

30-Year Conforming Rates Average 6.09%

- For the week ending June 5, rates for 30-year conforming mortgages averaged 6.09%, virtually unchanged from the week before.
- A year ago, 30-year conforming rates were averaging 6.53%.
- Long-term mortgage rates have begun to creep up, as it appears the Federal Reserve is becoming more worried about inflation.

Building Permits Plunge

- During the first 4 months of 2008, permits were filed for 1,200 new residential units in Manhattan, 40% less than the same period in 2007.
- The decline was even greater in Brooklyn, where permits are running 48% behind last year's pace. Looming changes to the 421-a program and a slowing market have fueled this drop.

Securities Employment in NYC

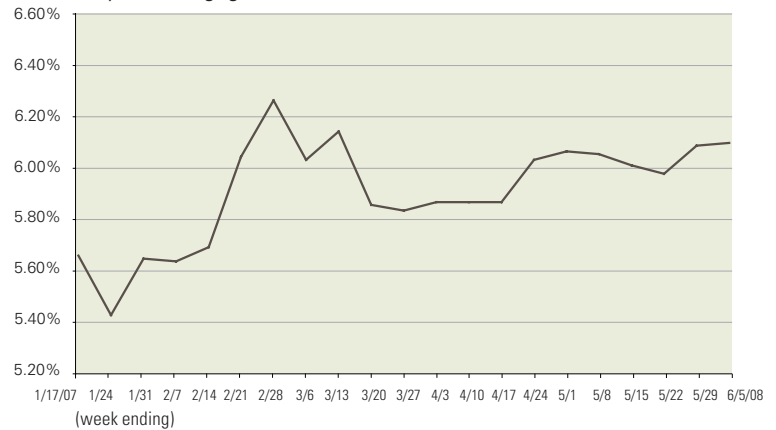
- Despite a significant amount of announced layoffs, the number of securities industry workers in New York City during April was slightly higher than a year ago.
- This figure is down 9,500 jobs however, from a recent peak of 191,800 in August of 2007.
- It is typical for laid off workers in this industry to receive severance pay for several months, which has prevented this figure from falling further.

U.S. Employment Falls for 5th Straight Month

- The nation lost 49,000 jobs in May, slightly fewer than expected.
- Since January, payrolls in the U.S. have fallen 324,000.

30-year Mortgage Rates

Source: Freddie Mac



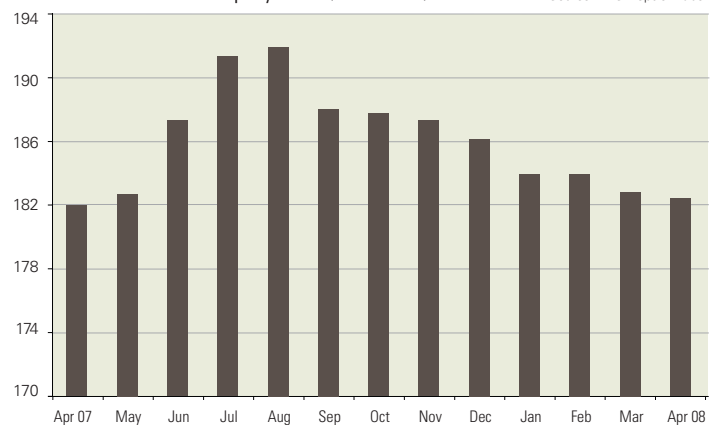
Building Permits (number of units)

Source: Census Bureau

	1st 4 months 2008	1st 4 months 2007	Change
Brooklyn	1,978	3,824	-48%
Manhattan	1,200	1,995	-40%

NYC Securities Employment (in thousands)

Source: NYS Dept of Labor



U.S. Payroll Employment Monthly Change (in thousands)

Source: U.S. Department of Labor

