

# New York City Economic Snapshot

December 2023

Dear NYC Partner,

As the entity charged with driving the city's economic growth, we are pleased to release our latest monthly Economic Snapshot. This report assembles and highlights data from key sources that we track most closely in measuring the strength of NYC's economy.

A few key points from this month's report include:

- New York City reached a new all-time high in private sector employment, adding 1,800 new jobs in November for a total private sector employment of 4,132,606, which is 24,500 jobs above the pre-pandemic high.
- The unemployment rate ticked down one-tenth to 5.3 percent in November, matching its 2023 low. The labor force participation rate also ticked down one-tenth to 62.4 percent. While the labor force participation rate is 0.3 percentage points below its record high in July and August 2023, labor force participation in New York City is up 1.1 percentage points from November 2022.
- About 6,500 new businesses started in New York City in 2023:Q2. About 64 percent of these new businesses were located in Brooklyn, Queens, the Bronx, and Staten Island. About 28,000 businesses have started over the past year, or 1 in 7 businesses in New York City, and 44,400 businesses have started since the beginning of the Adams administration.
- Return-to-office metrics continue to show strength, as Kastle office occupancy hit 56 percent in early November (its highest level since early 2020) and REBNY office visitation increased to 70 percent in October.

We see the city's economy on solid footing headed into 2024, with record private sector employment and another strong quarter of new business formation. Having a clear picture of the city's economic data informs our work here at NYCEDC, as we build a more vibrant and inclusive economy. We hope you find it useful in your work as well.



**Andrew Kimball**  
President & CEO,  
New York City Economic Development Corporation

Since Jan. 1 '22  
(Adams Admin) Pre-COVID

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Labor Market</b>				
The city added 1,800 private sector jobs in November, reaching a record high for private sector employment. The city now has 24,500 (0.6%) more private sector jobs compared to the pre-pandemic record high. Monthly job growth was strongest in health care and social assistance (+6,600); professional, scientific, and technical services (+4,500); and administrative and support services (+3,900). The unemployment rate ticked down to 5.3% and has been steady between 5.3% and 5.4% for all of 2023 so far.				
<b>City Private Sector Employment Change &amp; Annual Growth Rate</b> (November 2023)	+1,800 +1.9% y/y	+800 +2.2% y/y	+286,200	+6,500 per month +2.4% y/y (2019 avg)
<b>Metro Area Employment</b> (November 2023)	-8,000 +1.2% y/y	-9,300 +1.6% y/y	+452,500	+7,800 per month, +1.3% y/y (2019 avg)
<b>Job Postings</b> (November 2023)	47,000	53,600	1.68M	76,600 (2019 avg)
<b>Labor Force Participation</b> (November 2023)	62.4%	62.5%	+2.0 pct pts	60.2% (Feb 2020)
<b>Unemployment Rate</b> (November 2023)	5.3%	5.4%	-2.7 pct pts	4.3% (Feb 2020)
<b>BIPOC Unemployment Rate</b> (2023:Q3)	6.7%*	6.9%	-2.4 pct pts	5.3% (2020:Q1)
<b>Black Unemployment Rate</b> (2023:Q3)	9.5%*	9.9%	-1.1pct pts	8.1% (2020:Q1)
<b>Latinx Unemployment Rate</b> (2023:Q3)	6.7%*	6.6%	-2.4 pct pts	5.3% (2020:Q1)
<b>White Unemployment Rate</b> (2023:Q3)	2.8%*	2.6%	-4.0 pct pts	2.7% (2020:Q1)
<b>BIPOC Labor Force Participation Rate</b> (2023:Q3)	60.4%*	60.0%	+2.3 pct pts	58.3% (2020:Q1)
<b>Black Labor Force Participation Rate</b> (2023:Q3)	60.5%*	60.0%	+4.9 pct pts	56.2% (2020:Q1)
<b>Latinx Labor Force Participation Rate</b> (2023:Q3)	59.1%*	58.6%	+0.3 pct pts	58.9% (2020:Q1)
<b>White Labor Force Participation Rate</b> (2023:Q3)	67.4%*	67.2%	+3.3 pct pts	63.8% (2020:Q1)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Business Activity</b>				
About 28,000 businesses (or 1 in 7) started in the past year, with 6,500 new businesses starting in 2023:Q2, while just 4,800 businesses closed last quarter (down 10% from closures a year ago). However, VC funding continues to be weak so far in 2023 as higher interest rates dampen activity. VC year-to-date (\$13.4 billion) is 46% lower than the same period in 2022.				
<b>New Business Formation</b> (2023:Q2)	6,500	7,300	44,400	7,100 (2019 avg)
<b>Net Business Formation</b> (2023:Q2)	+1,700	-1,200	+7,300	+400 (2019 avg)
<b>VC Funding</b> (2023:Q3)	\$3.327B	\$4.475B (2023:Q2)	\$42.792B	\$5.645B (2019:Q4)
<b>VC Funding</b> (2023 through Q3)	\$13.449B	\$24.946B (2022 through Q3)	n/a	\$18.181B (2019 through Q3)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Real Estate</b>				
Return-to-office metrics continue to show strength, as Kastle office occupancy hit 56% in early November (a new post-COVID high) and REBNY office visitation increased to 70% in October. New data on housing is positive, as the rental inventory index increased and the median asking rent fell slightly for the second consecutive month.				
<b>Kastle Metro Area Office Occupancy</b> (4-wk avg, 11/28/23)	50.0%	49.6%	+26.8 pct pts	100%
<b>PFNYC Return to Office Survey</b> (September 2023)	58%	52% (Feb 2022)	+30 pct pts (Oct 2021)	n/a
<b>REBNY Office Visitation</b> (October 2023)	70%	66%	n/a	100% (2019)
<b>Manhattan Office Availability Average**</b> (2023:Q3)	18.8%	18.9%	+1.0 pct pts	10.3% (2019 avg)
<b>Office Vacancy Rate</b> (2023:Q3)	14.3%	14.2%	+2.1 pct pts	7.6% (2019 avg)
<b>Office Leasing Activity</b> (2023:Q3)	62%	58%	-5.0 pct pts	100%
<b>Retail Vacancy Rate</b> (2023:Q3)	4.2%	4.3%	+0.4 pct pts	3.3% (2019 avg)
<b>StreetEasy Rent Index</b> (November 2023)	117.7	118.1	+17.3	100.0 (Feb 2020)
<b>StreetEasy Inventory Index</b> (November 2023)	107.9	103.2	+13.2 pts	100.0 (November 2019)

Since Jan. 1 '22  
(Adams Admin) Pre-COVID

**Indicator** **Latest** **Previous**

**Key Takeaways: Tourism & Transit**

Broadway attendance averaged 228,000 attendees per week in November, and Times Square is averaging 257,000 daily visitors over the past month. Lighter subway ridership numbers during Thanksgiving week pulled down subway ridership for the month; taking another angle, there have been 36 days so far this year where subway ridership exceeded 4 million riders, and 22 of those days have occurred since October 1.

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Broadway Attendance</b> (4-wk avg, 12/3/23)	79.2%	78.2%	+9.7 pct pts	100%
<b>Hotel Occupancy Rate***</b> (September 2023)	87.6%	83.2%		91.0% (September 2019)
<b>Times Sq. Pedestrian Count</b> (30-day avg, 12/10/23)	78.0%	78.0%	+5.5 pct pts	100%
<b>Future Flights Booked to NYC***</b> (September 2023)	55.1%	74.7%		100%
<b>Subway Ridership</b> (30-day avg, 12/10/23)	72.6%	73.8%	+16.0 pct pts	100%
<b>Bus Ridership</b> (30-day avg, 12/10/23)	60.6%	63.7%	-2.9 pct pts	100%

Sources for the New York City Economic Snapshot include the NYS Department of Labor, the US Bureau of Labor Statistics, Lightcast, Pitchbook, Kastle Systems, the Partnership for New York City, the Real Estate Board of New York, Costar, Cushman & Wakefield, Newmark, Savills, Colliers, JLL, StreetEasy, Broadway League, STR, Times Square Alliance, NYC Tourism and Conventions, Visa, and MTA Open Data.

\*Quarter-to-quarter changes within half of a percentage point are likely statistically insignificant due to the small sample size. We do not report quarterly estimates for the Asian population due to high margins of error, caused by heterogeneity in the population.

\*\* This is a simple average of vacancy rates from Cushman & Wakefield and JLL, and availability rates from Newmark, Savills, Costar, and Colliers. Newmark's availability rate for 2023 Q3 was unavailable at time of publishing and was assumed to be consistent from 2023 Q2. The Citywide rates are using Costar data.

\*\*\* Updated monthly data was not available at time of publication.

**Legend**

- Indicator improved from prior reading
- Indicator worsened from prior reading
- No change

# NYC Employment by Industry

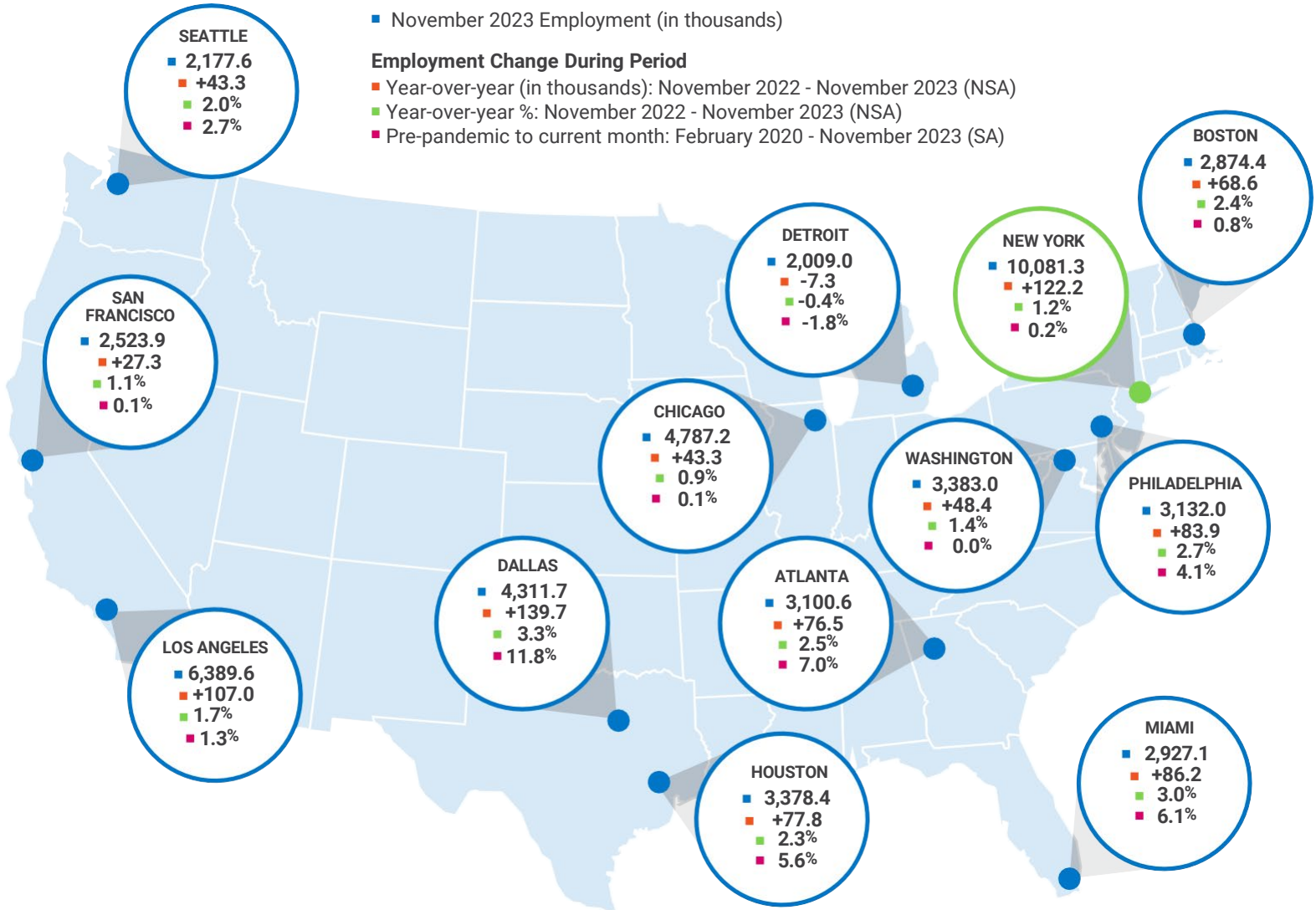
INDUSTRY	EMPLOYMENT (thousands)							
	Nov 2023	Oct 2023	Previous Month Change	Year-Over-Year Change	Jobs Lost, Pre-Pandemic to Trough	Jobs Regained, Trough to Nov 2023	Percent of Lost Jobs Regained	Job Change, Pre-Pandemic to Nov 2023
<b>FIRE</b>	<b>494</b>	<b>495</b>	<b>-0.2%</b>	<b>-0.1%</b>	<b>25,600</b>	<b>32,900</b>	<b>128.5%</b>	<b>7,300</b>
Finance & Insurance	358	359	-0.3%	-1.1%	10,800	20,300	187.7%	9,500
Securities	189	190	-0.5%	-2.5%	5,600	12,400	220.3%	6,800
Banking	107	108	-0.4%	1.4%	3,700	5,700	152.3%	2,000
Other	61	61	0.1%	-0.8%	1,400	2,200	151.4%	700
Real Estate	136	136	0.1%	2.6%	16,200	14,000	86.6%	-2,200
<b>SERVICES</b>	<b>2,856</b>	<b>2,845</b>	<b>0.4%</b>	<b>3.0%</b>	<b>641,700</b>	<b>740,900</b>	<b>115.5%</b>	<b>99,200</b>
Information	211	211	-0.1%	-10.5%	35,400	17,000	47.9%	-18,500
Professional & Business	793	784	1.2%	0.7%	101,500	113,600	111.9%	12,100
Professional, Scientific & Technical	460	455	1.0%	0.3%	37,500	51,500	137.3%	14,000
Management of Companies & Enterprises	72	71	1.0%	0.0%	11,100	10,200	91.5%	-900
Administrative & Support	262	258	1.5%	1.6%	57,500	56,600	98.3%	-1,000
Educational	269	270	-0.2%	5.3%	27,700	40,400	145.9%	12,700
Healthcare & Social Assistance	957	950	0.7%	8.7%	116,000	249,300	214.9%	133,300
Arts & Entertainment	83	85	-2.8%	4.2%	55,700	42,600	76.4%	-13,100
Accommodation & Food	363	362	0.2%	3.4%	268,600	257,000	95.7%	-11,700
Other	180	183	-1.6%	-1.4%	66,900	51,200	76.6%	-15,700
<b>TRADE</b>	<b>425</b>	<b>429</b>	<b>-1.1%</b>	<b>-2.0%</b>	<b>147,300</b>	<b>86,200</b>	<b>58.5%</b>	<b>-61,200</b>
Retail	296	301	-1.7%	-2.1%	115,800	66,100	57.1%	-49,700
Wholesale	128	128	0.3%	-1.8%	31,600	20,100	63.6%	-11,500
<b>MANUFACTURING</b>	<b>57</b>	<b>57</b>	<b>-0.4%</b>	<b>-1.5%</b>	<b>28,100</b>	<b>19,400</b>	<b>69.0%</b>	<b>-8,700</b>
<b>TRANSPORTATION AND UTILITIES</b>	<b>144</b>	<b>143</b>	<b>0.6%</b>	<b>-3.4%</b>	<b>39,700</b>	<b>34,000</b>	<b>85.6%</b>	<b>-5,700</b>
<b>NATURAL RESOURCES, MINING AND CONSTRUCTION</b>	<b>156</b>	<b>160</b>	<b>-2.2%</b>	<b>6.7%</b>	<b>74,900</b>	<b>68,600</b>	<b>91.6%</b>	<b>-6,300</b>
<b>TOTAL PRIVATE</b>	<b>4,133</b>	<b>4,131</b>	<b>0.0%</b>	<b>1.9%</b>	<b>946,300</b>	<b>970,900</b>	<b>102.6%</b>	<b>24,500</b>
<b>GOVERNMENT</b>	<b>568</b>	<b>574</b>	<b>-1.0%</b>	<b>-0.2%</b>	<b>22,000</b>	<b>(4,100)</b>	<b>-18.5%</b>	<b>-26,100</b>
<b>TOTAL (PRIVATE + GOVERNMENT) NYC</b>	<b>4,701</b>	<b>4,705</b>	<b>-0.1%</b>	<b>1.7%</b>	<b>956,500</b>	<b>954,900</b>	<b>99.8%</b>	<b>-1,600</b>

**Note:** Numbers may not add to totals due to rounding. Employment trough is April 2020 except for the following sectors, for which the trough is July 2020: FIRE (inclusive of all sub-sectors), Information, and Government

# NYC Metro Area Employment

## Compared to Other Major Metro Areas

To give local employment data a national perspective, we compare employment in the NYC Metro Area to other major metro areas around the US. We use metro areas rather than cities to provide a more consistent basis for regional economic comparison.



NSA - non seasonally adjusted  
SA - seasonally adjusted

Source: US Bureau of Labor Statistics

## **About NYCEDC**

New York City Economic Development Corporation is a mission-driven, nonprofit organization that works for a vibrant, inclusive, and globally competitive economy for all New Yorkers. We take a comprehensive approach, through four main strategies: strengthen confidence in NYC as a great place to do business; grow innovative sectors with a focus on equity, build neighborhoods as places to live, learn, work, and play; and deliver sustainable infrastructure for communities and the city's future economy.

For more economic data, insights, and analysis from NYCEDC's Economic Research & Policy group, and to receive economic reports via email, visit [edc.nyc/insights](http://edc.nyc/insights).

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