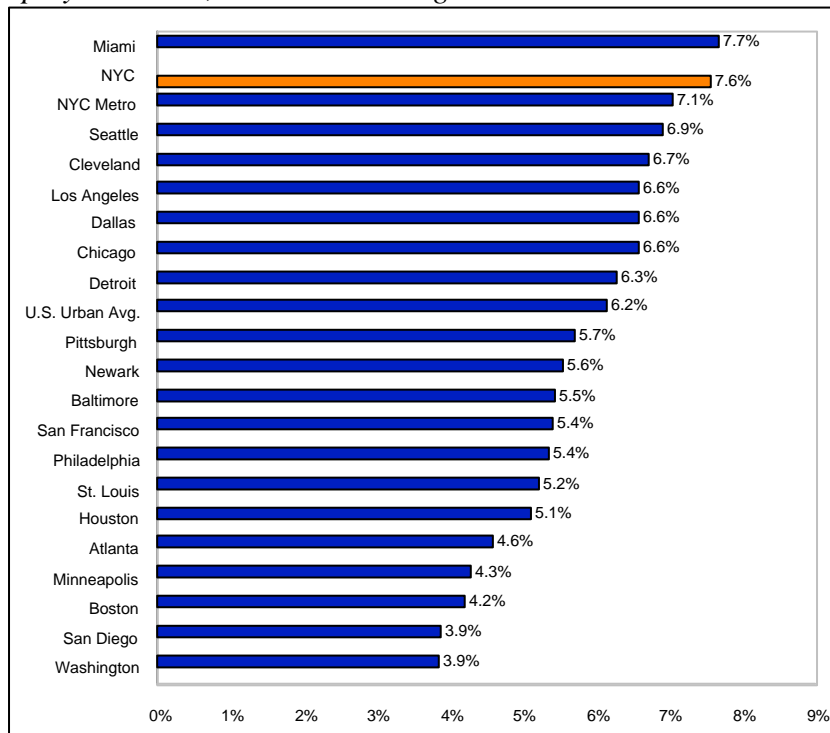
Chart 12. *Unemployment Rate, NYC, U.S. and NYC Less U.S., Monthly (SA), 1988-2002*



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.

Of the top 20 largest metro areas and the U.S. urban average, the City’s not seasonally adjusted unemployment rate of 7.6 percent ranked second highest. Miami with 7.7 percent had the highest unemployment rate and Washington D.C. and San Diego with 3.9 percent had the lowest. (See Chart 13.)

Chart 13. *Unemployment Rate, NYC and 20 Largest Metro Areas and U.S. Urban Average, 1Q02*



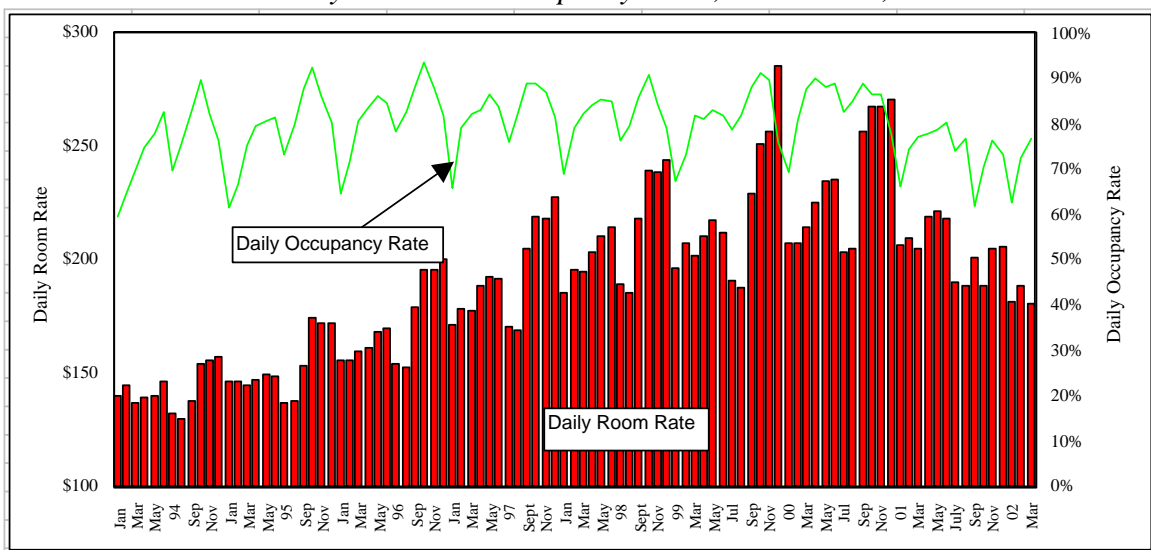
Source: BLS. All data are for Metro Statistical Areas (MSAs) or Primary MSAs (PMSAs); the NYC metro area is a PMSA,

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 hotel industry began 2002 on a weak note based on the survey data published by Pannell, Kerr, Forster Consulting. The average daily occupancy rate was 70.5 percent in the first quarter of 2002 compared with 72.7 percent in the first quarter of 2001. The first-quarter 2002 occupancy rate was the lowest since 67.8 percent in the first quarter of 1995. The average daily room rate was \$184 in the first quarter of 2002 compared with \$207 in the first quarter of 2001. (See Chart 14.)

Chart 14. *Daily Room and Occupancy Rates, NYC Hotels, 1994-2002*

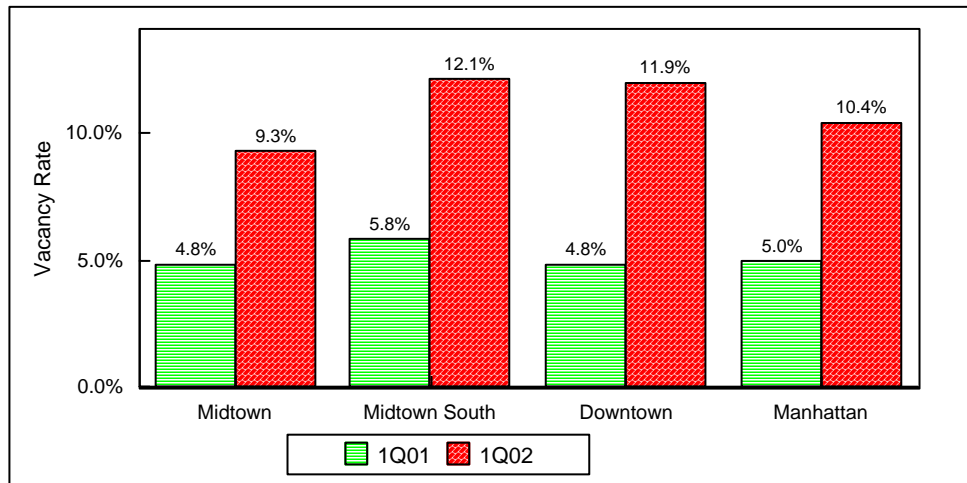


Source: PKF Consulting.

### 7. Real Estate

The City’s economic slowdown is reflected in the commercial real estate market according to a report published by Cushman & Wakefield. On a year-over-year basis, Manhattan’s overall vacancy rate more than doubled in the first quarter of 2002. The biggest increase in vacancy rate was in Downtown, followed by the Midtown South. (See Chart 15.)

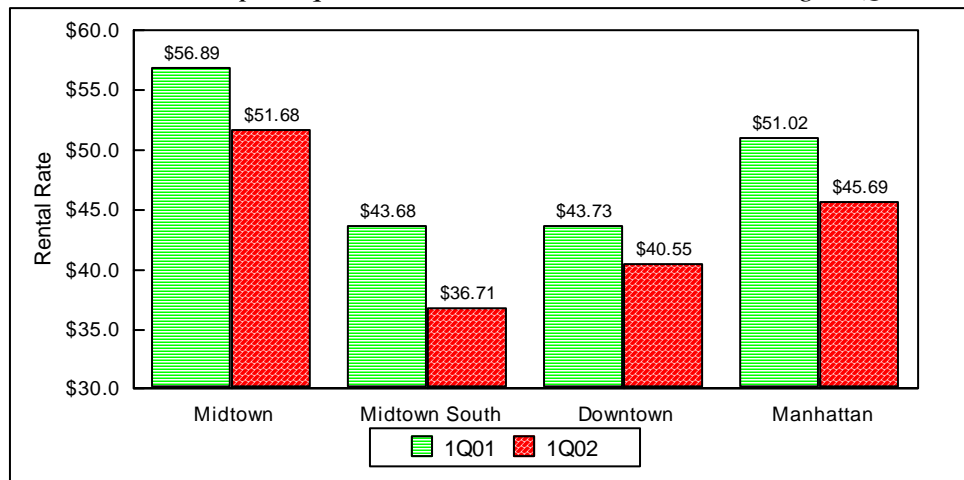
Chart 15. *Vacancy Rates, Manhattan, Overall Commercial, 1Q01 and 1Q02*



Source: Cushman & Wakefield.

The rise in the supply of vacancy commercial space lowered the rental rates. On a year-over-year basis, rental rates fell 10.4 percent in Manhattan in the first quarter of 2002. Downtown rents fell 7.3 percent, Midtown rates fell 9.2 percent, and Midtown South rates fell 16.0 percent. (See Chart 16.)

Chart 16. *Rental Rates per Sq. Ft., Manhattan, Commercial, Average, 1Q01 and 1Q02*



Source: Cushman & Wakefield. The average is weighted by square footage; only “direct” rentals are included, i.e., space that is immediately available, not space under construction.

## 8. Leading Economic Indicators

On a year-over-year basis, the City’s help-wanted-advertising index fell 43.8 percent to 22.7 in the first quarter of 2002. This index is sensitive to labor-market conditions and provides a gauge to measure changes in the demand for workers. The Conference Board publishes the help-wanted advertising index for 51 cities, and the nation, every month. The national average was 46.7 during the same period, which

was 35.2 percent below the first quarter of 2001. Hartford had the lowest ad index of 18 and San Antonio had the highest, 125, in the first quarter of 2002.

The number of building permits issued rose to 21,084 in the first quarter, 715 or 3.5 percent more than first quarter of 2001. The number of building permits authorized is an indicator of the level of construction activity in the City and is sensitive to economic condition. (See Table 2.)

Table 2. *Two Leading Economic Indicators, NYC, 1Q02 over 1Q01*

	1Q01	1Q02	Change*
Help-Wanted-Advertising Index (1987=100)	40.3	22.7	-43.8% <b>W</b>
Number of Building Permits Authorized	20,369	21,084	+715 <b>B</b>

\***B**=Better than prior period; **N**=No change; **W**=Worse.

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

*Michael Hecht of the Cash Management Bureau of the Comptroller's Office contributed to this issue of Economic Notes.*

### 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			
	2000	NSA*	SA	NSA	SA	NSA	SA	NSA	SA	NSA	SA	1987=100	All Items		Core CPI <sup>3</sup>
												Level	%ch year ago	Level	%ch year ago
May	3,731.7	3,732.3	3,145.5	3,145.4	3,346.3	3,368.7	5.6	6.0	59.5	60.2	50	181.4	3.0	192.5	2.4
June	3,742.3	3,732.6	3,172.1	3,160.3	3,368.6	3,373.0	5.4	5.8	59.8	60.1	52	182.0	2.9	192.6	2.2
July	3,731.5	3,725.1	3,132.5	3,153.4	3,406.8	3,371.2	5.9	5.7	60.7	59.9	49	182.8	3.2	192.9	2.1
Aug.	3,704.3	3,718.8	3,129.8	3,154.1	3,382.2	3,372.5	5.7	5.6	60.1	59.9	47	183.1	3.1	194.1	2.6
Sept.	3,719.8	3,744.5	3,172.9	3,178.5	3,349.6	3,378.1	5.4	5.5	59.2	59.8	48	184.4	3.5	195.2	2.8
Oct.	3,767.7	3,749.7	3,203.6	3,181.4	3,383.5	3,380.2	5.5	5.4	59.8	59.7	44	184.6	3.2	195.9	2.8
Nov.	3,798.6	3,752.8	3,235.2	3,187.7	3,387.9	3,378.8	5.4	5.4	59.8	59.6	42	184.6	3.2	195.5	2.7
Dec.	3,821.4	3,753.8	3,254.6	3,188.5	3,397.3	3,373.7	5.1	5.3	59.7	59.4	49	184.2	3.1	194.8	2.5
2001															
Jan.	3,702.9	3,751.7	3,137.2	3,183.1	3,342.7	3,359.9	5.7	5.3	59.0	59.1	44	184.9	3.1	195.2	2.3
Feb.	3,708.3	3,746.5	3,151.0	3,181.4	3,343.3	3,347.7	5.7	5.4	59.0	58.9	39	185.3	2.7	196.3	2.5
Mar.	3,728.7	3,742.5	3,165.4	3,177.2	3,344.1	3,338.8	5.6	5.3	58.9	58.7	38	186.4	2.7	198.0	2.6
Apr.	3,717.6	3,722.7	3,147.2	3,154.8	3,311.4	3,321.1	5.3	5.5	58.1	58.4	34	186.6	2.9	198.2	2.9
May	3,725.9	3,727.0	3,163.4	3,163.5	3,293.4	3,315.7	5.1	5.6	57.6	58.3	31	187.3	3.3	198.0	2.9
June	3,730.6	3,720.7	3,168.6	3,157.1	3,301.8	3,305.8	5.3	5.7	57.8	58.1	31	188.3	3.5	198.8	3.2
July	3,712.8	3,707.3	3,129.1	3,150.4	3,331.3	3,295.8	6.0	5.8	58.7	57.9	30	187.8	2.7	198.4	2.9
Aug.	3,684.2	3,699.9	3,115.2	3,139.6	3,289.8	3,280.3	6.3	6.3	58.1	57.9	26	188.1	2.7	199.4	2.7
Sept.	3,681.7	3,706.2	3,136.5	3,142.4	3,255.2	3,284.0	6.5	6.6	57.5	58.1	27	188.0	2.0	199.9	2.4
Oct.	3,663.5	3,646.4	3,106.0	3,084.8	3,244.9	3,241.8	6.9	6.8	57.5	57.4	25	187.8	1.7	200.7	2.5
Nov.	3,681.2	3,636.8	3,118.3	3,072.0	3,245.7	3,236.5	7.1	7.1	57.6	57.5	25	187.8	1.7	201.1	2.9
Dec.	3,689.0	3,623.7	3,123.6	3,059.3	3,250.6	3,226.7	7.1	7.3	57.6	57.3	23	187.3	1.7	200.9	3.1
2002															
Jan.	3,574.1	3,620.7	3,014.5	3,058.4	3,232.9	3,250.1	7.5	7.1	57.5	57.6	23	188.5	1.9	202.2	3.6
Feb.	3,575.1	3,612.2	3,016.8	3,045.8	3,244.1	3,248.4	7.6	7.2	57.7	57.5	22	189.9	2.5	204.3	4.1
Mar.	3,593.6	3,607.0	3,032.5	3,043.7	3,249.4	3,244.2	7.7	7.5	57.8	57.6	23	191.1	2.5	205.6	3.8

\*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

<i>Cont'd</i>	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	(%)	(\$)
2000														
May	26.4	31.2	240.9	28.3	-8.8	223.1	na	na	na	na	7,521	34,982	88.0	234.40
June	29.0	34.9	356.8	222.5	94.2	446.3	3.3	4.3	52.42	40.10	7,637	42,619	88.8	235.29
July	21.7	36.9	233.8	0	0	342.2	na	na	na	na	6,972	49,591	82.6	203.73
Aug.	33.7	43.4	233.4	0	0	313.4	na	na	na	na	8,545	58,136	84.8	205.20
Sept.	26.2	27.6	359.9	388.3	142.7	471.5	3.2	4.0	54.24	41.76	7,246	65,382	88.8	256.31
Oct.	34.3	32.6	290.0	35.6	10.5	336.1	na	na	na	na	7,516	72,898	86.5	267.77
Nov.	29.5	28.5	273.7	-2.7	-0.8	303.5	na	na	na	na	6,817	79,715	86.4	267.66
Dec.	30.7	36.1	379.7	357.9	74.3	595.0	3.6	3.6	56.56	43.52	6,556	86,271	77.5	270.88
2001														
Jan.	38.1	44.3	320.0	55.8	-0.6	930.5	na	na	na	na	6,560	6,560	66.2	206.37
Feb.	32.1	43.2	228.1	11.9	-33.8	459.5	na	na	na	na	6,399	12,959	74.6	210.07
Mar.	36.8	38.0	402.6	527.1	76.4	230.7	4.8	4.8	56.89	43.73	7,410	20,369	77.3	205.20
Apr.	36.3	50.6	259.4	82.0	9.1	1008.7	na	na	na	na	7,530	27,899	78.1	219.27
May	52.5	61.8	259.8	-23.1	-3.9	191.8	na	na	na	na	8,296	36,195	78.8	221.47
June	34.6	30.8	353.2	301.1	145.5	433.1	6.7	6.5	55.00	41.17	7,742	43,937	80.2	218.37
July	55.7	48.0	237.9	0.0	0.0	304.1	na	na	na	na	7,654	51,591	74.0	190.15
Aug.	28.6	29.5	241.9	0.0	0.0	287.2	na	na	na	na	8,515	60,106	76.7	188.98
Sept.	35.7	22.2	328.7	233.9	56.0	359.4	7.9	6.4	53.21	38.95	3,872	63,978	61.9	201.98
Oct.	35.3	29.9	248.9	22.6	8.6	331.6	na	na	na	na	8,119	72,097	70.7	189.05
Nov.	35.5	50.2	288.1	20.7	-3.9	314.0	na	na	na	na	7,615	79,712	76.3	205.10
Dec.	35.0	20.1	273.1	283.4	106.2	530.3	8.2	9.5	52.83	39.45	6,823	86,535	73.4	205.52
2002														
Jan.	39.8	22.9	340.9	43.7	0.7	719.5	na	na	na	na	7,040	7,040	62.5	181.50
Feb.	35.1	15.3	242.2	31.4	-9.4	347.7	na	na	na	na	6,706	13,746	72.3	188.54
Mar.	39.1	20.5	255.4	397.5	88.9	229.8	9.3	11.9	51.68	40.55	7,338	21,084	76.8	180.72

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.