

# New York City Economic Snapshot

June 2024

Dear NYC Partner,

As the entity charged with driving the city's economic growth, we are pleased to release our latest monthly Economic Snapshot. This report assembles and highlights data from key sources that we track most closely in measuring the strength of NYC's economy.

A few key points from this month's report include:

- The city added 4,600 private sector jobs in May and hit another new all-time high for private employment, putting the city at 49,800 jobs above pre-pandemic levels. The labor force participation rate rose 0.2 percentage points to 62.3%, another all-time high. And the unemployment rate held steady at 4.8%, the lowest level since August 2022. Further, New York City has narrowed the gap between the city's unemployment rate and the national rate back to pre-pandemic levels.
- While the Healthcare and Social Assistance industry continues to power job growth, and now has 166,100 more jobs than before the pandemic, we note that Finance and Insurance now has 18,000 more jobs than before the pandemic, while the Professional, Scientific, and Technical Services industry has 12,900 more jobs.
- The broader NYC Metro Area added 17,300 jobs in May, and has added 144,400 jobs over the past year, leading all metro areas in the nation. The NYC Metro Area has added 567,200 jobs since the beginning of 2022, more than the Dallas and Miami metro areas combined.
- REBNY's overall office visitation metric increased to 75% in April, the highest reading in six months. High-quality office stock continues to outperform the rest of the market. REBNY's Class A+ office visitation metric surged 7 percentage points to 89%, as the A+ visitation rate hit 94% in the third week of April.
- The hotel occupancy rate increased in May to 89.1% and has essentially recovered to pre-COVID levels. Hotel occupancy has also increased 5 percentage points from a year ago.

Having a clear picture of the city's economic data informs our work here at NYCEDC, as we build a more vibrant and inclusive economy. We hope you find it useful in your work as well.



**Andrew Kimball**  
President & CEO,  
New York City Economic Development Corporation

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Labor Market</b>				
The city added 4,600 private sector jobs in May and hit another new all-time high for private employment, putting the city at 49,800 jobs above pre-pandemic levels. The labor force participation rate rose 0.2 percentage points to 62.3%, another all-time high. While the Healthcare industry continues to power job growth, we note that Finance and Insurance now has 18,000 more jobs than before the pandemic, while the Professional, Scientific, and Technical Services industry has 12,900 more jobs.				
<b>City Private Sector Employment Change &amp; Annual Growth Rate</b> (May 2024)	+4,600 +1.5% y/y	+6,400 +1.5% y/y	+308,400	+6,500 per month +2.4% y/y (2019 avg)
<b>Metro Area Employment</b> (May 2024)	+17,300 +1.4% y/y	+14,900 +1.7% y/y	+567,200	+7,800 per month, +1.3% y/y (2019 avg)
<b>Job Postings</b> (May 2024)	62,400	59,500	1.99M	76,600 (2019 avg)
<b>Labor Force Participation</b> (May 2024)	62.3%	62.1%	+2.1 pct pts	60.2% (Feb 2020)
<b>Unemployment Rate</b> (May 2024)	4.8%	4.8%	-3.3 pct pts	4.3% (Feb 2020)
<b>BIPOC Unemployment Rate</b> (2024:Q1)	6.1%*	6.7%	-3.0 pct pts	5.3% (2020:Q1)
<b>Black Unemployment Rate</b> (2024:Q1)	7.9%*	9.1%	-2.8 pct pts	8.1% (2020:Q1)
<b>Latinx Unemployment Rate</b> (2024:Q1)	6.7%*	6.9%	-2.4 pct pts	5.3% (2020:Q1)
<b>White Unemployment Rate</b> (2024:Q1)	3.3%*	2.9%	-3.5 pct pts	2.7% (2020:Q1)
<b>BIPOC Labor Force Participation Rate</b> (2024:Q1)	59.3%*	59.2%	+1.5 pct pts	58.3% (2020:Q1)
<b>Black Labor Force Participation Rate</b> (2024:Q1)	59.7%*	59.6%	+4.3 pct pts	56.2% (2020:Q1)
<b>Latinx Labor Force Participation Rate</b> (2024:Q1)	58.2%*	57.9%	-0.3 pct pts	58.9% (2020:Q1)
<b>White Labor Force Participation Rate</b> (2024:Q1)	67.1%*	66.7%	+3.3 pct pts	63.8% (2020:Q1)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Business Activity</b>				
About 27,000 businesses (or 1 in 7) were started in the past year, as 5,500 new businesses started in 2023:Q3. However, we estimate that 5,900 businesses closed, implying net business formation of -340 in the latest data. VC funding had a weaker 2024:Q1 as higher interest rates continue to drag on activity. VC funding is down 21% from the prior quarter, and this is the weakest Q1 for VC since 2020.				
<b>New Business Formation</b> (2023:Q3)	5,500	6,700	50,700	7,100 (2019 avg)
<b>Net Business Formation</b> (2023:Q3)	-340	+1,700	+7,130	+400 (2019 avg)
<b>VC Funding</b> (2024:Q1)	\$4.356B	\$5.483B (2023:Q4)	\$53.239B	\$5.978B (2019:Q1)
<b>VC Funding</b> (2024 through Q1)	\$4.356B	\$5.281B	n/a	\$24.111B (2019 through Q1)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Real Estate</b>				
New data from Kastle and REBNY show increased office visitation over the past month. Return-to-office held above the 50% mark and has increased 3 percentage points from a year ago. The broader office visitation metric from REBNY has increased 5 percentage points from a year ago and is currently at 75% of pre-pandemic levels. And Class A+ visitation was 89% of pre-pandemic levels in April, as high-quality office stock continues to outperform the rest of the market. In the residential rental market, we see the rents moving higher despite more inventory on the market.				
<b>Kastle Metro Area Office Occupancy</b> (4-wk avg, 5/28/24)	51.3%	50.2%	+28.1 pct pts	100%
<b>PFNYC Return to Office Survey</b> (May 2024)	56%	58% (Sept 2023)	+28 pct pts (Oct 2021)	n/a
<b>REBNY Office Visitation</b> (April 2024)	75%	74%	n/a	100% (2019)
<b>REBNY Class A+ Office Visitation</b> (April 2024)	89%	82%	n/a	100% (2019)
<b>Manhattan Office Availability Average**</b> (2024:Q1)	19.4%	18.9%	+1.7 pct pts	10.3% (2019 avg)
<b>Citywide Office Vacancy Rate</b> (2024:Q1)	15.0%	14.6%	+2.8 pct pts	7.6% (2019 avg)
<b>Citywide Office Leasing Activity</b> (2024:Q1)	74.6%	66.6%	+7.4 pct pts	100% (2020:Q1)
<b>Citywide Retail Vacancy Rate</b> (2024:Q1)	4.1%	4.2%	+0.3 pct pts	3.2% (2019 avg)
<b>StreetEasy Rent Index</b> (May 2024)	120.1	119.0	+19.7 pts	100.0 (Feb 2020)
<b>StreetEasy Inventory Index</b> (May 2024)	80.5	76.2	-14.3 pts	100.0 (May 2019)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Tourism &amp; Transit</b>				
Tourism and transit data were mostly positive over the past month, with hotel occupancy rates essentially recovering to pre-pandemic levels and transit ridership improving in month-to-month terms. Broadway attendance declined from last month, as attendance averaged 287,000 per week, but attendance is up 6% over the past year.				
<b>Broadway Attendance</b> (4-wk avg, 6/2/24)	92.0%	95.4%	+21.5 pct pts	100%
<b>Hotel Occupancy Rate</b> (May 2024)	89.1%	84.7%	n/a	89.4% (May 2019)
<b>Times Sq. Pedestrian Count***</b> (30-day avg)	n/a	85.6%	+3.0 pct pts	100%
<b>Subway Ridership</b> (30-day avg, 6/16/24)	71.7%	70.6%	+15.1 pct pts	100%
<b>Bus Ridership</b> (30-day avg, 6/16/24)	59.5%	57.8%	-4.0 pct pts	100%

Sources for the New York City Economic Snapshot include the NYS Department of Labor, the US Bureau of Labor Statistics, Lightcast, Pitchbook, Kastle Systems, the Partnership for New York City, the Real Estate Board of New York, Costar, Cushman & Wakefield, Newmark, Savills, Colliers, JLL, StreetEasy, Broadway League, STR, Times Square Alliance, NYC Tourism and Conventions, Visa, and MTA Open Data.

\*Quarter-to-quarter changes within half of a percentage point are likely statistically insignificant due to the small sample size. We do not report quarterly estimates for the Asian population due to high margins of error, caused by heterogeneity in the population.


\*\* This is a simple average of vacancy rates from Cushman & Wakefield and JLL, and availability rates from Newmark, Savills, Costar, and Colliers. Newmark's availability rate for 2023 Q3 was unavailable at time of publishing and was assumed to be consistent from 2023 Q2. The Citywide rates are using Costar data.

\*\*\* Data not shared this month due to data consistency concerns.

#### Legend

 Indicator improved from prior reading

 Indicator worsened from prior reading

 No change

# NYC Employment by Industry

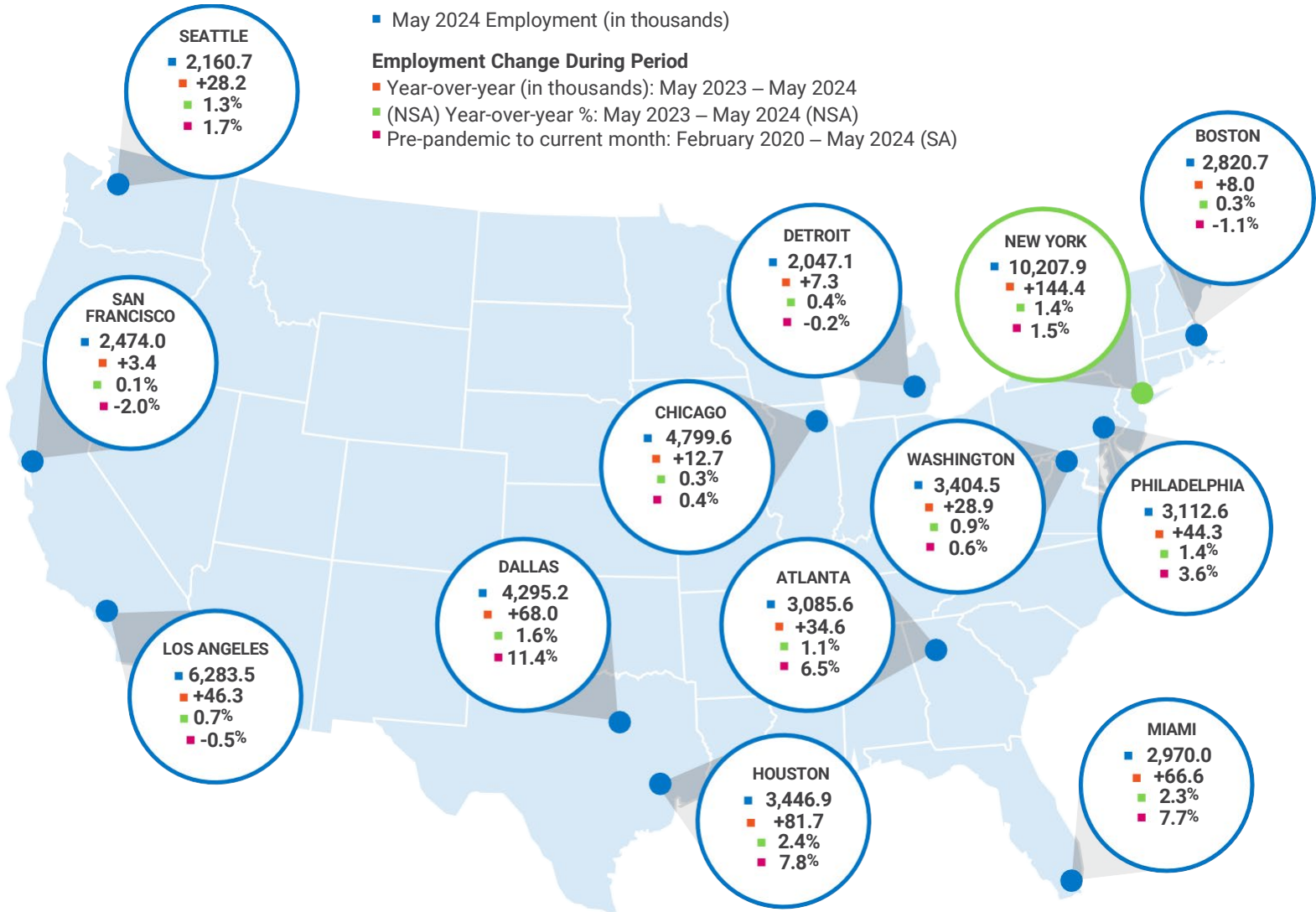
INDUSTRY	EMPLOYMENT (thousands)								
	May 2024	Apr 2024	Previous Month Change	Year-Over-Year Change	Jobs Lost, Pre-Pandemic to Trough	Jobs Regained, Trough to May 2024	Percent of Lost Jobs Regained	Job Change, Pre-Pandemic to May 2024	
<b>FIRE</b>	<b>500</b>	<b>500</b>	<b>-0.1%</b>	<b>0.0%</b>	<b>25,600</b>	<b>38,300</b>	<b>149.5%</b>	<b>12,700</b>	
Finance & Insurance	367	368	-0.3%	0.1%	10,800	28,800	267.2%	18,000	
Securities	196	196	-0.3%	-1.3%	5,600	18,600	329.4%	12,900	
Banking	109	110	-0.5%	1.5%	3,700	7,600	203.0%	3,800	
Other	62	62	-0.2%	1.8%	1,400	2,700	189.2%	1,300	
Real Estate	133	133	0.5%	0.0%	16,200	10,800	66.8%	-5,400	
<b>SERVICES</b>	<b>2,882</b>	<b>2,877</b>	<b>0.2%</b>	<b>2.6%</b>	<b>641,600</b>	<b>767,200</b>	<b>119.6%</b>	<b>125,600</b>	
Information	217	217	0.0%	-5.6%	35,400	23,000	65.0%	-12,400	
Professional & Business	792	793	-0.1%	-1.3%	101,500	112,700	111.0%	11,200	
Professional, Scientific & Technical	459	458	0.2%	-2.4%	37,500	50,400	134.3%	12,900	
Management of Companies & Enterprises	76	76	0.3%	2.3%	11,100	14,700	132.1%	3,600	
Administrative & Support	258	259	-0.6%	-0.3%	57,500	52,200	90.9%	-5,200	
Educational	256	254	0.7%	-0.5%	27,700	27,500	99.5%	-100	
Healthcare & Social Assistance	990	980	0.9%	9.1%	116,000	282,100	243.1%	166,100	
Arts & Entertainment	88	88	0.2%	7.5%	55,700	48,400	86.8%	-7,300	
Accommodation & Food	357	361	-1.1%	2.6%	268,600	250,900	93.4%	-17,700	
Other	182	183	-0.6%	0.4%	66,900	52,800	78.9%	-14,100	
<b>TRADE</b>	<b>431</b>	<b>433</b>	<b>-0.6%</b>	<b>-2.3%</b>	<b>147,300</b>	<b>92,100</b>	<b>62.5%</b>	<b>-55,200</b>	
Retail	300	302	-0.7%	-2.9%	115,800	69,400	59.9%	-46,400	
Wholesale	131	132	-0.5%	-0.7%	31,600	22,700	72.0%	-8,800	
<b>MANUFACTURING</b>	<b>56</b>	<b>56</b>	<b>0.0%</b>	<b>-2.9%</b>	<b>28,100</b>	<b>18,400</b>	<b>65.5%</b>	<b>-9,700</b>	
<b>TRANSPORTATION AND UTILITIES</b>	<b>150</b>	<b>149</b>	<b>0.0%</b>	<b>0.5%</b>	<b>39,700</b>	<b>39,200</b>	<b>98.8%</b>	<b>-500</b>	
<b>NATURAL RESOURCES, MINING AND CONSTRUCTION</b>	<b>140</b>	<b>137</b>	<b>1.7%</b>	<b>-2.6%</b>	<b>74,900</b>	<b>51,800</b>	<b>69.2%</b>	<b>-23,000</b>	
<b>TOTAL PRIVATE</b>	<b>4,158</b>	<b>4,153</b>	<b>0.1%</b>	<b>1.5%</b>	<b>946,200</b>	<b>996,000</b>	<b>105.3%</b>	<b>49,800</b>	
<b>GOVERNMENT</b>	<b>573</b>	<b>573</b>	<b>0.0%</b>	<b>1.4%</b>	<b>22,100</b>	<b>400</b>	<b>1.8%</b>	<b>-21,700</b>	
<b>TOTAL (PRIVATE + GOVERNMENT) NYC</b>	<b>4,731</b>	<b>4,726</b>	<b>0.1%</b>	<b>1.5%</b>	<b>956,400</b>	<b>984,600</b>	<b>102.9%</b>	<b>28,200</b>	

**Note:** Numbers may not add to totals due to rounding. Employment trough is April 2020 except for the following sectors, for which the trough is July 2020: FIRE (inclusive of all sub-sectors), Information, and Government

# NYC Metro Area Employment

## Compared to Other Major Metro Areas

To give local employment data a national perspective, we compare employment in the NYC Metro Area to other major metro areas around the US. We use metro areas rather than cities to provide a more consistent basis for regional economic comparison.



NSA - non seasonally adjusted  
SA - seasonally adjusted

Source: US Bureau of Labor Statistics

## **About NYCEDC**

New York City Economic Development Corporation is a mission-driven, nonprofit organization that works for a vibrant, inclusive, and globally competitive economy for all New Yorkers. We take a comprehensive approach, through four main strategies: strengthen confidence in NYC as a great place to do business; grow innovative sectors with a focus on equity, build neighborhoods as places to live, learn, work, and play; and deliver sustainable infrastructure for communities and the city's future economy.

For more economic data, insights, and analysis from NYCEDC's Economic Research & Policy group, and to receive economic reports via email, visit [edc.nyc/insights](https://edc.nyc/insights).

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