

Job Losses Slow in May

- U.S. companies shed 345,000 jobs in May, significantly less than forecast.
- While 6 million jobs have been lost nationally during the recession, the worst may now be behind us. The 345,000 jobs lost in May were the fewest since September of last year, and marked the 4th straight month this figure has declined.
- Also showing signs of a turnaround were the jobless claims numbers released for the week ending May 30th. It was the third straight week that initial claims fell, and the first time since January that total claims declined.

Mortgage Rates Rise Sharply

- Rates for 30-year conforming mortgages averaged 5.29% for the week ending June 4th.
- This was 38 basis points higher than the prior week, and the highest level so far in 2009.
- Yields on Treasury Bonds, the basis used for many mortgage rates, have been rising as government borrowing has dramatically increased.

NYC Unemployment Rate Falls for Second Straight Month

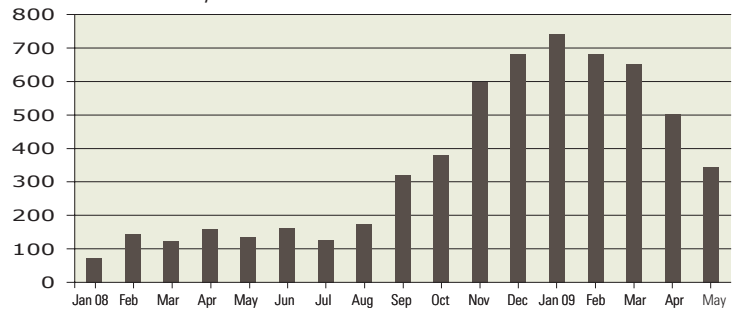
- During April, the latest month data is available, the NYC unemployment rate was 7.8%, the lowest level since January.
- Fewer than expected Wall Street job losses, combined with growth in the healthcare and education sectors, have kept unemployment lower in New York City than the nation.

Local Inflation Rate Remains at Lowest Level in Almost 50 Years

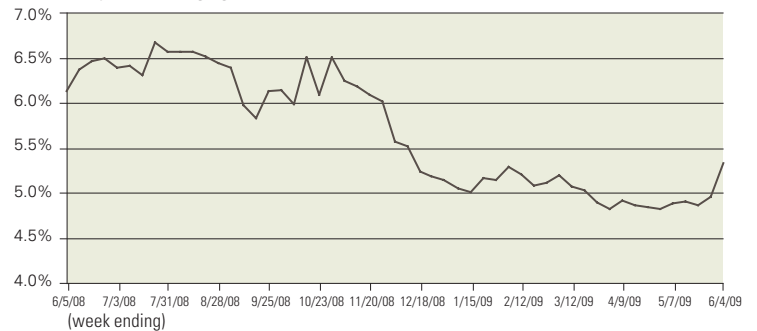
- The Consumer Price Index for the greater New York area rose 0.8% during the 12 months ending April.
- This figure was unchanged from March, and remains at the lowest level since December of 1961.
- Continued declines in energy prices and the recession have kept inflation tame since the end of 2008.

U.S. Monthly Job Losses (in thousands)

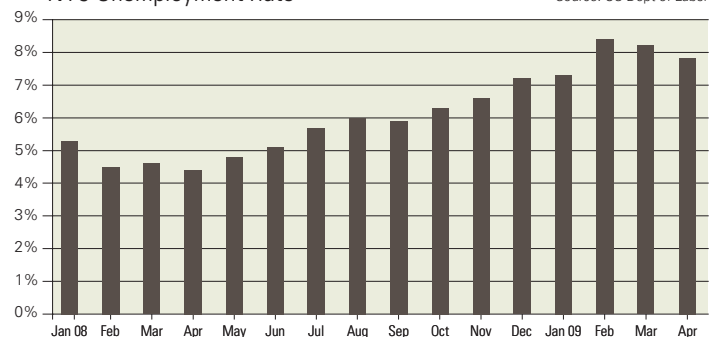
Source: US Dept of Labor


30-year Mortgage Rates

Source: Freddie Mac


NYC Unemployment Rate

Source: US Dept of Labor


12-Month Change in NY Area CPI

Source: Bureau of Labor Statistics

