



FEDERAL RESERVE BANK *of* NEW YORK

Economic Conditions in the Region

Jason Bram

Economic Research Adviser

Westchester County Association Breakfast – April 13, 2023

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.

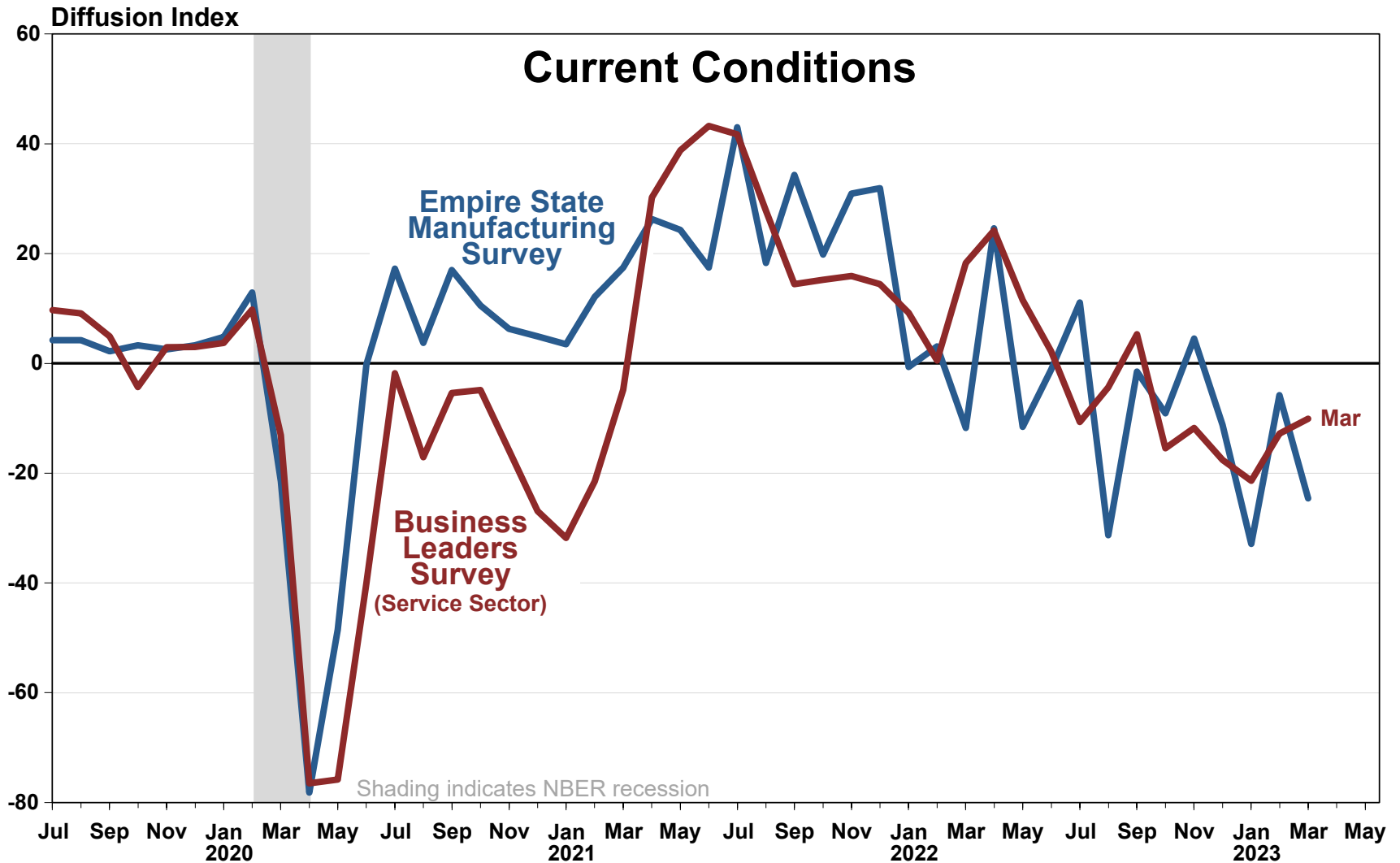
Overview of Regional Conditions

- Our regional business surveys have been signaling weakening conditions in recent months, even as employment has risen.
- Three years after the pandemic hit, job losses across the region have largely been reversed—even in New York City.
- Employment has almost fully rebounded in New York City, Fairfield County and the Lower Hudson Valley, while the mid-Hudson Valley has lagged.
- Inflationary pressures and wage pressures remain persistent but have moderated, and supply disruptions have eased.
- Since peaking last summer, home prices have been flat to down slightly. Office vacancy rates are at multi-year highs.



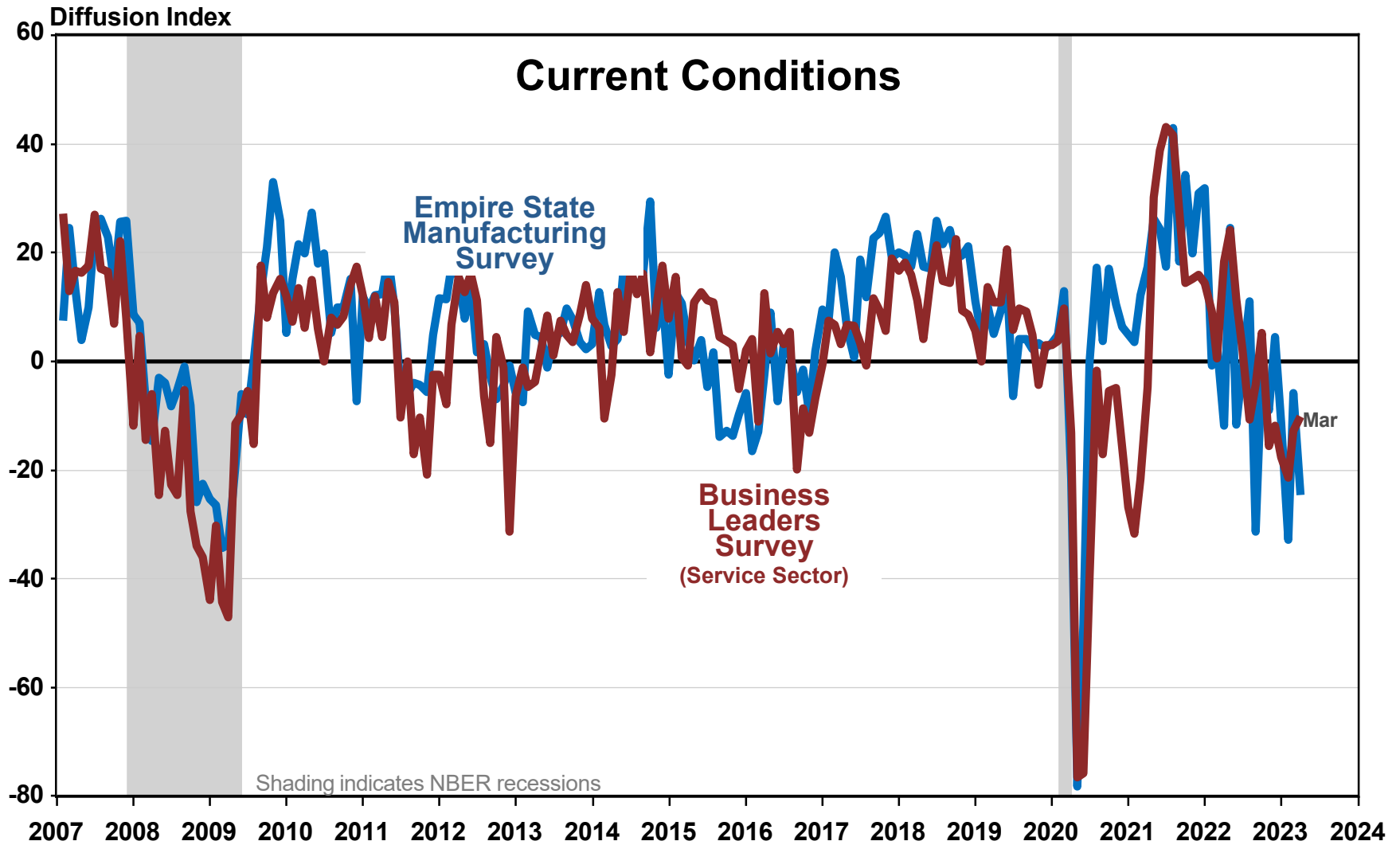
Regional Growth Has Stalled

New York Fed Regional Business Surveys



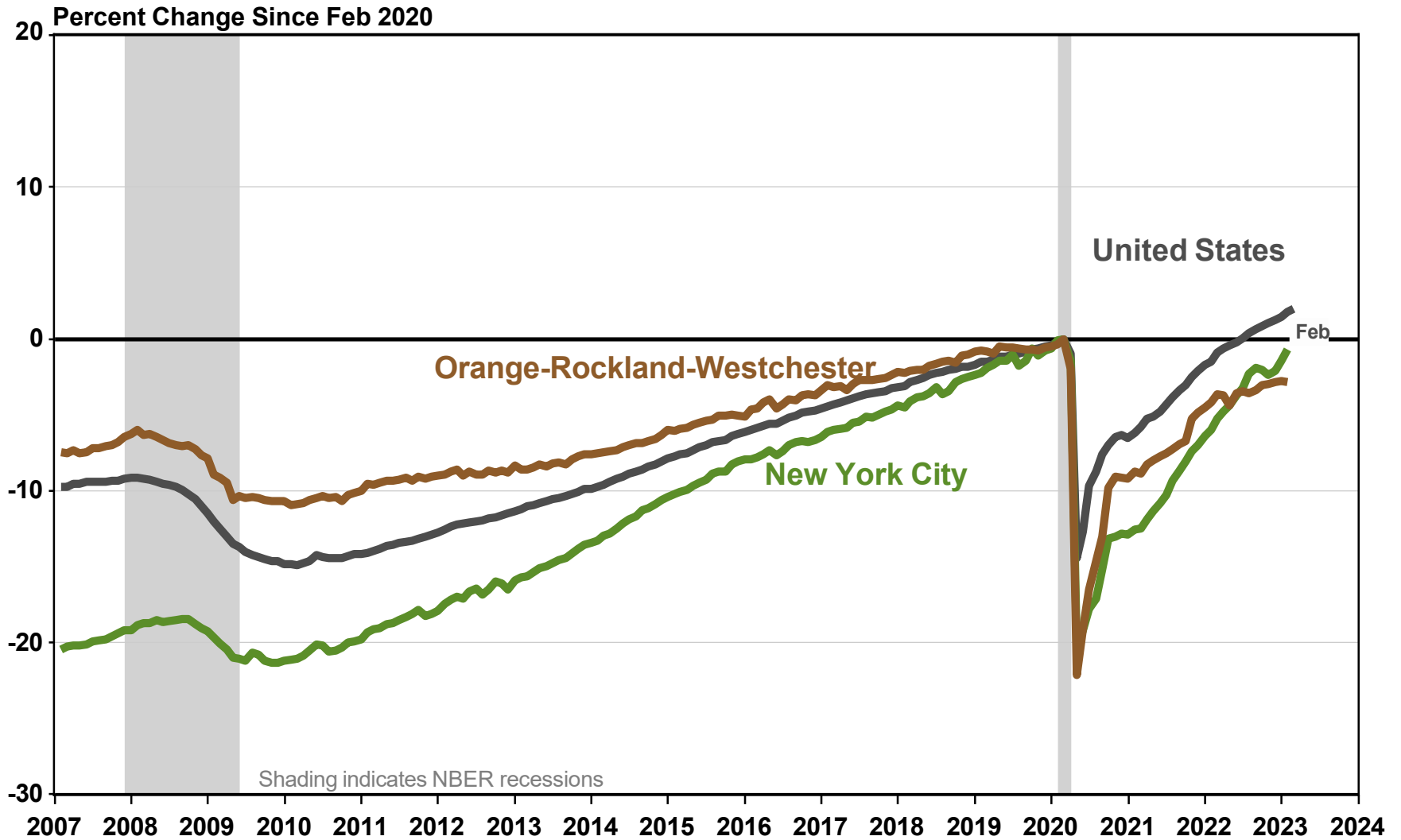
Regional Growth Has Stalled

New York Fed Regional Business Surveys



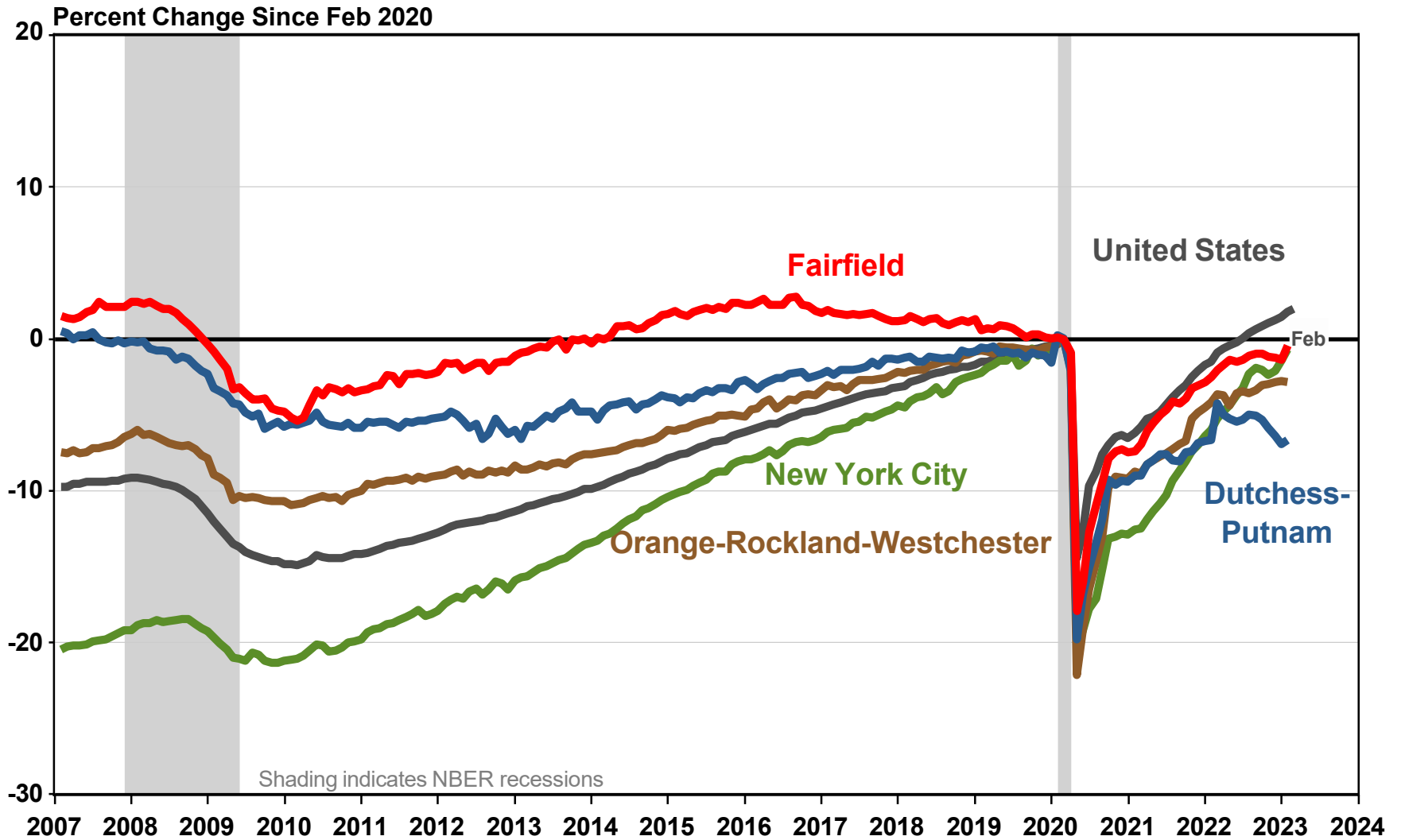
Total Employment

Seasonally Adjusted Index



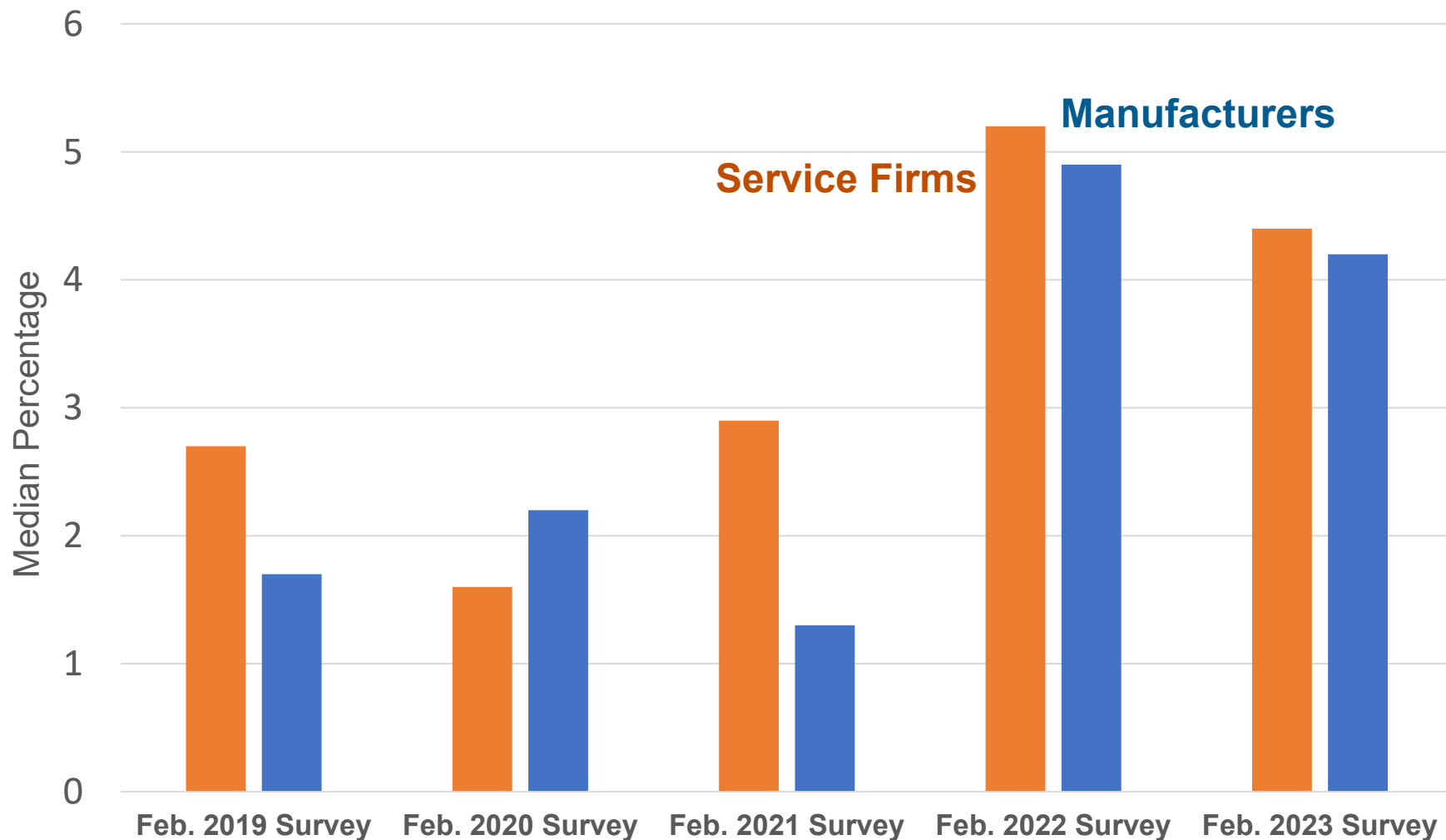
Total Employment

Seasonally Adjusted Index



Current Job Openings as a % of Employment

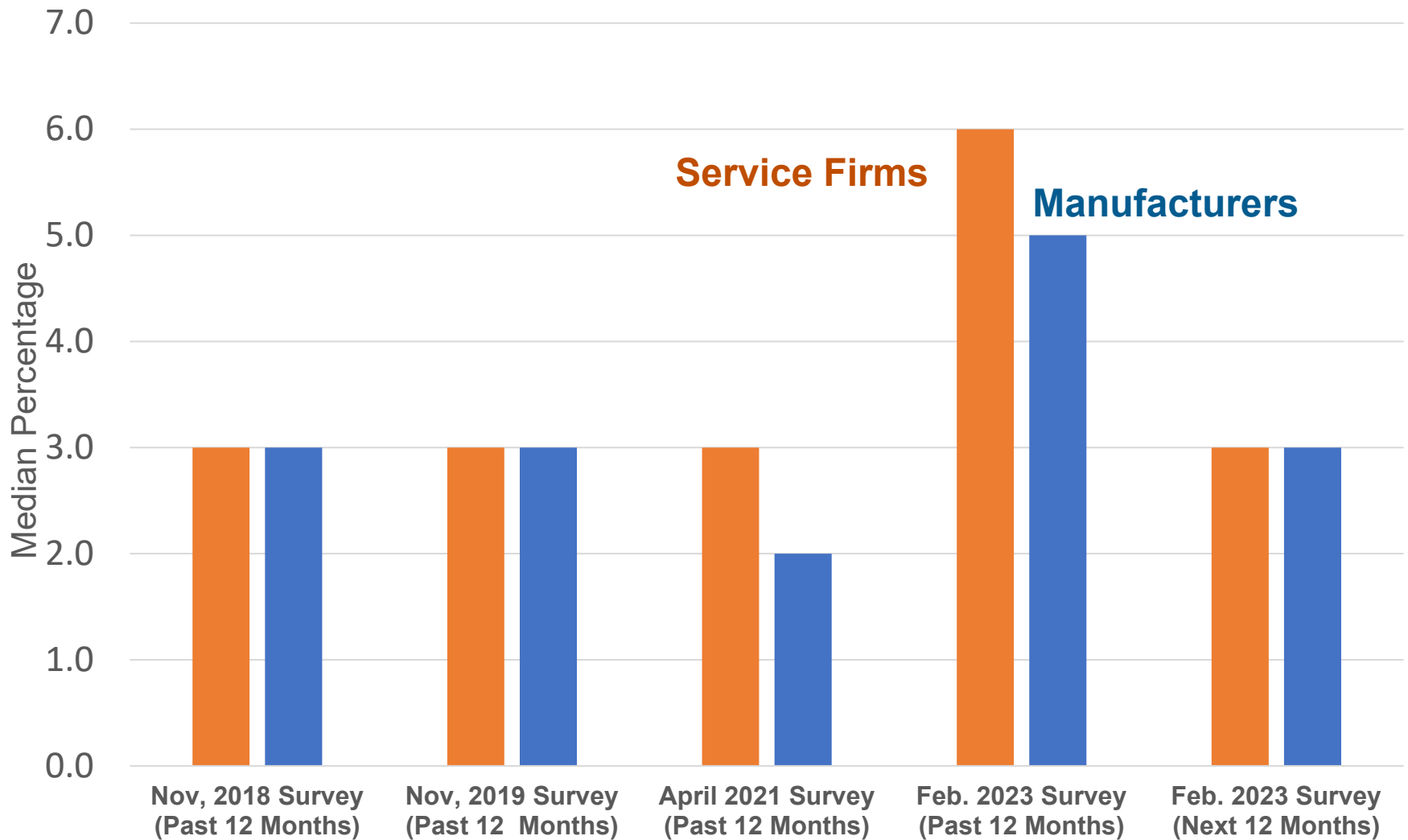
New York Fed Supplemental Business Surveys



Source: Federal Reserve Bank of New York Supplemental Survey, February 2023 and earlier months

Median Percent Change in Wages & Salaries

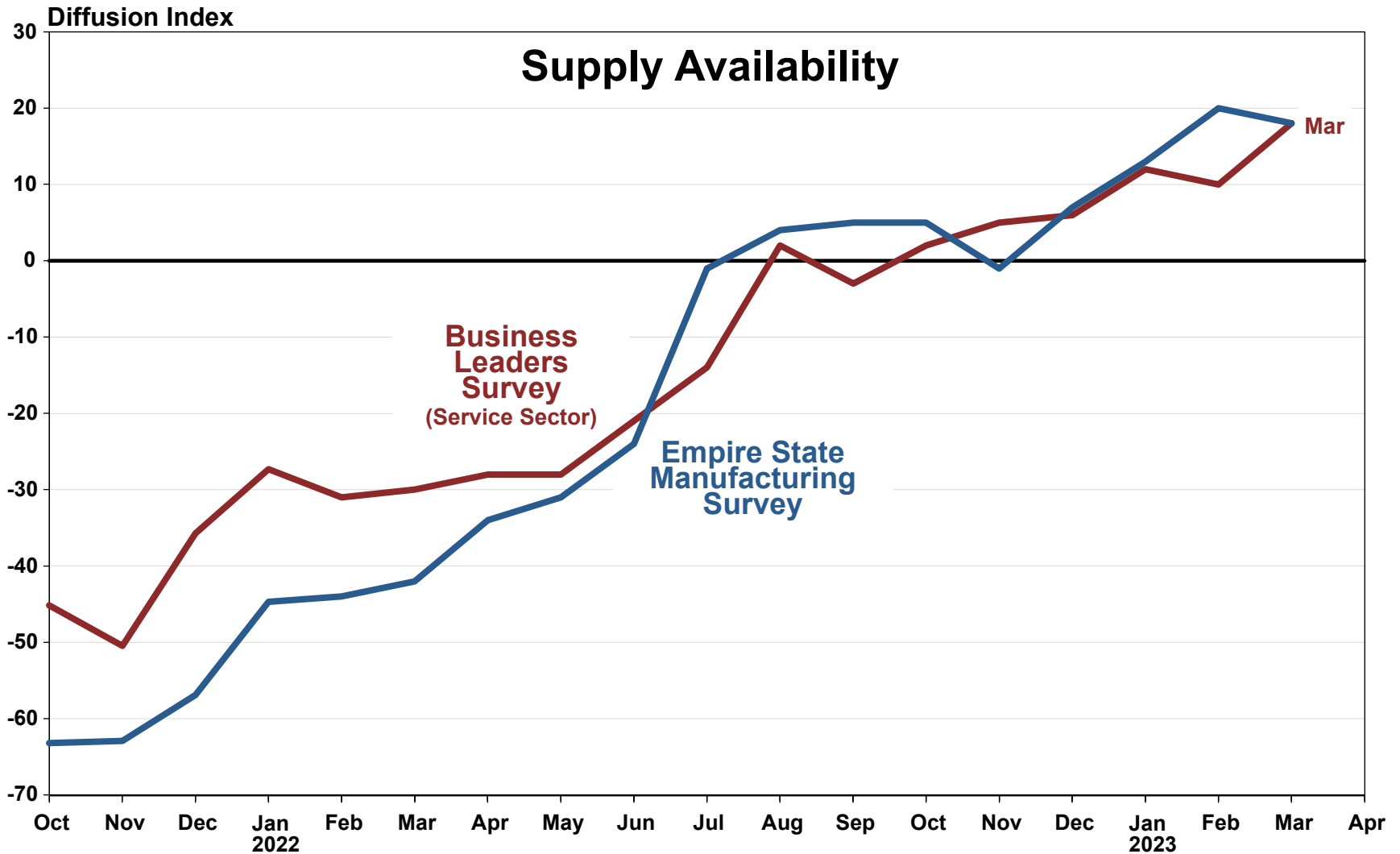
New York Fed Supplemental Business Surveys



Source: Federal Reserve Bank of New York Supplemental Survey, February 2023 and earlier months

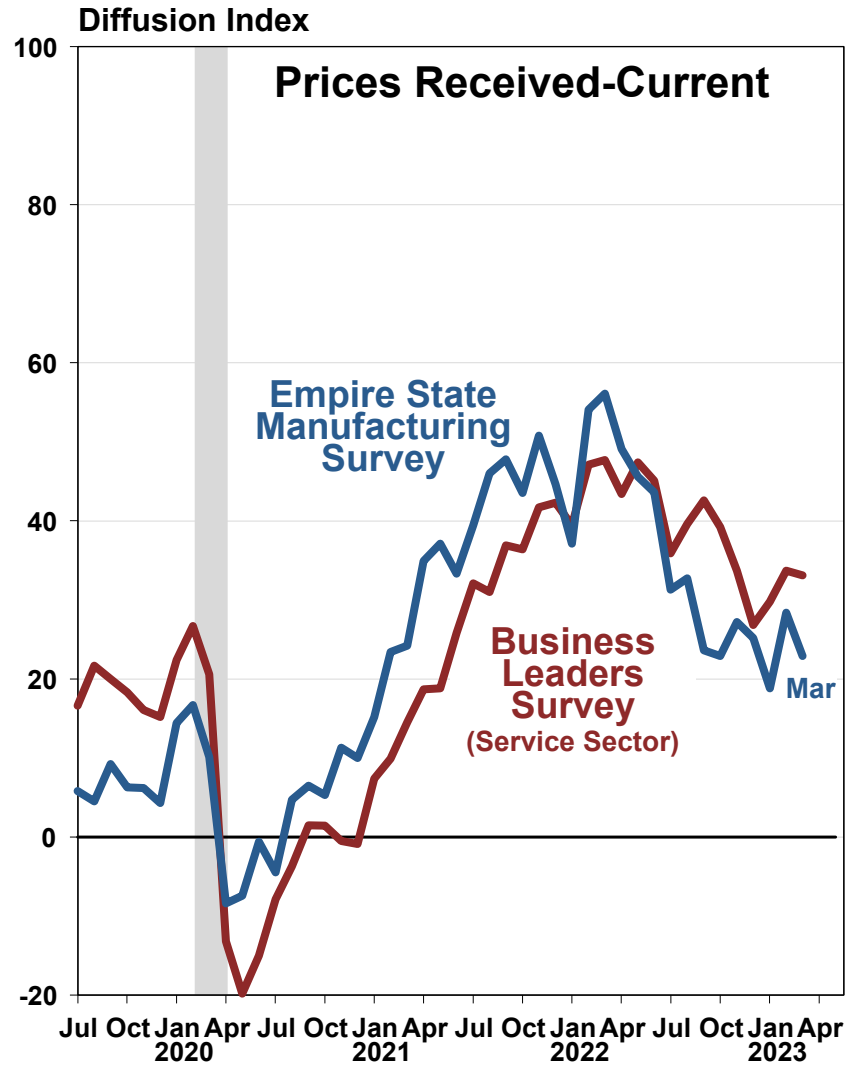
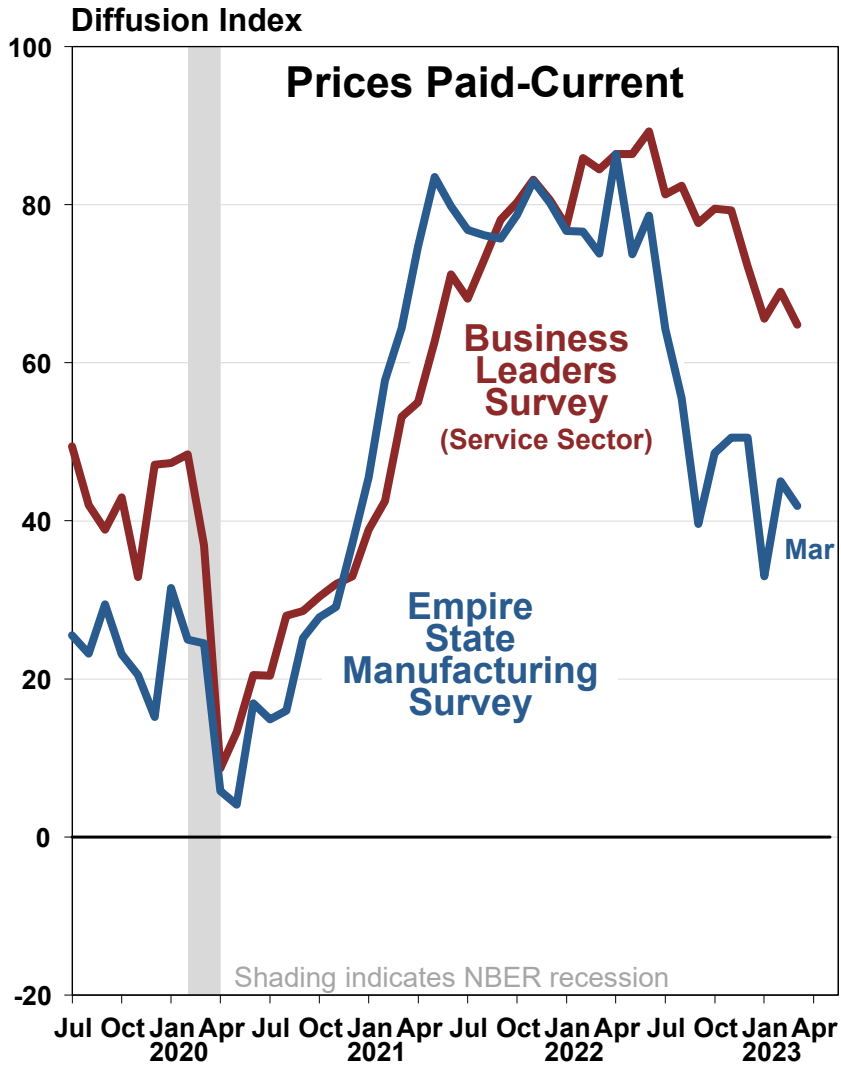
Supply Disruptions Have Eased

New York Fed Regional Business Surveys



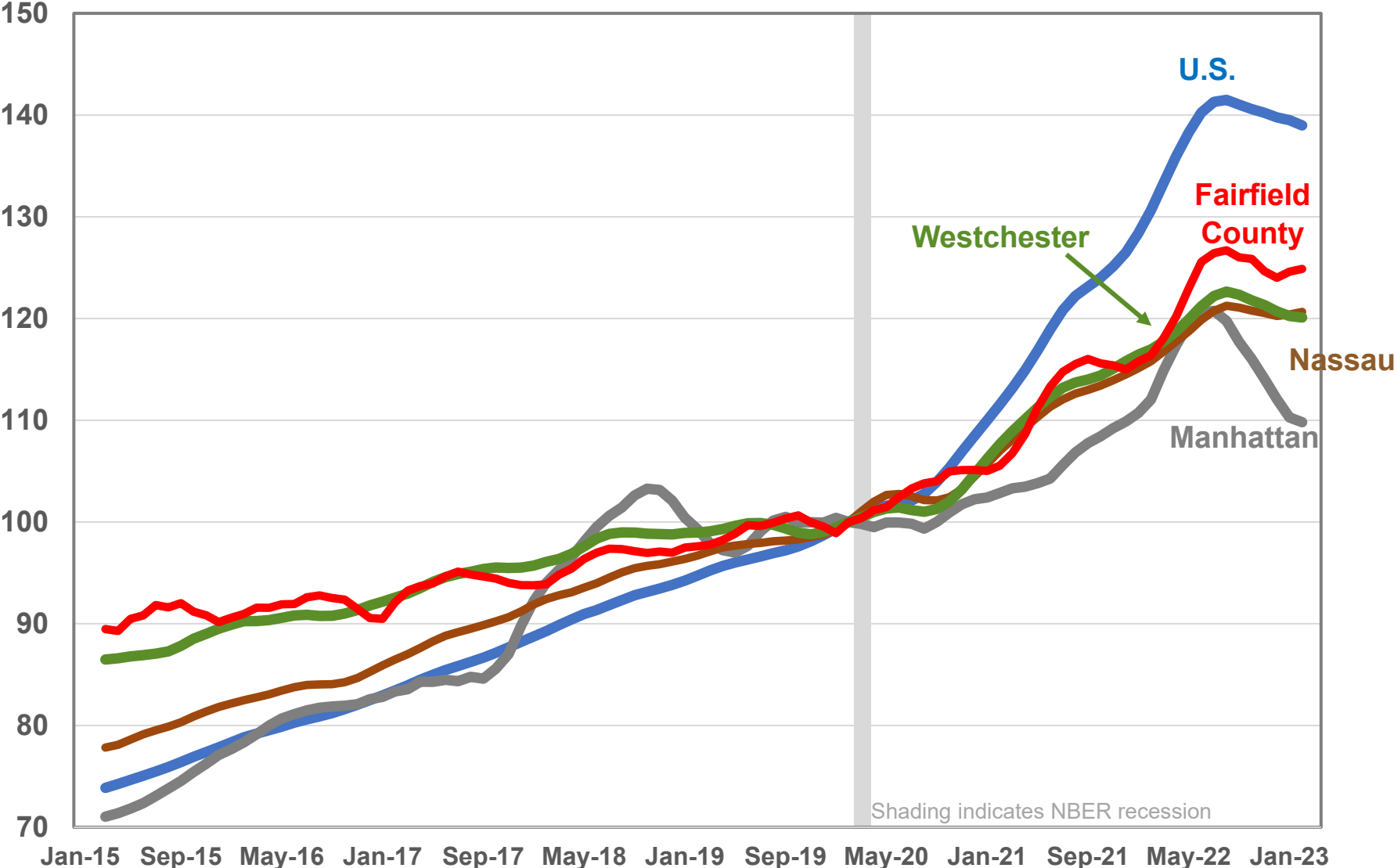
Inflationary Pressures Have Moderated

New York Fed Regional Business Surveys



Home Prices Have Plateaued

Index of Home Prices, Feb. 2020 = 100

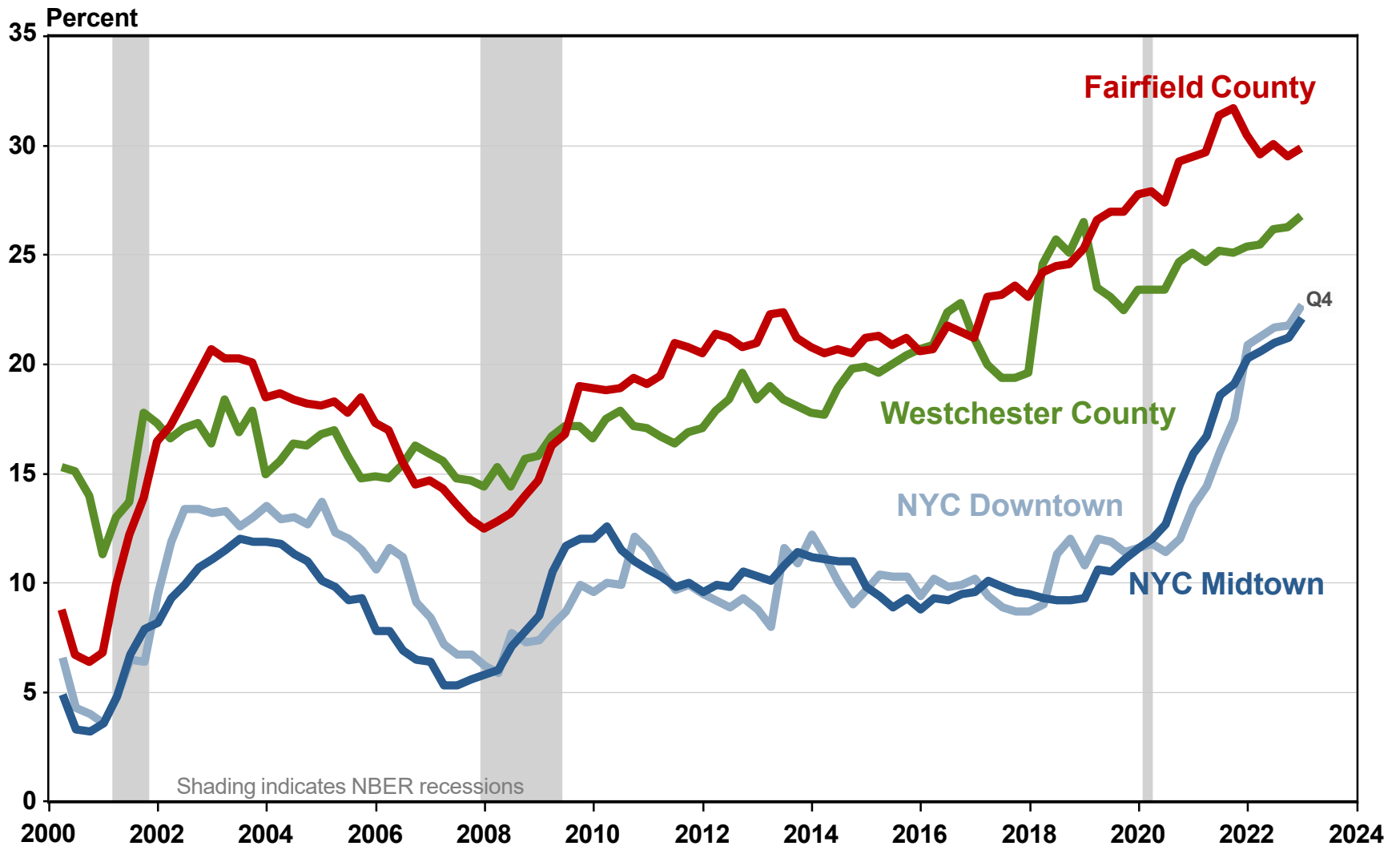


Shading indicates NBER recession

Source: Zillow Home Value Index, U.S. Census Bureau, and Moody's Analytics.

Office Vacancy Rates

Overall Vacancy Rates



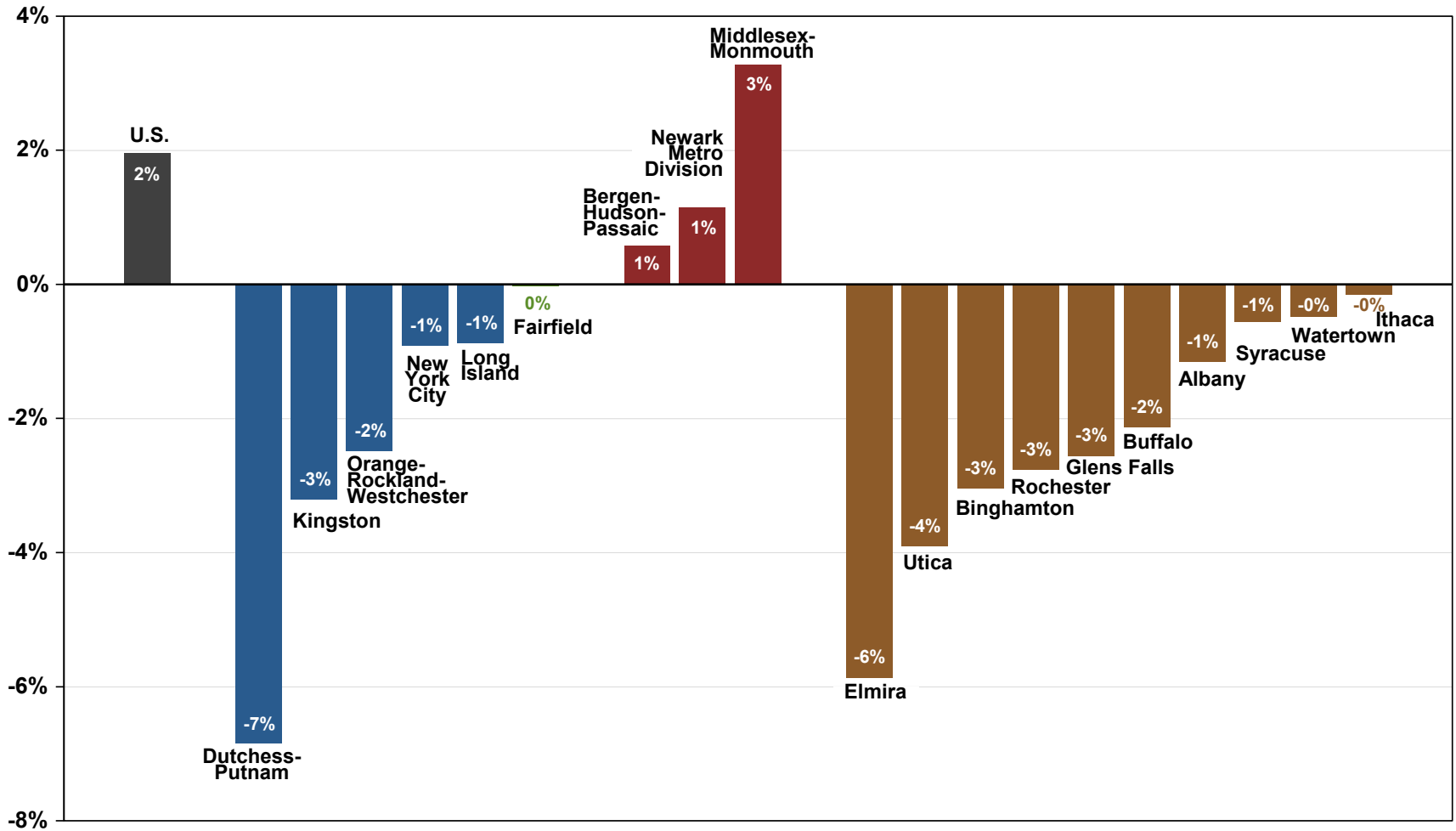
Shading indicates NBER recessions

Q4

Reference Slides

Pre-Pandemic Job Shortfalls by Local Area

Percent Above/Below Feb 2020 Employment Level (as of Feb 2023)



Home Price Increases by Local Area

Percent Change in Home Prices, Feb 2020 to Feb 2023

