

### Employment

- Private sector jobs in New York City rose by 2,100 in March 2006 after an increase of 1,800 in February 2006.
- Government jobs in the City increased by 1,500 for a net gain of 3,600 (private and public sector) jobs.
- Since March 2005, the private sector has grown by roughly 2 percent, adding 56,700 total jobs.
- The City's unemployment rate increased to 5.4 percent in March from 5.3 percent in February.
- Since January 2006, the Finance and Insurance sector has gained 4,800 jobs; of which 4,400 are in the Securities sub-sector.

Industry	Employment (000s)			
	Mar-06	Feb-06	Change From Prev. Month	Change From Mar-05
<b>FIRE</b>	<b>455</b>	<b>454</b>	<b>1</b>	<b>12</b>
Finance and Insurance	336	335	1	12
Real Estate	119	119	0	1
<b>SERVICES</b>	<b>1,853</b>	<b>1,852</b>	<b>2</b>	<b>41</b>
Information	166	165	1	4
Professional	306	306	0	9
Administrative	196	195	1	0
Educational	149	149	0	5
Health & Social Assistance	542	543	-2	13
Arts & Entertainment	63	62	1	2
Accommodation & Food	221	220	0	6
Other	212	211	1	3
<b>TRADE</b>	<b>434</b>	<b>434</b>	<b>0</b>	<b>7</b>
Retail	286	286	0	7
Wholesale	148	148	0	1
<b>MANUFACTURING</b>	<b>111</b>	<b>111</b>	<b>0</b>	<b>-5</b>
<b>TRANSPORTATION &amp; UTILITY</b>	<b>117</b>	<b>117</b>	<b>0</b>	<b>0</b>
<b>CONSTRUCTION</b>	<b>114</b>	<b>114</b>	<b>0</b>	<b>2</b>
<b>TOTAL PRIVATE</b>	<b>3,084</b>	<b>3,082</b>	<b>2</b>	<b>57</b>
GOVERNMENT	556	554	2	2
<b>TOTAL (Private &amp; Government)</b>	<b>3,639</b>	<b>3,636</b>	<b>4</b>	<b>58</b>

Source: New York State Department of Labor

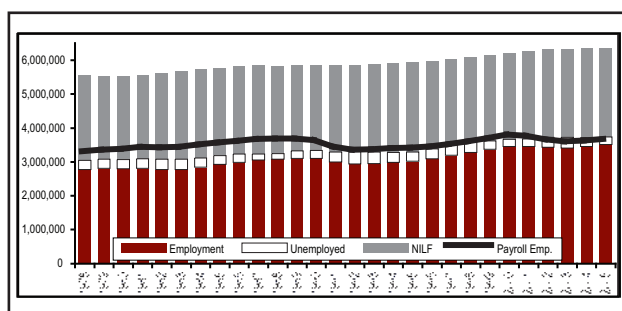
### HIGHLIGHTS

- Private employment increased by 2,100 jobs in March, after an increase of 1,800 jobs in February.
- The unemployment rate increased to 5.4 percent in March from 5.3 percent in February.
- The NYC hotel occupancy rate in March 2006 was 84 percent, compared to 88 percent in March 2005.
- The Direct Class A office vacancy rate was 6.5 percent in April, while the average asking rent was \$52 per sq. ft.
- Air traffic in NYC's airports was 6.9 million in February 2006.

### People Not in Labor Force

- The working age population of New York City (age 14 and above) increased steadily from the late 1970s through 2004, dropping slightly in 2005. In 2005, 58 percent of the NYC working age population was either employed or actively looking for work (unemployed), the two groups constituting the Labor Force. The remaining 42 percent of the working age population are considered not in the Labor Force (NILF). The NILF percentage was between 43 and 45 percent from the late 1970s to 1996. Since then it has been in the 41 to 42 percent range.
- The Current Population Survey allows analysis of the NILF population by reason not in the Labor Force and by demographic characteristics. The NILF proportions of Blacks, Hispanics and Whites dropped between 1996 and 2005. For Whites, the biggest decrease was in the retired population, while Hispanics and Blacks showed a large decline in people NILF because of taking care of house or family. For Asians, the NILF percentage rose between the two years, driven largely by an increase in the retired population. By 2005, the overall NILF percentages of these groups were closer to each other than in 1996.

NYC Population\* by Status and Payroll Employment, 1978 - 2005



Source: NYSDOL

NYC Working Age Population Not in the Labor Force by Reason and Race, 1996 and 2005

	1996					2005				
	Total	Hispanic	White	Black	Asian & Other	Total	Hispanic	White	Black	Asian & Other
Retired	15.8%	10.2%	24.0%	11.3%	8.4%	14.8%	9.6%	19.7%	13.8%	13.1%
In School	9.1%	10.8%	6.0%	11.5%	11.0%	10.1%	11.6%	7.9%	11.0%	11.6%
Disabled/III	6.7%	9.6%	4.2%	9.4%	2.7%	5.9%	8.7%	4.3%	7.2%	2.4%
Taking Care of House or Family	10.1%	15.2%	6.9%	10.3%	10.0%	8.6%	11.3%	6.8%	6.9%	11.9%
Other	2.4%	2.9%	1.6%	2.9%	2.6%	2.2%	2.1%	1.9%	2.5%	2.3%
Not in Labor Force	44.2%	48.7%	42.7%	45.4%	34.8%	41.6%	43.4%	40.7%	41.3%	41.3%
Unemployed	5.0%	5.6%	3.6%	7.1%	4.1%	3.6%	4.1%	2.5%	5.3%	2.4%
Employed	50.8%	45.7%	53.7%	47.5%	61.1%	54.8%	52.5%	56.8%	53.4%	56.4%
Labor Force	55.8%	51.3%	57.3%	54.6%	65.2%	58.4%	56.6%	59.3%	58.7%	58.7%
Total Working Age Population	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Census Current Population Survey

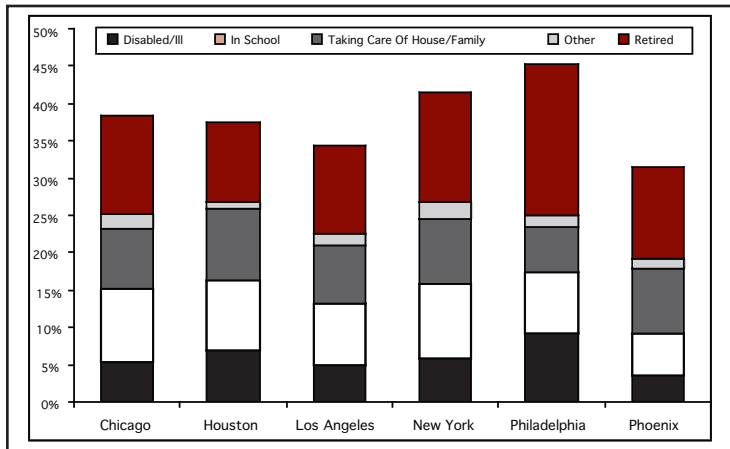
## People Not in Labor Force (cont'd)

- In comparisons across six large U.S. cities, Philadelphia has the largest percentage of its working age population not in the Labor Force. It has the highest NILF percentage for Asians, Blacks, and Whites, and the second highest percentage for Hispanics. In Philadelphia, retirees and the disabled are a high percentage of the population.
- New York had the highest or second-highest NILF percentage for Asians, Hispanics and Whites. Blacks in New York had the fourth highest NILF proportion among these six cities; the proportion fell

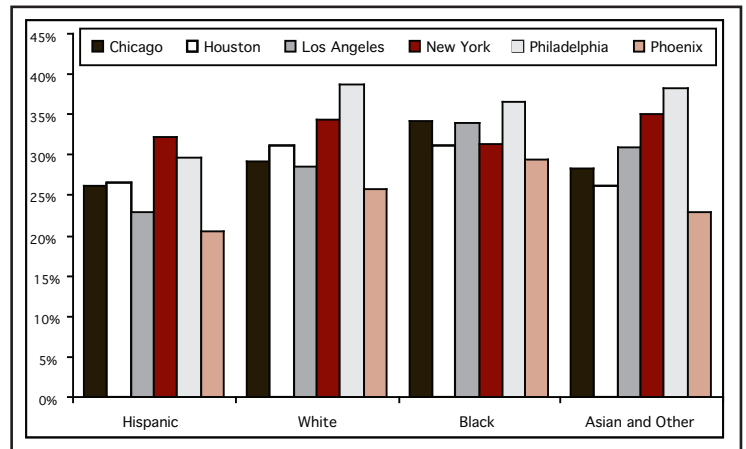
within a 31 to 34 percent range for Chicago, Houston, Los Angeles and New York.

- Phoenix has the lowest NILF proportion for each of the ethnic groups; overall, it has the lowest percentage of the working age population in school. With the exception of Phoenix, in the other five large cities the percentage of working age population in-school was in the range of 8 to 10 percent.

**Percent of Working Age Population Not in Labor Force by Reason for Large Cities, 2005**



**Percent of Working Age Population Not in Labor Force by Race for Large Cities, 2005**



Source: Census Current Population Survey

Note: City refers to the Central City in the MSA as defined by U.S. Office of Management and Budget

## Real Estate

- In April 2006, Midtown South direct Class A vacancy rates decreased for the sixth consecutive month to 4.4 percent, the lowest for this area since April 2003.
- From March to April 2006, average sublease rents decreased for both Midtown and Midtown South areas, while sublease vacancy rates for these areas remained unchanged. Conversely, Downtown area sublease vacancy rates decreased while sublease rents remained unchanged.
- Over the same period, direct Class A vacancy rates in Manhattan declined, due to decreases in both Midtown South and Downtown areas, while average rents remained unchanged.

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

	Vacancy Rate			Average Rents/SF		
	Direct		Sublease	Direct		Sublease
	Apr-06	Mar-06	Apr-06	Apr-06	Mar-06	Apr-06
Midtown	5.8%	5.8%	1.9%	\$57	\$57	\$49
Midtown South	4.4%	4.6%	0.6%	\$36	\$36	\$36
Downtown	9.8%	10.1%	2.2%	\$42	\$42	\$29
<b>Manhattan Totals</b>	<b>6.5%</b>	<b>6.6%</b>	<b>1.9%</b>	<b>\$52</b>	<b>\$52</b>	<b>\$44</b>

Source: Cushman and Wakefield

## Other Indicators

### Tourism and Travel

#### Air Traffic

- In February 2006, 6.9 million passengers flew into and out of the region's airports, a 2 percent increase from February 2005 passenger levels.

Source: Port Authority of New York and New Jersey

#### Hotel Occupancy

- In March 2006, the average daily hotel room rate was \$236, a 12 percent increase from March 2005.
- Hotel occupancy was 84 percent in March 2006, compared with 88 percent in March 2005.

Source: PKF Consulting

#### Broadway Ticket Sales

- Total Broadway attendance was approximately 1 million during the four weeks ending April 23, 2006, a 1 percent increase from the same period last year.
- Broadway revenue during this period was roughly \$78 million, an 11 percent increase from last year.

Source: The League of American Theatres and Producers

### Subway Ridership

- Total ridership on MTA subways, trains and buses, and bridge and tunnel use in February 2006 was roughly 202 million, a decrease of 2 percent from February 2005.
- In February 2006, subway ridership was approximately 112 million, roughly unchanged from that of February 2005.

Source: Metropolitan Transportation Authority

### New Construction

For the four months ending March 2006:

- There were 2,475 building projects (including new additions and alterations) that started construction in NYC, a 12 percent increase from the four months ending March 2005. There were 114 infrastructure (non-building) projects, an increase of 9 percent from last year.
- Planned space for building projects is approximately 17 million square feet, a 27 percent increase from the same period ending 2005.

Source: Dodge Analytics

For more information regarding this issue of *Economic Snapshot*, please contact [snapshot@nycdc.com](mailto:snapshot@nycdc.com)

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