



FEDERAL RESERVE BANK *of* NEW YORK

Overview of the Regional Economy

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2022 Community Advisory Group (CAG) – April 6, 2022

The views expressed here are those of the presenter and do not necessarily represent those of the Federal Reserve Bank of New York or the Federal Reserve System.

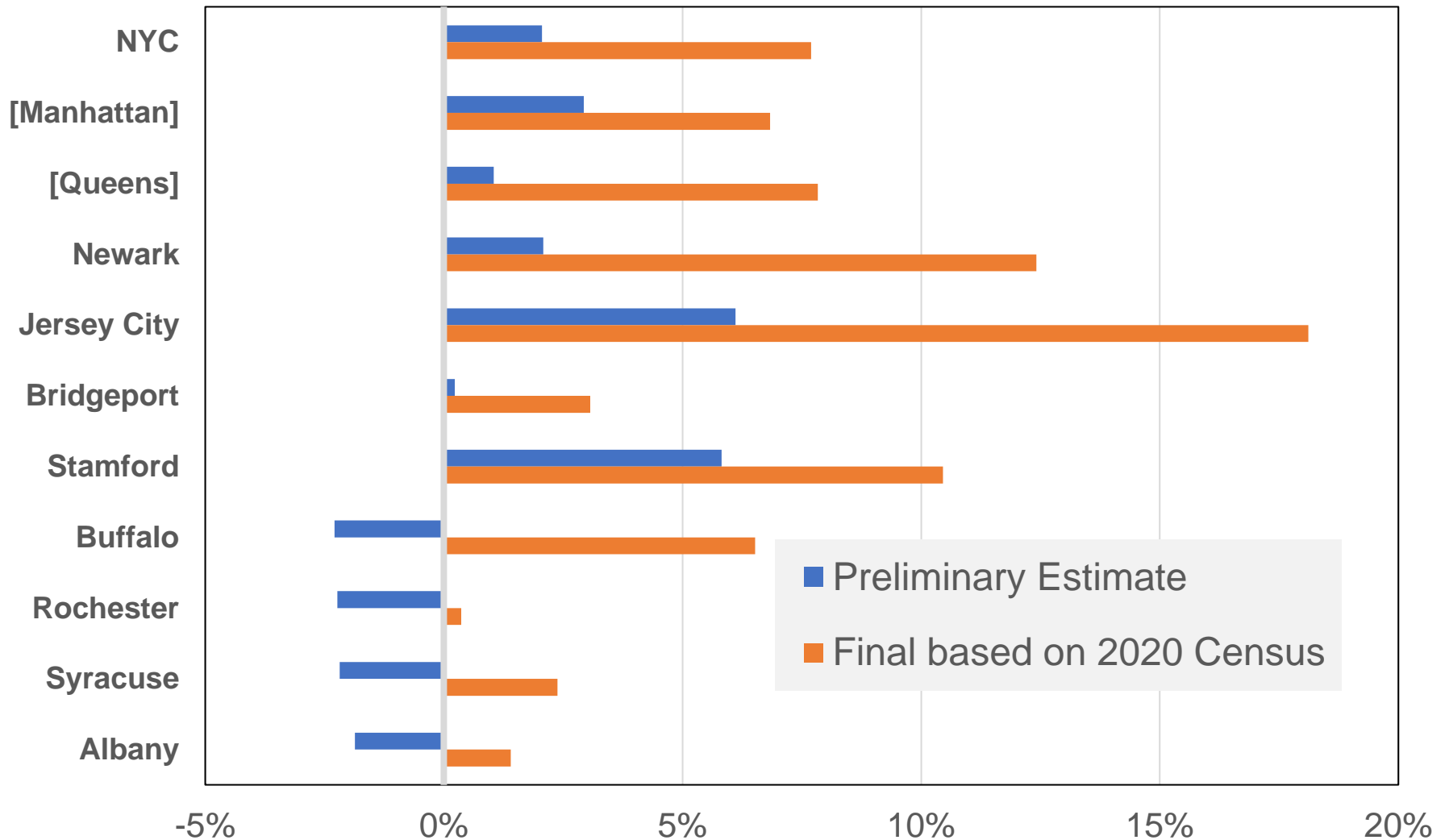
Summary

- Population trends before and during pandemic.
- Employment trends across the District.
- Recent developments in the wake of Omicron, supply bottlenecks, and labor shortages.



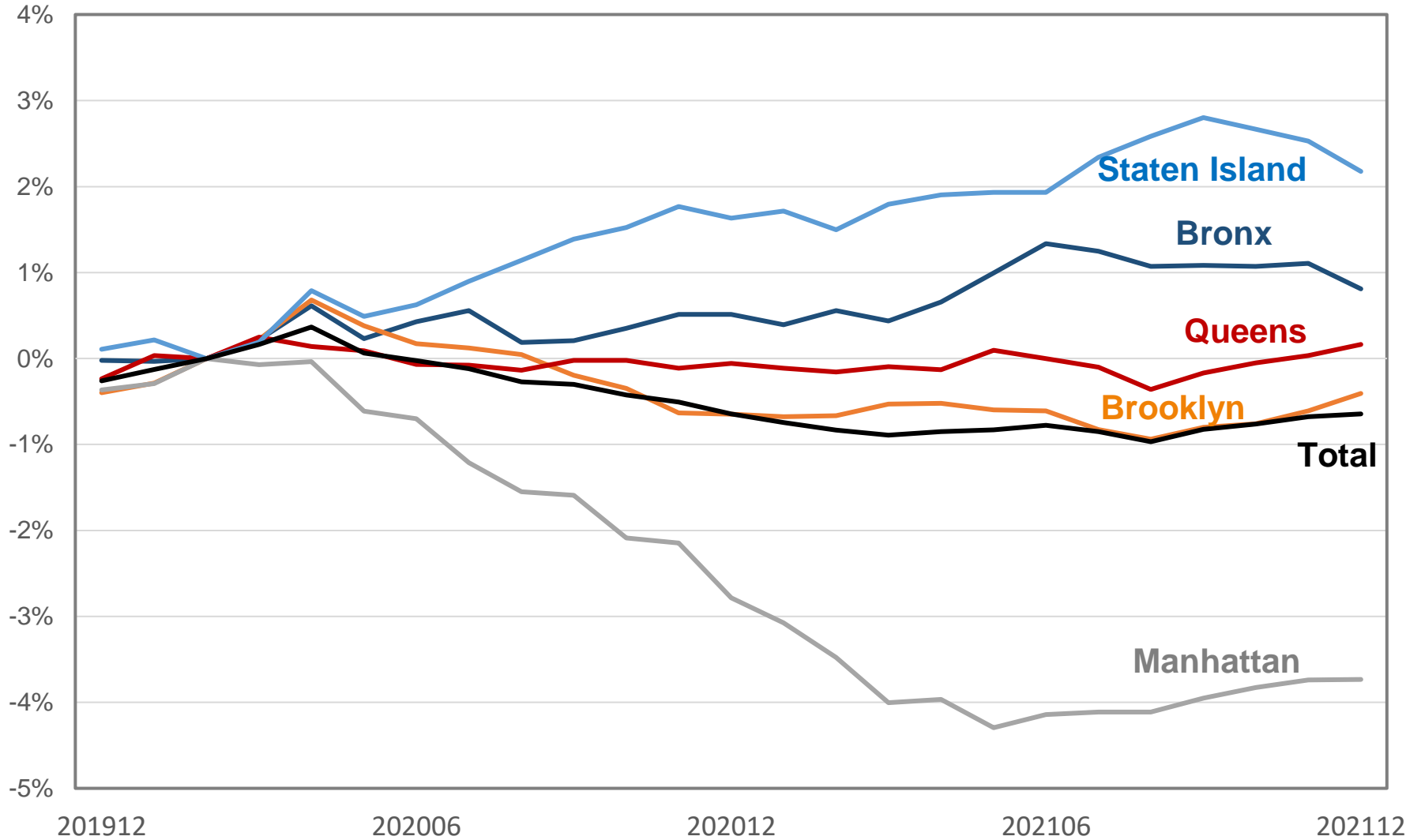
Cities Grew Much More than Estimated

Population Growth 2010-19 (est) & 2010-20 (based on Census)



NYC Population Change by Borough

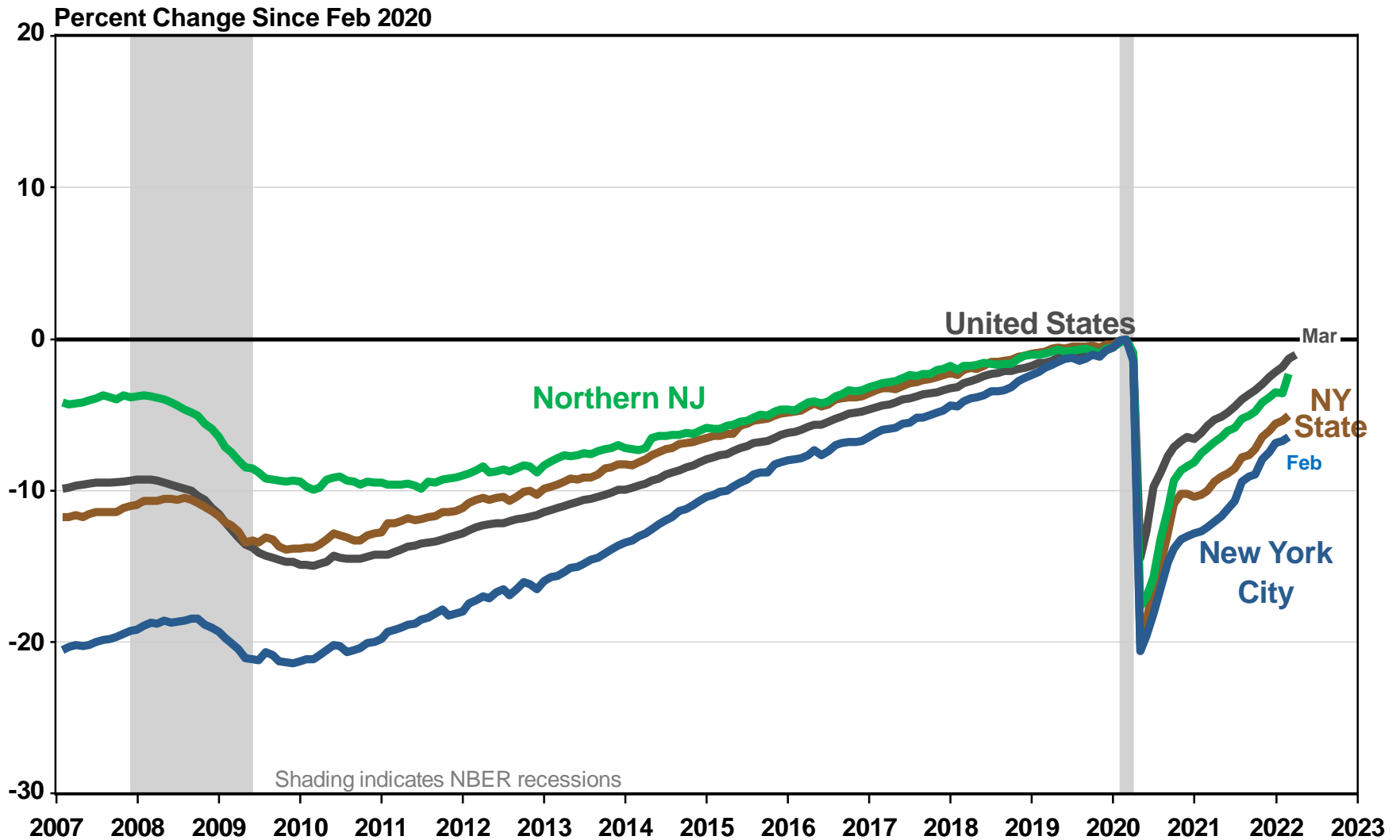
Percentage Change from February 2020



Based on population with credit records
 Source: New York Fed Consumer Credit Panel / Equifax

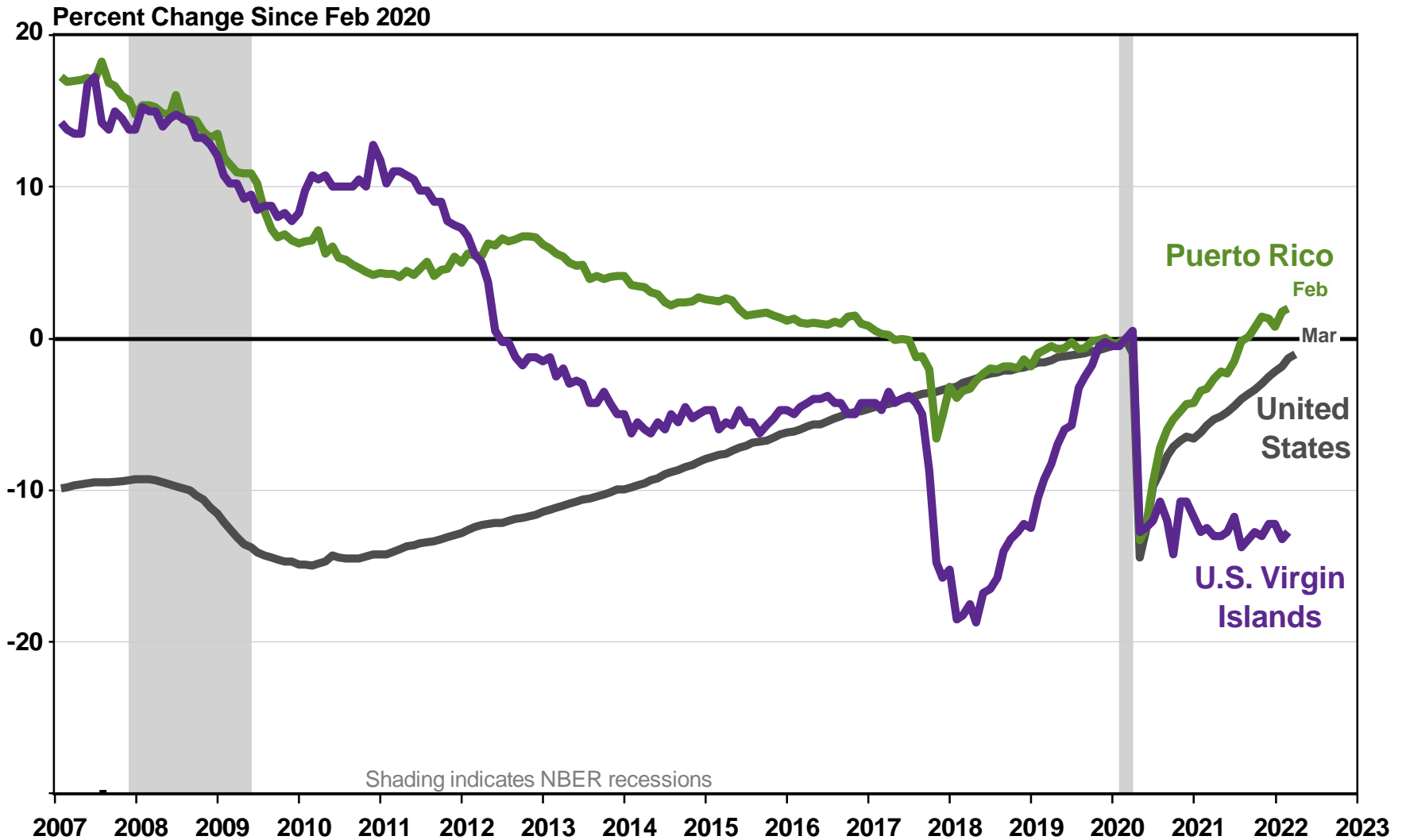
Total Employment

Seasonally Adjusted Index



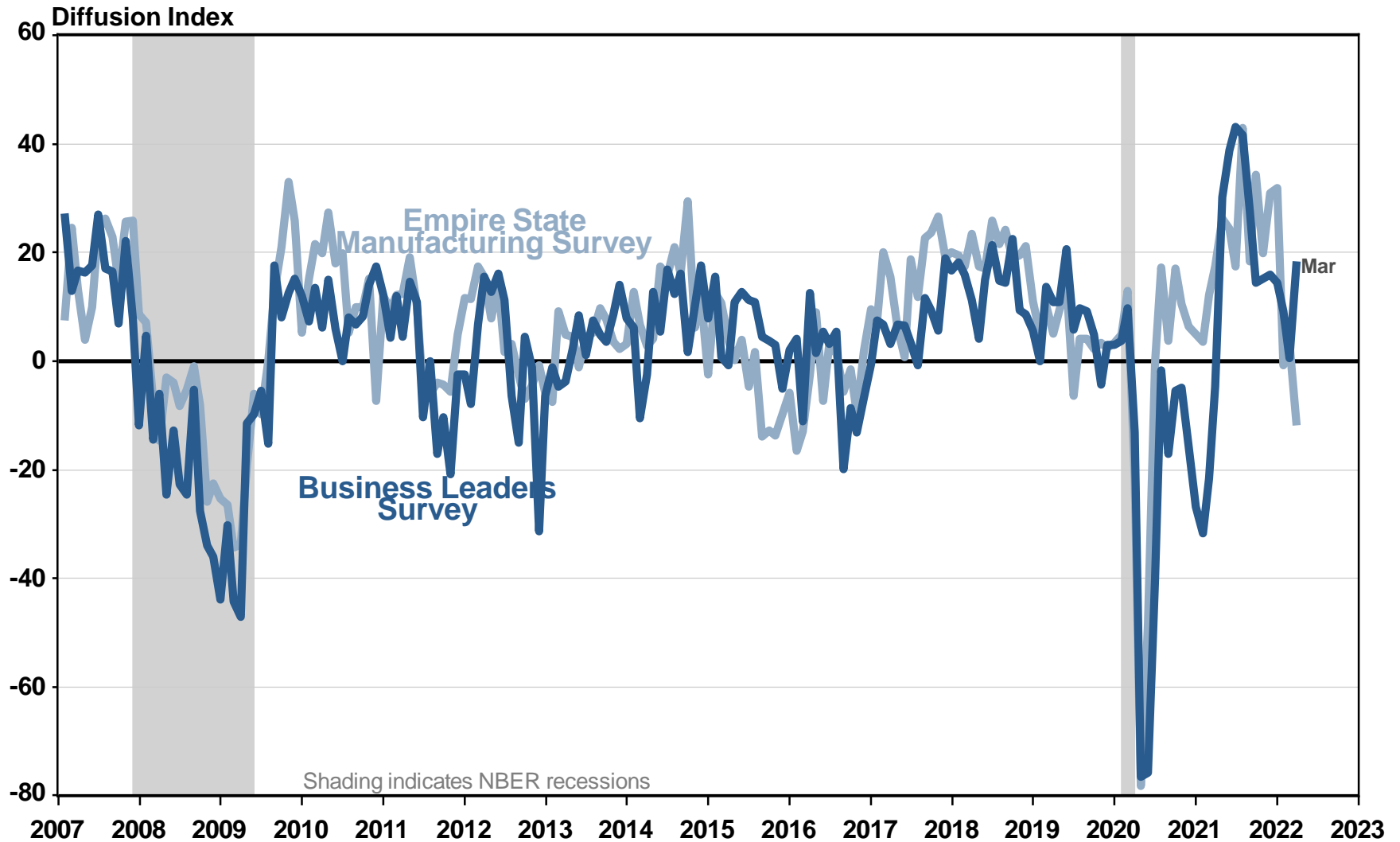
Total Employment

Seasonally Adjusted Index



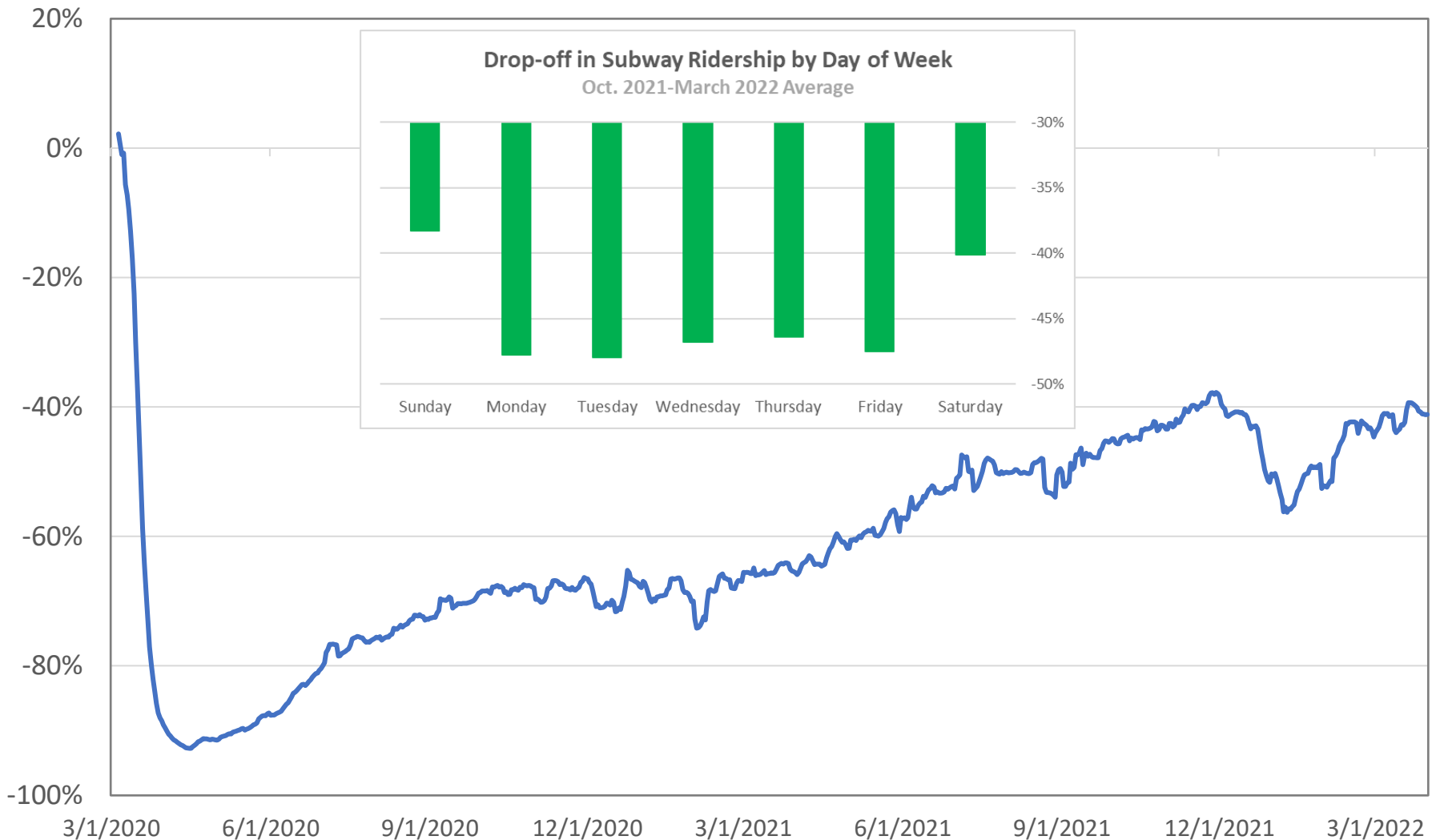
Current Economic Conditions

FRBNY Business Surveys, Current Conditions



Shading indicates NBER recessions

New York City Subway Ridership: % Change from Comparable Pre-Pandemic Day



Moving 7-day average of daily data

Source: MTA

Summary

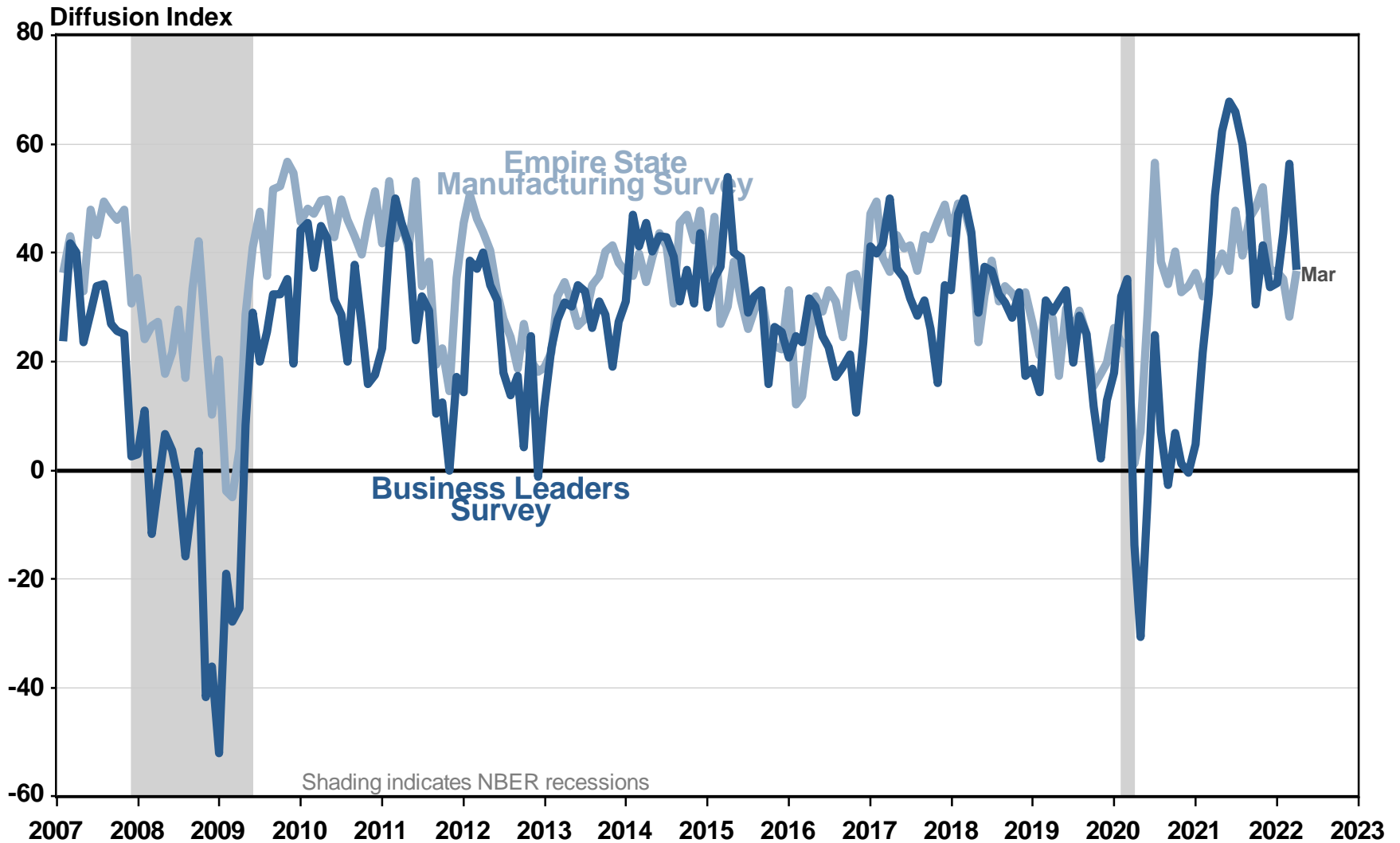
- 2020 Census data show that cities across the region saw much stronger population growth, prior to the pandemic, than had been estimated.
- During the pandemic, New York City saw modest net out-migration, mostly from Manhattan, though that has begun to reverse.
- Employment has continued to rebound briskly across most of the District.
 - New York City has the steepest job shortfall, but the rebound has been strong.
 - Puerto Rico employment has reached its highest level in more than 6 years, whereas employment in the US Virgin Islands' has languished.
- The winter Omicron outbreak had a brief effect on the regional economy.
 - NYC subway ridership, which fell back in January, has rebounded and is near a post-pandemic high.
 - Our monthly business surveys point to a resumption of growth in the service sector but some slippage in activity among manufacturers.
 - Businesses continue to report widespread price escalation, amidst supply disruptions and labor shortages but remain optimistic about the outlook.



APPENDIX

Future Economic Conditions

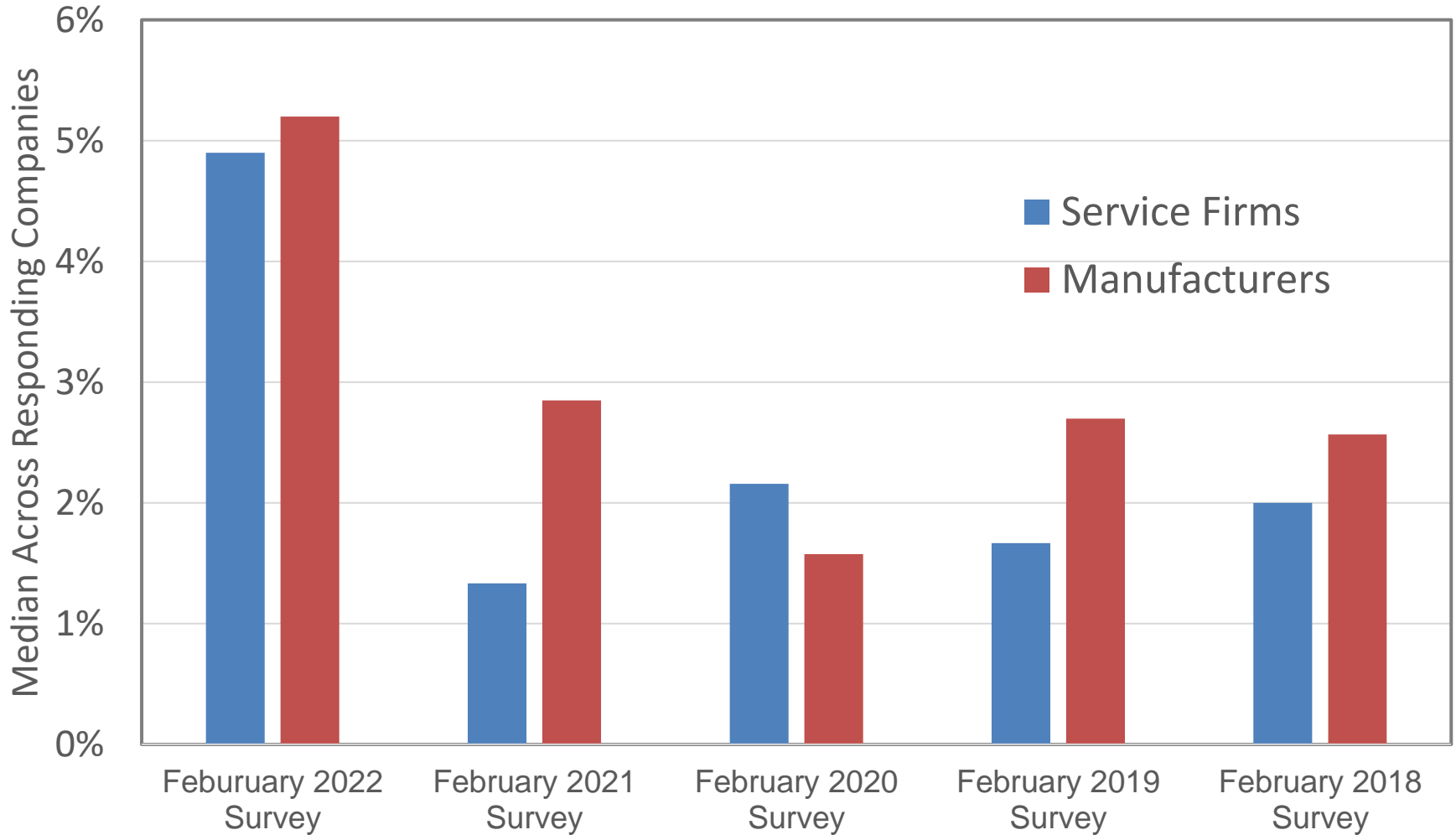
FRBNY Business Surveys, Conditions Six Months Ahead



Shading indicates NBER recessions

Widespread Labor Shortages

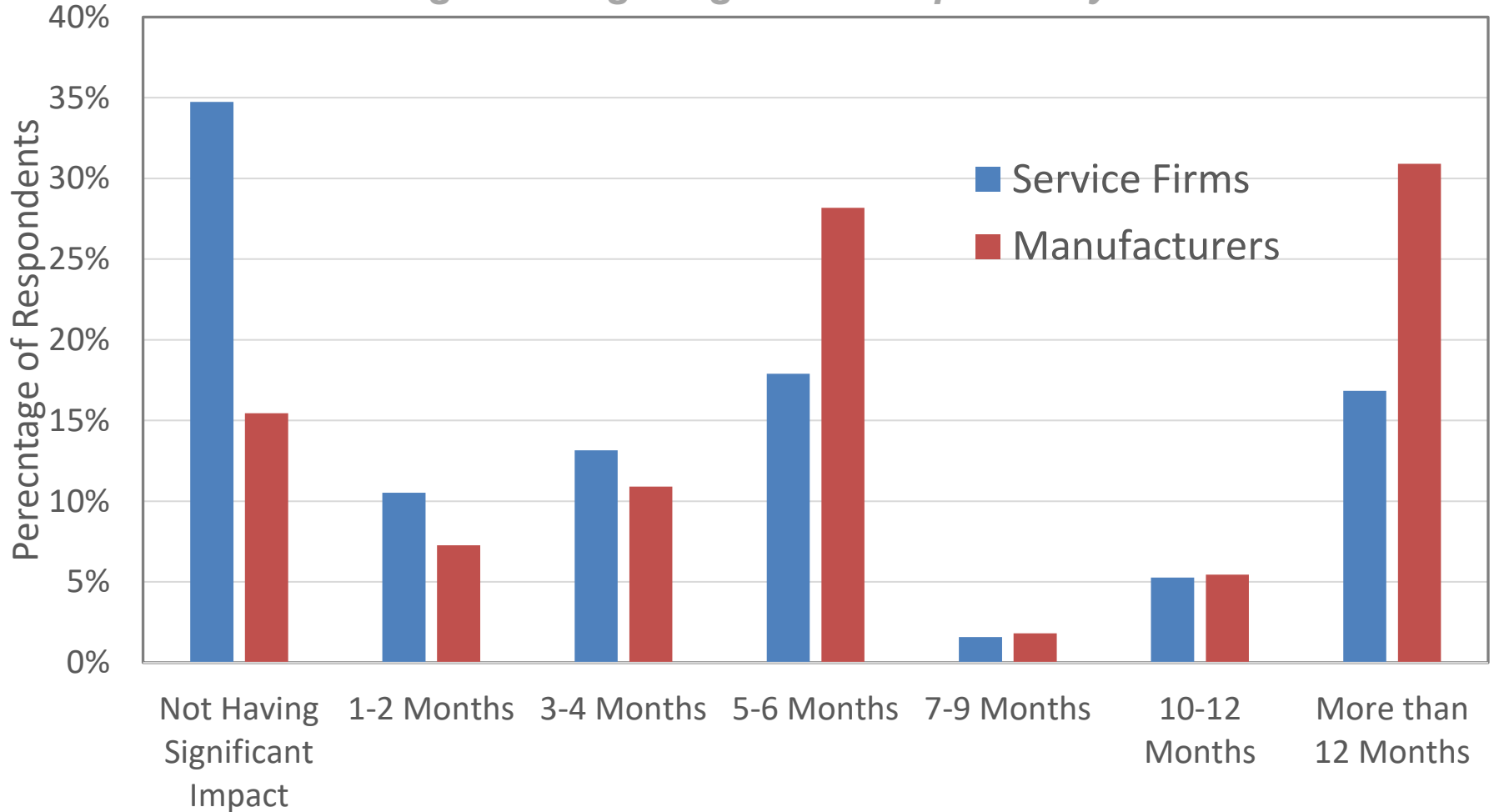
Job Openings as a Share of Companies' Workforce



Widespread Supply Disruptions

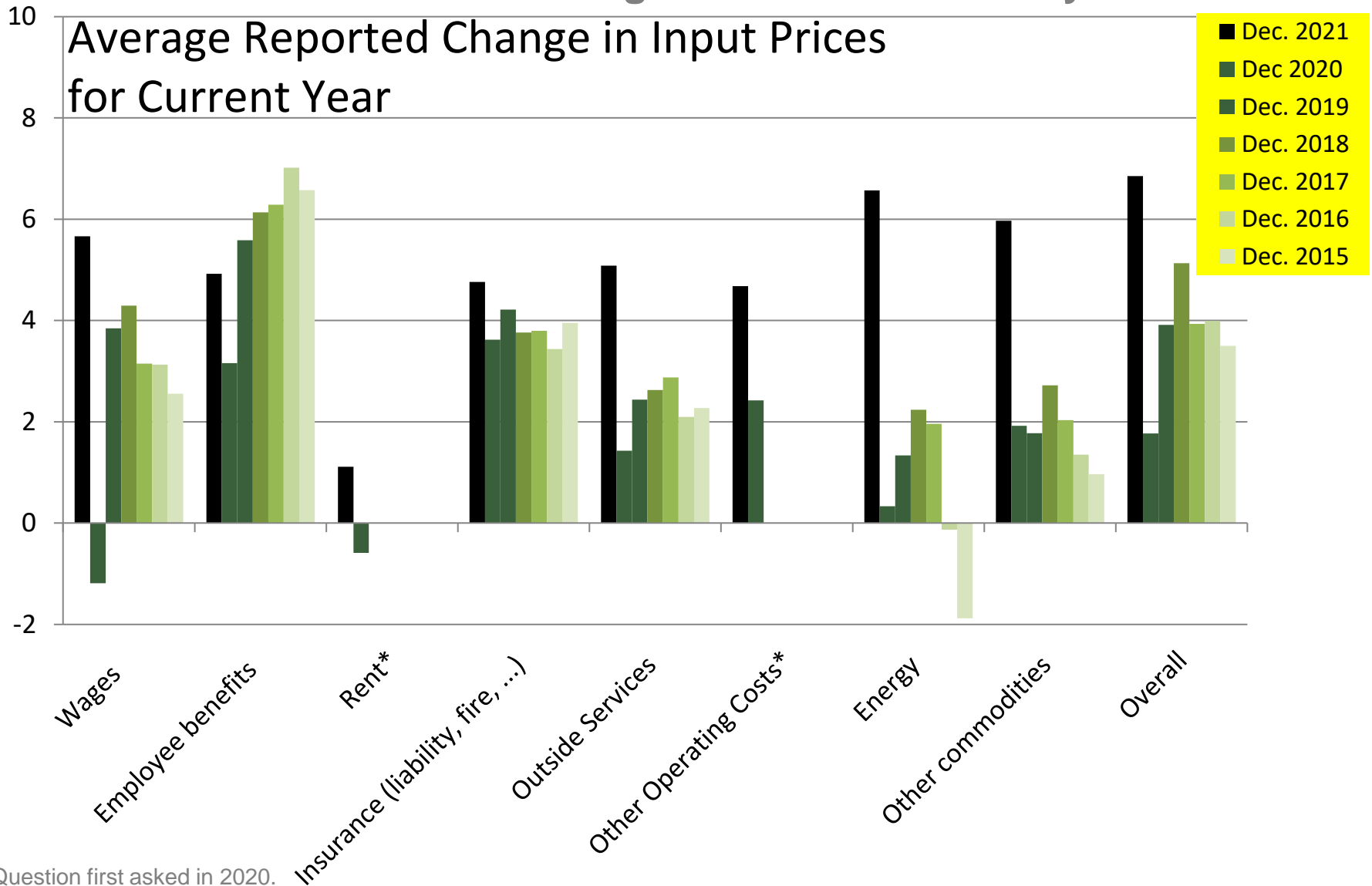
February 2022 Supplemental Survey

If you are experiencing difficulty obtaining supplies you need, what is the soonest you expect such difficulties to resolve so they are no longer having a significant impact on your business?



Price Changes Reported by Service Firms

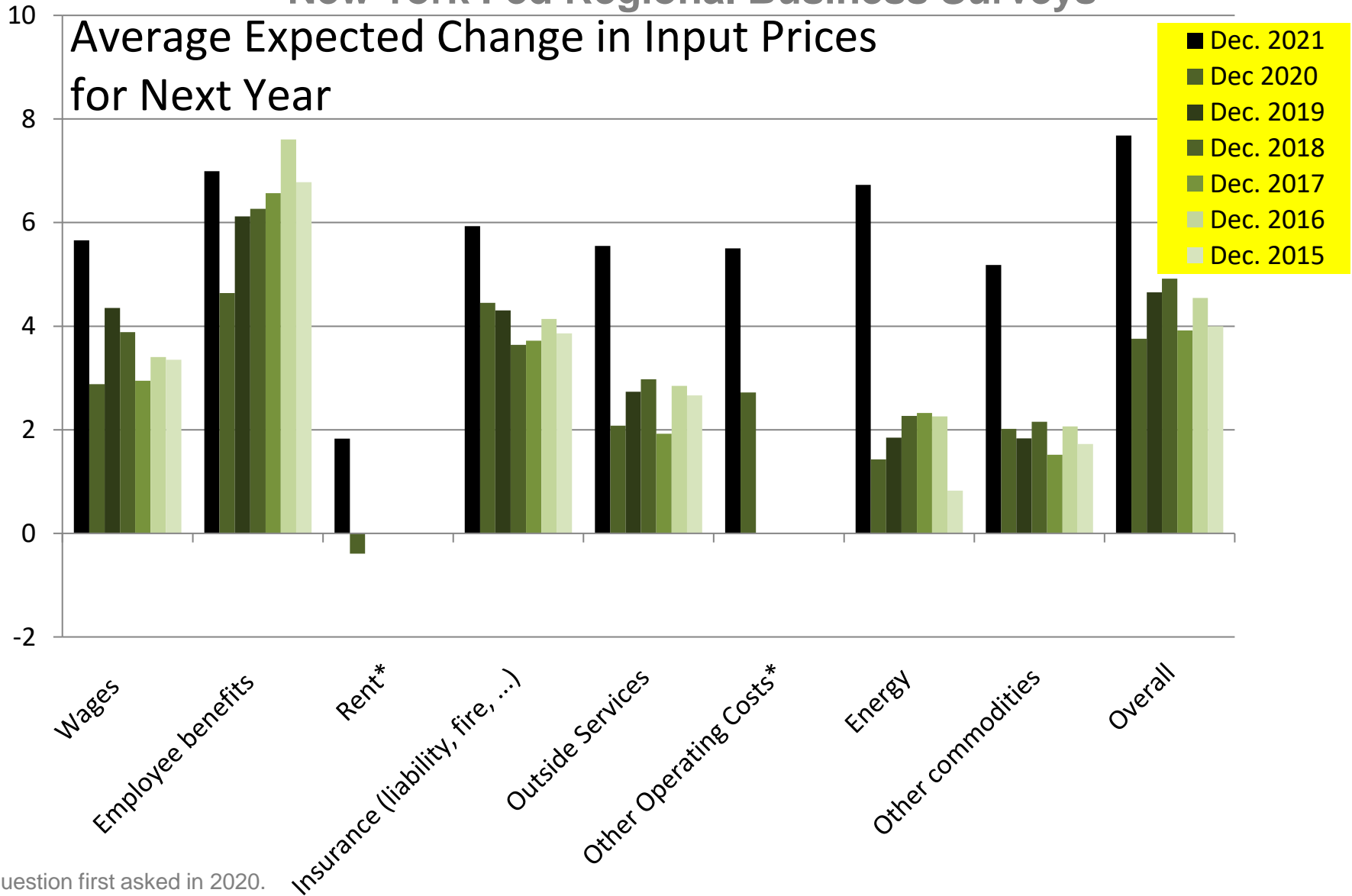
New York Fed Regional Business Surveys



*Question first asked in 2020.

Price Changes Expected by Service Firms

New York Fed Regional Business Surveys

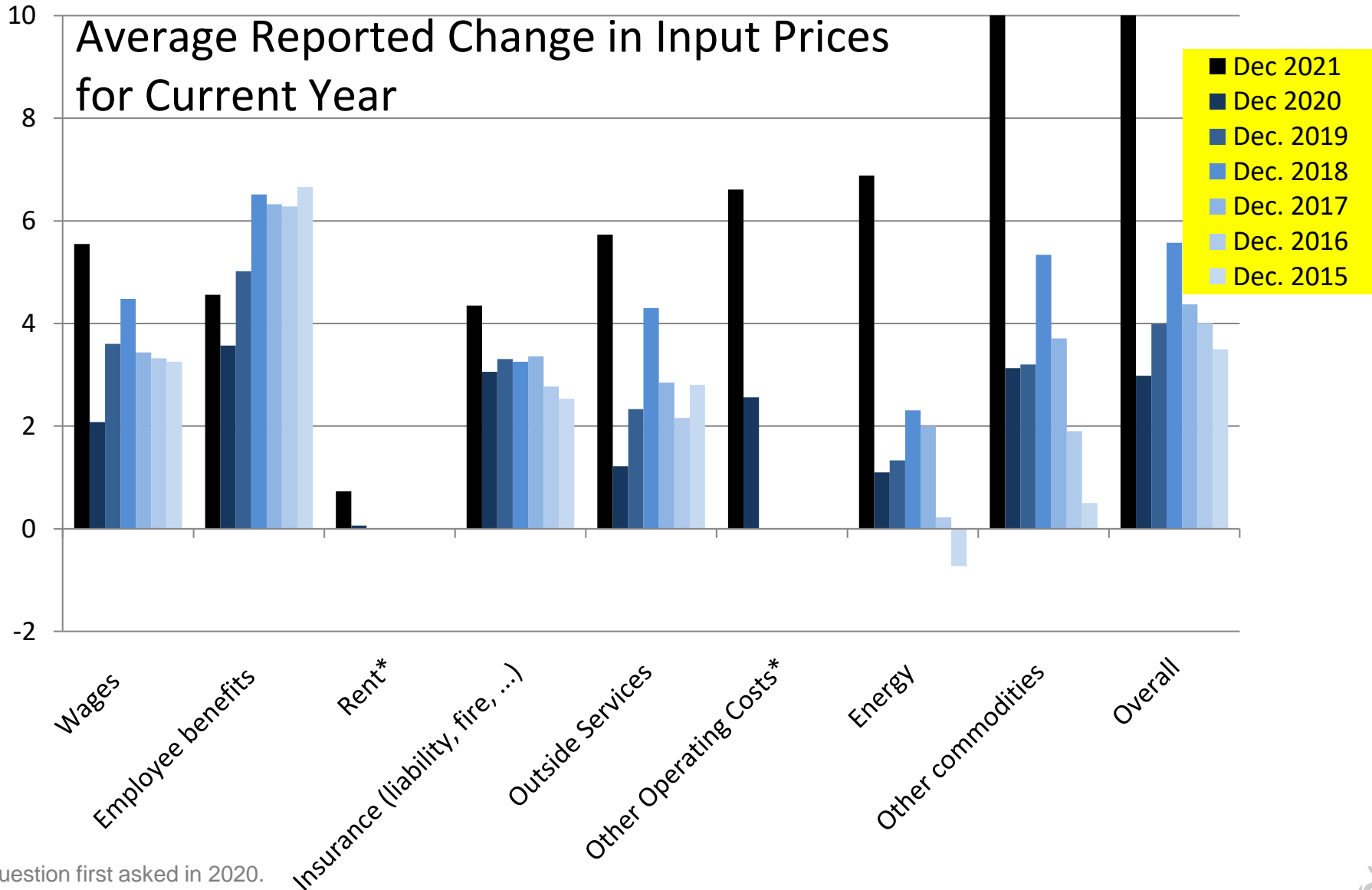


*Question first asked in 2020.

Source: Supplemental Survey Reports, Federal Reserve Bank of New York.

Price Changes Reported by Manufacturers

New York Fed Regional Business Surveys

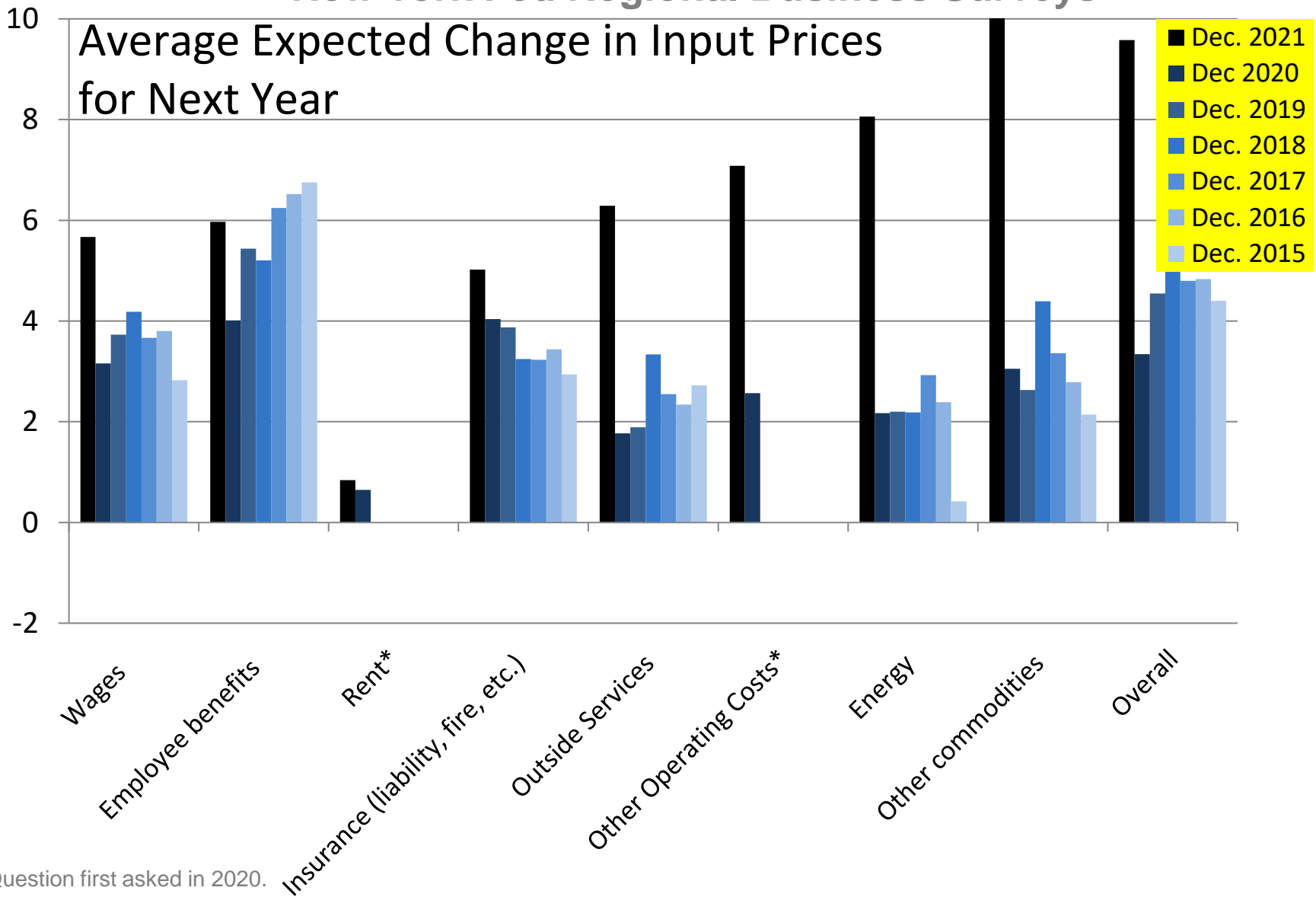


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Source: Supplemental Survey Reports, Federal Reserve Bank of New York.

Price Changes Expected by Manufacturers

New York Fed Regional Business Surveys

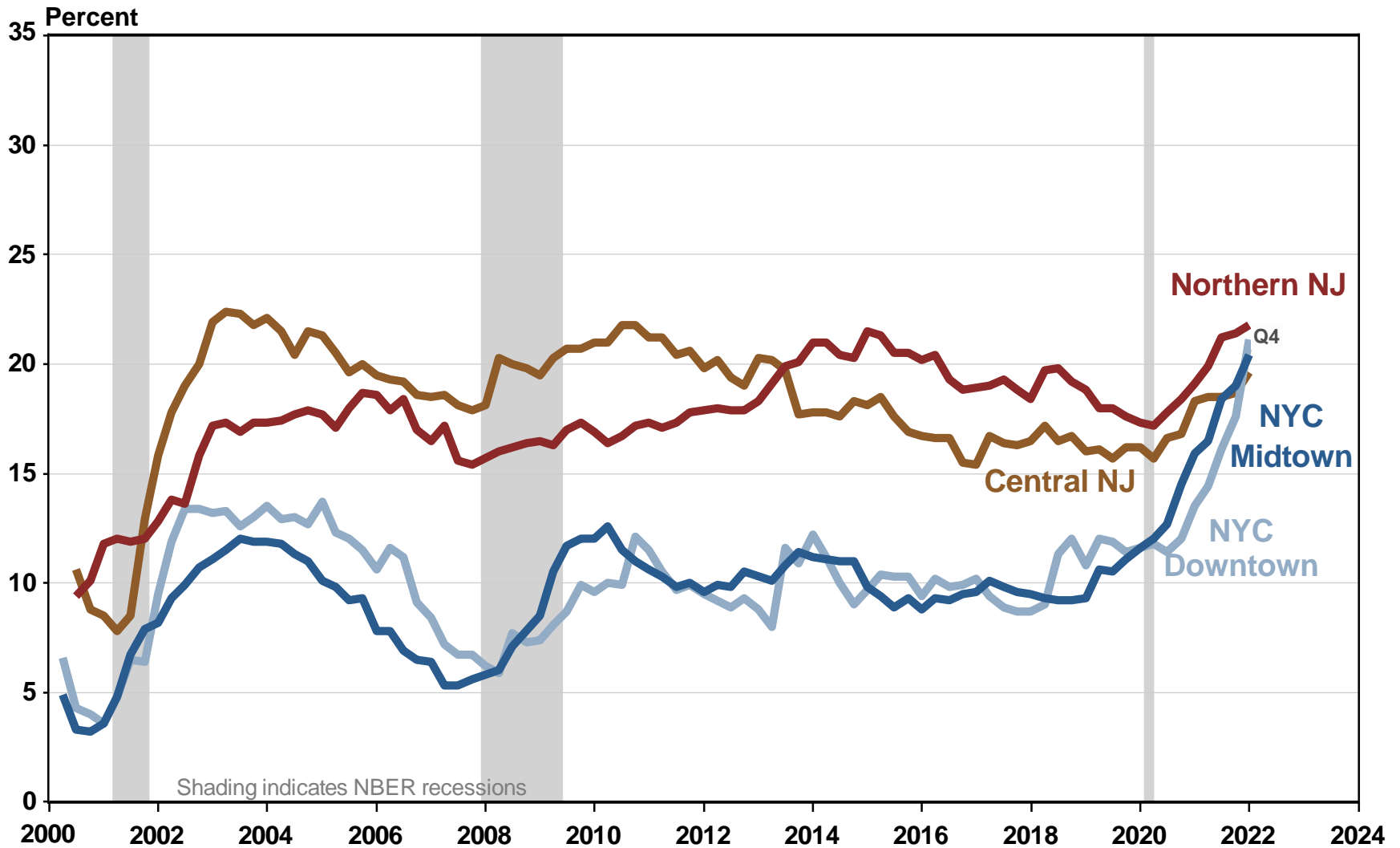


*Question first asked in 2020.

Source: Supplemental Survey Reports, Federal Reserve Bank of New York.

Office Vacancy Rates

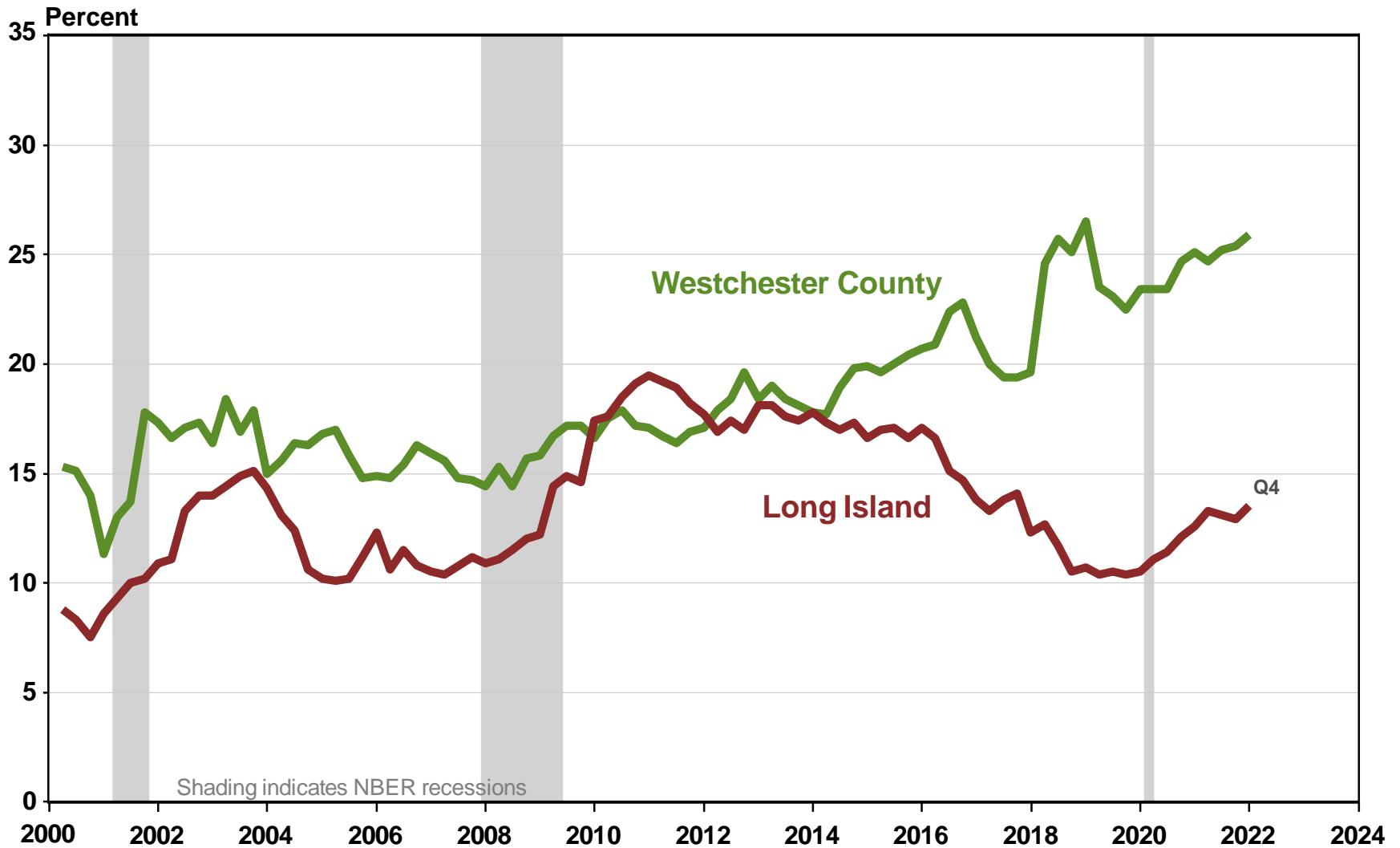
Overall Vacancy Rates



Shading indicates NBER recessions

Office Vacancy Rates

Overall Vacancy Rates

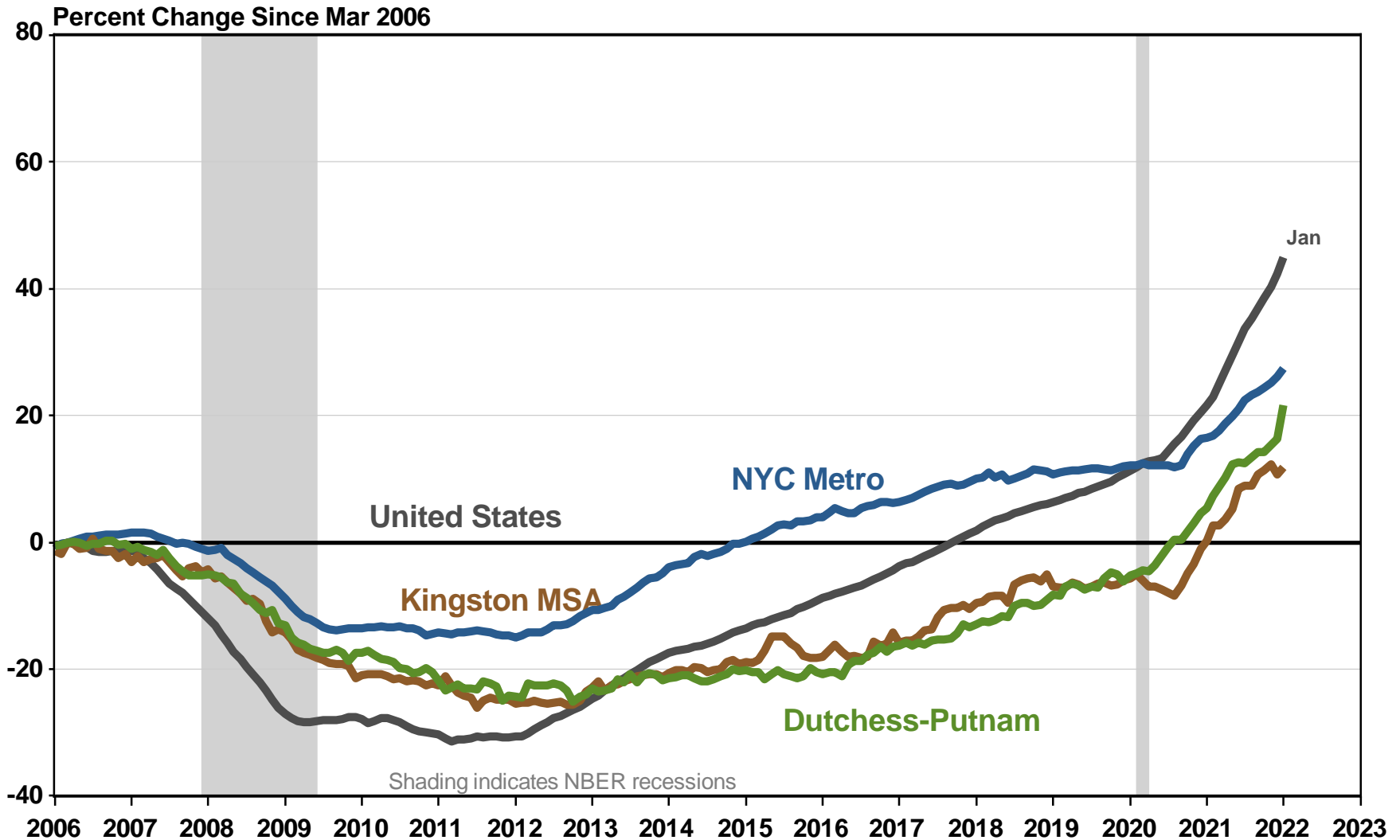


Shading indicates NBER recessions

Q4

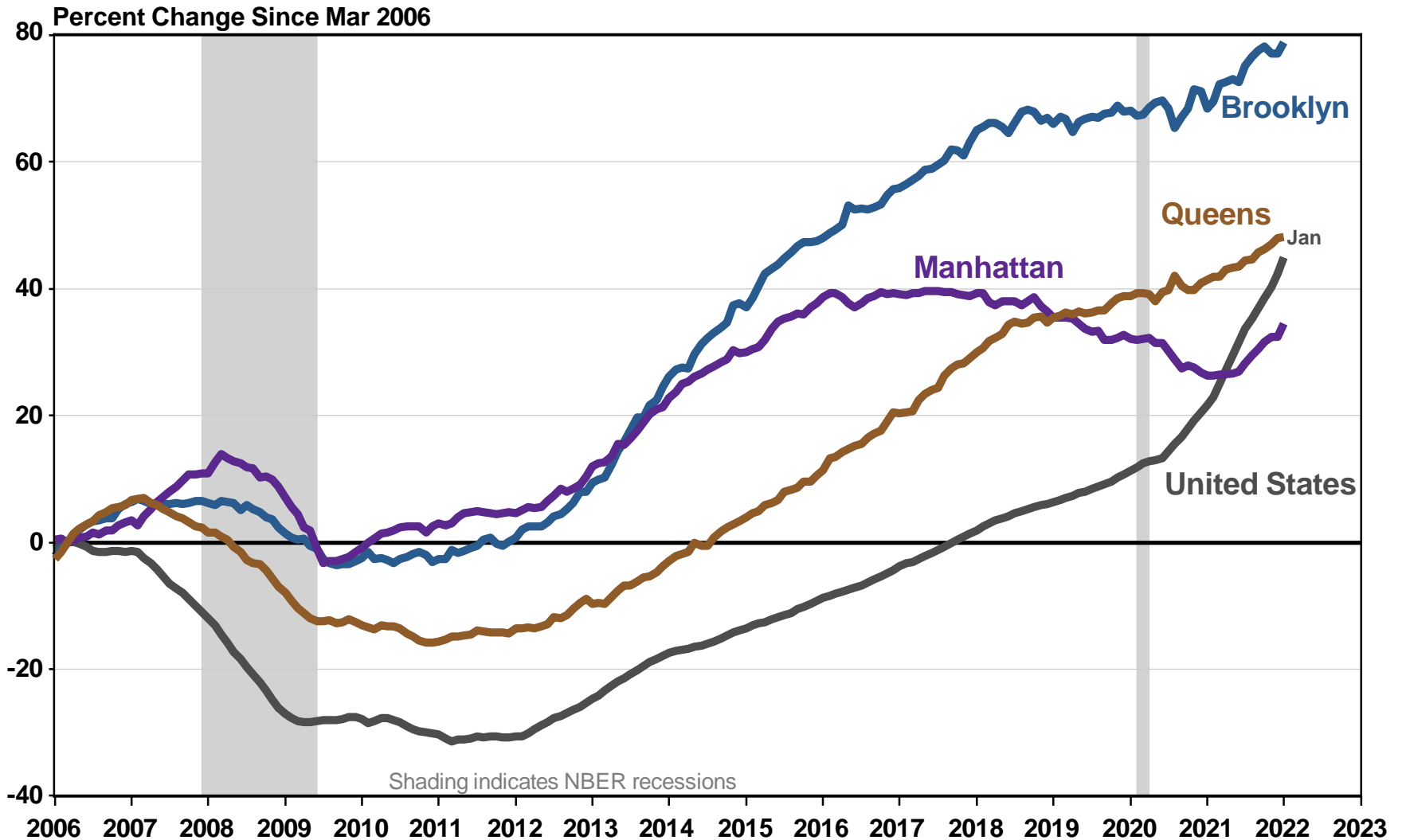
Home Prices

CoreLogic Home Price Index, Seasonally Adjusted



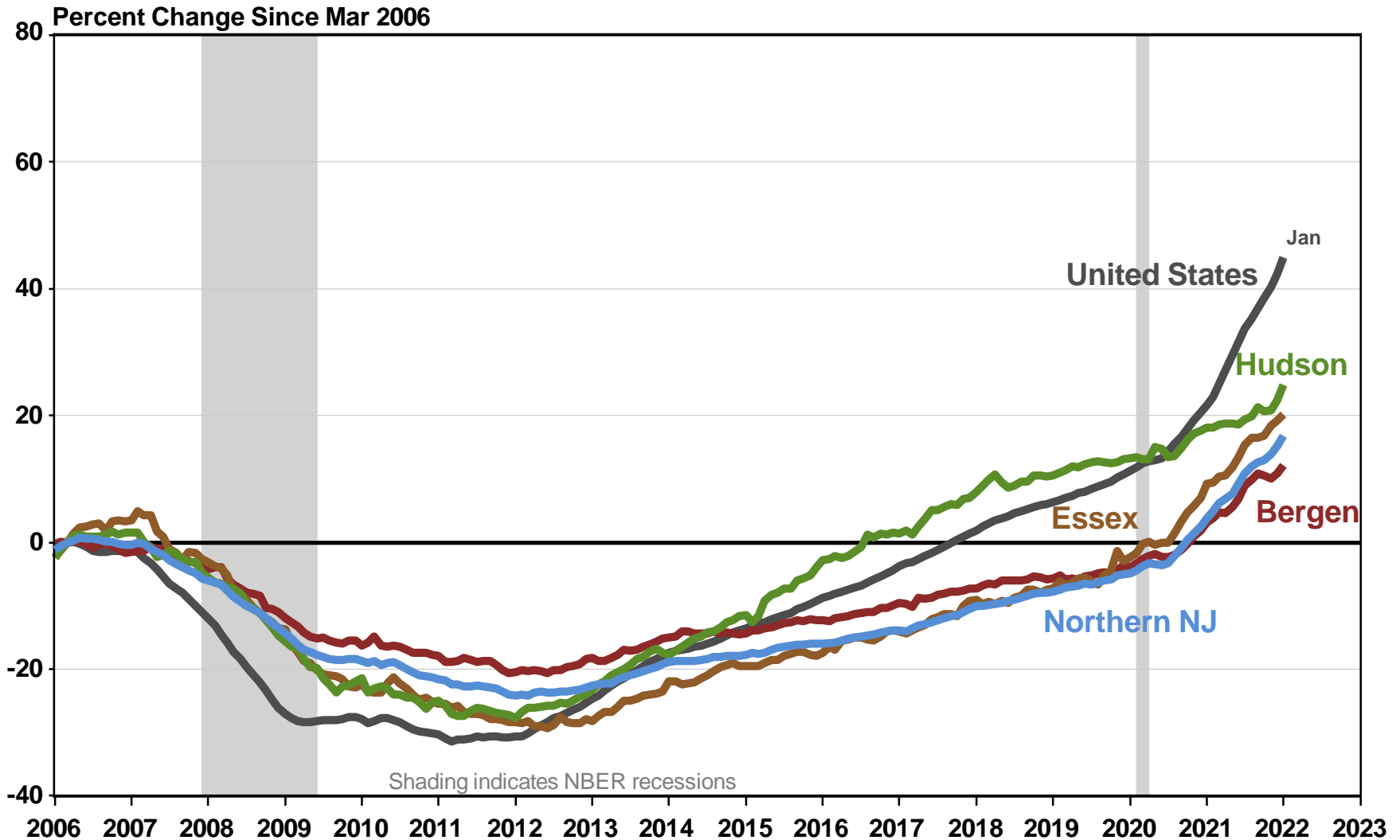
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