



New York by the Numbers

Economic snapshots of the five boroughs

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The Center for an Urban Future is New York City's leading think tank for research and innovative thinking about key issues affecting the five boroughs.

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New York City added more than 250,000 jobs during the last 10 years – a more than respectable figure considering that the period, 1997 to 2007, included the bursting of the dot.com bubble and the catastrophic attack on the World Trade Center. In this issue of *New York by the Numbers*, the Center for an Urban Future's leading economic analysts of the five boroughs, we take a neighborhood-by-neighborhood look at where those jobs were created.

Our analysis tracks the changes in private sector employment between 1997 and 2007 for each of the more than 175 zip codes across the five boroughs. Two things stand out:

- Four of the five zip codes in the city with the largest employment losses were in Lower Manhattan, a clear indication that the neighborhood continues its struggle to replace jobs lost after 9/11. In fact, the Lower Manhattan zip codes 10007, 10041, 10005 and 10038 lost a combined 78,968 jobs between 1997 and 2007. Below 10005 and 10006, two other zip codes in Lower Manhattan, 10001 and 10002, also lost jobs. The neighborhood job losses in 10001 and 10002 for the neighborhood come to 85,740. (One news item all had for downtown, Zip code 10009, which represents the bottom tip of Manhattan and parts of Battery Park City, actually added 17,231 jobs, a larger gain than all but two other zip codes in the city.)

- Second, and majority of the neighborhoods producing the biggest percentage increases in employment are located outside of Manhattan's two central business districts. Manhattan's total added to its original top 40 zip codes for percentage increases in employment between 1997 and 2007, and all but two of these were in Upper Manhattan. In comparison, Queens has 15 of the top 40 zip codes, Brooklyn has nine, the Bronx, five, and Staten Island four. Some of the fastest growing neighborhoods are on the city's periphery. For instance, Pelham Parkway, Staten Island zip code 10309, registered a 92 percent increase in jobs, while zip codes in Concourse (10123), Queens Village (11427), Concourse Heights (11411), Tottenville (10307), and Bronx Park (11416) all experienced employment increases of more than 80 percent.

Report - September 2008

Five Borough Growth

In this edition of *New York by the Numbers*, we provide a neighborhood by neighborhood examination of where the jobs were created during the past 10 years.

by Center for an Urban Future

[Click here to read the full report \(PDF\).](#)

Which zip codes in NYC added the most jobs over the past 10 years? Which lost the most? Our top and bottom five for rate of job creation:

Top 5

11245 (Downtown Brooklyn): 253%

10041 (55 Water Street): 237%

10027 (West Harlem/Morningside Heights): 187%

10030 (Harlem): 106%

10026 (Harlem): 99%

Bottom 5 10048 (World Trade Center): -98%

11242 (Downtown Brooklyn): -65%

11243 (Downtown Brooklyn): -64%

10043 (Lower Manhattan): -64%

10007 (Lower Manhattan): -57%

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