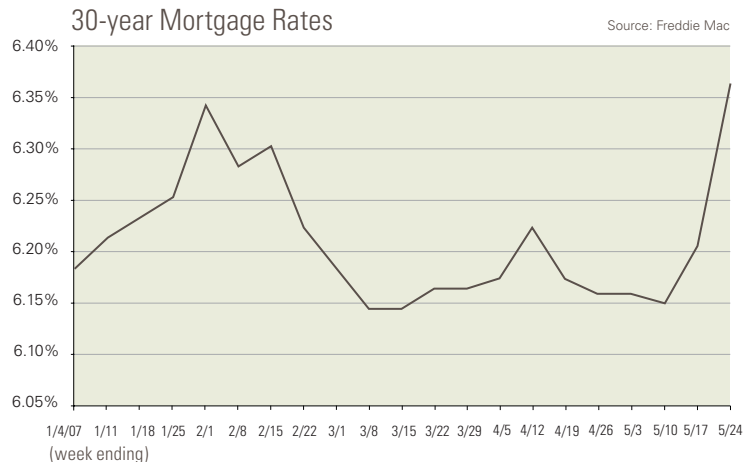## Mortgage Rates Rise Sharply

- 30-year mortgage rates averaged 6.37% for the week ending May 24th.
- This is the highest level for 30-year rates since the week ending October 26th, 2006.
- The Fed's continuing concern over rising inflation has forced rates upward the past few weeks, despite the recent cooling in the nation's economy.

30-year Mortgage Rates

Source: Freddie Mac

1/4/07 1/11 1/18 1/25 2/1 2/8 2/15 2/22 3/1 3/8 3/15 3/22 3/29 4/5 4/12 4/19 4/26 5/3 5/10 5/17 5/24
(week ending)

Building Permits Fall in Manhattan, Rise in Brooklyn

- For the first 4 months of 2007, there were permits filed for 1,995 new residential units in Manhattan-a 28% decline from the same period in 2006.
- Brooklyn permits through the first 4 months of this year were running 19% higher than a year ago.
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Building Permits (number of units)   Source: Census Bureau

	First 4 mos 2007	First 4 mos 2006	Change
Manhattan	1,995	2,759	-28%
Brooklyn	3,824	3,201	19%

City Adds 48,100 Jobs during Past 12 Months

- This represents a 1.3% increase for the twelve months ending April 2007.
- Sharp gains in the financial and services sectors helped offset the continued loss of manufacturing jobs in the City.
- The national economy added 1.866 million jobs over the past 12 months, a 1.4 % increase.

Nonfarm Payroll Employment (in thousands)   Source: Bureau of Labor Statistics

	Apr 07	Apr 06	Change	% Change
United States	137,668.0	135,802.0	1,866.0	1.4%
New York City	3,693.4	3,645.3	48.1	1.3%

City Inflation below the Nation's

- For the first time since March of 2006, the annual change in CPI for the New York area was below that of the nation.
- Prices grew at an annual pace of 2.5% in the New York area during April, led by higher energy prices.

Annual Change in Consumer Price Index   Source: Bureau of Labor Statistics

NYC —   US – –

Apr 06 May Jun Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr 07