

The City of New York

**Michael R. Bloomberg**  
Mayor

**Office of  
Management and  
Budget**

**Mark Page**  
Director

**Michael Dardia**  
Deputy Director

**Tax Policy, Revenue  
Forecasting &  
Economic Analysis  
Task Force**

**Yousuf Rahman**  
Assistant Director  
212-788-6002

**Rodney Chun**  
Chief Economist  
212-788-5982

**Joshua Goldstein**  
Deputy Assistant  
Director

**Kevin McGrady**  
Senior Analyst

**Jisha Sarwar**  
Analyst

---

---

# Monthly Report on Current Economic Conditions

---

---

November 21, 2007

## *Highlights*

- **U.S. Economy:** GDP excluding residential fixed investment rose 5.1 percent in Q3 2007. However, overall conditions remain unsteady as credit market turmoil persists, housing market conditions worsen and oil prices escalate.
- **Financial Markets:** Wall Street suffered a bleak third quarter due to the summer's credit crunch, although equities were still up in October.
- **Inflation:** Core PCE remained within the Fed's target rate of one to two percent year-over-year although headline CPI climbed to 2.8 percent due to soaring energy and commodities prices. New York Area headline CPI grew slower than the nation, increasing at a 3.1 percent rate compared to the nation's 3.5 percent rate.
- **New York City Labor Market:** Mild labor market weakness was evident in the October. The seasonally adjusted, three-month moving average of NYC unemployed residents was up 19.8 percent year-over-year. Also, the number of unemployment insurance beneficiaries were up on a year-over-year basis for the first time in four years.
- **Commercial Real Estate:** Asking rents continued to escalate through October, with the average Midtown rent up 30 percent from a year ago. Conditions are not expected to remain as strong due to the credit crunch. It is likely that demand for office space will decline, reflecting an anticipated reduction in financial sector employment.
- **Housing:** While Manhattan's condo market remains robust, the local market for 1-3 family homes has been slowing. Through Q2 2007, single-family sales in the City have declined by 30 percent year-over-year, the sharpest decline in the past 30 years.
- **Special Section-NY Metropolitan Statistical Area (MSA) GDP:** The Bureau of Economic Analysis released a new measure for GDP for MSAs. The NY MSA ranked first in GDP. Furthermore, when compared to states and countries, the NY MSA ranked 2nd and 10th, respectively.

-To view current and past monthly reports online please visit our website-  
***NYC.gov/omb***

*This report includes forecasts and estimates that are subject to a variety of assumptions, risks and uncertainties. Such forecasts and estimates are not intended to be representations of fact or guarantees of results and should not be relied upon as such.*

## U.S. Economy

After four consecutive quarters of GDP growth below potential, the pick up in the second and third quarter does not yet confirm that a soft-landing has been successfully achieved. Credit market turmoil persists, the housing market continues to dwindle and oil prices are escalating, potentially leading to a protracted period of sluggish growth.

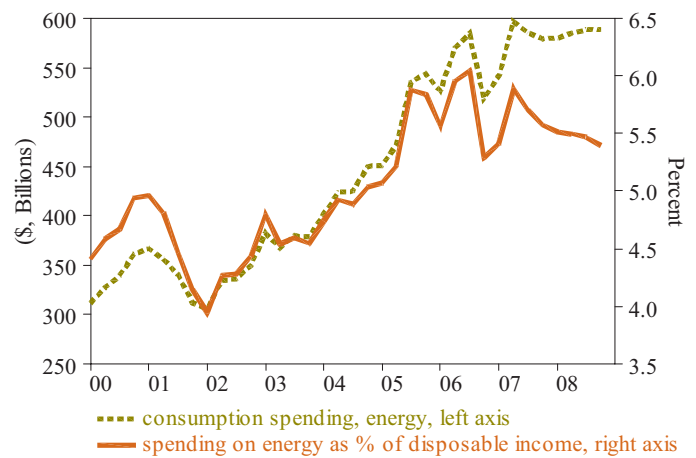
The third quarter GDP figures reflect the resiliency of the U.S. economy. Excluding the drag from the housing market, GDP (less residential fixed investment) rose 5.1 percent. Most noticeable was the 16.2 percent growth in exports, which contributed about 1.8 percentage points to the economic expansion in this quarter. As expected, the weakened dollar has caused the trade deficit to narrow by about \$90 billion from a year ago. However, even as exporters benefit from the fall in the value of the dollar, overall demand at home remains lackluster, as reflected in the 2.5 percent growth in final sales to domestic purchasers.

As the holiday season approaches, consumption is particularly vulnerable to the housing market crisis. Although retail sales grew 5.2 percent in October on a year-over-year basis (3.9 percent excluding gasoline), the weekly ICSC-UBS retail sales index through the first week of November shows early signs of retrenchment.<sup>1</sup> Moreover, mortgage equity will be hard to tap due to falling home prices and tighter credit standards.

Escalating energy prices for gasoline, electricity, natural gas and home heating oil have also strained consumers' purchasing power. In the past five years, the percentage of disposable income devoted to energy purchases has risen from roughly 4 percent to 6 percent (figure 1). The U.S. Energy Information Administration forecasts that prices of all types of energy used by households will rise further during the winter heating season due to persistently low surplus production capacity, weak petroleum inventories and strong demand worldwide. The combination of rising oil prices and falling home prices has resulted in a 5.4 percentage point drop (to 64.7) in the early November reading of the Michigan consumer expectations index.

Coming out of the August credit market turmoil, business conditions appear to have stabilized but the signals remain mixed. Payroll employment in October is estimated to have risen by 166,000, although the strong influence of technical corrections makes this initial estimate a strong candidate for future revisions.<sup>2</sup> Encouragingly, professional & business services, a relatively high income sector, added 24,000 jobs. It is too early to tell whether the 20,000 addition in temporary hiring is a reversal of several months of erosion in this sector. The household survey, which reported a decrease of 250,000 employed persons after a 463,000 gain in September, was not consistent with the payroll survey. The October non-manufacturing ISM index of employment dropped to 51.8 from last month's reading of 52.7. The NFIB (National Federation of Independent Business) Small Business Optimism Index shows that only 14 percent of its members plan to hire during the next few months. The same survey, however, is considerably more optimistic on capital expansion, with 29 percent of respondents planning to increase capital outlays. Indeed, orders for non-defense capital goods gained 4.4 percent in September after the steep 12.2 percent drop in August.

Figure 1: The Share of Disposable Income Spent on Energy Has Risen Precipitously.



1. Published by the International Council of Shopping Centers (ICSC) along with UBS, this weekly index measures comparable store sales at major retail chains.

2. The Bureau of Labor Statistics (BLS) correction for firm births has had an increasingly large effect on payroll growth, and the underlying model only uses data for the past five years. The BLS notes that the birth-death model is not likely to capture inflection points well.

## Financial Markets

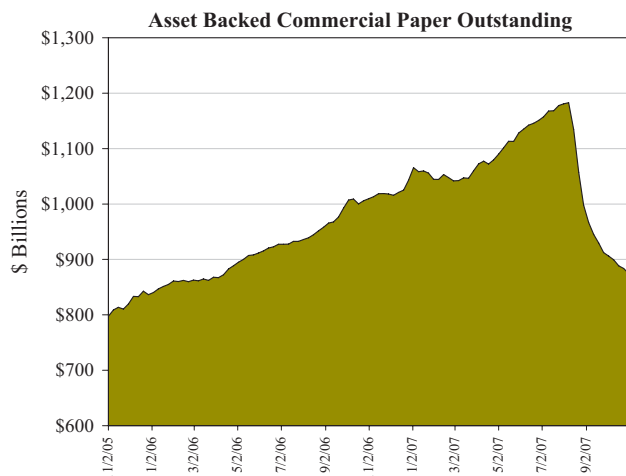
The fallout from the summer's credit market turmoil continued to reverberate through financial markets, resulting in a dismal third quarter for most Wall Street investment firms, and ultimately claimed the jobs of the CEOs of both Merrill Lynch and Citigroup. The grim news from these two blue-chip Wall Street firms underscored the current difficulty in evaluating the prices and risks of mortgage securities. Merrill Lynch announced that it had written down \$7.9 billion of holdings, mainly due to revaluations of mortgage backed securities. Overall, it recorded a loss of \$2.3 billion for the quarter – its first reported loss in six years. Likewise, Citigroup revealed that it had taken a \$1.6 billion write-down on mortgage related securities in the third quarter and later announced that it expected an additional \$8 to \$11 billion of write-downs in the fourth quarter. By way of comparison, the previous record in recent history for a single firm write-down was the \$6 billion loss suffered in 2006 by Amaranth Advisors. Predictably, the S&P 500 Investment Banking & Brokerage subgroup index is down approximately 15 percent, year-to-date, compared to a 4 percent gain by the broad S&P 500 index.

The central element in the unfolding drama is the valuation of asset backed securities tied to deteriorating subprime mortgages and the stability of the products and financial institutions that have exposure to these risky assets. As housing prices continue to decline, the default rate on underlying loans mounts. The percentage of subprime mortgages more than 60 days behind

in payments topped 20 percent in August. The implications are wide ranging. In October, Moody's, Fitch Ratings and Standard & Poor's downgraded more than \$100 billion of collateralized debt obligations (CDOs) and related securities. At the same time, investors have become much more risk averse, preferring pedestrian treasuries over risky asset backed instruments. This has created a particularly tight situation for structured investment vehicles (SIVs). SIVs are off-balance sheet entities affiliated with banks that used short-term borrowing in the commercial paper market to purchase longer maturity, asset backed securities like CDOs. Their long-term assets have been downgraded and they have been unable to roll over their short-term financing as investors shunned asset backed commercial paper (figure 2). If SIVs were to liquidate their holdings en masse, the resulting fire sale would further depress the value of their remaining asset holdings. Moreover, this action would negatively impact the balance sheets of other institutions and most likely lead to another round of write-downs. To help avoid such a destructive sell off, a consortium of banks lead by Citigroup, Bank of America and JPMorgan Chase, have floated plans for a \$75 billion "super SIV" that would function as a bail-out fund for distressed SIVs.

The one bright spot in October was the continued rise of equity prices, albeit with a healthy dose of volatility. In October, the S&P 500 and the Dow were up by 1.5 and 0.25 percent, respectively, year to date. Through the end of the month, the S&P had grown 9.2 percent and the Dow increased 11.8 percent since the beginning of the year. Over the same period, share prices for tech companies such as Apple and Google have been standouts, and as a result, the tech-heavy NASDAQ index has climbed 18 percent. However, it has not been a smooth ride. In the first two weeks of November both the Dow and the S&P 500 have declined by 5%. The CBOE volatility index (VIX) – which tracks investors' expectations of future volatility in the S&P – has been fluctuating between 20 and 30. On November 12, the VIX closed at 31, the highest level so far in 2007. The implication is that equity markets will probably remain turbulent for the rest of the year.

Figure 2: The perceived riskiness of asset backed commercial paper has led to a severe contraction of the outstanding stock.



## Inflation

The housing market crisis and credit market fragility were central concerns in the Federal Open Market Committee (FOMC) decision to cut the Fed Funds target rate a quarter point, from 4.75 percent to 4.5 percent at the end of October. While the statement accompanying their 50 basis-point cut in September indicated concern about flagging growth, the emphasis in their most recent statement returned to a neutral posture. Specifically, the FOMC stated that “after this [rate cut], the upside risks to inflation roughly balance the downside risks to growth.” Most Fed watchers interpreted this statement to mean that, absent compelling evidence of economic weakness, Chairman Bernanke will most likely pause at the next meeting in December.

The core inflation indices, excluding volatile food and energy components, continue to show remarkable restraint. September and October’s core CPI reading held at 2.1 percent (year-over-year). The Fed’s preferred inflation measure, core PCE, remained at 1.8 percent in September, comfortably within the Fed’s implicit target band of one to two percent. However, soaring energy and commodities prices are starting to affect the headline measures. Headline CPI in September and October climbed to 2.8 and 3.5 percent (y/y) respectively, up from 2 percent in August. Likewise, overall PCE inflation climbed to a six-month high of 2.4 percent in September. The danger posed by lofty oil prices, which have risen nearly 30 percent in two months, will clearly constrain Fed policy options

for the rest of the year. The current price of approximately \$92/bbl is close to the inflation-adjusted peak oil price of \$101.70 set in April 1980. Fortunately, due to the seasonal drop in demand for gasoline, the jump in oil prices has not yet been reflected entirely in the price of gasoline (figure 3).

New York Area headline inflation grew slower than the nation, increasing from 1.9 percent (y/y) in August to 2.4 percent in September and 3.1 percent in October. Out of the last seven months, there was only one month where the area’s inflation rate exceeded the nation’s. The area core CPI reading for October was 0.1 percent lower than the nation at 2.0 percent. The major component of the New York area CPI that has helped moderate inflation is housing, which accounts for over 40 percent of the overall index and has been growing slower than its national counterpart for the last six months. On the other hand, area costs for medical care and education have been climbing faster than the nation.

## New York City’s Labor Market

Mild labor market weakness was evident in the most recent data for New York City. According to the October household survey, the seasonally adjusted, three-month moving average of NYC unemployed residents was up 19.8 percent year-over-year, effectively reversing the positive gains that the labor market realized in 2006.<sup>3</sup> As a result, the number of unemployed residents in October 2007 was much closer to late 2005 levels than 2006 (figure 4).

Figure 3: Steep increases in oil prices have not yet translated into higher gasoline prices.

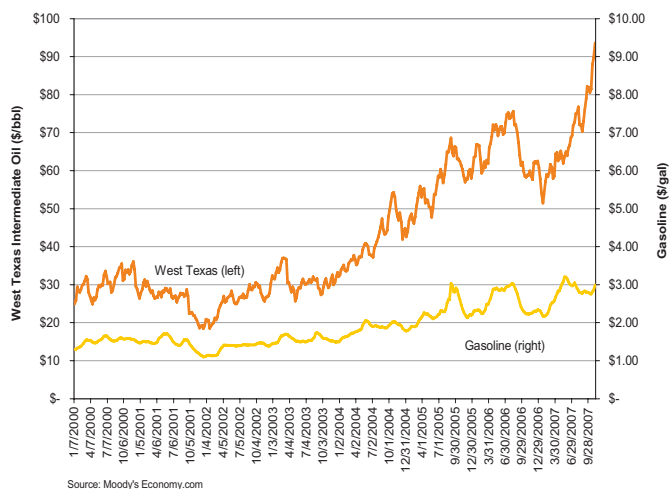
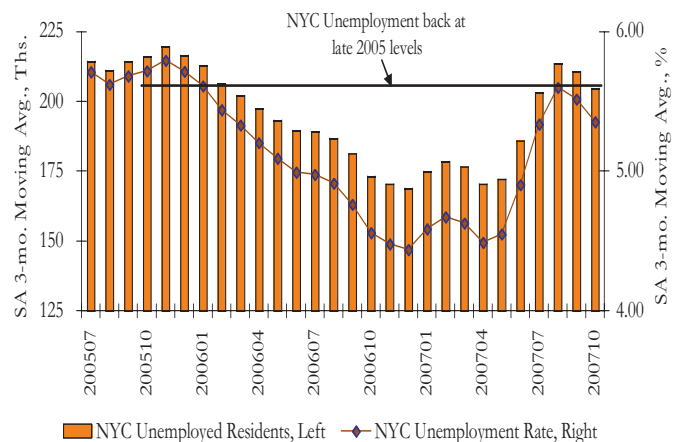


Figure 4: NYC Unemployed Residents mid 2005-2007.



3. Source NYS DOL/BLS: The Current Population Survey (CPS) is a monthly survey of labor market data by household. Because the survey is volatile month-to-month, a three month moving average is calculated.

The NYC unemployment insurance (UI) beneficiaries data tell a similar story.<sup>4</sup> The three-month moving average of NYC UI beneficiaries was up on a year-over-year basis for the first time in four years. The average number of NYC UI beneficiaries has increased three out of the last four months.

The October payroll data for the City indicate a deceleration in hiring.<sup>5</sup> On a year-over-year basis, private employment rose by 54,200 jobs. This is 9,000 jobs less than the increase from October 2005 to October 2006. The data for financial activities, a sector of primary importance to the City, exhibited a similar pattern. The sector has expanded in 2007, but added 1,300 fewer jobs over the past 12 months compared to the previous year. The employment numbers for banking, a sub-sector of financial activities, have been especially sluggish. The October data show that the year-over-year change has become negative, which has not occurred since September 2004. This may be the first sector in the NYC payroll data to reflect a contraction due to the summer's credit crunch.

Even though the data suggest that the local labor markets have weakened, a regional comparison shows that the City's employment growth has still outpaced that of the Northeast (NE) region.<sup>6</sup> In Q3 2007, private sector employment rose 0.44 percent in NYC versus 0.24 percent in the NE (figure 5). On a year-over-year basis the difference is more pronounced. NYC private employment is up 1.75 percent whereas the region only expanded 0.99 percent. Relative strength in the City's construction, financial activities and leisure & hospitality sectors has more than offset its contracting manufacturing sector.

Figure 5: NYC has outpaced the the North East region.

Supersectors	% Change Q/Q (SA)		% Change Y/Y (NSA)	
	NYC	NE	NYC	NE
Total Nonfarm	0.42%	0.23%	1.47%	0.90%
Private	0.44%	0.24%	1.75%	0.99%
Construction	0.94%	-0.22%	5.58%	1.16%
Manufacturing	-0.90%	-0.41%	-6.25%	-1.82%
Trade, Transportation & Utilities	0.06%	0.14%	1.11%	0.63%
Information	0.06%	0.03%	0.08%	-0.51%
Financial Activities	0.66%	0.23%	2.52%	0.67%
Professional & Business Services	0.93%	0.43%	2.43%	2.15%
Educational & Health Services	0.37%	0.44%	1.86%	2.19%
Leisure and Hospitality	1.05%	0.68%	3.16%	1.24%
Other Services	-0.23%	0.31%	0.31%	0.75%
Government	0.28%	0.22%	-0.11%	0.38%

4. Source NYS DOL

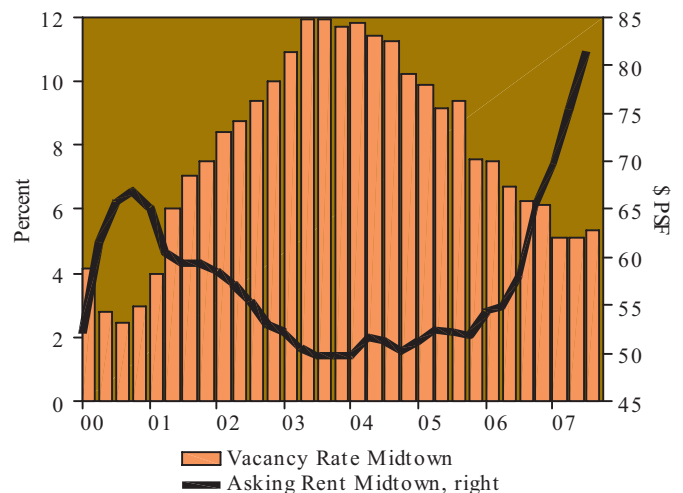
5 Source NYS DOL/BLS: The Current Employment Statistics (CES) program surveys businesses and government agencies, in order to provide detailed industry data on employment, hours, and earnings of workers on non-farm payrolls.

6 Source Census Bureau: New York, New Jersey, Pennsylvania, Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut.

## Commercial Real Estate

The recent closing on the sale of 450 Park Avenue for a record \$1,566 per square foot (psf) epitomized the New York City office market prior to the credit crunch. The deal was based on expectations of future rent hikes and a strong local job market. According to Bloomberg News, the buyers, Somerset Partners LLC, represented European clients who benefited considerably from the depressed dollar. In addition, the new landlord anticipates that many of the current leases will expire within the next few years, allowing them to increase rents in their first class location to market rates. According to Cushman & Wakefield the October 2007 average direct asking rent for a Class A office building on the Park Avenue corridor is \$118 psf. In comparison, the October 2006 asking was \$85 psf and it was \$62 psf in 2005. While the rapid escalation of rents is most obvious in prime Manhattan locations, increases have occurred market wide. The average Midtown rent is now above \$81 psf, up a remarkable 30 percent compared to a year ago and considerably above the last peak in the late 1990s (figure 6).

Figure 6: Midtown rents have risen by 30 percent over the past year.



The condition of the market following the credit crunch will not be as strong. Tighter credit conditions have are certain to impact the commercial loan industry. More importantly, the recent crisis could result in a contrac-

tion in financial sector employment. Several financial firms have announced layoffs totaling over 5,000 local jobs. Bank of America (BOA) recently announced that it will cut 3,000 employees and according to Crain's, "losses will occur primarily from the Manhattan based investment banking unit." BOA is expected to move into a new office building at 1 Bryant Park early next year as the anchor tenant. In 2004, the firm originally committed to lease nearly half of the 2.1 million square foot tower. In early 2006, BOA agreed to take an additional 522,000 square feet, accounting for nearly 1.6 million square feet in total. However, the loss of 3,000 employees would diminish their needs. Assuming an average of 200 square feet per worker, the absence of 3,000 investment bankers would leave BOA needing to fill approximately 600,000 sf. This could then negatively impact the entire office market if, as expected, more financial sector layoffs are added in the next few months.

## Housing

As conditions in the national housing market continue to deteriorate, the question is when will the market hit bottom. Evidence suggests that conditions will worsen. In September, existing home sales fell to the lowest level since January 1998. The decline in sales volume coupled with the pipeline of new completions has created a glut of inventory. The supply of homes rose a record of 10.5 months in October. Consequently, the median transaction price of single family homes fell significantly for the first time (down by almost 5 percent), indicating homeowners are finally yielding on prices.

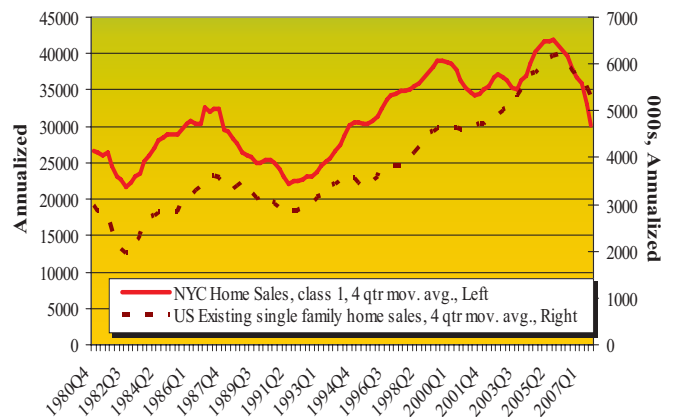
Further evidence that the national housing market has not yet reached its trough can be seen in the latest housing market index (HMI).<sup>7</sup> The HMI fell two points to 18 in October, its lowest point since the series began in January 1985. The HMI indicates that builders' confidence deteriorated even more in October, owing to continued mortgage market problems, surging inventories, and poor public perception. According to the same survey, traffic of prospective buyers also declined in October.

While prospects of the national housing market are extremely pessimistic, views of the NYC housing market are mixed. Manhattan's condo market continues to be robust. Demand for recently completed condos has

outpaced supply, resulting in a decline in inventory. In fact, according to Miller Samuel data, the combined condo and co-op inventory dropped 31.7 percent in Q3 2007 from a year ago. In addition, the average sales price rose 6.3 percent over the past 12 months to a staggering \$1.37 million.

The market for 1-3 family homes (largely outside of Manhattan) however, is behaving much more like the rest of the nation, as has been the case in past market cycles (figure 7). In the late 1980s-early 1990s cycle, both the nation and the City's housing markets peaked in late 1986 before slowing considerably over the next six years. Current conditions appear more severe. Through Q3 2007, the volume of single-family sales in the City was down by 30 percent year-over-year, the sharpest decline in the past 30 years. It is likely that the market in the City, as in the nation, will have a tough road ahead. Even with the Fed pursuing a looser monetary policy, the era of easy credit has past. In addition, the City's real estate market is vulnerable to any worsening of the Wall Street employment situation.

Figure 7: The NYC and U.S. housing markets for single family homes have been following the same trend



7. The HMI is derived from a survey conducted by NAHB. The HMI translates builders' perceptions of current single family home sales and sales expectations for the next six months as either "good", "fair" or "poor". The survey also asks builders to rate traffic of prospective buyers as "high to very high", average or "low to very low".

## Special Section: NY Metropolitan Statistical Area (MSA) GDP

The Bureau of Economic Analysis (BEA) released an experimental new measure of economic output or GDP for Metropolitan Statistical Areas (MSAs).<sup>8</sup> GDP for each MSA is broken down by major industry detail. According to the BEA, MSA GDP estimates are calculated by distributing state GDP (previously called Gross State Product) according to industry earnings. MSA GDP estimates are available in both current and real dollars. A detailed methodology will be published in the BEA's November Survey of Current Business.

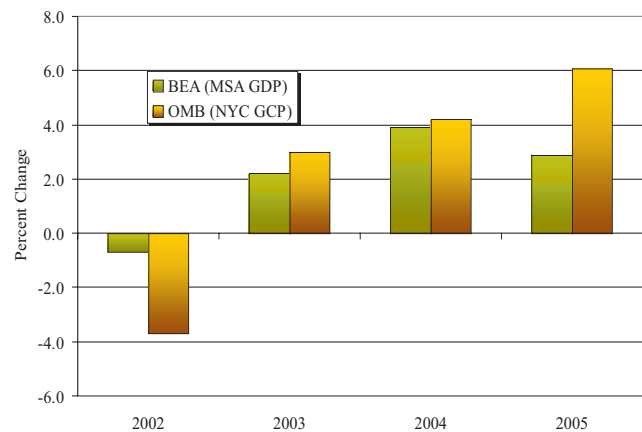
The New York City Office of Management and Budget (OMB) estimates GDP for the City (commonly referred to as Gross City Product or GCP), which is a geographic subset of the NY MSA.<sup>10</sup> Even though the geographic areas differ and some methodological differences exist, the overall trend between the NY-MSA GDP and New York City GCP is similar from 2001 to 2005 (figure 9). The variation in the two estimates is likely related to the more concentrated impact of the volatile securities industry earnings in the City.<sup>11</sup>

Figure 9: The growth in NY MSA GDP and NYC GCP trends closely.

Figure 8: The NY MSA is the largest MSA ranked by GDP.

COMPARISON OF REAL GDP (2006 \$ in Millions)			
MSA	Real GDP	Per Capita Real GDP	MSA as % of US Real GDP
1 New York-Northern New Jersey-Long Island, NY-NJ-PA	973,521	51,745	9.7%
2 Los Angeles-Long Beach-Santa Ana, CA	577,604	44,658	5.8%
3 Chicago-Naperville-Joliet, IL-IN-WI	419,187	44,375	4.2%
4 Washington-Arlington-Alexandria, DC-VA-MD-WV	313,430	59,682	3.1%
5 Dallas-Fort Worth-Arlington, TX	284,553	48,867	2.8%

Among MSAs, the New York MSA ranked first in GDP (figure 8).<sup>9</sup> Furthermore, when compared to states and countries, the NY MSA ranked 2nd and 10th, respectively. Based on the new estimates of economic output, the NY MSA expanded by 2.9 percent in 2005, following growth of 3.9 percent in 2004. As expected, financial activities accounted for the largest percentage of economic activity in 2005 (30.7 percent). Within this sector, real estate and rental & leasing made up 17.5 percent and finance & insurance contributed 13.2 percent. Owing to the continual loss of manufacturing jobs in NY, goods-producing industries as a share of total NY MSA GDP fell to 9.0 percent in 2005, the lowest in five years. On the other hand, service-producing industries' contribution to GDP continues to trend upward. Other sectors that contributed significantly to the NY MSA's GDP growth include professional & business services (15.0 percent), education & health services (8.3 percent), information (7.5 percent), and leisure & hospitality (3.1 percent).



8. Metropolitan statistical areas, defined by the U.S. OMB, are standardized county-based areas having at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core, as measured by commuting ties.  
 9. The NY MSA includes 23 counties: Kings, Queens, New York, Bronx, Richmond, Westchester, Bergen, Hudson, Passaic, Rockland, Putnam, Suffolk, Nassau, Middlesex, Monmouth, Ocean, Somerset, Essex, Union, Morris, Sussex, Hunterdon, and Pike.  
 10. OMB's methodology estimating GCP is based on sharing down U.S. GDP. The sharing down factor uses QCEW New York City wage earnings in the numerator and U.S. BEA wage & salary disbursements (a component of personal income) in the denominator. Before carrying out the computations, OMB corrects for the timing of securities industry bonuses.  
 11. OMB incorporated the latest QCEW data for 2006 to estimate the impact of bonuses on 2005, which is likely the reason why the City's GCP growth rate in that year is higher than the Metro Area GDP estimate produced by the BEA.

**Forecasts of Selected United States and New York City Economic Indicators**  
**Calendar Year 2006-2011**

Q1 Mod 2008

	2006	2007	2008	2009	2010	2011	1974-2006*
<b>NATIONAL ECONOMY</b>							
Real GDP							
Bil of 2000 Dollars	11,319	11,542	11,778	12,123	12,460	12,805	
Percent Change	2.9	2	2	2.9	2.8	2.8	3.1
Non-agricultural Empl							
Millions of Jobs	136.2	137.9	138.9	140.7	142.4	144	
Change from Prev Yr	2.5	1.7	1	1.7	1.7	1.6	
Percent Change	1.9	1.3	0.7	1.2	1.2	1.1	1.8
Consumer Price Index							
All Urban (1982-84=100)	201.6	207.0	210.8	214.5	218.6	222.5	
Percent Change	3.2	2.7	1.8	1.8	1.9	1.8	4.3
Wage Rate							
Dollars Per Year	44,195	46,405	48,081	49,759	51,580	53,460	
Percent Change	4.2	5	3.6	3.5	3.7	3.6	4.6
Personal Income							
Billions of Dollars	10,983	11,695	12,255	12,875	13,550	14,241	
Percent Change	6.6	6.5	4.8	5.1	5.2	5.1	6.9
Before-Tax Corp Profits							
Billions of Dollars	1,806	1,863	1,843	1,909	1,893	1,899	
Percent Change	14.3	3.2	-1.1	3.6	-0.8	0.3	8
Unemployment Rate							
Percent	4.6	4.6	5	4.9	4.7	4.6	6.2 (avg)
10-Year Treasury Bond Rate							
Percent	4.8	4.7	4.6	5	5.3	5.3	7.7 (avg)
Federal Funds Rate							
Percent	5	5	4.3	4.6	4.8	4.8	6.6 (avg)
<b>NEW YORK CITY ECONOMY</b>							
Real Gross City Product**							
Bil of 2000 Dollars	490	487.4	476.6	487.1	501.9	514.7	
Percent Change	6	-0.5	-2.2	2.2	3	2.6	3.4
Non-agricultural Empl							
Thousands of Jobs	3,664	3,715	3,727	3,753	3,787	3,816	
Change from Prev Yr	62.2	50.6	12.1	26.2	33.9	28.6	
Percent Change	1.7	1.4	0.3	0.7	0.9	0.8	0.4
Consumer Price Index							
All Urban (1982-84=100)	220.7	227.2	232	236.6	241.6	246.5	
Percent Change	3.8	2.9	2.1	2	2.1	2	4.4
Wage Rate							
Dollars Per Year	73,508	79,149	79,256	79,898	83,381	87,173	
Percent Change	8.2	7.7	0.1	0.8	4.4	4.5	5.9
Personal Income							
Billions of Dollars	370.2	396.5	406.2	419.2	440	461.6	
Percent Change	7.8	7.1	2.5	3.2	4.9	4.9	6.3
<b>NEW YORK CITY REAL ESTATE MARKET</b>							
Manhattan Primary Office Market							
Asking Rental Rate***							
Dollars per sq ft	53.93	71.7	79.89	82.56	90.35	94.79	
Percent Change	12.9	32.9	11.4	3.3	9.4	4.9	NA
Vacancy Rate***							
Percent	7.3	5.3	5.9	6	5.5	5.8	NA

\* Compound annual growth rates for 1976-2006. Compound growth rate for Real Gross City Product covers the period 1980-2005; for NYC wage rate, 1976-2005. for NYC personal income, 1976-2004.

\*\* GCP estimated by OMB.

\*\*\* Office market data are based on statistics published by Cushman & Wakefield. Data for 1995 and beyond are not directly comparable to prior years due to a reclassification of many buildings by Cushman & Wakefield.



**The U.S. Economy**

		Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	
<b>General Economic Indicators</b>																		
Nominal GDP	\$bil			13,267.0			13,392.0			13,552.0			13,769.0				13,927.0	
Real GDP (Chain-W)	\$2000 bil			11,337.0			11,396.0			11,413.0			11,520.0				11,631.0	
	q/q SAAR			1.1			2.1			0.6			3.8				3.9	
	%			2.4			2.6			1.5			1.9				2.6	
Nominal Change in Inventories	\$bil			62.8			20.0			-1.6			5.1				16.7	
Real Change in Inventories	\$2000 bil			53.9			17.4			0.1			5.8				15.7	
Real Final Sales	\$2000 bil			11,283.0			11,378.0			11,413.0			11,514.0				11,615.0	
	%			1.0			3.4			1.2			3.6				3.5	
	%			1.9			2.9			1.9			2.3				2.9	
Consumption Expenditures	\$2000 bil			8,064.0			8,141.0			8,216.0			8,244.0				8,305.0	
	%			2.7			3.9			3.7			1.4				3.0	
	%			2.7			3.4			3.2			2.9				3.0	
Nonres Fixed Investments	\$2000 bil			1,319.0			1,315.0			1,322.0			1,357.0				1,383.0	
	%			5.1			-1.4			2.1			11.0				7.9	
	%			6.4			5.2			2.5			4.1				4.8	
Investment Proc Machines	\$2000 bil			602.0			599.6			623.3			638.5				647.1	
	%			6.9			-1.6			16.8			10.1				5.5	
	%			7.4			5.1			5.7			7.8				7.5	
Residential Fixed Inv	\$2000 bil			555.0			529.4			506.3			490.7				463.9	
	%			-20.4			-17.2			-16.3			-11.8				-20.1	
	%			-8.5			-12.8			-16.5			-16.5				-16.4	
Net Exports	\$2000 bil			-633.8			-597.3			-612.1			-573.9				-546.2	
Corporate Profits	\$bil			1,816.0			1,768.0			1,776.0			1,877.0					
	% chg y/y			21.5			10.1			3.9			5.2					
<b>Employment</b>																		
NAICS Non-Ag Series																		
Total	000s	136,252	136,438	136,636	136,745	136,941	137,167	137,329	137,419	137,594	137,716	137,904	137,973	138,066	138,159	138,255	138,421	
	000s	222	186	198	109	196	226	162	90	175	122	188	69	93	93	96	166	
	%	1.7	1.7	1.8	1.8	1.7	1.7	1.6	1.5	1.4	1.4	1.5	1.4	1.3	1.3	1.2	1.2	
Private	000s	114,262	114,415	114,560	114,645	114,835	115,053	115,189	115,245	115,397	115,487	115,668	115,739	115,856	115,886	115,959	116,089	
	000s	200	153	145	85	190	218	136	56	152	90	181	71	117	30	73	130	
Construction	000s	7,703	7,719	7,725	7,707	7,683	7,684	7,718	7,641	7,692	7,671	7,659	7,665	7,649	7,620	7,606	7,601	
	000s	12	16	6	-18	-24	1	34	-77	51	-21	-12	6	-16	-29	-14	-5	
Manufacturing	000s	14,229	14,218	14,206	14,166	14,143	14,131	14,130	14,113	14,090	14,072	14,069	14,050	14,046	14,001	13,984	13,963	
	000s	-9	-11	-12	-40	-23	-12	-1	-17	-23	-18	-3	-19	-4	-45	-17	-21	
Trade, Transportation & Utilities	000s	26,226	26,227	26,241	26,258	26,320	26,345	26,378	26,393	26,436	26,427	26,459	26,465	26,489	26,494	26,505	26,495	
	000s	30	1	14	17	62	25	33	15	43	-9	32	7	24	5	11	-10	
Information	000s	2,576	2,583	2,581	2,584	2,584	2,598	2,596	2,607	2,605	2,613	2,610	2,605	2,600	2,594	2,600	2,596	
	000s	-2	6.8	-1.2	2.4	0.4	13.8	-1.9	10.5	-2	8.1	-2.6	-4.8	-5.7	-5.9	6.1	-4.1	
Financial Activities	000s	8,368	8,379	8,408	8,415	8,422	8,438	8,440	8,446	8,445	8,448	8,464	8,460	8,476	8,463	8,450	8,452	
	000s	20.7	11.1	28.4	6.8	7.2	16	2.6	6	-1.3	2.8	15.6	-3.4	15.7	-1.3	-13.3	2.5	
Professional and Business Services	000s	17,592	17,617	17,636	17,662	17,726	17,792	17,804	17,840	17,834	17,859	17,893	17,886	17,911	17,942	17,965	18,030	
	000s	52.6	25.5	19.3	25.2	64.9	65.8	11.5	36.2	-5.6	24.6	34.2	-7.4	25.2	30.8	23.2	65.2	
Educational and Health Services	000s	17,828	17,894	17,946	17,976	18,018	18,063	18,102	18,138	18,188	18,246	18,293	18,364	18,422	18,484	18,513	18,556	
	000s	34.3	66.1	51.5	29.9	41.8	45	39.6	35.5	50.7	57.2	47.6	70.7	58.5	61.3	29.3	42.6	
Leisure and Hospitality Services	000s	13,156	13,188	13,209	13,257	13,324	13,373	13,396	13,425	13,449	13,481	13,537	13,554	13,566	13,589	13,639	13,695	
	000s	63.8	31.3	21	48.3	67.4	48.9	23.1	28.4	24.6	32.2	55.6	16.6	12.2	23.6	49.4	56.2	
Other Services	000s	5,427	5,430	5,443	5,450	5,443	5,449	5,444	5,454	5,462	5,470	5,479	5,481	5,480	5,478	5,474	5,475	
	000s	-4	3	13	7	-7	6	-5	10	8	8	9	2	-1	-2	-4	1	
Government	000s	21,990	22,023	22,076	22,100	22,106	22,114	22,140	22,174	22,197	22,229	22,236	22,234	22,210	22,273	22,296	22,332	
	000s	22	33	53	24	6	8	26	34	23	32	7	-2	-24	63	23	36	
Initial Claims for Unemployment	000/wk	312.7	316.3	315.3	314.1	327.4	320	310.3	335	318.4	328.8	304.3	317.8	306	325.3	313.2		
	%	2.3	2.3	2.3	2.3	2.4	2.3	2.3	2.4	2.3	2.4	2.2	2.3	2.2	2.4	2.3		
Unemployment Rate, Civ	%	4.8	4.7	4.6	4.4	4.5	4.5	4.6	4.5	4.4	4.5	4.5	4.5	4.6	4.6	4.7	4.7	
Weekly Hours	hrs/wk	34.2	34.1	33.9	34.2	33.8	33.9	33.4	33.4	33.7	33.9	33.7	34	34.2	34	34.2	33.8	
JOLTS (Job Openings and Labor Turnover Survey), NSA																		
Total Job Openings	000s	3,891	4,188	4,177	4,157	4,200	4,401	4,222	4,149	4,176	4,170	4,095	4,280	4,186	4,168	4,148		
	%chg y/y	6.8	15.3	12	6.5	4.5	13.4	6.9	4.5	4.4	4.3	1.4	7.1	7.6	-0.5	-0.7		
Total Job Separations	000s	4,643	4,463	4,470	4,613	4,844	4,540	4,602	4,556	4,741	4,524	4,544	4,543	4,507	4,446	4,355		
	%chg y/y	4.2	-3.5	-7.4	5	9.1	1.1	2.8	-1	-2.2	2.7	-8.3	-2.4	-2.9	-0.4	-2.6		

		May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07
<b>Consumer</b>																			
Personal Income	\$bil	10,894	10,979	10,988	11,028	11,077	11,140	11,187	11,273	11,376	11,468	11,565	11,565	11,620	11,673	11,733	11,786	11,834	
	% chg m/m	0.2	0.8	0.1	0.4	0.4	0.6	0.4	0.8	0.9	0.8	0.8	0.0	0.5	0.5	0.5	0.4	0.4	
	% chg y/y	6.5	6.7	6.0	8.6	5.8	5.9	6.0	6.1	5.8	6.3	6.8	6.4	6.7	6.3	6.8	6.9	6.8	
Consumption Expenditures	\$bil	9,191	9,222	9,308	9,309	9,300	9,331	9,356	9,434	9,498	9,551	9,573	9,632	9,685	9,706	9,741	9,793	9,823	
	% chg m/m	0.6	0.3	0.9	0.0	-0.1	0.3	0.3	0.8	0.7	0.6	0.2	0.6	0.5	0.2	0.4	0.5	0.3	
		6.9	6.1	5.9	5.9	5.1	5.0	5.3	5.7	5.6	5.6	5.6	5.4	5.4	5.2	4.7	5.2	5.6	
Wage Rate	\$/yr	43,614	44,016	43,985	44,020	44,268	44,723	44,911	45,149	45,499	45,781	46,104	46,007	46,130	46,340	46,480	46,613	46,855	
	% chg m/m	-0.6	0.9	-0.1	0.1	0.6	1.0	0.4	0.5	0.8	0.6	0.7	-0.2	0.3	0.5	0.3	0.3	0.5	
	% chg y/y	3.7	4.4	3.3	3.3	3.5	4.5	4.9	4.8	3.9	4.1	4.9	4.8	5.8	5.3	5.7	5.9	5.8	
Personal Savings Rate	%	0.1	0.5	-0.3	-0.1	0.4	0.4	0.5	0.3	0.6	0.9	1.5	0.7	0.5	0.6	0.9	0.8	0.9	
Consumer Inst Credit	\$bil	2,320	2,331	2,344	2,357	2,362	2,365	2,383	2,389	2,397	2,404	2,419	2,422	2,440	2,450	2,463	2,478	2,482	
	chg m/m	14.8	10.7	12.9	12.8	5.6	2.2	18.3	6.2	8.2	6.6	14.5	3.3	18.0	10.1	13.0	15.4	3.7	
	chg y/y	89.8	86.0	88.9	90.5	91.5	91.9	103.6	104.3	103.0	106.8	120.1	116.2	119.4	118.8	118.9	121.5	119.7	
as % of disposable income	%	24.3	24.2	24.3	24.4	24.3	24.2	24.3	24.2	24.1	24.0	24.0	24.0	24.1	24.1	24.1	24.1	24	
Total Retail Sales	\$bil	3,890	3,905	3,941	3,942	3,913	3,906	3,925	3,963	3,967	3,995	4,032	4,016	4,085	4,047	4,070	4,074	4,101	4,105
	% chg m/m	-0.6	0.4	0.9	0.0	-0.7	-0.2	0.5	1.0	0.1	0.7	0.9	-0.4	1.7	-0.9	0.6	0.1	0.7	0.1
	% chg y/y	6.8	5.2	4.3	6.1	5.1	4.4	4.2	5.2	2.0	3.5	4.3	2.6	5.0	3.7	3.3	3.4	4.8	5.1
Cons Conf, Conference Bd, 1985 =100		104.7	105.4	107.0	100.2	105.9	105.1	105.3	110.0	110.2	111.2	108.2	106.3	108.5	105.3	111.9	105.6	99.5	95.6
Cons. Conf. Expectations		85.1	87.5	88.9	84.4	91.0	91.9	91.9	96.3	94.4	93.8	87.9	88.2	90.1	88.8	94.4	89.2	85	80.1
Auto and Light Truck Sales	SAAR	16,235.0	16,247.0	16,886.0	16,105.0	16,547.0	16,258.0	16,086.0	16,564.0	16,601.0	16,499.0	16,218.0	16,210.0	16,273.0	15,628.0	15,234.0	16,201	16,166	
<b>Housing</b>																			
New 1-family Homes Sold	000s	1,087.0	1,073.0	969.0	1,009.0	1,004.0	952.0	987.0	1,019.0	890.0	840.0	830.0	907.0	861.0	797.0	798.0	735	770	
	% chg m/m	-0.9	-1.3	-9.7	4.1	-0.5	-5.2	3.7	3.2	-12.7	-5.6	-1.2	9.3	-5.1	-7.4	0.1	-7.9	4.8	
Existing 1-fam Homes Sold	000s	5,830	5,700	5,510	5,530	5,460	5,520	5,490	5,500	5,670	5,880	5,350	5,240	5,190	5,020	5,000	4,790	4,380	
	% chg m/m	-0.9	-2.2	-3.3	0.4	-1.3	1.1	-0.5	0.2	3.1	3.7	-9.0	-2.1	-1.0	-3.3	-0.4	-4.2	-8.6	
New & Existing Homes Sold	000s	6,917	6,773	6,479	6,539	6,464	6,472	6,477	6,519	6,560	6,720	6,180	6,147	6,051	5,817	5,798	5,525	5,150	
	y/y % chg	-0.9	-2.1	-4.3	0.9	-1.1	0.1	0.1	0.6	0.6	2.4	-8.0	-0.5	-1.6	-3.9	-0.3	-4.7	-6.8	
Housing Starts (Private)	000s	1,582	1,469	1,434	1,355	1,391	1,181	1,273	1,241	1,123	1,188	1,205	1,195	1,155	1,147	1,058	980	963	
	% chg m/m	4.8	-7.1	-2.4	-5.5	2.7	-15.1	7.8	-2.5	-9.5	5.8	1.4	-0.8	-3.3	-0.7	-7.8	-7.4	-1.7	
Housing Permits (Private)	000s	1,460	1,405	1,319	1,285	1,215	1,170	1,152	1,181	1,127	1,099	1,131	1,075	1,063	1,019	1,008	934	868	
	% chg m/m	-2.1	-3.8	-6.1	-2.6	-5.4	-3.7	-1.5	2.5	-4.6	-2.5	2.9	-5.0	-1.1	-4.1	-1.1	-7.3	-7.1	
Effective Mortgage Rate-Existing	000s	7	7	7	7	7	7	6	6	6	6	6	6	6	6	7	7	6.7	6.56
Median New 1-family Home Price	0.0	241.9	249.5	244.0	244.1	233.6	245.0	242.0	243.8	250.9	242.5	263.1	234.8	248.7	242.2	251.9	231.9	245.3	
	% chg m/m	-2.8	3.1	-2.2	0.0	-4.3	4.9	-1.2	0.8	2.9	-3.4	8.5	-10.8	5.9	-2.6	4.0	-8	5.8	
Avg. New 1-family Home Price	0.0	293.9	305.0	311.3	317.3	296.2	306.8	291.8	301.9	314.6	321.5	329.4	311.7	309.7	306.5	306.4	297	288	
	% chg m/m	-5.3	3.8	2.1	1.9	-6.6	3.6	-4.9	3.5	4.2	2.2	2.5	-5.4	-0.6	-1.0	0.0	-3.1	-3	
Median Existing 1-family Home Price	0.0	226.6	219.5	222.1	219.0	219.3	219.3	217.9	220.2	218.2	222.2	223.2	221.6	220.0	218.6	219.7	218.8	208.5	
	% chg y/y	5.7	0.5	1.4	-2.5	-2.0	-4.3	-3.8	-0.3	-3.4	-0.8	-0.4	-1.6	-2.9	-0.4	-1.1	-0.1	-4.9	
Median Existing 1-family Home Price Northeast	0.0	289.2	287.0	275.6	272.6	271.8	270.3	273.6	287.3	279.9	276.5	283.6	290.6	290.7	289.2	293.5	283	270.2	
	% chg y/y	3.9	3.5	-2.1	-5.1	-5.2	-5.2	-4.3	3.0	-1.1	-4.3	0.2	-0.1	0.5	0.7	6.5	3.8	-0.6	
Mortgage Loans Outstanding																			
1-4 Family	\$Bil		3.3			3.7			3.9			4.0			4.1				
	% chg q/q		34.7			13.3			4.6			4.7			0.5				
5+ Family	\$Bil		35.7			37.9			38.0			38.5			39.9				
	% chg q/q		1.7			6.1			0.1			1.4			3.7				

		Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07
ISM Purchasing Mgrs Index	Index	54.0	54.4	54.3	52.7	51.5	49.9	51.4	49.3	52.3	50.9	54.7	55.0	56.0	53.8	52.9	52.0	50.9
Industrial Production	%	111.9	112.3	112.5	112.2	112.0	111.5	112.2	111.7	112.5	112.4	113.1	113.0	113.5	114.2	114.3	114.4	
Capacity Utilization	%	82.3	82.4	82.4	82.0	81.7	81.3	81.6	81.1	81.6	81.4	81.7	81.5	81.8	82.2	82.1	82.1	
Mfrs New Orders-Total	\$bil	422.4	419.3	415.7	424.4	403.2	408.6	416.1	398.5	400.5	416.8	419.0	416.9	421.0	435.1	420.1	420.7	
	%chg m/m	1.2	-0.7	-0.9	2.1	-5.0	1.3	1.8	-4.2	0.5	4.1	0.5	-0.5	1.0	3.4	-3.5	0.2	
New Orders Durable Goods	\$bil	218.3	213.4	211.0	229.6	210.4	215.1	218.4	205.1	206.2	216.7	219.0	213.8	217.6	230.5	218.3	214.5	
	%chg m/m	3.2	-2.2	-1.1	8.8	-8.4	2.2	1.5	-6.1	0.5	5.1	1.0	-2.4	1.8	5.9	-5.3	-1.7	
New Orders Non-Defense	\$bil	63.2	63.3	63.1	66.2	63.5	62.9	63.4	60.6	59.1	61.9	63.1	62.1	62.0	62.6	62.5	62.8	
	%chg m/m	0.8	0.1	-0.2	4.8	-4.1	-1.0	0.9	-4.4	-2.4	4.6	2.0	-1.5	-0.2	0.9	-0.1	0.4	
New Orders Computing	\$bil	5.7	5.8	5.3	5.7	4.5	5.6	5.5	5.2	5.5	5.4	5.0	5.8	5.5	4.9	5.6	5.6	
	%chg m/m	3.6	1.6	-8.7	6.7	-19.9	23.0	-1.5	-4.8	5.0	-2.0	-6.3	15.3	-4.5	-12.1	14.4	1.1	
Mfg & Trade Inventories	\$bil	1364	1372	1379	1384	1386	1388	1389	1392	1395	1394	1399	1407	1412	1419	1423	1429	
Mfg & Trade Sales	\$bil	1076	1080	1086	1064	1060	1064	1081	1070	1074	1093	1101	1115	1111	1123	1119	1126	
Inv/Sales Ratio	mths sup	1.27	1.27	1.27	1.30	1.31	1.30	1.29	1.30	1.30	1.28	1.27	1.26	1.27	1.26	1.27	1.3	
<b>Prices</b>																		
Consumer Price Index-Total	82-84=100	202.4	203.2	203.8	202.7	201.8	201.9	202.8	203.2	203.9	205.1	206.0	207.4	207.8	208.0	207.7	208.3	
All Urban	%chg SAAR	3.0	4.8	3.6	-6.3	-5.2	0.6	5.5	2.1	4.5	7.5	5.1	8.4	2.3	1.4	-1.7	3.2	
	%chg y/y	4.3	4.2	3.9	2.1	1.3	2.0	2.5	2.1	2.4	2.8	2.6	2.7	2.7	2.4	1.9	2.8	
Consumer Price Index-Core	82-84=100	205.9	206.4	206.9	207.3	207.6	207.8	208.1	208.6	209.1	209.3	209.6	209.9	210.4	210.9	211.3	211.7	
	%chg SAAR	3.6	3.0	2.9	2.3	1.8	1.2	1.7	3.1	2.9	0.7	2.1	1.8	2.8	2.9	1.8	2.7	
	%chg y/y	2.6	2.7	2.8	2.9	2.8	2.6	2.6	2.7	2.7	2.5	2.4	2.3	2.2	2.2	2.1	2.1	
Prod Price Index-Fin goods	82=100	161.5	161.3	161.9	160.2	157.8	160.3	161.5	160.6	162.6	164.2	165.6	166.7	166.8	167.6	165.3	167.2	167.3
	%chg SAAR	6.1	-1.5	4.6	-11.9	-16.6	20.8	9.4	-6.5	16.0	12.5	10.7	8.3	0.7	5.9	-15.3	14.7	0.7
	%chg y/y	4.9	3.9	3.7	0.8	-1.3	1.0	1.1	0.2	2.5	3.1	3.2	3.7	3.3	3.9	2.1	4.4	6.0
Crude Oil Price	\$/barrel	71.0	74.4	73.1	63.9	58.9	59.4	62.0	54.6	59.3	60.6	64.0	63.5	67.5	74.2	72.4	79.9	86.2
Employment Cost Index	% chg SAAR	3.6			3.6			3.6			3.1			3.5			3.1	
	%chg y/y	3.0			3.2			3.3			3.5			3.4			3.3	
Non-farm bus productivity	% chg SA	135.6			135.0			135.6			135.9			136.6			138.2	
	%chg y/y	1.5			0.1			0.9			0.4			0.7			2.4	
Unit Labor Cost	% chg SA	-1.0			2.9			10.3			5.2			2.2			-0.2	
	%chg y/y	2.2			2.6			4.1			4.3			5.1			4.3	

		May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07
<b>Financial</b>																			
Money Supply M2	\$bil	6811.5	6836.4	6860.4	6885.9	6906.7	6955.7	6990.6	7030.8	7085.7	7108.4	7164.5	7218.4	7237.9	7250	7274.5	7338.8	7370.8	
	%chg y/y	4.9	4.8	4.8	4.6	4.4	4.7	4.9	5.1	5.2	5.2	5.7	6.1	6.3	6.0	6.0	6.6	6.7	
Discount Rate	%	5.93	6.02	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.01	5.53	5.24
Fed Funds Rate--average	%	4.94	4.99	5.24	5.25	5.25	5.25	5.25	5.24	5.25	5.26	5.26	5.25	5.25	5.25	5.26	5.02	4.94	4.76
Fed Funds Rate--Actual	%	5	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	4.75	4.50
Prime Rate	%	7.93	8.02	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.03	7.74
3-mo T-bill Rate	%	4.72	4.79	4.96	4.98	4.84	4.89	4.96	4.86	4.96	5.02	4.96	4.87	4.76	4.66	4.83	4.34	4.01	3.96
10-yr T-bond Rate	%	5.11	5.11	5.09	4.88	4.72	4.73	4.60	4.56	4.76	4.72	4.56	4.69	4.75	5.10	5.00	4.67	4.52	4.53
minus Fed Funds Rt (Yld Curve)	basis points	17	12	-15	-37	-53	-52	-65	-68	-49	-54	-70	-56	-50	-15	-26	-35	-42	-23
AAA Corp Bond Rate	%	5.95	5.89	5.85	5.68	5.51	5.51	5.33	5.29	5.40	5.39	5.30	5.47	5.47	5.79	5.73	5.79	5.74	5.66
minus 10 yr t-bond	basis points	84	78	76	80	79	78	73	73	64	67	74	78	72	69	73	112	122	113
Municipal	%	4.72	4.7	4.73	4.44	4.22	4.24	4.1	4.04	4.14	4.14	4.07	4.2	4.24	4.3	4.47	4.5	4.46	4.39
NY Stock Exchange Volume	millions	43,711	44,135	35,952	37,128	35,746	40,755	39,925	33,754	40,127	36,809	46,830	38,305	43,625	45,825	47,160	61,154	37,157	45,427
Dow Jones Industrial Avg	index	11,168	11,150	11,186	11,381	11,679	12,081	12,222	12,463	12,622	12,269	12,354	13,063	13,628	13,409	13,212	13,358	13,896	13,930
S & P 500 Index	1941-3=10	1290	1253.1	1260.2	1287.2	1317.8	1363.4	1388.6	1416.4	1424.2	1444.8	1407	1463.7	1511.2	1514.5	1520.7	1474	1497.1	1539.7
Price/Earnings Ratio		18.1	17.2	17.4	17.5	17.7	18.3	18.3	18.1	18.2	17.8	17.1	17.9	18.3	18.1	18.4	17.4	17.6	18.2
NYSE Member -Firm Profits	\$bil		4.5			4.1			7.6			4.7			4.2				
<b>Government and the Foreign Sector</b>																			
Exports of Goods and Svcs	\$bil	118.8	121.0	119.9	122.6	123.4	124.6	125.9	127.1	127.6	125.7	128.9	129.2	132.4	134.1	137.7	138.6	140.1	
Imports of Goods and Svcs	\$bil	184.5	185.6	187.5	190.2	187.5	182.8	184.4	187.4	184.6	183.5	191.6	187.8	192.1	193.5	196.7	195.4	196.6	
Trade Balance-Gds & Svcs	\$bil	-65.7	-64.5	-67.6	-67.6	-64.1	-58.2	-58.5	-60.3	-57.0	-57.9	-62.7	-58.6	-59.6	-59.4	-59.0	-56.8	-56.5	
Merchandise Trade Balance	\$bil	-71.4	-69.9	-77.7	-78.3	-70.1	-71.6	-65.9	-59.9	-64.7	-54.6	-60.7	-64.4	-65.7	-64.4	-75.4	-69.7	-64.2	
with China	\$bil	-17.8	-19.6	-19.6	-22.0	-22.9	-24.4	-23.0	-18.9	-21.3	-18.4	-17.2	-19.4	-20.0	-21.2	-23.8	-22.5	-23.8	
with Japan	\$bil	-7.2	-6.9	-7.6	-7.4	-6.7	-8.3	-7.9	-7.5	-6.5	-7.1	-7.1	-7.4	-5.9	-6.3	-8.0	-6.7	-6.2	
with Canada	\$bil	-6	-5.7	-6.3	-6.0	-5.7	-5.1	-5.5	-5.9	-6.9	-4.8	-5.7	-5.8	-5.2	-5.8	-5.7	-5.3	-4.9	
with Mexico	\$bil	-5.6	-6.1	-5.1	-6.3	-5.9	-5.1	-5.5	-5.0	-4.6	-5.1	-6.7	-5.2	-5.9	-6.4	-5.6	-6.9	-6.3	
with Europe	\$bil	-14	-10.8	-15.3	-13.5	-9.1	-11.2	-10.9	-10.1	-7.7	-7.2	-8.9	-10.0	-9.9	-9.6	-14.8	-11.1	-7.3	
with NIC's	\$bil	-1.7	-0.5	-1.9	-1.6	-0.6	-1.5	-0.4	1.0	-1.4	-0.5	-0.1	-0.4	-1.3	0.5	-1.0	0.1	-0.1	
with OPEC	\$bil	-10.6	-9.9	-11.3	-10.9	-9.2	-7.6	-6.8	-6.9	-9.3	-7.0	-8.7	-9.8	-11.0	-9.9	-10.9	-11.4	-11.1	
Yen/\$	FC/\$	111.7	114.6	115.8	115.9	117.2	118.6	117.3	117.3	120.4	120.5	117.3	118.9	120.8	122.7	121.4	116.7	115.0	115.8
Dollar/Euro	\$/FC	1.28	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.4	1.4	1.3	1.4	1.4	1.4	1.4
Federal Budget Deficit	\$bil	-42907	20517	-33164	-64717	56167	-49321	-73042	41961	38236	-119993	-96270	177674	-67699	27481	-36447	-116973	111567	-55557

## New York City Economic Data

		May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07
Real Gross City Product-SA*	2000 \$bil		447.4			437.8			516.9									
%chg y/y	%		2.3			-3.5			5.6									
Nominal Gross City Prod-SA*	2000 \$bil		537.1			528.6			624.1									
%chg y/y	%		6.4			0.2			9.2									
Total Employment, NAICS-NSA	000s	3,668	3,687	3,666	3,649	3,673	3,696	3,727	3,745	3,643	3,661	3,682	3,694	3,721	3,739	3,721	3,707	3,722
chg from previous year	000s	69.3	70.6	63.1	56.0	63.4	69.1	61.7	48.8	58.3	60.2	50.7	49.1	52.9	51.1	54.9	57.8	48.4
Unemp. Insurance Beneficiaries	000s	55	53	61	62.0	52.0	52.0	53.0	55.0	59.0	59.0	57.0	56.0	51.0	51.0			
Unemployment Rate-NSA	%	4.7	4.8	5.6	4.8	4.4	4.3	4.3	4.0	5.3	5.1	4.4	4.2	4.6	5.2	6.1	5.8	5.0
Unemployment Rate-SA	%	4.9	5	5	4.7	4.5	4.4	4.5	4.4	4.9	4.8	4.3	4.4	4.9	5.3	5.7	5.7	5.1
Wage Rate-NSA**	\$/yr		62,498			61,483			74,738			109,447						
%chg y/y	%		6.9			0.4			5.5			14.8						
FIN Wage Rate-NSA	\$/yr		156,082			144,422			216,817			576,449						
%chg y/y	%		11			0.7			7.2			24.3						
Pvt Non-FIN Wage-NSA	\$/yr		52,779			52,758			61,493			62,928						
%chg y/y	%		4.9			0.8			5.4			7.2						
Consumer Price Index-NSA	82-84=100	221.6	222.6	223.1	224.1	222.9	221.7	220.9	221.3	221.8	223.1	224.6	225.8	227.1	228.3	228.6	228.3	228.3
%chg y/y	%	4.8	5.6	5	4.7	3.3	2.4	2.6	3.3	2.7	3.1	2.9	2.5	2.5	2.5	2.5	1.9	2.4
Price Gap vs US (NY less US)	%age pts	0.6	1.3	0.9	0.9	1.2	1.1	0.6	0.8	0.6	0.7	0.1	-0.1	-0.2	-0.2	0.1	-0.1	
Primary Office Vacancy Rate																		
Midtown	%	7.8	6.7	6.4	6.3	6.3	6.1	6.1	6.1	5.0	5.3	5.1	5.4	5.0	5.1	5.6	5.4	5.4
Downtown	%	12.1	11.9	11.2	10.3	8.0	8.2	7.9	6.9	6.9	6.6	6.3	6.0	5.9	6.3	5.7	5.7	5.4
Total	%	8.6	7.8	7.4	7.1	6.6	6.5	6.5	6.3	5.3	5.6	5.4	5.5	5.2	5.3	5.6	5.4	5.4
Primary Office Asking Rental Rate(1)																		
Midtown	\$/sf	55.16	54.93	56.13	56.96	58.09	62.43	64.59	65.66	64.76	67.38	69.69	70.12	71.75	75.37	80.10	80.62	81.47
Downtown	\$/sf	40.23	40.23	40.06	41.78	41.76	43.00	46.03	45.02	45.74	47.53	47.41	48.59	50.06	50.59	50.81	51.30	51.43
Total	\$/sf	50.99	50.44	51.27	52.55	54.15	57.53	60.08	61.13	59.91	62.74	64.53	65.51	66.90	69.60	74.23	74.54	75.51

\* GCP data on an accrual basis.

\*\*Wage Rates after 2001 are calculated using NAICS.

(1) Commercial office market data are based on statistics published by Cushman & Wakefield. Data for 1995 are not directly comparable to prior years due to a reclassification of many buildings by Cushman & Wakefield

**Employment by Industry-Not Seasonally Adjusted**

		Feb-06	Mar-06	Apr-06	May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	
Total	000s	3600.6	3631.2	3645.3	3668.2	3687.4	3665.9	3649.1	3673.3	3696.2	3726.7	3744.7	3642.6	3660.8	3681.9	3694.4	3721.1	3738.5	3720.8	3706.9	3721.7	
	chg y/y	000s	60.1	69.4	57.7	69.3	70.6	63.1	56	63.4	69.1	61.7	48.8	58.3	60.2	50.7	49.1	52.9	51.1	54.9	57.8	48.4
Private	000s	3049.3	3078	3090.6	3111.5	3131.2	3098.3	3093.6	3125.2	3141.8	3169.7	3187.3	3090.8	3110.9	3132.1	3142.5	3166.1	3184.6	3154.7	3152.2	3173.2	
	chg y/y	000s	58.7	66.9	58.4	69.5	74.7	69.4	62.6	61.2	63.2	59.8	49.1	59.6	61.6	54.1	51.9	54.6	53.4	56.4	58.6	48
Finance & Insurance	000s	332.4	334.3	334.3	335.6	341.6	346.1	347.4	342.4	343	344	344.5	342.2	344.2	344.3	345.8	346.6	351.9	356.5	358.2	354.3	
	chg y/y	000s	11.7	13.1	10.8	12.7	13.5	12.9	13.7	13.5	14.1	13.7	11.6	11.7	11.8	10	11.5	11	10.3	10.4	10.8	11.9
Securities	000s	174	174.7	174.7	175.5	180.4	184.2	185.2	181.6	182.7	183.4	183.2	183.9	184.9	184.6	185.8	185.8	189	192.8	194.8	191.8	
	chg y/y	000s	8.5	9	7.7	9	9.9	9.9	10.4	10.5	11.1	11.2	9.3	11	10.9	9.9	11.1	10.3	8.6	8.6	9.6	10.2
Banking	000s	94.2	95.2	95.3	95.6	96.2	96.6	97	96.2	96.7	96.9	97.4	95.7	96.3	96.4	96.9	97	97.5	98.4	97.7	97	
	chg y/y	000s	4.2	5.2	4.1	4.2	3.9	3.2	3.4	3	3.7	3.2	3.5	2.1	2.1	1.2	1.6	1.4	1.3	1.8	0.7	0.8
Real Estate	000s	116.7	117.3	119.2	119.5	120.5	118.9	118.9	119.3	119.1	119.9	119.7	117	117.2	119.1	120.1	120.2	121.1	119.7	119.4	120	
	chg y/y	000s	0.7	0.1	1.2	1.9	1.2	1.1	1.1	0.9	0.2	1	-0.9	0.9	0.5	1.8	0.9	0.7	0.6	0.8	0.5	0.7
Information	000s	162.5	163.6	163.1	164.8	167	165.7	165.9	165.4	167.5	166.5	168.4	161.8	162.6	163.7	163.1	164.6	165.8	165.6	166.8	165	
	chg y/y	000s	2.5	3.9	3.6	3.4	2.8	3.2	2.2	0.9	2	0	-0.3	-0.2	0.1	0.1	0	-0.2	-1.2	-0.1	0.9	-0.4
Professional Services	000s	310.6	316.1	315.9	317.1	324.1	325.1	324.4	321.9	326.8	328.9	332.1	326	328.1	328.8	329.9	330.9	337.5	338.9	338.1	336.4	
	chg y/y	000s	17.3	19.5	15.4	18.2	20.4	18.1	16.9	16.8	18.1	17.2	15.7	18	17.5	14	13.8	13.4	13.8	13.7	14.5	
Management of Companies	000s	58.1	58.4	57.9	57.8	58.4	59.2	59.2	57.8	57.4	57.6	57.8	57.7	57.9	58.2	57.6	57.6	58.1	58.1	58	57.1	
	chg y/y	000s	0	1.6	0.8	1	1.3	2.1	1.8	1	-0.2	-1	-1.9	-0.5	-0.2	-0.3	-0.2	-0.3	-1.1	-1.2	-0.7	
Admin. Services	000s	189.3	190.3	190.7	193.1	194.7	191.9	194.4	195.6	191.8	193.6	195.8	188.1	188.5	191.2	192.6	193.5	197.1	193.6	195	196.4	
	chg y/y	000s	-3.6	-2.9	-3.3	-2.1	-1.1	0.1	0.8	-0.5	-0.7	-1.7	-1.1	0.4	-0.8	0.9	1.9	0.4	2.4	1.7	0.6	0.8
Educational Services	000s	157.5	159.3	159.5	156.2	143.2	132.1	127.7	145.6	156.1	161.7	160.3	150.6	159.4	163.1	161.1	158.2	146.4	134.1	129.6	143.4	
	chg y/y	000s	5.8	5.3	5.1	5.1	5.2	3.4	2.3	4.5	0.5	4	2.9	2.9	1.9	3.8	1.6	2	3.2	2	1.9	-2.2
Health & Social Assistance	000s	536	539	541.5	544.7	546.6	544.1	541.4	544.6	548.6	552.2	555.7	548.3	551.4	551.7	551.6	556.2	558.4	555.9	555	555.4	
	chg y/y	000s	10.3	10.3	12.1	12.5	12.7	12.5	11.2	11	12.8	12.4	14	13.4	15.4	12.7	10.1	11.5	11.8	11.8	13.6	10.8
Arts, Entertainment	000s	59.5	61.2	63.5	64.3	64.1	64.2	63.8	63.2	63.6	63.4	63.7	59.1	60.2	62.4	65	66.4	66.3	65.5	64.9	65.6	
	chg y/y	000s	1.2	1.2	2	2	2.3	2	0.3	1.5	0.2	0.7	0.4	0.7	1.2	1.5	2.1	2.2	1.3	1.1	2.4	
Accommodation & Food Services	000s	211.1	215.3	218.2	224.1	225.8	221.8	220.8	225.3	223.8	226.6	227.5	215.8	217	219.7	224.5	229.7	232.7	230.4	228.9	231	
	chg y/y	000s	4.4	4.7	3.4	5.6	4.9	7	6.1	6.1	6.4	6.7	6.5	7.5	5.9	4.4	6.3	5.6	6.9	8.6	8.1	5.7
Other Services	000s	151.7	153	153.3	154.6	155.7	153.8	152.5	154.9	155.6	156.8	156.9	153.1	154.7	155.8	155.8	156.7	156.5	154.7	153.2	154.7	
	chg y/y	000s	0.8	1.4	-0.4	0.3	0.3	0.4	0.5	1.5	2.1	2.4	1.1	2	3	2.8	2.5	2.1	0.8	0.9	0.7	-0.2
Retail Trade	000s	279	280.6	281.2	282.8	286.1	284.3	283.7	286.9	289.1	298	303.7	287.1	284.1	285.6	285.5	288.5	291.7	290.6	291.1	292	
	chg y/y	000s	7	7.2	5.3	4.9	5.4	6.3	4.8	4.1	4.7	4.4	1.6	3.3	5.1	5	4.3	5.7	5.6	6.3	7.4	5.1
Wholesale Trade	000s	146.8	148	147.7	148.1	149.3	148.2	148.6	148.9	148.7	148.8	150.1	146.5	146.9	147.2	146.6	146.8	147.1	145.9	146.2	146.5	
	chg y/y	000s	0.9	1.8	1	1	1.6	1.4	1	0.3	-0.3	-0.4	-0.7	-0.4	0.1	-0.8	-1.1	-1.3	-2.2	-2.3	-2.4	-2.4
Manufacturing	000s	106.9	107.1	107.1	107.7	108.7	105.1	105.4	106.4	106.4	105.5	104.6	100	99.6	99.6	98.5	100.4	100.6	98.4	99.5	99.2	
	chg y/y	000s	-8.2	-8.7	-7.8	-6.8	-6.6	-8	-7.7	-6.6	-6.6	-6.5	-6.4	-7.3	-7.5	-8.6	-7.3	-8.1	-6.7	-5.9	-7.2	
Transportation	000s	105.4	105.9	106.7	107.9	109.3	103	102.2	108.8	107.2	107.9	108.9	107.1	107.1	107.3	107.4	109.6	110.7	104.3	104.1	110.4	
	chg y/y	000s	3.2	3.2	4.2	4.2	4.7	1.4	1.7	3.6	2.3	1.3	0.1	1.5	1.7	1.4	0.7	1.7	1.4	1.3	1.9	1.6
Utilities	000s	15.1	15.1	15.1	15.2	15.3	15.4	15.4	15.3	15.4	15.5	15.6	15.6	15.6	15.7	15.8	15.8	16	16	16.1	15.9	
	chg y/y	000s	0.5	0.4	0.3	0.4	0.4	0.4	0.3	0.4	0.5	0.6	0.5	0.5	0.6	0.7	0.6	0.7	0.6	0.7	0.6	
Construction	000s	110.7	113.5	115.7	118	120.8	119.4	121.9	122.9	121.7	122.8	122	114.8	116.4	118.7	121.6	124.4	126.7	126.5	128.1	129.9	
	chg y/y	000s	4.2	4.8	4.7	5.2	6	4.8	4.5	4.6	5.9	5.7	5.7	4.6	5.7	5.2	5.9	6.4	5.9	7.1	6.2	7
Government (F,S,L)	000s	551.3	553.2	554.7	556.7	556.2	567.6	555.5	548.1	554.4	557	557.4	551.8	549.9	549.8	551.9	555	553.9	566.1	554.7	548.5	
	chg y/y	000s	1.4	2.5	-0.7	-0.2	-4.1	-6.3	-6.6	2.2	5.9	1.9	-0.3	-1.3	-1.4	-3.4	-2.8	-1.7	-2.3	-1.5	-0.8	0.4

## Employment by Industry- Seasonally Adjusted

		Mar-06	Apr-06	May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07
Total	000s	3650.2	3652.8	3661	3667.3	3666.8	3668	3684.7	3680.7	3684.5	3679.4	3694.9	3703.1	3701.2	3701.7	3714.2	3717.7	3722	3725.8	3732.3
chg m/m	000s	8.6	2.6	8.1	6.3	-0.5	1.2	16.7	-4	3.8	-5.1	15.5	8.1	-1.8	0.4	12.6	3.5	4.2	3.8	6.5
Private	000s	3093.6	3097.4	3105.7	3113.7	3114.4	3116.6	3124.5	3123	3128	3124.5	3140.3	3148.7	3148.1	3149.2	3160.8	3166.3	3170.9	3175.1	3172.2
chg m/m	000s	7.8	3.8	8.3	8	0.7	2.2	7.9	-1.5	5	-3.5	15.8	8.4	-0.7	1.1	11.6	5.5	4.5	4.3	-3
Finance & Insurance	000s	336.5	336.6	338.3	339.9	340.5	342	342.7	343.9	344.6	343.3	344.9	346.4	346.6	348.1	349.4	350.1	350.7	352.5	354.6
chg m/m	000s	2	0.1	1.7	1.6	0.6	1.5	0.7	1.2	0.7	-1.3	1.6	1.5	0.2	1.5	1.4	0.7	0.6	1.8	2
Securities	000s	176.5	176.5	177.7	179.3	180.1	181.1	181.8	183.1	183.9	182.4	185.4	186.3	186.5	187.7	188.2	187.9	188.5	190.4	192
chg m/m	000s	1.1	0	1.2	1.6	0.8	1	0.7	1.3	0.8	-1.5	3	0.9	0.2	1.2	0.5	-0.3	0.6	1.9	1.6
Banking	000s	95.5	95.4	95.8	96	95.8	96.2	96.3	96.9	96.9	97.2	96.3	96.9	96.7	97	97.2	97.2	97.5	97	97.1
chg m/m	000s	0.8	0	0.4	0.1	-0.2	0.5	0.1	0.6	0	0.3	-0.9	0.6	-0.2	0.4	0.2	0.1	0.3	-0.5	0.1
Real Estate	000s	117.9	119.1	119.6	119.3	119.1	119.1	119	118.5	119.3	117.9	118.8	119	119.7	120	120.3	119.9	119.9	119.6	119.7
chg m/m	000s	-0.5	1.2	0.5	-0.3	-0.2	0.1	-0.1	-0.5	0.7	-1.4	0.9	0.2	0.7	0.2	0.3	-0.4	0	-0.3	0.1
Information	000s	165.4	165.5	165.4	166.3	166	165	164.8	165.5	163.6	165	165.1	164.8	165.4	165.4	165.4	165	165.8	165.9	164.4
chg m/m	000s	0.7	0.1	0	0.9	-0.3	-1	-0.2	0.7	-1.9	1.4	0.1	-0.3	0.6	0	0	-0.5	0.8	0.1	-1.5
Professional Services	000s	316.6	315.6	319.4	321.5	322.6	323.6	324.5	326.6	327	326.8	330.3	331.9	329.4	329.7	333.4	334.8	336.2	337.2	339.1
chg m/m	000s	2.5	-1	3.8	2.1	1.1	1	0.9	2	0.4	-0.2	3.5	1.6	-2.4	0.2	3.8	1.4	1.4	1	2
Management of Companies	000s	58.8	58.3	58.3	58.4	59	59	58.4	57.7	57.2	56.2	57.8	58.1	58.5	58	58.1	58.2	57.9	57.7	57.7
chg m/m	000s	0.4	-0.5	0	0.2	0.6	-0.1	-0.6	-0.7	-0.5	-1	1.5	0.3	0.4	-0.5	0.1	0.1	-0.2	-0.2	-0.1
Admin. Services	000s	192.4	192	192.6	192.6	193	193.7	193	191.1	191.7	192	192.7	191.8	193.2	193.8	193.1	194.9	194.8	194.2	193.8
chg m/m	000s	-0.3	-0.4	0.7	0	0.4	0.6	-0.6	-1.9	0.6	0.3	0.7	-0.9	1.4	0.6	-0.8	1.9	-0.2	-0.6	-0.5
Educational Services	000s	149.5	150.3	149.9	149.8	149.9	149.2	152.1	151.3	152.8	152.3	152.2	151.8	152.9	151.8	152.1	153.1	152.3	151.5	149.8
chg m/m	000s	-0.6	0.8	-0.4	-0.1	0.1	-0.8	3	-0.8	1.5	-0.5	-0.2	-0.3	1	-1.1	0.3	1	-0.7	-0.8	-1.7
Health & Social Assistance	000s	539.7	542.1	543.1	544	544.9	545.2	547.1	547.3	549.1	550.5	551.3	553.9	552.4	552.3	554.5	555.8	556.7	558.8	558
chg m/m	000s	1.2	2.5	0.9	0.9	0.9	0.3	2	0.1	1.8	1.4	0.8	2.6	-1.5	-0.1	2.2	1.3	1	2	-0.8
Arts, Entertainment	000s	62.4	62.7	62.7	62.7	63.2	63.6	63.1	63.2	62.7	62.9	62.2	63	63.6	64.2	64.7	64.9	64.5	64.7	65.4
chg m/m	000s	0.2	0.3	0.1	0	0.5	0.4	-0.6	0.2	-0.6	0.2	-0.7	0.8	0.6	0.6	0.5	0.1	-0.4	0.2	0.7
Accommodation & Food Services	000s	219.6	219.1	220.7	220.7	221.6	221.4	222.1	221.9	222.7	223	224.8	224.6	224.1	225.4	226.2	227.4	230.2	229.5	227.7
chg m/m	000s	1.2	-0.5	1.5	0.1	0.9	-0.2	0.7	-0.3	0.9	0.3	1.8	-0.2	-0.5	1.3	0.7	1.2	2.9	-0.8	-1.8
Other Services	000s	153.1	153.4	153.6	153.9	154.1	154.3	155.5	155.1	155.7	155	155	156.1	156	155.9	155.7	154.7	155	155	155.3
chg m/m	000s	0.1	0.3	0.1	0.4	0.2	0.2	1.3	-0.4	0.6	-0.7	0	1.1	-0.1	0	-0.3	-0.9	0.3	0	0.3
Retail Trade	000s	286.4	286.1	285.9	286.7	287.3	287	287	287.5	287.9	285.7	289.2	291.2	291.4	290.4	291.6	292.3	293.6	294.4	292.2
chg m/m	000s	0.4	-0.3	-0.2	0.8	0.6	-0.4	0	0.5	0.5	-2.2	3.4	2	0.3	-1	1.2	0.6	1.3	0.8	-2.2
Wholesale Trade	000s	148.7	148.6	148.6	148.9	148.7	148.7	148.4	147.7	147.4	147.7	148.2	148.4	147.9	147.5	147.2	146.7	146.4	146.2	146
chg m/m	000s	0.5	-0.1	0	0.4	-0.2	0	-0.3	-0.7	-0.3	0.3	0.5	0.2	-0.4	-0.5	-0.2	-0.5	-0.3	-0.2	-0.3
Manufacturing	000s	108	107.8	107.4	107.2	105.8	104.7	105	105	104.2	104.2	102.8	101.4	100.5	99.2	100.1	99.2	99	98.8	97.9
chg m/m	000s	-0.8	-0.2	-0.5	-0.2	-1.4	-1.1	0.3	0	-0.8	0	-1.3	-1.4	-0.9	-1.3	0.9	-0.9	-0.1	-0.3	-0.8
Transportation	000s	106.4	107.4	107.2	107.8	105.3	106	107.4	106	106.4	106.2	107.8	108	107.9	108.1	108.9	109.1	106.7	108.1	109
chg m/m	000s	0.1	1.1	-0.2	0.6	-2.5	0.7	1.4	-1.4	0.4	-0.2	1.6	0.2	-0.1	0.3	0.8	0.3	-2.5	1.4	0.9
Utilities	000s	15.1	15.1	15.2	15.3	15.4	15.3	15.3	15.4	15.5	15.6	15.6	15.6	15.7	15.8	15.8	16	15.9	16	16
chg m/m	000s	0	0	0.1	0	0.1	0	0	0.1	0.1	0.1	0	0.1	0.1	0.1	0	0.1	0	0.1	-0.1
Construction	000s	117.2	117.5	117.8	118.5	117.9	118.8	118.8	119.2	120.1	120	121.6	122.7	122.6	123.5	124.2	124.3	125	124.8	125.6
chg m/m	000s	0.5	0.3	0.3	0.7	-0.6	0.9	0	0.4	0.9	-0.1	1.6	1	-0.1	0.9	0.7	0.1	0.7	-0.1	0.7
Government (F.S.L)	000s	556.6	555.4	555.3	553.6	552.4	551.4	560.2	557.7	556.5	554.9	554.6	554.3	553.2	552.5	553.5	551.4	551.1	550.7	560.1
chg m/m	000s	0.8	-1.2	-0.1	-1.7	-1.2	-1	8.7	-2.5	-1.2	-1.5	-0.3	-0.3	-1.1	-0.7	0.9	-2.1	-0.3	-0.4	9.4

**Resident Employment & Unemployment**

		Apr-06	May-06	Jun-06	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07
<b>New York City</b>																			
Resident Empl SA	000s	3,604	3,610	3,615	3,620	3,625	3,630	3,634	3,639	3,643	3,643	3,640	3,629	3,609	3,608	3,602	3,592	3,602	3,636
chg from prev mth	000s	5.5	5.4	5.2	5.0	5.0	4.9	4.7	4.5	4.4	-0.7	-2.8	-11.0	-19.5	-1.4	-5.4	-10.8	10.8	33.2
Resident Empl NSA	000s	3,602	3,597	3,609	3,636	3,632	3,608	3,638	3,641	3,654	3,623	3,634	3,634	3,603	3,595	3,599	3,624	3,623	3,621
chg from prev yr	000s	73.8	72.2	76.5	62.9	57.3	57.5	58.3	63.2	64.9	45.7	39.6	24.6	1.2	-2.6	-10	-12.3	-8.8	12.7
% chg y/y	%	2.1	2.0	2.2	1.8	1.6	1.6	1.6	1.8	1.8	1.3	1.1	0.7	0.0	-0.1	-0.3	-0.3	-0.2	0.4
Labor force SA	000s	3,797	3,797	3,804	3,811	3,805	3,802	3,802	3,810	3,811	3,829	3,822	3,791	3,777	3,795	3,805	3,811	3,822	3,830
chg from prev mth	000s	-1.6	-0.4	7.0	7.8	-6.5	-3.3	0.6	7.9	0.9	17.7	-7.2	-30.9	-13.9	18.6	10.0	5.2	11.3	7.9
Labor force NSA	000s	3,793	3,775	3,792	3,851	3,816	3,775	3,801	3,804	3,808	3,824	3,827	3,800	3,761	3,768	3,795	3,859	3,844	3,810
chg from prev yr	000s	58.1	47.5	56.9	49.9	35.8	4.4	2.7	4.6	11.5	32.9	20.5	-11.9	-31.6	-6.1	3	8.5	27.8	34.5
% chg y/y	%	1.6	1.3	1.5	1.3	0.9	0.1	0.1	0.1	0.3	0.9	0.5	-0.3	-0.8	-0.2	0.1	0.2	0.7	0.9
Unemployed SA	000s	193	187	189	192	180	172	168	171	168	186	182	162	168	188	203	219	219	194
chg from prev mth	000s	-7.1	-5.8	1.8	2.8	-11.5	-8.2	-4.1	3.4	-3.5	18.4	-4.4	-19.9	5.6	20.0	15.4	16.0	0.5	-25.3
Unemployed NSA	000s	191	177	184	215	185	167	162	163	154	201	194	166	158	174	197	236	222	189
chg from prev yr	000s	-15.7	-24.7	-19.6	-13.0	-21.5	-53.1	-55.6	-58.6	-53.4	-12.8	-19.1	-36.5	-32.8	-3.5	13.0	20.8	36.6	21.8
% chg y/y	%	-7.6	-12.2	-9.6	-5.7	-10.4	-24.1	-25.5	-26.4	-25.8	-6.0	-9.0	-18.0	-17.2	-2.0	7.1	9.7	19.8	13.0
Lab Force Part Rate SA	%	59.1	59.1	59.2	59.3	59.2	59.2	59.2	59.3	59.3	59.6	59.4	59.0	58.7	59.0	59.2	59.2	59.4	59.5
Lab Force Part Rate NSA	%	59.1	58.8	59.0	59.9	59.4	58.8	59.1	59.2	59.2	59.5	59.5	59.1	58.5	58.6	59.0	60.0	59.8	59.2
Unempl rate SA	%	5.1	4.9	5.0	5.0	4.7	4.5	4.4	4.5	4.4	4.9	4.8	4.3	4.4	4.9	5.3	5.7	5.7	5.1
Unempl rate NSA	%	5.0	4.7	4.8	5.6	4.8	4.4	4.3	4.3	4.0	5.3	5.1	4.4	4.2	4.6	5.2	6.1	5.8	5.0
<b>New York State</b>																			
Resident Empl SA	000s	9,052	9,062	9,072	9,077	9,084	9,091	9,103	9,110	9,114	9,107	9,078	9,072	9,031	9,022	9,029	8,983	8,971	9,043
chg from prev mth	000s	7.8	9.8	10.7	4.5	7.3	7.1	11.7	6.8	4.3	-7.1	-28.7	-6.2	-41.4	-9.2	7.8	-46.8	-12	72.5
Resident Empl NSA	000s	9,004	9,033	9,152	9,201	9,183	9,039	9,120	9,107	9,123	9,008	8,988	9,009	8,976	8,992	9,118	9,146	9,099	9,006
chg from prev yr	000s	109.4	112.8	128.4	90.4	76	76.4	91.5	104.5	103.9	53	23.8	15.6	-28.7	-40.9	-34	-55.3	-83.3	-33.4
% chg y/y	%	1.2	1.3	1.4	1.0	0.8	0.9	1.0	1.2	1.2	0.6	0.3	0.2	-0.3	-0.5	-0.4	-0.6	-0.9	-0.4
Labor force SA	000s	9,494	9,492	9,504	9,512	9,504	9,499	9,502	9,510	9,507	9,519	9,491	9,455	9,419	9,437	9,471	9,446	9,431	9,475
chg from prev mth	000s	-3.5	-1.4	11.8	8.4	-8.3	-5	3.3	7.1	-3	12.1	-27.5	-36.1	-35.6	17.6	33.5	-24.4	-15.5	44.3
Labor force NSA	000s	9,444	9,445	9,576	9,674	9,599	9,428	9,480	9,481	9,485	9,474	9,449	9,415	9,345	9,379	9,548	9,631	9,549	9,418
chg from prev yr	000s	98.3	80.3	96.6	71.8	48.9	1.5	9.4	9.5	16.4	29.9	-13.4	-50.6	-98.9	-65.3	-27.3	-42.7	-49.9	-9.6
% chg y/y	%	1.1	0.9	1.0	0.7	0.5	0.0	0.1	0.1	0.2	0.3	-0.1	-0.5	-1.0	-0.7	-0.3	-0.4	-0.5	-0.1
Unemployed SA	000s	442	431	432	436	420	408	399	400	392	412	413	383	389	416	441	464	460	432
chg from prev mth	000s	-11.3	-11.2	1.1	3.9	-15.6	-12.1	-8.4	0.3	-7.3	19.2	1.2	-29.9	5.8	26.8	25.7	22.4	-3.5	-28.2
Unemployed NSA	000s	439	412	424	473	416	389	360	374	363	466	461	406	369	388	431	486	449	412
chg from prev yr	000s	-11.1	-32.5	-31.8	-18.6	-27.1	-74.9	-82.1	-95.0	-87.5	-23.1	-37.2	-66.2	-70.2	-24.4	6.7	12.6	33.4	23.8
% chg y/y	%	-2.5	-7.3	-7.0	-3.8	-6.1	-16.2	-18.6	-20.3	-19.4	-4.7	-7.5	-14.0	-16.0	-5.9	1.6	2.7	8.0	6.1
Unempl rate SA	%	4.7	4.5	4.5	4.6	4.4	4.3	4.2	4.2	4.1	4.3	4.4	4.0	4.1	4.4	4.7	4.9	4.9	4.6
Unempl rate NSA	%	4.7	4.4	4.4	4.9	4.3	4.1	3.8	3.9	3.8	4.9	4.9	4.3	4.0	4.1	4.5	5.0	4.7	4.4



<b>The U.S. Economy</b>		<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>General Economic Indicators</b>														
Nominal GDP	\$bil	7,072	7,398	7,817	8,304	8,747	9,268	9,817	10,128	10,470	10,961	11,712	12,456	13,245
Real GDP (Chain-Wt)	2000 \$bil	7,835	8,032	8,329	8,704	9,067	9,470	9,817	9,891	10,049	10,301	10,704	11,049	11,414
	y/y%chg	4.0	2.5	3.7	4.5	4.2	4.4	3.7	0.8	1.6	2.5	3.9	3.2	3.3
Nominal Change in Inventories	2000 \$bil	63.8	31.1	30.8	72.0	70.8	66.9	56.5	-31.7	11.9	14.3	57.4	21.3	48.1
Real Change in Inventories	2000 \$bil	63.6	29.9	28.7	71.2	72.6	68.9	56.5	-31.7	12.5	14.3	53.4	19.7	41.9
Real Final Sales	2000 \$bil	7,772	8,002	8,300	8,632	8,994	9,401	9,760	9,922	10,036	10,287	10,650	11,029	11,372
	y/y%chg	3.5	3.0	3.7	4.0	4.2	4.5	3.8	1.7	1.1	2.5	3.5	3.6	3.1
Consumption Expenditures	2000 \$bil	5,291	5,433	5,619	5,832	6,126	6,439	6,739	6,910	7,099	7,295	7,577	7,841	8,091
	y/y%chg	3.7	2.7	3.4	3.8	5.0	5.1	4.7	2.5	2.7	2.8	3.9	3.5	3.2
Nonres Fixed Investments	2000 \$bil	690	762	834	934	1,038	1,133	1,232	1,181	1,072	1,082	1,146	1,224	1,313
	y/y%chg	9.2	10.5	9.3	12.1	11.1	9.2	8.7	-4.2	-9.2	1.0	5.9	6.8	7.3
Investment Proc Machines	2000 \$bil	156	183	219	270	329	398	468	459	437	463	509	553	602
	y/y%chg	12.6	17.3	19.8	23.3	21.9	21.2	17.4	-1.8	-4.7	5.8	10.1	8.5	9.0
Residential Fixed Inv	2000 \$bil	365	353	381	389	418	444	447	449	470	509	560	608	583
	y/y%chg	9.6	-3.2	8.0	1.9	7.6	6.0	0.8	0.4	4.8	8.4	9.9	8.6	-4.2
Net Exports	2000 \$bil	-79.0	-71	-80	-105	-204	-296	-379	-399	-471	-519	-591	-619	-619
Corporate Profits	\$bil	577.1	674.3	733.0	798.2	718.3	775.9	773.4	707.9	768.5	908.1	1144.3	1518.7	1,810.9
	% chg y/y	11.6	16.8	8.7	8.9	-10.0	8.0	-0.3	-8.5	8.6	18.2	26.0	32.7	19.2
<b>NAICS Non-Ag Series</b>														
<b>Employment</b>														
Total	000s	114,282	117,306	119,699	122,767	125,924	128,992	131,792	131,832	130,342	129,993	131,423	133,696	136,175
chg from previous period	000s	3,435	3,024	2,392	3,068	3,157	3,068	2,800	40	-1,490	-349	1,430	2,273	2,478
y/y%chg	y/y%chg	3.1	2.6	2.0	2.6	2.6	2.4	2.2	0.0	-1.1	-0.3	1.1	1.7	1.9
Private	000s	95,008	97,872	100,170	103,107	106,014	108,680	111,002	110,711	108,834	108,412	109,804	111,890	114,187
chg from previous period	000s	3,154	2,864	2,298	2,938	2,907	2,666	2,322	-290	-1,877	-423	1,392	2,086	2,297
Construction	000s	5,094	5,276	5,538	5,813	6,147	6,545	6,788	6,827	6,716	6,732	6,976	7,336	7,690
chg from previous period	000s	315	182	262	275	334	397	243	39	-111	16	244	360	354
Manufacturing	000s	17,024	17,244	17,236	17,418	17,560	17,323	17,266	16,442	15,257	14,507	14,315	14,229	14,201
chg from previous period	000s	248	220	-8	181	143	-237	-58	-824	-1,185	-750	-192	-86	-27
Trade, Transportation and Utilities	000s	23,123	23,833	24,240	24,700	25,186	25,770	26,225	25,986	25,499	25,288	25,532	25,959	26,232
chg from previous period	000s	746	711	406	460	486	584	455	-239	-487	-210	244	427	273
Information	000s	2,421	2,495	2,568	2,681	2,781	2,898	3,022	3,044	2,872	2,708	2,653	2,601	2,585
chg from previous period	000s	62	75	73	113	100	117	125	21	-171	-164	-56	-52	-16
Financial Activities	000s	6,866	6,828	6,969	7,178	7,462	7,646	7,688	7,808	7,848	7,975	8,030	8,153	8,363
chg from previous period	000s	158	-38	142	209	284	185	41	121	39	128	55	122	210
Professional and Business Services	000s	12,171	12,846	13,461	14,332	15,142	15,954	16,670	16,481	15,976	15,984	16,391	16,946	17,555
chg from previous period	000s	677	675	615	871	810	812	715	-189	-504	7	407	555	608
Educational and Health Services	000s	12,806	13,288	13,683	14,088	14,445	14,794	15,109	15,643	16,201	16,588	16,952	17,371	17,836
chg from previous period	000s	503	482	395	405	357	349	315	534	557	387	364	419	465
Leisure and Hospitality Services	000s	10,098	10,499	10,774	11,016	11,232	11,544	11,860	12,032	11,989	12,176	12,493	12,814	13,139
chg from previous period	000s	365	401	275	243	216	311	316	173	-44	188	317	321	325
Other Services	000s	4,429	4,572	4,691	4,825	4,976	5,087	5,168	5,258	5,372	5,400	5,409	5,394	5,432
chg from previous period	000s	78	143	119	134	151	111	82	90	114	28	9	-15	38
Government	000s	19,274	19,435	19,529	19,659	19,910	20,312	20,790	21,120	21,508	21,582	21,620	21,806	21,988
chg from previous period	000s	281	161	94	130	251	402	478	330	388	74	38	187	182
Initial Claims for Unemployment	000s/wk	340	359	352	321	316	297	299	406	404	402	343	331	313
% of total employment	%	3.0	3.1	2.9	2.6	2.5	2.3	2.3	3.1	3.1	3.1	2.6	2.5	2.3
Unemployment Rate, Civ	%	6.1	5.6	5.4	4.9	4.5	4.2	4.0	4.7	5.8	6.0	5.5	5.1	4.6
Weekly Hours	hrs/wk	34.5	34.3	34.3	34.5	34.5	34.4	34.3	33.9	33.9	33.7	33.7	33.7	33.8

		1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<b>Consumer</b>												
Personal Income	\$bil	6,521	6,915	7,423	7,802	8,430	8,724	8,882	9,164	9,727	10,301	10,983
	% chg y/y	6.0	6.1	7.3	5.1	8.0	3.5	1.8	3.2	6.2	5.9	6.6
Consumption Expenditures	\$bil	5,257	5,547	5,879	6,282	6,739	7,055	7,351	7,704	8,196	8,708	9,225
	% chg y/y	5.6	5.5	6.0	6.9	7.3	4.7	4.2	4.8	6.4	6.2	5.9
Wage Rate	\$/yr	30,239	31,585	33,222	34,624	36,643	37,493	38,213	39,331	41,047	42,394	44,195
	% chg y/y	3.7	4.5	5.2	4.2	5.8	2.3	1.9	2.9	4.4	3.3	4.2
Personal Savings Rate		4.0	3.6	4.3	2.4	2.3	1.8	2.4	2.1	2.1	0.5	0.4
Consumer Inst Credit	\$bil	1,204	1,288	1,373	1,484	1,622	1,797	1,929	2,034	2,138	2,247	2,337
Change (year ago)	\$bil	129.2	83.7	85.3	111.2	138.1	174.8	132.0	104.8	104.4	108.7	90.4
as % of disposable income	%	21.2	21.5	21.5	22.2	22.6	24.0	24.6	24.9	24.6	24.7	24.3
<b>Retail Sales</b>												
Total	\$bil	2,361	2,476	2,588	2,806	2,985	3,068	3,135	3,264	3,462	3,691	3,910
	% chg y/y	6.1	4.9	4.5	8.4	6.4	2.8	2.2	4.1	6.1	6.6	5.9
Auto Sales	mil	7.1	6.8	6.7	7.2	7.3	7.0	6.7	6.3	6.2	6.4	6.5
Auto & Light Truck sales	mil	15.1	15.1	15.5	16.9	17.3	17.1	16.8	16.6	16.9	16.9	16.5
Cons Conf, Conference Bd, 1985=100		104.6	125.4	131.7	135.3	139.0	106.6	96.6	79.8	96.1	100.3	105.9
Cons Exp, Conference Bd, 1985=100		93.7	108.0	106.6	107.8	110.9	83.2	98.0	87.7	96.9	89.7	89.7
<b>Industry</b>												
Purchasing Mgrs Index	%	50.1	55.0	50.2	54.6	51.6	43.9	52.4	53.3	60.5	55.5	53.9
Industrial Production	%	4.3	7.2	6.1	4.7	4.5	-3.5	0.0	1.1	2.5	3.2	4.0



		1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
<b>Financial</b>												
Money Supply M2	\$bil	3,739	3,926	4,209	4,519	4,788	5,206	5,596	5,987	6,269	6,548	6,862
	%chg y/y	4.8	5.0	7.2	7.4	5.9	8.7	7.5	7.0	4.7	4.4	4.8
Discount Rate	%	5.0	5.0	4.9	4.6	5.7	3.4	1.2	2.1	2.3	4.2	6.0
Fed Funds Rate	%	5.3	5.5	5.4	5.0	6.2	3.9	1.7	1.1	1.3	3.2	5.0
Prime Rate	%	8.3	8.4	8.4	8.0	9.2	6.9	4.7	4.1	4.3	6.2	8.0
3-mo T-bill Rate	%	5.0	5.1	4.8	4.7	5.8	3.5	1.6	1.0	1.4	3.1	4.7
10-yr T-bond Rate	%	6.4	6.4	5.3	5.6	6.0	5.0	4.6	4.0	4.3	4.3	4.8
minus Fed Funds Rt (Yld Curve)	basis points	114.0	89.3	-8.9	66.7	-20.7	113.0	294.4	288.8	292.5	107.7	-17.3
AAA Corp Bond Rate	%	7.4	7.3	6.5	7.0	7.6	7.1	6.5	5.7	5.6	5.2	6
minus 10 yr t-bond	basis points	93.2	90.9	126.7	140.5	159.3	206.4	188.2	165.1	135.4	94.4	79.4
Municipal	%	5.7	5.4	5.0	5.5	5.8	5.3	5.1	4.8	4.8	4.5	4.4
NY Stock Exchange Volume	billions	105	133	170	204	262	308	363	352	370	415	458
Dow Jones Industrial Avg	index	5,780	7,438	8,610	10,475	10,688	10,133	9,181	9,017	10,326	10,529	11,472
Nasdaq Index	index	1,165	1,468	1,793	2,714	3,778	2,031	1,543	1,643	1,986	2,099	2,265
S & P 500 Index	1941-3=10	671	873	1,084	1,326	1,427	1,192	996	964	1,131	1,207	1,311
Price/Earnings Ratio (S&P 500)		19.3	22.1	27.5	33.6	28.8	27.1	37.8	30.9	22.7	19.8	18.1
NYSE Member -Firm Profits	\$bil	11.3	12.2	9.8	16.3	21.0	10.4	6.9	16.8	13.7	9.4	20.9
<b>Government and the Foreign Sector</b>												
Exports of Goods and Svcs	\$bil	71.0	77.9	77.8	80.5	89.2	83.7	81.2	84.8	96.4	106.9	120.5
Imports of Goods and Svcs	\$bil	79.6	86.9	91.6	102.6	120.9	114.2	116.5	126.2	147.4	166.5	183.7
Trade Balance-Gds & Svcs	\$bil	-8.7	-9.0	-13.8	-22.1	-31.7	-30.4	-35.3	-41.4	-51.0	-59.5	-63.2
Merchandise Trade Balance	\$bil	-14.2	-15.1	-19.1	-27.4	-36.3	-34.3	-39.0	-44.4	-54.2	-64.0	-68.1
with China	\$bil	-3.3	-4.1	-4.7	-5.7	-7.0	-6.9	-8.6	-10.3	-13.5	-16.8	-19.4
with Japan	\$bil	-4.0	-4.7	-4.5	-6.1	-6.8	-5.8	-5.8	-5.5	-6.3	-6.9	-7.4
with Canada	\$bil	-1.8	-1.4	-1.2	-2.7	-4.3	-4.4	-4.0	-4.3	-5.5	-6.5	-6.0
with Mexico	\$bil	-1.5	-1.2	-1.3	-1.9	-2.0	-2.5	-3.1	-3.4	-3.8	-4.1	-5.4
with Europe	\$bil	UN	UN	UN	UN	UN	UN	-7.4	-8.4	-9.4	-12.0	-11.5
with NIC's	\$bil	-0.6	-0.7	-1.9	-2.0	-2.2	-1.8	-1.8	-1.8	-1.8	-1.3	-1.0
Yen/\$	FC/\$	108.7	121.0	130.7	113.7	107.8	121.5	125.3	115.9	108.2	110.1	116.3
Dollar/Euro	\$/FC	1.3	1.13	1.11	1.07	0.92	0.90	0.95	1.13	1.24	1.24	1.26
Federal Budget Deficit		-9241	-203	4532	13218	21237	7855	-19220	-33064	-33206	-26815	-17435

<b>Housing</b>		<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>
<b>New 1-family Homes Sold</b>	0	755.8	806.3	889.4	878.5	880.3	907.3	976.2	1090.7	1200.8	1279.5	1233.0
	y/y % chg	12.9	6.7	10.3	-1.2	0.2	3.1	7.6	11.7	10.1	6.6	-3.6
<b>Total Existing Homes Sold</b>	0	4167.0	4371.0	4966.0	5171.7	5187.5	5326.7	5656.7	6175.8	6726.7	7075.0	6510.0
	y/y % chg	8.2	4.9	13.6	4.1	0.3	2.7	6.2	9.2	8.9	5.2	-8.0
<b>Housing Starts (Private)</b>	0	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.9	1.9	2.1	2.2
	y/y % chg	7.9	0.4	9.9	1.6	-4.5	1.8	6.8	8.4	5.2	6.3	6.7
<b>Housing Permits (Private)</b>	0	1419.1	1442.3	1619.4	1663.9	1598.3	1637.2	1749.0	1888.4	2057.6	2158.8	2180.5
	y/y % chg	6.2	1.6	12.3	2.7	-3.9	2.4	6.8	8.0	9.0	4.9	1.0
<b>Effective Mortgage Rate-Existing</b>	%	7.7	7.7	7.1	7.3	8.0	7.0	6.5	5.7	5.7	5.9	6.6
	y/y % chg	-1.7	-0.4	-7.6	3.3	9.6	-12.4	-6.9	-12.3	-0.3	3.1	11.3
<b>C &amp; I Loans Outstanding</b>	\$Bil	616.2	654.2	749.4	838.7	962.2	857.1	711.4	622.5	585.7	637.1	689.9
	y/y % chg	5.8	6.2	14.5	11.9	14.7	-10.9	-17.0	-12.5	-5.9	8.8	8.3
<b>Median New 1-family Home Price</b>	\$0	139.8	145.1	152.0	159.8	166.5	172.6	185.0	191.4	217.8	234.2	238.1
	y/y % chg	4.7	3.8	4.8	5.2	4.2	3.6	7.2	3.4	13.8	7.5	1.7
<b>Avg. New 1-family Home Price</b>	\$0	165.7	174.4	180.7	194.0	204.5	210.1	225.9	243.7	271.5	290.0	291.6
	y/y % chg	5.2	5.3	3.6	7.4	5.4	2.8	7.5	7.9	11.4	6.8	0.6
<b>Mortgage Loan Outstanding</b>												
<b>1-4 Family</b>	\$Bil	3638.2	3864.7	4179.7	4624.7	5042.7	5524.0	6164.9	6844.0	7665.5	8859.1	9919.1
	y/y % chg	5.8	6.2	8.2	10.6	9.0	9.5	11.6	11.0	12.0	15.6	12.0
<b>5+ Family</b>	\$Bil	286.8	302.9	324.8	356.5	400.0	434.1	471.5	523.8	587.7	650.5	711.3
	y/y % chg	5.3	5.6	7.2	9.8	12.2	8.5	8.6	11.1	12.2	10.7	9.4
<b>All</b>	\$Bil	4786.3	5085.8	5506.3	6128.4	6697.2	7307.9	8100.5	8962.5	10013.7	11488.5	12891.0
	y/y % chg	5.9	6.3	8.3	11.3	9.3	9.1	10.8	10.6	11.7	14.7	12.2

**Annual Historical Data - NYC**

		1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Real Gross City Product*	2000 \$bil	354	372	384	408	441	424	408	420	438	464	476
	%chg y/y	6.7	5.1	3.2	6.2	8.2	-4.0	-3.7	3.0	4.2	6.1	2.4
Gross City Product	2000 \$bil	334	356	372	400	441.0	432	428	453	490	538	570
	%chg y/y	8.7	6.8	4.4	7.5	10.3	-2.0	-1.1	6.0	8.1	9.9	6.0
Total Employment	000s	3,369	3,442	3,528	3,621	3,723	3,692	3,584	3,532	3,549	3,602	3,664
	chg Y/Y	29.9	72.7	86.1	92.7	102.4	-31.0	-108.6	-51.8	17.6	52.9	62.2
		0.9	2.2	2.5	2.6	2.8	-0.8	-2.9	-1.4	0.5	1.5	1.7
Resident Labor Force	000s	3,385	3,524	3,567	3,621	3,666	3,674	3,730	3,726	3,725	3,761	3,802
	chg Y/Y	96.1	139.5	43.3	53.2	45.2	8.0	55.7	-4.0	-0.1	36.0	40.5
Resident Employment	000s	3,086	3,192	3,284	3,373	3,454	3,451	3,429	3,417	3,463	3,546	3,616
	chg Y/Y	67.9	106.1	91.5	88.8	81.0	-2.1	-22.2	-11.9	45.7	82.8	70.6
Resident Unemployed	000s	298	332	284	248	212	222	300	308	262	216	186
	chg Y/Y	28.2	33.4	-48.2	-35.5	-35.8	10.1	77.8	8.0	-45.8	-46.7	-30.1
Labor Force Part Rate	%	56.7	58.6	58.7	59	59	58.7	59.2	58.9	58.6	58.7	59.2
Unemployment Rate	%	8.8	9.4	7.9	6.9	5.8	6.0	8.1	8.3	7.0	5.8	5.0
Wage Rate	\$/yr	46,235	48,942	52,131	54,083	59,138	61,014	59,477	60,355	64,861	67,912	73,508
	%chg y/y	6.6	5.9	6.5	3.7	9.3	3.2	-2.5	1.5	7.5	4.7	8.2
Consumer Price Index	82-84=100	166.9	170.8	173.6	177	182.5	187.1	191.9	197.8	204.8	212.7	220.7
	%chg y/y	2.9	2.3	1.6	1.9	3.1	2.5	2.5	3.1	3.5	3.9	3.8
Personal Income	\$bil	234.1	245.5	262.0	275.4	296.0	302.7	299.8	306.1	329.6	343.4	
	%chg y/y	5.8	4.9	6.7	5.1	7.4	2.3	-0.9	2.1	7.7	4.2	

\*GCP has been recalculated to reflect accrual basis.

*Employment by Industry-Not Seasonally Adjusted*

		1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total	000s	3322.3	3339.3	3369.2	3441.9	3528.0	3620.7	3723.1	3692.1	3583.5	3531.7	3549.3	3602.2	3664.4
chg from previous yr	000s	31.1	17.0	29.9	72.7	86.1	92.7	102.4	-31.0	-108.6	-51.8	17.6	52.9	62.2
Private	000s	2744.0	2779.2	2823.2	2890.4	2966.5	3053.2	3153.6	3126.7	3015.0	2974.5	2994.9	3046.6	3109
chg from previous yr	000s	40.4	35.2	44.0	67.2	76.1	86.7	100.4	-26.9	-111.7	-40.4	20.4	51.7	62.4
Finance & Insurance	000s	365.1	358.4	354.3	356.5	362.9	364.5	369.9	356.7	330.9	318.8	319.4	327.1	339.7
chg from previous yr	000s	4.8	-6.7	-4.2	2.2	6.4	1.6	5.4	-13.2	-25.9	-12.1	0.7	7.6	12.6
Securities	000s	162.5	161.6	161.7	170.5	179.8	185.6	195.4	188.1	169.5	161.3	164.7	169.9	179.4
chg from previous yr	000s	11.1	-0.9	0.1	8.9	9.3	5.8	9.8	-7.4	-18.6	-8.2	3.4	5.1	9.5
Banking	000s	121.4	116.6	113.6	108.8	106.8	103.9	102.7	98.5	92.6	90.1	89.0	92.1	95.9
chg from previous yr	000s	-5.2	-4.9	-3.0	-4.8	-2.0	-2.9	-1.3	-4.1	-5.9	-2.5	-1.1	3.1	3.8
Real Estate	000s	106.7	108.8	109.9	111.2	114.3	116.6	118.9	116.9	114.2	114.8	116.0	118.0	118.8
chg from previous yr	000s	2.1	2.2	1.1	1.3	3.1	2.2	2.4	-2.0	-2.7	0.6	1.2	2.0	0.7
Professional Services	000s	226.1	232.3	239.7	254.0	277.6	296.8	320.7	312.2	289.3	286.0	292.2	303.7	320.9
chg from previous yr	000s	3.8	6.3	7.3	14.3	23.6	19.2	24.0	-8.5	-23.0	-3.2	6.1	11.5	17.3
Information	000s	152.4	154.4	158.9	162.6	166.5	172.8	187.3	200.4	176.9	163.9	160.2	162.8	165.2
chg from previous yr	000s	0.6	2.0	4.5	3.7	3.8	6.3	14.5	13.1	-23.5	-13.0	-3.7	2.6	2.4
Management of Companies	000s	52.6	53.7	56.4	56.2	58.5	57.3	52.6	54.7	58.4	58.9	56.9	57.6	58.2
chg from previous yr	000s	1.2	1.1	2.7	-0.2	2.3	-1.2	-4.7	2.0	3.7	0.5	-1.9	0.7	0.5
Admin. Services	000s	158.2	158.8	172.4	183.5	189.0	198.9	213.1	215.0	202.7	191.7	192.4	194.0	192.4
chg from previous yr	000s	7.1	0.6	13.6	11.1	5.6	9.8	14.3	1.8	-12.2	-11.0	0.7	1.6	-1.6
Educational Services	000s	101.0	105.1	116.1	119.9	123.7	124.2	126.5	133.1	138.7	142.2	144.8	146.6	150.6
chg from previous yr	000s	4.4	4.2	11.0	3.8	3.9	0.4	2.3	6.6	5.6	3.6	2.6	1.7	4
Health & Social Assistance	000s	434.6	445.8	449.4	456.3	465.0	480.2	488.7	494.0	507.3	516.0	520.4	532.2	544.1
chg from previous yr	000s	15.7	11.2	3.6	6.9	8.7	15.2	8.5	5.3	13.3	8.6	4.5	11.8	11.9
Arts, Entertainment	000s	42.4	43.8	46.3	49.6	50.5	52.9	56.4	56.9	56.2	57.5	60.7	61.5	62.8
chg from previous yr	000s	1.6	1.4	2.5	3.3	0.9	2.5	3.4	0.6	-0.7	1.3	3.2	0.8	1.3
Accommodation & Food Services	000s	158.3	164.7	170.3	178.3	185.3	190.7	200.4	203.2	199.1	202.8	209.4	215.3	220.7
chg from previous yr	000s	4.9	6.4	5.6	8.0	7.0	5.4	9.7	2.8	-4.1	3.7	6.6	5.9	5.5
Other Services	000s	120.7	122.6	125.2	129.3	133.9	141.5	147.4	148.7	149.7	149.1	150.5	153.2	154.2
chg from previous yr	000s	0.9	1.9	2.7	4.1	4.6	7.6	5.8	1.3	1.0	-0.6	1.4	2.7	0.9
Retail Trade	000s	236.6	243.0	248.2	253.1	260.1	270.2	281.5	272.0	268.1	267.3	273.5	281.3	286.6
chg from previous yr	000s	3.0	6.4	5.2	4.9	7.1	10.0	11.4	-9.5	-4.0	-0.8	6.1	7.9	5.3
Wholesale Trade	000s	157.4	157.7	153.3	154.8	153.2	155.5	155.1	155.9	149.1	147.7	147.8	147.5	148.3
chg from previous yr	000s	-1.2	0.3	-4.5	1.6	-1.6	2.3	-0.5	0.9	-6.8	-1.3	0.1	-0.3	0.8
Manufacturing	000s	211.8	207.8	200.5	201.2	195.9	186.8	176.8	155.5	139.4	126.6	120.8	113.9	106.4
chg from previous yr	000s	-7.5	-4.0	-7.3	0.7	-5.3	-9.1	-10.0	-21.3	-16.1	-12.8	-5.7	-6.9	-7.5
Transportation	000s	111.2	112.0	112.6	112.3	112.7	115.4	118.1	114.7	104.5	103.6	103.5	103.8	106.6
chg from previous yr	000s	-3.2	0.8	0.5	-0.2	0.3	2.7	2.7	-3.4	-10.2	-0.9	-0.1	0.2	2.8
Utilities	000s	19.3	18.8	18.0	17.0	16.0	15.2	14.9	14.8	14.8	14.9	14.5	14.9	15.3
chg from previous yr	000s	-0.8	-0.6	-0.8	-0.9	-1.1	-0.8	-0.3	-0.1	0.1	0.1	-0.4	0.4	0.4
Construction	000s	87.9	89.6	90.7	93.3	101.1	112.3	120.4	122.1	115.8	112.7	111.8	113.3	118.3
chg from previous yr	000s	3.2	1.8	1.1	2.5	7.9	11.2	8.2	1.6	-6.3	-3.1	-0.9	1.5	5
Government (F,S,L)	000s	577.7	559.5	545.1	550.5	560.4	567.0	568.9	562.4	566.2	556.6	554.4	555.6	555.4
chg from previous yr	000s	-9.3	-18.2	-14.4	5.4	10.0	6.5	1.9	-6.5	3.8	-9.6	-2.3	1.3	-0.2
Local Government	000s	455.0	439.0	429.9	438.4	448.1	453.3	451.8	450.8	456.2	448.3	447.9	449.8	450.7
chg from previous yr	000s	-9.1	-16.0	-9.1	8.6	9.6	5.2	-1.5	-1.0	5.5	-8.0	-0.3	1.9	0.9