

BROWN HARRIS STEVENS Economics

The Heym Report

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Employment Rises 1.5% in NYC

- City payrolls added 63,500 workers from December 2015 to December 2016, a 1.5% increase.
- Education and health services (+25,500) and leisure and hospitality (+14,700) posted the biggest employment gains over the past year.
- Financial activities (-4,200), information (-2,200), and manufacturing (-700) were the only industries to lose jobs compared to December 2015.

NYC Employment (thousands)

Source: NYS Dept of Labor

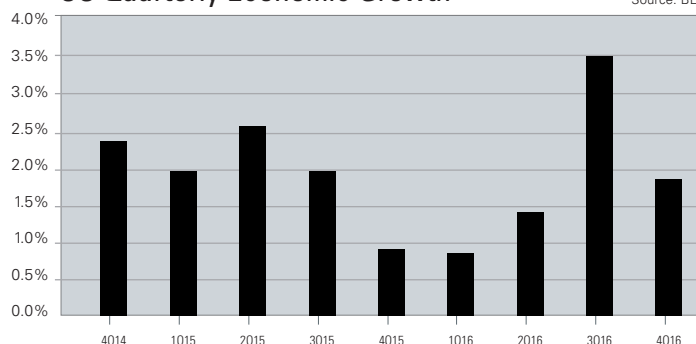
INDUSTRY	DEC-16	DEC-15	NET CHANGE	PERCENT CHANGE
Education and Health Services	924.3	898.8	25.5	2.8%
Leisure and Hospitality	448.2	433.5	14.7	3.4%
Trade, Transportation, and Utilities	655.7	647.7	8.0	1.2%
Professional and Business Services	727.1	719.4	7.7	1.1%
Other Services	194.4	188.0	6.4	3.4%
Local Government	466.5	462.8	3.7	0.8%
Construction	145.5	142.4	3.1	2.2%
Federal Government	51.5	50.0	1.5	3.0%
State Government	43.4	43.4	0.0	0.0%
Manufacturing	78.4	79.1	-0.7	-0.9%
Information	191.5	193.7	-2.2	-1.1%
Financial Activities	460.2	464.4	-4.2	-0.9%
Total	4,386.7	4,323.2	63.5	1.5%

US Economic Growth Slows in Fourth Quarter

- The US economy grew at a 1.9% annual pace in the fourth quarter, down from 3.5% the previous quarter.
- While consumer spending and business investment were solid, a sharp decline in net exports kept growth muted.
- For all of 2016, the national economy grew 1.6%, compared to a 2.6% growth rate in 2015.

US Quarterly Economic Growth

Source: BEA

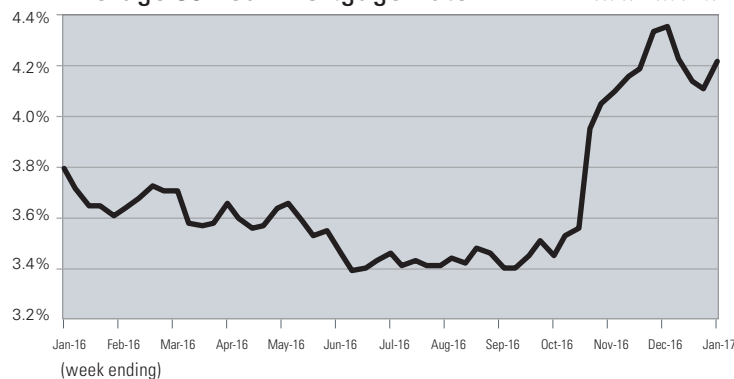


Mortgage Rates Increase

- Rates for 30-year conforming mortgages averaged 4.19% in the week ending January 26th, up from 4.09% the prior week.
- One year ago, 30-year rates were averaging 3.79%.
- Rates have been climbing since November, as expectations of stronger growth and higher inflation have increased.

Average 30-Year Mortgage Rate

Source: Freddie Mac



About Our Research Division *Gregory Heym is widely recognized as an industry expert, and is a member of the New York City Economic Advisory Panel. Previously, he served as Vice President and Chief Economist for The Real Estate Board of New York. He received his B.S. in Economics from Saint John's University, and his M.B.A. in Finance from Hofstra University. Visit terraeconomics.com for the latest economic headlines.*

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