

## THE HEYM REPORT

JANUARY 2017

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### EMPLOYMENT RISES 1.5% IN NYC

- City payrolls added 63,500 workers from December 2015 to December 2016, a 1.5% increase.
- Education and health services (+25,500) and leisure and hospitality (+14,700) posted the biggest employment gains over the past year.
- Financial activities (-4,200), information (-2,200), and manufacturing (-700) were the only industries to lose jobs compared to December 2015.

### NYC Employment (thousands)

Source: NYS Dept of Labor

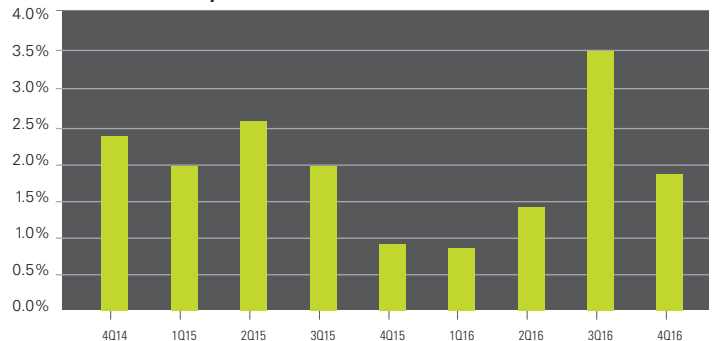
INDUSTRY	DEC-16	DEC-15	NET CHANGE	PERCENT CHANGE
Education and Health Services	924.3	898.8	25.5	2.8%
Leisure and Hospitality	448.2	433.5	14.7	3.4%
Trade, Transportation, and Utilities	655.7	647.7	8.0	1.2%
Professional and Business Services	727.1	719.4	7.7	1.1%
Other Services	194.4	188.0	6.4	3.4%
Local Government	466.5	462.8	3.7	0.8%
Construction	145.5	142.4	3.1	2.2%
Federal Government	51.5	50.0	1.5	3.0%
State Government	43.4	43.4	0.0	0.0%
Manufacturing	78.4	79.1	-0.7	-0.9%
Information	191.5	193.7	-2.2	-1.1%
Financial Activities	460.2	464.4	-4.2	-0.9%
<b>Total</b>	<b>4,386.7</b>	<b>4,323.2</b>	<b>63.5</b>	<b>1.5%</b>

### US ECONOMIC GROWTH SLOWS IN FOURTH QUARTER

- The US economy grew at a 1.9% annual pace in the fourth quarter, down from 3.5% the previous quarter.
- While consumer spending and business investment were solid, a sharp decline in net exports kept growth muted.
- For all of 2016, the national economy grew 1.6%, compared to a 2.6% growth rate in 2015.

### US Quarterly Economic Growth

Source: BEA

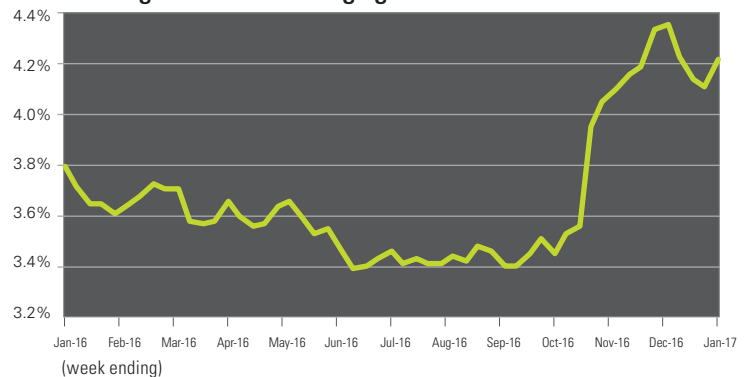


### MORTGAGE RATES INCREASE

- Rates for 30-year conforming mortgages averaged 4.19% in the week ending January 26th, up from 4.09% the prior week.
- One year ago, 30-year rates were averaging 3.79%.
- Rates have been climbing since November, as expectations of stronger growth and higher inflation have increased.

### Average 30-Year Mortgage Rate

Source: Freddie Mac



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