

Table 1. Labor Force and Employment in the New York City HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																June 2014	June 2015
Labor force	3,666.3	3,677.8	3,702.1	3,683.4	3,742.3	3,802.0	3,816.4	3,858.6	3,926.2	3,960.8	3,950.4	3,959.3	4,026.7	4,078.6	4,125.6	4,109.0	4,155.9
Resident employment	3,455.3	3,459.2	3,405.6	3,376.0	3,478.2	3,581.7	3,626.6	3,664.3	3,705.5	3,591.5	3,573.6	3,599.0	3,650.0	3,720.1	3,826.7	3,772.5	3,882.9
Unemployment	211.0	218.6	296.5	307.4	264.1	220.3	189.8	194.3	220.7	369.2	376.9	360.3	376.7	358.4	298.9	336.5	273.0
Unemployment rate (%)	5.8	5.9	8.0	8.3	7.1	5.8	5.0	5.0	5.6	9.3	9.5	9.1	9.4	8.8	7.2	8.2	6.6
Total nonfarm payroll jobs	3,717.6	3,689.1	3,580.9	3,530.7	3,549.0	3,602.3	3,666.4	3,743.9	3,793.9	3,693.3	3,711.5	3,798.5	3,885.5	3,981.5	4,102.2	4,042.7	4,155.3
Goods-producing sectors	297.3	277.6	255.2	239.3	232.6	227.2	224.6	228.3	228.3	202.4	188.8	188.0	192.5	198.6	203.6	201.0	204.5
Mining, logging, & construction	120.5	122.1	115.8	112.7	111.8	113.3	118.5	127.3	132.7	120.8	112.5	112.3	116.1	122.2	127.7	124.5	129.4
Manufacturing	176.8	155.5	139.4	126.6	120.8	113.9	106.1	101.0	95.6	81.6	76.3	75.7	76.3	76.4	76.0	76.5	75.1
Service-providing sectors	3,420.3	3,411.6	3,325.7	3,291.4	3,316.4	3,375.1	3,441.9	3,515.6	3,565.6	3,490.9	3,522.6	3,610.5	3,693.1	3,782.9	3,898.6	3,841.7	3,950.8
Trade	436.6	427.9	417.2	415.0	421.3	428.8	436.3	445.3	448.3	430.6	440.2	454.0	468.3	482.1	493.1	487.9	499.4
Wholesale trade	155.1	155.9	149.1	147.7	147.8	147.5	148.9	149.9	148.7	138.7	137.5	139.6	140.6	142.4	143.7	143.1	143.9
Retail trade	281.5	272.0	268.1	267.3	273.5	281.3	287.4	295.4	299.6	291.9	302.7	314.4	327.7	339.7	349.4	344.8	355.5
Transportation & utilities	133.9	130.4	120.1	119.1	118.6	119.4	122.7	125.2	126.3	121.7	118.9	120.8	121.0	121.7	125.2	123.5	125.8
Information	187.3	200.4	176.9	163.9	160.2	162.8	164.9	166.9	169.5	165.3	166.0	170.9	175.8	179.6	184.5	183.3	186.0
Financial activities	488.8	473.6	445.1	433.6	435.5	445.1	458.3	467.6	465.0	434.2	428.6	439.5	439.1	437.9	448.8	443.4	452.8
Professional & business services	586.9	582.3	550.8	537.0	542.0	556.0	571.9	592.3	603.5	569.4	575.8	598.3	620.4	643.6	668.9	655.5	681.2
Education & health services	613.8	625.7	644.6	656.8	663.9	677.4	693.3	703.9	718.1	734.0	752.4	769.2	786.2	813.2	846.6	829.7	862.6
Leisure & hospitality	256.7	260.1	255.3	260.3	270.1	276.7	284.9	297.8	310.2	308.5	322.2	342.2	365.7	385.4	406.8	397.4	413.7
Other services	147.4	148.7	149.7	149.1	150.5	153.2	154.3	157.7	160.8	160.3	160.6	165.2	170.4	174.9	179.5	177.1	182.8
Government	568.9	562.4	566.2	556.6	554.4	555.6	555.2	559.0	564.1	567.0	558.0	550.6	546.1	544.4	545.0	544.0	546.5
Federal	68.2	61.8	60.3	59.5	57.6	57.3	56.3	56.3	56.0	55.5	58.0	51.6	50.4	49.8	49.0	49.2	49.3
State	49.0	49.9	49.7	48.9	48.9	48.6	48.5	48.8	49.5	49.4	48.6	47.3	45.8	44.5	43.5	43.9	43.1
Local	451.8	450.8	456.2	448.3	447.9	449.8	450.4	453.9	458.5	462.1	451.4	451.7	450.0	450.1	452.4	450.8	454.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the New York City HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change						
					2000 to 2010		2010 to Current		Current to Forecast		
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)	
Population											
New York City HMA	8,008,278	8,175,133	8,541,000	8,701,000	16,700	0.2	69,700	0.8	53,350	0.6	
Bronx submarket	1,332,650	1,385,108	1,449,000	1,481,000	5,250	0.4	12,150	0.9	10,650	0.7	
Brooklyn submarket	2,465,326	2,504,700	2,640,000	2,699,000	3,925	0.2	25,750	1.0	19,650	0.7	
Manhattan submarket	1,537,195	1,585,873	1,640,000	1,653,000	4,875	0.3	10,300	0.6	4,325	0.3	
Queens submarket	2,229,379	2,230,722	2,338,000	2,392,000	130	0.0	20,450	0.9	18,000	0.8	
Staten Island submarket	443,728	468,730	473,700	475,600	2,500	0.5	950	0.2	630	0.1	
Households											
New York City HMA	3,021,588	3,109,784	3,173,600	3,222,000	8,825	0.3	12,150	0.4	16,150	0.5	
Bronx submarket	463,212	483,449	494,600	500,500	2,025	0.4	2,125	0.4	1,975	0.4	
Brooklyn submarket	880,727	916,856	945,900	965,300	3,625	0.4	5,525	0.6	6,475	0.7	
Manhattan submarket	738,644	763,846	780,200	782,400	2,525	0.3	3,125	0.4	730	0.1	
Queens submarket	782,664	780,117	794,200	803,800	-250	0.0	2,675	0.3	3,200	0.4	
Staten Island submarket	156,341	165,516	167,750	169,300	920	0.6	430	0.3	520	0.3	

Notes: Numbers may not add to totals because of rounding. Current date: July 1, 2015. Forecast date: July 1, 2018. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analysts

Table 3. Housing Inventory, Tenure, and Vacancy in the New York City HMA, 2000, 2010, and Current

	New York City HMA			Bronx Submarket			Brooklyn Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	3,200,912	3,371,062	3,386,000	490,659	511,896	516,500	930,866	1,000,293	1,011,000
Occupied units	3,021,588	3,109,784	3,173,600	463,212	483,449	494,600	880,727	916,856	945,900
Owners	912,296	962,892	999,600	90,687	93,101	93,800	238,367	254,241	265,600
%	30.2	31.0	31.5	19.6	19.3	19.0	27.1	27.7	28.1
Renters	2,109,292	2,146,892	2,174,000	372,525	390,348	400,800	642,360	662,615	680,300
%	69.8	69.0	68.5	80.4	80.7	81.0	72.9	72.3	71.9
Vacant units	179,324	261,278	212,700	27,447	28,447	21,900	50,139	83,437	64,950
Available units	86,146	130,629	99,250	18,218	19,682	13,500	24,579	37,838	28,100
For sale	15,604	28,587	21,950	1,866	2,209	1,925	3,930	8,378	4,875
Rate (%)	1.7	2.9	2.1	2.0	2.3	2.0	1.6	3.2	1.8
For rent	70,542	102,042	77,300	16,352	17,473	11,550	20,649	29,460	23,200
Rate (%)	3.2	4.5	3.4	4.2	4.3	2.8	3.1	4.3	3.3
Other vacant	93,178	130,649	113,500	9,229	8,765	8,450	25,560	45,599	36,850
	Manhattan Submarket			Queens Submarket			Staten Island Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	798,144	847,090	852,200	817,250	835,127	838,000	163,993	176,656	177,800
Occupied units	738,644	763,846	780,200	782,664	780,117	794,200	156,341	165,516	167,750
Owners	148,732	173,961	193,400	334,815	335,454	342,700	99,695	106,135	107,400
%	20.1	22.8	24.8	42.8	43.0	43.2	63.8	64.1	64.0
Renters	589,912	589,885	586,800	447,849	444,663	451,500	56,646	59,381	60,350
%	79.9	77.2	75.2	57.2	57.0	56.8	36.2	35.9	36.0
Vacant units	59,500	83,244	72,000	34,586	55,010	43,750	7,652	11,140	10,100
Available units	24,661	39,027	31,500	14,839	29,091	21,200	3,849	4,991	5,025
For sale	4,091	8,094	7,025	4,305	8,431	6,275	1,412	1,475	1,850
Rate (%)	2.7	4.4	3.5	1.3	2.5	1.8	1.4	1.4	1.7
For rent	20,570	30,933	24,450	10,534	20,660	14,900	2,437	3,516	3,175
Rate (%)	3.4	5.0	4.0	2.3	4.4	3.2	4.1	5.6	5.0
Other vacant	34,839	44,217	40,550	19,747	25,919	22,550	3,803	6,149	5,050

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analysts

Table 4. Residential Building Permit Activity in the New York City HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																June 2014	June 2015
New York City HMA																	
Total	15,050	16,856	18,500	21,218	25,208	31,599	30,927	31,902	33,911	6,057	6,727	8,936	10,334	18,023	20,428	20,428	52,528
Single-family	1,617	1,701	1,337	1,557	1,016	1,300	914	627	490	316	325	264	280	402	541	527	506
Multifamily	13,433	15,155	17,163	19,661	24,192	30,299	30,013	31,275	33,421	5,741	6,402	8,672	10,054	17,621	19,887	19,901	52,022
Bronx submarket																	
Total	1,646	2,216	2,626	2,935	4,924	4,937	4,658	3,088	2,482	1,647	1,064	1,116	2,552	2,638	1,885	2,320	2,753
Single-family	36	20	18	55	33	29	74	44	162	61	6	1	8	3	0	1	1
Multifamily	1,610	2,196	2,608	2,880	4,891	4,908	4,584	3,044	2,320	1,586	1,058	1,115	2,544	2,635	1,885	2,319	2,752
Brooklyn submarket																	
Total	2,904	2,973	6,953	6,054	6,825	9,028	9,191	10,930	12,744	1,728	2,093	1,522	3,353	6,140	7,551	11,390	23,218
Single-family	133	229	189	118	113	105	113	0	0	1	5	0	1	0	0	0	18
Multifamily	2,771	2,744	6,764	5,936	6,712	8,923	9,078	10,930	12,744	1,727	2,088	1,522	3,352	6,140	7,551	7,181	23,218
Manhattan submarket																	
Total	5,110	6,109	5,407	5,232	4,555	8,493	8,790	9,520	9,700	1,363	704	2,535	2,328	4,856	5,380	8,361	13,499
Single-family	0	4	3	1	1	3	2	6	3	0	0	1	4	1	1	2	4
Multifamily	5,110	6,105	5,404	5,231	4,554	8,490	8,788	9,514	9,697	1,363	704	2,534	2,324	4,855	5,379	5,774	13,495
Queens submarket																	
Total	2,723	3,264	3,464	4,399	6,853	7,269	7,252	7,625	7,730	1,474	2,358	3,182	1,428	3,161	4,900	4,541	12,326
Single-family	87	142	214	161	265	334	288	267	140	124	63	83	76	157	214	240	180
Multifamily	2,636	3,122	3,250	4,238	6,588	6,935	6,964	7,358	7,590	1,350	2,295	3,099	1,352	3,004	4,686	4,301	12,146
Staten Island submarket																	
Total	2,667	2,336	1,756	2,598	2,051	1,872	1,036	894	1,255	570	508	581	673	1,228	712	610	714
Single-family	1,361	1,306	913	1,222	604	829	437	310	185	130	251	179	191	241	326	284	303
Multifamily	1,306	1,030	843	1,376	1,447	1,043	599	584	1,070	440	257	402	482	987	386	326	411

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analysts

Table 5. Median Income in the New York City HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	41,887	56,054	58,012	3.0	0.9
Median household income	38,293	50,033	52,223	2.7	1.1

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data