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EASTERN CONSOLIDATED
Real estate investment services

NYC Employment Alert

August 2011

The following report covers the New York City employment results for August 2011. The results are based on preliminary data released from the New York State Department of Labor that was seasonally adjusted by Eastern Consolidated.

New York City lost 8,400 jobs in August due to the Verizon strike that erased 8,700 jobs from the numbers. In other words, the net loss would have been 300 jobs if not for the one-month event. The private sector lost 13,200 jobs (4,500 jobs without the strike). The public sector added 4,900 jobs in August, most of which were local, non-education-related jobs. We should also note that last month, the city added a revised 27,100 jobs, considerably higher than the 22,800 jobs reported last month.

Outside of telecommunications, the industries with the greatest losses were retail trade (-3,400 jobs), health services (-1,700) and private education (-1,200). The private education losses follow last month's jump of 11,500 jobs. Many of the 1,200 lost jobs could be summer camp jobs or the result of the usual seasonal adjustment that shows wild swings in education in the summer months. The loss of retail jobs is puzzling as many new outlets have opened in the city. Since August 2010, retail has added 1,500 jobs.

The losses in health services have been consistent since February when Governor Cuomo had announced that his Medicaid-reduction package would lead to more downsizing and facility closures on top of St. Vincent's in Greenwich Village and North General in Harlem, which closed last year. Thus far in 2011, health services has lost 3,500 jobs.

The securities industry lost 100 jobs last month as did both commercial banking and insurance. Real estate lost 500 jobs in August. For the year, securities has lost 1,100 jobs.

On a positive note, the construction industry added 2,200 jobs in August. With so many new office buildings planned (10 including 4 at the World Trade Center) as well as hotels and multifamily buildings under construction, these numbers come as no surprise. However, on a year-to-date basis, construction has only added 100 (net) jobs. Restaurants added 1,100 jobs in August, and both legal and employment services added 1,000 jobs. The employment service gains are generally a positive leading indicator that employers are hiring temporary workers before hiring for permanent positions.

The table below that ranks the industries with the strongest gains and losses since the end of 2010, shows how some local industries are outperforming their national equivalents.

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New York City And U.S. Employment Changes In 2011 As Of August 2011
(Ranked By New York City Growth Or Loss)

Biggest Gainers in 2011					Biggest Losers in 2011				
Industry	New York City		U.S.		Industry	New York City		U.S.	
Private Education	24,400	13.9%	35,600	1.1%	Telecommunications	-8,600	-41.2%	-67,000	-7.6%
Food Services and Drink Places	8,800	4.1%	100,700	1.1%	Health services	-3,500	-0.8%	205,100	1.5%
Retail Trade	8,400	2.8%	122,000	0.8%	Federal Government	-3,000	-5.6%	-31,000	-1.1%
Accounting	6,000	14.0%	40,600	4.6%	Publishing	-1,700	-3.7%	-1,800	-0.2%
Local Government	5,100	1.1%	-198,000	-1.4%	Securities	-1,100	-0.7%	-900	-0.1%
Real Estate	4,700	4.1%	9,200	0.5%	Apparel Manufacturing	-900	-5.5%	-3,200	-2.0%
Motion Picture and Recording	3,000	6.9%	-6,800	-1.8%	Insurance	-900	-1.7%	-13,800	-0.6%
Advertising and Related	2,900	5.3%			Other Manufacturing	-800	-1.4%	195,200	1.7%
Social Services	2,700	1.6%	23,500	0.9%	State Government	-800	-1.7%	-61,000	-1.2%
Air Transportation	2,300	8.6%	7,200	1.5%	Legal Services	-600	-0.8%	200	0.0%
Employment Services	2,100	3.1%	75,900	2.7%					
Wholesale Trade	1,700	1.2%	66,800	1.2%					

Source: Eastern Consolidated, New York State Department of Labor and U.S. Bureau of Labor Statistics

Note in the table above how New York City has added 5,100 local government jobs in 2011 when the U.S. has lost local government jobs; however, New York City has lost disproportionately more federal government jobs than the rest of the U.S. (5.6% vs. 1.1%). In fact, for every industry that has seen a gain in New York, the growth rate at the local level exceeded the national growth rate for that industry; yet for every industry that has shed jobs, New York's loss was higher than the national loss.

Moreover, manufacturing has added jobs in the U.S. this year –although it lost jobs in August – while New York's manufacturing industries have shed jobs.

Since bottoming in September 2009, New York City has added 99,100 jobs, or 2.7%. The U.S. has added 1.89 million jobs since its nadir, February 2010, a growth rate of 1.5%. The City is just 27,500 private sector jobs short of its peak in April 2008, and 41,800 jobs shy of its total peak, or 1.1% below. The U.S. remains 6.86 million short of its peak in January 2008, or 5.0% below.

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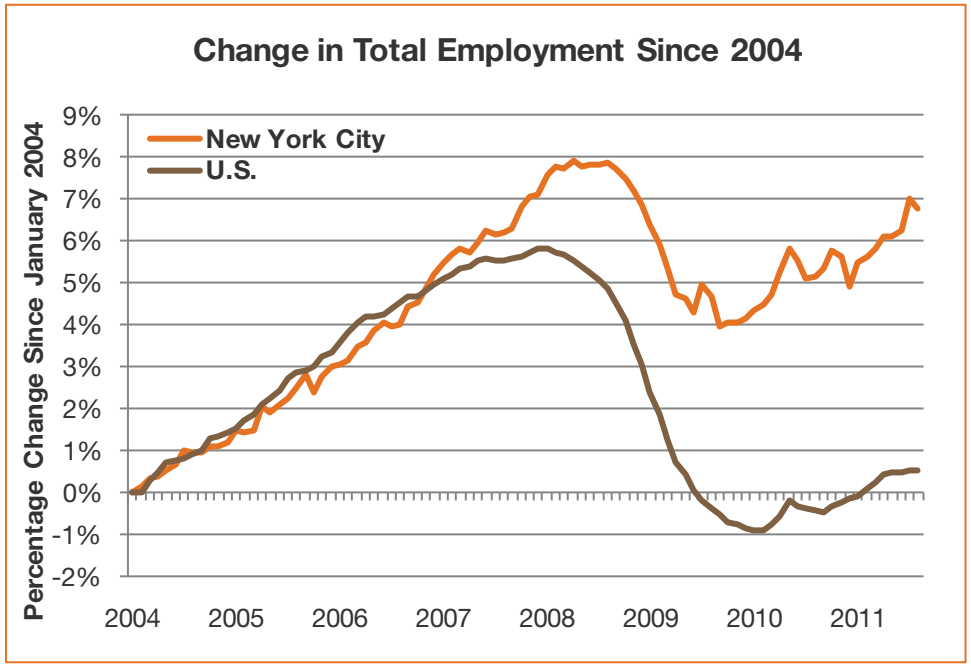

Source: Eastern Consolidated, New York State Department of Labor and U.S. Bureau of Labor Statistics

The August results represent one month of data. The NYS Department of Labor revises its estimates on a monthly basis.

Eastern Consolidated is a full-service real estate investment services firm, headquartered in New York City.

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EASTERN CONSOLIDATED Real estate investment services August 2011	New York City Employment Changes					U.S. Employment Changes			
	One Month	Year to Date (Since December 2010)	Year to Date % (Since December 2010)	Since Through (September 2009)	Since Through % (September 2009)	One Month	Year to Date (Since December 2010)	Year to Date % (Since December 2010)	Since Through % (February 2010)
Construction	2,200	100	0.1%	-9,400	-8.0%	-5,000	26,000	0.5%	-9,000
Manufacturing	500	-1,700	-2.3%	-5,300	-6.7%	-3,000	192,000	1.7%	295,000
Apparel Manufacturing	-100	-900	-5.5%	-1,700	-9.9%	1,100	-3,200	-2.0%	-6,600
Wholesale Trade	-1,400	1,700	1.2%	1,600	1.2%	1,600	66,800	1.2%	103,200
Retail Trade	-3,400	8,400	2.8%	13,000	4.4%	-7,800	122,000	0.8%	185,700
Transportation, Util.	-1,200	1,800	1.5%	-900	-0.7%	-2,400	1,800	0.0%	127,000
Air Transportation	300	2,300	8.6%	2,100	7.8%	-3,600	7,200	1.5%	10,600
Information	-8,200	-9,300	-5.7%	-10,200	-6.2%	-48,000	-63,000	-2.3%	-100,000
Publishing	-200	-1,700	-3.7%	-3,900	-8.0%	-1,100	-1,800	-0.2%	-8,600
Motion Picture and Recording	700	3,000	6.9%	2,700	6.1%	-600	-6,800	-1.8%	-4,900
Broadcasting	-500	100	0.4%	300	1.1%	-1,200	-2,600	-0.9%	-1,400
Telecommunications	-8,700	-8,600	-41.2%	-8,900	-41.8%	-47,300	-67,000	-7.6%	-103,800
Financial Activities	-1,000	6,800	1.6%	7,500	1.8%	3,000	-12,000	-0.2%	-52,000
Banking	-100	100	0.1%	1,400	1.7%	-900	-7,100	-0.3%	-4,400
Securities	-100	-1,100	-0.7%	4,100	2.5%	-2,100	-900	-0.1%	4,500
Insurance	-100	-900	-1.7%	-1,400	-2.6%	3,400	-13,800	-0.6%	-46,200
Real Estate	-500	4,700	4.1%	2,000	1.7%	3,600	9,200	0.5%	-7,200
Professional and Business Services	-500	18,300	3.1%	39,900	7.1%	28,000	309,000	1.8%	667,000
Legal Services	1,000	-600	-0.8%	-2,600	-3.3%	100	200	0.0%	1,300
Accounting	200	6,000	14.0%	4,000	8.9%	-800	40,600	4.6%	25,100
Architectural and Engineering	0	400	1.6%	100	0.4%	3,500	22,400	1.8%	20,100
Computer Systems Design	-400	400	0.8%	5,100	11.5%	7,700	53,400	3.6%	90,700
Management Consulting	0	1,200	3.6%	3,200	10.3%	6,000	43,000	4.3%	62,400
Advertising and Related	-700	2,900	5.3%	5,300	10.2%	N/A			
Employment Services	1,000	2,100	3.1%	11,900	20.8%	11,900	75,900	2.7%	310,100
Educational and Health Services	-2,500	23,800	3.1%	46,800	6.3%	34,000	264,000	1.3%	625,000
Educational Services	-1,200	24,400	13.9%	35,100	21.3%	-1,600	35,600	1.1%	96,200
Health Services	-1,700	-3,500	-0.8%	7,700	1.9%	29,700	205,100	1.5%	439,800
Social Assistance	800	2,700	1.6%	3,800	2.3%	5,800	23,500	0.9%	88,900
Leisure and Hospitality	1,800	12,000	3.7%	23,700	7.6%	2,000	142,000	1.1%	284,000
Arts, Entertainment, Recreation	-500	600	0.9%	-1,900	-2.8%	-8,900	-9,000	-0.5%	-6,700
Museums and Historical Sites	-200	700	6.1%	900	7.9%	300	4,000	3.1%	3,900
Hotels	200	1,600	3.7%	3,100	7.5%	2,200	50,600	2.9%	75,900
Food Services and Drinking Places	1,100	8,800	4.1%	21,400	10.6%	9,300	100,700	1.1%	214,800
Other Services	600	1,600	1.0%	-1,100	-0.7%	9,000	43,000	0.8%	144,000
Religious, Civic and Non-Profits	100	600	0.6%	-3,700	-3.6%	7,300	15,800	0.5%	94,600
Government	4,900	1,300	0.2%	-6,400	-1.1%	-17,000	-290,000	-1.3%	-512,000
Federal Government	600	-3,000	-5.6%	-4,900	-8.9%	-2,000	-31,000	-1.1%	-50,000
State Government	100	-800	-1.7%	-3,200	-6.5%	5,000	-61,000	-1.2%	-64,000
Local Government	4,200	5,100	1.1%	1,600	0.4%	-20,000	-198,000	-1.4%	-398,000
Total	-8,400	64,700	1.7%	99,100	2.7%	0	872,000	0.7%	1,886,000
Total Private Sector	-13,200	63,500	2.0%	111,500	3.6%	17,000	1,162,000	1.1%	2,398,000
Office Sector	-10,900	18,100	1.3%	35,100	2.5%	-8,100	316,600	0.9%	712,800

Sectors are in bold, the industries underneath them are included in the sector totals, but the sum of the listed industries does not necessarily add to the sector total.

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