

### Employment

- Private sector jobs in New York City rose by 1,300 in July 2007 after an increase of 5,600 in June 2007.
- Government jobs in the City rose by 300 for a net gain of 1,500 (private and public sector) jobs.
- Since July 2006, the private sector has grown by 2 percent, adding 51,800 total jobs.
- The City's unemployment rate rose to 5.7 percent in July from 5.3 percent in June.
- In July 2007, Finance and Insurance sector jobs rose by 900; reaching the highest employment level for this sector since September 2001.

Industry	Employment (000s)			
	July-07	June-07	Change From Prev. Month	Change From July-06
<b>FIRE</b>	<b>471</b>	<b>470</b>	<b>1</b>	<b>12</b>
Finance & Insurance	351	350	1	11
Real Estate	120	120	0	1
<b>SERVICES</b>	<b>1,909</b>	<b>1,908</b>	<b>1</b>	<b>34</b>
Information	164	165	(0)	-2
Professional & Business	589	588	2	15
Educational	151	153	(2)	1
Health & Social Assistance	555	556	(0)	10
Arts & Entertainment	65	65	(0)	1
Accommodation & Food	230	227	3	8
Other	155	155	0	1
<b>TRADE</b>	<b>439</b>	<b>439</b>	<b>0</b>	<b>3</b>
Retail	293	292	1	5
Wholesale	146	147	(0)	-2
<b>MANUFACTURING</b>	<b>99</b>	<b>99</b>	<b>(0)</b>	<b>-7</b>
<b>TRANSPORTATION &amp; UTILITY</b>	<b>124</b>	<b>125</b>	<b>1</b>	<b>3</b>
<b>CONSTRUCTION</b>	<b>125</b>	<b>124</b>	<b>1</b>	<b>7</b>
<b>TOTAL PRIVATE</b>	<b>3,167</b>	<b>3,166</b>	<b>1</b>	<b>52</b>
GOVERNMENT	552	551	(0)	1
<b>TOTAL (Private + Government)</b>	<b>3,719</b>	<b>3,717</b>	<b>2</b>	<b>53</b>

Source: New York State Department of Labor (NYSDOL)

### HIGHLIGHTS

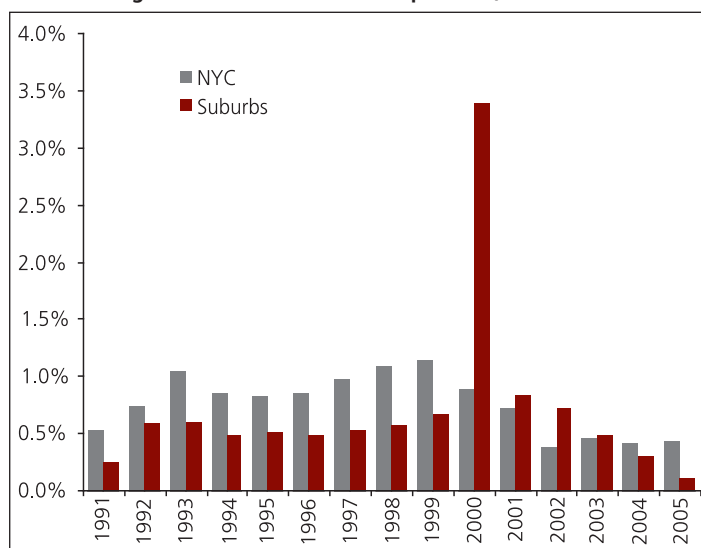
- Private employment rose by 1,300 jobs in July, after an increase of 5,600 jobs in June.
- The unemployment rate was 5.7 percent in July, up from 5.3 percent in June.
- The NYC hotel occupancy rate in July 2007 was 88 percent, up from 87 percent in July 2006.
- The Direct Class A office vacancy rate was 4.3 percent in August 2007, while the average asking rent was \$77 PSF.
- Passengers in NYC's airports totaled 9.8 million in June 2007, up 6 percent from June 2006.

### City and Suburban Population and Earnings

- With 8.2 million residents, the five boroughs of New York City accounted for 44 percent of the population of its Metropolitan Statistical Area (MSA), which includes twenty three counties in New York, New Jersey and Pennsylvania<sup>1</sup>.
- Population in the MSA has increased steadily from 1990 to 2005. The annual growth rates have ranged from 0.3 percent to 0.9 percent, with the exception of the year 2000. During that year, a 3.4 percent increase in the suburban population drove the MSA population up by 2.3 percent.
- New York City population increased 12 percent between 1990 and 2005, one percentage point more than its suburbs. The City's population growth outpaced the suburbs in all of these years except 2000 to 2003.
- Population growth in the City and its suburbs has been primarily driven by natural increase rather than net migration.

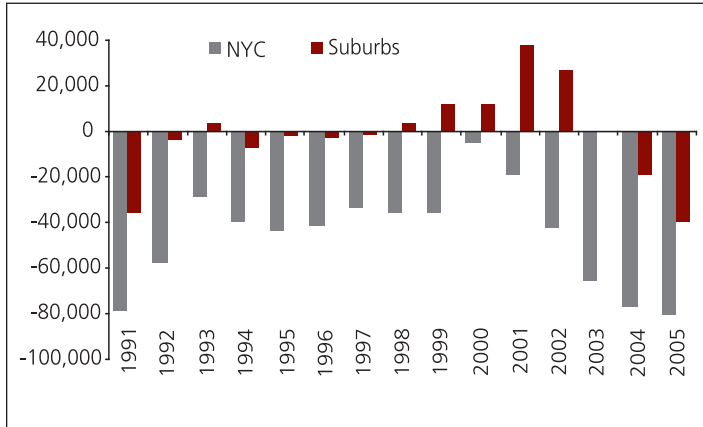
<sup>1</sup> The New York-Northern New Jersey-Long Island, NY-NJ-PA MSA includes New York City and the following counties: in New York — Putnam, Rockland, Westchester, Nassau and Suffolk; in New Jersey — Middlesex, Monmouth, Ocean, Somerset, Bergen, Hudson, Passaic, Essex, Hunterdon, Morris, Sussex and Union; in Pennsylvania — Pike.

Change in NYC and Suburban Population, 1991 to 2005



Source: U.S. Census Bureau, Population Estimates Program

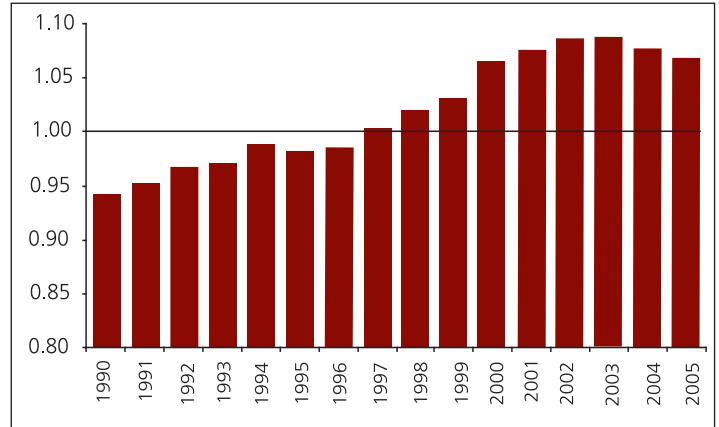
**Net Migration, NYC and its Suburbs, 1991 to 2005**



Source: U.S. Census Bureau, Population Estimates Program

- The suburbs have typically experienced less outmigration than New York City. From 1999 to 2003, the suburbs actually experienced net immigration. In comparison, NYC had net outmigration in each year from 1990 to 2005.
- Compared to their suburban counterparts, New York City residents in the labor force had higher average earnings in the early- and mid-1990s. Since 1997, however, suburban resident workers have earned more, on average, than City residents. The economic recession of the early 2000s hit NYC residents harder than the suburban residents, widening the gap even further.

**Average Wage and Salary Earnings for Labor Force: Ratio of Suburban to NYC Resident, 1990 to 2005**



Sources: U.S. Bureau of Economic Analysis and U.S. Bureau of Labor Statistics

- Average total earnings of suburban New York resident workers have increased at a faster rate than they have for NYC resident workers during most of the years between 1990 and 2005. However, during the last two years for which data is available (2004 and 2005) growth in average earnings for City resident workers exceeded that of the suburban resident workers, for the first time since 1995. Thus the percentage difference between the average earnings of City resident workers and suburban resident workers narrowed during these years.

## Real Estate

- In August 2007, Downtown Class A direct office vacancy rates increased from 4.4 percent to 4.6 percent while average rental rates increased \$1 PSF to \$53 PSF.
- From July to August 2007, total Manhattan sublease vacancy rates decreased to 1.2 percent from 1.3 percent, primarily due to a decrease in rates in Downtown areas from 1.3 percent to 1.1 percent.
- Over the same period, total Manhattan sublease average rents increased \$1 PSF to \$67 PSF, due primarily to a \$2 PSF increase in Midtown areas.

**Class A Office Vacancy Rates and Average Rents**

	Vacancy Rate			Average Rents/SF		
	Direct		Sublease	Direct		Sublease
	Aug-07	Jul-07	Aug-07	Aug-07	Jul-07	Aug-07
Midtown	4.5%	4.6%	1.2%	\$83	\$83	\$73
Midtown South	0.5%	1.0%	0.2%	\$57	\$51	\$41
Downtown	4.6%	4.4%	1.1%	\$53	\$52	\$45
<b>Manhattan Totals</b>	<b>4.3%</b>	<b>4.4%</b>	<b>1.2%</b>	<b>\$77</b>	<b>\$77</b>	<b>\$67</b>

Source: Cushman and Wakefield

## Other Indicators

### Tourism and Travel

#### Air Traffic

- In June 2007, 9.8 million passengers flew into and out of the region's airports, a 6 percent increase from June 2006 passenger levels.

Source: Port Authority of New York and New Jersey

#### Hotel Occupancy

- In July 2007, the average daily hotel room rate was \$255, a 12 percent increase from July 2006.
- Hotel occupancy was 88 percent in July 2007, up from 87 percent in July 2006.

Source: PKF Consulting

#### Visitors

- In 2006, NYC had 43.8 million visitors, a 3% increase from 2005.
- There were 7 million international visitors, 7% greater than the same period last year.

Source: NYC & Company

### Broadway Ticket Sales

- Total Broadway attendance was approximately 1.1 million during the five weeks ending September 2, 2007, a 5 percent increase from the same period last year.
- Broadway revenue during this period was roughly \$87 million, a 9 percent increase from last year.

Source: The League of American Theatres and Producers

### New Construction

For the four months ending June 2007:

- There were 2,738 building projects (including new, additions and alterations) that started construction in NYC, a 23 percent decrease from the four months ending July 2006. There were 166 infrastructure (non-building) project starts, an increase of 23 percent from last year.
- Planned space for building project starts is approximately 8 million square feet, a 61 percent decrease from the same period in 2006.

Source: Dodge Analytics