



FEDERAL RESERVE BANK *of* NEW YORK

# Regional Economic Press Briefing

January 27, 2012

The views expressed here are those of the presenters and do not necessarily represent the views of the Federal Reserve Bank of New York or the Federal Reserve System.

# **Regional Economic Update**

**Jason Bram, Senior Economist**

# Overview for the Region

## I. Overall Economic Activity

- In the 2<sup>nd</sup> half of 2011, activity leveled off in New York State and New York City, accelerated in New Jersey, rebounded in Puerto Rico.

## II. Employment

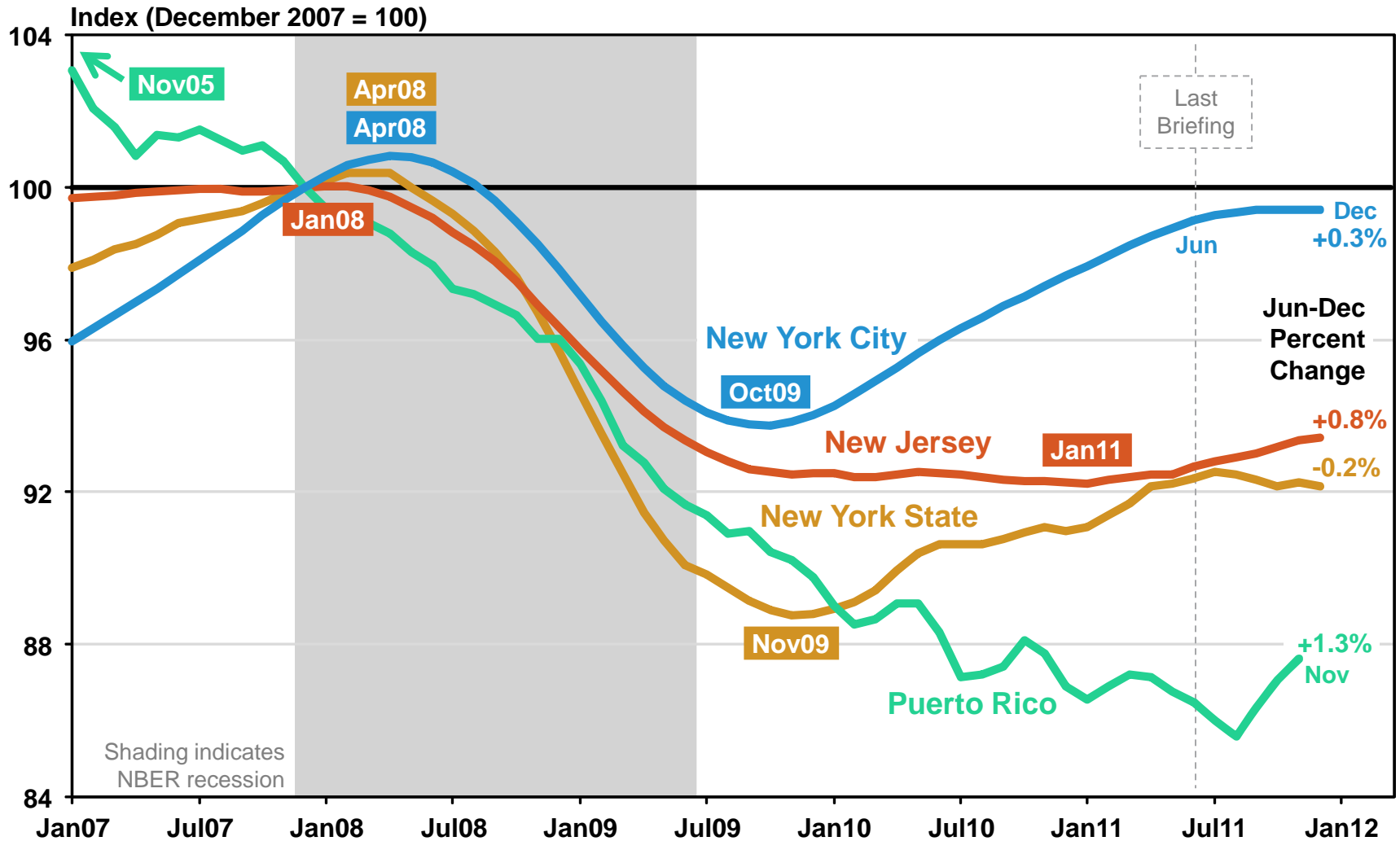
- Regional job growth has slowed, despite a pickup nationally.
- State & local government employment has rebounded slightly
- Unemployment has declined in NJ and PR but edged up in NYC.

## III. Housing and Household Finances

- Home prices have declined but to a lesser extent than nationally.
- Many households in and around NYC remain under financial stress.

# Regional Economic Activity

## Index of Coincident Economic Indicators (CEI)

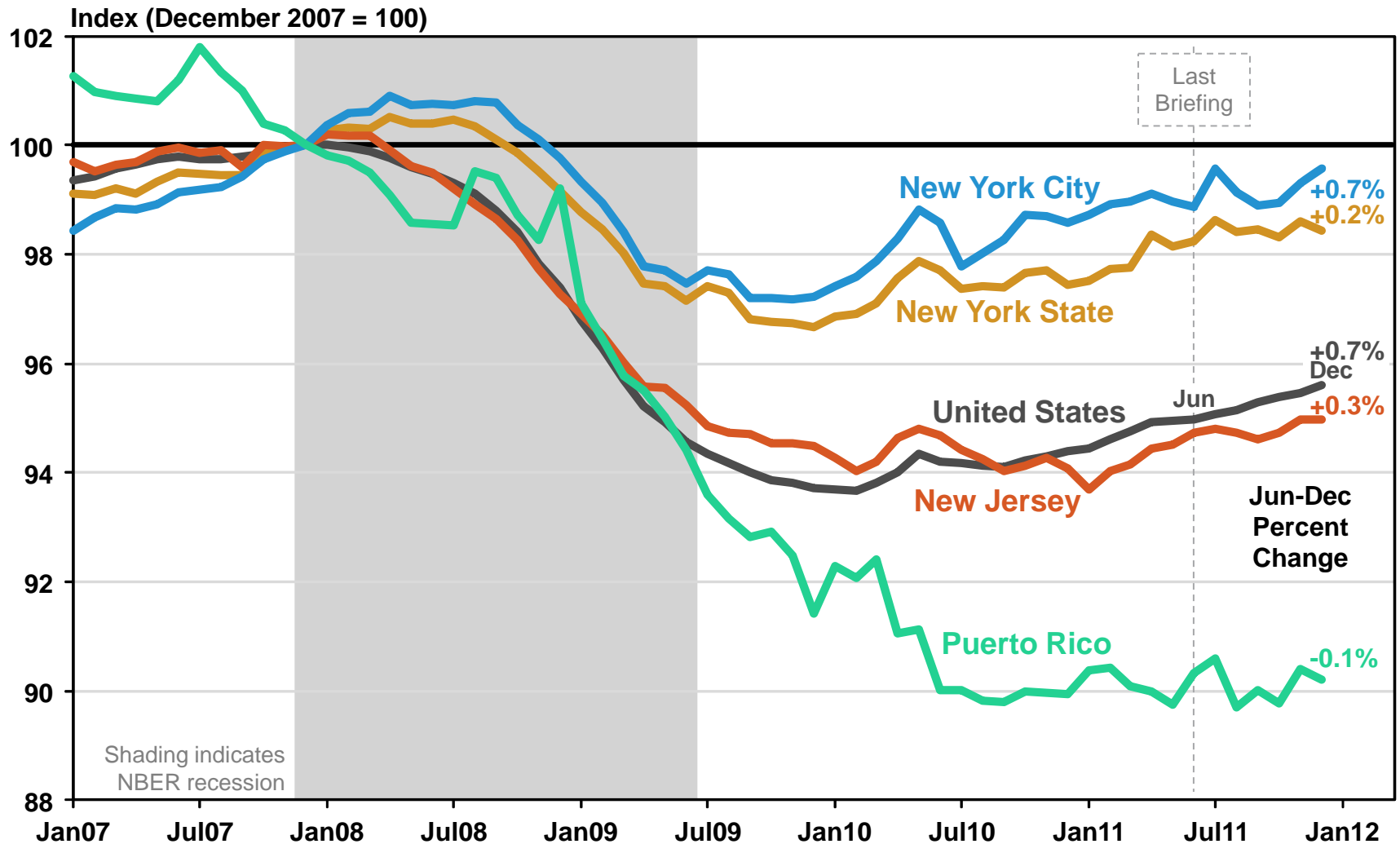


Source: Federal Reserve Bank of New York; Puerto Rico Government Development Bank

Note: The Puerto Rico composite index is based on a different methodology than the indexes produced by the FRBNY.

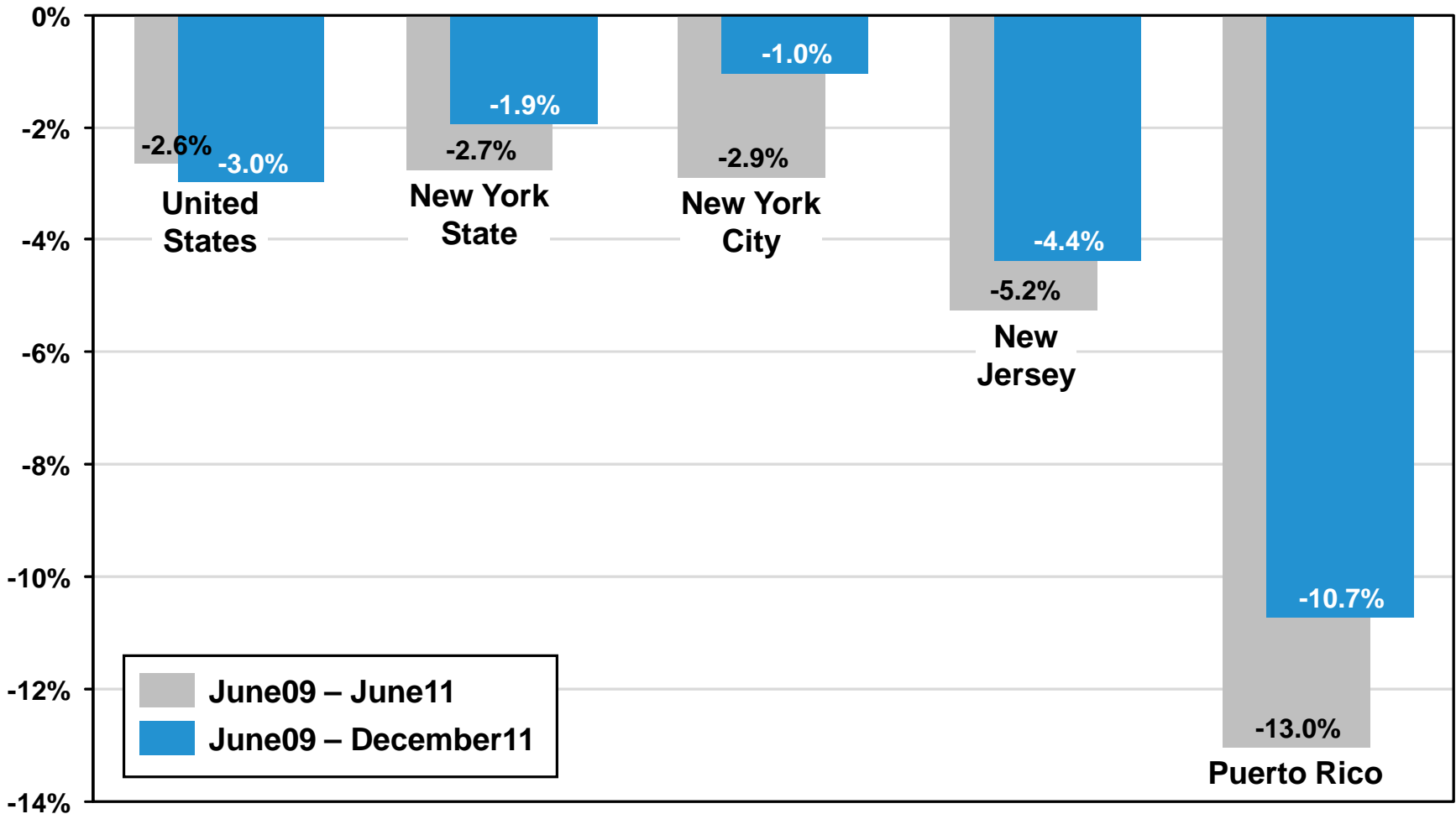
# Regional Employment Trends

Seasonally Adjusted



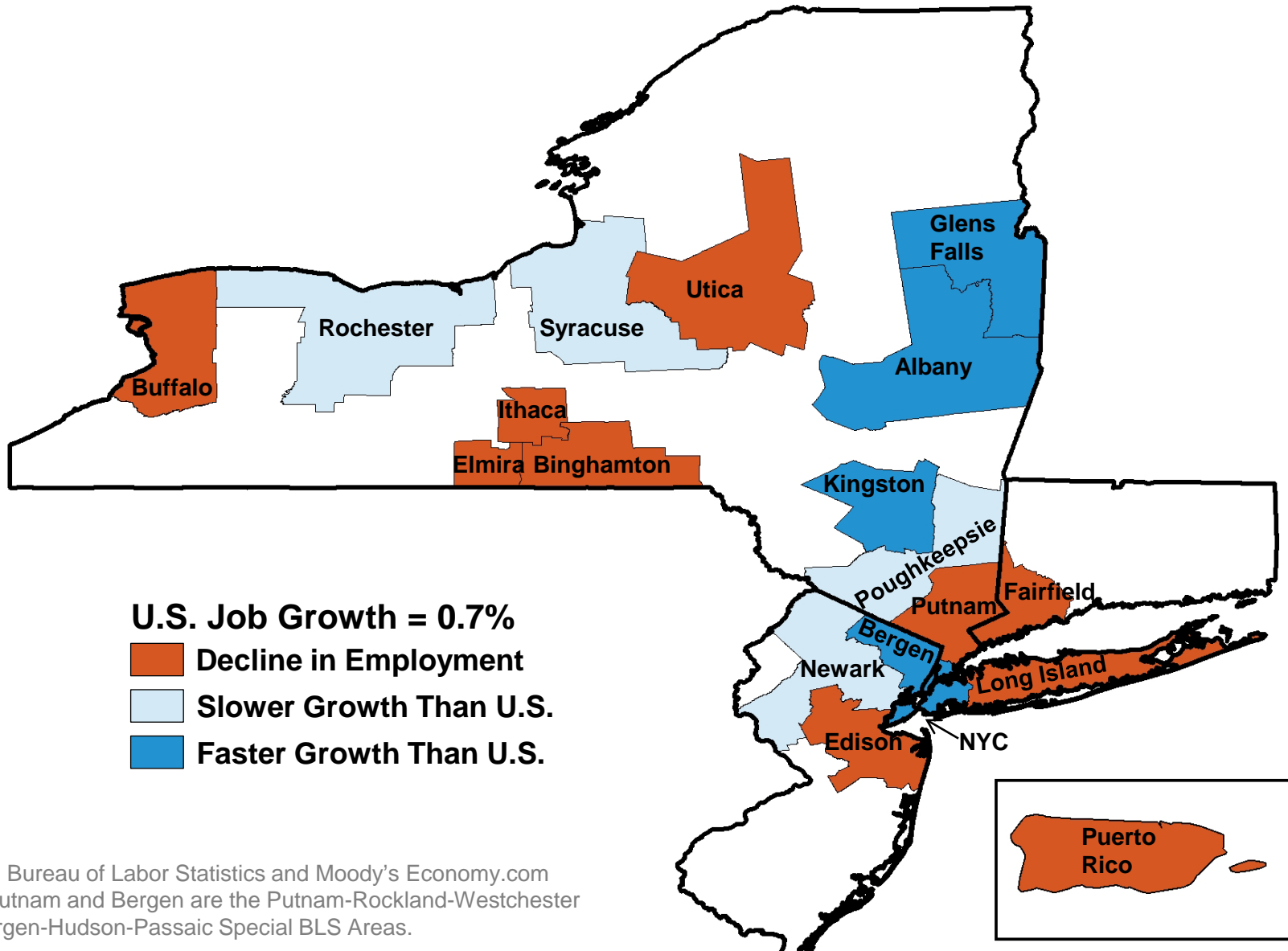
# State and Local Government Employment

Percent Change, Seasonally Adjusted



# Employment Change Within the Region

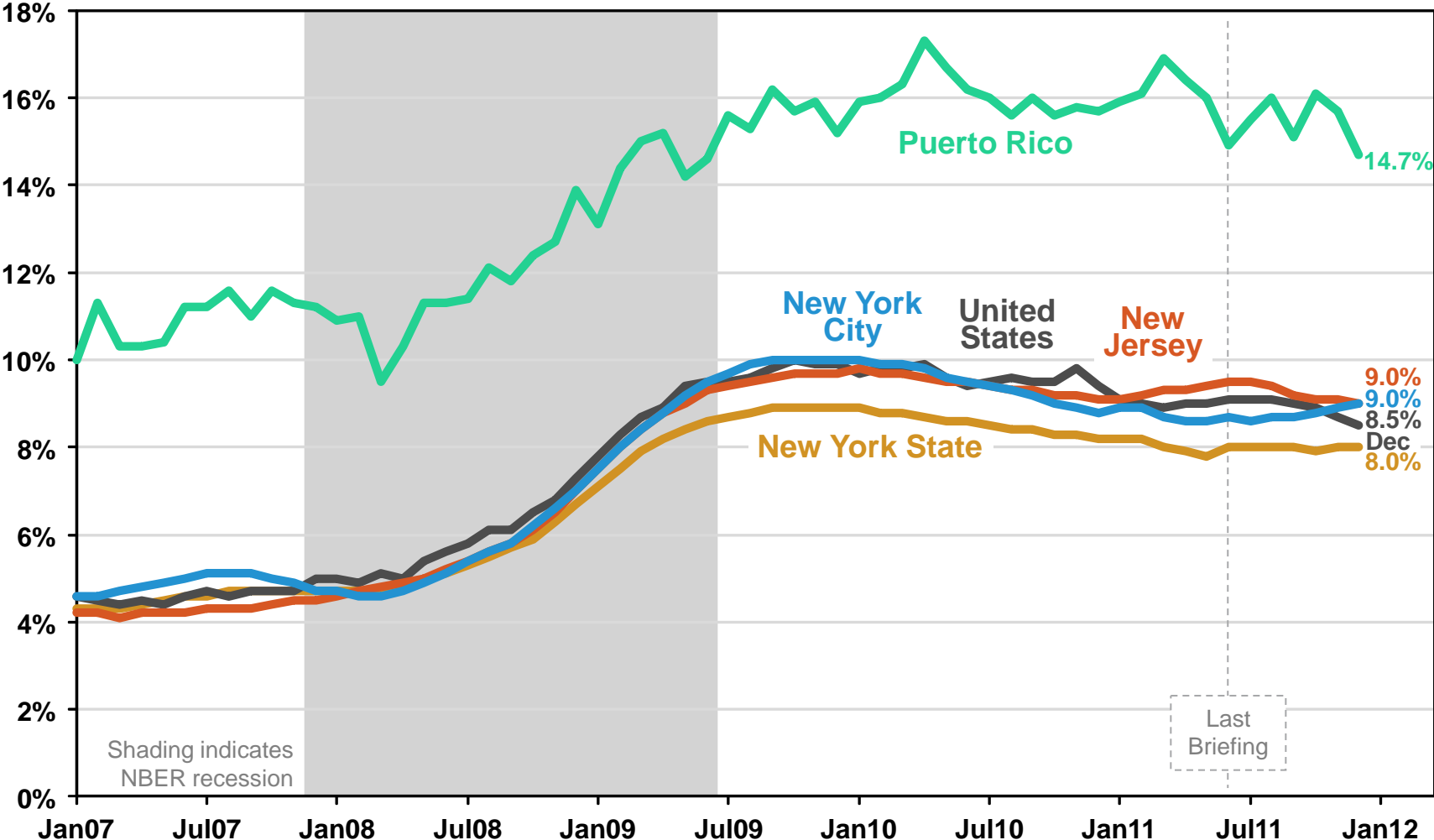
Seasonally Adjusted, Percent Change, June to December 2011



Source: Bureau of Labor Statistics and Moody's Economy.com  
Note: Putnam and Bergen are the Putnam-Rockland-Westchester and Bergen-Hudson-Passaic Special BLS Areas.

# Regional Unemployment Rates

## Seasonally Adjusted Rates

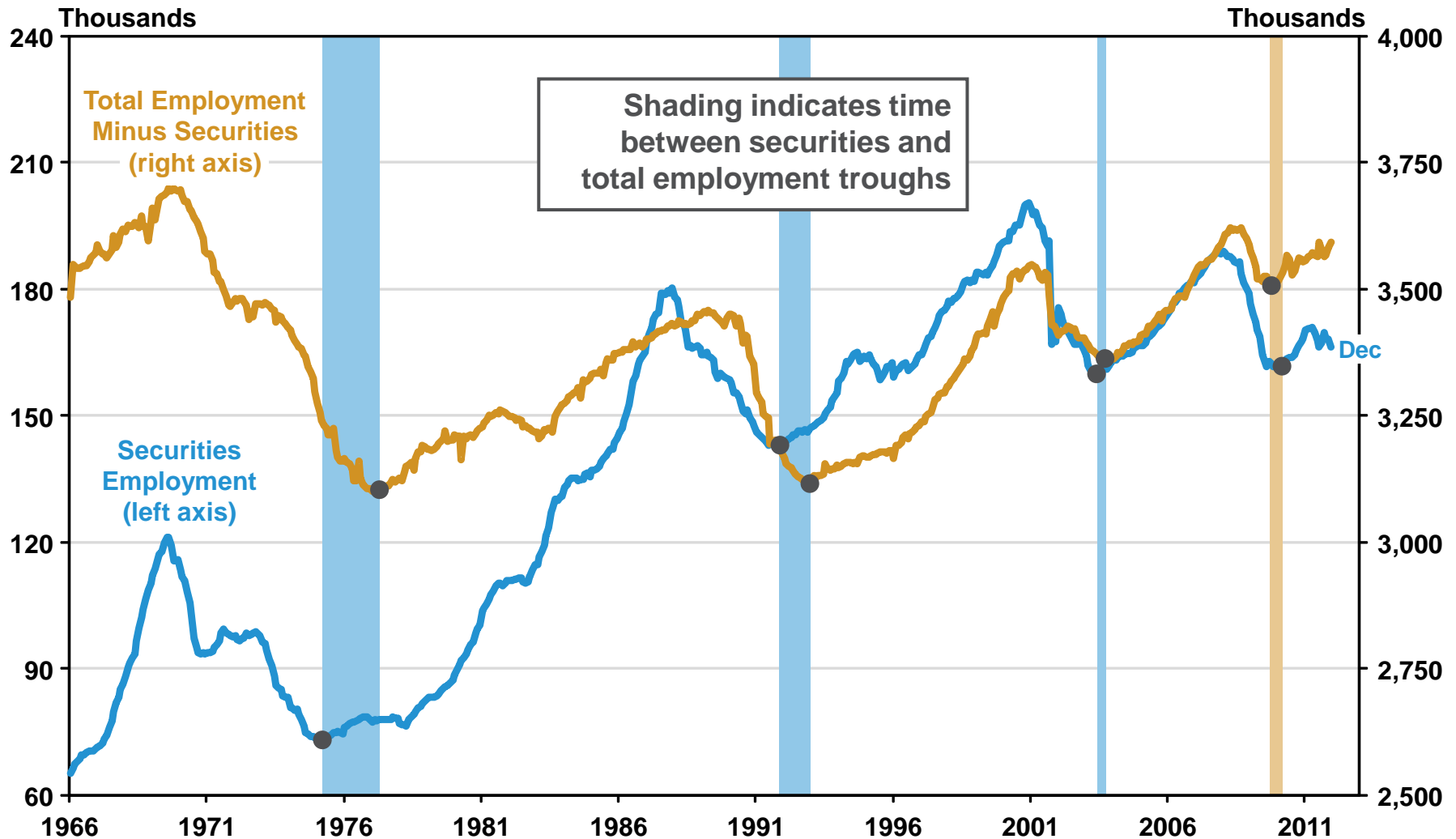


Source: Bureau of Labor Statistics and Moody's Economy.com



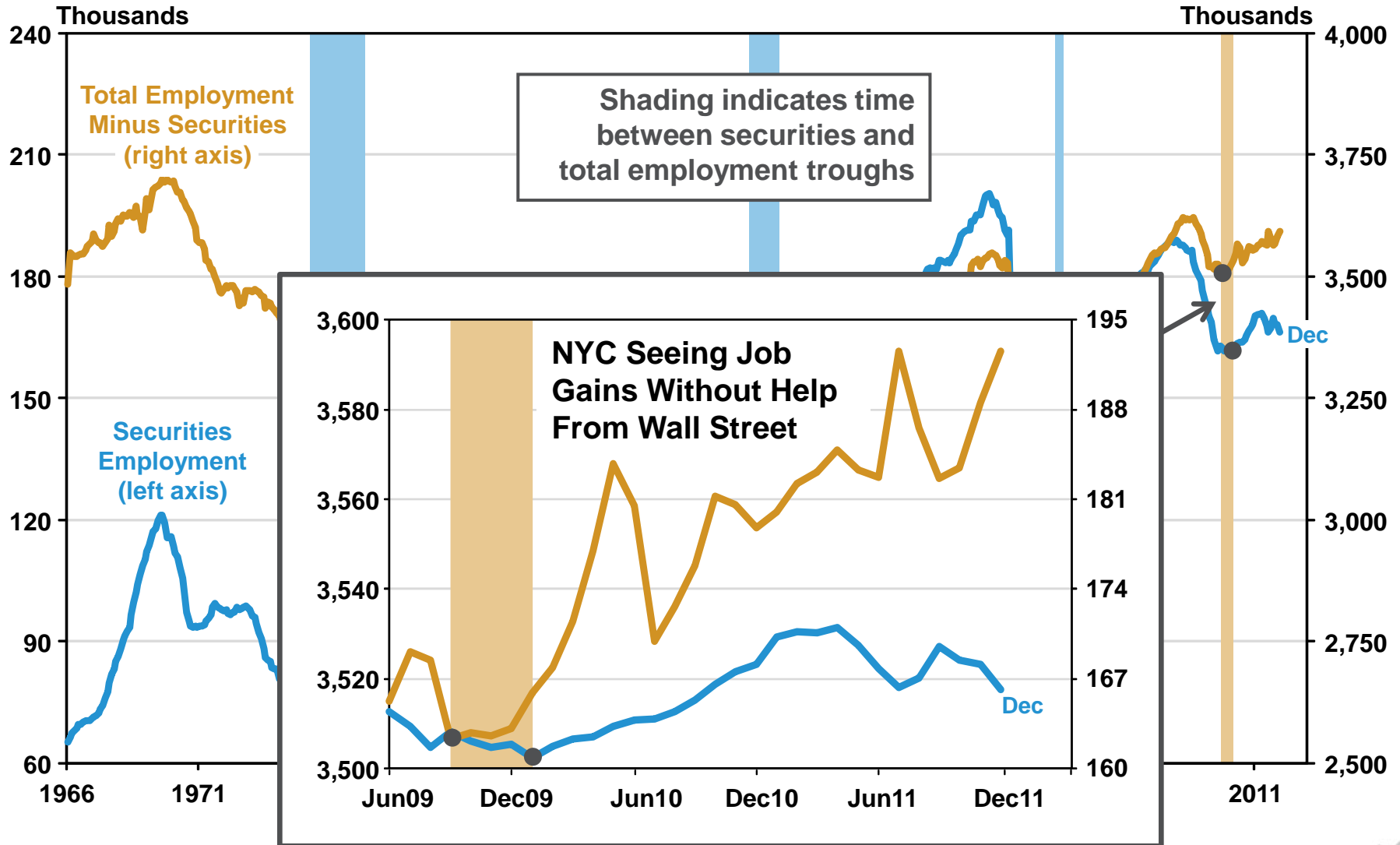
# New York City Securities Employment

Seasonally Adjusted Levels



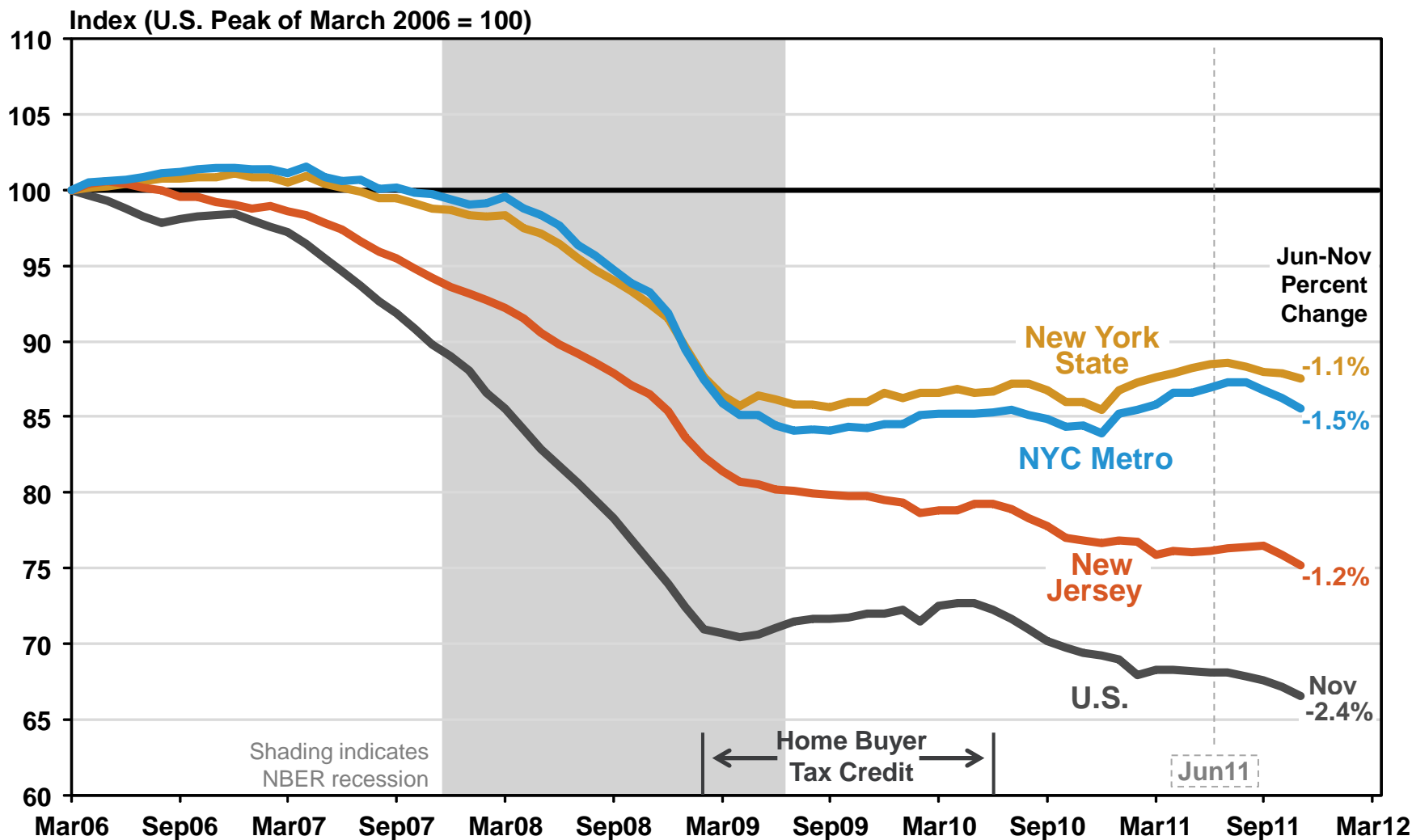
# New York City Securities Employment

Seasonally Adjusted Levels



# Regional Home Price Trends

CoreLogic Home Price Index, Seasonally Adjusted



Source: CoreLogic Home Price Index (including distressed sales); Seasonally adjusted by FRBNY staff.

Note: 'NYC Metro' refers to the 'New York-White Plains-Wayne NY-NJ Metro Division.'



# Summary of Regional Conditions

Mixed trends in the region during the 2<sup>nd</sup> half of 2011:

- Economic activity has picked up in New Jersey and Puerto Rico, but leveled off in New York State & City.
- Unemployment remains high across the District, though New Jersey and Puerto Rico have seen some improvement.
- NYC still seeing job growth despite job cuts on Wall Street.
- Home prices have weakened but less so than nationally.
- State & local government employment fell in 2010 and the 1<sup>st</sup> half of 2011 but has rebounded somewhat since.

# Appendix

# Mortgage Delinquency Within the Region

Percent of Mortgage Debt Balance 90+ Days Late in Q3-2011

