



FEDERAL RESERVE BANK *of* NEW YORK

# Economic Conditions in New York State

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IBANYS Banking Executive Symposium  
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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

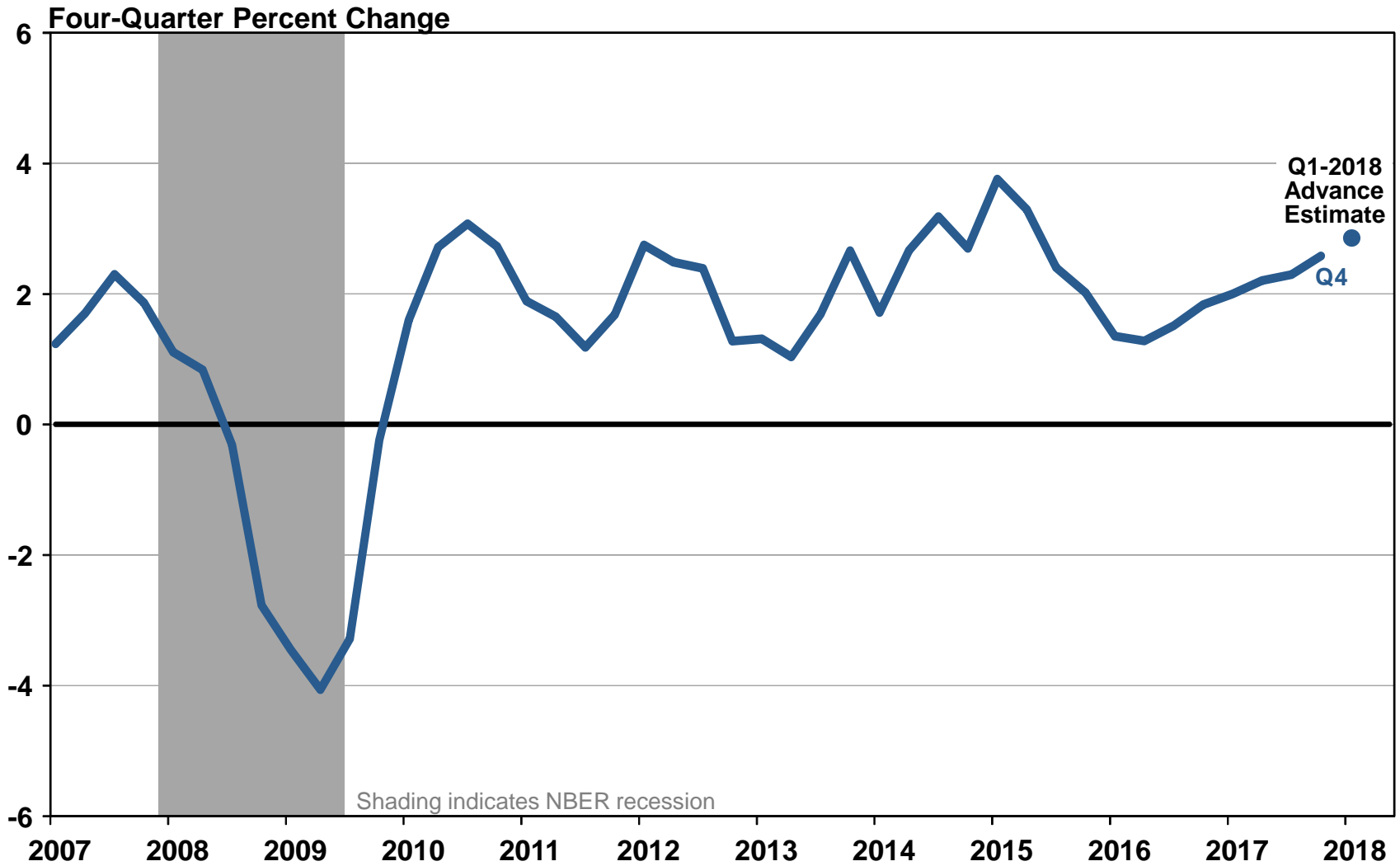
- Business activity picked up noticeably in early 2018, particularly in the manufacturing sector, though growth has slowed more recently.
- Job growth has been strongest in New York City, more moderate in Western New York and the Capital region, and slower in most other parts of the state.
- Businesses in the region report that both input and selling price increases have become more widespread.
- Housing markets have generally continued to strengthen; however, a backlog of foreclosures remains elevated in the region.



# US Macro Overview

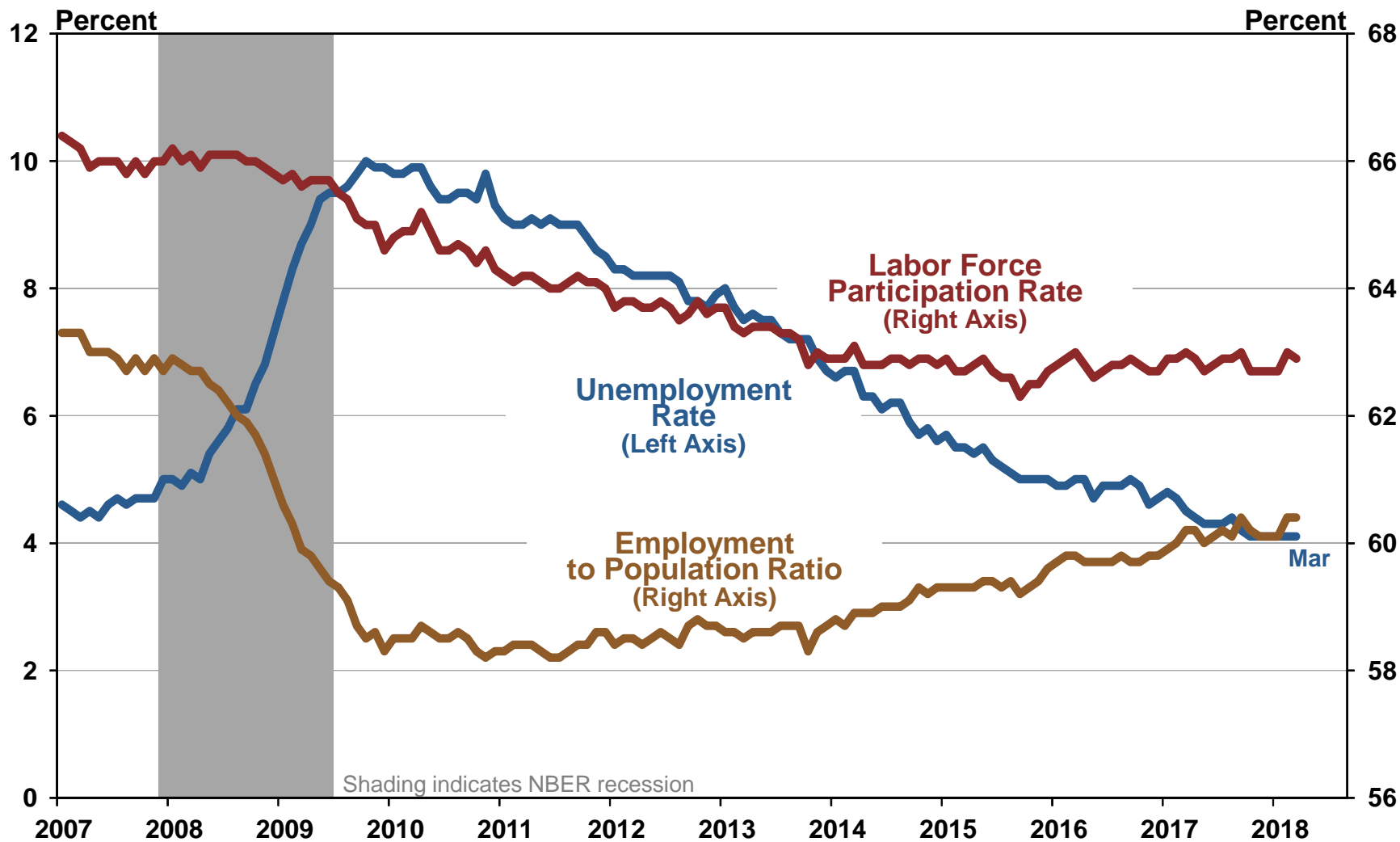
# Economic Activity

## Annual Percent Change in Real GDP



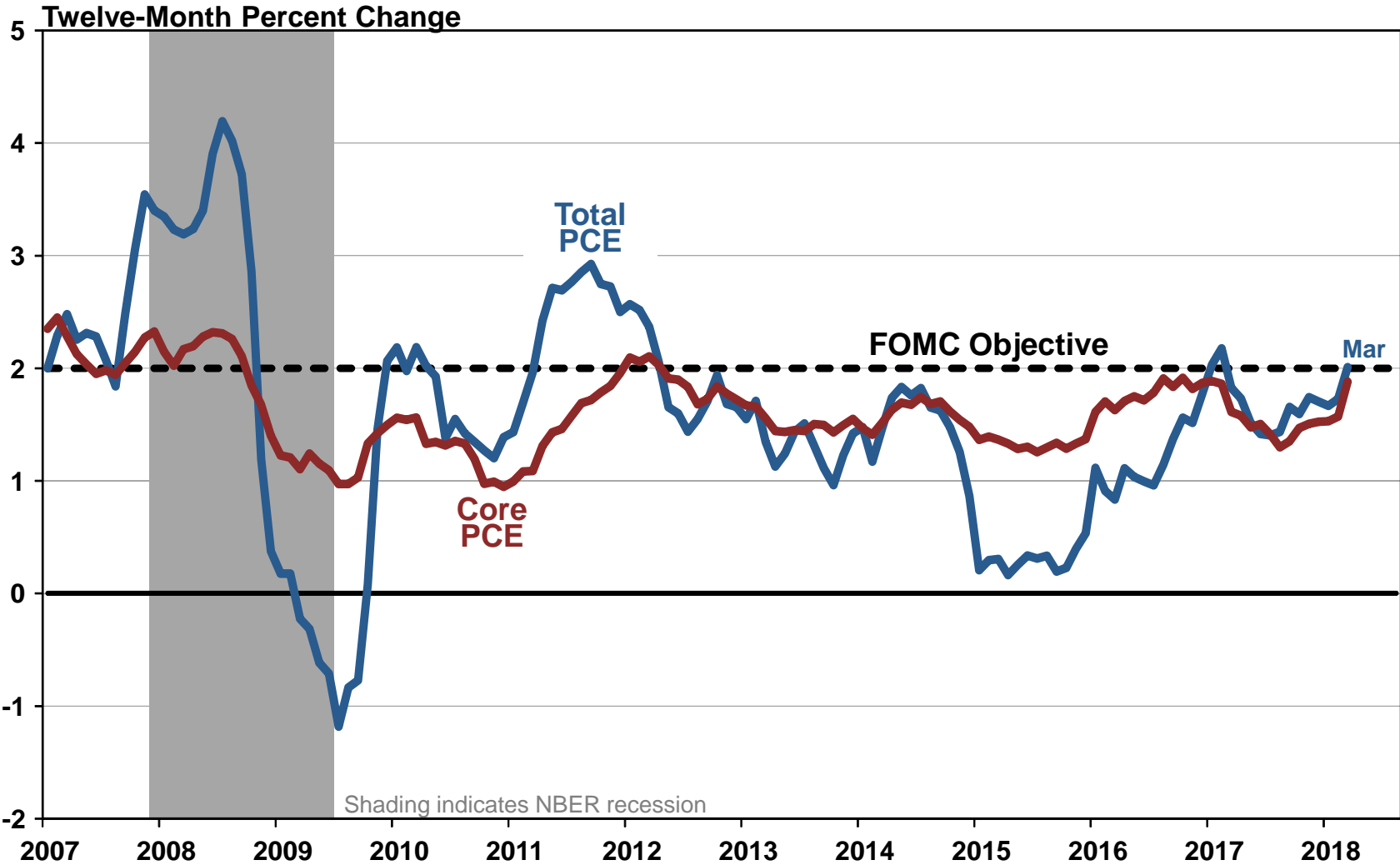
# Labor Market Conditions

## Unemployment, Participation, and Working Population



# Inflation Measures

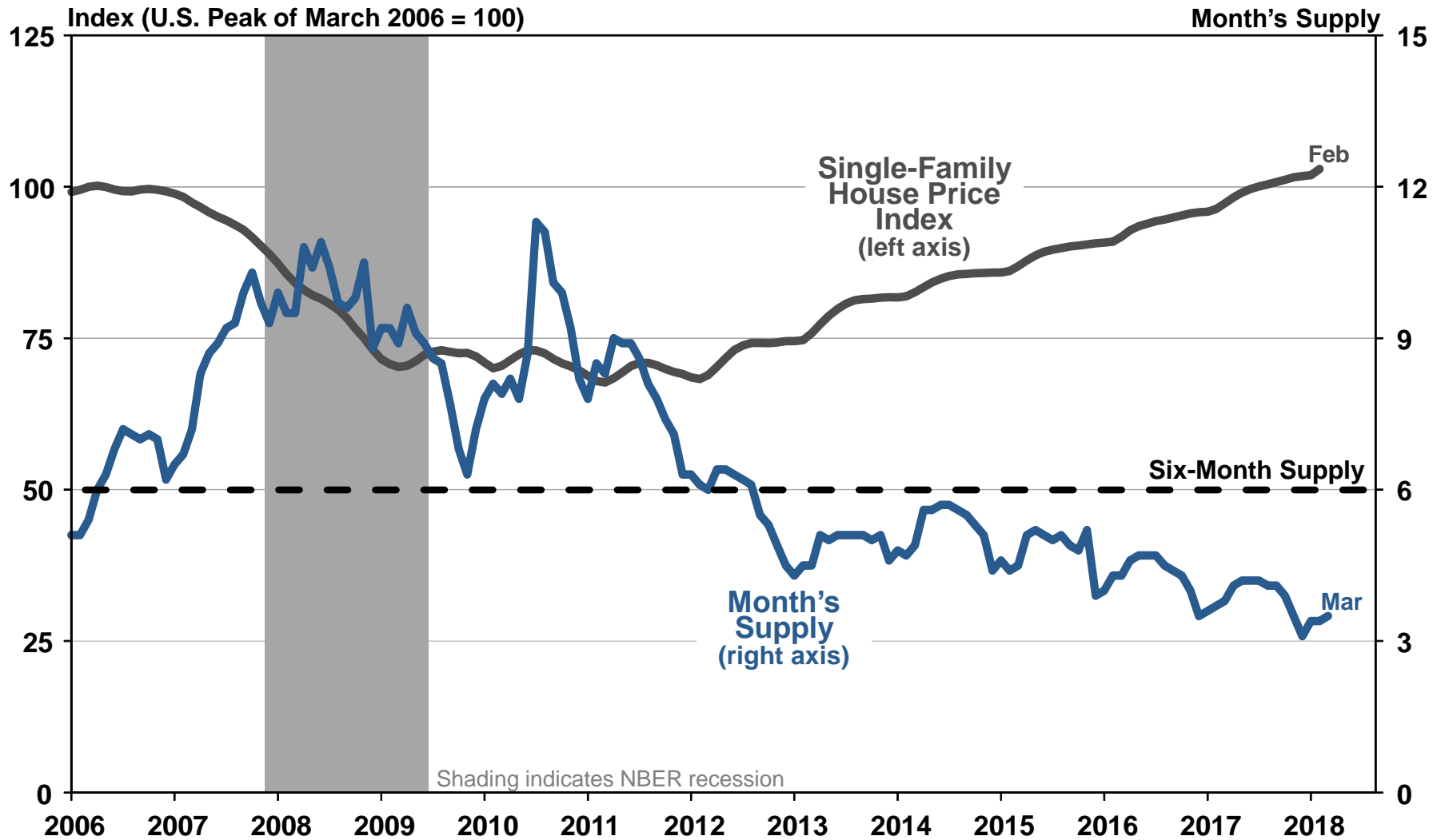
## Annual Percent Change in PCE Price Indexes



Source: U.S. Bureau of Economic Analysis via Haver Analytics.

# Housing Conditions

## Home Price Trends and Inventory

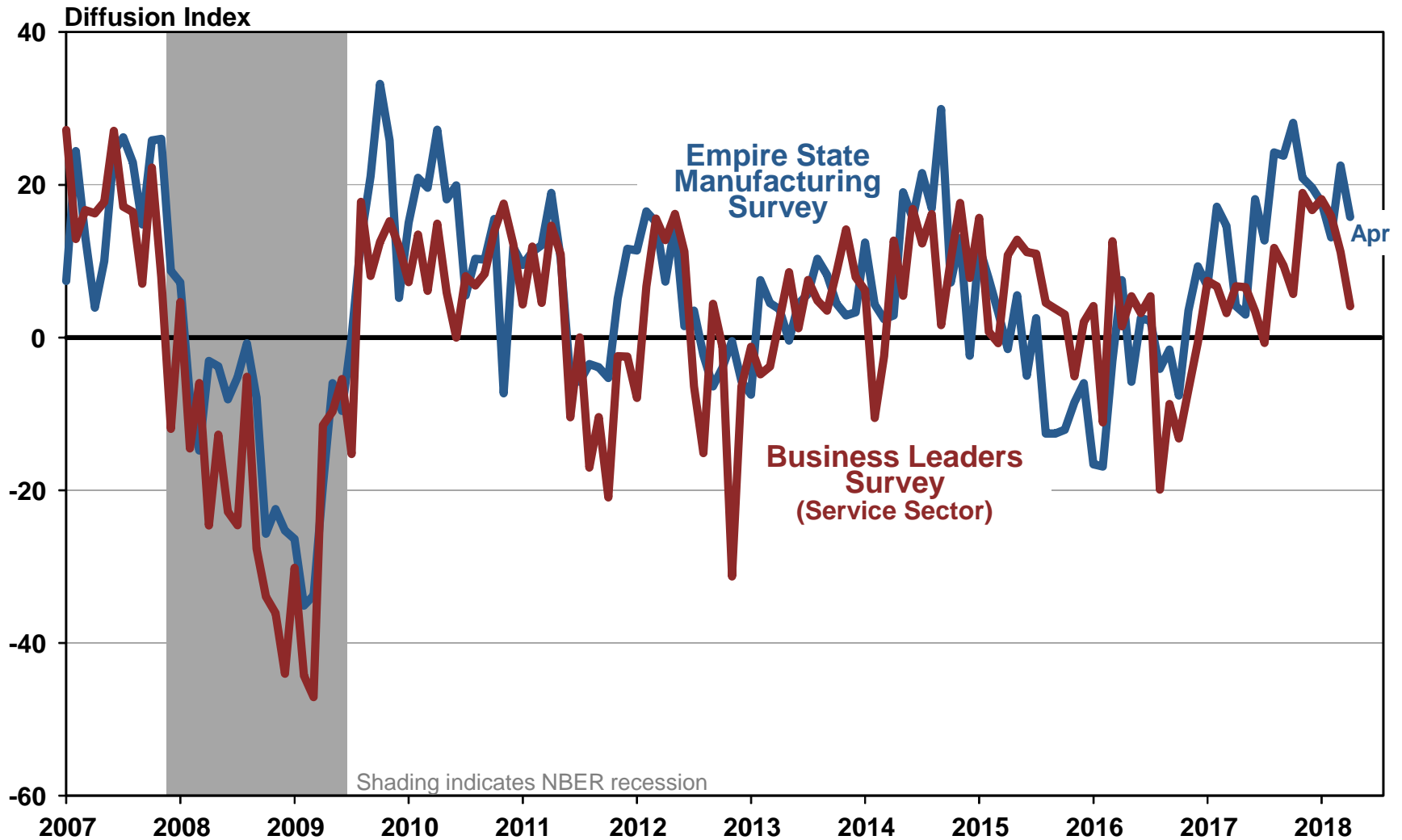


# **Regional Economic Conditions**



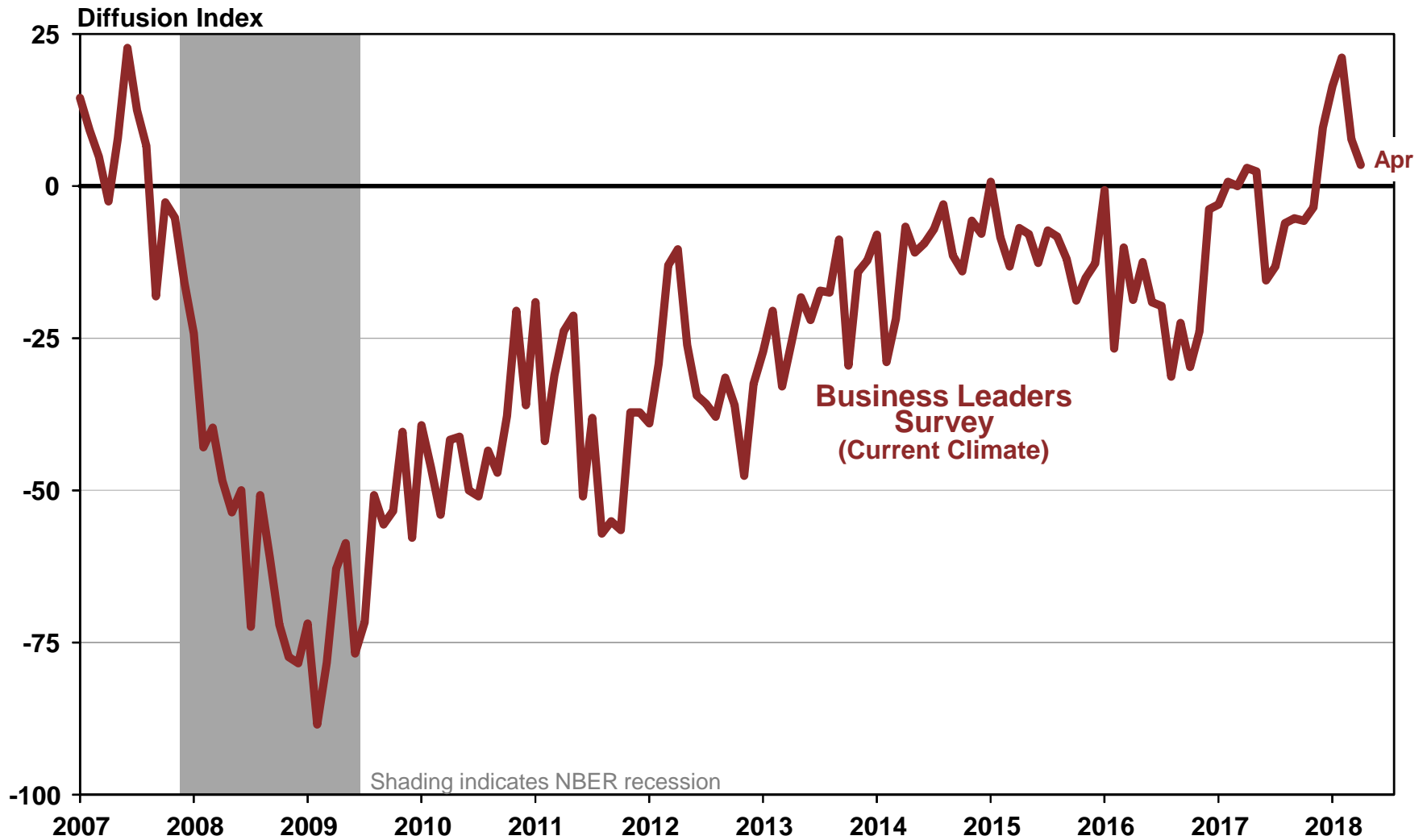
# Current Economic Conditions

## FRBNY Regional Business Surveys



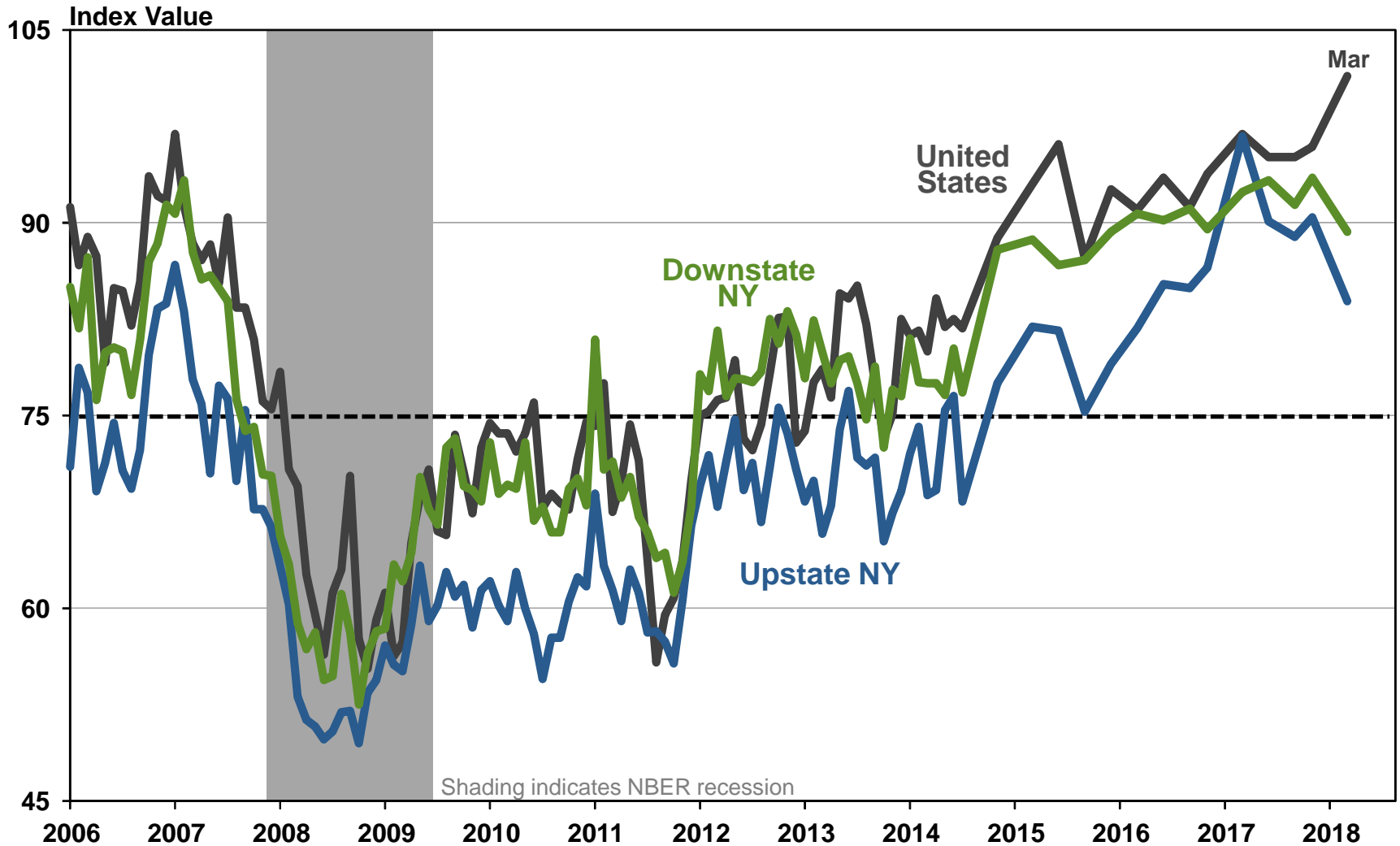
# Current Business Climate

## FRBNY Business Leaders Survey



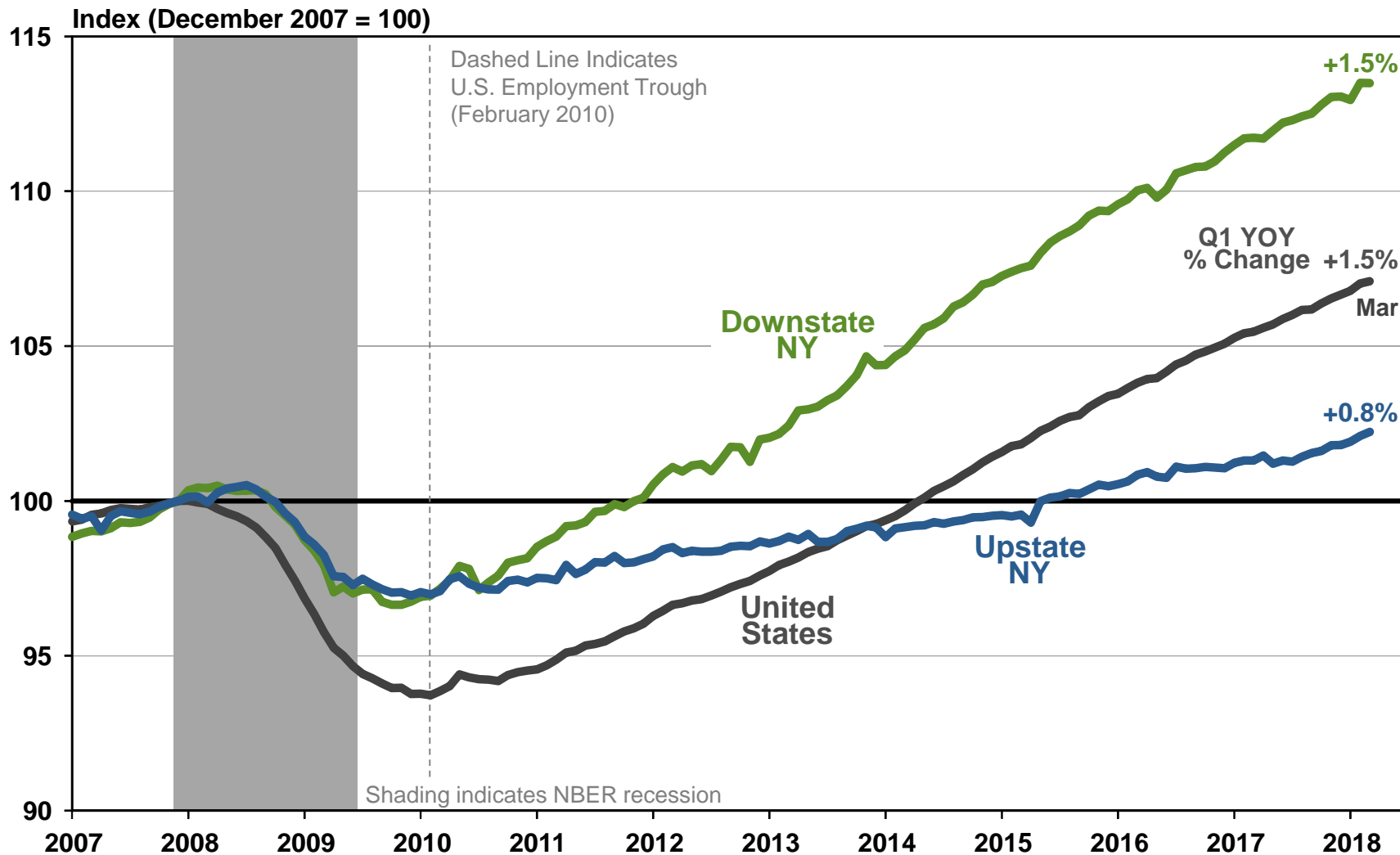
# Regional Consumer Confidence

## Overall Consumer Confidence



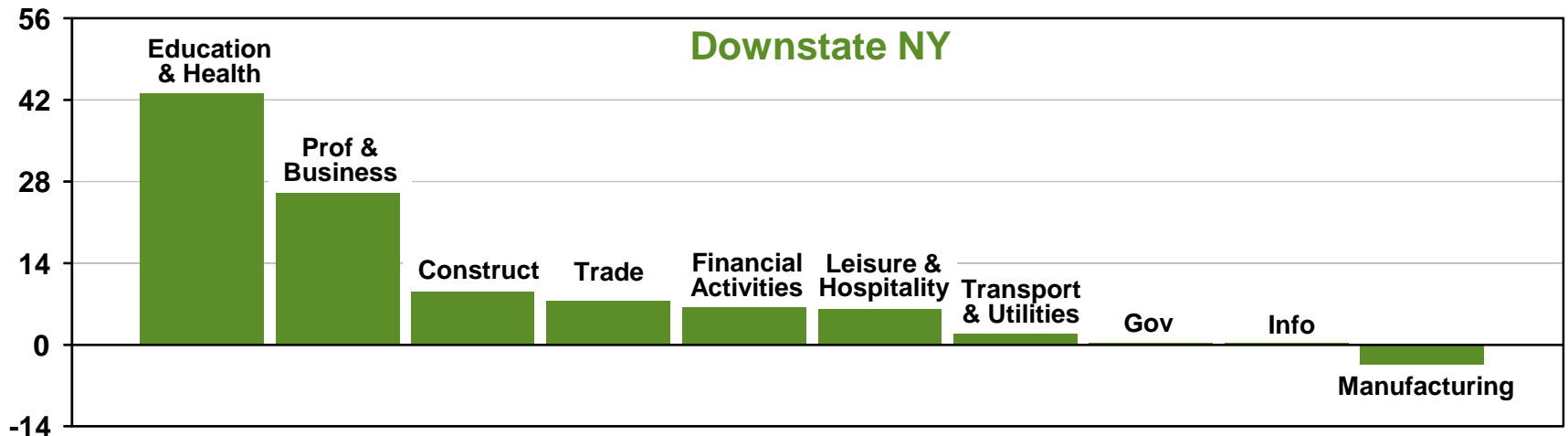
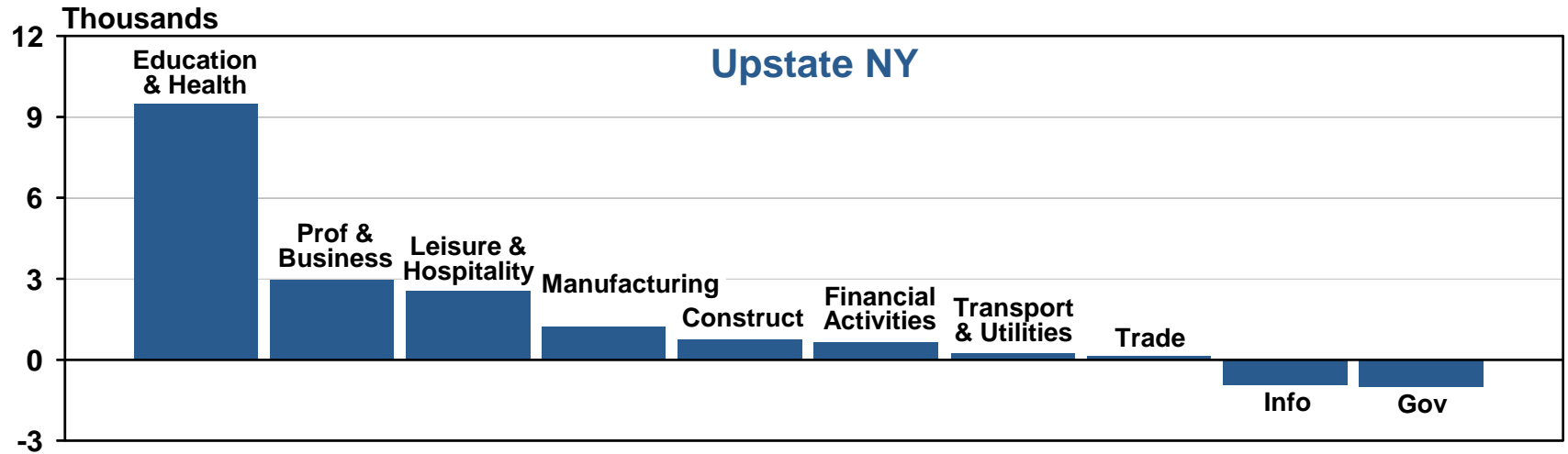
# Regional Employment Trends

## Indexes of Total Employment, Seasonally Adjusted



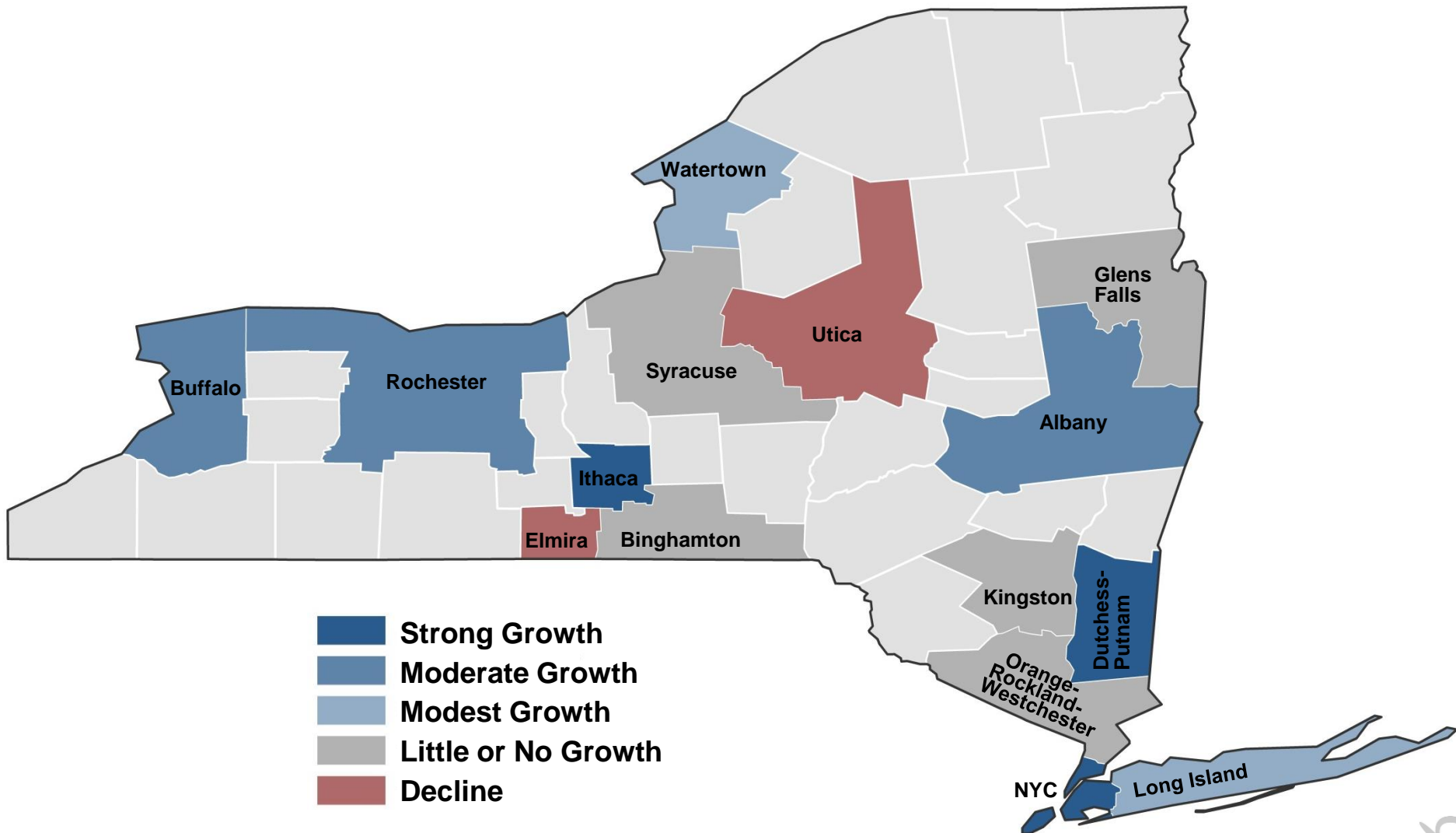
# Sectors Driving Recent Job Growth

Q1 YOY Change in Employment



# Recent Job Growth in New York State

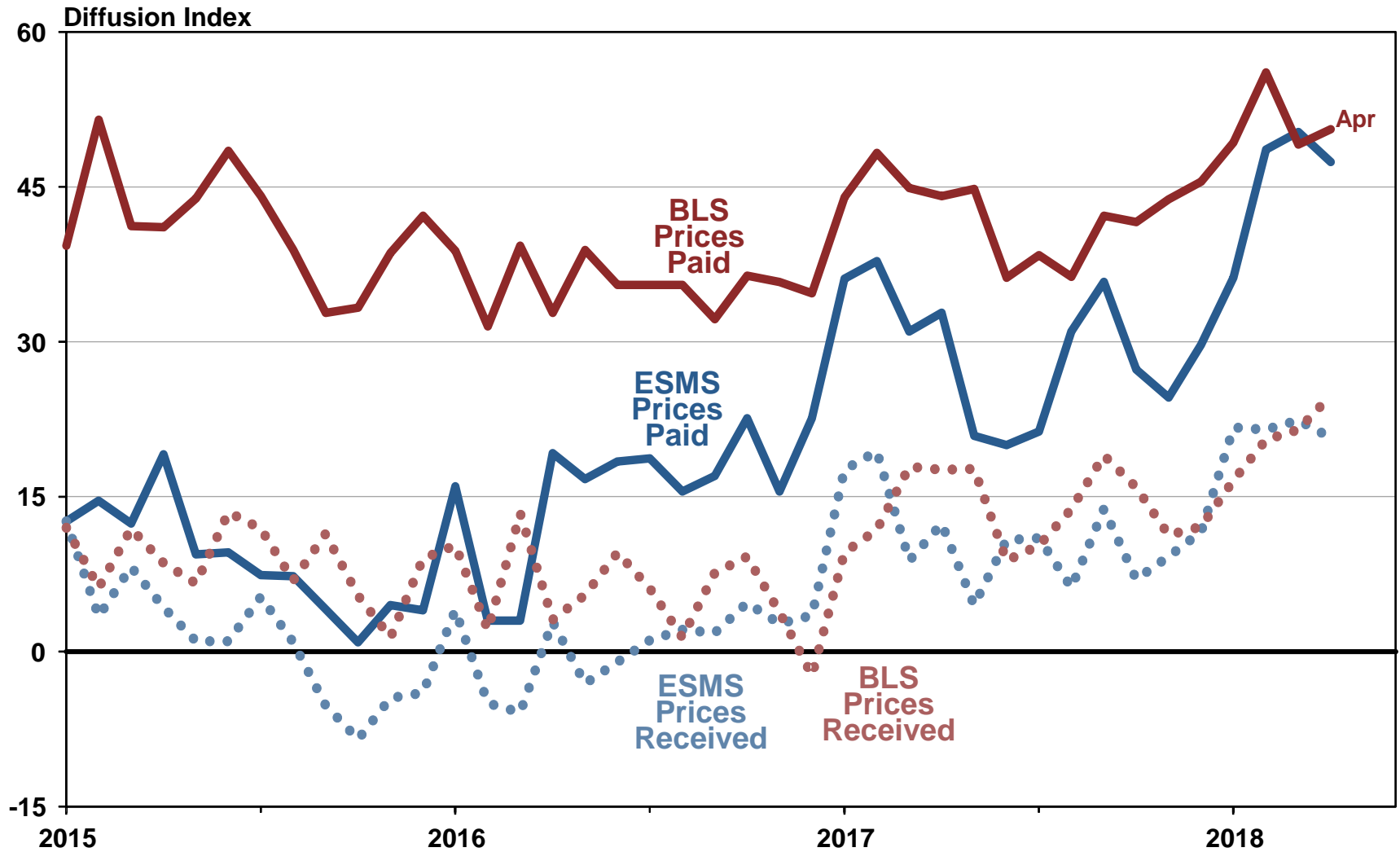
Q1 2018 YOY Percent Change



- Strong Growth**
- Moderate Growth**
- Modest Growth**
- Little or No Growth**
- Decline**

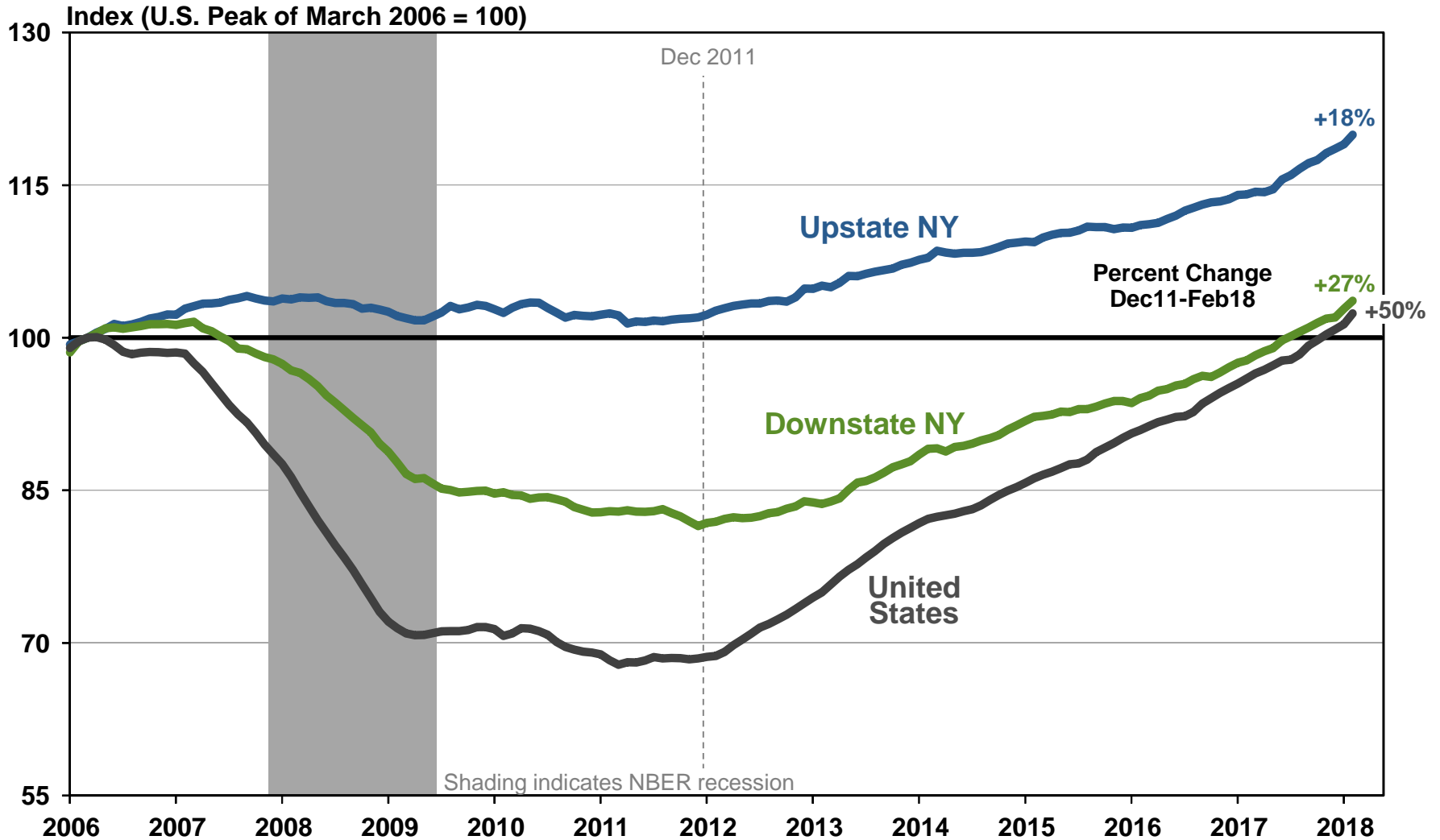
# Input and Selling Prices

FRBNY Regional Business Surveys



# Regional Home Price Trends

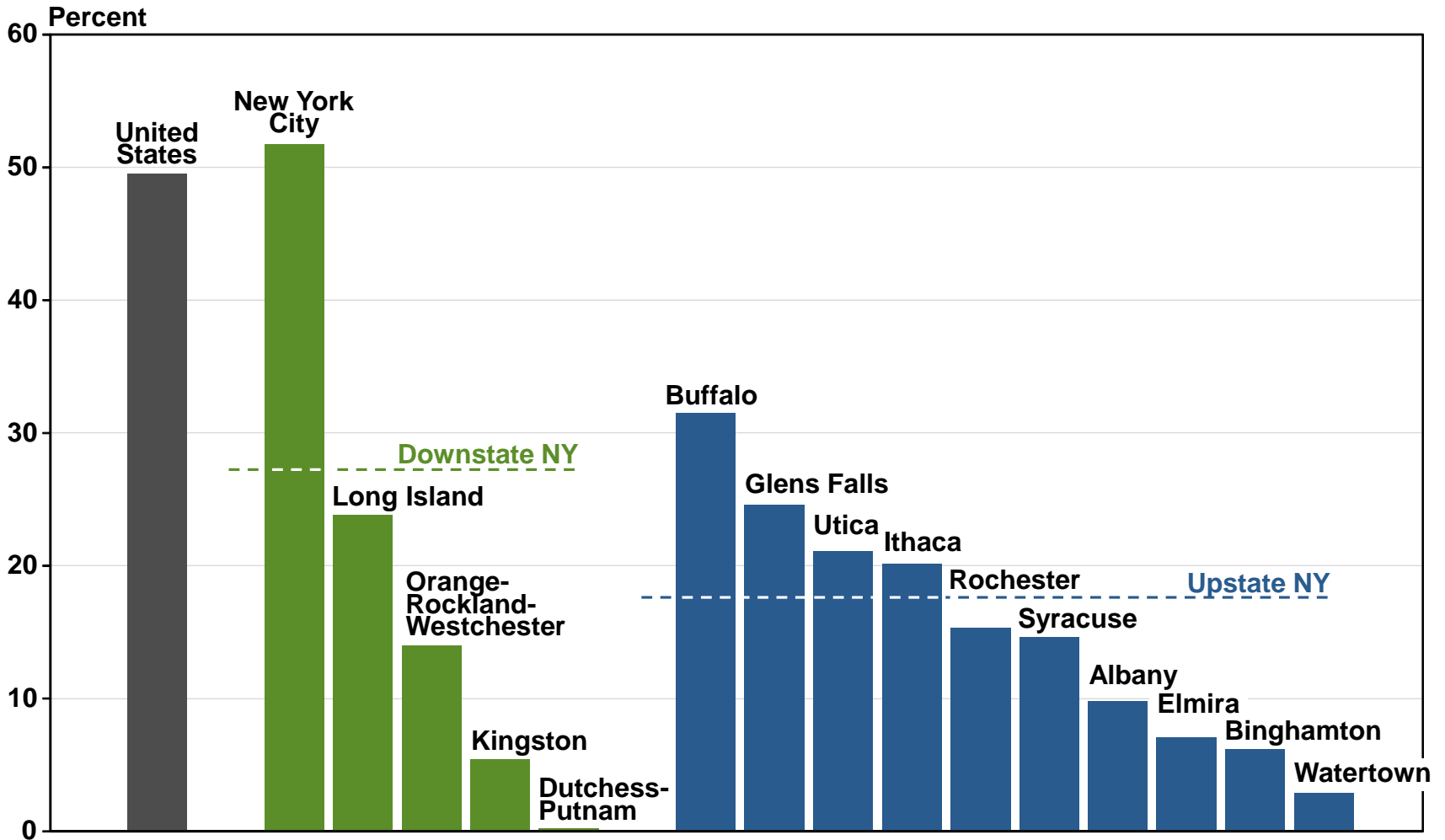
## Home Price Index, Seasonally Adjusted





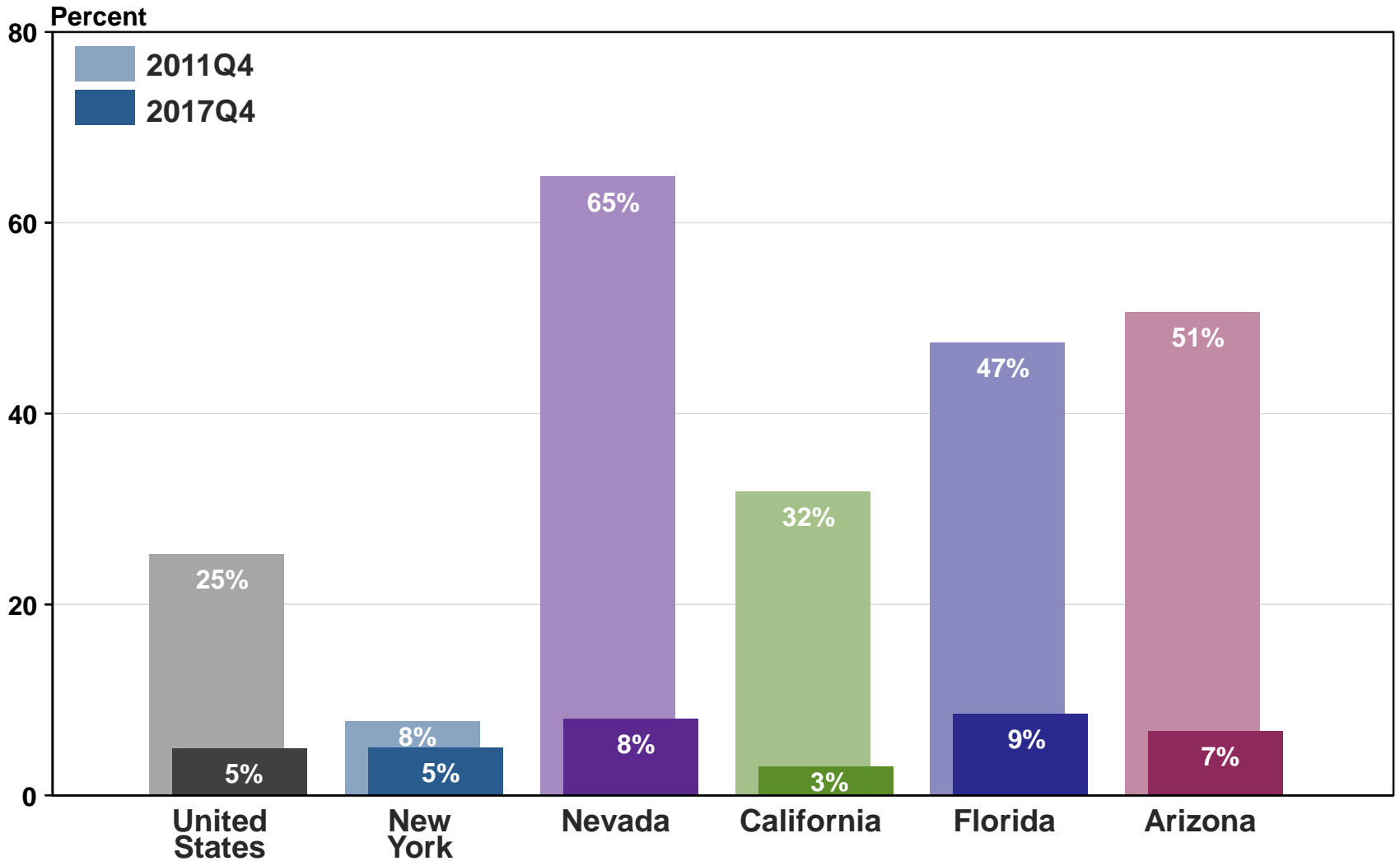
# Local Home Price Growth

Percent Change, Dec 2011 to Feb 2018



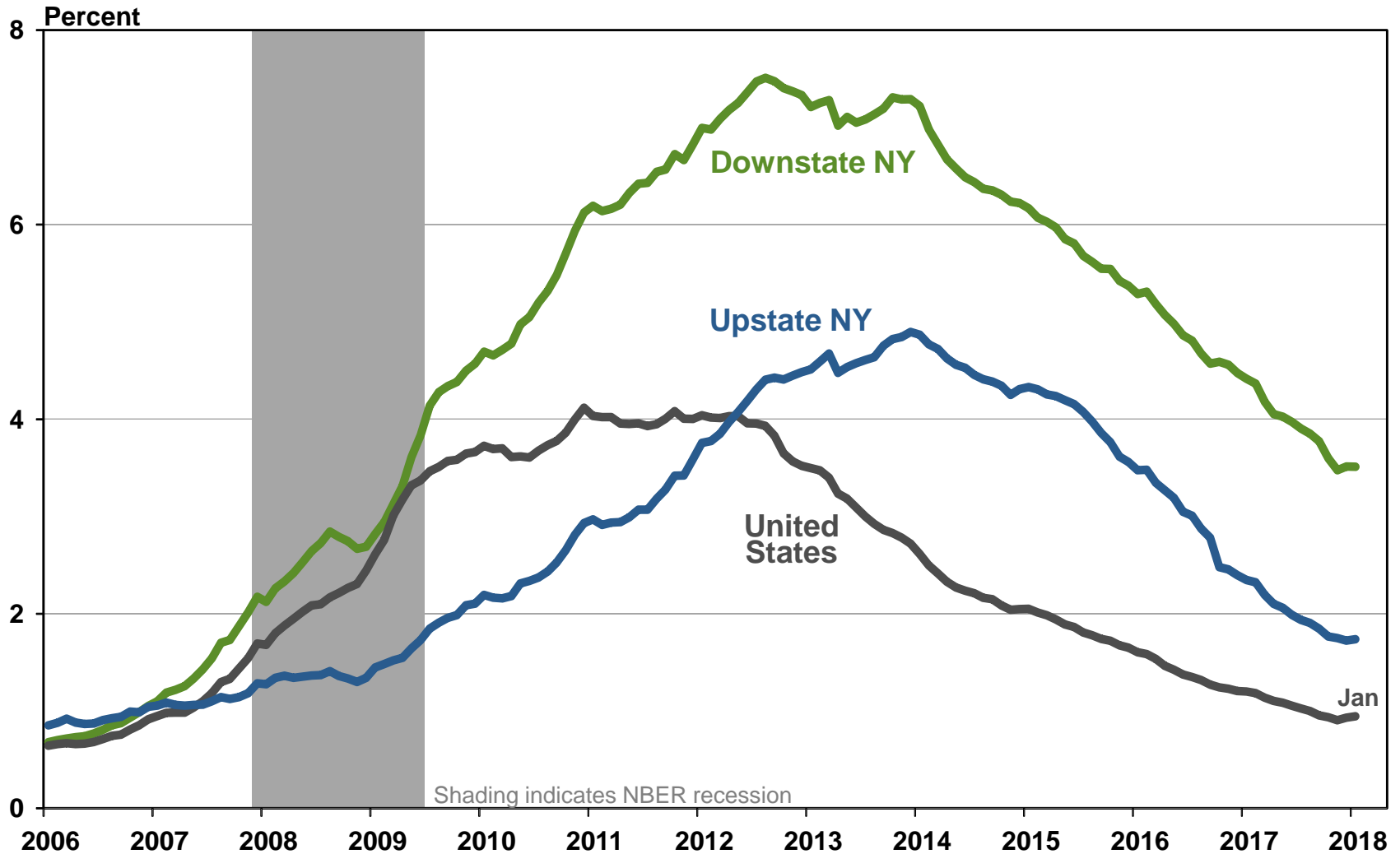
# Negative Equity

Share of Mortgages with Amount Owed > Home Value



# Backlog of Foreclosures

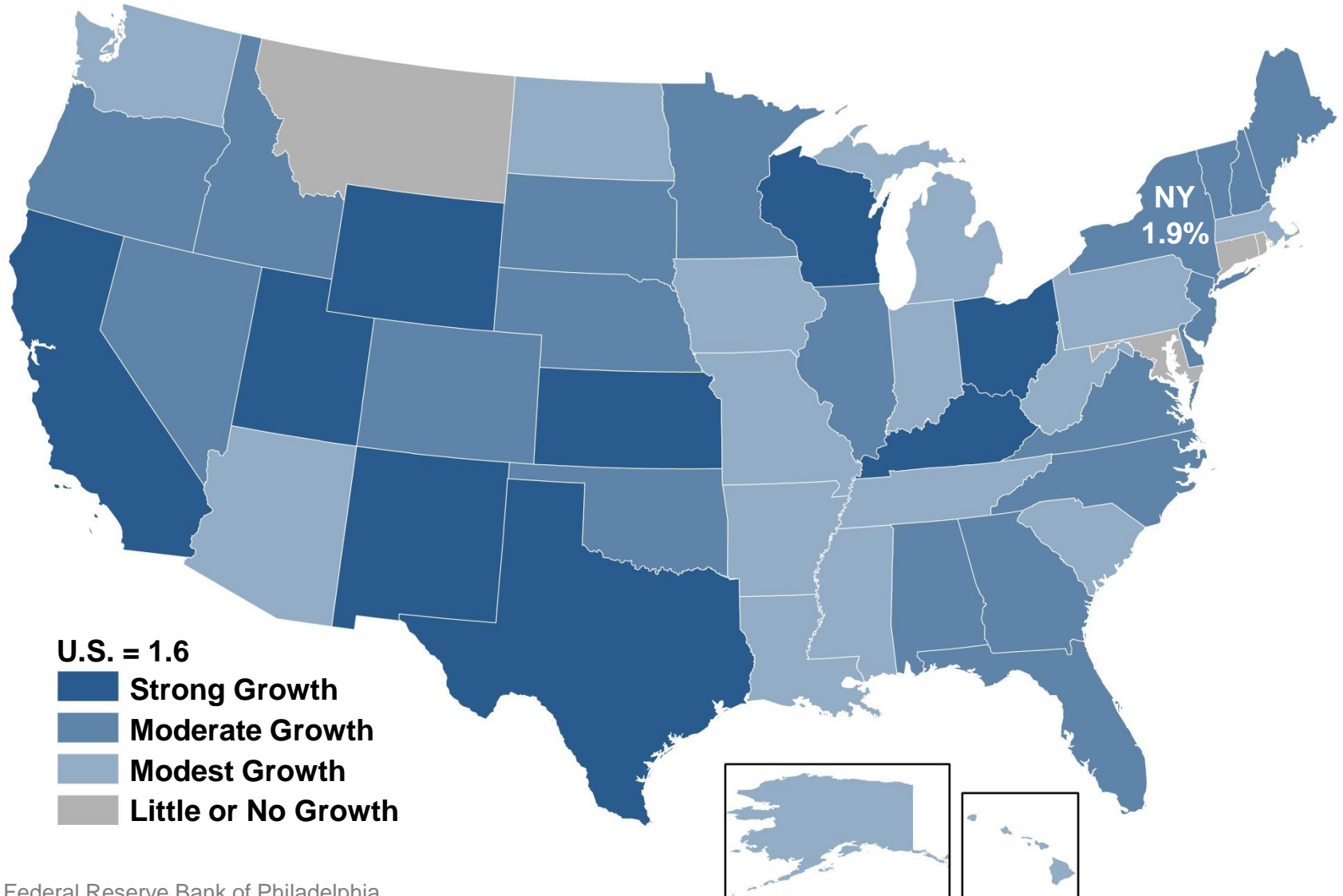
## Share of Mortgages in Foreclosure



**Looking Ahead**

# State Leading Economic Indexes

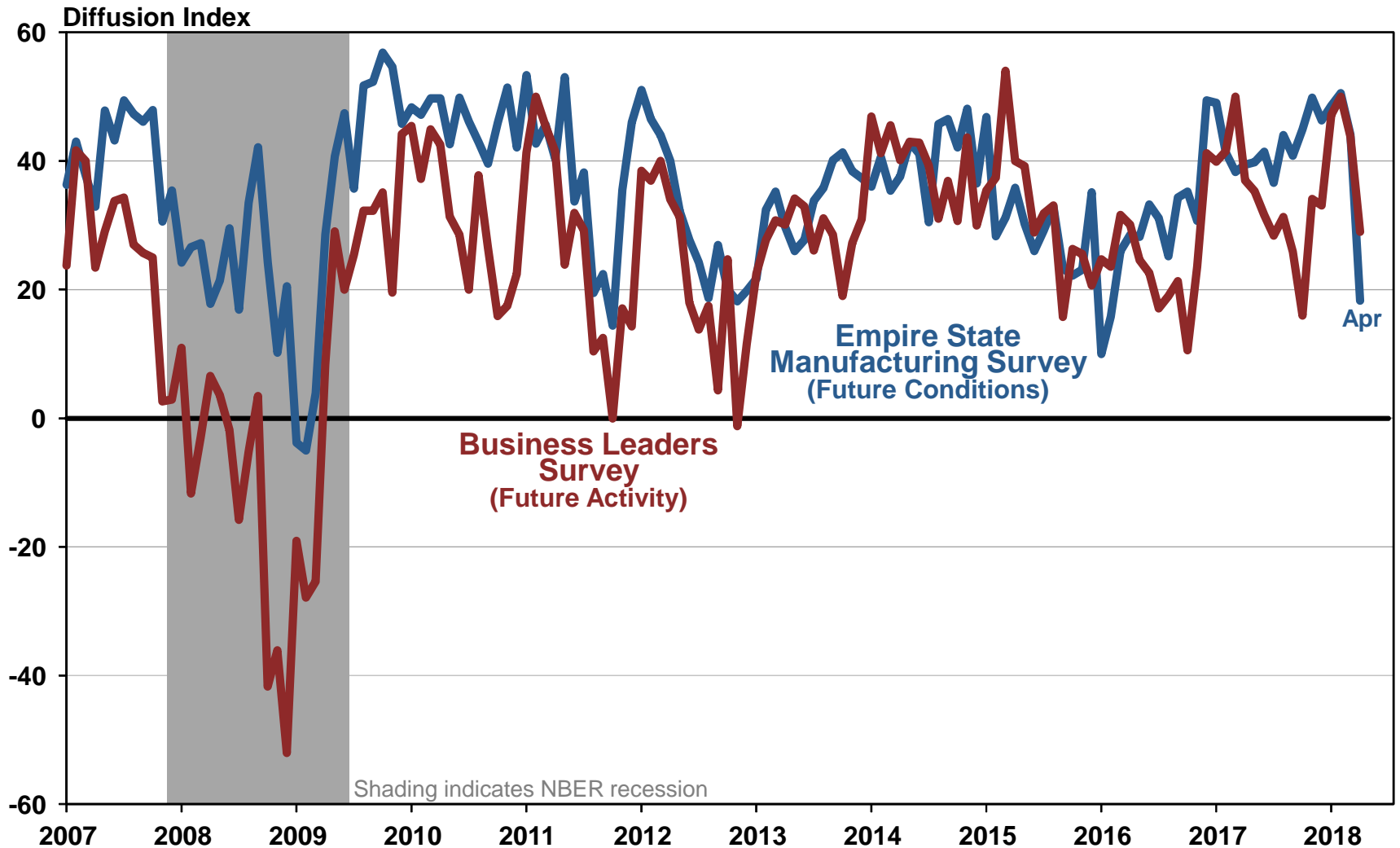
Six-Month Forecast of State Growth, Feb 2018



Source: Federal Reserve Bank of Philadelphia.

# Future Economic Conditions

FRBNY Regional Business Surveys, Conditions Six Months Ahead



Shading indicates NBER recession



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