

The Heym Report

July 2015

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

NYC Posts Strong Job Gains

- Employment in New York City was 2.8% higher in June than the year before, with 114,500 jobs added.
- Education and health services alone added almost 39,000 jobs over the past year.
- Manufacturing (-1,700) remains the only private-sector industry in New York City losing jobs.

Building Permit Surge Continues

- The scheduled expiration of the 421a program at the end of June caused a flood of building permits in the first half of the year, as developers rushed to get approved before the program expired or was modified.
- Manhattan saw 10,914 new units authorized in the first 6 months of 2015, more than any other full year since 1985.
- For all NYC, the 41,998 permits filed in the first half of 2015 are already the most for any year since 1963.

Economic Growth Rebounds in 2015

- The US economy grew at a 2.3% pace in the second quarter, up from a revised 0.6% in the prior 3 months.
- Stronger consumer spending fueled economic growth, although this figure was slightly below expectations.
- The past few years have seen weak economic growth at the beginning of the year, followed by improvement in the spring and summer.

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	JUNE-15	JUNE-14	NET CHANGE	PERCENT CHANGE
Education and Health Services	871.9	833.1	38.8	4.7%
Professional and Business Services	694.1	671.8	22.3	3.3%
Leisure and Hospitality	433.0	416.6	16.4	3.9%
Trade, Transportation, and Utilities	627.8	617.1	10.7	1.7%
Other Services	189.4	180.2	9.2	5.1%
Construction	136.6	129.4	7.2	5.6%
Financial Activities	460.9	453.8	7.1	1.6%
Local Government	450.7	447.8	2.9	0.6%
Information	187.2	185.9	1.3	0.7%
Federal Government	49.7	48.6	1.1	2.3%
State Government	42.9	43.7	-0.8	-1.8%
Manufacturing	75.3	77.0	-1.7	-2.2%
Total	4,219.5	4,105.0	114.5	2.8%

Building Permits

Source: Census Bureau

	MANHATTAN	BROOKLYN
2005	8,493	9,028
2006	8,790	9,191
2007	9,520	10,930
2008	9,700	12,744
2009	1,363	1,003
2010	704	2,093
2011	2,535	1,522
2012	2,328	3,353
2013	4,856	6,140
2014	5,435	7,551
First Half 2015	10,914	19,027

Gross Domestic Product

Source: BEA

