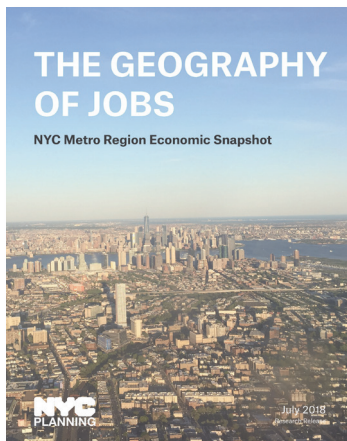


The Geography of Jobs



As part of NYC's ongoing commitment to contextualize the city's relationship with the region, this data-driven analysis describes employment, labor force and housing development trends since the Great Recession, and describes the changing geography of economic growth throughout our tri-state area.

Available for download at www.nyc.gov/region

REPORT INSIGHTS



NYC captured the vast majority of post-recession economic growth, supported by strong growth of non-Manhattan boroughs. Other parts of the region lost more and were slower to rebound since 2008.



Office-based employment growth **concentrated in NYC**. Outside of NYC, **healthcare and local services sectors** drove job growth, while the industrial sector sustained job losses as a result of **continued manufacturing decline**.



The **labor force aged 25-54 is growing exclusively in NYC**, areas **west of the Hudson River and along regional rail corridors**, correlating with areas seeing **housing development** and have transit accessibility to NYC jobs.



Geographic imbalances in jobs, population and housing growth have **implications** for regional **commuting patterns, transit infrastructure**, and overall metropolitan **economic performance**.

Key Statistics



	Nassau Co.	Long Island	NYC	Region
POPULATION				
Total Population, 2017	1,369,500	2,862,500	8,622,700	22,994,100
% of Region	6%	12%	37%	
Population Change, 2010 – 2017	+30,000	+29,600	+447,600	+779,600
Average Annual Growth	+0.3%	+0.1%	+0.8%	+0.5%
% of Region's Growth	4%	4%	57%	

Source: U.S. Census Bureau Population Estimates Program 2017 (rounded to nearest hundred)

LABOR FORCE				
Total Population in Labor Force (Age 16+), 2017	717,900	1,506,100	4,417,400	11,965,200
Age 25-54	445,000	941,400	3,116,900	7,913,300
Age 65+	52,200	99,500	202,300	673,800
Change in Labor Force Participants, 2000 – 2017*	+62,200	+138,600	+790,500	+1,602,500
Age 25-54	-23,000	-43,400	+469,600	+417,000
Age 65+	+18,700	+42,400	+89,500	+296,500

*Note: 2017 represents a 5-year average; Sources: U.S. Census Bureau 2000 Census and 2013-2017 American Community Survey 5-Year Estimates (rounded to nearest hundred)

HOUSING				
Total Housing Units 2017	472,300	1,048,300	3,497,300	9,099,200
% of Region	5%	12%	38%	
Net Housing Gain (ΔTotal Units) 2010 – 2017	+3,950	+10,000	+126,250	+222,425
% of Region's Gain	2%	4%	57%	
New Housing Units (Building Permits) 2010 – 2017	7,040	15,900	163,900	378,300
% of Region	2%	4%	43%	

Sources: U.S. Census Bureau Population & Housing Estimates Program 2017 (rounded); U.S. Census Bureau Building Permit Survey 2010 – 2017 (rounded)

EMPLOYMENT				
Average Annual Employment, 2017	628,400	1,286,000	4,252,400	10,421,000
Average Annual Private Employment, 2017	550,900	1,106,900	3,713,600	9,001,200
By Sector				
Office-based	129,700	253,500	1,351,600	2,726,400
Education & Healthcare	194,300	359,500	1,128,700	2,763,900
Industrial	94,800	255,500	490,300	1,695,400
Retail, Leisure, and Hospitality Services	144,500	286,700	796,200	2,100,000
Private Employment Growth, 2008 – 2017	+32,300	+71,000	+584,000	+778,500
By Sector				
Office-based	-4,200	-3,200	+155,100	+131,500
Education & Healthcare	+27,800	+42,600	+195,000	+362,400
Industrial	-6,900	-2,400	+4,600	-84,100
Retail, Leisure, and Hospitality Services	+12,400	+27,400	+193,600	+304,700

Sources: U.S. Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages NAICS-Based Data Files, 2008 to 2017 (preliminary annual), rounded to nearest hundred; Reported employment includes workers covered by State unemployment insurance laws and Federal workers, but may not include the full universe of workers. Please refer to BLS for more information.

COMMUTING				
# of Area Residents Who Work in NYC, 2017	209,400	289,200	3,765,700	972,500*
# of NYC Residents Working in Area, 2017	96,600	116,300	3,765,700	273,400*

*Does not include NYC residents working within NYC.

Sources: U.S. Census Bureau Building Permit Survey 2010 – 2017; U.S. Census Bureau Population & Housing Estimates Program 2017 (rounded)