Center for an Urban Future
Innovative Ideas. Independent Policy.



Data - July 2013

More than Manhattan

Manhattan remains the epicenter of New York City's economy, but the other four boroughs now comprise roughly 40 percent of all private sector jobs in the city, their highest total ever. In 2012, Manhattan accounted for 60.50 percent of the city's private sector jobs, down from 65.92 percent in 1982 and 63.08 percent as recently as 2000.

Manhattan remains the epicenter of New York City's economy, but the other four boroughs now comprise roughly 40 percent of all private sector jobs in the city, their highest total ever. In 2012, Manhattan accounted for 60.50 percent of the city's private sector jobs, down from 65.92 percent in 1982 and 63.08 percent as recently as 2000.

Of all the boroughs, Brooklyn has experienced the biggest increase in its share of the city's employment base since 2000. In 2012, Brooklyn accounted for 15.06 percent of all private sector jobs in the city, up from 13.35 percent in 2000. The Bronx also registered a notable jump, with its share rising from 6.19 percent in 2000 to 6.66 percent in 2012. Queens had a smaller increase (from 14.71 percent to 15.10 percent) while Staten Island's portion was essentially unchanged (from 2.67 percent to 2.68 percent).

Between the economic boom from 2002 and 2008, Manhattan's share of city jobs remained relatively steady – comprising between 61.07 percent and 61.59 percent of the citywide total. But between 2008 and 2009, the borough's share dropped by more than a percentage point, going from 61.59 in 2008 to 60.53 in 2009. Manhattan's share reached an historic low of 60.31 in 2010, and is up slightly since then.

According to the report, the shift reflects that fact that the four outer boroughs are all adding jobs at a much faster clip than Manhattan. Between 2000 and 2012, Manhattan had a net gain of 18,994 private sector jobs, a 1.0 percent increase. That was just a fraction of the 161,832 jobs created citywide during this time. In fact, every borough but Staten Island added more jobs than Manhattan during this period: Brooklyn had a net gain of 76,536 jobs (an 18.8 percent spike), followed by Queens (+36,402 jobs – an 8.1 percent jump), the Bronx (+25,166 jobs, a 13.3 percent increase) and Staten Island (4,734 – a 5.8 percent increase).

This is not just a recent trend. Between 1982 and 2012, Manhattan experienced a net gain of 113,616 private sector jobs, a 6.6 percent increase. Every other borough had a larger percentage increase during this 30 year period. Staten Island was up by 79.2 percent (a net gain of 38,166 jobs), Brooklyn by 36.5 percent (+ 129,493 jobs), the Bronx by 32.9 percent (+53,094) and Queens by 26.8 percent (+102,620).

Each Borough's Share of NYC Private Sector Jobs by Decade (1962 - 2012)

Year	% Bronx	% Brooklyn	% Manhattan	% Queens	% Staten Island
1962	5.86%	15.96%	65.48%	11.89%	0.81%
1972*	6.51%	14.85%	63.96%	13.46%	1.21%
1982	5.79%	12.77%	65.92%	13.79%	1.73%
1992	6.40%	13.62%	62.58%	15.04%	2.36%
2002	6.55%	13.96%	61.59%	15.13%	2.78%
2012	6.66%	15.06%	60.50%	15.10%	2.68%

Image not readable or empty
/images/uploads/More-than-Manhattan-01-Manhattans-Share-of-Private-Sector-Jobs-1958-2012.png

Image not readable or empty
/images/uploads/More-than-Manhattan-02-Other-Four-Boroughs-Share-of-NYC-Private-Sector-Jobs-1958-2012.png

Each Borough's Share of NYC Private Sector Jobs (1958 - 2012)

Year	% Bronx	% Brooklyn	% Manhattan	% Queens	% Staten Island
1958	5.36%	15.65%	67.59%	10.66%	0.75%
1959	5.57%	15.97%	66.47%	11.20%	0.79%
1960	5.68%	15.96%	66.01%	11.56%	0.79%
1961	5.75%	15.85%	65.91%	11.69%	0.79%
1962	5.86%	15.96%	65.48%	11.89%	0.81%
1963	5.87%	15.90%	65.27%	12.12%	0.85%
1964	5.90%	15.72%	65.00%	12.53%	0.86%
1965	5.95%	15.73%	64.65%	12.79%	0.88%
1966	5.93%	15.73%	64.82%	12.62%	0.90%
1967	5.87%	15.22%	65.14%	12.87%	0.90%
1968	5.86%	14.91%	65.30%	13.00%	0.93%
1969	5.80%	14.51%	65.69%	13.04%	0.96%
1970*	5.79%	14.35%	65.53%	13.33%	0.99%
1971*	6.37%	14.62%	64.76%	13.10%	1.15%
1972*	6.51%	14.85%	63.96%	13.46%	1.21%
1973	6.56%	14.92%	63.44%	13.79%	1.28%
1974	6.53%	14.81%	63.35%	13.93%	1.38%
1975	6.47%	14.30%	63.86%	13.92%	1.44%
1976	6.33%	14.13%	64.11%	13.98%	1.45%
1977	6.22%	14.04%	64.28%	14.00%	1.46%
1978	6.06%	13.85%	64.61%	14.00%	1.49%
1979	5.91%	13.49%	65.18%	13.89%	1.52%
1980	5.83%	13.17%	65.77%	13.64%	1.60%
1981	5.77%	12.98%	65.98%	13.62%	1.65%
1982	5.79%	12.77%	65.92%	13.79%	1.73%

1983	5.75%	12.71%	65.84%	13.92%	1.78%
1984	5.74%	12.77%	65.60%	14.07%	1.82%
1985	5.90%	12.65%	65.28%	14.26%	1.90%
1986	6.01%	12.62%	65.09%	14.29%	1.99%
1987	5.93%	12.57%	65.26%	14.17%	2.07%
1988	6.00%	12.65%	64.76%	14.43%	2.15%
1989	6.03%	12.80%	64.28%	14.72%	2.17%
1990	6.11%	12.88%	63.99%	14.78%	2.24%
1991	6.27%	13.16%	63.31%	14.93%	2.32%
1992	6.40%	13.62%	62.58%	15.04%	2.36%
1993	6.51%	13.95%	62.14%	14.93%	2.46%
1994	6.52%	13.84%	62.16%	14.95%	2.52%
1995	6.54%	13.90%	61.93%	15.02%	2.60%
1996	6.48%	13.63%	62.26%	15.03%	2.61%
1997	6.38%	13.45%	62.56%	14.99%	2.63%
1998	6.26%	13.34%	62.67%	15.08%	2.65%
1999	6.26%	13.47%	62.49%	15.07%	2.70%
2000	6.19%	13.35%	63.08%	14.71%	2.67%
2001	6.33%	13.49%	62.59%	14.87%	2.72%
2002	6.55%	13.96%	61.59%	15.13%	2.78%
2003	6.62%	14.05%	61.31%	15.20%	2.81%
2004	6.65%	14.25%	61.07%	15.20%	2.82%
2005	6.73%	14.24%	61.13%	15.08%	2.81%
2006	6.62%	14.15%	61.47%	14.97%	2.80%
2007	6.43%	14.08%	61.78%	14.92%	2.79%
2008	6.50%	14.09%	61.59%	15.07%	2.76%

2009	6.85%	14.62%	60.53%	15.16%	2.83%
2010	6.89%	14.98%	60.31%	14.99%	2.83%
2011	6.79%	15.08%	60.47%	14.93%	2.72%
2012	6.66%	15.06%	60.50%	15.10%	2.68%

Each Borough's Private Sector Job Totals (1958 - 2008)						
Year	**NYC**	**Bronx**	**Brooklyn**	**Manhattan**	**Queens**	**Staten Island**
1958	2,814,041	150,744	440,323	1,901,919	299,903	21,152
1959	2,846,067	158,418	454,473	1,891,852	318,739	22,585
1960	2,888,627	164,096	460,897	1,906,901	333,792	22,941
1961	2,871,734	165,147	455,302	1,892,828	335,729	22,728
1962	2,887,468	169,147	460,830	1,890,848	343,264	23,379
1963	2,844,277	166,835	452,138	1,856,384	344,838	24,082
1964	2,855,877	168,406	448,837	1,856,237	357,824	24,573
1965	2,850,661	169,749	448,427	1,842,900	364,535	25,050
1966	2,886,953	171,162	454,020	1,871,269	364,380	26,122
1967	2,903,002	170,496	441,715	1,891,063	373,599	26,129
1968	2,932,650	171,731	437,339	1,914,883	381,361	27,336
1969	2,977,850	172,707	432,059	1,956,061	388,448	28,575
1970*	2,894,797	167,540	415,531	1,897,047	385,883	28,796
1971*	2,943,365	187,538	430,404	1,906,074	385,591	33,758
1972*	2,937,281	191,289	436,307	1,878,785	395,381	35,519
1973	2,905,866	190,594	433,553	1,843,532	400,864	37,323
1974	2,814,344	183,800	416,864	1,782,972	391,999	38,709
1975	2,665,690	172,505	381,254	1,702,341	371,160	38,430

1976	2,640,592	167,184	373,221	1,692,865	369,042	38,280
1977	2,631,795	163,620	369,383	1,691,799	368,495	38,498
1978	2,674,931	162,060	370,434	1,728,240	374,451	39,746
1979	2,717,742	160,696	366,532	1,771,534	377,551	41,429
1980	2,745,176	159,954	361,425	1,805,369	374,471	43,957
1981	2,802,831	161,845	363,777	1,849,225	381,701	46,282
1982	2,781,704	161,155	355,146	1,833,703	383,539	48,159
1983	2,793,220	160,668	354,984	1,839,123	388,687	49,758
1984	2,856,889	163,894	364,896	1,874,190	401,887	52,022
1985	2,885,997	170,413	365,183	1,883,982	411,658	54,761
1986	2,919,156	175,541	368,385	1,899,964	417,268	57,998
1987	2,956,819	175,216	371,595	1,929,554	419,103	61,351
1988	2,953,132	177,309	373,649	1,912,341	426,269	63,563
1989	2,950,712	178,004	377,606	1,896,753	434,361	63,988
1990	2,902,948	177,462	373,830	1,857,702	428,987	64,968
1991	2,738,940	171,742	360,486	1,734,141	409,033	63,538
1992	2,658,222	170,208	361,968	1,663,512	399,797	62,736
1993	2,659,884	173,236	371,123	1,652,975	397,244	65,307
1994	2,695,629	175,673	373,105	1,675,735	403,111	68,005
1995	2,721,707	178,080	378,410	1,685,655	408,762	70,801
1996	2,768,844	179,454	377,410	1,723,754	416,080	72,147
1997	2,826,928	180,308	380,239	1,768,491	423,658	74,232
1998	2,897,776	181,395	386,449	1,816,101	437,086	76,745
1999	2,965,496	185,772	399,448	1,853,041	447,048	80,187
2000	3,056,859	189,083	408,103	1,928,325	449,757	81,591
2001	3,015,780	190,814	406,909	1,887,580	448,596	81,881

2002	2,907,686	190,334	405,868	1,790,723	439,855	80,905
2003	2,878,033	190,598	404,478	1,764,430	437,512	81,016
2004	2,896,368	192,639	412,817	1,768,849	440,341	81,722
2005	2,947,476	198,432	419,773	1,801,933	444,376	82,962
2006	3,009,902	199,274	425,946	1,850,047	450,503	84,132
2007	3,093,315	198,945	435,412	1,911,098	461,657	86,203
2008	3,123,467	202,880	440,022	1,923,787	470,641	86,138
2009	3,015,878	206,604	440,868	1,825,655	457,281	85,470
2010	3,042,794	209,540	455,702	1,835,231	456,065	86,256
2011	3,130,366	212,645	472,203	1,892,862	467,481	85,175
2012	3,218,691	214,249	484,639	1,947,319	486,159	86,325

Source: NYS Department of Labor, Insured Employment, 1958-2012.

*Note: Coverage changes for Non-profits added large numbers of workers to the insured employment data between 1970 and 1972.

RELATED PRESS

Skyrocking rents sending apartment hunters to boroughs

Real Estate Weekly, by Holly Dutton, July 17, 2013

Next episode in e-book drama

Crain's New York Business, by Amanda Fung, July 14, 2013

Need a Job? Come to Brooklyn!

The L Magazine, by Kristin Iversen, July 12, 2013

B’klyn tops outer-boro jobs boom

New York Post, by Andy Soltis, July 12, 2013

Brooklyn Shows Best Growth in Private-Sector Jobs

Wall Street Journal, by Josh Dawsey and Laura Kusisto, July 11, 2013

Private sector jobs dip in Manhattan rise in Brooklyn: Report

amNew York, by Ivan Pereira, July 11, 2013



CENTER FOR AN URBAN FUTURE
120 Wall Street, 20th Floor, New York, NY 10005

cuf@nycfuture.org © All Rights Reserved.