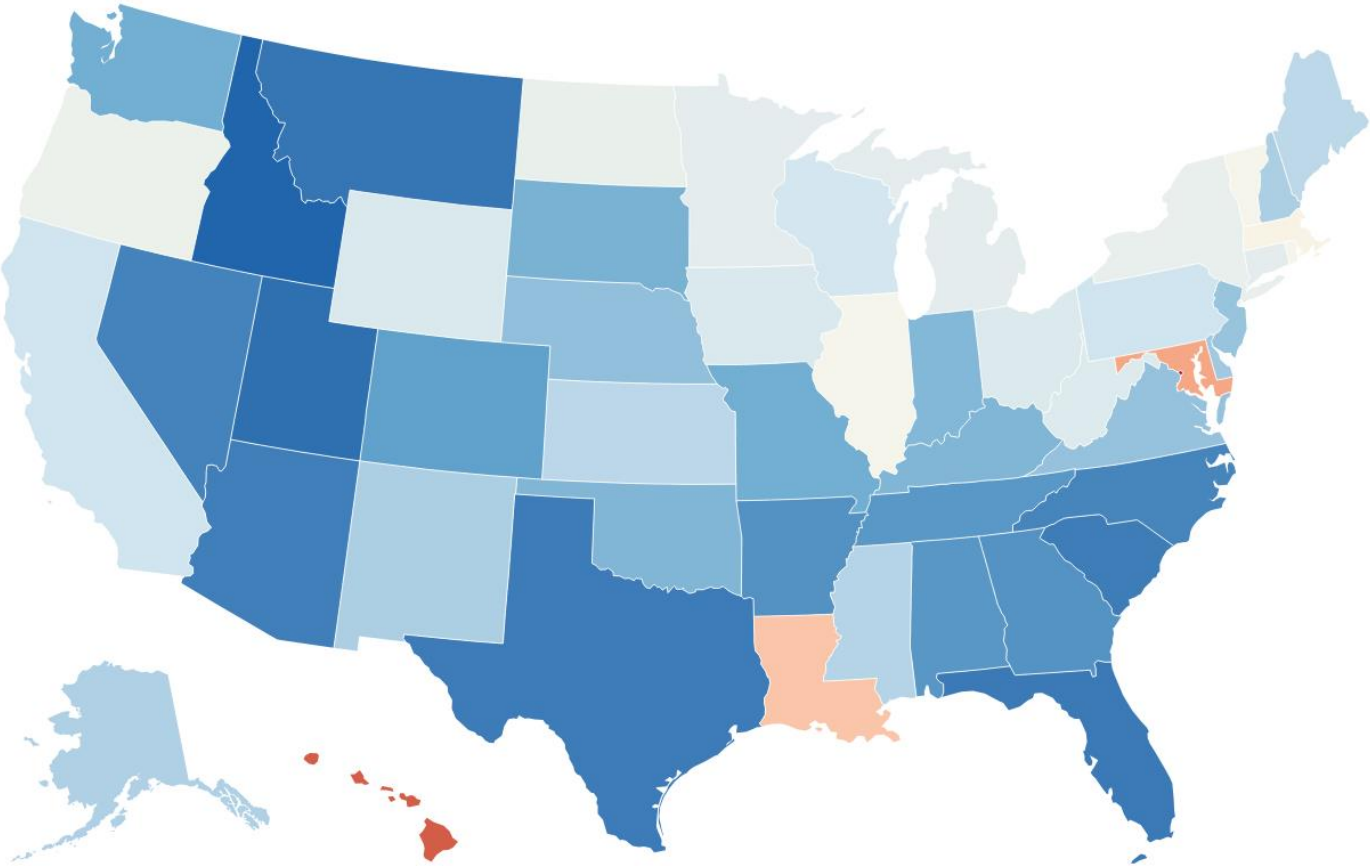
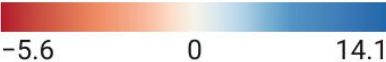


Westchester in Context

Presentation by E.J. McMahon
Oct. 18, 2024

Post-pandemic private jobs recovery by state

Percent change in payroll jobs, seasonally adjusted, February 2020 - August 2024

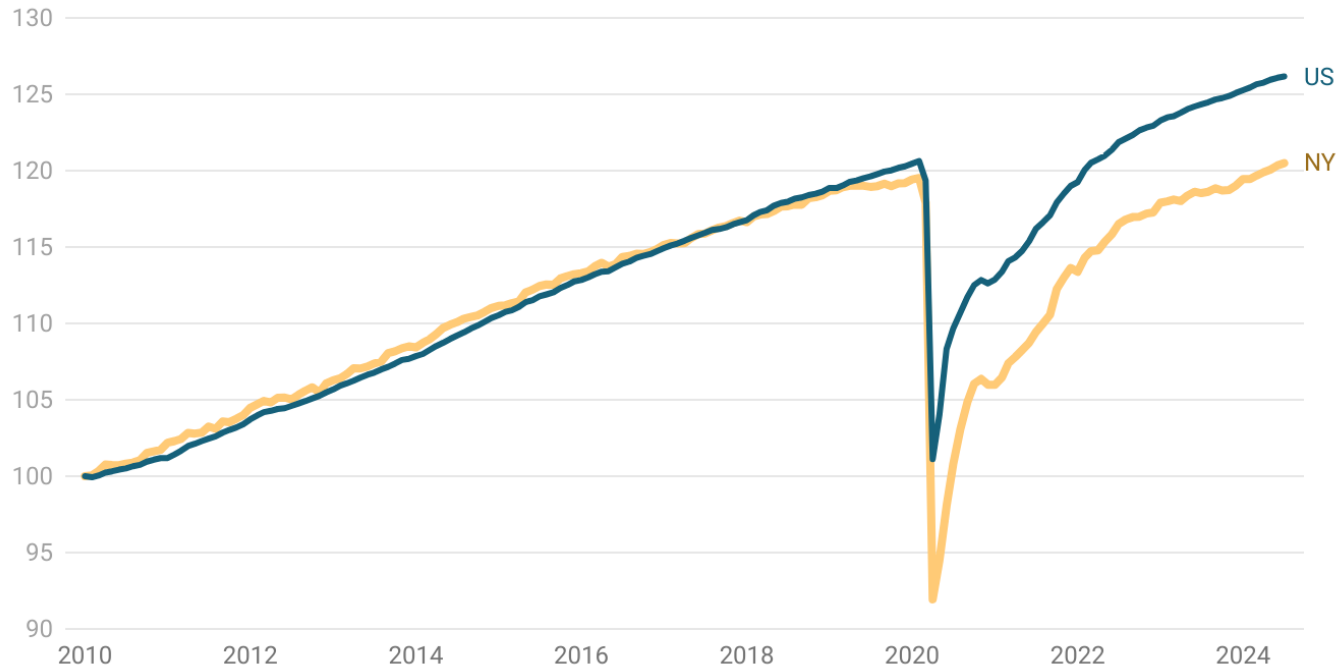


As of July, NY's private jobs recovery rate of 0.8 percent ranked 40th out of 50 states.

Map: Empire Center • Source: Bureau of Labor Statistics • Created with Datawrapper

The Spread: NY vs U.S. Private Employment, 2010-24

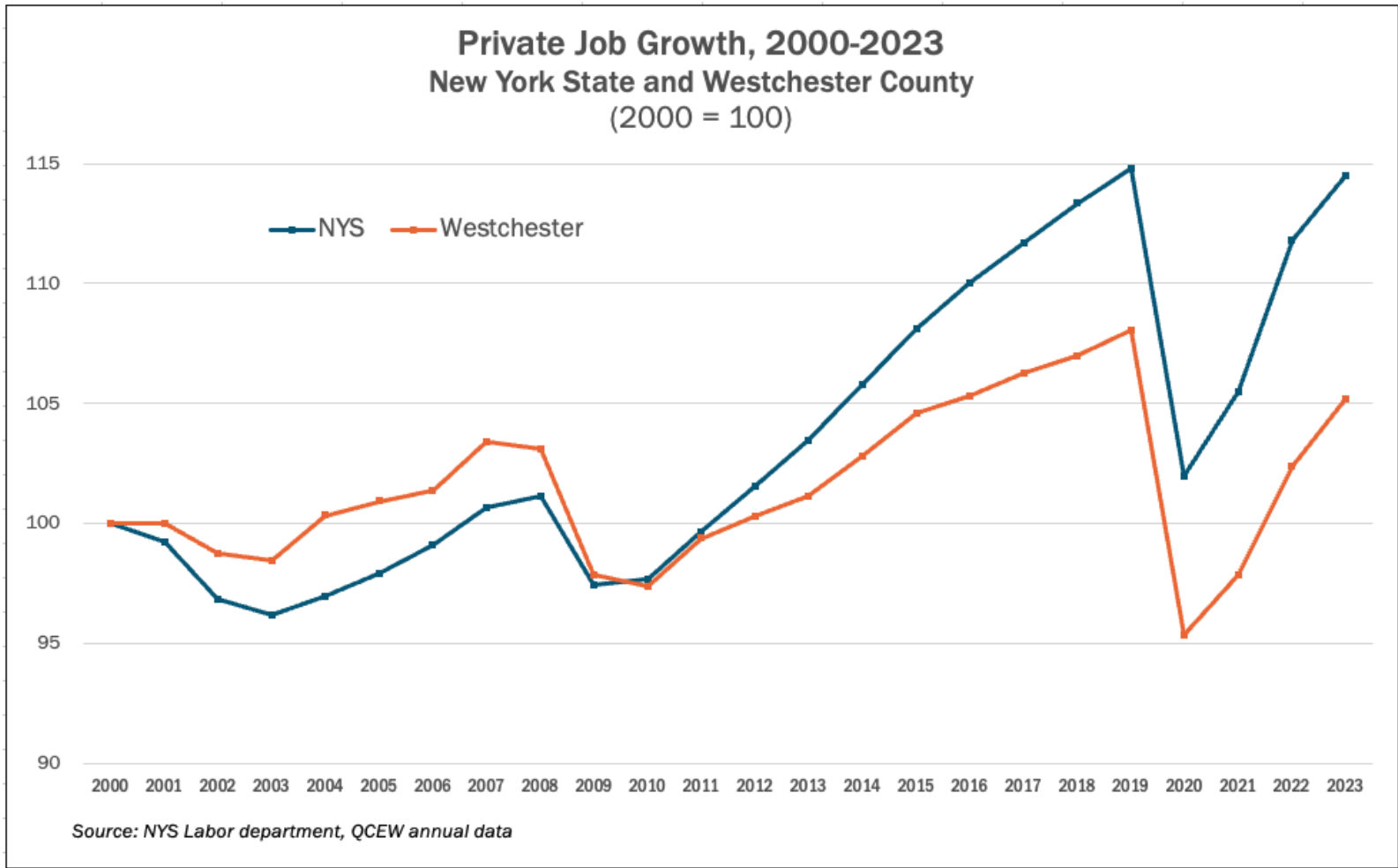
Seasonally Adjusted Totals Indexed: January 2010 = 100



Private employment in New York State as of July 2024 had barely recovered to pre-pandemic levels—but in the U.S. as a whole, the private job count had fully recovered within two years of the COVID-19 outbreak and was back on its 2010-2019 growth track.

Chart: Empire Center • Source: U.S. BLS and NYSDOL • Created with Datawrapper

Private employment in New York finally recovered to the pre-pandemic level in March—but the US as a whole reached that milestone a full two years earlier, in April 2022. If NY had stayed in line with the US trend, it would have 332,000 more private jobs.



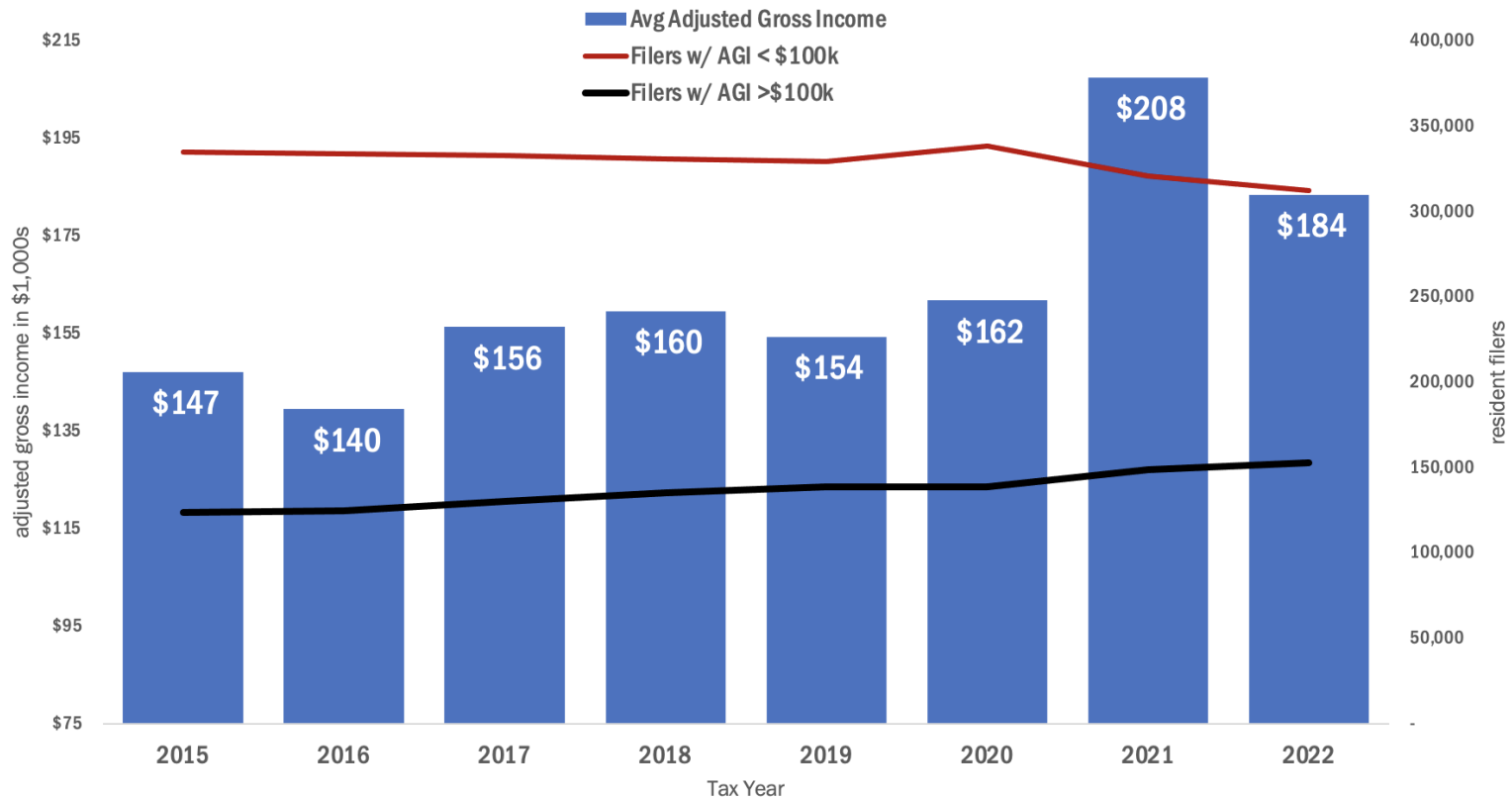
Compared to the statewide trend, Westchester’s private jobs market took longer to recover from the 2008 financial crisis and remained below the pre-pandemic level in 2023, when private employment averaged 362,361. If it had matched the statewide trend since 2000, Westchester would have had 32,000 more private jobs.

Westchester Private Jobs by Sector, 2019-23

| | 2019 | 2023 | 2019-23 change | |
|---|----------------|----------------|----------------|--------------|
| | | | total | rate |
| Total, All Industries | 430,133 | 422,676 | (7,457) | -1.7% |
| Construction | 29,233 | 28,819 | (414) | -1.4% |
| Manufacturing | 12,663 | 11,552 | (1,111) | -8.8% |
| Retail and Wholesale Trade | 62,515 | 58,116 | (4,399) | -7.0% |
| Transportation and Warehousing | 11,274 | 13,987 | 2,713 | 24.1% |
| Information | 7,908 | 7,069 | (839) | -10.6% |
| Finance and Insurance | 17,605 | 16,917 | (688) | -3.9% |
| Real Estate and Rental and Leasing | 10,473 | 10,184 | (289) | -2.8% |
| Professional and Technical Services | 26,842 | 30,168 | 3,326 | 12.4% |
| Management of Companies and Enterprises | 8,965 | 8,852 | (113) | -1.3% |
| Administrative and Waste Services | 24,512 | 22,552 | (1,960) | -8.0% |
| Educational Services | 44,691 | 43,780 | (911) | -2.0% |
| Health Care and Social Assistance | 77,323 | 78,731 | 1,408 | 1.8% |
| Arts, Entertainment, and Recreation | 11,605 | 11,120 | (485) | -4.2% |
| Accommodation and Food Services | 31,255 | 29,359 | (1,896) | -6.1% |
| Other Services | 20,725 | 19,503 | (1,222) | -5.9% |
| Public Administration | 23,112 | 22,651 | (461) | -2.0% |
| All other | 9,432 | 9,316 | (116) | -1.2% |

Source: NYS Labor Department, Annual QCEW data

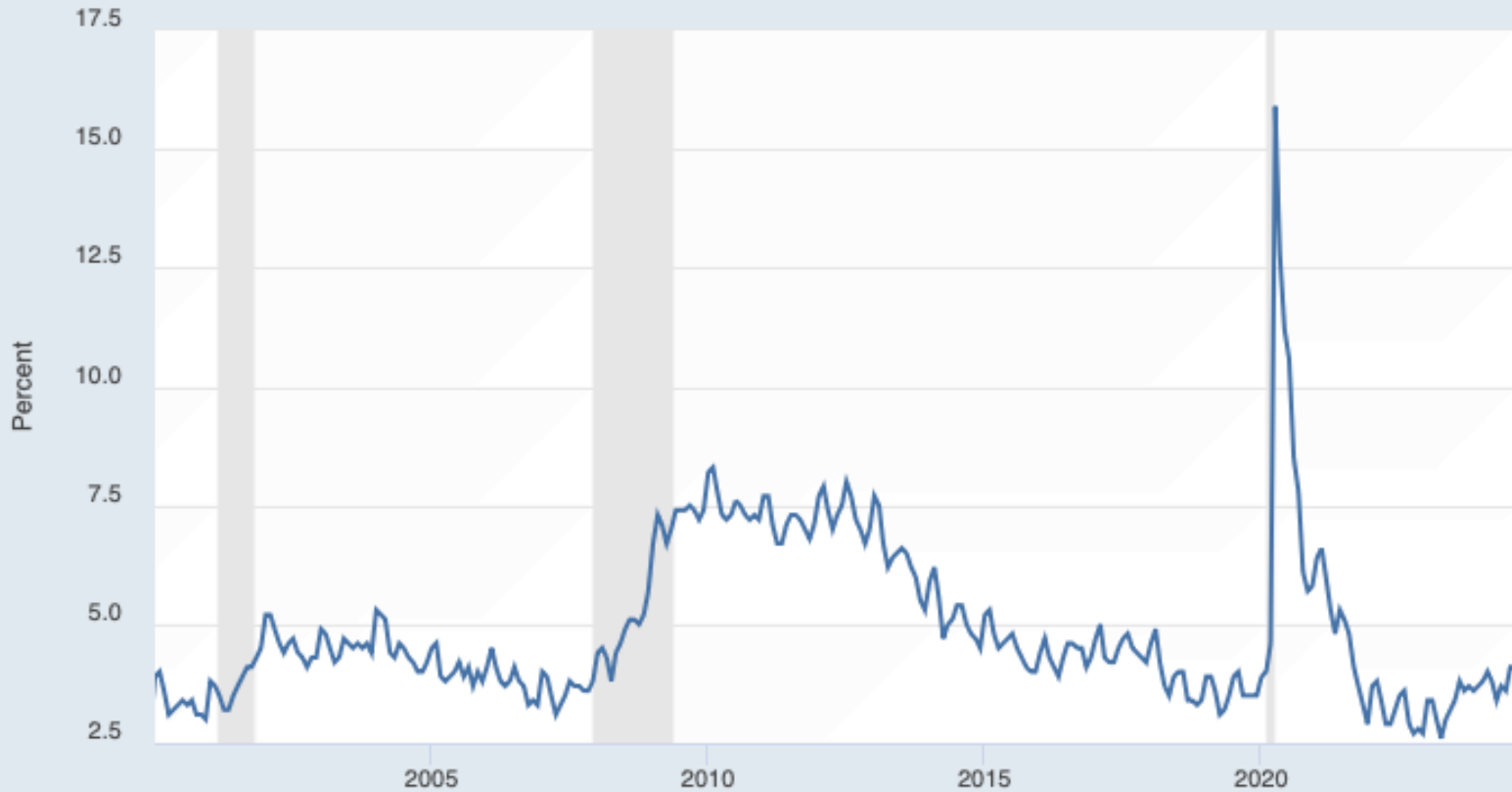
Westchester Resident State Personal Income Taxpayers Average Incomes & Filers, 2015-22



The average adjusted gross income of Westchester residents peaked at \$208,000 in 2021, reflecting a record surge in capital gains, and was at its second highest level ever the following year, at \$184,000. The number of Westchester residents earning less than \$100,000 declined from 2020 to 2022, reflecting a statewide trend—but the number earning more than \$100,000 increased.



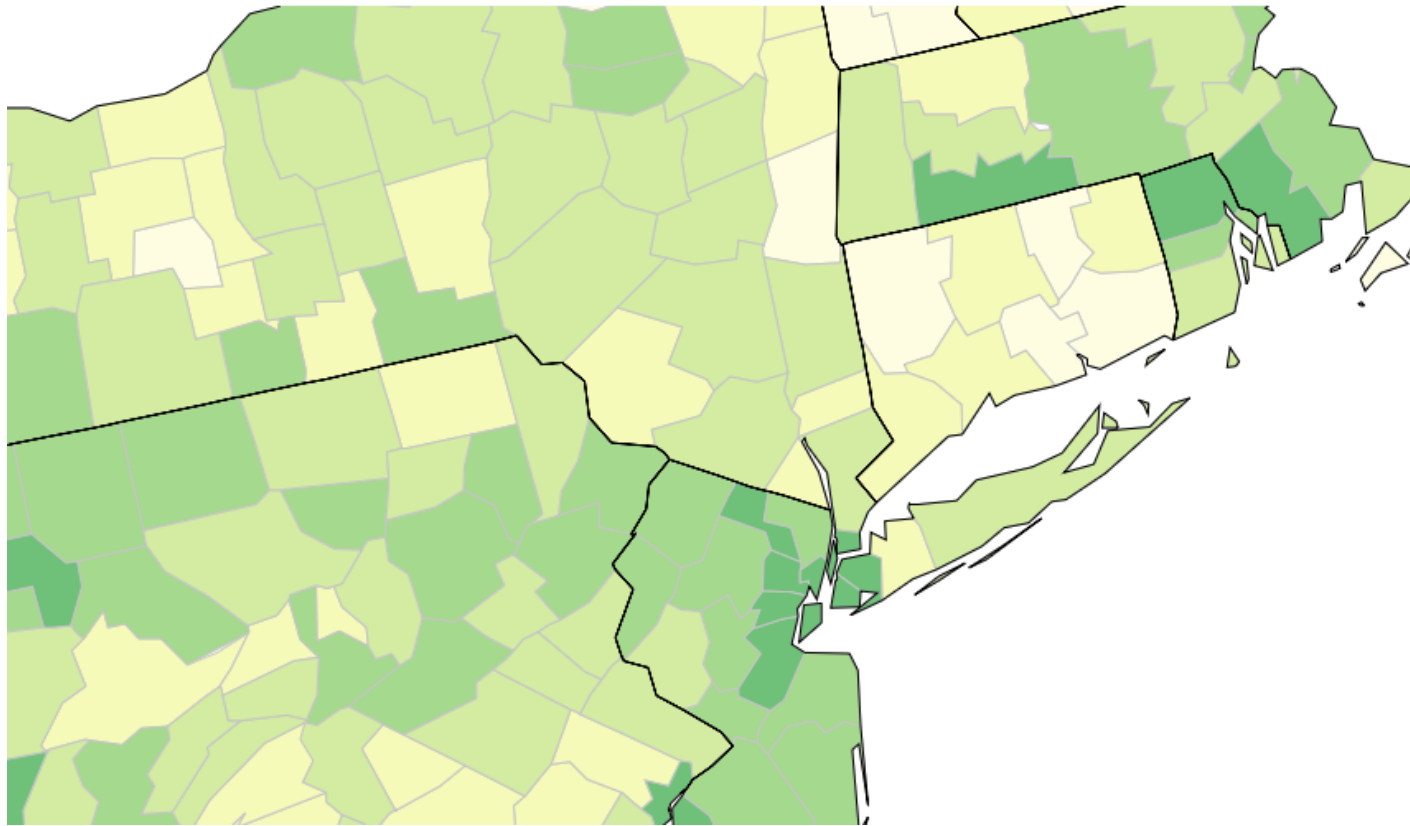
— Unemployment Rate in Westchester County, NY




Source: U.S. Bureau of Labor Statistics


Westchester's August 2024 unemployment rate of 4.1% was below the statewide level of 4.4%. The national rate was 4.2%


FRED  **2024 August Unemployment Rate by County (Percent)**




Percent

 ≤ 3.1

 ≤ 3.7

 ≤ 4.3

 ≤ 5

 ≤ 20.2

Net Commuter Flows for Major NYC Suburbs, 2016-2020

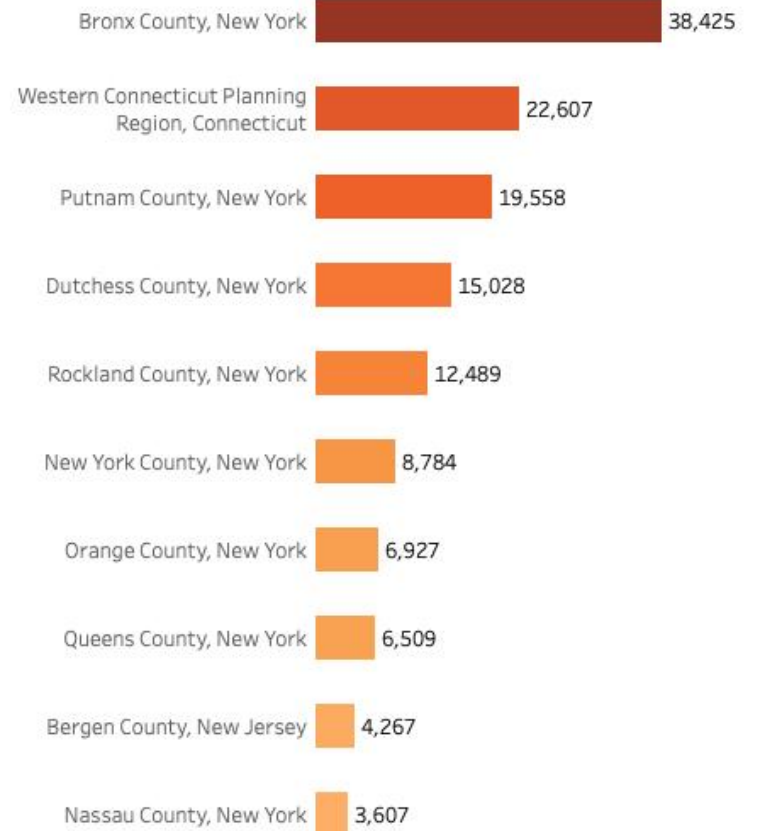
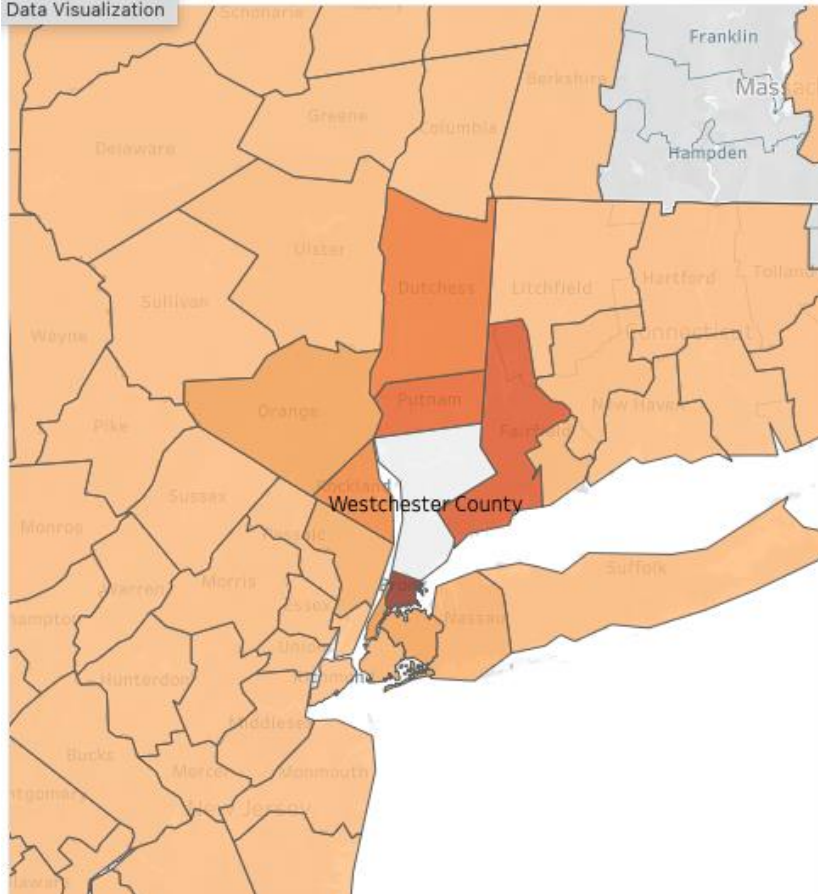
| | Residents living & working in county | Outflow | Inflow | Net |
|-----------------------|--------------------------------------|---------|---------|----------|
| Westchester NY | 294,788 | 174,780 | 157,125 | (17,655) |
| Nassau NY | 388,420 | 281,894 | 189,175 | (92,719) |
| Suffolk NY | 565,721 | 172,780 | 83,845 | (88,935) |
| Bergen NJ | 265,055 | 204,683 | 171,834 | (32,849) |
| Greater Bridgeport CT | 73,889 | 78,019 | 54,753 | (23,266) |
| South Central CT | 203,975 | 78,872 | 83,717 | 4,845 |
| Western CT | 216,591 | 93,568 | 104,526 | 10,958 |

Source: Census Bureau, 5-yr American Community Survey

While it has long been a major bedroom community for commuters to New York City, Westchester also is a major regional employment center.

Where Commuters to Westchester Live

Data Visualization



Selected Housing Indicators, 2023

| | <i>Westchester</i> | <i>Nassau</i> | <i>Suffolk</i> | <i>Bergen</i> | <i>Western CT</i> |
|-----------------------------|--------------------|---------------|----------------|---------------|-------------------|
| Population | 990,817 | 1,381,715 | 1,523,170 | 957,736 | 623,907 |
| Housing Units | 397,483 | 479,825 | 581,917 | 370,477 | 252,490 |
| Owner-occupied share | 62.3% | 81.8% | 81.8% | 65.1% | 66.1% |
| Median home value* | \$ 619,000 | \$ 633,000 | \$ 490,800 | \$ 561,500 | \$ 595,600 |
| Median gross rent* | \$ 1,796 | \$ 2,131 | \$ 2,113 | \$ 1,782 | \$ 1,952 |
| Building permits | 1,478 | 1,144 | 1,220 | 3,395 | 1,336 |
| Permits per 1,000 residents | 1.49 | 0.83 | 0.80 | 3.54 | 2.14 |

* 2018-22

Source: Census Bureau

Educational Attainment by County of Residence

Percent of 25-and-over w/bachelor's degree or higher
Top 20 among 473 Largest US Metro Counties

| <i>County</i> | <i>State</i> | <i>Percent</i> | <i>US Rank</i> |
|--------------------------------|--------------|----------------|----------------|
| New York | NY | 62.8 | 7 |
| Somerset | NJ | 57.3 | 19 |
| Morris | NJ | 57.1 | 20 |
| Hunterdon | NJ | 55.5 | 27 |
| Westchester | NY | 51.8 | 37 |
| Bergen | NJ | 51.7 | 38 |
| Monmouth | NJ | 49.9 | 45 |
| Nassau | NY | 48.2 | 57 |
| Hudson | NJ | 46.6 | 68 |
| Lower Connecticut River Valley | CT | 45.3 | 76 |
| Middlesex | NJ | 45.1 | 77 |
| Putnam | NY | 42.8 | 98 |
| Rockland | NY | 42.5 | 100 |
| Capitol Planning Region | CT | 41.1 | 111 |
| Burlington | NJ | 41.1 | 112 |
| Monroe | NY | 40.5 | 118 |
| Kings | NY | 40.4 | 119 |
| Suffolk | NY | 39.0 | 130 |
| Sussex | NJ | 39.0 | 131 |
| Union | NJ | 38.3 | 143 |

Source: USDA, Economic Research Service, based on census data



- High Average Incomes
- High Property Values
- Educated Workforce
- Mix of owner-occupied
& rental housing
- Regional employment
center

+

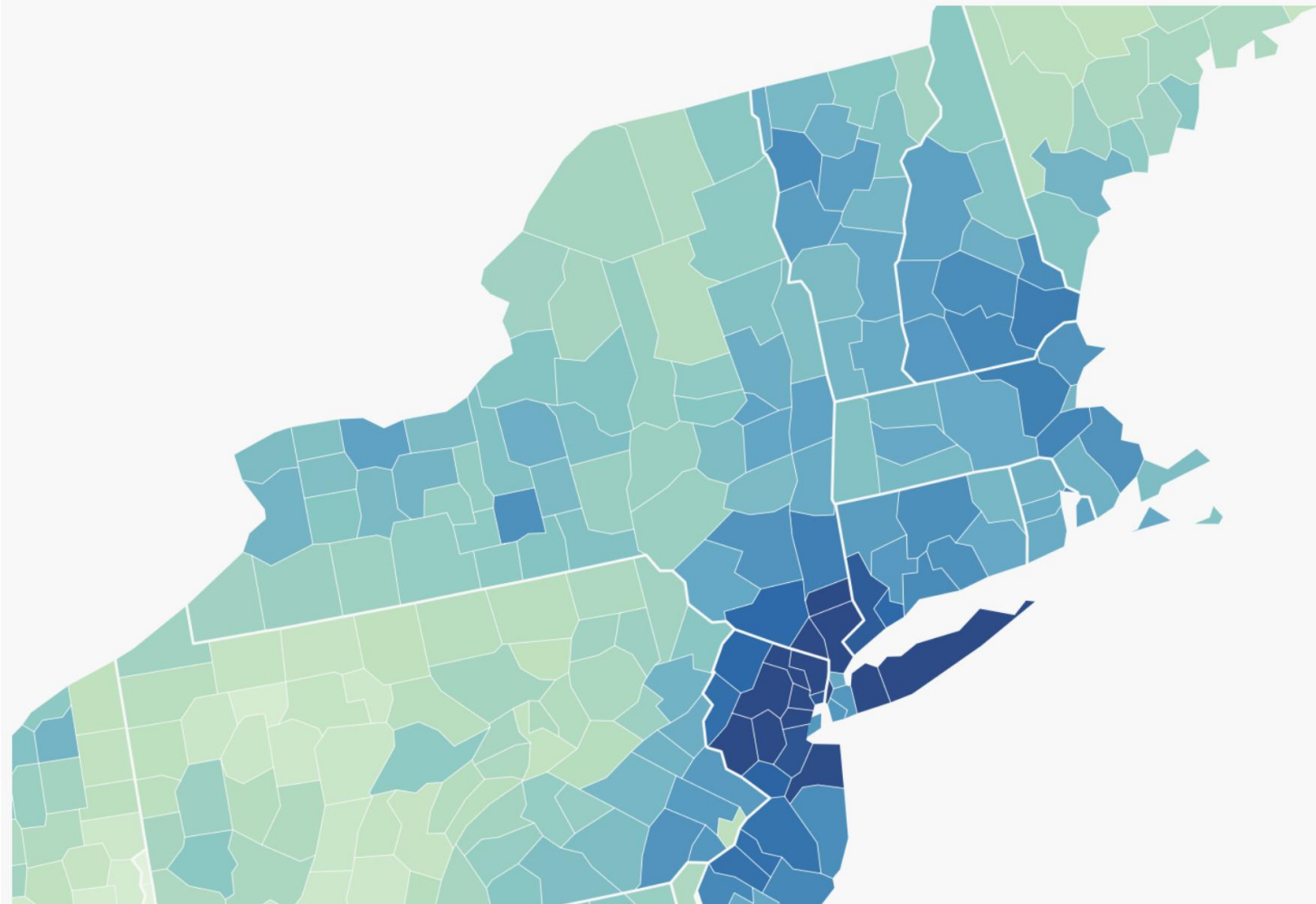
- High Average Incomes
- High Property Values
- Educated Workforce
- Mix of owner-occupied & rental housing
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-

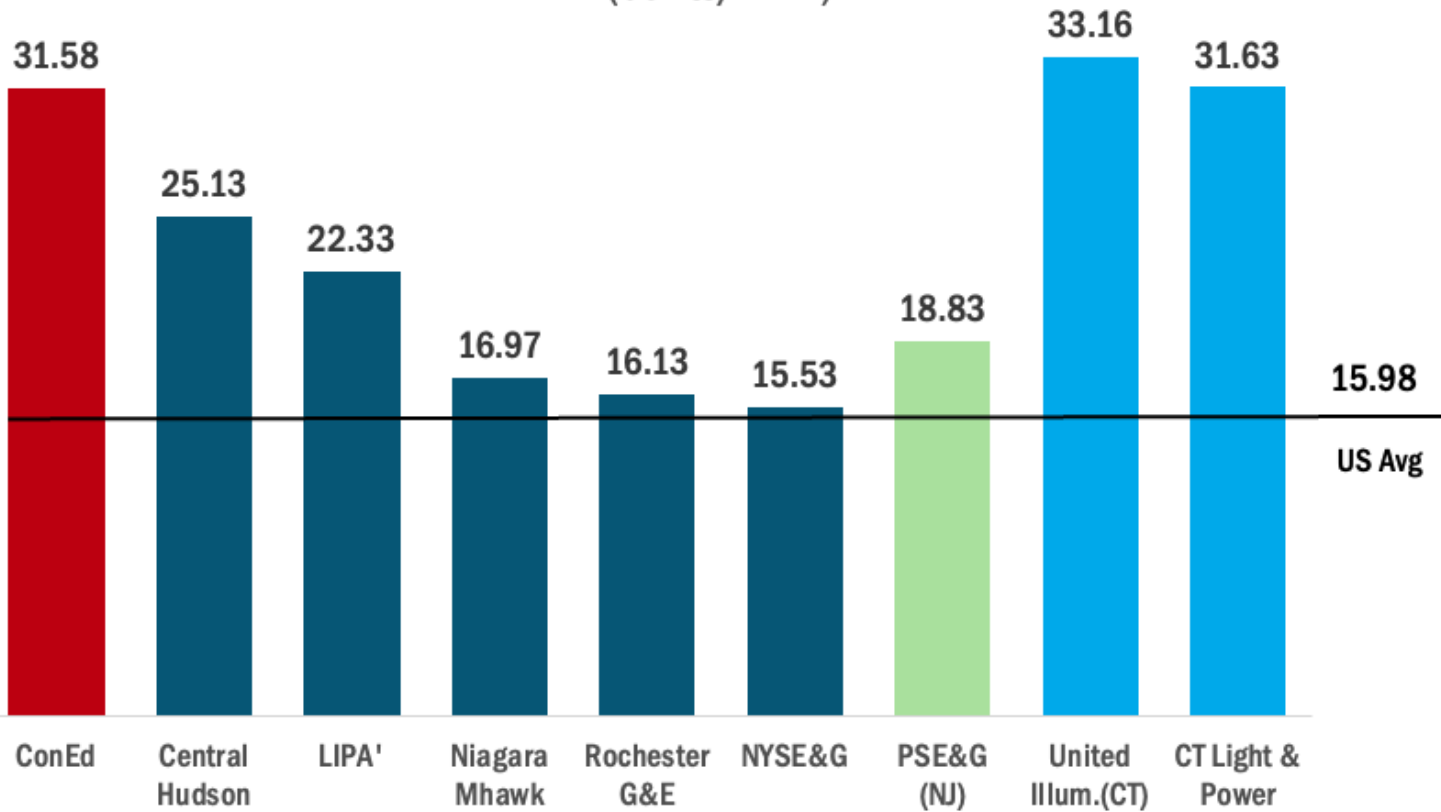
- High Taxes
- High Cost of Living & Doing Business
- High Property Taxes

Where Do People Pay the Most in Property Taxes?

Median Property Taxes Paid by County, 2022 (5-Year Estimate)



Average Residential Electricity Prices, 2023 (cents/kWh)



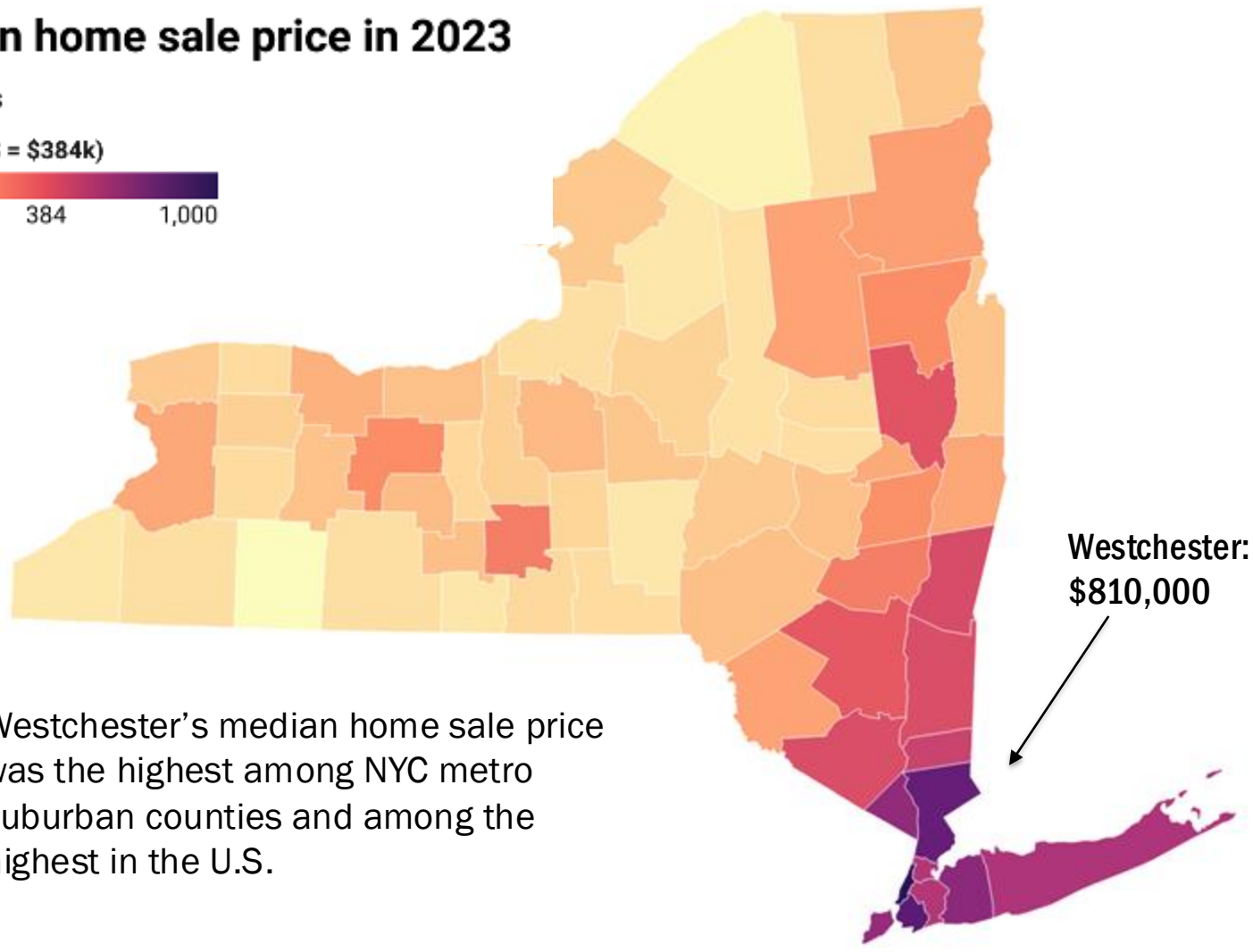
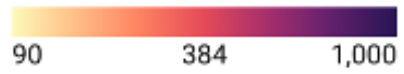
Source: U.S. Energy Information Administration

The average residential electricity price in most of Westchester is roughly double the national average.

Median home sale price in 2023

in \$1,000s

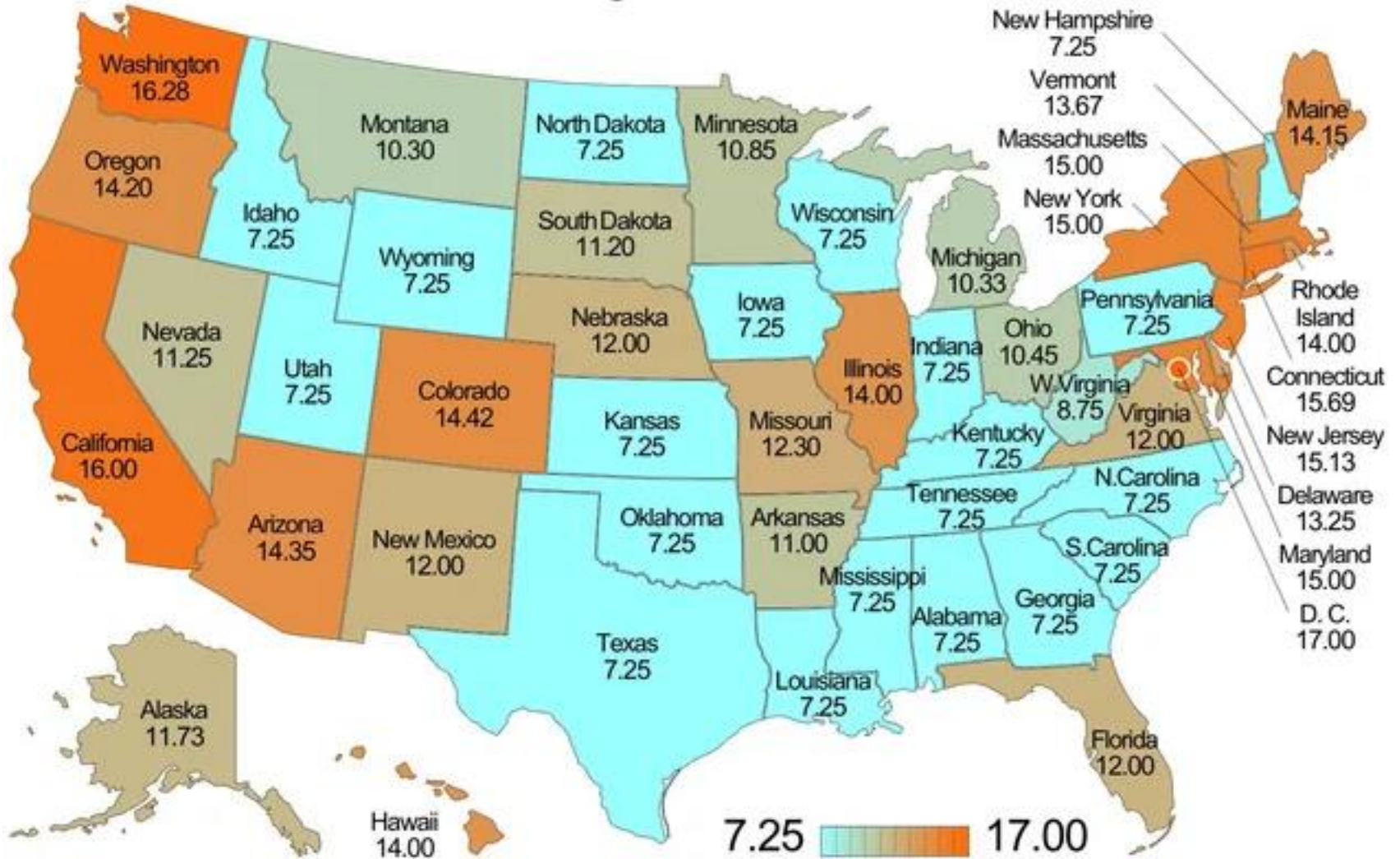
Median (US = \$384k)



Westchester's median home sale price was the highest among NYC metro suburban counties and among the highest in the U.S.

Source: NYS Dept of Taxation & Finance for all outside NYC; NYC boroughs from Redfin.com • Created with Datawrapper

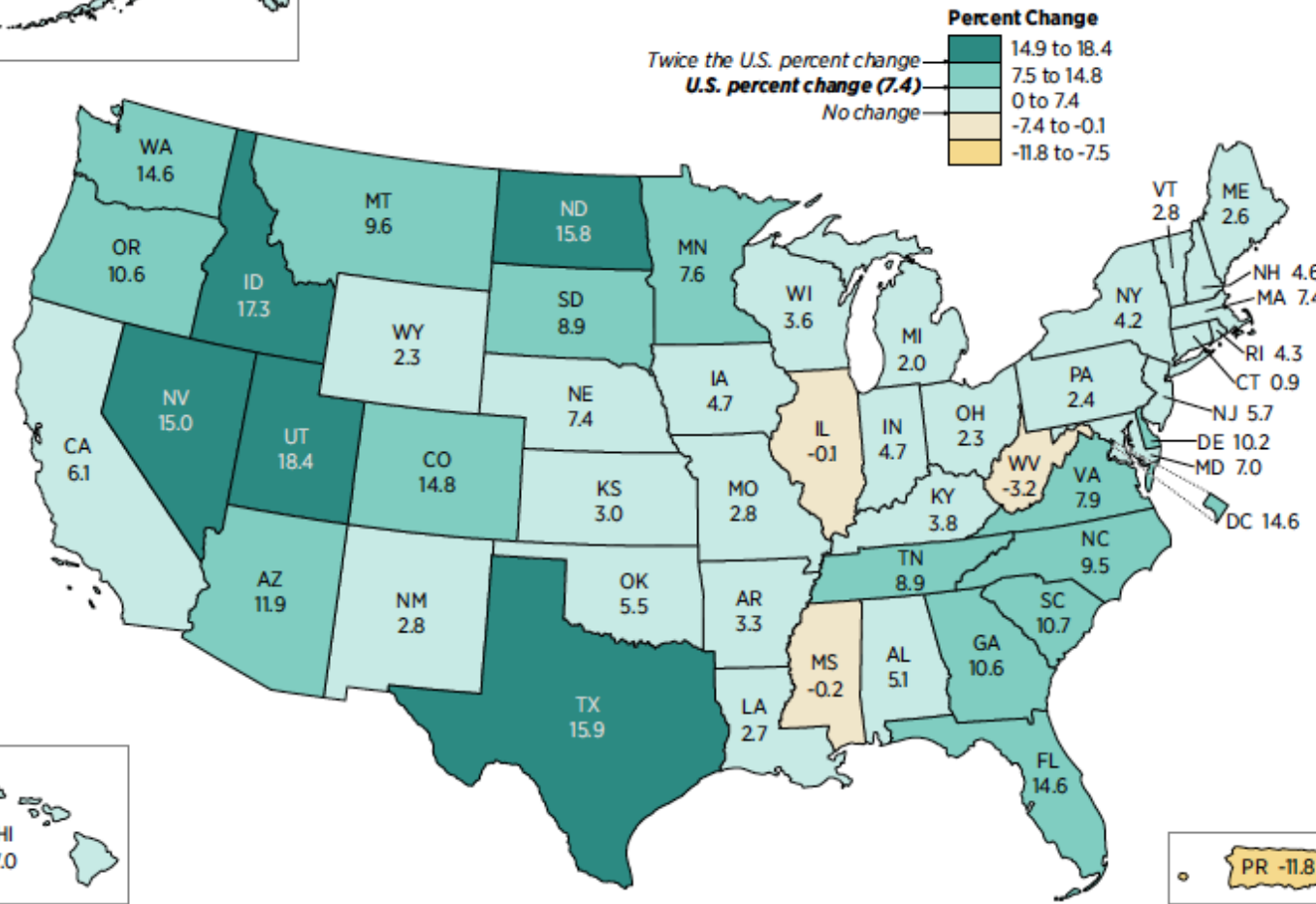
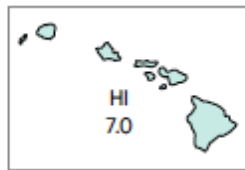
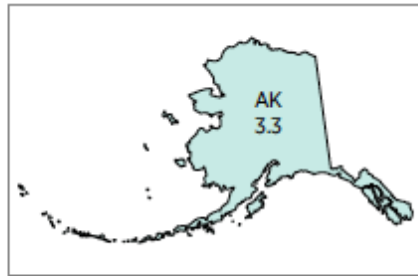
State minimum wages, in dollars. Jan 1, 2024



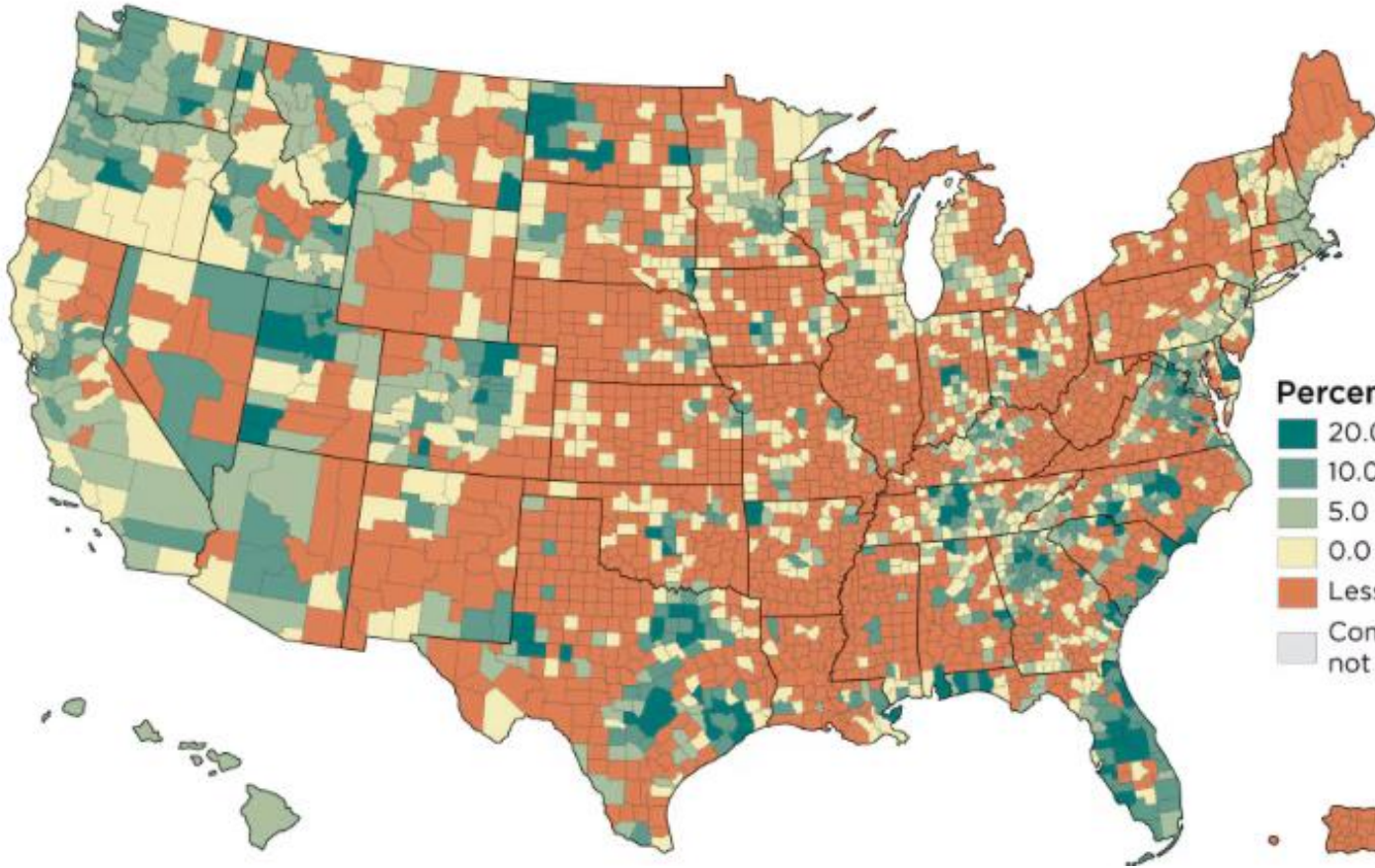
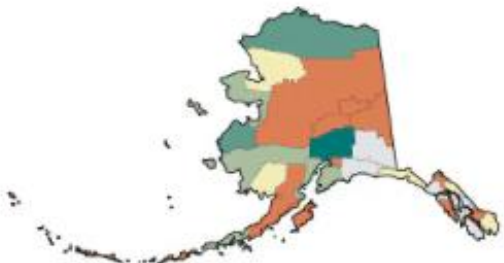
State minimum wages, in dollars. Jan 1, 2024



Percent Change in Resident Population for the 50 States, the District of Columbia, and Puerto Rico: 2010 to 2020



Percent Change in County Population: 2010 to 2020

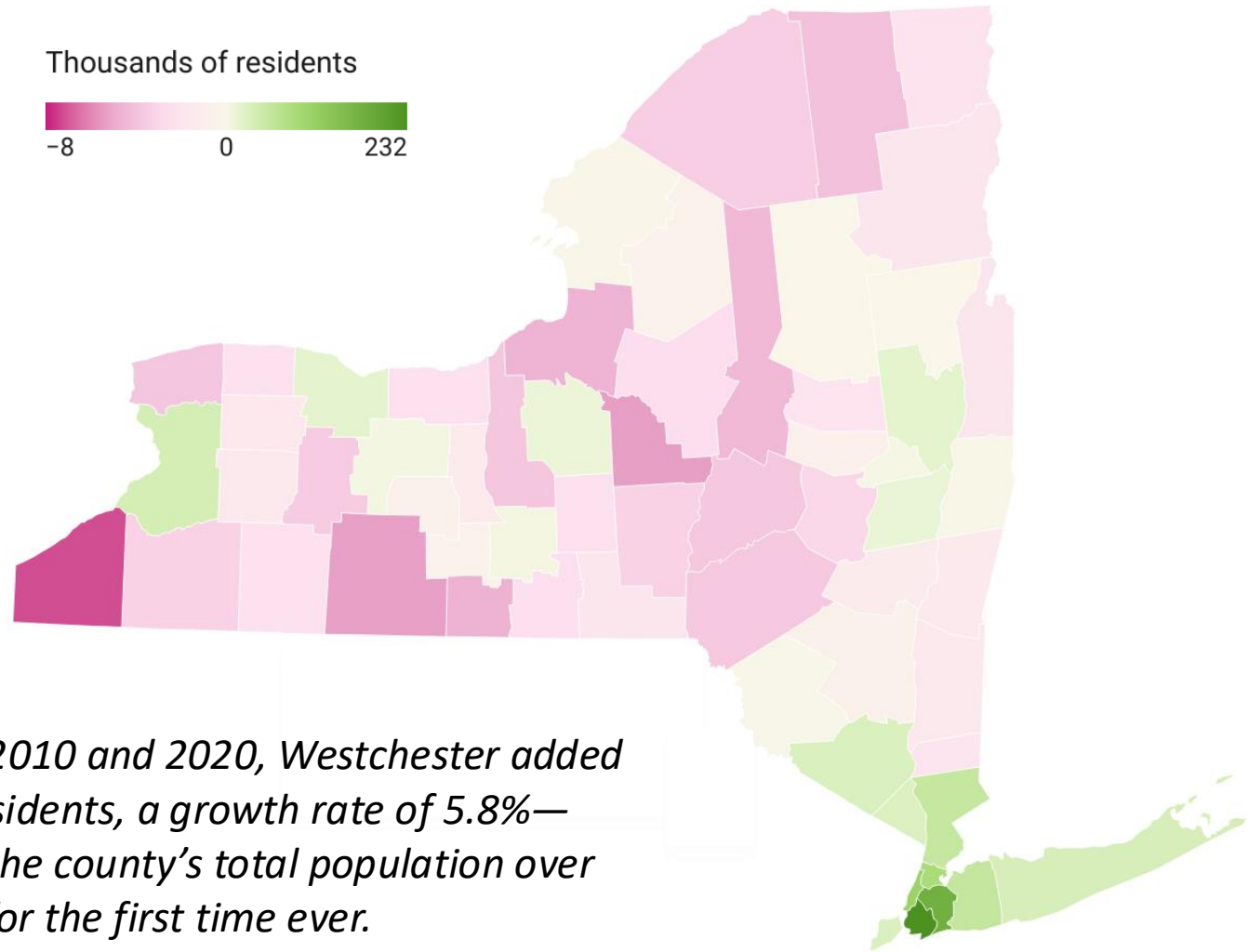


Percent change

- 20.0 or more
- 10.0 to 19.9
- 5.0 to 9.9
- 0.0 to 4.9
- Less than 0.0
- Comparable data not available

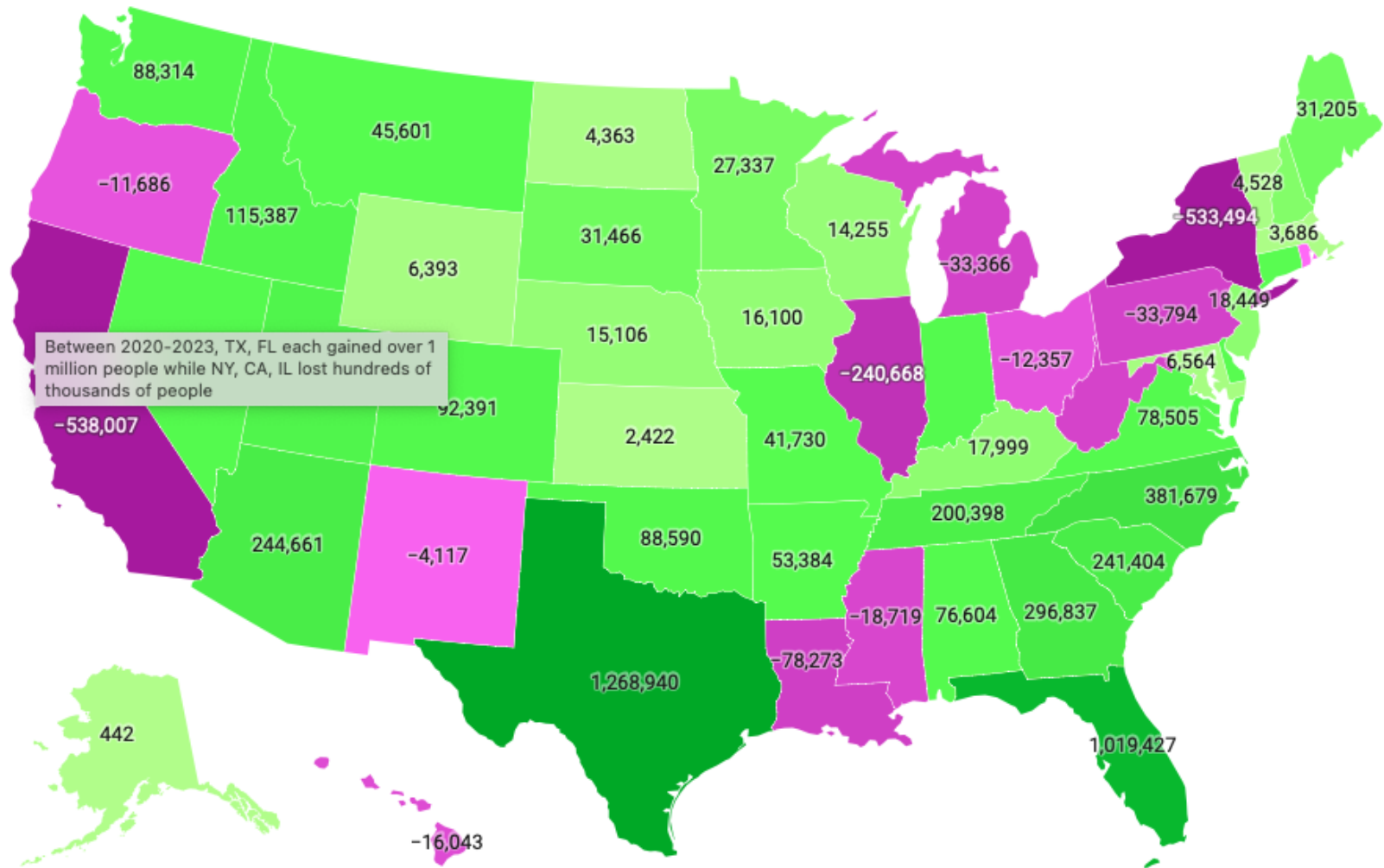


NY Population Change by County, 2010-2020



Between 2020-2023, TX, FL each gained over 1 million people while NY, CA, IL lost hundreds of thousands of people

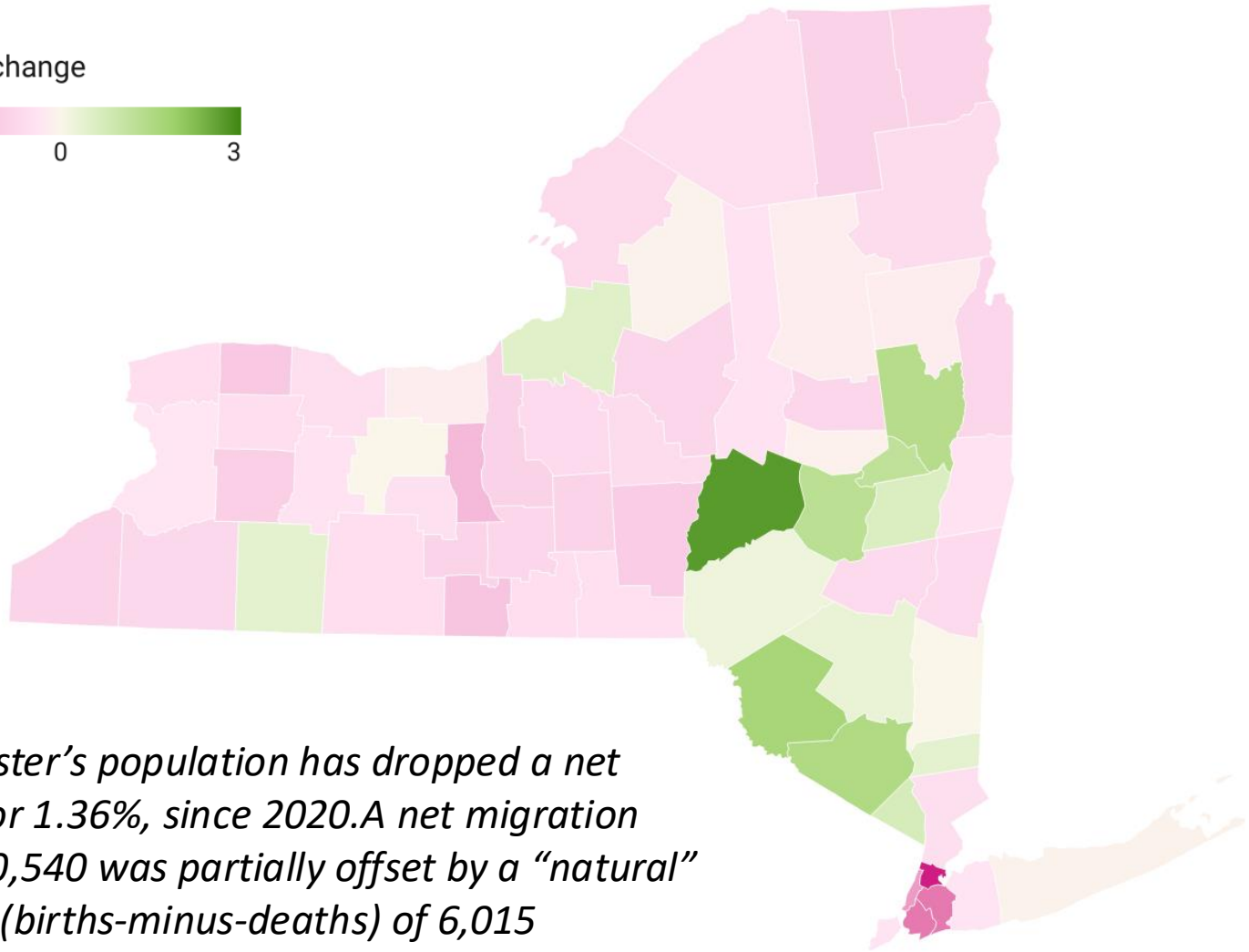
Population Change 2023 vs 2020



Between 2020-2023, TX, FL each gained over 1 million people while NY, CA, IL lost hundreds of thousands of people

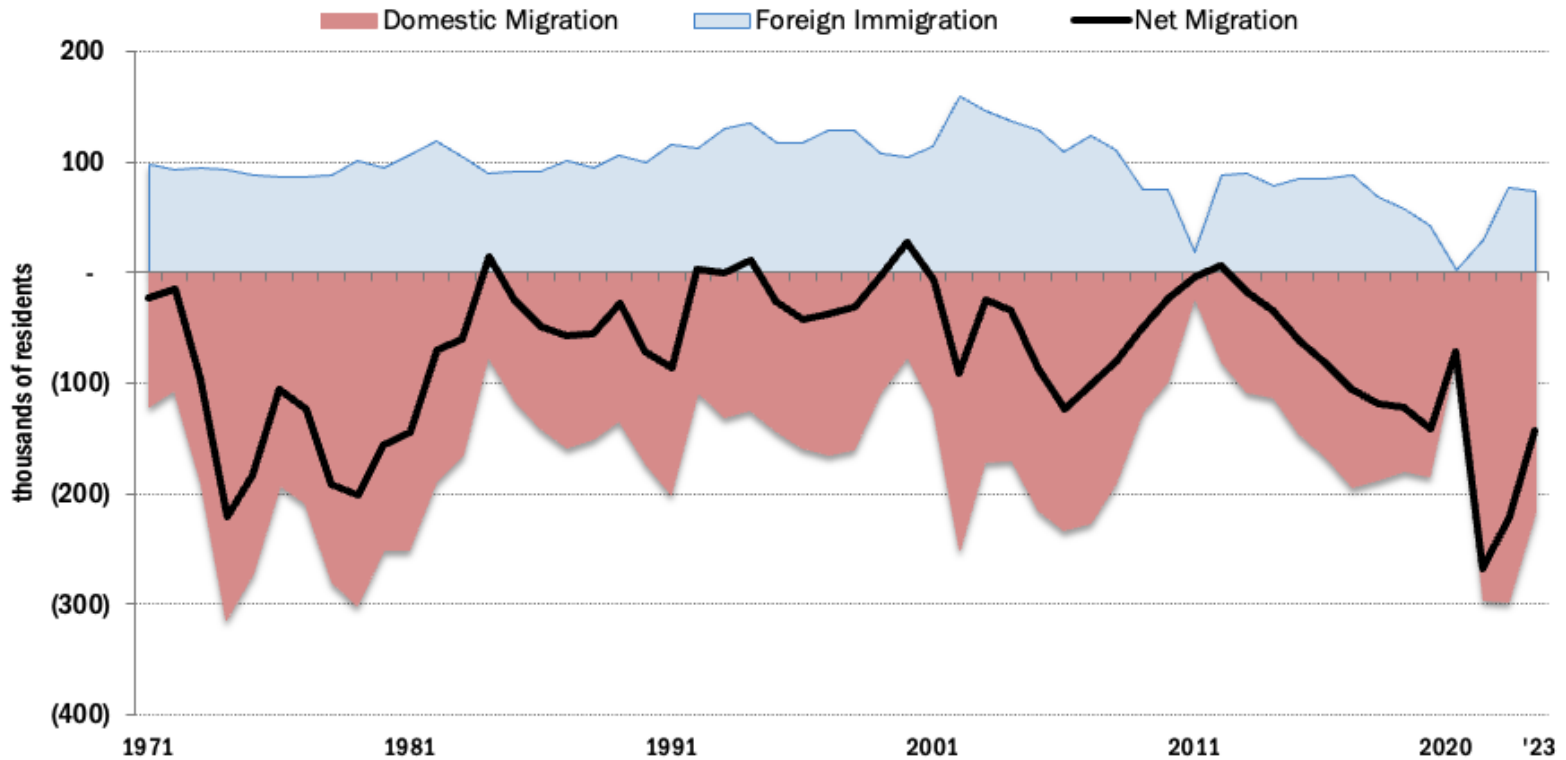
NY Population Change by County, 2020-23

Percent change



Westchester's population has dropped a net 13,652, or 1.36%, since 2020. A net migration loss of 20,540 was partially offset by a "natural" increase (births-minus-deaths) of 6,015

NY Migration Trends, 1970-2023

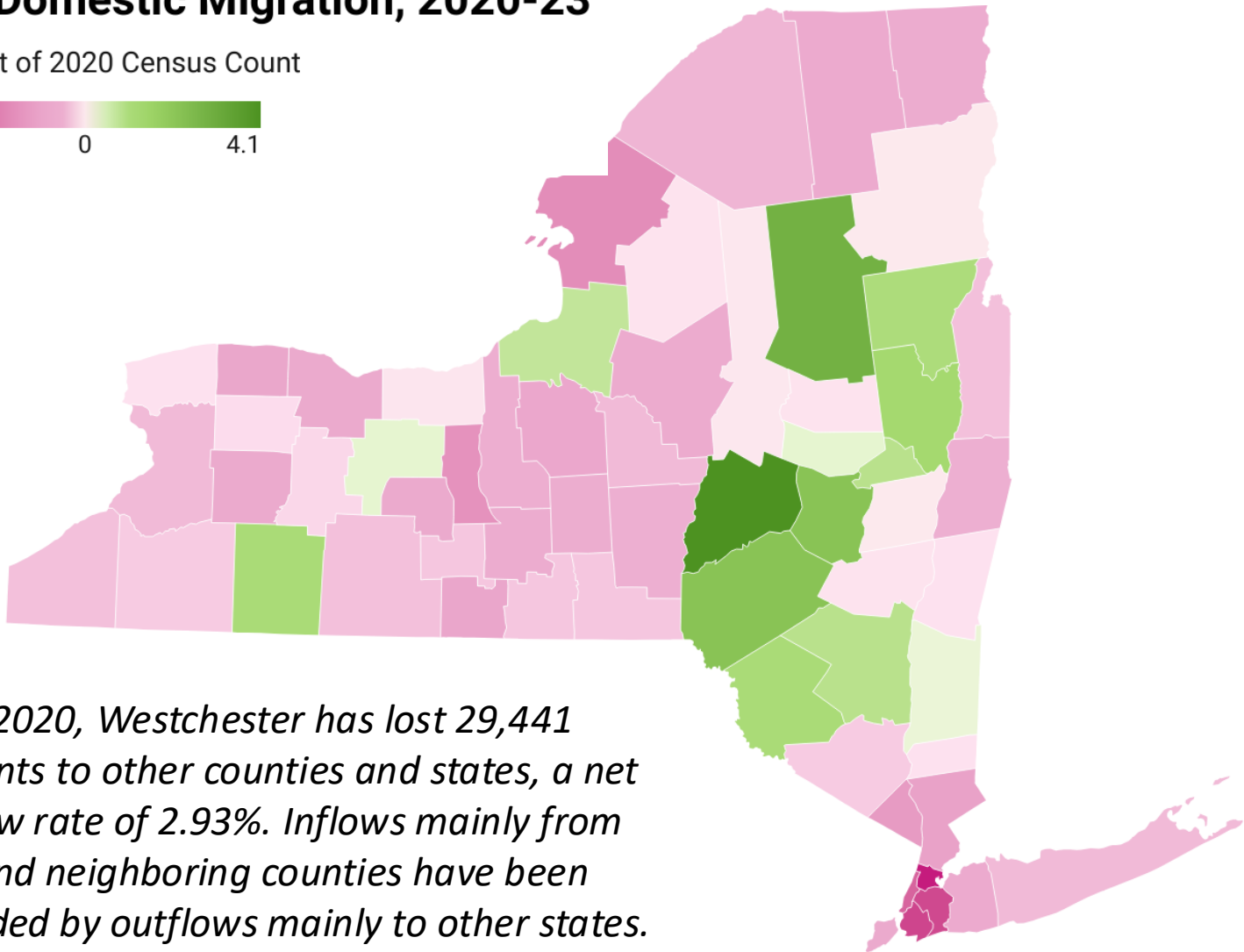


Source: U.S. Census Bureau. Data for component changes during 12 months preceding July 1 of each year.

Net domestic outmigration—more New Yorkers moving to other states than move in from the rest of the US—has been exceptionally high in the Empire State for 50 years. The domestic migration loss came to 1.4 million people in 2011-20; in the first three years after the pandemic, the state’s net domestic migration loss came to more than 800,000, a rate unseen since the 1970s.

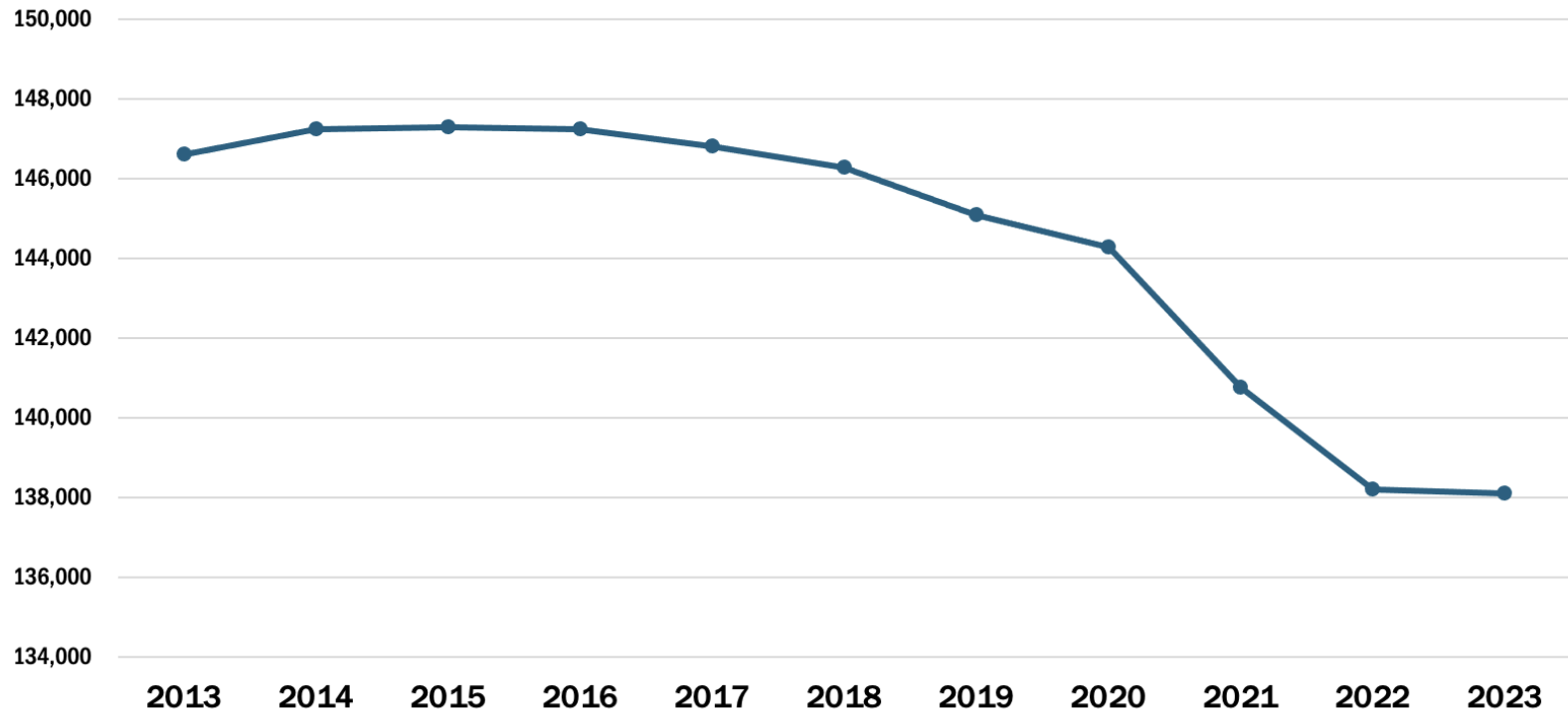
Net Domestic Migration, 2020-23

Percent of 2020 Census Count



Since 2020, Westchester has lost 29,441 residents to other counties and states, a net outflow rate of 2.93%. Inflows mainly from NYC and neighboring counties have been exceeded by outflows mainly to other states.

Westchester County K-12 Public School Enrollment 2012-13 to 2022-23



Source: New York State Education Department

Westchester public school enrollment was slowly by steadily declining in the mid-2010s, and has dropped more sharply since the pandemic. The net 10-year change: 8,513, or 5.8%. (Net statewide change in same period: 8.8%)

Risks ahead

- High property taxes, under control since 2012 thanks to state-imposed tax levy “cap,” will rise faster if cap is loosened.
- State and local budget pressures, ranging from Medicaid and school spending to employee compensation, will put upward pressure on taxes.
- New York Climate Act as now written will drive up energy costs & rates.