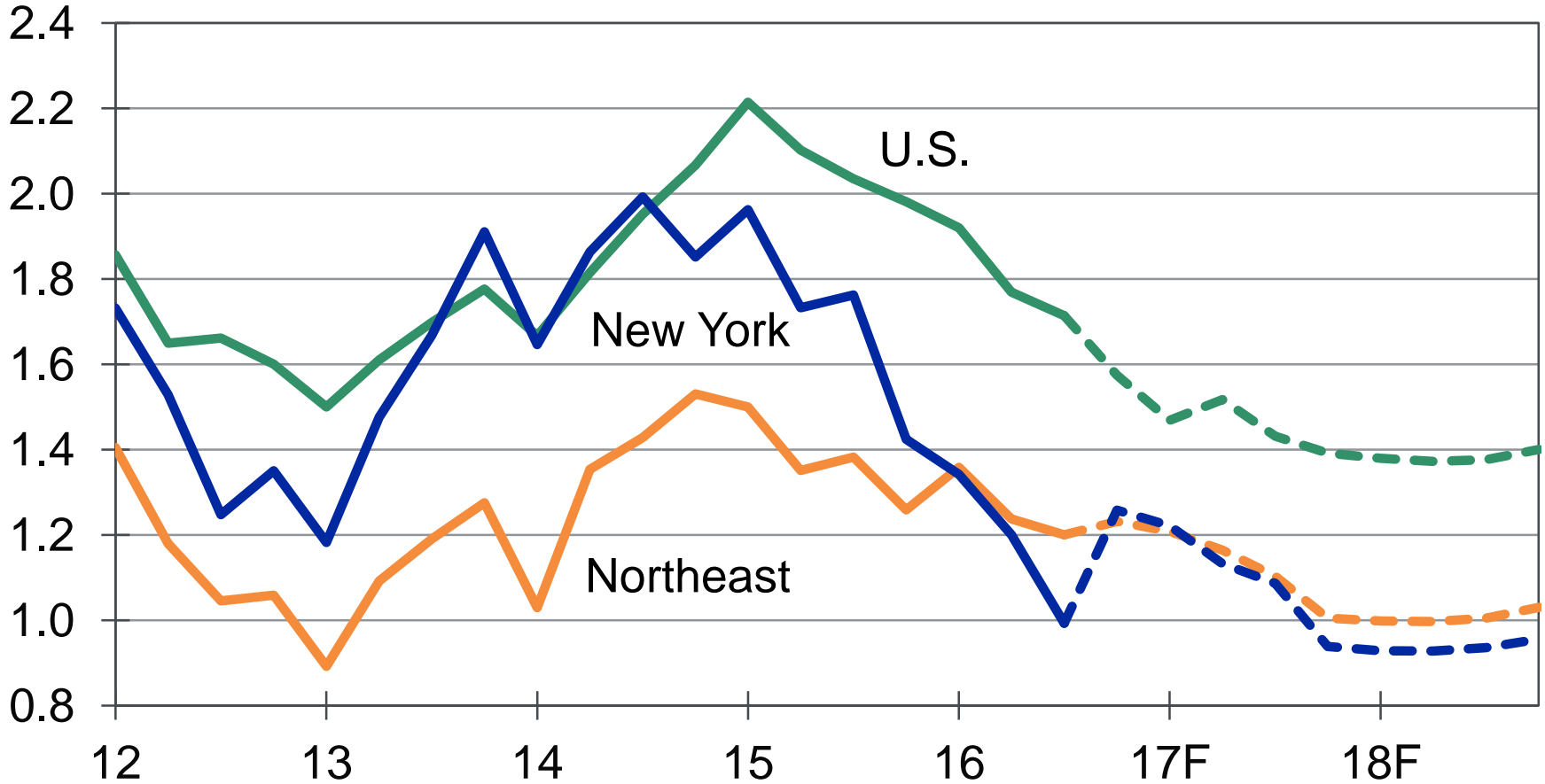


# The New York Outlook

# Once-Stellar Job Growth Will Remain a Laggard

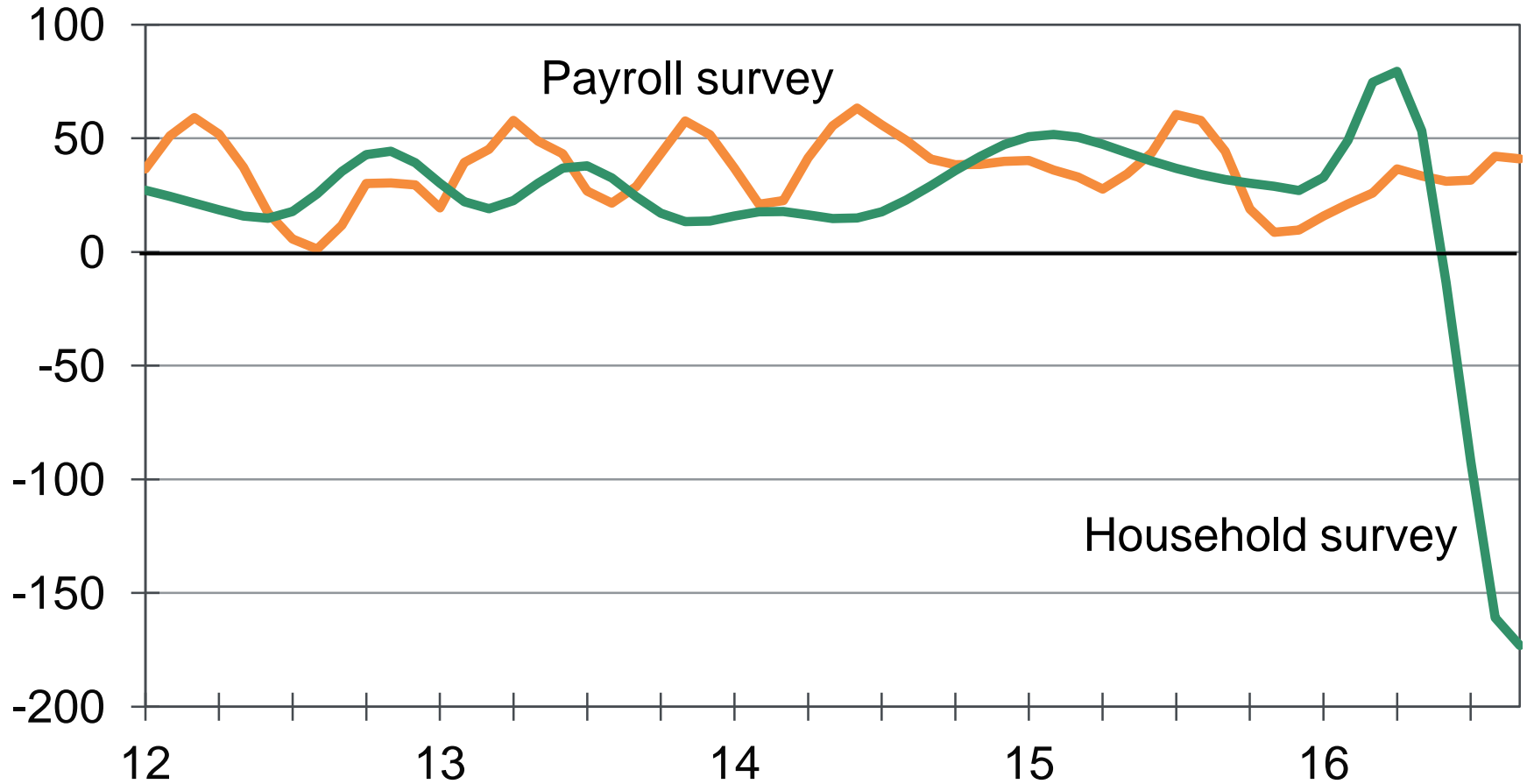
Employment, % change yr ago



Sources: BLS, Moody's Analytics

# Overall Labor Market Picture Grows Murkier

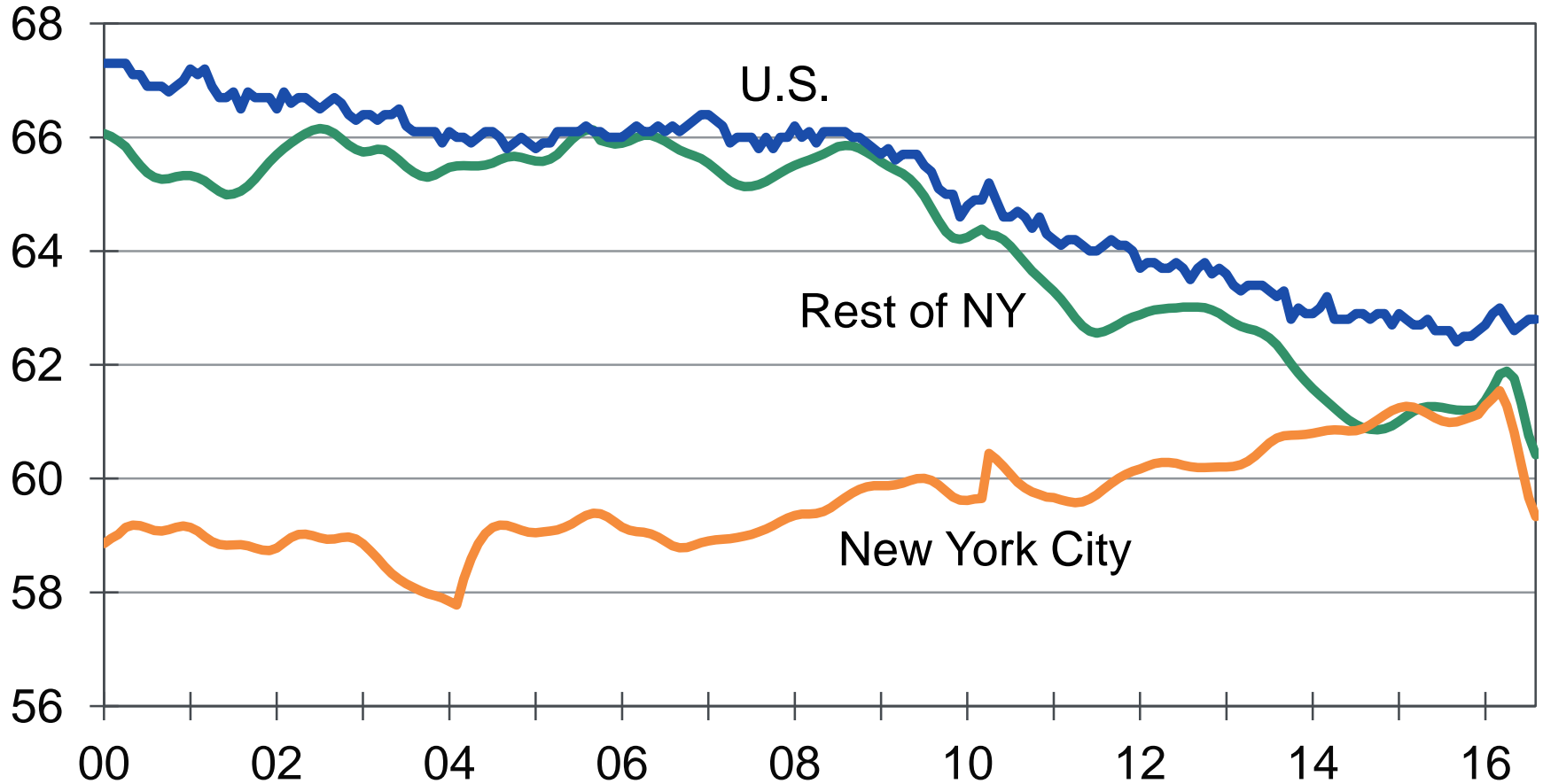
Total employment, 3-mo MA, change over 3 mo, SA, ths



Sources: BLS, Moody's Analytics

# Labor Force Participation Drops Markedly

Labor force participation rate, %



Sources: BLS, Moody's Analytics

# Payroll Employment—Northeast MSAs

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

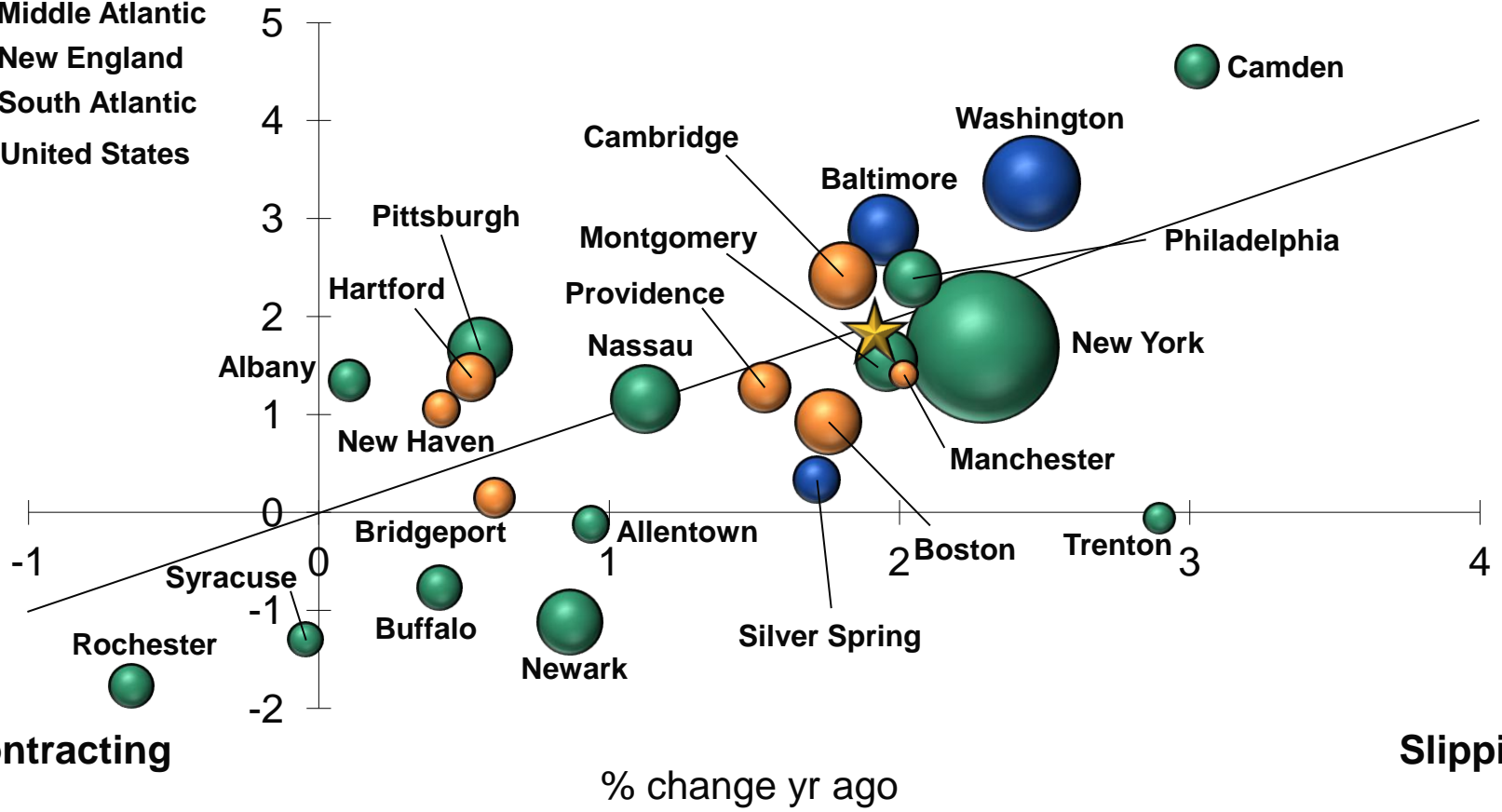
March 2016

Improving

Expanding

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

Annualized 3-mo % change



Contracting

Slipping

Note: Size reflects relative total employment

# Payroll Employment—Northeast MSAs

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

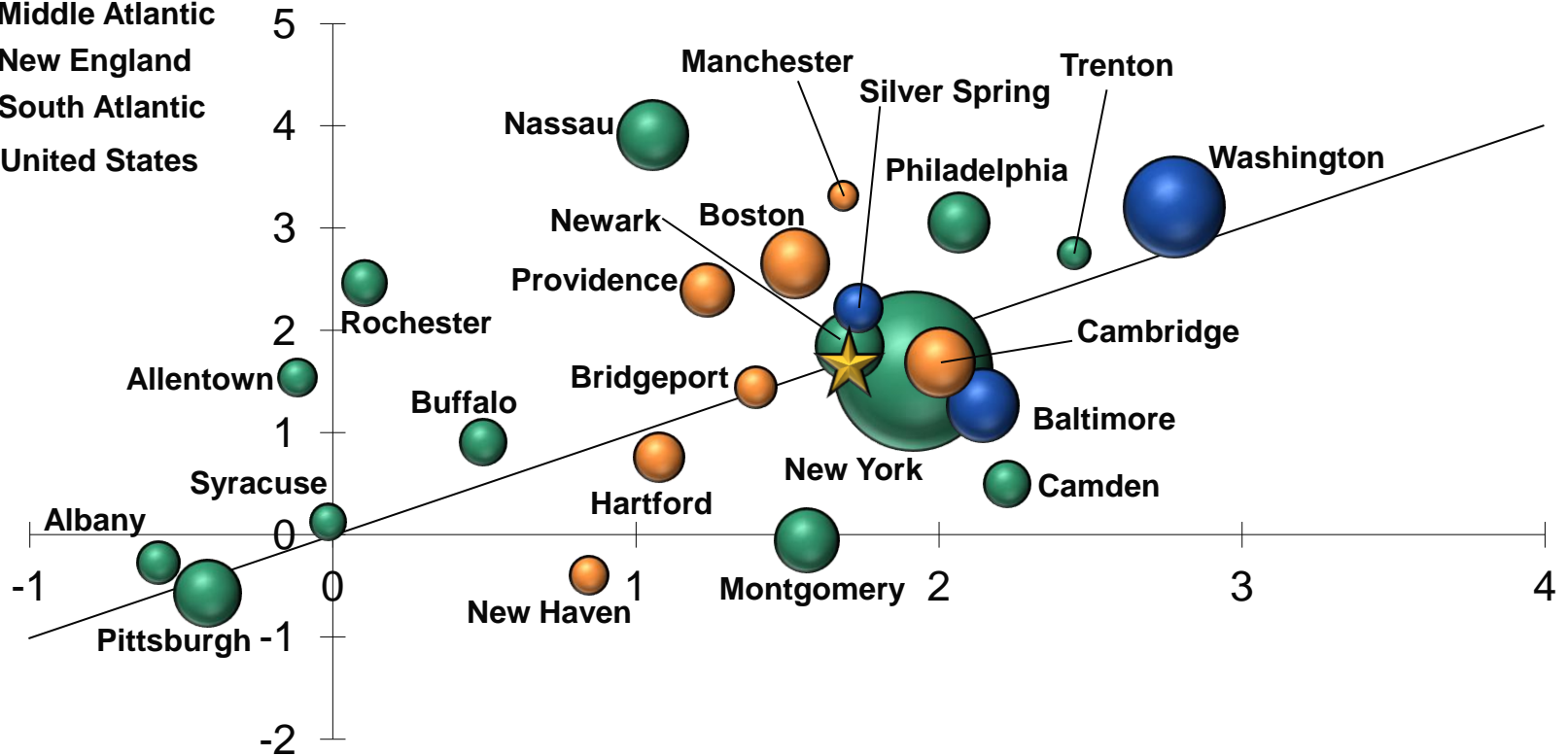
September 2016

Improving

Expanding

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

Annualized 3-mo % change



Contracting

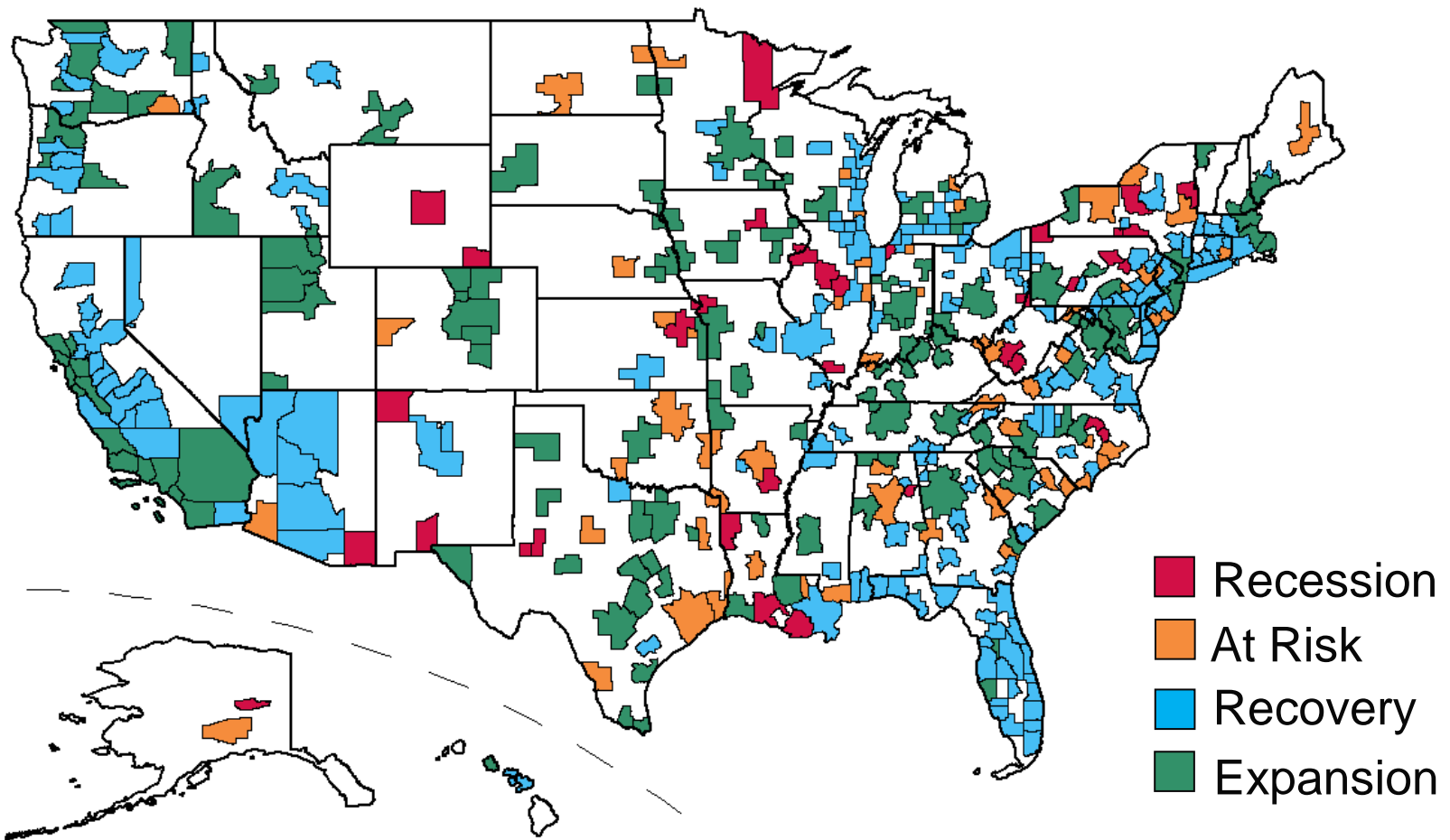
Slipping

% change yr ago

Note: Size reflects relative total employment

# Many New York Metro Areas Are Flailing

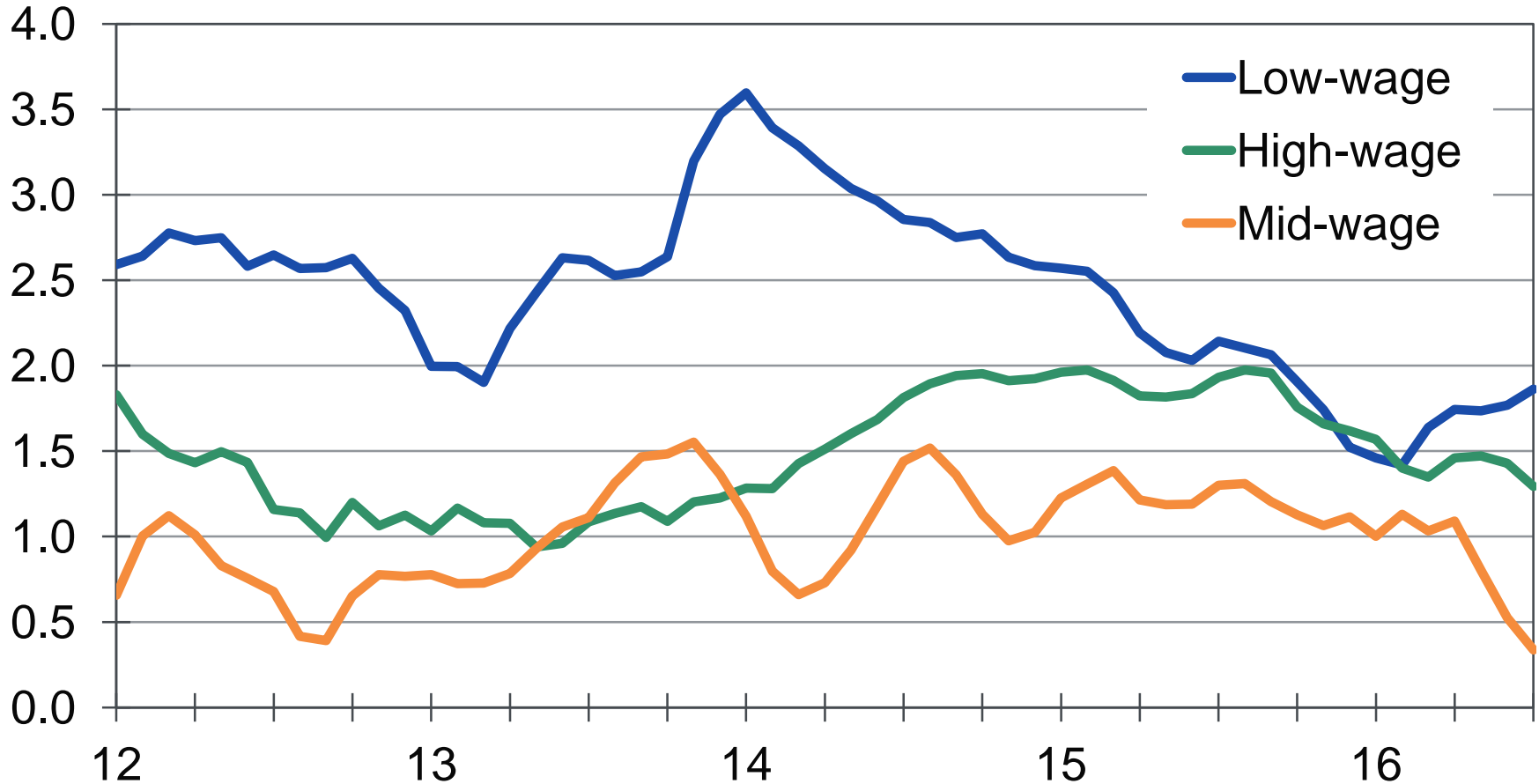
Status as of Aug 2016 data



Source: Moody's Analytics

# Mid-Wage Job Growth Plunges

New York employment, 3-mo MA, % change yr ago



Sources: BLS, Moody's Analytics



# Blue Collar Struggles in West. NY, Southern Tier

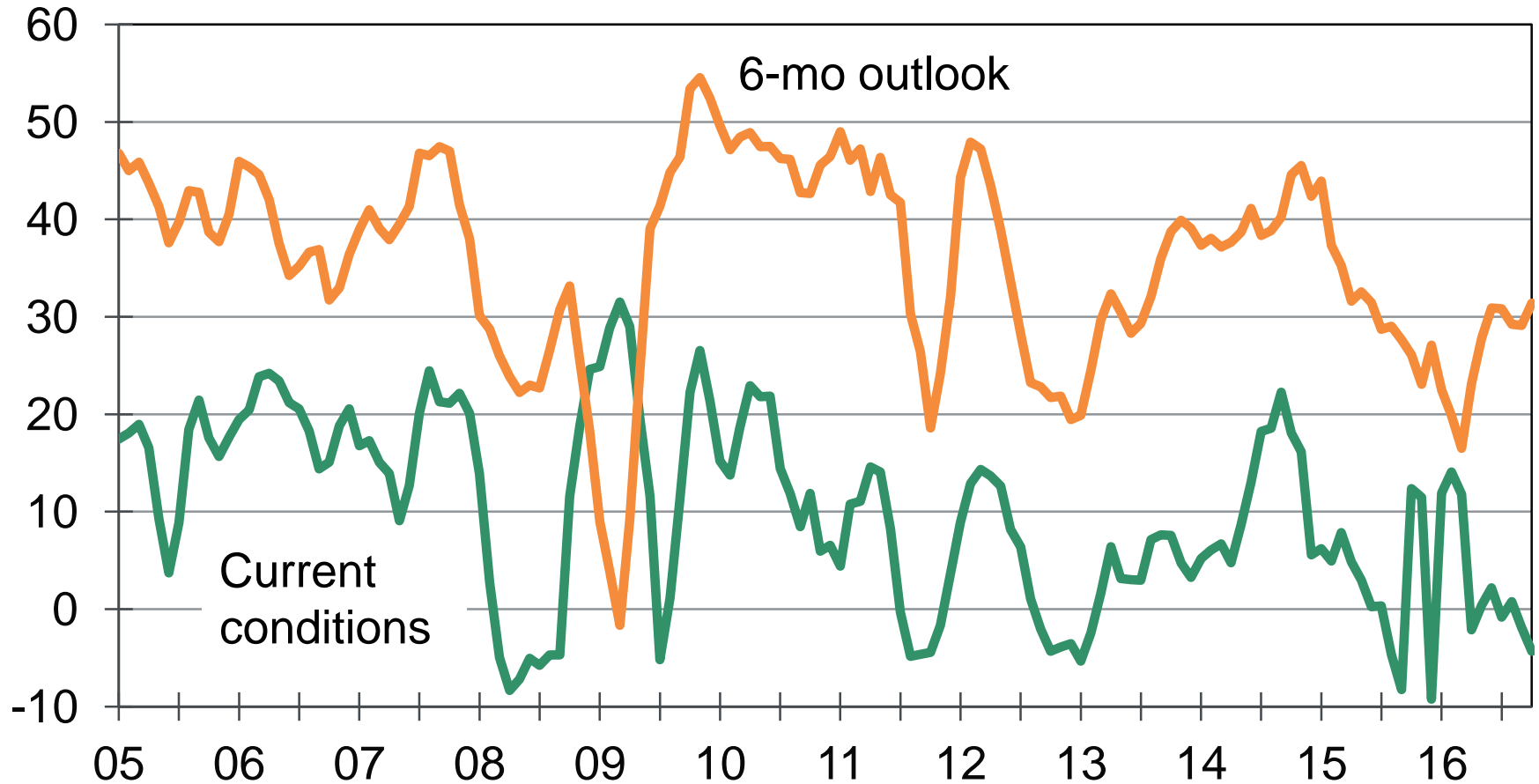
Goods-producing employment, % change yr ago, 3-mo MA



Sources: BLS, Moody's Analytics

# Empire State Survey Sends Mixed Signals

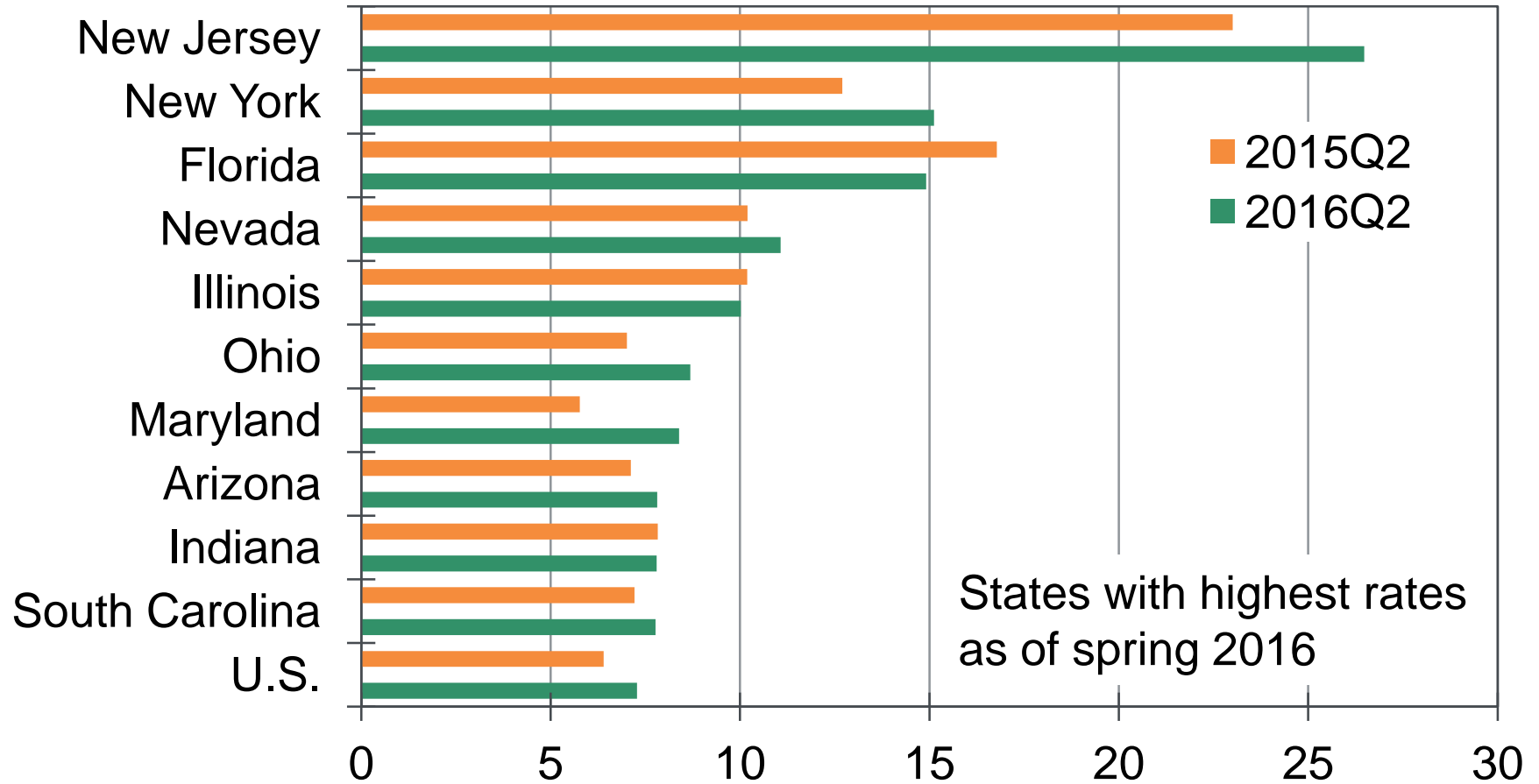
General business conditions, diffusion index, SA, 3-mo MA



Sources: Federal Reserve Bank of New York, Moody's Analytics

# State Rises to Number Two in Foreclosures...

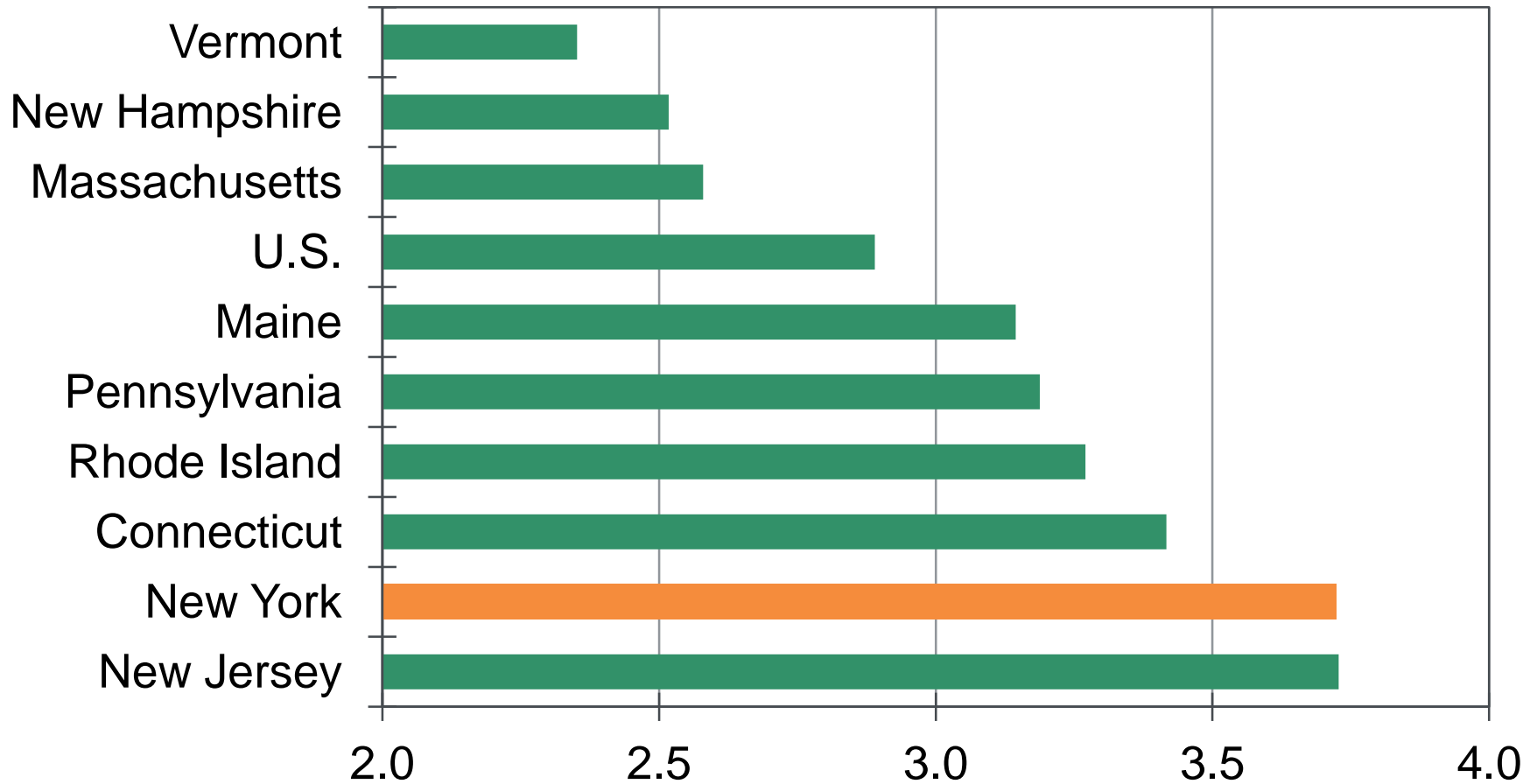
Foreclosures per ths households



Sources: RealtyTrac, Moody's Analytics

# ...Weighing on Consumer Balance Sheets...

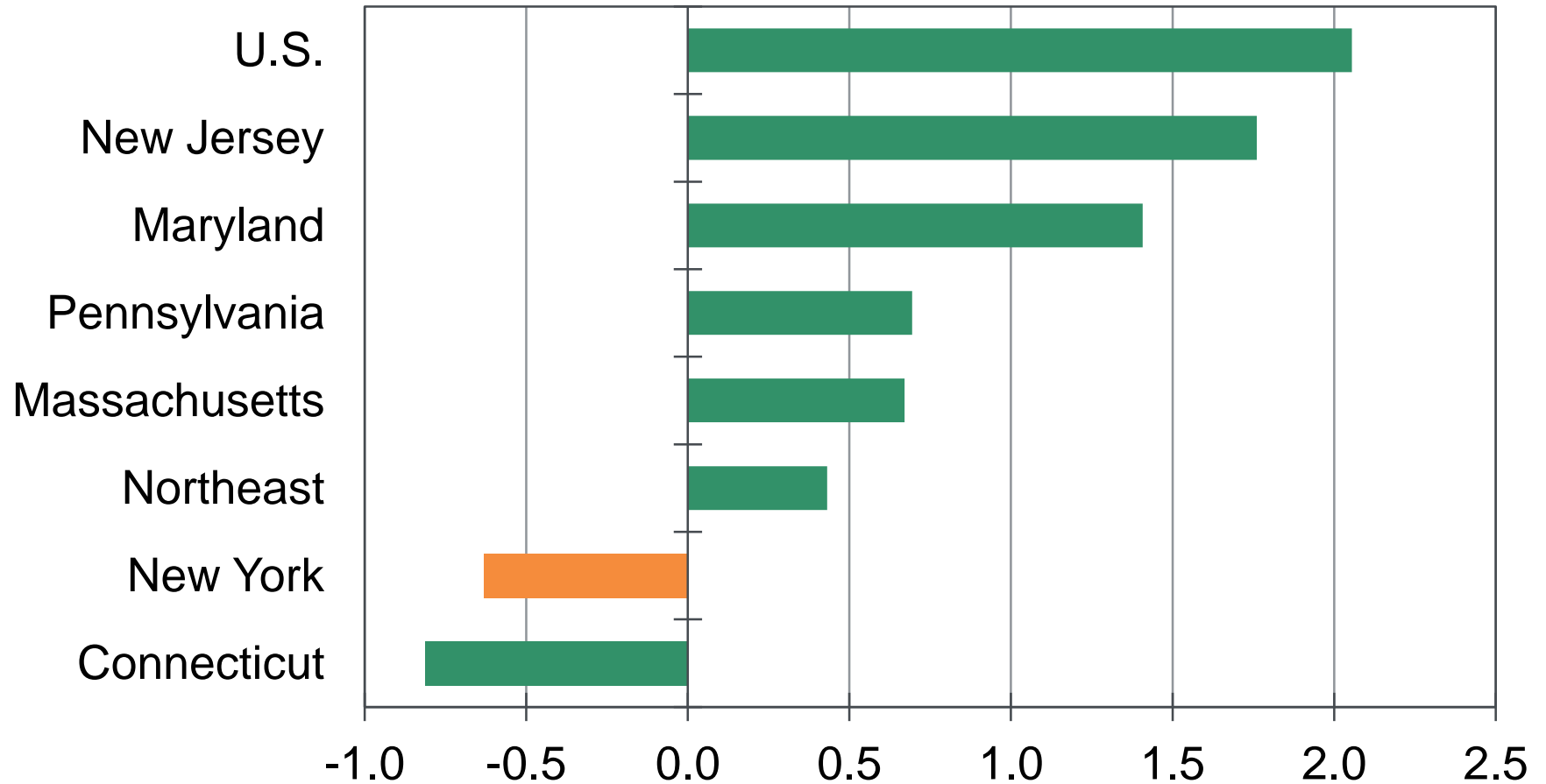
Overall delinquency rate, % of dollar, NSA, Sep 2016



Sources: Equifax, Moody's Analytics

# ...And Pushing Retailers to Near Bottom of Pack

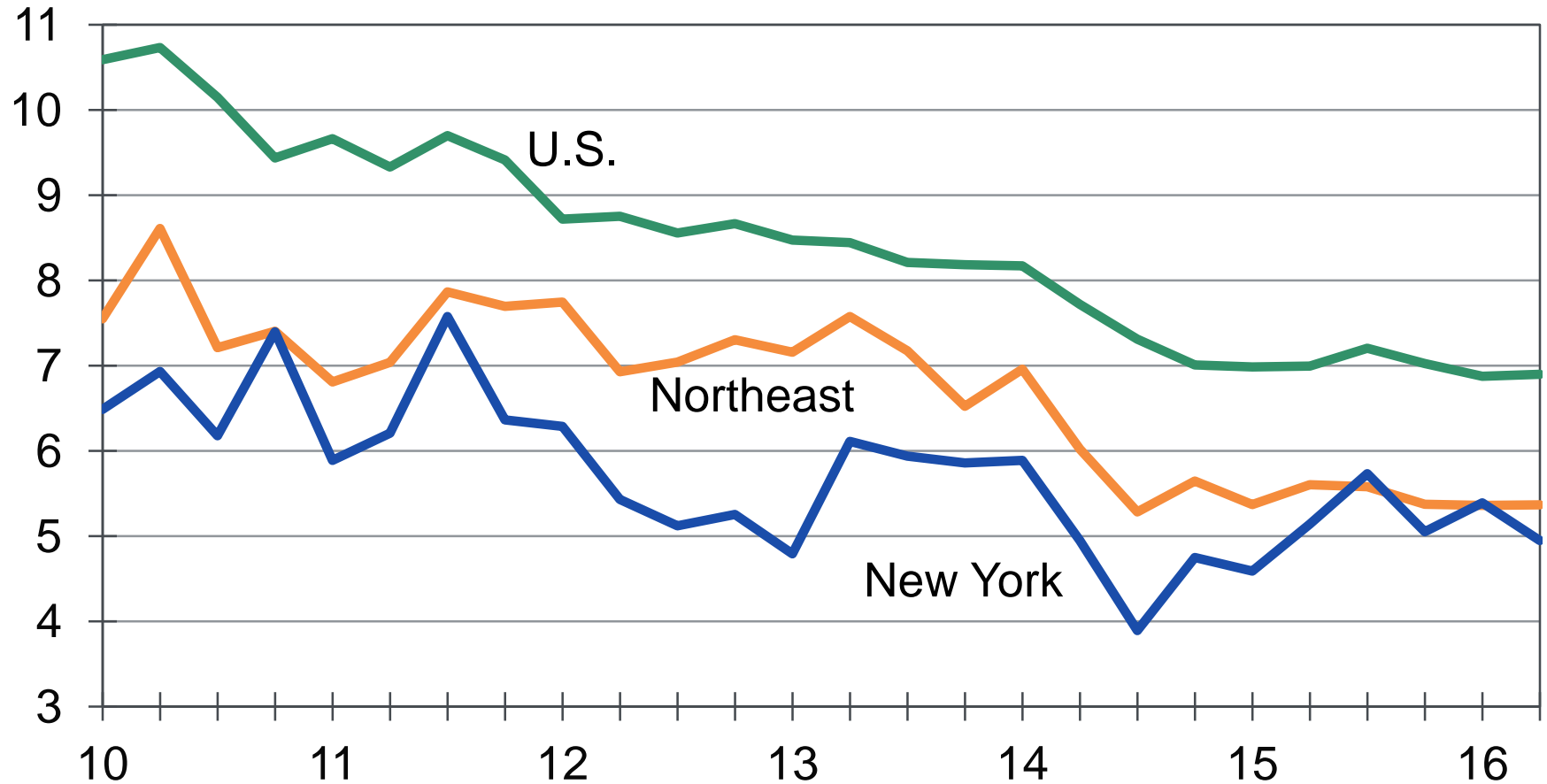
Retail employment, % change yr ago, 2016Q2



Sources: BLS, Moody's Analytics

# Overbuilding Catches Up With Apt. Market...

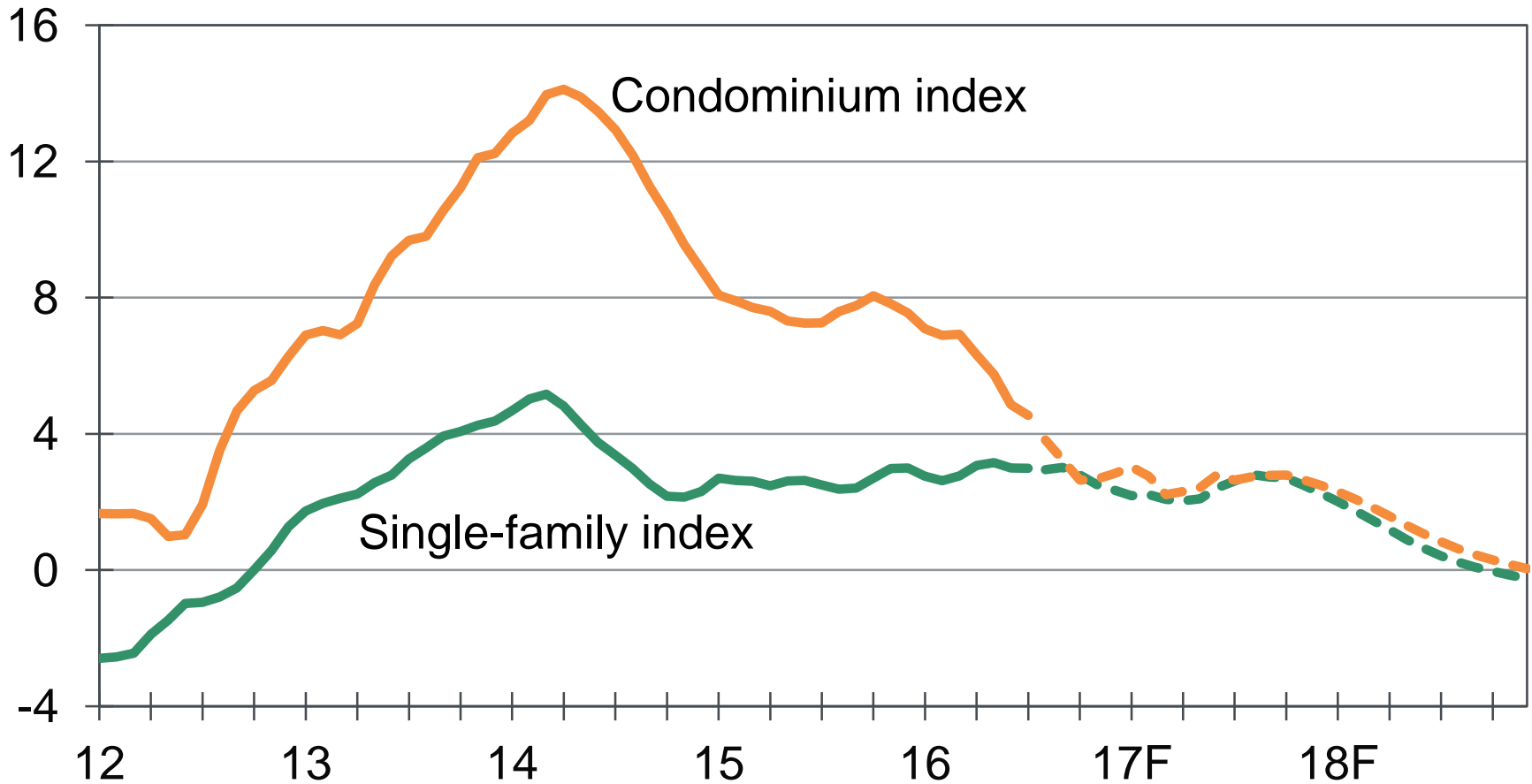
Rental vacancy rate, %



Sources: Census Bureau, Moody's Analytics

# ...And Condo Prices Have Begun to Retreat

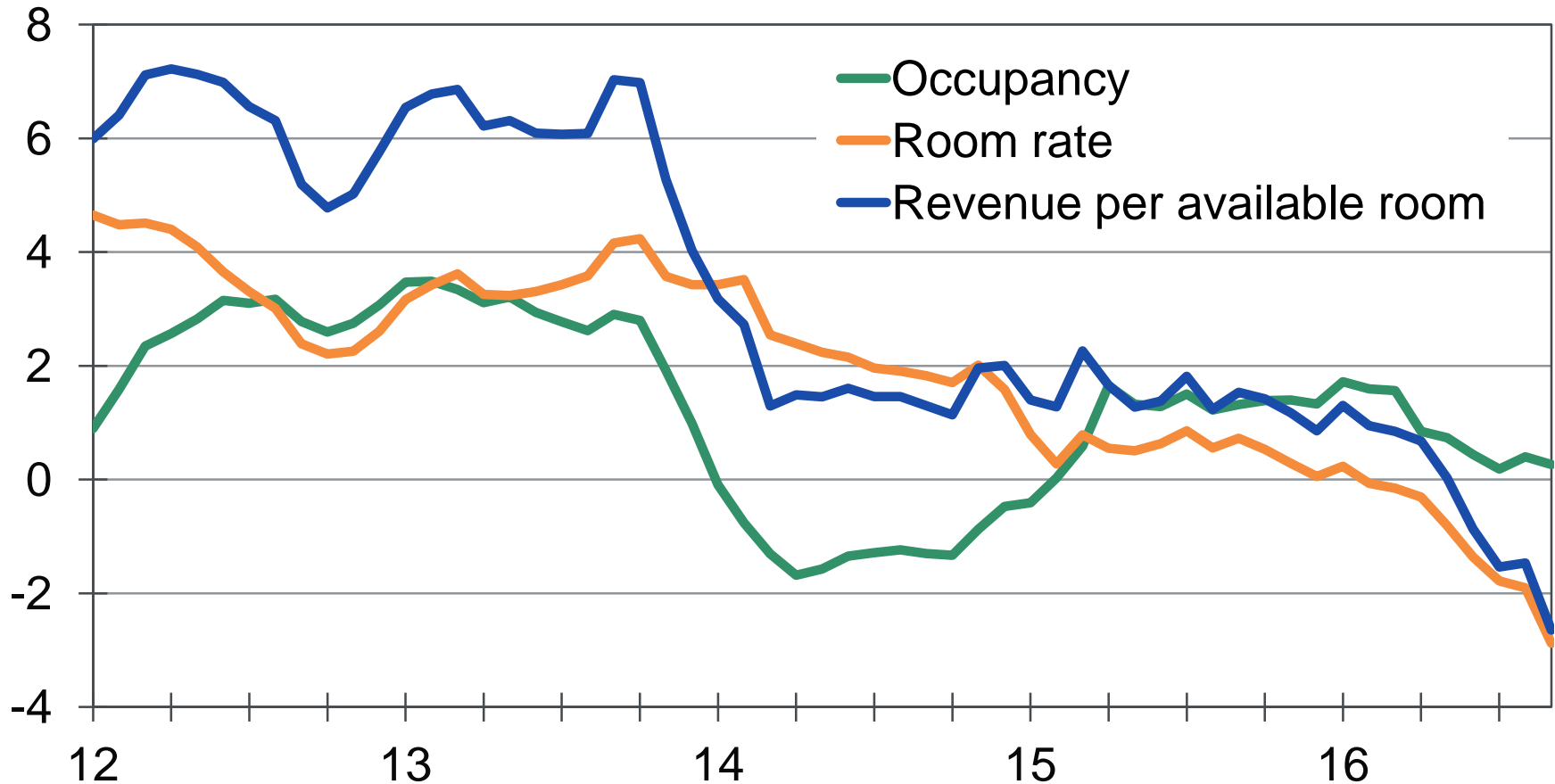
Case-Shiller Home Price Index, 3-mo MA, % change yr ago



Sources: Census Bureau, Moody's Analytics

# Hotel Picture Keeps Getting Darker

New York City metro area, 12-mo MA, % change yr ago

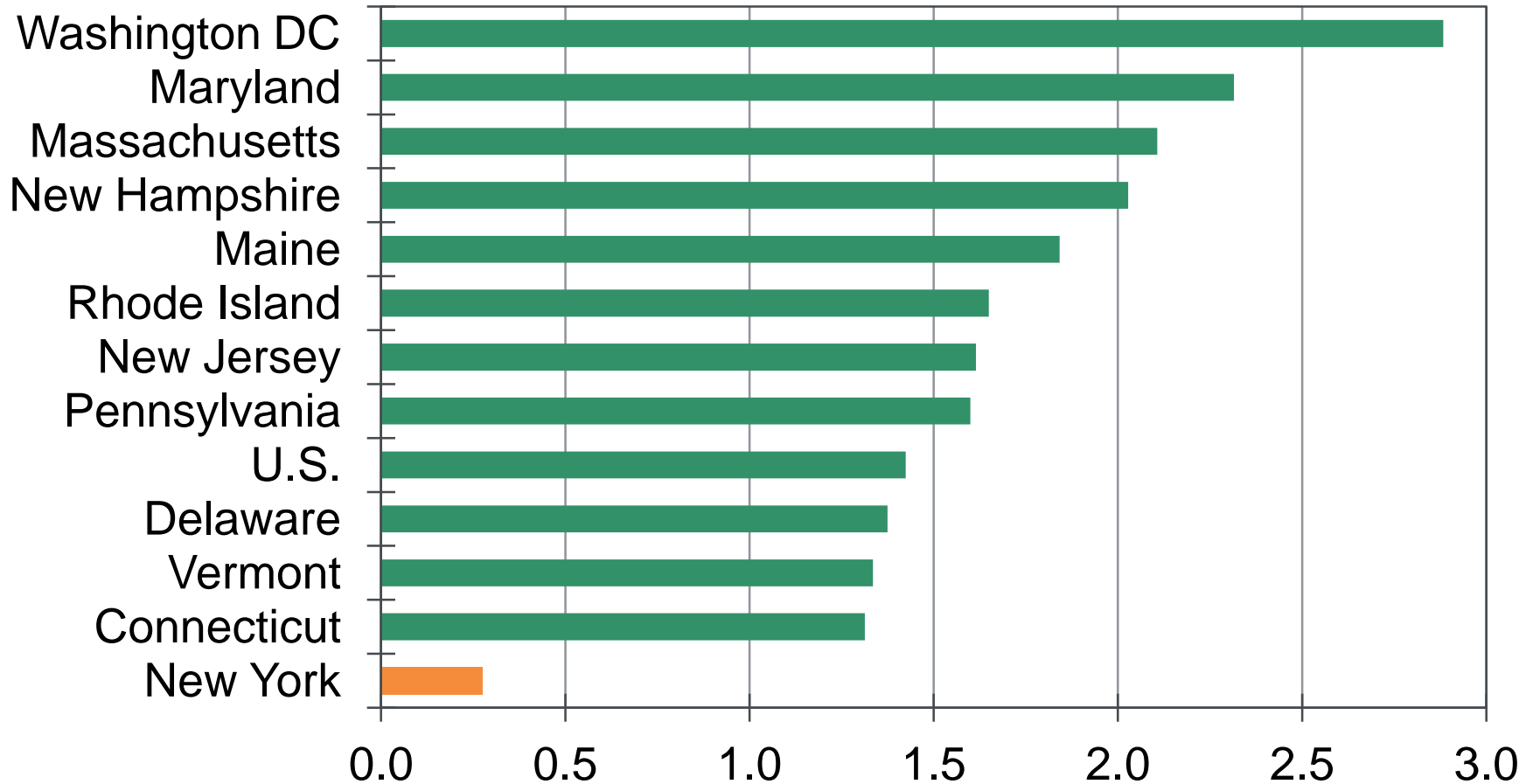


Sources: Smith Travel Research, Moody's Analytics



# Weakness in Finance Hurts Output Growth

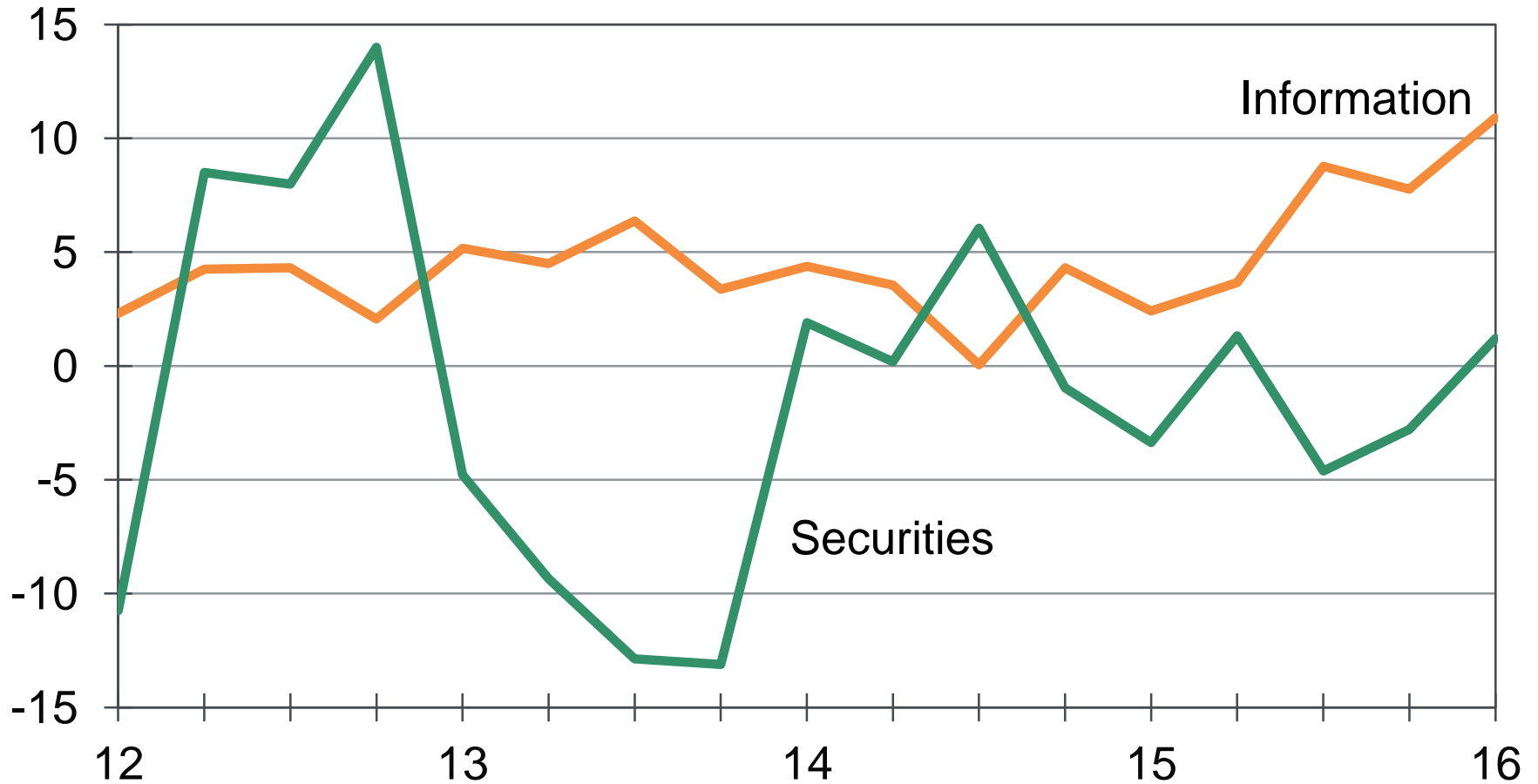
Gross state product, 2015Q3 to 2016Q1, annualized % change



Sources: BEA, Moody's Analytics

# Information Picks Up Slack for Wall Street...

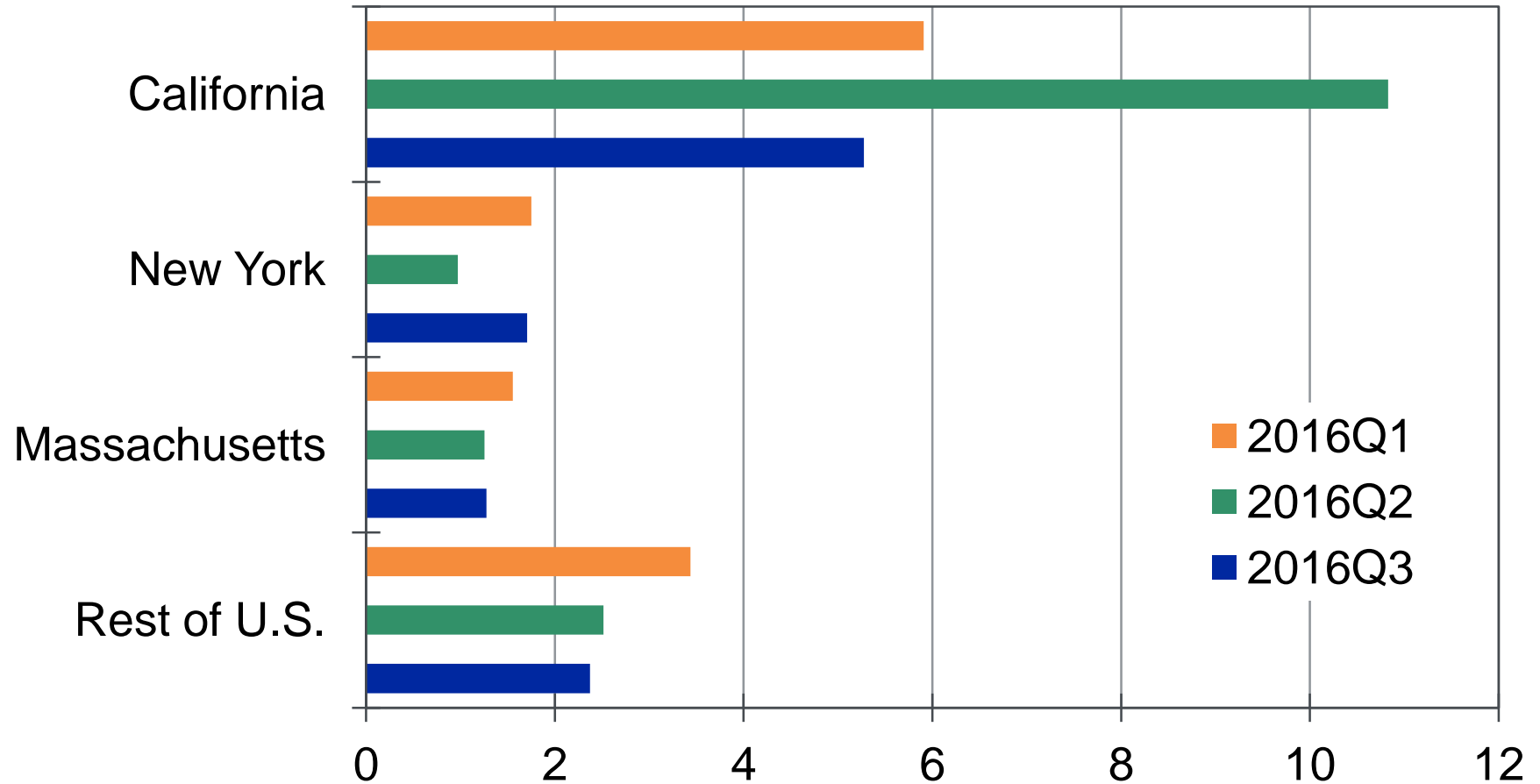
Output, 2009\$, New York state, % change yr ago



Sources: BEA, Moody's Analytics

# ...And Gap With Silicon Valley Narrows Again

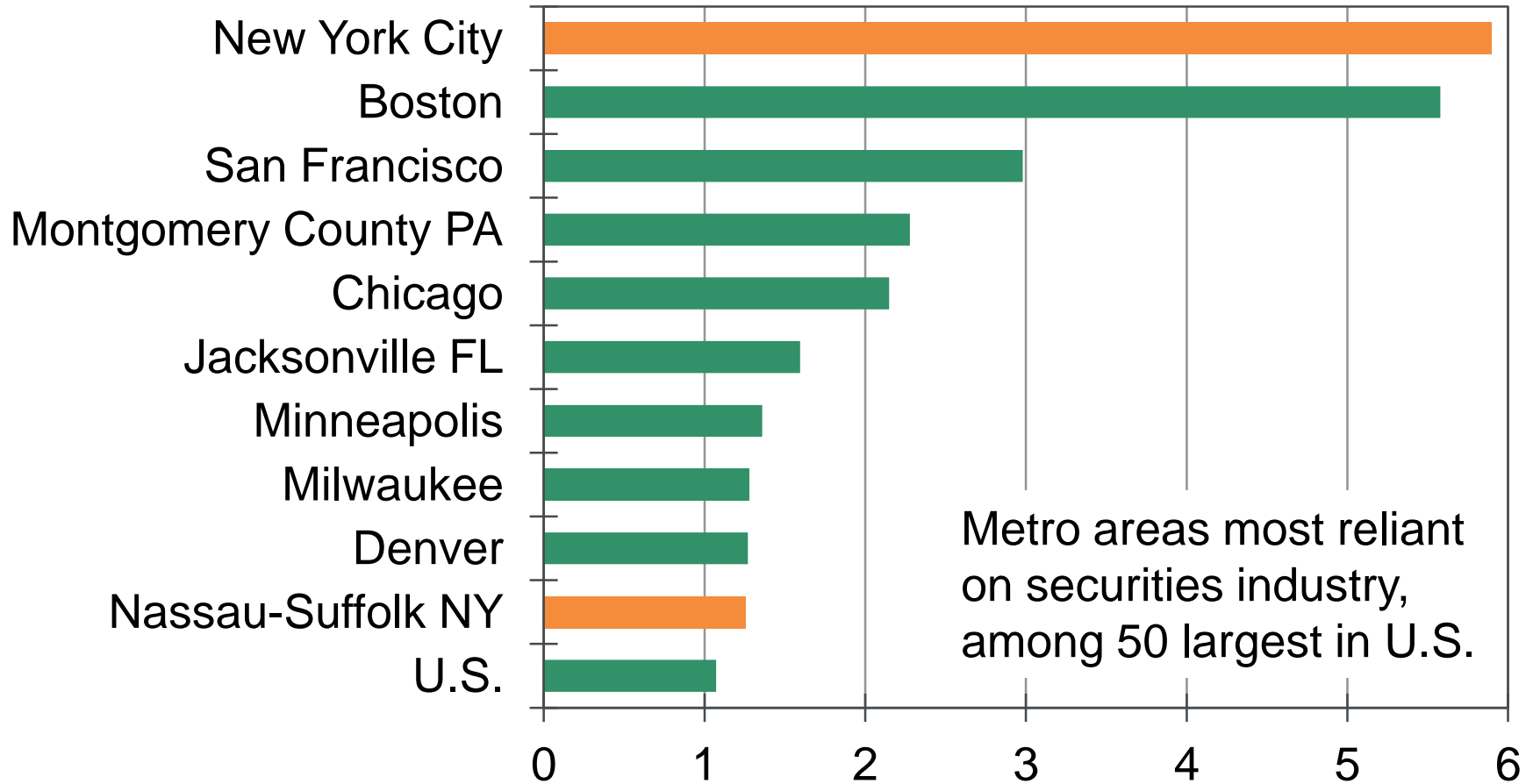
Venture capital funding, \$ bil



Sources: PWC, National Venture Capital Assn., Moody's Analytics

# Flight From London Would Benefit NYC Most

Securities industry, share of total output, 2015, %



Sources: BEA, Moody's Analytics

United States  
121 North Walnut Street  
Suite 500  
West Chester PA 19380  
+1.610.235.5299

United Kingdom  
One Canada Square  
Canary Wharf  
London E14 5FA  
+44.20.7772.5454

Australia  
Level 10  
1 O'Connell Street  
Sydney, NSW, 2000  
Australia  
+61.2.9270.8111

Prague  
Washingtonova 17  
110 00 Prague 1  
Czech Republic  
+420.22.422.2929



© 2016, Moody's Analytics, Inc. and/or its licensors and affiliates (together, "Moody's"). All rights reserved. ALL INFORMATION CONTAINED HEREIN IS PROTECTED BY COPYRIGHT LAW AND NONE OF SUCH INFORMATION MAY BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. All information contained herein is obtained by Moody's from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, all information contained herein is provided "AS IS" without warranty of any kind. Under no circumstances shall Moody's have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to, any error (negligent or otherwise) or other circumstance or contingency within or outside the control of Moody's or any of its directors, officers, employees or agents in connection with the procurement, collection, compilation, analysis, interpretation, communication, publication or delivery of any such information, or (b) any direct, indirect, special, consequential, compensatory or incidental damages whatsoever (including without limitation, lost profits), even if Moody's is advised in advance of the possibility of such damages, resulting from the use of or inability to use, any such information. The financial reporting, analysis, projections, observations, and other information contained herein are, and must be construed solely as, statements of opinion and not statements of fact or recommendations to purchase, sell, or hold any securities. NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TIMELINESS, COMPLETENESS, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY SUCH OPINION OR INFORMATION IS GIVEN OR MADE BY MOODY'S IN ANY FORM OR MANNER WHATSOEVER. Each opinion must be weighed solely as one factor in any investment decision made by or on behalf of any user of the information contained herein, and each such user must accordingly make its own study and evaluation prior to investing.