



FEDERAL RESERVE BANK *of* NEW YORK

Overview of the Regional Economy

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2022 Community Depository Institutions Advisory Council (CDIAC) – March 29, 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.

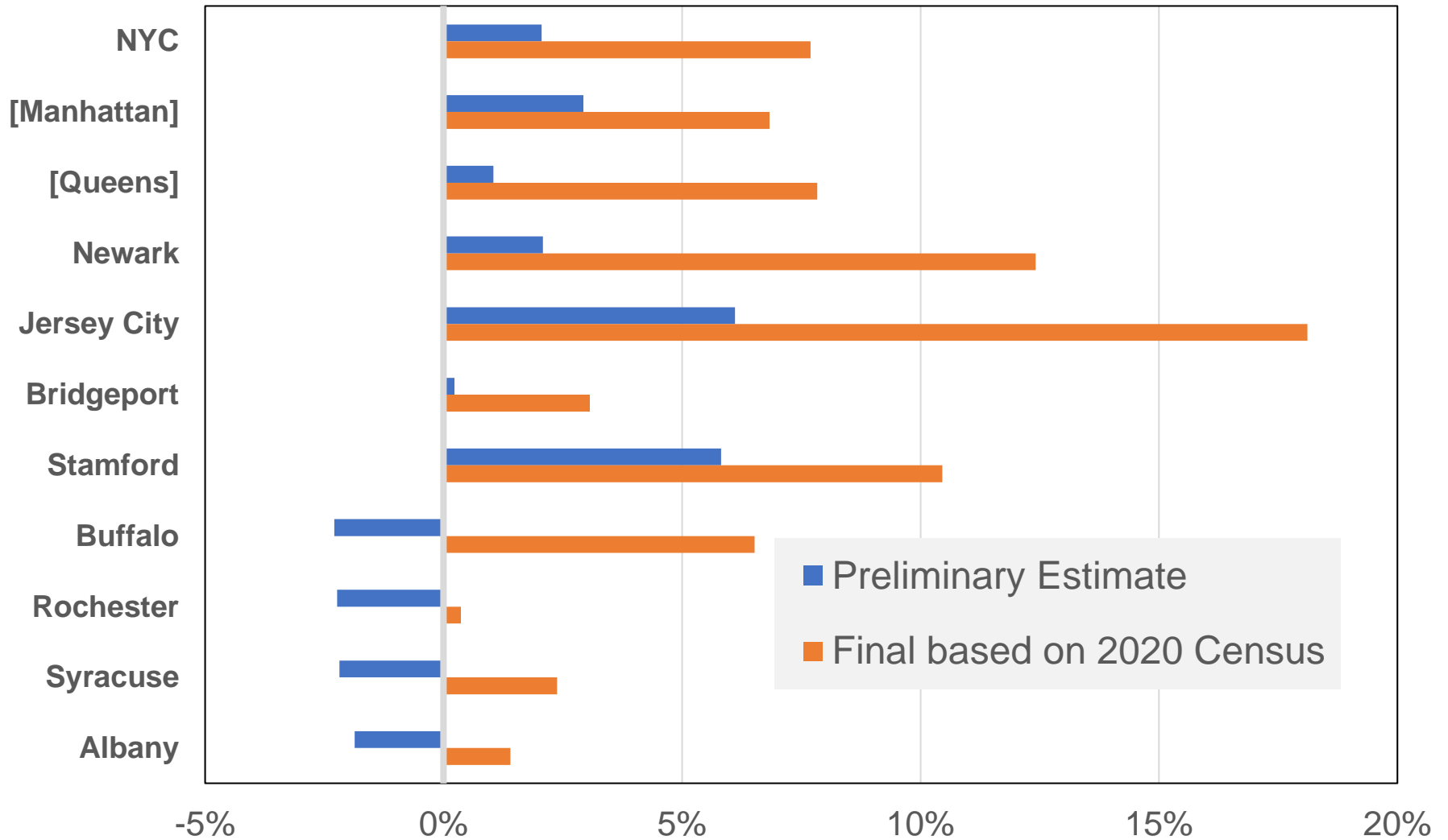
Summary

- 2020 Census data show that cities across the region saw much stronger population growth, prior to the pandemic, than had been estimated.
- Since the start of the pandemic, cities have seen modest net out-migration.
 - New York City's population appears to have declined by almost 1%, though that has begun to reverse; just about all the decline accrued to Manhattan.
- Employment has continued to rebound briskly across the tri-state region.
 - New York City, where the economic effect of the pandemic was harshest, has had the steepest job shortfall, though growth has been strong recently.
- The winter Omicron outbreak appears to have had a short-lived negative effect on the regional economy in early 2022.
 - 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.
 - NYC subway ridership, which fell back in January, has now rebounded and is near a post-pandemic high.



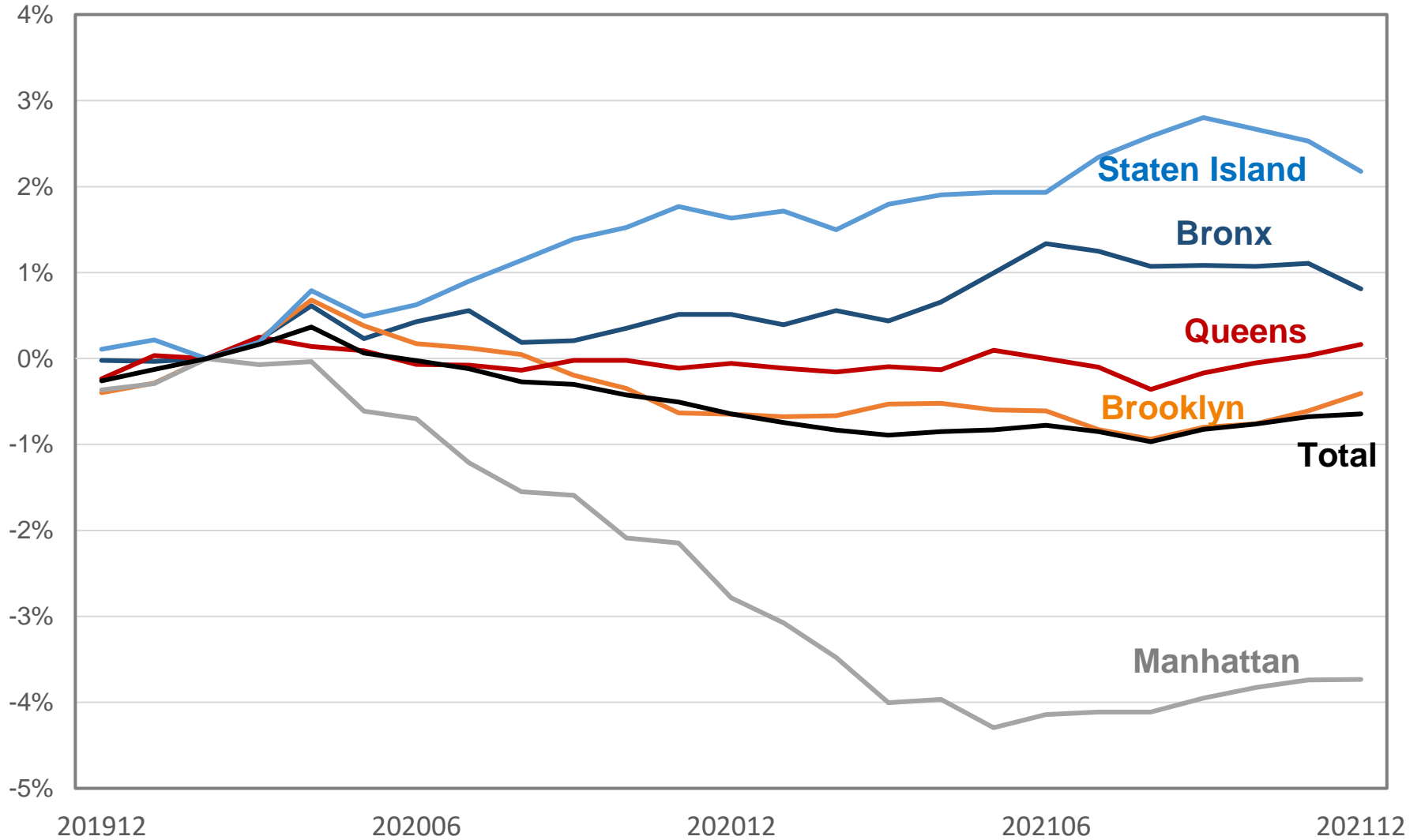
Cities Grew Much More than Estimated

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



NYC Population Change by Borough

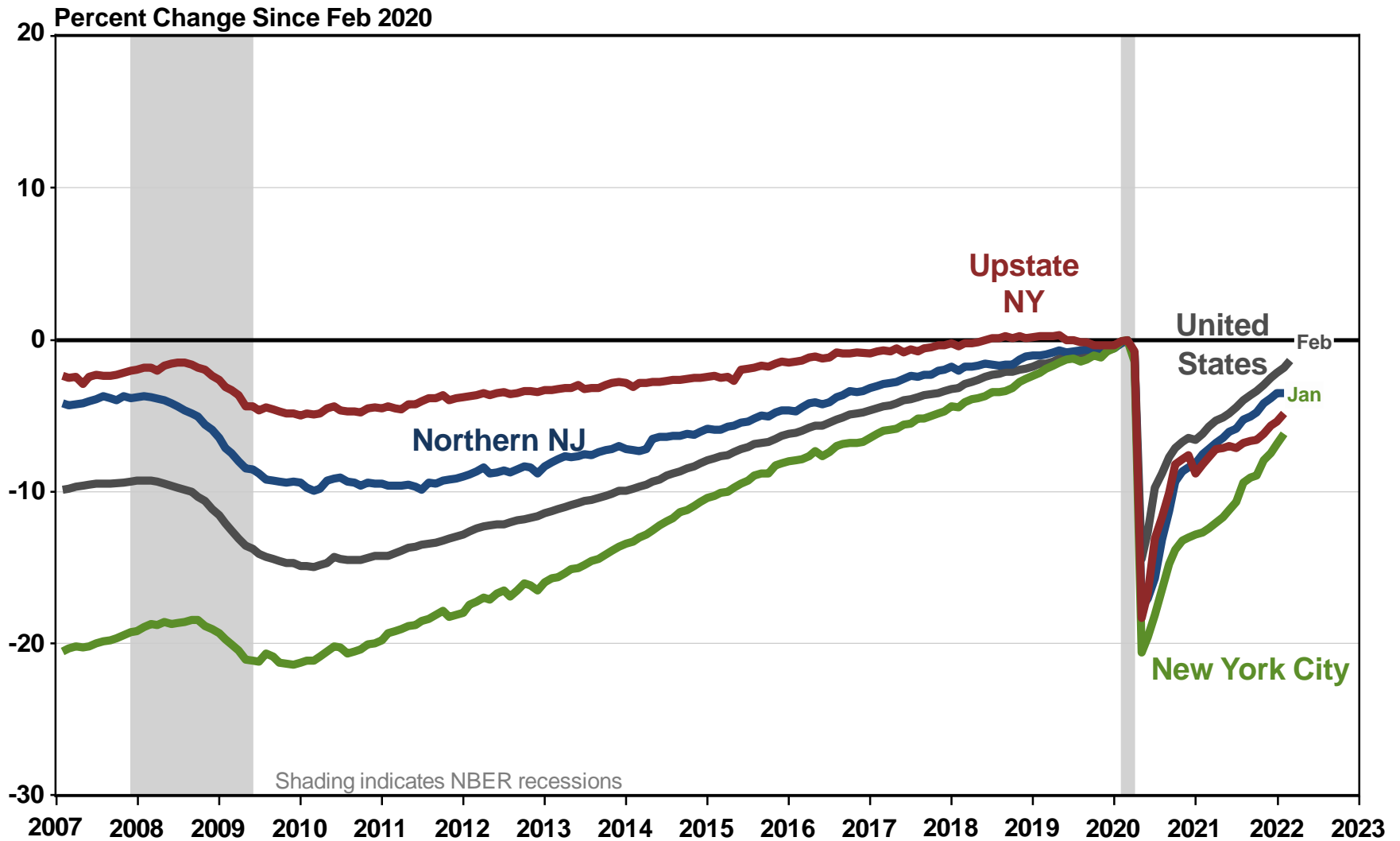
Percentage Change from February 2020



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

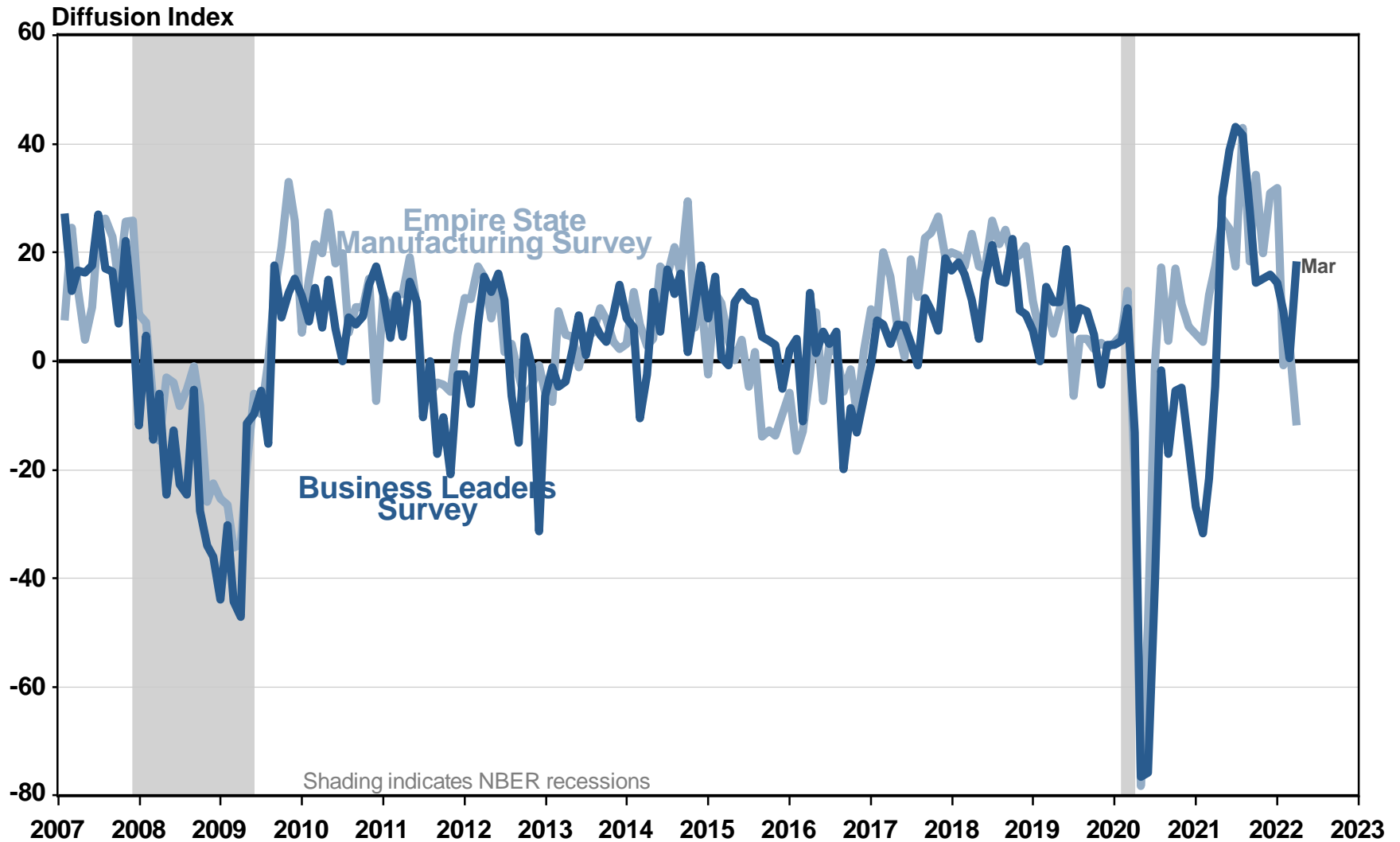
Total Employment

Seasonally Adjusted Index



Current Economic Conditions

FRBNY Business Surveys, Current Conditions



Shading indicates NBER recessions

New York City Subway Ridership

Percent Change from Comparable Pre-Pandemic Day

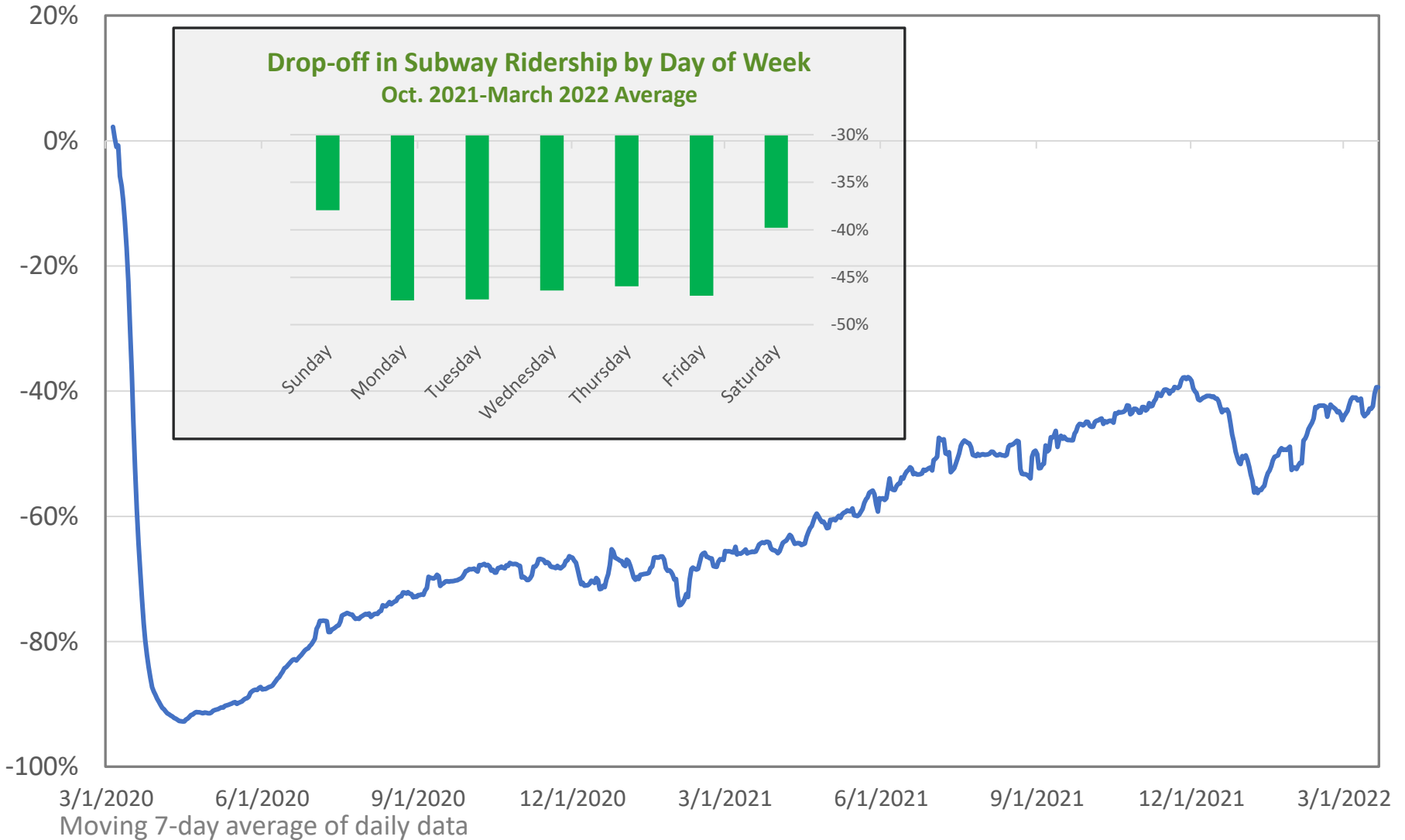


Moving 7-day average of daily data

Source: MTA

New York City Subway Ridership

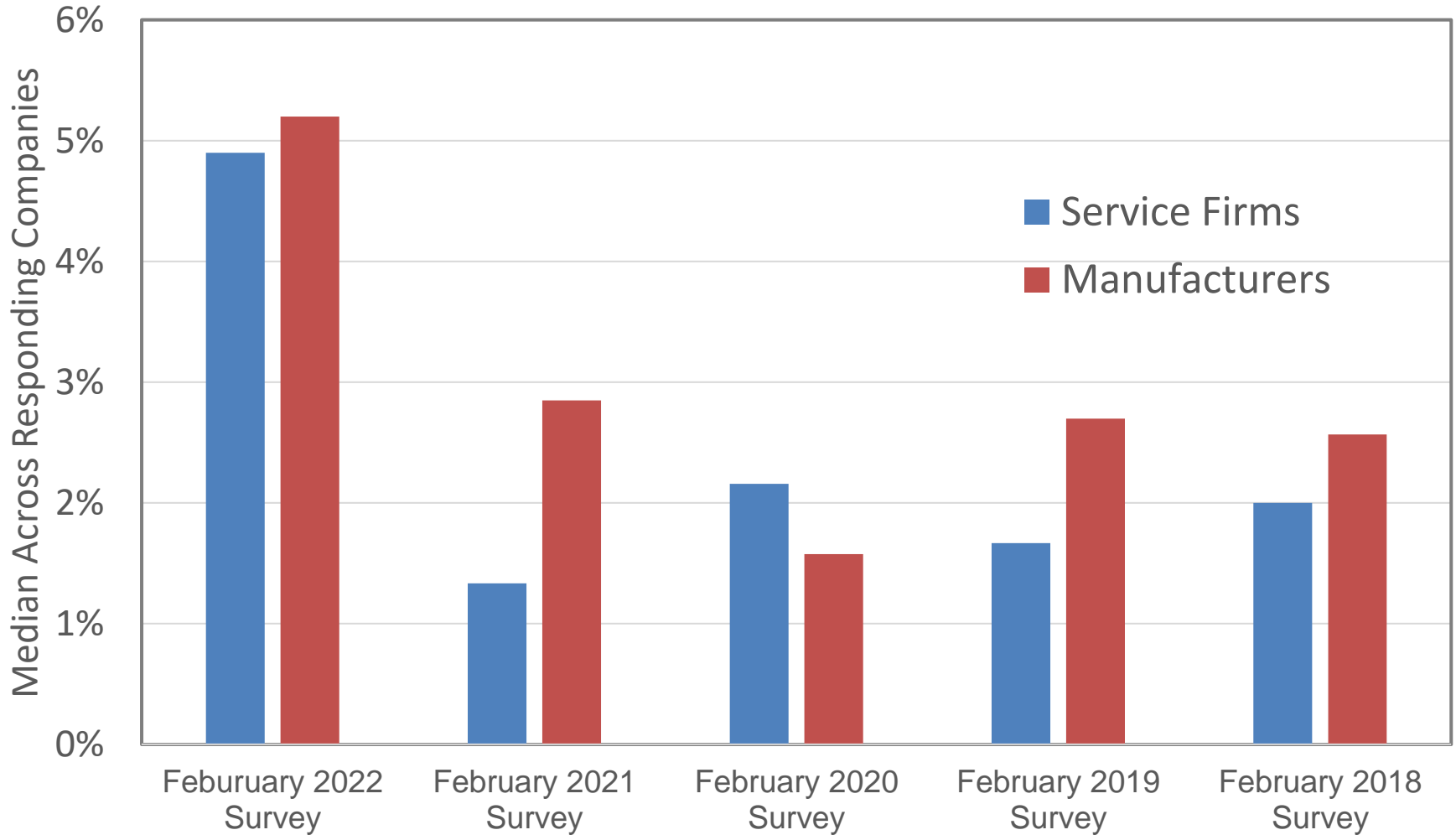
Percent Change from Comparable Pre-Pandemic Day



Source: MTA

Widespread Labor Shortages

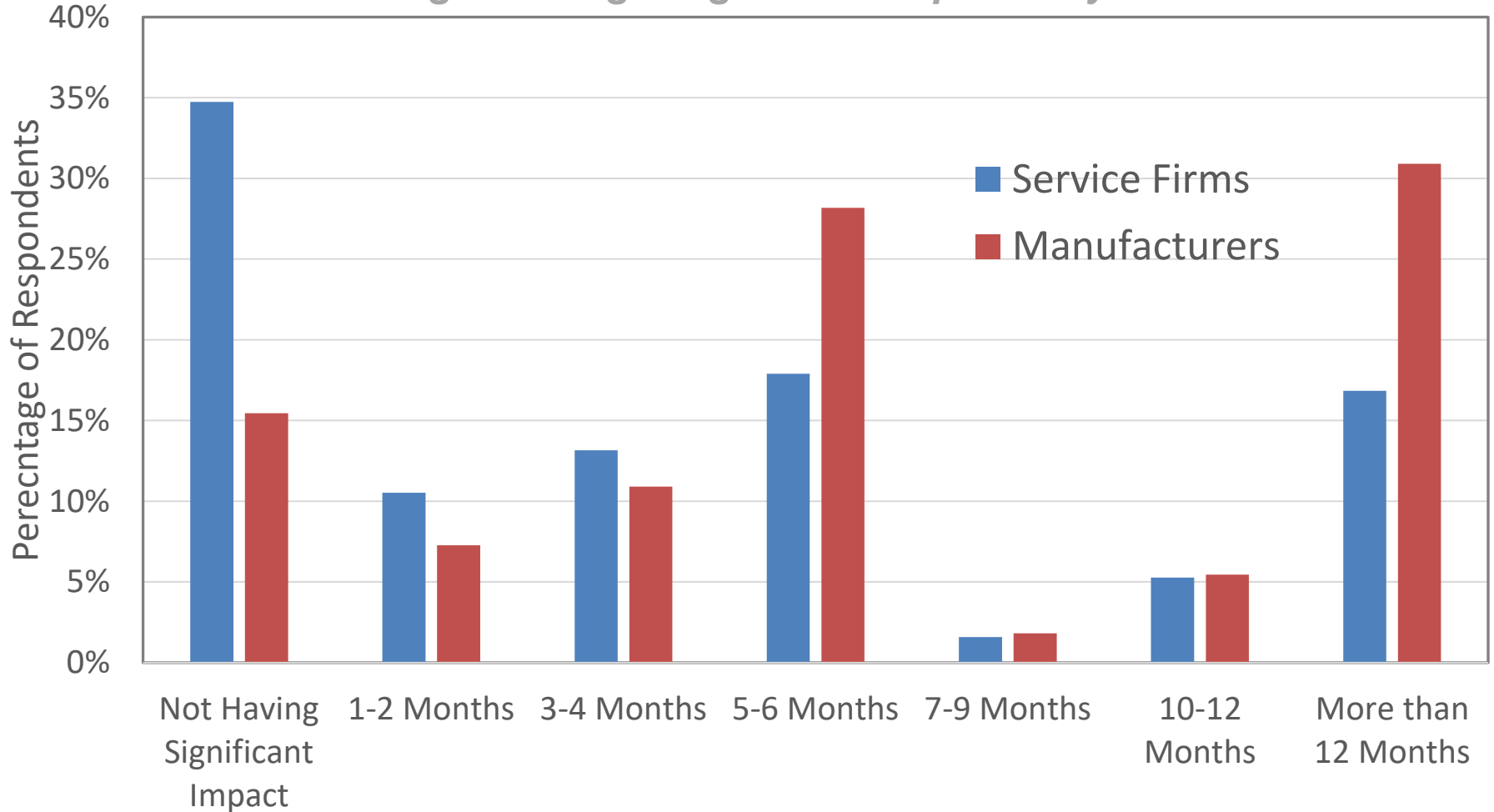
Job Openings as a Share of Companies' Workforce



Widespread Supply Disruptions

February 2022 Supplemental Survey

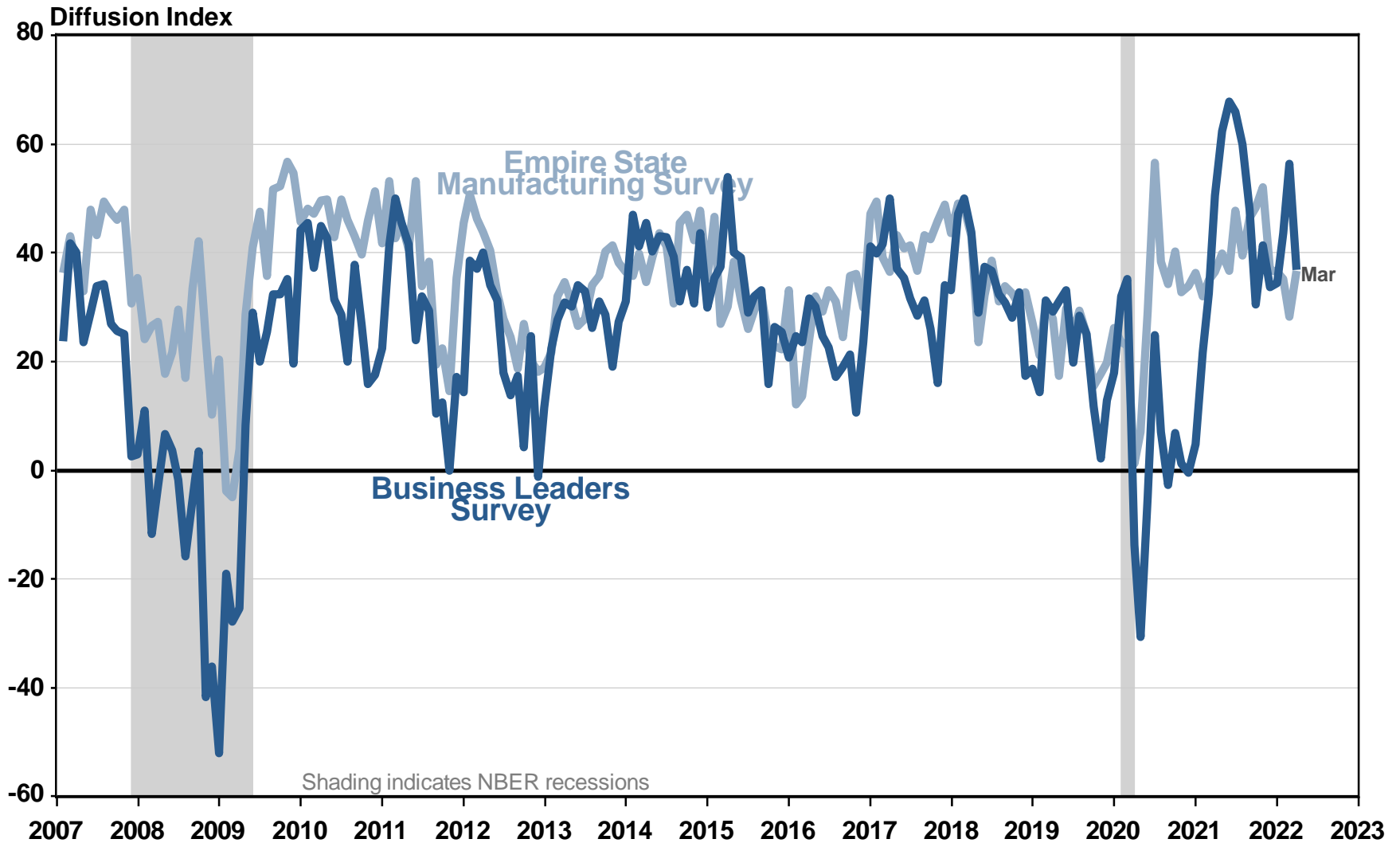
If you are experiencing difficulty obtaining supplies you need, what is the soonest you expect such difficulties to resolve so they are no longer having a significant impact on your business?



APPENDIX

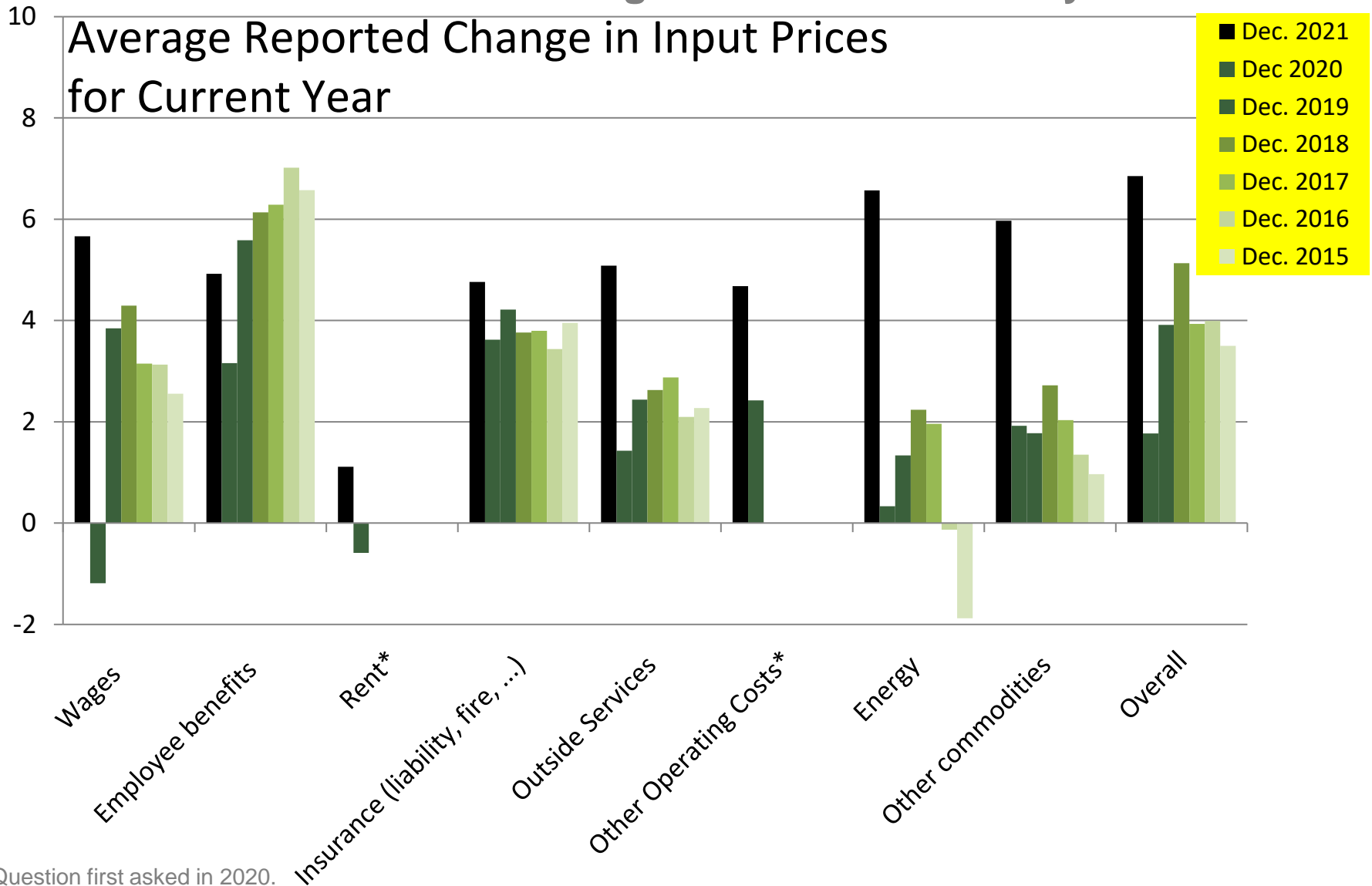
Future Economic Conditions

FRBNY Business Surveys, Conditions Six Months Ahead



Price Changes Reported by Service Firms

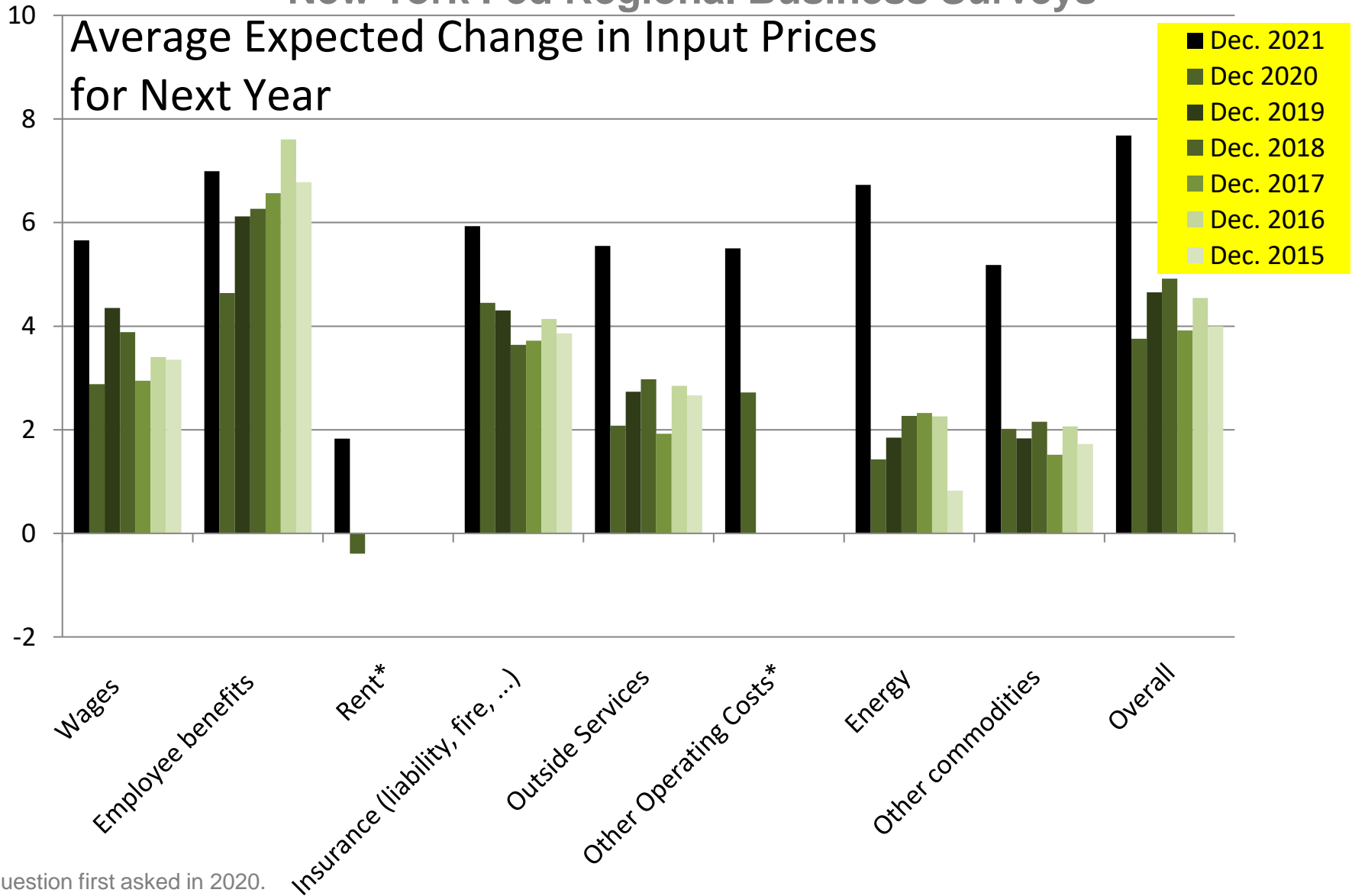
New York Fed Regional Business Surveys



*Question first asked in 2020.

Price Changes Expected by Service Firms

New York Fed Regional Business Surveys

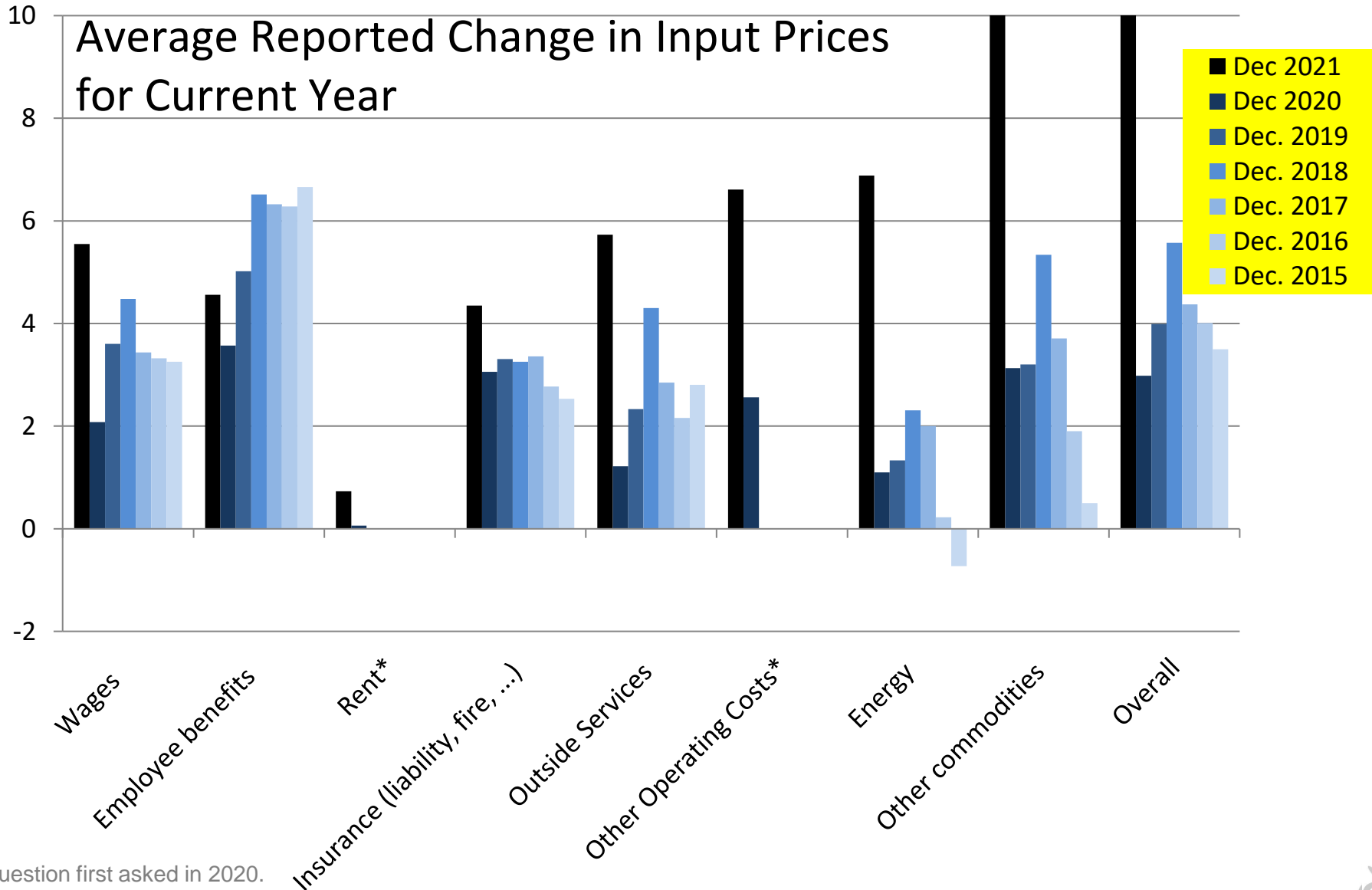


*Question first asked in 2020.

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

Price Changes Reported by Manufacturers

New York Fed Regional Business Surveys

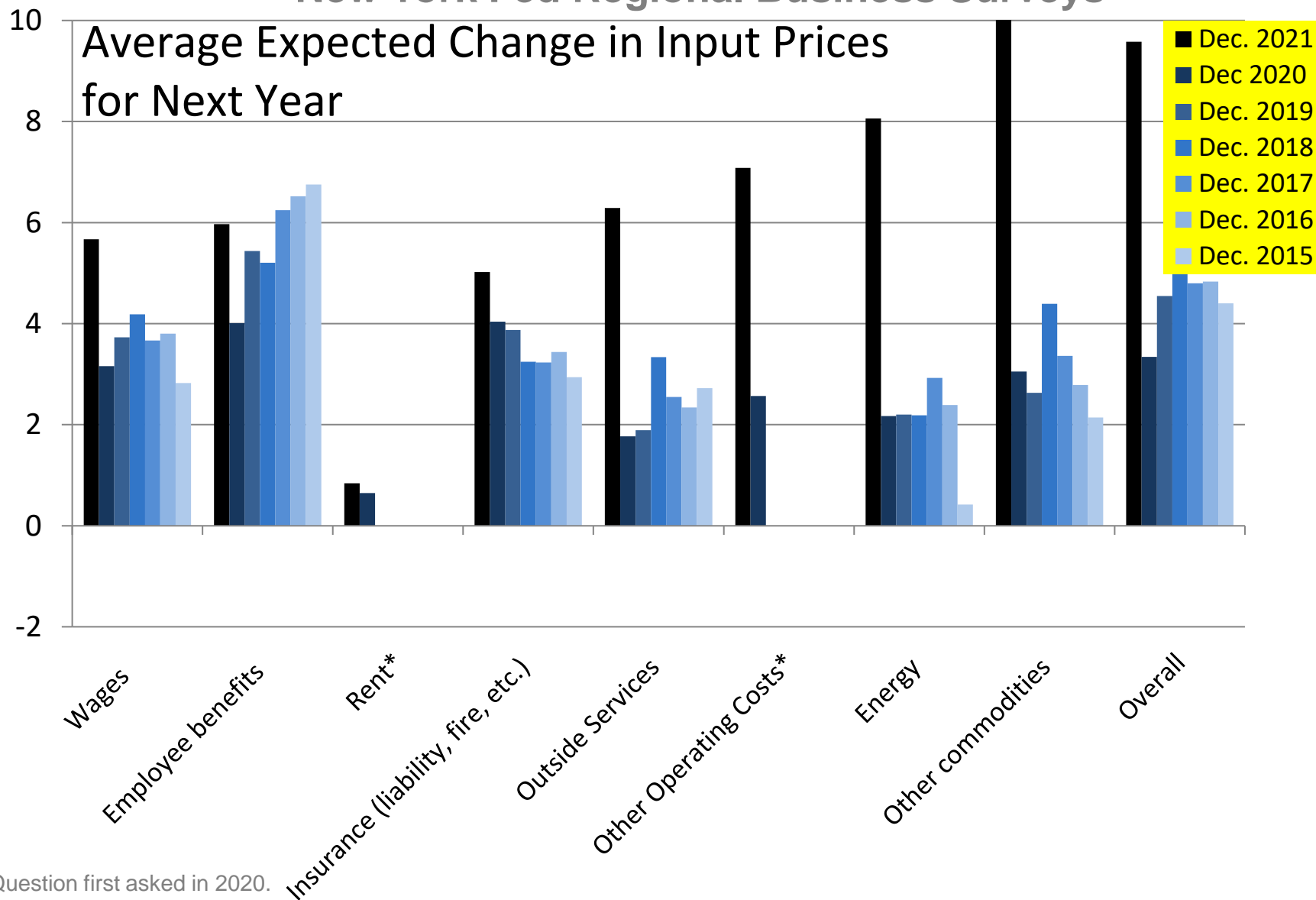


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Price Changes Expected by Manufacturers

New York Fed Regional Business Surveys

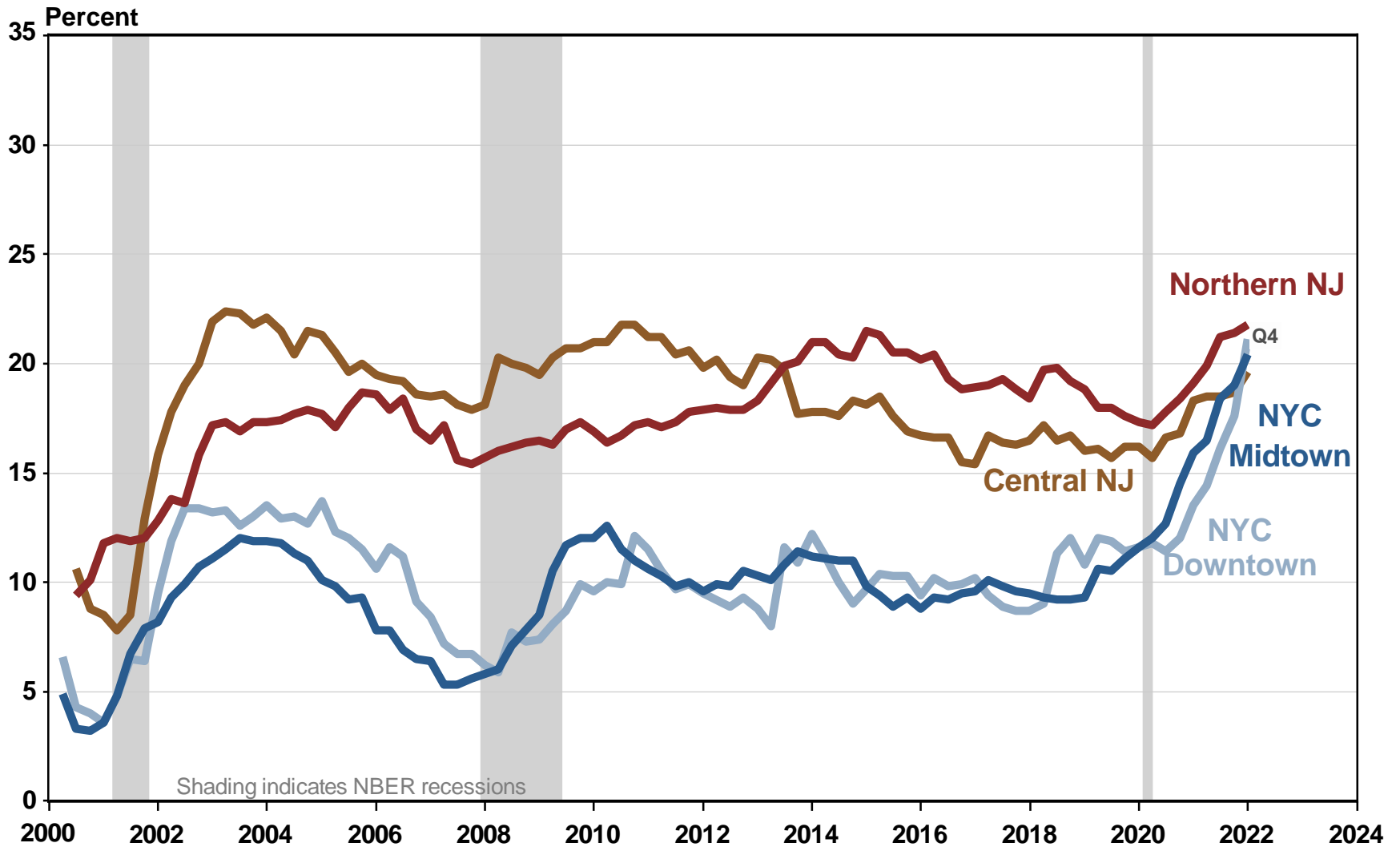


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Office Vacancy Rates

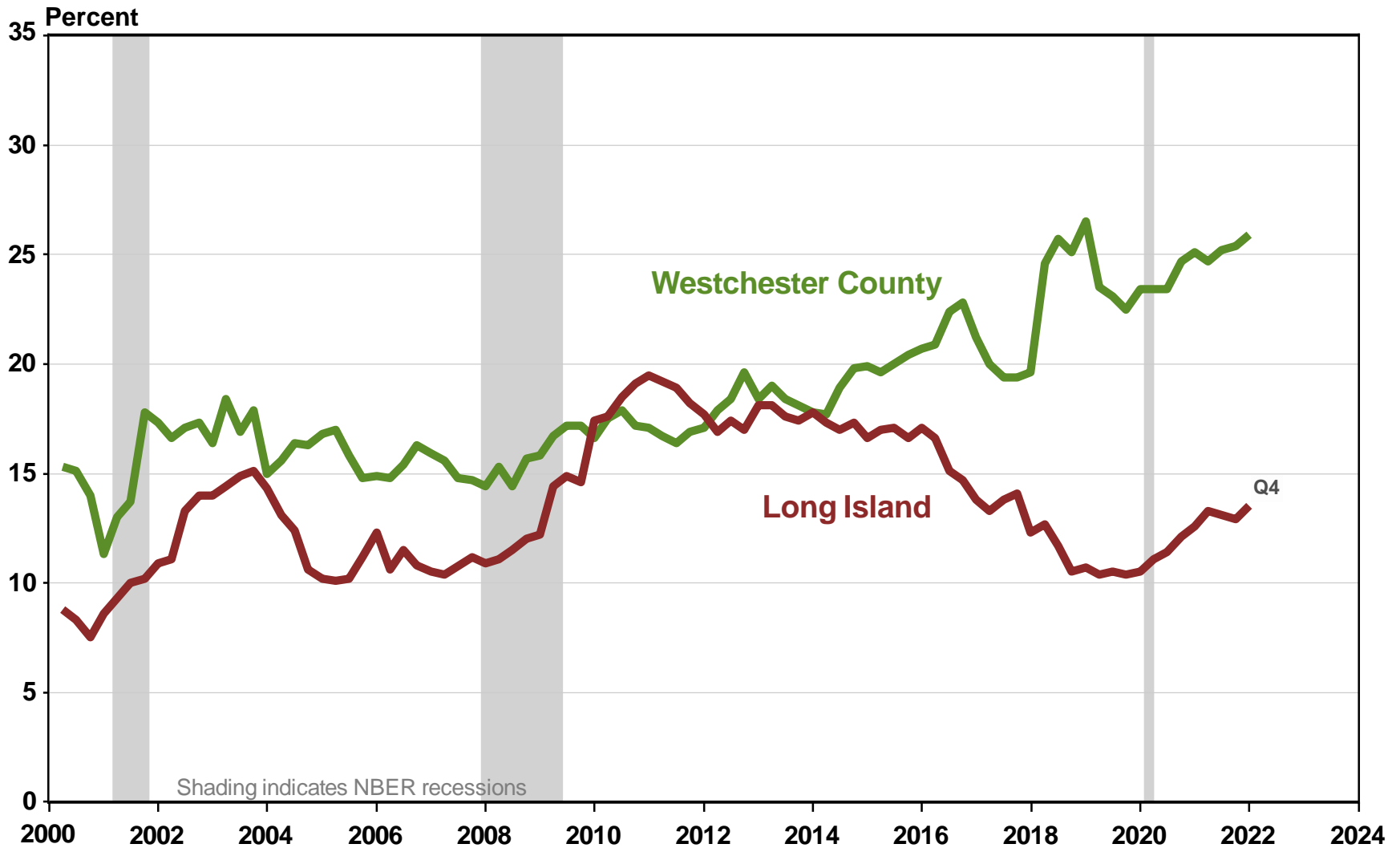
Overall Vacancy Rates



Shading indicates NBER recessions

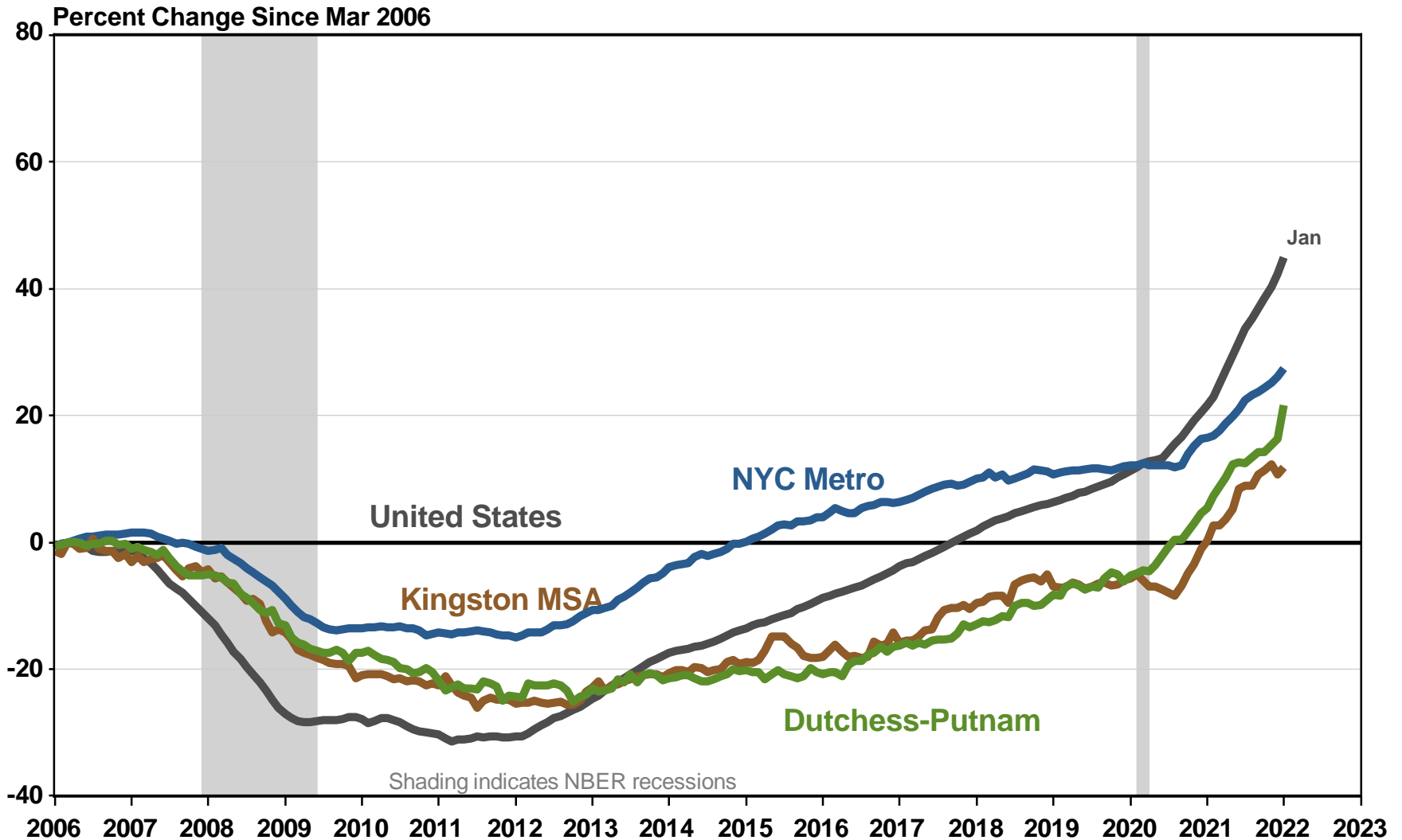
Office Vacancy Rates

Overall Vacancy Rates



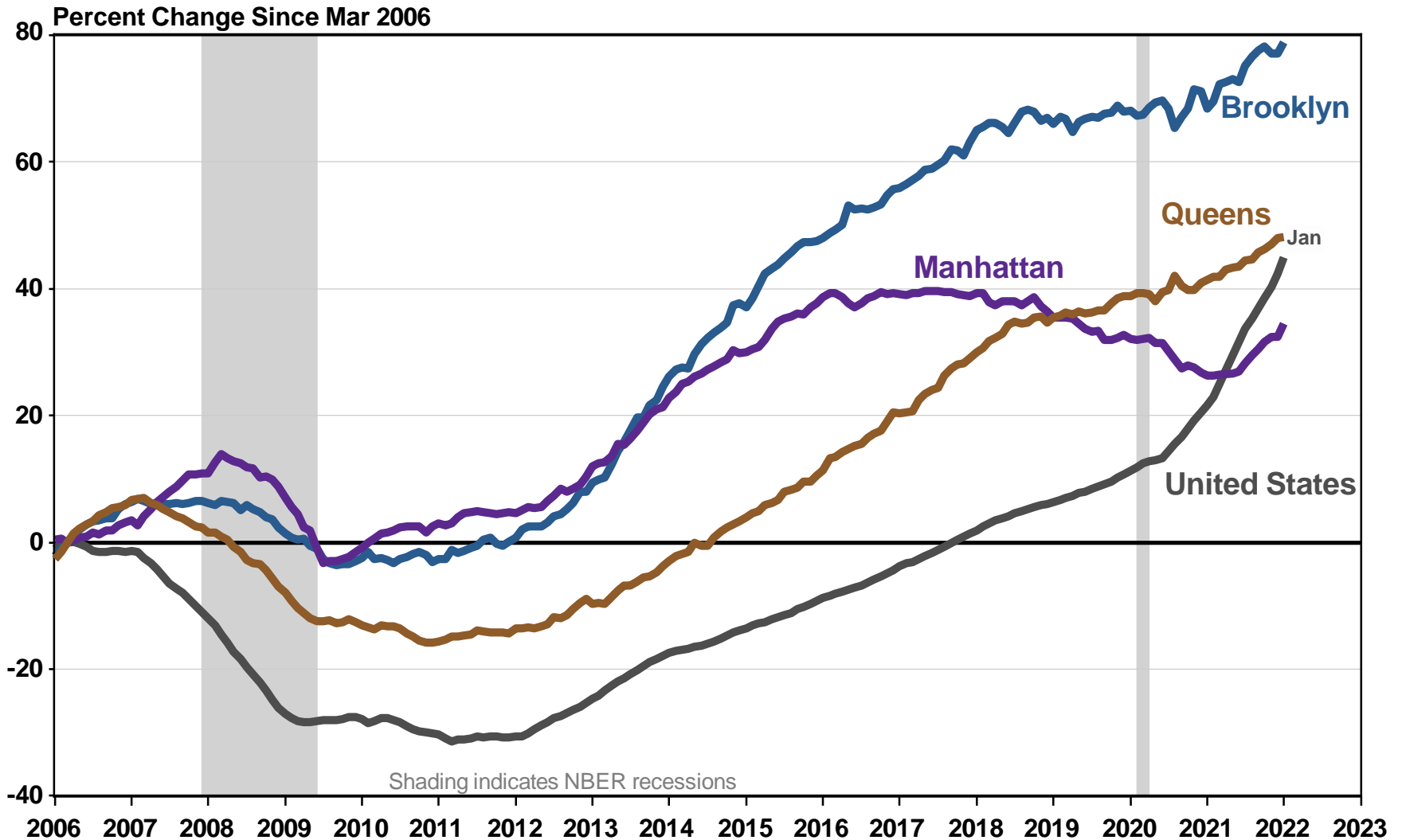
Home Prices

CoreLogic Home Price Index, Seasonally Adjusted



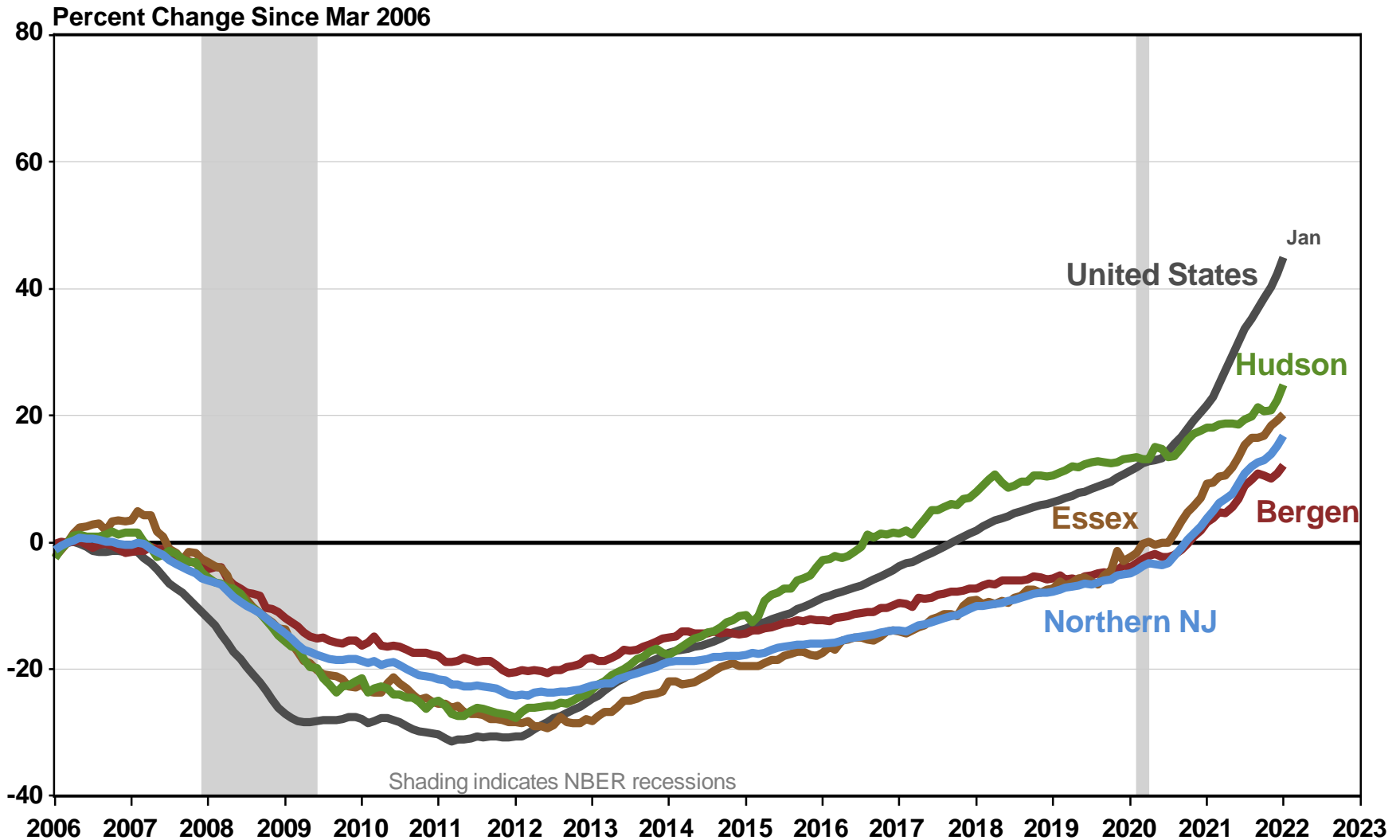
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