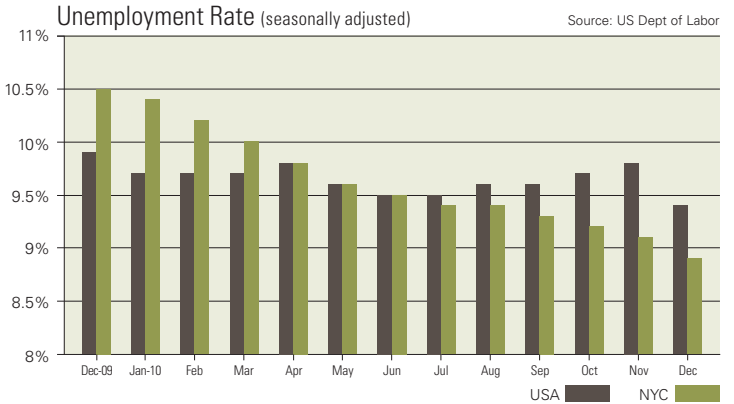


**New York City Unemployment Rate Falls Below 9%**

- In December, New York City's unemployment rate fell to 8.9%, down from 9.1% the prior month.
- This was the city's lowest unemployment rate since April 2009, and marked the sixth straight month New York City had a lower rate than the nation.
- Unemployment fell in New York City in 11 of 12 months during 2010, and ended the year 1.6% lower than where it started.


**City Employment Up 1.1% in 2010**

- New York City added 41,800 jobs in 2010, a 1.1% gain from the year before.
- Private sector jobs rose by 50,800, their largest increase since 2007.
- Gains were led by professional and business services (+17,200) and education and health services (+16,200).
- Not surprisingly, job losses were led by local government, which shed 6,200 workers.

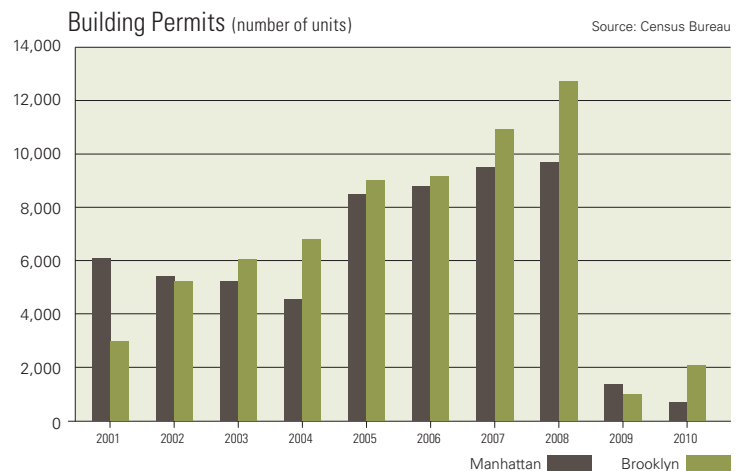
**NYC Employment (thousands)**

Source: NYS Dept of Labor

INDUSTRY	DEC-10	DEC-09	NET CHANGE	PERCENT CHANGE
Professional and Business Services	584.9	567.7	17.2	3.0%
Education and Health Services	769.2	753.0	16.2	2.2%
Leisure and Hospitality	320.9	311.4	9.5	3.1%
Financial Activities	433.9	427.4	6.5	1.5%
Other Services	161.4	159.5	1.9	1.2%
Trade, Transportation, and Utilities	559.0	557.3	1.7	0.3%
Natural Resources, Mining and Construction	116.0	115.4	0.6	0.5%
Manufacturing	79.3	79.9	-0.6	-0.8%
State Government	47.5	48.9	-1.4	-2.9%
Federal Government	52.8	54.2	-1.4	-2.6%
Information	160.0	162.2	-2.2	-1.4%
Local Government	437.8	444.0	-6.2	-1.4%
<b>Total</b>	<b>3,722.7</b>	<b>3,680.9</b>	<b>41.8</b>	<b>1.1%</b>

**Manhattan Buildings Permits at Lowest Level Since 1994**

- In 2010, permits were issued for just 704 new housing units in Manhattan, the lowest figure since 1994.
- This was a 48% decline from 2009, and was 93% lower than 2008.
- Although permits in Brooklyn were up sharply from 2009, they remained 84% below 2008's level.


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