

BROWN HARRIS STEVENS Economics

The Heym Report

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Construction Employment Booms in NYC

- The construction industry added almost 8,000 jobs in the past 12 months, a 5.8% increase. This was the highest percentage increase in jobs for any industry in the city.
- Overall, 99,800 jobs were created from April 2015 to April 2016, a 2.4% gain.
- The city's unemployment rate fell slightly in April to 5.4%.

NYC Property Values Reach \$1 trillion for the First Time

- According to the NYC Department of Finance over the past fiscal year, the market value of real property rose 9.8% to a record \$1.064 trillion. The city's fiscal year runs from July to June.
- All boroughs posted at least a 5% increase in property values, with Brooklyn's 15.6% jump leading the way.
- Class one properties, which include 1-3 family homes, posted a 12.2% gain in value, the largest rise of any of the four property classes in the city.

Mortgage Rates Edge Higher

- News that the Federal Reserve is considering a rate hike in June brought 30-year mortgage rates up to 3.64% for the week ending May 26th.
- Over the past 12 months, 30-year conforming rates have averaged 3.83%.
- Rates remain lower than they were a year ago, and at the time of the Fed's rate hike in December.

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.*

NYC Employment (thousands)

Source: NYS Dept of Labor

INDUSTRY	APR-16	APR-15	NET CHANGE	PERCENT CHANGE
Education and Health Services	910.5	878.1	32.4	3.7%
Professional and Business Services	717.2	692.5	24.7	3.6%
Leisure and Hospitality	434.3	422.6	11.7	2.8%
Construction	143.4	135.6	7.8	5.8%
Other Services	189.6	184.1	5.5	3.0%
Information	191.5	186.2	5.3	2.8%
Financial Activities	459.0	454.3	4.7	1.0%
Local Government	462.2	458.6	3.6	0.8%
Trade, Transportation, and Utilities	626.2	623.1	3.1	0.5%
Manufacturing	79.0	77.7	1.3	1.7%
State Government	43.5	43.5	0.0	0.0%
Federal Government	49.1	49.4	-0.3	-0.6%
Total	4,305.5	4,205.7	99.8	2.4%

NYC Real Property Market Value

Source: NYC Dept of Finance Final Assessment Roll

	FY 2016	FY 2017	CHANGE
MANHATTAN	\$389,709,951,020	\$420,552,214,558	7.9%
BRONX	\$58,474,391,550	\$61,656,127,841	5.4%
BROOKLYN	\$228,447,470,902	\$264,149,779,011	15.6%
QUEENS	\$232,108,776,009	\$254,172,895,796	9.5%
STATEN ISLAND	\$60,689,803,716	\$63,713,467,267	5.0%
TOTAL	\$969,430,393,197	\$1,064,244,484,473	9.8%

Average 30-Year Mortgage Rate

Source: Freddie Mac



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