

# New York City Economic Snapshot

January 2025



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:

- New York City reached a record high for private sector jobs and total employment this month. The city added 3,400 private sector jobs in December, while November jobs were revised upward by 3,500. New York City private sector employment is 89,500 jobs above pre-pandemic levels. New York City private sector jobs have grown 1.9% over the past year, faster than the national (1.3%) growth rate.
- Unemployment rates by race/ethnicity were mostly steady in Q4 compared to the prior quarter. The Black unemployment rate ticked down to 8.4% from 8.5% in Q3, although this change is not statistically significant. The white unemployment rate increased to 3.5% in Q4 compared to 3.1% in the prior quarter.
- The overall labor force participation rate declined by 0.1 percentage point to 62.6% in December, just below October's record high of 62.8% (with data going back to 1976).
- About 5,960 businesses started in 2024:Q2, slightly slower than the prior quarter. Over the past year, 23,100 new businesses have started in New York City. To put that another way, about 1 in 8 New York City businesses opened in the past year. We estimate that about 5,340 businesses permanently closed in Q2, implying New York City added 620 net new businesses.
- Venture capital in New York City totaled \$5.5 billion in Q4, increasing 3.7% over the prior quarter and 14.1% compared to a year ago. At \$23.6 billion for the year, 2024 was the city's fourth-best year ever for VC, but was still well-behind the record-setting 2021, when NYC companies raised \$49.8 billion in venture capital.
- REBNY office visitation increased in December to 72% of pre-pandemic levels. Class A+ buildings continue to outperform other building classes in office visitation, reaching 86% of pre-pandemic visitation in December. Excluding the week of Christmas, Class A+ visitation reached 99% of pre-pandemic levels in December.

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.

A handwritten signature in black ink, appearing to be 'AK' or similar initials, written in a cursive style.

**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 3,400 jobs in December, reaching record highs for both private sector jobs and total jobs. The unemployment rate increased slightly and the labor force participation rate decreased slightly, with the labor force participation rate just below record highs. Job postings declined in November, the first decline in four months. Unemployment rates by race/ethnicity mostly held steady in Q4, with no statistically significant changes. Labor force participation by race/ethnicity was mixed, but the BIPOC labor force participation rate has held steady at its highest level since 2010.				
<b>City Private Sector Employment Change &amp; Annual Growth Rate</b> (December 2024)	+3,400 +1.9% y/y	+2,700 +2.0% y/y	+332,000	+6,500 per month +2.4% y/y (2019 avg)
<b>Metro Area Employment</b> (December 2024)	+14,600 +1.3% y/y	+10,200 +1.4% y/y	+620,100	+7,800 per month, +1.3% y/y (2019 avg)
<b>Job Postings</b> (December 2024)	55,400	60,900	2.42M	76,600 (2019 avg)
<b>Labor Force Participation</b> (December 2024)	62.6%	62.7%	+2.5 pct pts	60.2% (Feb 2020)
<b>Unemployment Rate</b> (December 2024)	5.5%	5.4%	-2.6 pct pts	4.3% (Feb 2020)
<b>BIPOC Unemployment Rate</b> (2024:Q4)	6.5%*	6.3%	-2.6 pct pts	5.3% (2020:Q1)
<b>Asian Unemployment Rate</b> (2024:Q4)	3.2%*	2.9%	-3.5 pct pts	2.1% (2020:Q1)
<b>Black Unemployment Rate</b> (2024:Q4)	8.4%*	8.5%	-2.3 pct pts	8.1% (2020:Q1)
<b>Latino Unemployment Rate</b> (2024:Q4)	6.7%*	6.7%	-2.5 pct pts	5.3% (2020:Q1)
<b>White Unemployment Rate</b> (2024:Q4)	3.5%*	3.1%	-3.4 pct pts	2.7% (2020:Q1)
<b>BIPOC Labor Force Participation Rate</b> (2024:Q4)	59.8%*	59.8%	+2.0 pct pts	58.2% (2020:Q1)
<b>Asian Labor Force Participation Rate</b> (2024:Q4)	58.1%	59.3%	-0.8 pct pts	59.3% (2020:Q1)
<b>Black Labor Force Participation Rate</b> (2024:Q4)	58.6%	59.2%	+3.2 pct pts	56.2% (2020:Q1)
<b>Latino Labor Force Participation Rate</b> (2024:Q4)	61.8%	60.1%	+3.3 pct pts	58.9% (2020:Q1)
<b>White Labor Force Participation Rate</b> (2024:Q4)	68.6%*	68.6%	+4.8 pct pts	63.8% (2020:Q1)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Real Estate</b>				
About 23,100 businesses (or 1 in 8) were started in the past year, as 5,960 businesses started in 2024:Q2. We estimate that 5,340 businesses closed, implying net business formation of +620 in the latest data. VC funding, at \$5.5B in Q4, increased 3.7% compared to Q3 and 14.1% from a year ago. New York City's \$23.6B in VC funding in 2024 puts this as the fourth-best year for VC in NYC (just behind 2019 and 2022, but well behind 2021's total of \$49.8B).				
<b>New Business Formation</b> (2024:Q2)	5,960	6,770	68,000	7,100 (2019 avg)
<b>Net Business Formation</b> (2024:Q2)	+620	-1,520	+4,350	+400 (2019 avg)
<b>VC Funding</b> (2024:Q4)	\$5.499B	\$5.302B (2024:Q2)	\$69.361B	\$5.868B (2019:Q4)
<b>VC Funding</b> (2024 through Q4)	\$23.633B	\$18.710B (2023 through Q4)	n/a	\$23.912B (2019 through Q4)

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Key Takeaways: Real Estate</b>				
Office visitation data were mixed over the past month. Kastle return-to-office declined to 51.8% over the past month after reaching a post-pandemic high in October. REBNY office visitation increased in December. Class A+ buildings continue to outperform other building classes in office visitation, reaching 86% of pre-pandemic visitation in December. Vacancy and leasing activity held relatively steady in Q4, after the prior two quarters showed a decline in the office vacancy rate. Residential asking rents declined for the third consecutive month, even as inventory moved lower.				
<b>Kastle Metro Area Office Occupancy</b> (4-wk avg, 1/15/25, excluding holiday weeks)	51.8%	53.4%	+28.6 pct pts	100%
<b>REBNY Office Visitation</b> (December 2024)	72%	67%	n/a	100% (2019)
<b>REBNY Class A+ Office Visitation</b> (December 2024)	86%	79%	n/a	100% (2019)
<b>Manhattan Office Availability Average**</b> (2024:Q4)	18.1%	18.8%	+0.4 pct pts	10.3% (2019 avg)
<b>Citywide Office Vacancy Rate</b> (2024:Q4)	14.8%	14.8%	+2.5 pct pts	7.6% (2019 avg)
<b>Citywide Office Leasing Activity</b> (2024:Q4)	83.9%	84.0%	-1.6 pct pts	100% (2019 avg)
<b>Citywide Retail Vacancy Rate</b> (2024:Q4)	3.8%	3.8%	+0.3 pct pts	3.2% (2019 avg)
<b>StreetEasy Rent Index</b> (December 2024)	121.5	121.7	+21.1 pts	100.0 (Feb 2020)
<b>StreetEasy Inventory Index</b> (December 2024)	101.3	102.7	+6.5 pts	100.0 (Dec 2019)

Since Jan. 1 '22  
(Adams Admin) Pre-COVID

Indicator Latest Previous

**Key Takeaways: Tourism & Transit**

Tourism and transit data were somewhat weaker in December, although each of these metrics have improved from a year ago. Broadway attendance averaged 275,000 per week and has increased 21% from a year ago, despite decreasing to 94.5% of pre-COVID levels. Hotel occupancy declined from November, but stands at 99.3% of pre-pandemic occupancy rates. While subway ridership was weaker in January compared to the prior month, the subway system is averaging 3.2 million daily riders, up 6 % over the past year. Bus ridership also declined month-over-month, but has increased 9% from a year ago.

Indicator	Latest	Previous	Since Jan. 1 '22 (Adams Admin)	Pre-COVID
<b>Broadway Attendance</b> (4-wk avg, 1/19/25)	94.5%	103.8%	+24.0 pct pts	100%
<b>Hotel Occupancy***</b> (December 2024)	99.3%	100.0%	n/a	100% (Dec 2019)
<b>Subway Ridership</b> (30-day avg, 1/9/25)	75.1%	79.4%	+18.5 pct pts	100%
<b>Bus Ridership</b> (30-day avg, 1/9/25)	62.2%	69.3%	-1.3 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 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.

\*\* 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.

\*\*\* Beginning in January 2025, we revised the hotel occupancy metric to reflect a comparison to the occupancy rate of the same month in 2019.

**Legend**

- Indicator improved from prior reading
- Indicator worsened from prior reading
- No change

# NYC Employment by Industry

INDUSTRY	EMPLOYMENT (thousands)							
	Dec 2024	Nov 2024	Previous Month Change	Year-Over-Year Change	Jobs Lost, Pre-Pandemic to Trough	Jobs Regained, Trough to Dec 2024	Percent of Lost Jobs Regained	Job Change, Pre-Pandemic to Dec 2024
<b>FIRE</b>	<b>501</b>	<b>501</b>	<b>0.1%</b>	<b>-0.6%</b>	<b>25,600</b>	<b>39,800</b>	<b>155.5%</b>	<b>14,200</b>
Finance & Insurance	368	367	0.1%	-0.5%	10,800	29,800	275.7%	19,000
Securities	194	194	0.0%	-2.6%	5,600	16,800	298.2%	11,200
Banking	111	111	0.2%	2.0%	3,700	9,400	252.5%	5,700
Other	63	62	0.4%	1.8%	1,400	3,500	247.8%	2,100
Real Estate	134	134	0.0%	-0.8%	16,200	11,400	70.6%	(4,700)
<b>SERVICES</b>	<b>2,925</b>	<b>2,920</b>	<b>0.2%</b>	<b>3.1%</b>	<b>641,600</b>	<b>810,400</b>	<b>126.3%</b>	<b>168,800</b>
Information	204	207	-1.4%	-5.1%	35,400	10,600	29.8%	(24,900)
Professional & Business	792	794	-0.2%	-0.5%	101,500	112,200	110.6%	10,800
Professional, Scientific & Technical	460	461	-0.1%	-0.7%	37,500	51,800	138.0%	14,300
Management of Companies & Enterprises	77	76	0.6%	1.7%	11,100	15,300	137.5%	4,200
Administrative & Support	255	257	-0.7%	-0.8%	57,500	49,800	86.6%	(7,700)
Educational	255	255	0.0%	0.6%	27,700	26,500	95.8%	(1,200)
Healthcare & Social Assistance	1,034	1,027	0.6%	8.6%	116,000	326,500	281.4%	210,400
Arts & Entertainment	90	88	1.5%	3.8%	55,700	49,700	89.2%	(6,000)
Accommodation & Food	366	365	0.4%	4.4%	268,600	260,500	97.0%	(8,200)
Other	184	184	0.1%	0.6%	66,900	54,700	81.8%	(12,200)
<b>TRADE</b>	<b>429</b>	<b>430</b>	<b>-0.2%</b>	<b>-0.7%</b>	<b>147,300</b>	<b>90,400</b>	<b>61.3%</b>	<b>(56,900)</b>
Retail	297	298	-0.2%	-1.4%	115,800	66,700	57.7%	(49,000)
Wholesale	132	132	-0.3%	1.1%	31,600	23,600	74.9%	(7,900)
<b>MANUFACTURING</b>	<b>56</b>	<b>56</b>	<b>0.2%</b>	<b>-2.4%</b>	<b>28,100</b>	<b>18,500</b>	<b>65.7%</b>	<b>(9,700)</b>
<b>TRANSPORTATION AND UTILITIES</b>	<b>155</b>	<b>155</b>	<b>-0.1%</b>	<b>3.8%</b>	<b>39,700</b>	<b>44,200</b>	<b>111.4%</b>	<b>4,500</b>
<b>NATURAL RESOURCES, MINING AND CONSTRUCTION</b>	<b>131</b>	<b>132</b>	<b>-0.8%</b>	<b>-6.9%</b>	<b>74,900</b>	<b>43,500</b>	<b>58.1%</b>	<b>(31,400)</b>
<b>TOTAL PRIVATE</b>	<b>4,198</b>	<b>4,194</b>	<b>0.1%</b>	<b>1.9%</b>	<b>946,200</b>	<b>1,035,700</b>	<b>109.5%</b>	<b>89,500</b>
<b>GOVERNMENT</b>	<b>573</b>	<b>574</b>	<b>-0.1%</b>	<b>1.1%</b>	<b>22,100</b>	<b>1,000</b>	<b>4.7%</b>	<b>(21,000)</b>
<b>TOTAL (PRIVATE + GOVERNMENT) NYC</b>	<b>4,771</b>	<b>4,768</b>	<b>0.1%</b>	<b>1.8%</b>	<b>956,400</b>	<b>1,024,900</b>	<b>107.2%</b>	<b>68,500</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

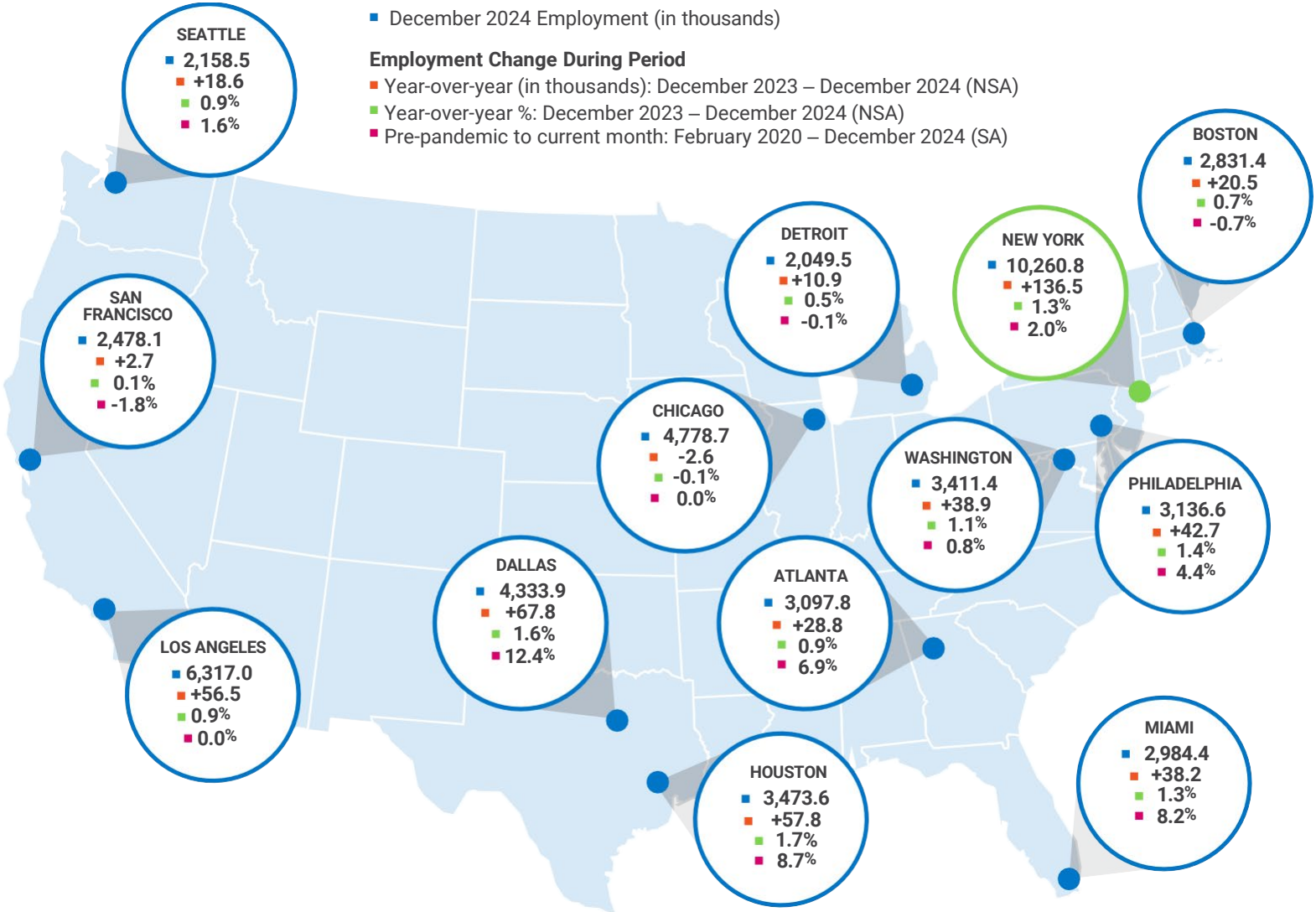
## Compared to Other Major Metro Areas

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.

■ December 2024 Employment (in thousands)

### Employment Change During Period

- Year-over-year (in thousands): December 2023 – December 2024 (NSA)
- Year-over-year %: December 2023 – December 2024 (NSA)
- Pre-pandemic to current month: February 2020 – December 2024 (SA)



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](http://edc.nyc/insights).

Contact us: [press@edc.nyc](mailto:press@edc.nyc) | Follow us: [@nycedc](https://twitter.com/nycedc)