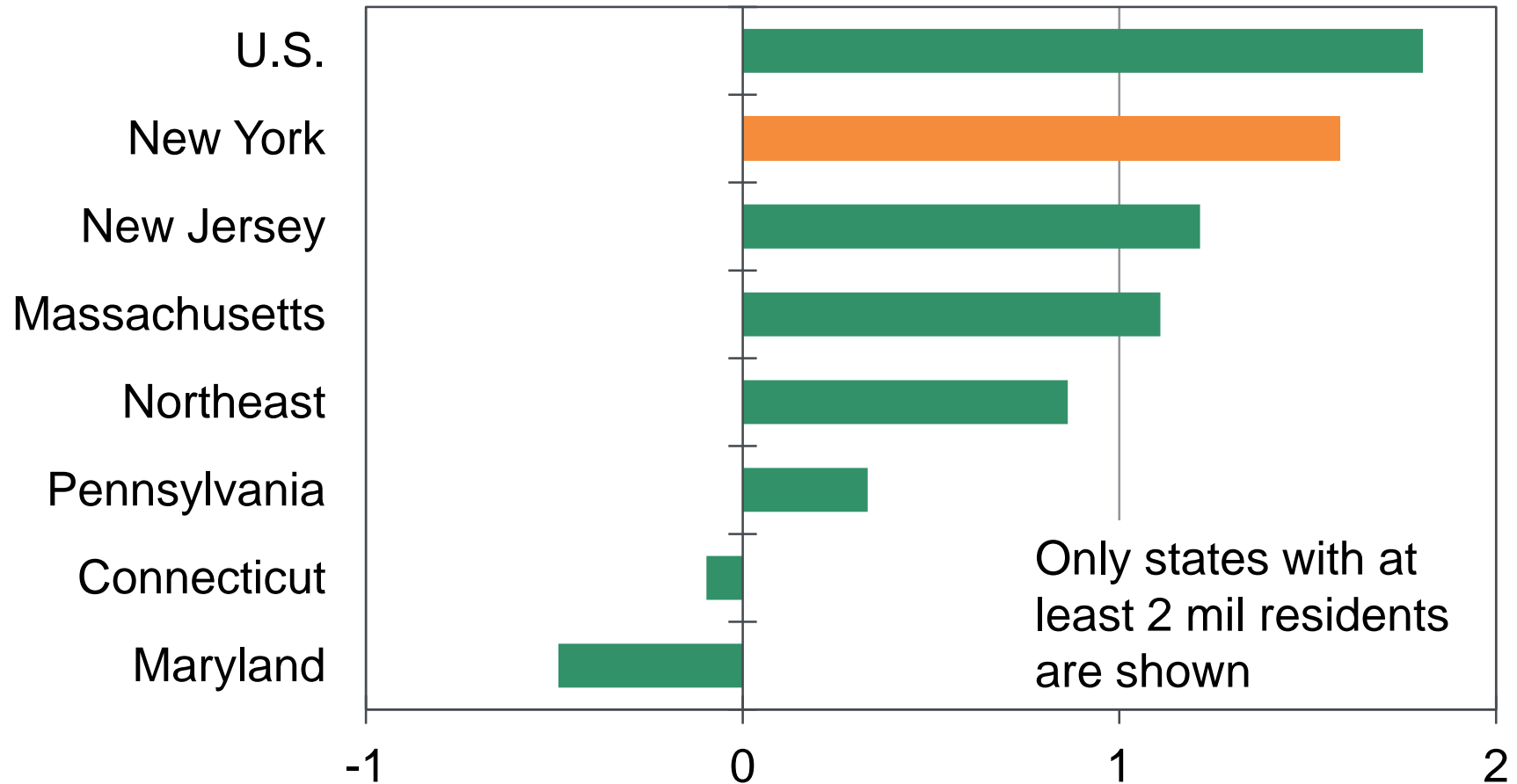


The New York Outlook

New York Is Tops in Region Over Past Quarter

Payroll employment, annualized % change, May to Aug 2014



Sources: BLS, Moody's Analytics

Payroll Employment—Northeast States

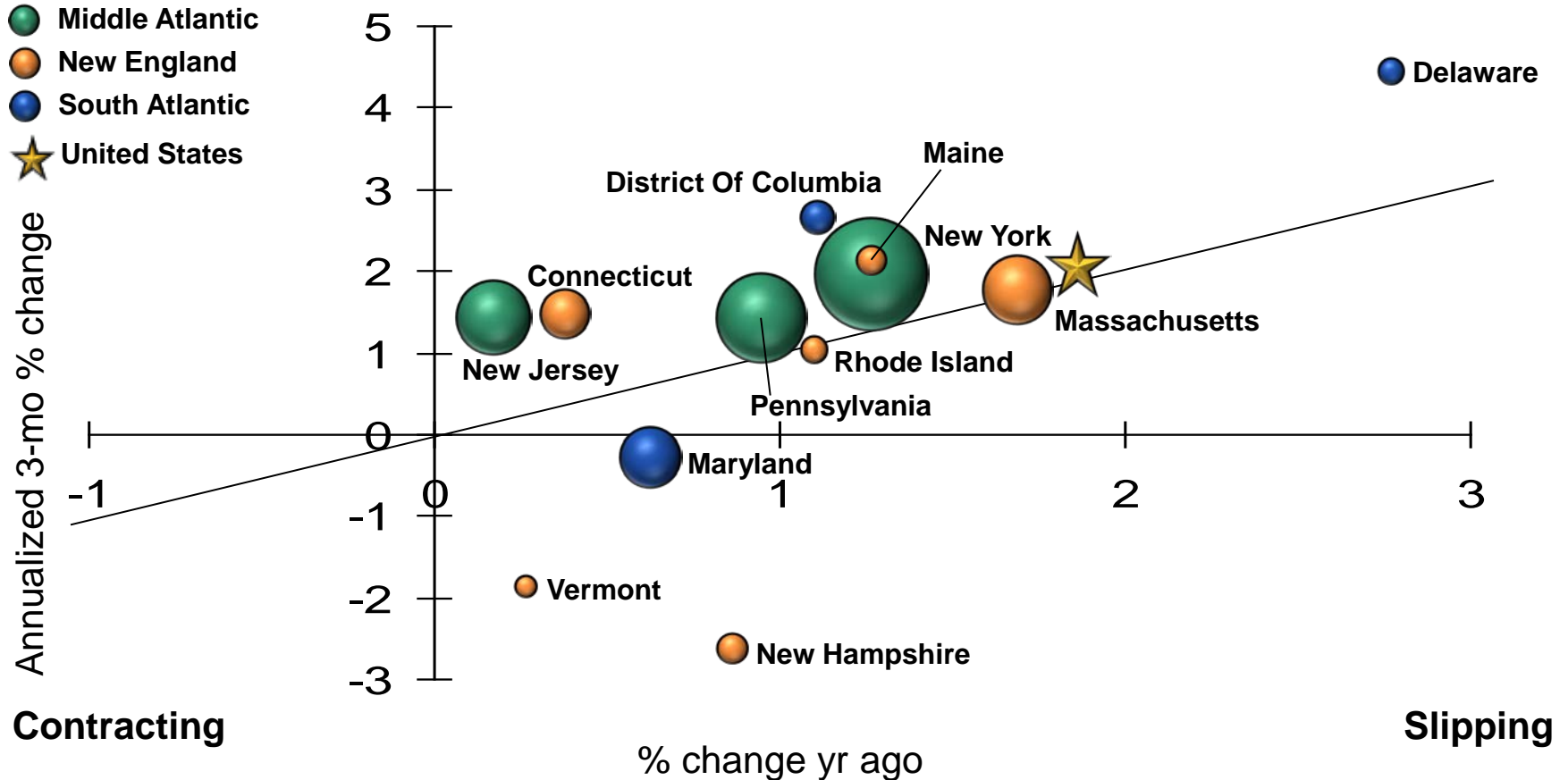
1-yr vs. 3-mo performance (3-mo. MA)

August 2014

Improving

Expanding

- Middle Atlantic
- New England
- South Atlantic
- ★ United States



Note: Size reflects relative total employment

Payroll Employment—Northeast MSAs

1-yr vs. 3-mo performance (3-mo. MA)

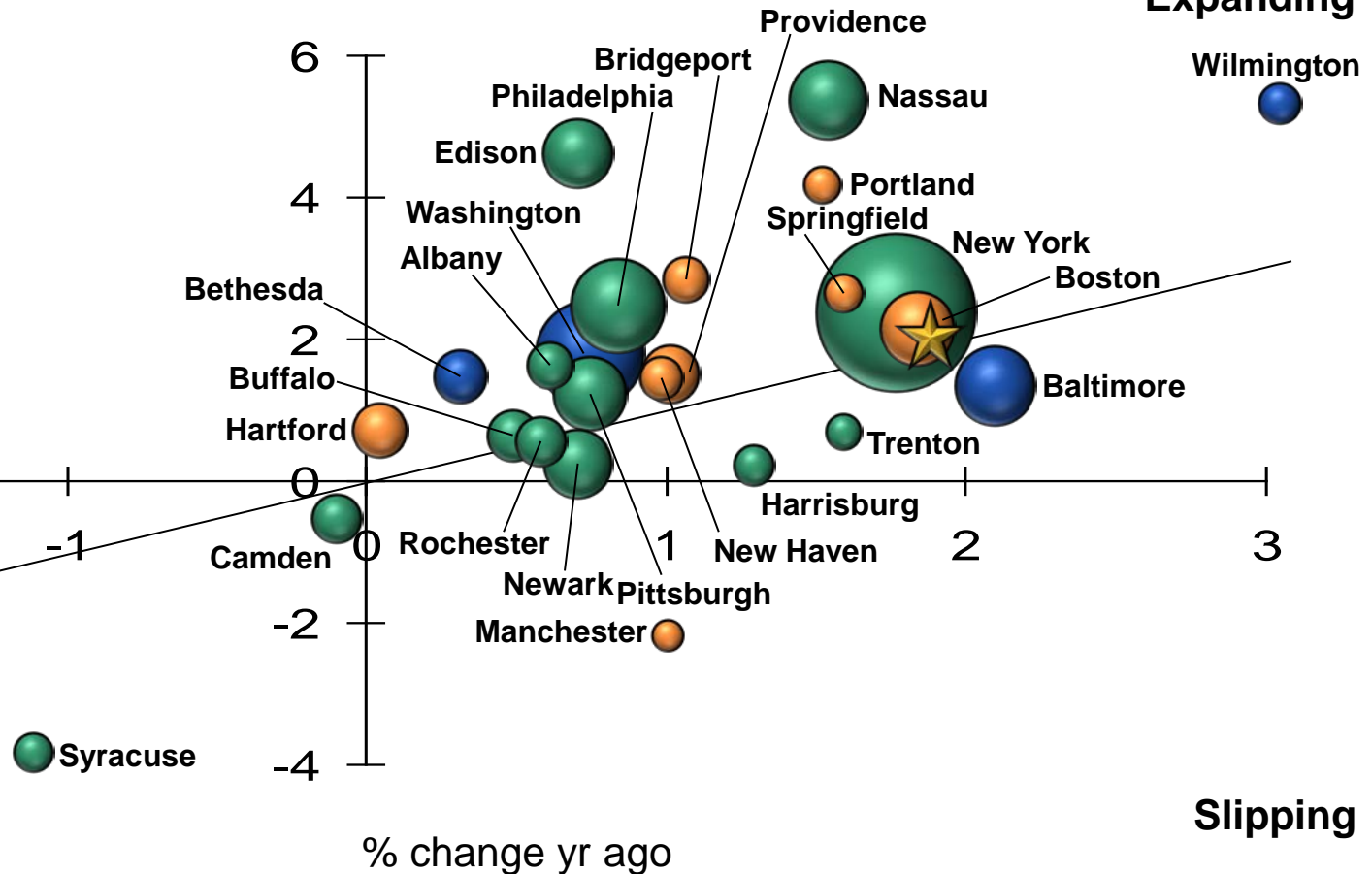
August 2014

Improving

- Middle Atlantic
- New England
- South Atlantic
- ★ United States

Expanding

Annualized 3-mo % change



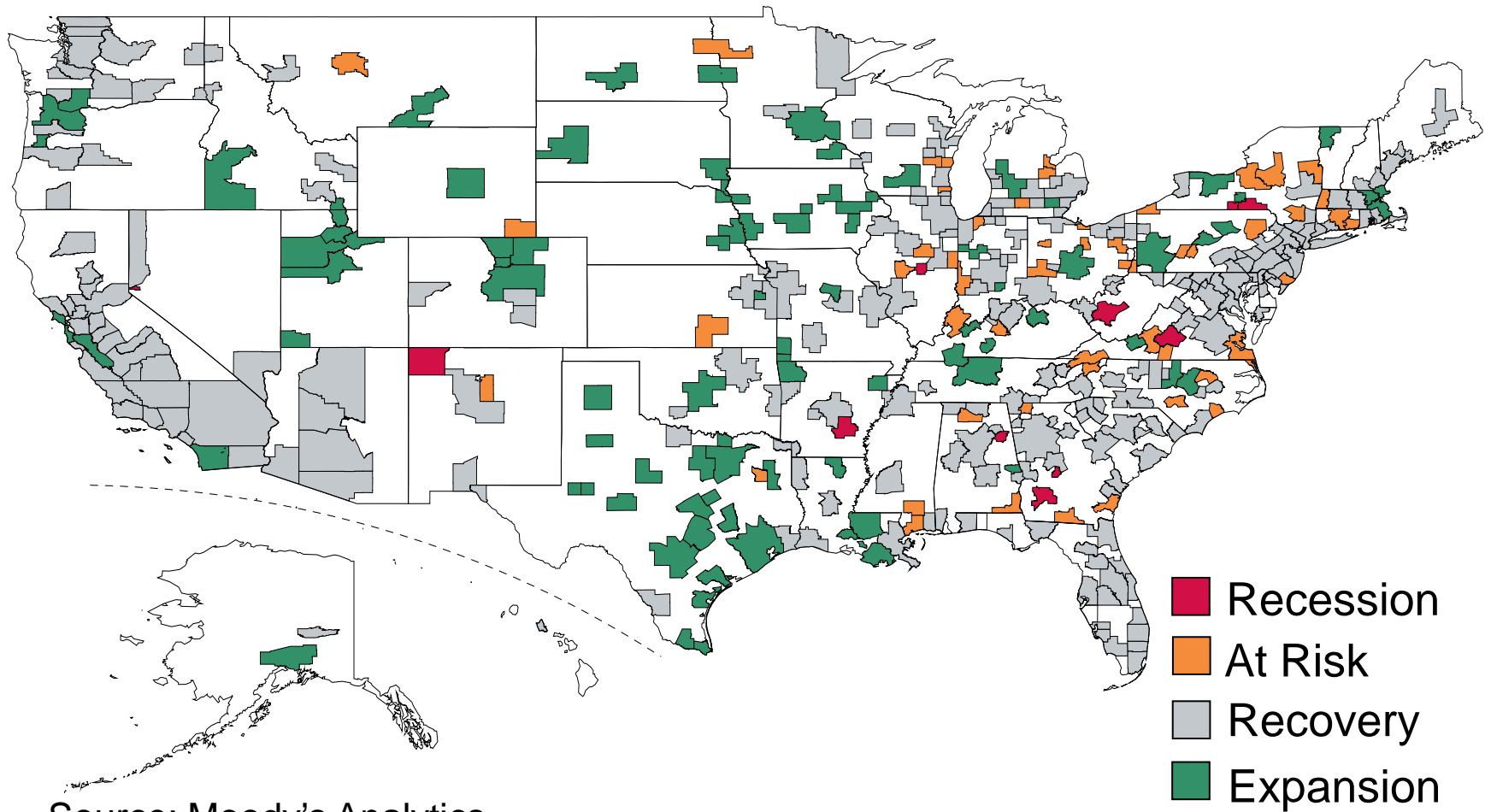
Contracting

Slipping

Note: Size reflects relative total employment

Some Upstate Metros Remain on Shaky Ground

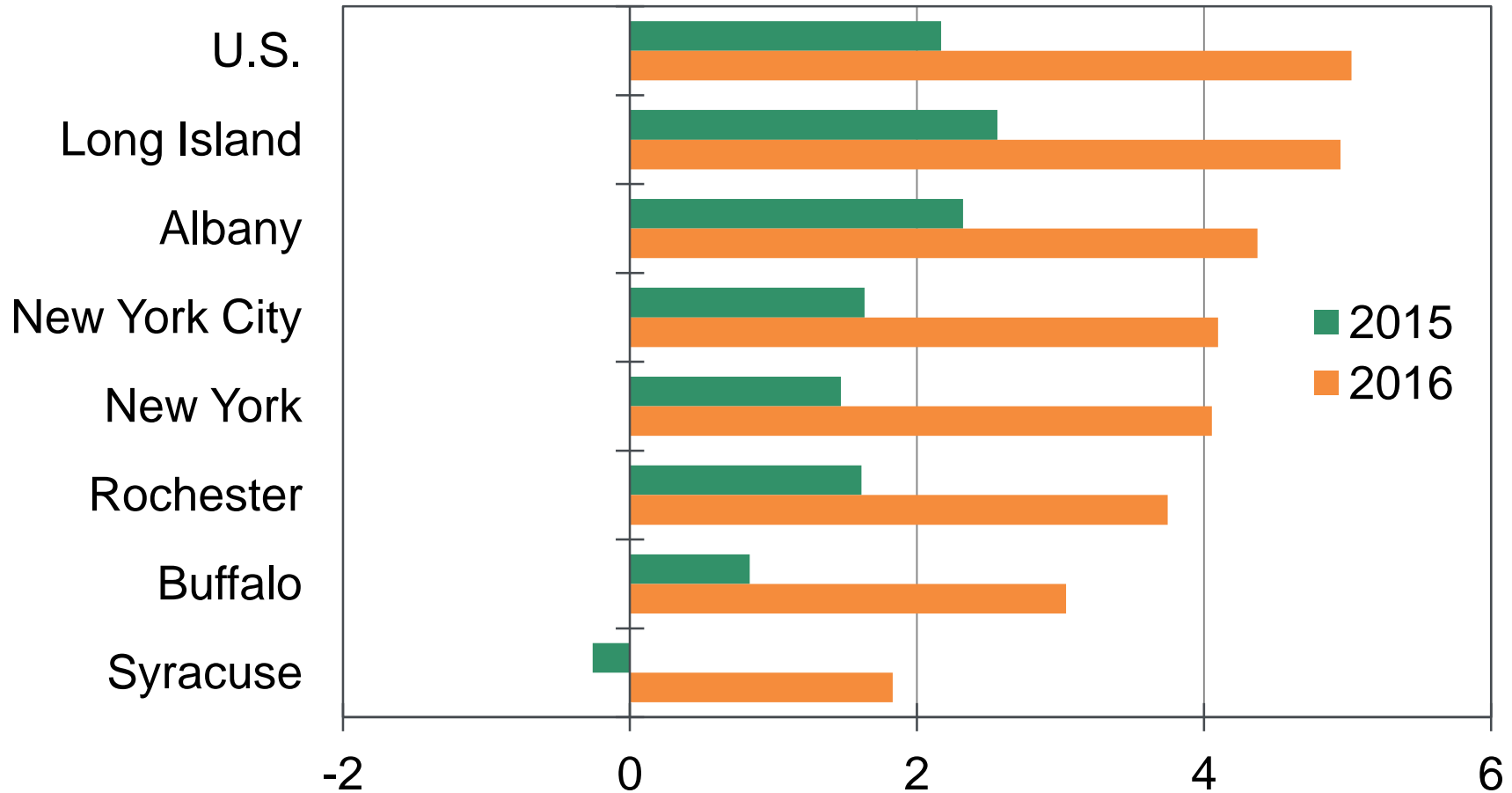
Business Cycle Status



Source: Moody's Analytics

Growth Will Improve, But Upstate Will Lag

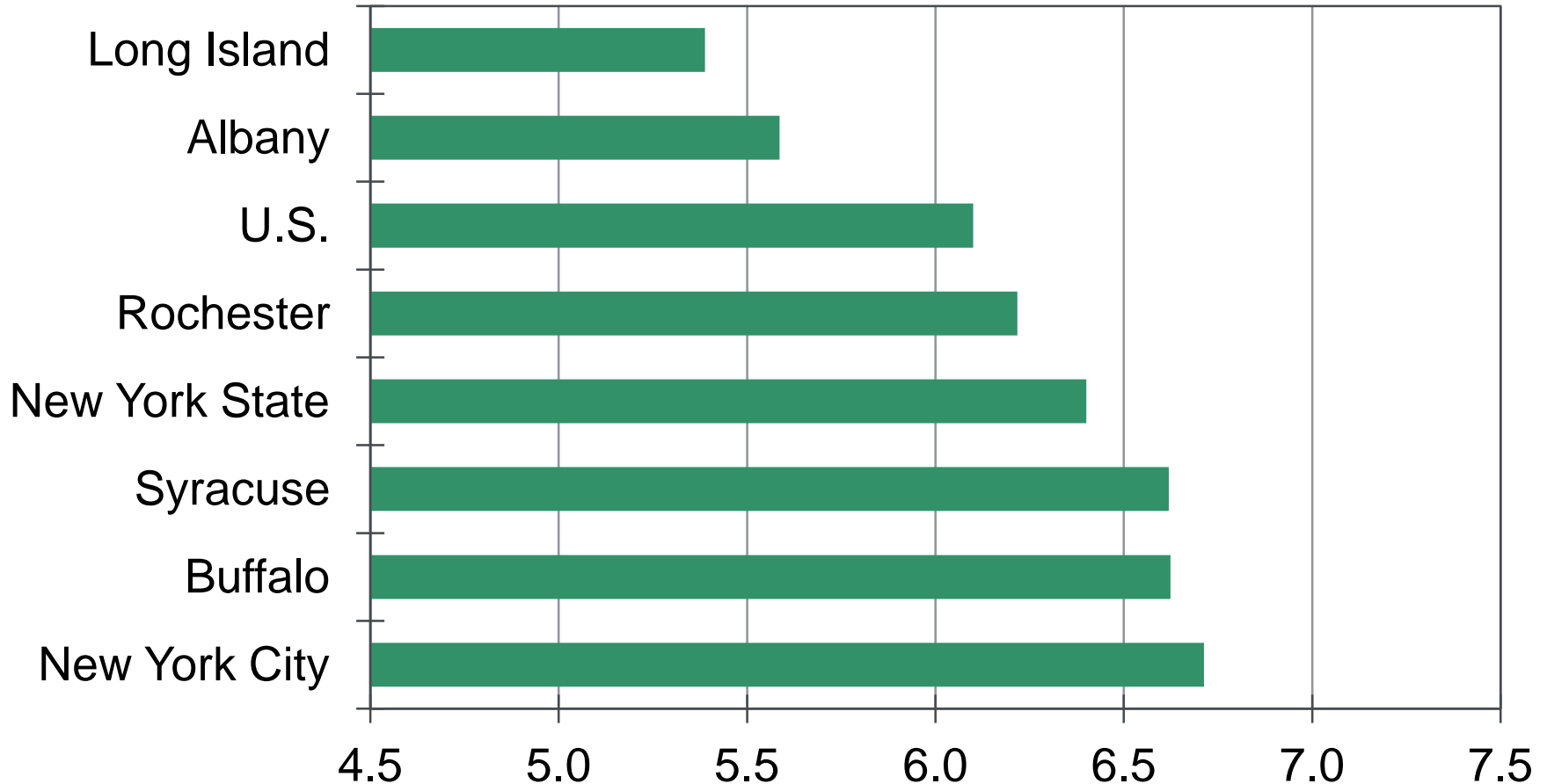
Employment, % change yr ago, Q1



Sources: BLS, Moody's Analytics

Long Island and Albany Look Good...

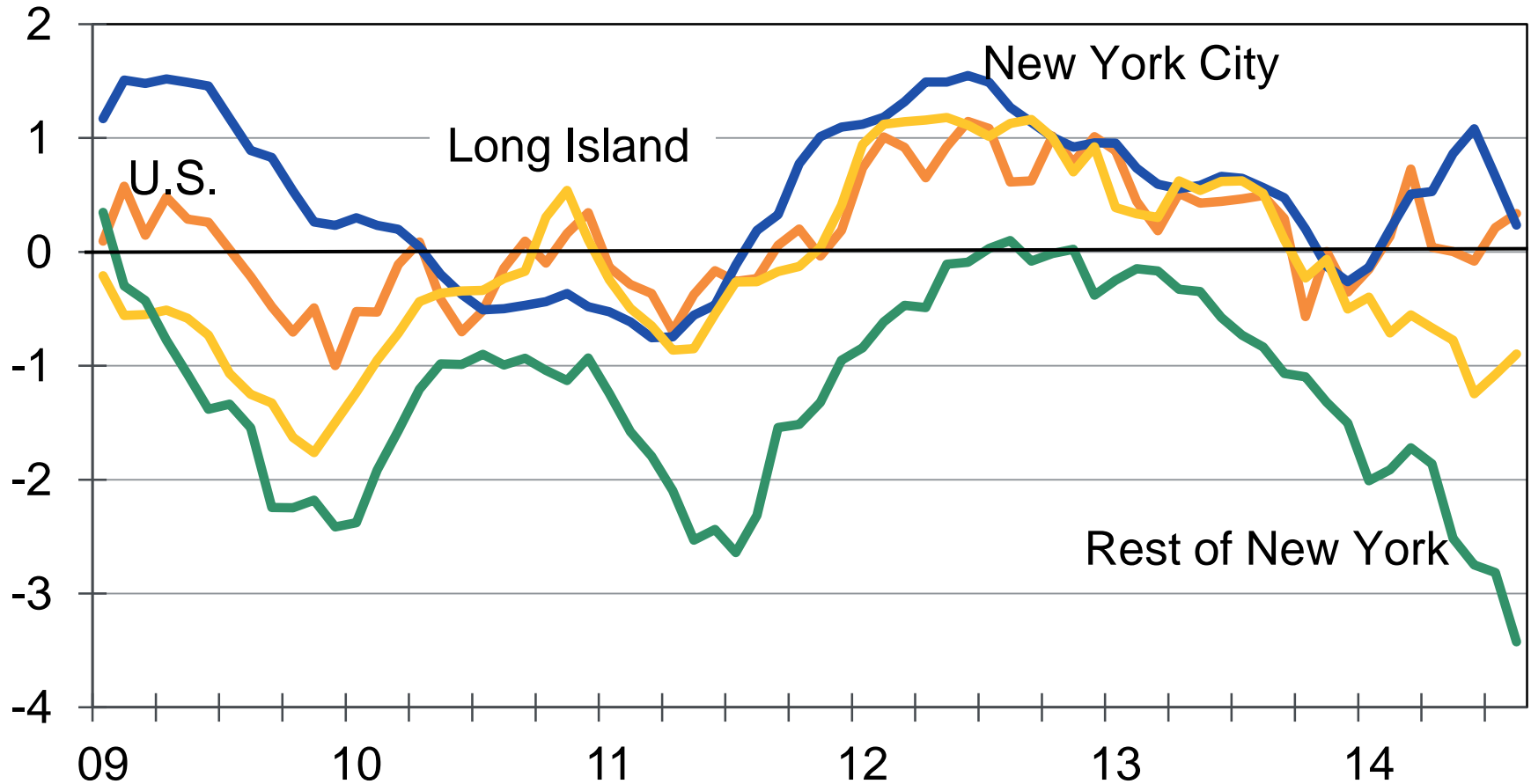
Unemployment rate, August 2014, %



Sources: BLS, Moody's Analytics

...But Non-NYC Workforce Is Contracting...

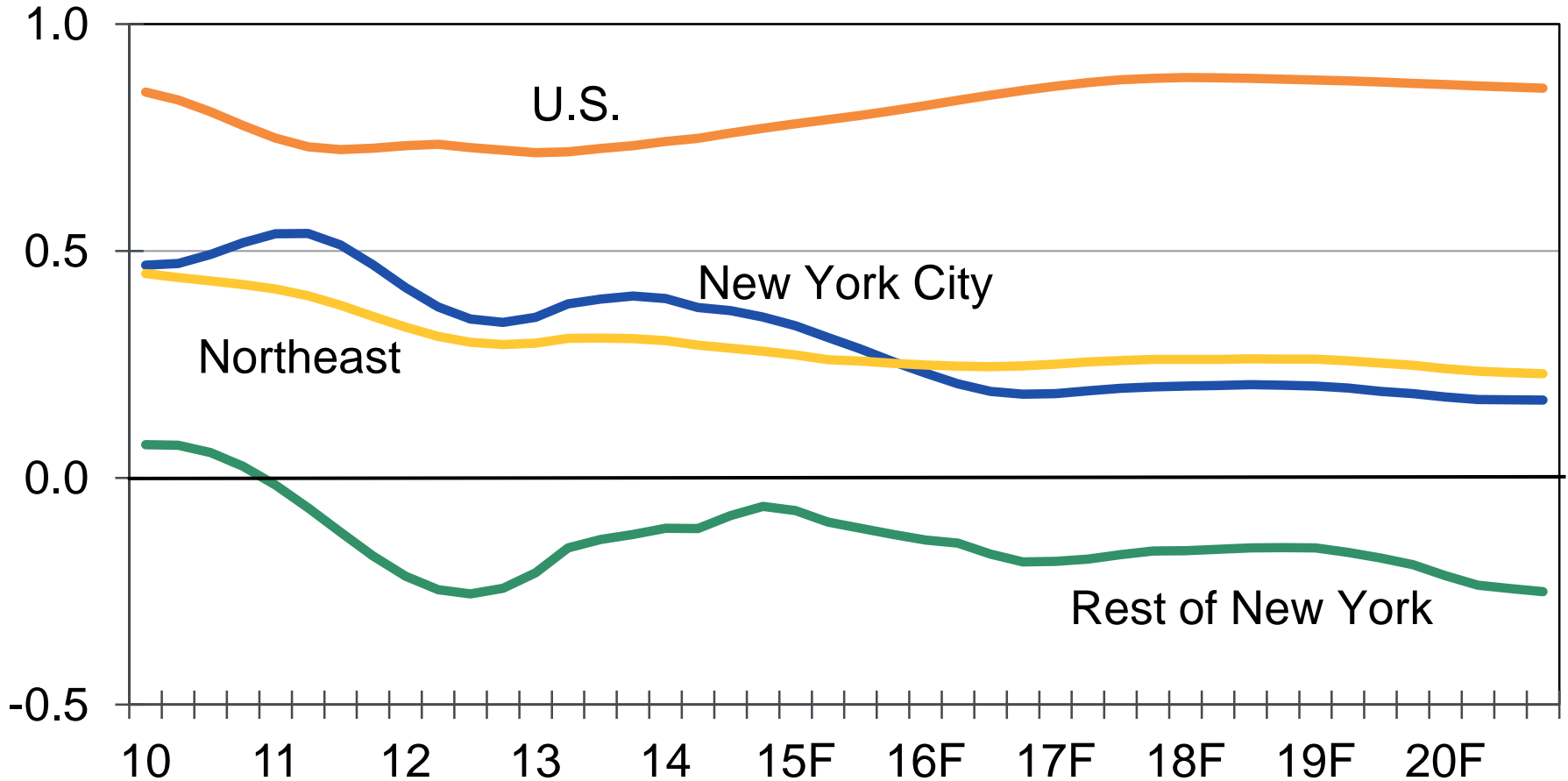
Labor force, % change yr ago



Sources: BLS, Moody's Analytics

...And a Broader Loss of Residents Follows

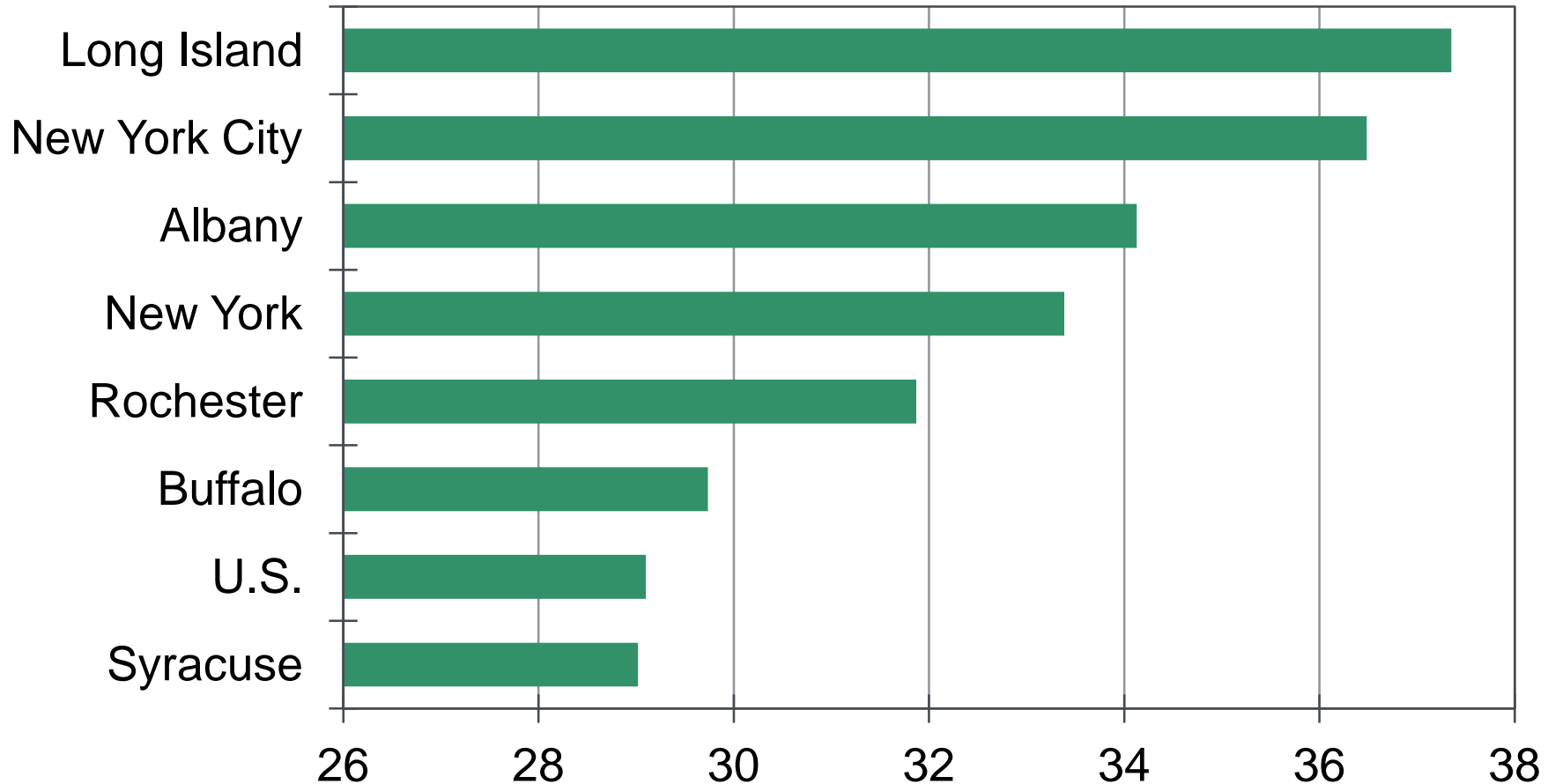
Population, % change yr ago



Sources: Census Bureau, Moody's Analytics

Highly Educated Workforce Is a Draw...

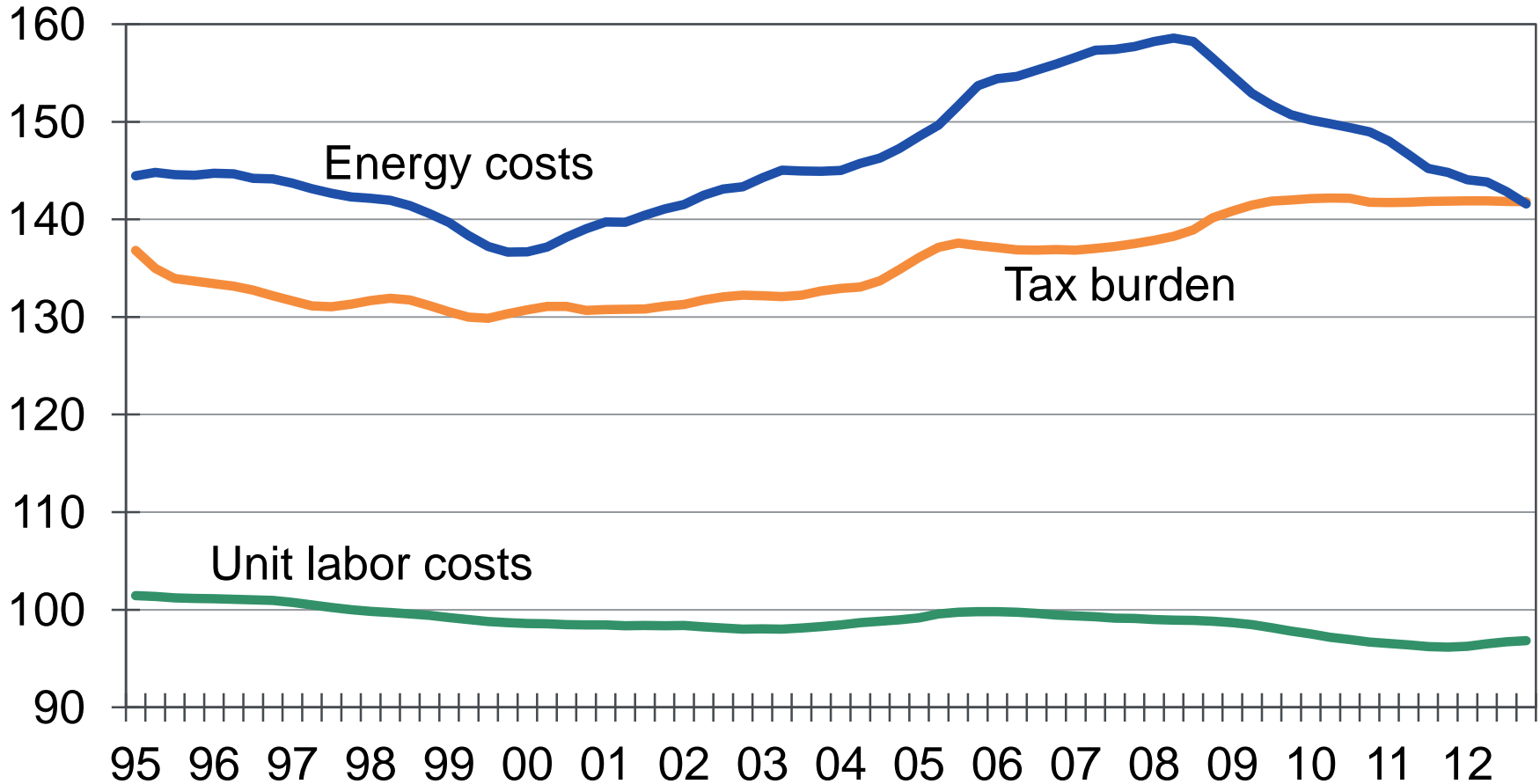
% of population 25 and older with a bachelor's degree, 2012



Sources: Census Bureau, Moody's Analytics

...But Persistently High Tax Burden Remains

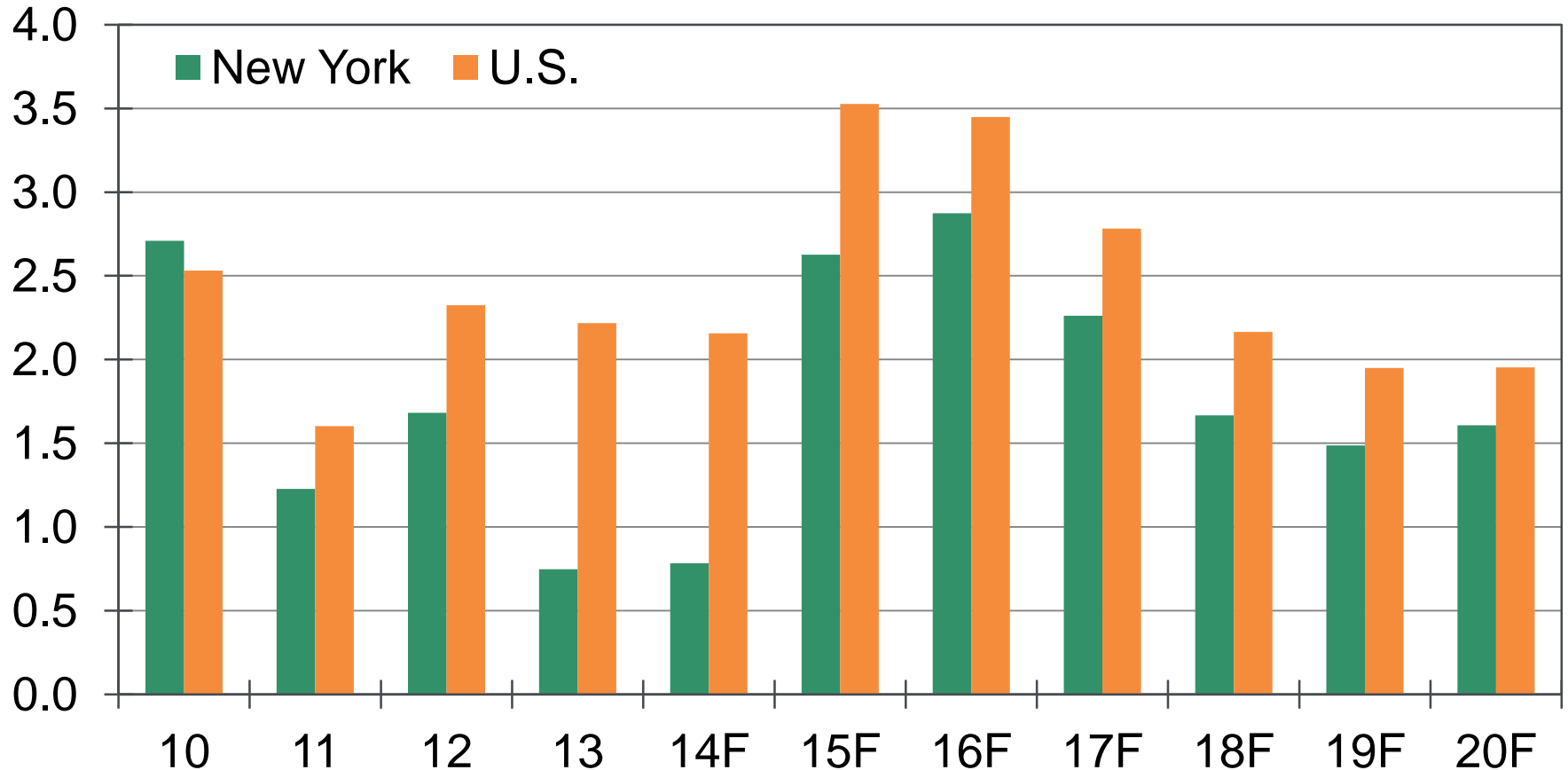
Cost of doing business indexes, U.S.=100



Source: Moody's Analytics

Output Growth Is Trailing U.S.

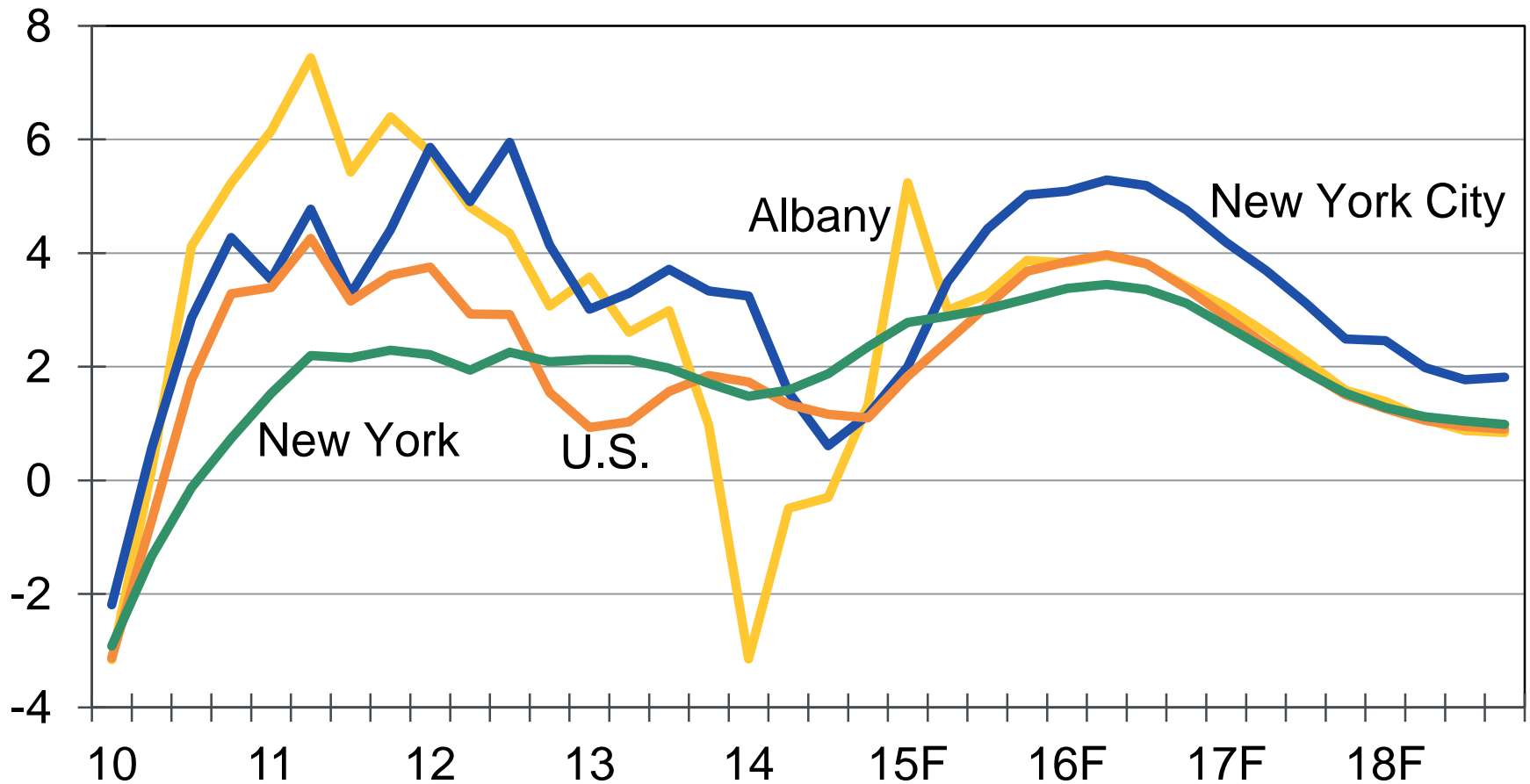
Real GDP growth, %



Sources: BEA, Moody's Analytics

Investment Will Help Tech Reaccelerate

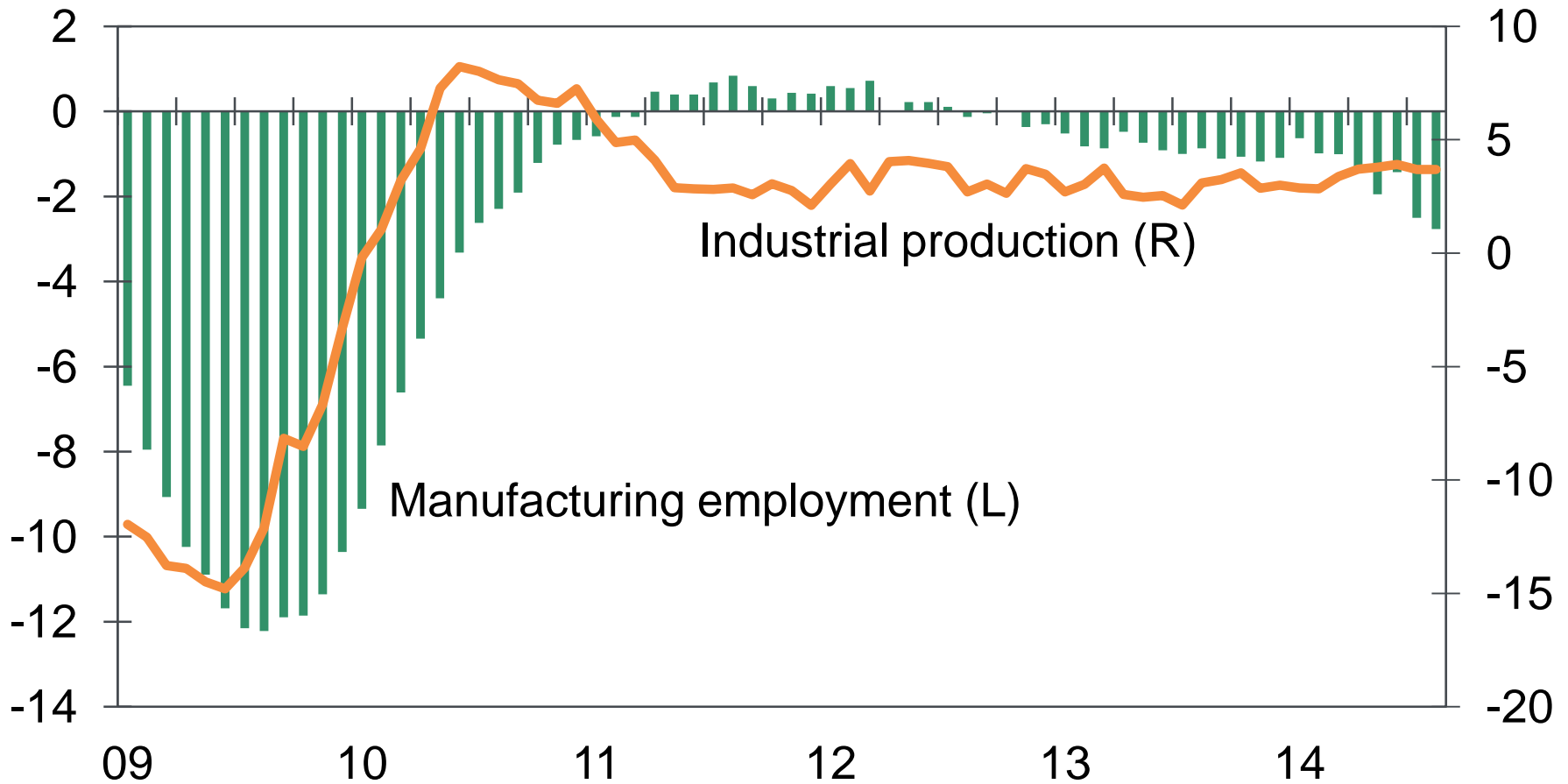
High-tech employment, % change yr ago



Sources: BLS, Moody's Analytics

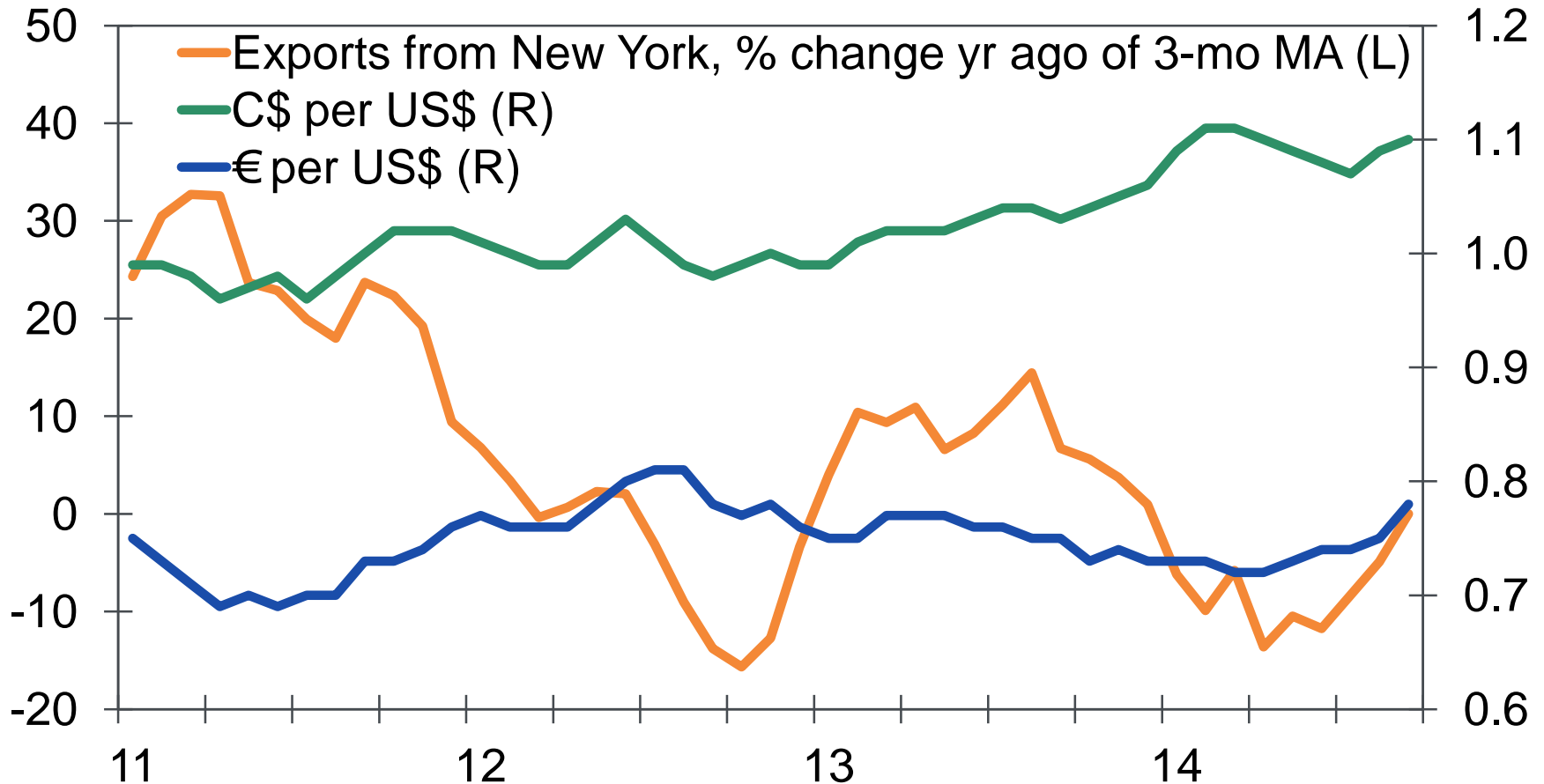
Manufacturing Data Belie Producer Optimism

% change yr ago



Sources: BLS, Moody's Analytics

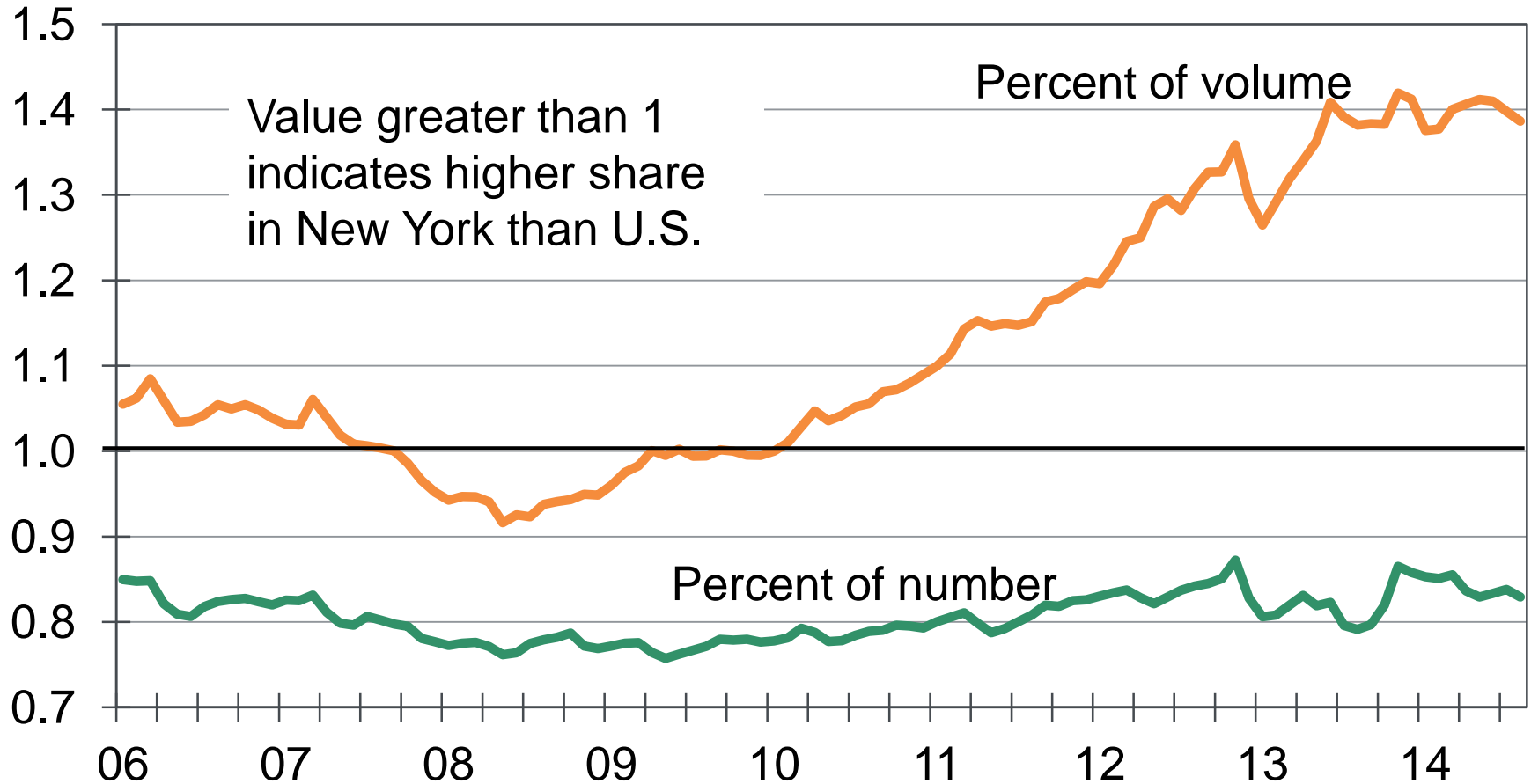
Stronger Dollar Holds Back New York Exports



Sources: Census Bureau, Federal Reserve, Moody's Analytics

Large Defaults Hurt Consumers Statewide

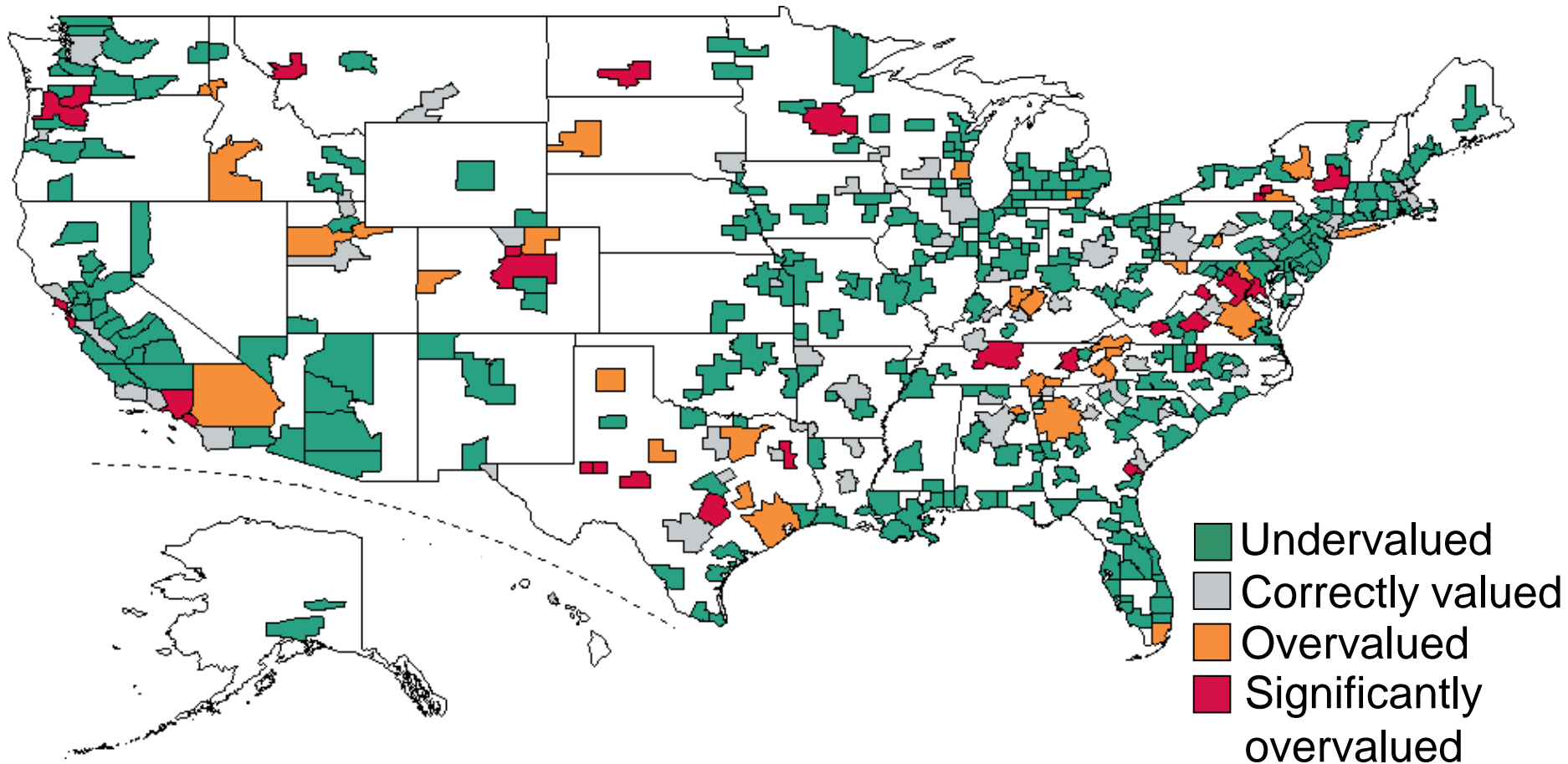
New York delinquency share divided by U.S. share



Sources: Equifax, Moody's Analytics

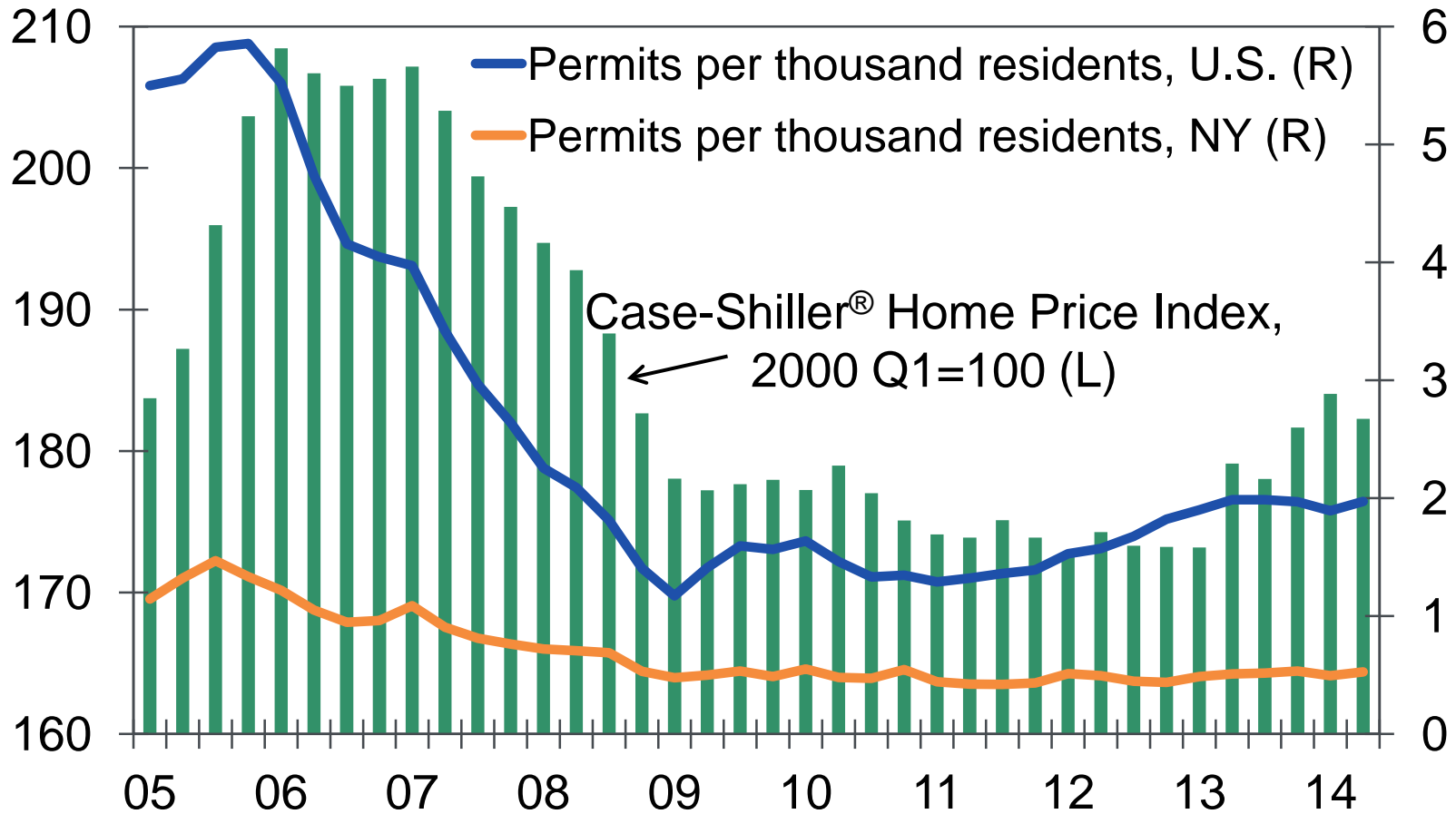
Albany, Elmira Among Most Overvalued Metros

Housing valuation index, 2014Q1



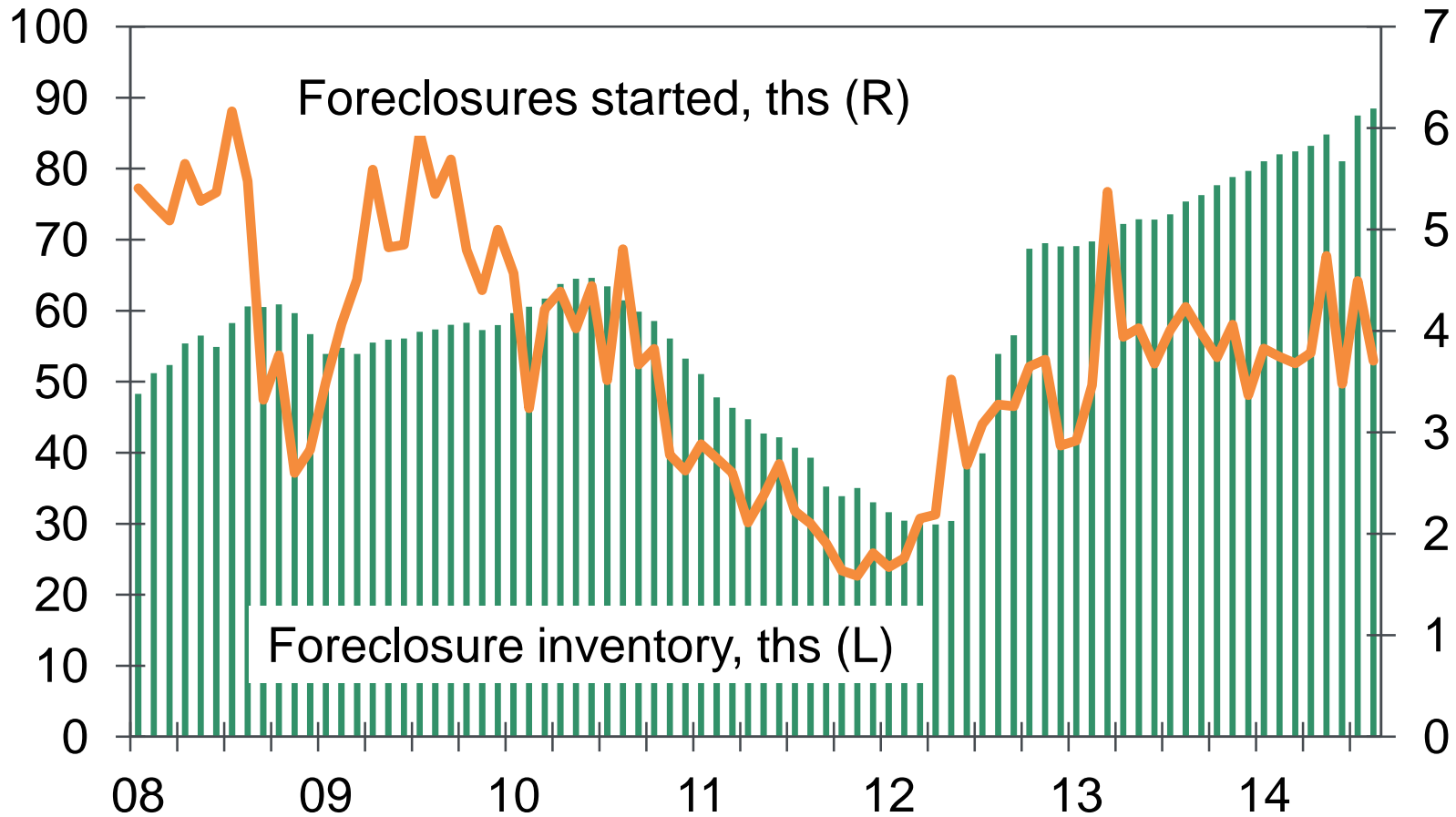
Sources: CoreLogic, BEA, PPR, Moody's Analytics

Single-family Housing Is Weak Overall



Sources: CoreLogic, Census Bureau, Moody's Analytics

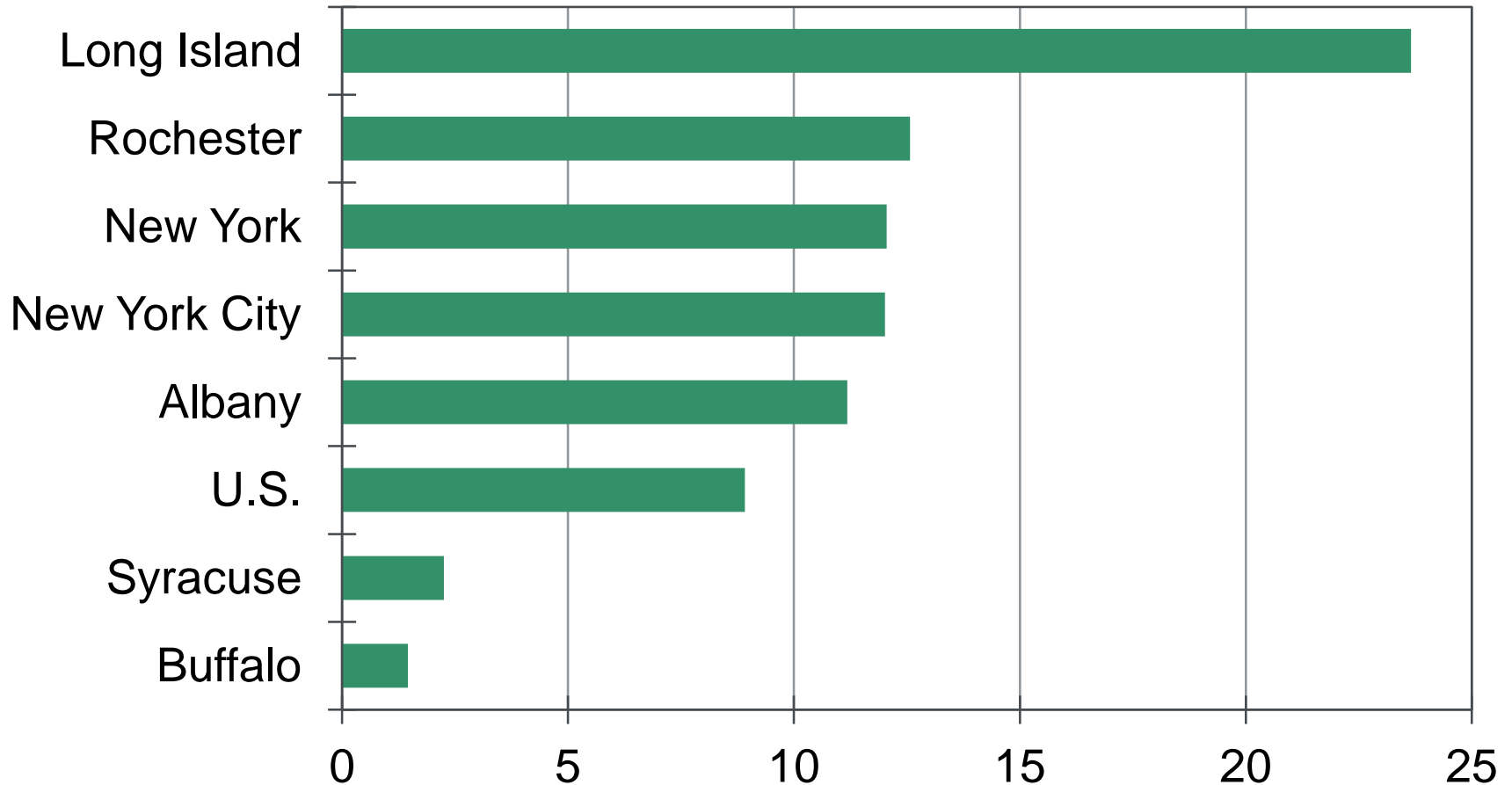
Foreclosures Inventory Keeps Piling Up...



Sources: RealtyTrac, Moody's Analytics

...Particularly On Long Island

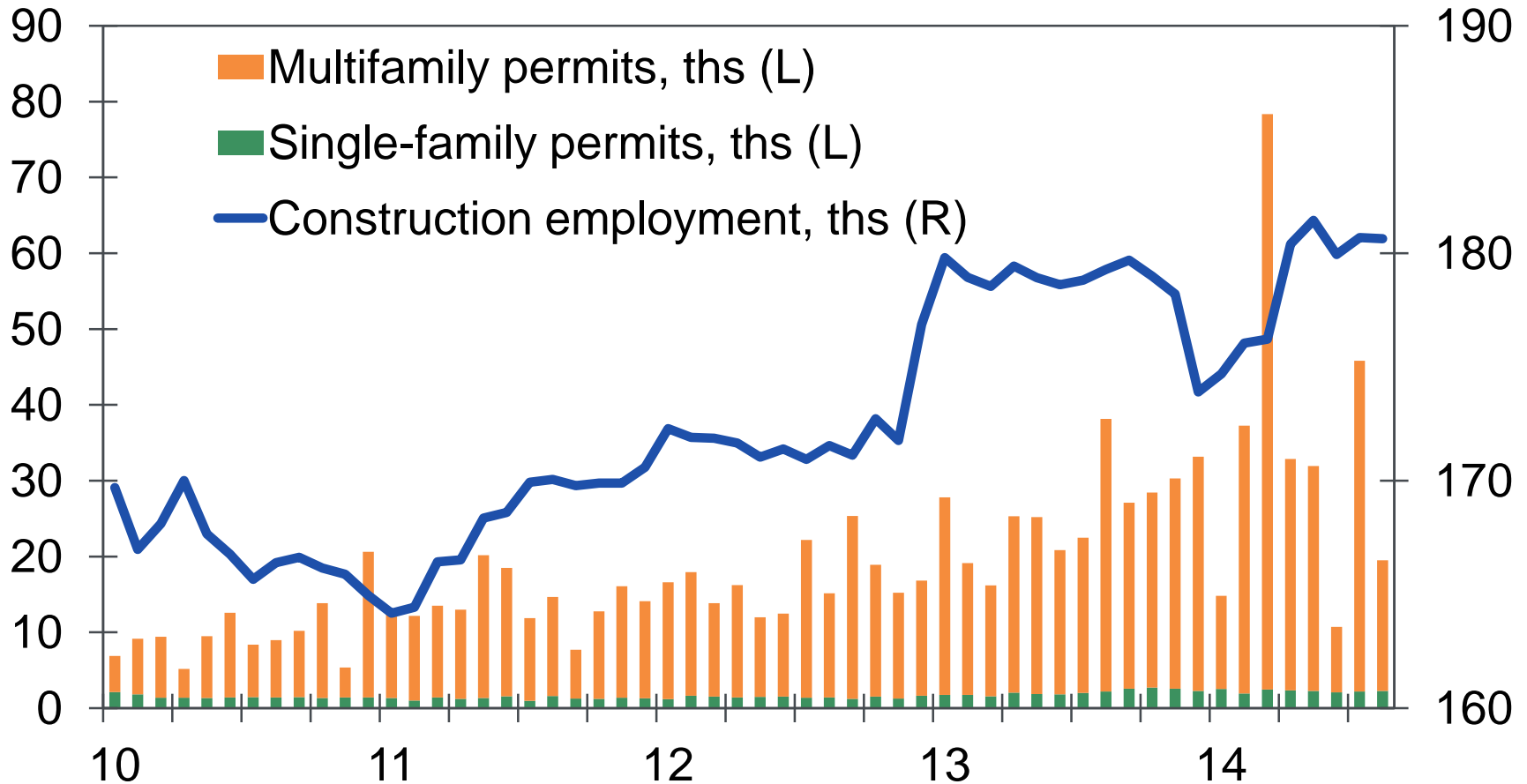
Foreclosure inventory per 1,000 households, Aug 2014



Sources: RealtyTrac, Moody's Analytics

NYC Multifamily Shows Signs of Cooling

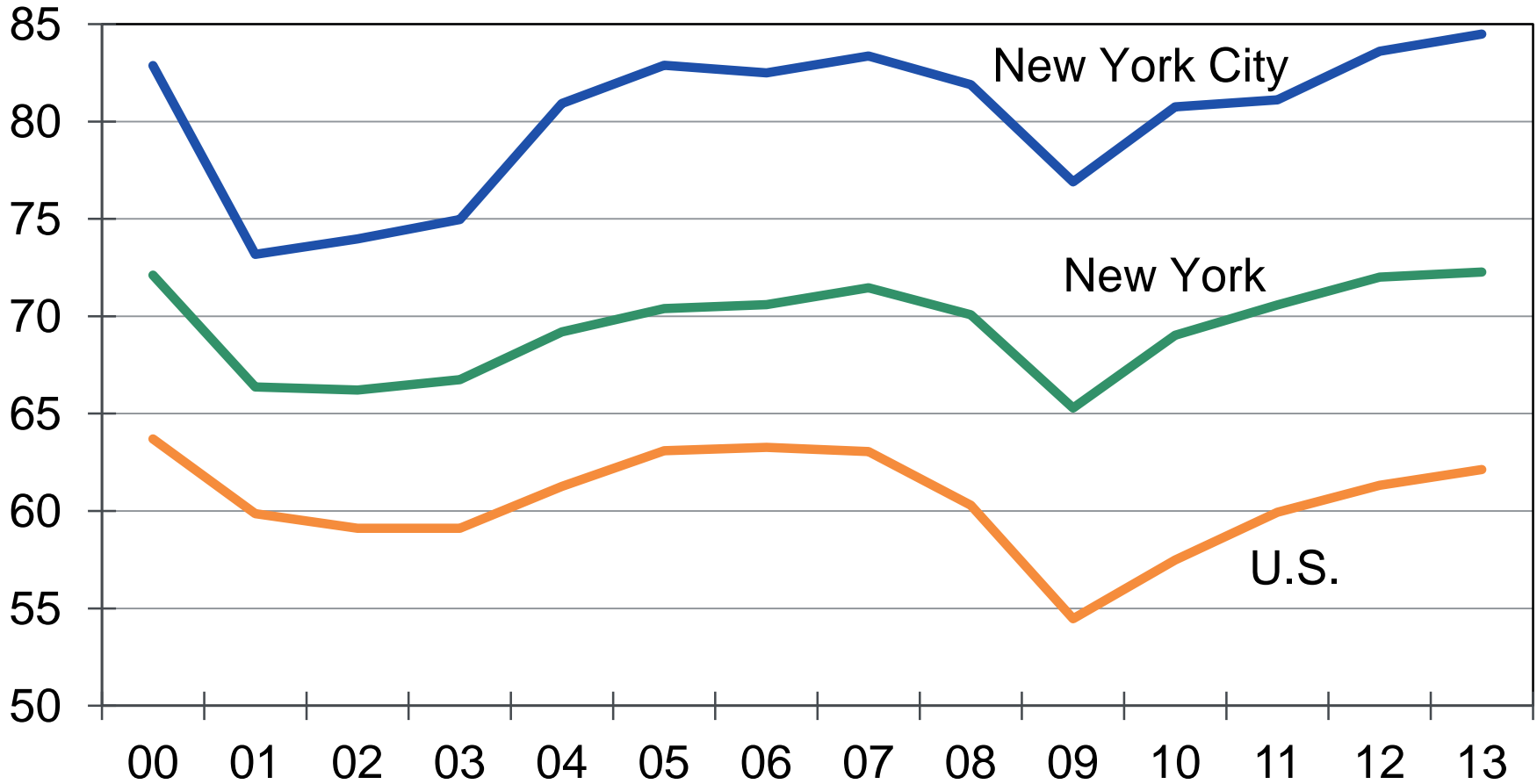
New York City metro division



Sources: BLS, Census Bureau, Moody's Analytics

New York City Drives Rebound in Tourism

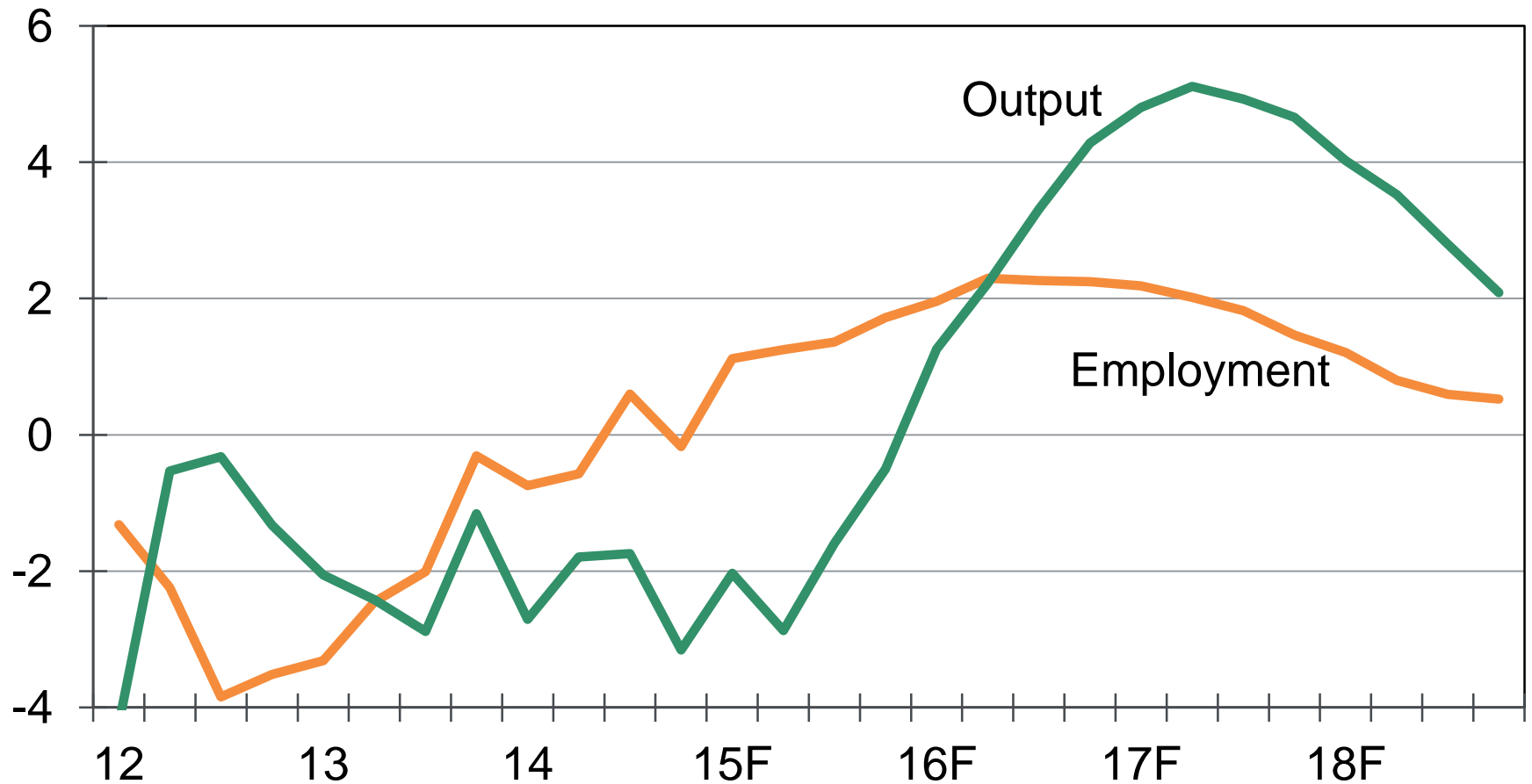
Annualized hotel occupancy rate, %



Sources: Smith Travel Research, Moody's Analytics

New York City Securites Industry Will Improve

Securities employment and output, % change yr ago



Sources: BLS, Moody's Analytics

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