

## The Heym Report

August 2014

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### Economic Growth Picks Up in NYC and US

- New York City's economy grew at a 3.1% annual rate in the second quarter, up from 1.9% the previous quarter.
- According to the NYC Comptroller, this was due to strong job growth and higher personal income.
- The US economy grew at a faster pace, increasing 4.0% after a 2.1% decline in the first quarter.

### New York City Job Growth Picks Up in July

- Employment rose by 98,000 jobs over the past year, a 2.5% increase.
- All private-sector industries saw employment gains compared to July 2013, led by a 37,800 increase in education and health services.
- Only state and local government payrolls fell in NYC over the past year.

### 30-Year Rates Hit 10-Month Low

- Rates for 30-year conforming mortgages averaged 4.10% for the week ending August 21st, down from 4.12% the prior week.
- The last time 30-year rates were this low was in October of 2013.
- One year ago, these rates were averaging 4.58%.

### Annual Rate of Economic Growth

Source: NYC Comptroller

	NYC	US
<b>2Q13</b>	4.8%	1.8%
<b>3Q13</b>	4.8%	4.5%
<b>4Q13</b>	2.3%	3.5%
<b>1Q14</b>	1.9%	-2.1%
<b>2Q14</b>	3.1%	4.0%

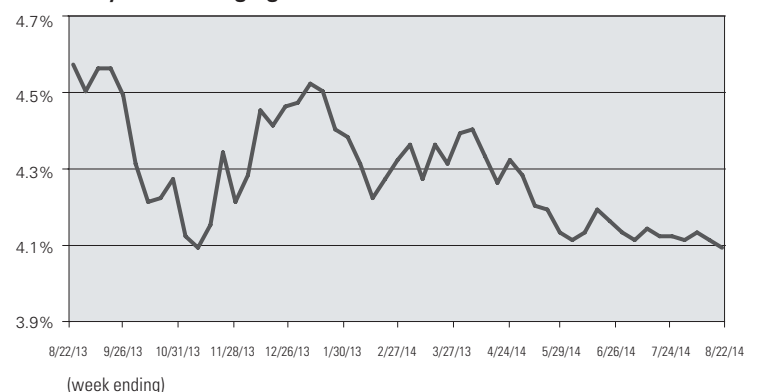
### NYC Employment (thousands)

Source: NYS Dept of Labor

INDUSTRY	JUL-14	JUL-13	NET CHANGE	PERCENT CHANGE
Education and Health Services	825.2	787.4	37.8	4.8%
Trade, Transportation, and Utilities	616.2	596.9	19.3	3.2%
Leisure and Hospitality	403.5	385.6	17.9	4.6%
Professional and Business Services	663.9	651.5	12.4	1.9%
Financial Activities	449.7	443.0	6.7	1.5%
Construction	126.9	123.9	3.0	2.4%
Other Services	177.5	174.6	2.9	1.7%
Manufacturing	76.4	75.8	0.6	0.8%
Information	180.1	179.7	0.4	0.2%
Federal Government	49.8	49.8	0.0	0.0%
State Government	44.0	45.0	-1.0	-2.2%
Local Government	459.0	461.0	-2.0	-0.4%
<b>Total</b>	<b>4,072.2</b>	<b>3,974.2</b>	<b>98.0</b>	<b>2.5%</b>

### 30-year Mortgage Rates

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](http://terraeconomics.com) for the latest economic headlines.

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