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Nonfarm Employment

Connecticut 1,710,300

Change over month -0.02%

Change over year +0.69%

United States 159,105,000

Change over month +0.16%

Change over year +1.56%

Unemployment Rate

Connecticut 3.2%

United States 4.1%

Consumer Price Index

United States 315.301

Change over year +2.4%

Affordable Housing Production Incentives

By Al Sylvestre, AICP, Research Analyst, CT Department of Labor

Housing costs have received national attention in recent months. While the Consumer Price Index measure of inflation has abated in recent months, up just 2.6% in the year ending October 2024, the price of shelter is up 4.9% in the same period—on the heels of a 26.4% increase over the past five years according to the Bureau of Labor Statistics.

Connecticut workers, including municipal workers such as firefighters, teachers, and police officers, need housing they can afford.

Against this backdrop, Connecticut’s efforts to address housing costs precede the five-year increase in the cost of shelter. The Regional Fair Housing Compact¹ and its statutory companion, the Connecticut Housing Partnership Program² represent incentive approaches to foster affordable housing development:

• The Regional Fair Housing Compact encourages development of regional goals for need-based affordable housing consistent with environmental, economic, and infrastructure conditions using guidance and technical assistance provided by the state Office of Policy and Management (OPM) and

• The Connecticut Housing Partnership Program provides incentives to increase the supply of affordable housing by giving program participants guidance and technical assistance³ while identifying resources in partnership with the state Department of Housing.

Additionally, Connecticut General Statutes (CGS 8-30g) makes the Affordable Housing Land Use Appeals (AHLUA) procedure available to affordable housing developers that have exhausted their administrative and permitting options with municipal land use authorities. CGS 8-30g has been criticized over the years for being both too powerful and too ineffectual. While CGS 8-30g has undergone a dozen changes in its 34-year history, the AHLUA procedure remains intact. This article offers a brief examination of:

1. The framework within which housing developers navigate to affordable housing production,
2. Progress toward planning for affordable housing production, and
3. Examples of affordable housing projects in Connecticut:
 - a. one that availed itself of the AHLUA,
 - b. another that received municipal approval,
 - c. a prospective development in a mixed-density neighborhood of apartments, single- and two- to six-family houses, and
 - d. a second project that went through the AHLUA process to reach a compromise with a suburban Fairfield County town.

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As provisions of Public Act 89-311 became CGS 8-30g on the first day of July 1990, the Regional Fair Housing Compact and the Connecticut Housing Partnership Program incentives were joined by the AHLUA procedure whose provisions shifted the burden of proving the permit denial's merit from the plaintiff developer to the defendant municipality; thus granting the right of an affordable housing developer to appeal an adverse land use commission decision to the Superior Court, limiting the municipality to presenting one of two defenses for its permit denial:

1. Health and safety or other matters of public interest that:
 - outweigh the need for affordable housing and
 - cannot be protected by reasonable revision to the proposed development, or
2. The proposed development is:
 - in an industrial zone that does not permit residential land uses and
 - not assisted housing.⁴

AHLUA provision is the General Assembly's (CGA) response to concerns raised by affordable housing advocates and developers over the frequency of land use permit application denials. To put the depth of advocates and developers' apprehension in context, it is useful to understand the complexity of a set-aside development,⁵ an application for which must include an affordability plan with:

- Designation of the affordability plan administrator;
 - A fair housing marketing plan;
 - A sample calculation of the maximum sales or rental cost of the proposed affordable units;
 - Affordable units' construction sequence and location within the development:
 - Draft affordable units' governing documents.
- Set-aside conditions stand in addition to general housing production requirements:
- Land acquisition, permits, financing, and willing

- occupants;
- Public policies and programs affecting funding availability;
- Carrying and transportation costs that complicate financing and construction timing;
- Public investment, subsidies, and the availability of skilled construction labor; and
- Public opinion and builder confidence.

Considering the benefits of living in mixed-income areas⁶ and the hazard of overcrowding among low- and moderate-income households in certain cities and towns, legislators adopted language for CGS 8-30g to avoid concentrating affordable housing units in municipalities where they are over-represented and exempted municipalities whose countable affordable housing stock exceeds 10% of their total housing units. The 10% threshold above which a municipality is exempt from 8-30g's AHLUA documented-as-affordable housing including:

- deed restricted for occupants earning no more than 80% of Area Median Income (AMI);⁵
- government-assisted;⁷
- located within a CGS 8-13m incentive housing zone;
- located in a resident-owned mobile manufactured home park; and
- single-family housing financed by government-supported mortgages.⁸

A Certificate of Affordable Housing Completion provided by the state housing department that is awarded to a municipality meeting the foregoing criteria exempts it from the AHLUA.

Connecticut's Zoning Enabling Act (CGS 8-2) gives control to each of Connecticut's 169 cities and towns over population density, building dimensions, traffic management, emergency access, trash disposal, parking, stormwater, drinking water, flood control, coastal management, lighting, air quality, billboards and signs, and open space, as well as climate change resilience, sustainability, and energy

efficiency. This delegation, as an administrative structure for housing development regulation, is unique among major government functions in Connecticut. Energy and environmental protection, health care, public utilities, transportation, education, the judiciary, taxation, and public health are administered at the state level.

Connecticut’s cities and towns are making progress toward welcoming more affordable housing. CGS 8-30j (PA 21-29) includes a requirement for each municipality to produce its own affordable housing plans. To encourage more cities and towns to formulate, submit, and put into action those plans under PA 21-29 the CGA appointed an Affordable Housing Plans Working Group to discuss ways in which cities and towns can increase their affordable housing production.

PA 21-29 provisions that encourage affordable housing development include:



Image 1: 900-904 Farmington Avenue

- Allowing accessory dwelling units (ADU) as-of-right (no special permit required) on lots with single-family homes while allowing an opt-out for municipalities that set their own ADU rules;
- Requiring housing needs assessments with clear targets, strategies, and funding priorities;

- Encouraging rehabilitation and preservation of existing homes;
- Allowing land use commission to deny permits based only on specific physical or architectural characteristics; and
- Preventing the enactment of zoning regulations that:
 - Discriminate based on income, income level, or



Image 2 446 Hopmeadow St Rendering



Image 3: 29 Highland Street, West Hartford

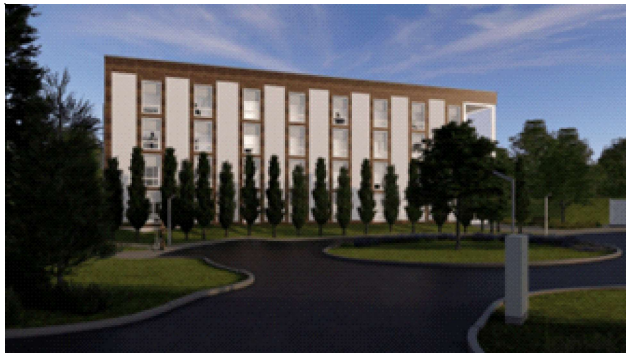


Image 4: 29 Highland St Rendering



222 Stillson Rd Fairfield



Image 6: 222 Stillson Rd Elevations



Image 7: Low-Density Multi-Family

- immutable characteristics;
- Cap the number of multi-family housing units.
- Charge unreasonable or different fees for multifamily affordable housing or impose onerous consulting fees on property owners.
- Require housing units to be a minimum square footage, except for public health reasons like those enshrined in building and housing codes.

Affordable housing developments that range from 24 to 140+ units can be found in some of the state's affluent communities as the following examples show:

A land use permit application granted by the Town of West Hartford will result in the opening by spring 2025 of Camelot West Hartford (Image 1) at 900-904 Farmington Avenue, rising in the spirit of the incentive provisions of CGS 8-30g with its mixture of one-and two-bedroom apartments that total 44 units. The former West Hartford Inn, a 52-room hotel, is under renovation to become 20 apartments while the former Peruvian restaurant at 904 Farmington Avenue was demolished to be replaced by 24 units of new-construction apartments. Of the two-bedroom units, two will be market-rate rentals, 12 will be rented to 80% AMI-earning households (\$63,120 annual income), and 10 will be for 30% AMI-earners (\$23,670). Two of the one-bedroom units will be available at market rates, 11 for 80% AMI-earning households two for 50% AMI (\$39,450 annual income), and five for 30% AMI households.

What started as an 80-unit development proposal from Vessel RE Holdings emerged as a 48-unit building with a CGS 8-30g, 30% affordable unit set-aside

development that ended in a superior-court approved settlement (Image 2). The three-story project to be built will replace a single-family house in a north-central Connecticut suburb. At least half of those set-aside units are for households earning 60% AMI (\$47,880 annual income). The remaining affordable units are set aside for 80% AMI-earners. Per CGS 8-30g, the set-aside duration is 40 years.

Vessel Technologies is interested in the purchase of a rehabilitation and skilled nursing facility in a Hartford suburb that closed in July 2023 (Image 3) on which it would construct about 140 units of mixed-income housing as rendered in Image 4. The site and location appear well-suited to a mid-size housing development as shown. Two similarly sized apartment buildings are about 200 feet from the property; an assisted-and independent-living center of fewer than 100 units is next door to the site; the site's other adjacent neighbor is a 50+ unit apartment building occupied by condominiums. While the site and proposal have the earmarks of a non-controversial application, we have no way of knowing whether the application will meet with swift approval or end up in an 8-30g quagmire that's likely to result in a court-sanctioned settlement.

A 24-unit affordable housing proposal composed of six two-bedroom, 16 one-bedroom, and two studio units, will replace the single-family home (shown in Image 5) near the corner of Stillson Road and Black Rock Turnpike with the unanimous consent of a Fairfield County town's Plan and Zoning Commission in mid-November. Eight of the units will

be affordable—four for residents earning 60% AMI and four for households earning 80% AMI in accordance with CGS 8-30g. The property (Image 6) is set to include 31 parking spaces. While some neighbors expressed relief that the project contained fewer units than expected, the developers filed for 8-30g status following three land use commission denials over the summer.

For many years following 8-30g's adoption, Connecticut, Massachusetts, and California were the only states with affordable housing statutes. As of August 2023, 48 states, the District of Columbia, and 41 of the US's largest cities have programs that include rental assistance, capital funding, and tax abatement for renters. Montana has established a housing task force to address its housing supply shortage, Massachusetts introduced the Affordable Homes Act that includes funding for first-time home buyers, Maine and Vermont made it easier to allow accessory dwelling units (ADU); that is, residential units built on the same lot as the principal residence. Additionally, Connecticut's state bonding commission recently made \$40 million available to fund once again the Time to Own (TTO) program of down-payment assistance for first-time homebuyers. As land use planners, preservationists, developers, land use and housing lawyers, legislators planning commissioners, students, and advocates combine their time, talents, and dedication, affordable housing—including missing middle housing (Image 7) will be welcome in ever more cities and towns throughout Connecticut. ■

1 CGS Section 8-386 (2023). - Regional fair housing compact pilot program.

2 CGS Section 8-387- Housing Infrastructure Fund. State financial assistance . . . in pilot program planning regions.

3 Guidance includes
 · Development of sample methods for calculations of sale, resale, and rental provisions that define housing as affordable
 · Sample Deed Restrictions and Technical Assistance includes the housing department's
 · Obligation to collect and report on the affordable housing inventory and
 · Determine which cities and towns in which more than 10% of their housing is classified as affordable per CGS 8-30g.

4 Housing that is regulated by the state Department of Public Health (DPH) often through Assisted living services agencies (ALSAs) providing assisted living services to managed residential community (MRC) residents, state-funded congregate

housing facilities, and HUD-subsidized apartments.

5 A set-aside development is a project that includes a prescribed proportion of housing that is deemed affordable based on statutory language and affordability calculations: e.g., a housing development where :
 · Not less than 30% of the total units in the development are deed restricted for forty years.
 · No less than 15% of total units in the development serve persons or families at or below 60% of AMI*
 · The remaining “affordable units” in the development serve households at or below 80% of AMI
 *Area Median Income as measured by the US Department of Housing and Urban Development.

6 Studies conducted by the Urban Institute, the MacArthur foundation, and other institutions concluded that:
 · After moving into mixed-income neighborhoods, public housing

residents’ social networks widened to include those with more education, income, and racial diversity.

· Public housing residents in mixed-income neighborhoods were happier with their neighborhood than their peers in traditional public housing and did not feel socially isolated; and
 · The expanded social networks were associated with reduced smoking and depression.

7 A housing unit constructed or substantially rehabilitated with state or federal money for low- or moderate-income households

8 E g underwritten by USDA (US Department of Agriculture) or CHFA (CT Housing Finance Authority)

9 An Act Concerning the zoning enabling act, accessory apartments, training for certain land use officials, municipal affordable housing plans and a commission on Connecticut’s development and future.

GENERAL ECONOMIC INDICATORS

(Seasonally adjusted)	2Q 2024	2Q 2023	YoY CHG		1Q 2024	QoQ CHG	
			NO.	%		NO.	%
General Drift Indicator (2007=100)*							
Leading	112.5	111.0	1.4	1.3	109.9	2.6	2.37
Coincident	95.6	95.8	-0.2	-0.2	96.0	-0.3	-0.4
Real Gross Domestic Product**			YoY CHG			QoQ CHG	
(Millions of chained 2017 dollars)	1Q 2024	1Q 2023	NO.	%	4Q 2023	NO.	%
Connecticut	286,362	279,910	6,452	2.3	285,871	491	0.2
United States	22,758,752	22,112,329	646,423	2.9	22,679,255	79,497	0.4
New England	1,178,596	1,148,112	30,485	2.7	1,175,609	2,987	0.3
Per Capita Personal Income**			YoY CHG			QoQ CHG	
(Current \$, SAAR)	2Q 2024	2Q 2023	NO.	%	1Q 2024	NO.	%
Connecticut	94,363	89,615	4,748	5.3	93,460	903	1.0
United States	73,219	69,519	3,700	5.3	72,364	855	1.2
New England	88,662	84,052	4,610	5.5	87,946	716	0.8
Philadelphia Fed's Coincident Index (2007=100)***			YoY CHG			MoM CHG	
	Sep 2024	Sep 2023	NO.	%	Aug 2024	NO.	%
Connecticut	131.97	126.99	4.98	3.9	131.22	0.75	0.6
United States	145.36	141.45	3.91	2.8	144.94	0.42	0.3

Sources: *Dr. Steven P. Lanza, University of Connecticut, <https://steven-lanza.uconn.edu/the-connecticut-green-sheet/>
 U.S. Bureau of Economic Analysis *Federal Reserve Bank of Philadelphia

General Drift Indicators are composite measures of the four-quarter change in three coincident (Connecticut Manufacturing Production Index, nonfarm employment, and real personal income) and three leading (housing permits, manufacturing average weekly hours, and initial unemployment claims) economic variables, and are indexed so 2007 = 100.

The **Philadelphia Fed's Coincident Index** summarizes current economic condition by using four coincident variables: nonfarm payroll employment, average hours worked in manufacturing, the unemployment rate, and wage and salary disbursements deflated by the consumer price index (U.S. city average).

Total nonfarm
employment increased
over the year.

EMPLOYMENT BY INDUSTRY SECTOR

	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
<i>(Seasonally adjusted; 000s)</i>					
TOTAL NONFARM	1,710.3	1,698.5	11.8	0.7	1,710.6
Natural Res & Mining	0.5	0.6	-0.1	-16.7	0.6
Construction	61.9	62.0	-0.1	-0.2	62.6
Manufacturing	157.8	158.4	-0.6	-0.4	157.8
Trade, Transportation & Utilities	296.3	301.1	-4.8	-1.6	297.2
Information	30.0	30.7	-0.7	-2.3	30.7
Financial Activities	119.4	118.5	0.9	0.8	119.1
Professional and Business Services	220.1	221.5	-1.4	-0.6	218.3
Education and Health Services	369.4	357.2	12.2	3.4	369.0
Leisure and Hospitality	155.9	153.1	2.8	1.8	156.4
Other Services	63.7	62.5	1.2	1.9	63.3
Government*	235.3	232.9	2.4	1.0	235.6

Source: Connecticut Department of Labor * Includes Native American tribal government employment

Average weekly initial
claims fell from a year
ago.

UNEMPLOYMENT

	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
<i>(Seasonally adjusted)</i>					
Labor Force, resident (000s)	1,900.5	1,898.6	1.9	0.1	1,902.5
Employed (000s)	1,839.1	1,822.5	16.6	0.9	1,837.0
Unemployed (000s)	61.4	76.1	-14.7	-19.3	65.5
Unemployment Rate (%)	3.2	4.0	-0.8	---	3.4
Labor Force Participation Rate (%)	64.1	64.3	-0.2	---	64.2
Employment-Population Ratio (%)	62.0	61.8	0.2	---	62.0
Average Weekly Initial Claims (NSA)	2,173	2,387	-214	-9.0	2,780
Avg. Insured Unemp. Rate (% NSA)	1.35	1.36	-0.01	---	1.86
	3Q 2024	3Q 2023			2Q 2024
U-6 Rate (%)	7.2	7.1	0.1	---	6.8

Sources: Connecticut Department of Labor; U.S. Bureau of Labor Statistics

The production worker
weekly earnings rose over
the year.

MANUFACTURING ACTIVITY

	Sep	Sep	CHANGE		Aug	Jul
	2024	2023	NO.	%	2024	2024
<i>(Not seasonally adjusted)</i>						
Production Worker Avg Wkly Hours	38.8	40.0	-1.2	-3.0	39.5	--
Prod. Worker Avg Hourly Earnings	31.65	29.35	2.30	7.8	31.35	--
Prod. Worker Avg Weekly Earnings	1,228.02	1,174.00	54.02	4.6	1,238.33	--
CT Mfg. Prod. Index (2012=100)	102.5	100.6	1.82	1.8	110.3	104.4
Production Worker Hours (000s)	3,733	3,965	-233	-5.9	3,835	--
Industrial Electricity Sales (mil kWh)*	225	219	6	2.9	248	232
CT Mfg. Prod. Index, 12-MMA (2012=100)	99.0	100.4	-1.38	-1.4	98.8	98.5

Sources: Connecticut Department of Labor; U.S. Department of Energy

*Latest two months are forecasted.

Personal income
increased 5.6 percent
from a year earlier.

INCOME

	2Q	2Q	CHANGE		1Q
	2024	2023	NO.	%	2024
<i>(\$ Millions, SA, annualized)</i>					
Personal Income	\$342,112.7	\$324,038.3	\$18,074.4	5.6	\$338,672.2
Wages and Salaries	\$152,074.7	\$143,309.6	\$8,765.1	6.1	\$150,862.9

Source: Bureau of Economic Analysis

BUSINESS ACTIVITY

New auto registrations decreased over the year.

	MONTH	LEVEL	Y/Y %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
New Housing Permits*	Sep 2024	647	100.3	4,488	4,532	-1.0
Electricity Sales (mil kWh)	Aug 2024	2,660	6.1	18,751	18,020	4.1
Construction Contracts Index (1980=100)	Sep 2024	320.8	-6.7	---	---	---
New Auto Registrations	Sep 2024	15,694	-2.2	150,525	132,450	13.6
Exports (Bil. \$)	2Q 2024	4.34	11.9	8.77	7.54	16.2
S&P 500: Monthly Close	Sep 2024	5,762.48	34.4	---	---	---

Sources: Connecticut Department of Economic and Community Development; U.S. Department of Energy, Energy Information Administration; Connecticut Department of Revenue Services; F.W. Dodge; Connecticut Department of Motor Vehicles; Wisertrade.org

* Estimated by the Bureau of the Census

BUSINESS STARTS AND TERMINATIONS

Business formation, seasonally adjusted, was down over the year.

	MO/QTR	LEVEL	Y/Y %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
STARTS						
Business Formation, SA	Sep 2024	3,853	-3.8	34,755	35,688	-2.6
Business Formation, NSA	Sep 2024	3,355	-3.8	36,169	37,006	-2.3
Department of Labor, NSA	1Q 2024	3,955	-18.4	3,955	4,845	-18.4
TERMINATIONS						
Department of Labor, NSA	1Q 2024	236	-85.8	236	1,660	-85.8

Sources: U.S. Census Bureau; Connecticut Department of Labor

STATE REVENUES

Gaming payments was down from a year ago.

	Sep	Sep	%	YEAR TO DATE		%
	2024	2023	CHG	CURRENT	PRIOR	CHG
<i>(Millions of dollars)</i>						
TOTAL ALL REVENUES*	2,309.0	1,915.5	20.5	19,757.4	18,857.6	4.8
Corporate Tax	536.5	497.6	7.8	2,940.3	2,847.3	3.3
Personal Income Tax	1,025.4	884.0	16.0	9,485.5	8,932.4	6.2
Real Estate Conv. Tax	24.8	24.4	1.6	202.9	208.1	-2.5
Sales & Use Tax	595.1	371.0	60.4	4,875.6	4,620.5	5.5
Gaming Payments**	17.7	19.0	-7.1	160.1	160.8	-0.4

Sources: Connecticut Department of Revenue Services; Division of Special Revenue

*Includes all sources of revenue; Only selected sources are displayed; Most July receipts are credited to the prior fiscal year and are not shown. **See page 23 for explanation.

TOURISM AND TRAVEL

Gaming slots was down over the year.

	MONTH	LEVEL	Y/Y %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
Occupancy Rate (%)*	Sep 2024	68.0	0.6	61.8	60.6	2.0
Tourism Website Visitors	Sep 2024	738,941	-0.1	5,226,509	7,947,985	-34.2
Air Passenger Count	Aug 2024	638,089	15.4	4,421,751	4,198,595	5.3
Gaming Slots (Mil.\$)***	Sep 2024	846.3	-6.0	7,667.2	7,789.6	-1.6

Sources: Connecticut Department of Transportation, Bureau of Aviation and Ports; Connecticut Commission on Culture and Tourism; Division of Special Revenue

*STR, Inc. Due to layoffs, Info Center Visitors data are no longer published.

***See page 23 for explanation

Compensation cost for the nation rose 3.6 percent over the year.

EMPLOYMENT COST INDEX

Private Industry Workers (Dec. 2005 = 100)	Seasonally Adjusted			Not Seasonally Adjusted		
	Sep	Jun	3-Mo	Sep	Sep	12-Mo
	2024	2024	% Chg	2024	2023	% Chg
UNITED STATES TOTAL	166.3	165.1	0.7	166.4	160.6	3.6
Wages and Salaries	168.9	167.6	0.8	169.1	162.9	3.8
Benefit Costs	160.1	159.0	0.7	160.1	155.0	3.3
NORTHEAST TOTAL	---	---	---	167.4	162.2	3.2
Wages and Salaries	---	---	---	168.8	163.3	3.4

Source: U.S. Department of Labor, Bureau of Labor Statistics

U.S. inflation rate was up by 2.4 percent over the year.

CONSUMER NEWS

(Not seasonally adjusted)	MO/QTR	LEVEL	% CHANGE	
			Y/Y	P/P*
CONSUMER PRICES				
CPI-U (1982-84=100)				
U.S. City Average	Sep 2024	315.301	2.4	0.2
Purchasing Power of \$ (1982-84=\$1.00)	Sep 2024	0.317	-2.4	-0.2
Northeast Region	Sep 2024	327.156	3.4	0.3
New York-Newark-Jersey City	Sep 2024	337.889	3.8	0.4
Boston-Cambridge-Newton**	Sep 2024	338.258	3.4	0.7
CPI-W (1982-84=100)				
U.S. City Average	Sep 2024	309.046	2.2	0.1

Source: U.S. Department of Labor, Bureau of Labor Statistics

*Change over prior monthly or quarterly period

**The Boston CPI can be used as a proxy for New England and is measured every other month.

Conventional mortgage rate fell to 6.18 percent over the month.

INTEREST RATES

(Percent)	Sep 2024	Aug 2024	Sep 2023
Prime	8.30	8.50	8.50
Federal Funds	5.13	5.33	5.33
3 Month Treasury Bill	4.92	5.30	5.56
6 Month Treasury Bill	4.55	4.96	5.51
1 Year Treasury Note	4.03	4.43	5.44
3 Year Treasury Note	3.51	3.79	4.74
5 Year Treasury Note	3.50	3.71	4.49
7 Year Treasury Note	3.60	3.77	4.46
10 Year Treasury Note	3.72	3.87	4.38
20 Year Treasury Note	4.10	4.25	4.65
Conventional Mortgage	6.18	6.50	7.20

Sources: Federal Reserve; Federal Home Loan Mortgage Corp.

NONFARM EMPLOYMENT

All states in the region gained jobs over the year.

<i>(Seasonally adjusted; 000s)</i>	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
Connecticut	1,710.3	1,698.5	11.8	0.7	1,710.6
Maine	656.9	651.3	5.6	0.9	656.6
Massachusetts	3,743.7	3,709.6	34.1	0.9	3,746.3
New Hampshire	714.1	700.4	13.7	2.0	712.0
New Jersey	4,393.1	4,341.5	51.6	1.2	4,373.9
New York	9,885.3	9,749.6	135.7	1.4	9,883.3
Pennsylvania	6,205.0	6,102.3	102.7	1.7	6,198.2
Rhode Island	512.9	506.4	6.5	1.3	509.6
Vermont	315.8	310.1	5.7	1.8	315.7
United States	159,105.0	156,667.0	2,438.0	1.6	158,851.0

Source: U.S. Department of Labor, Bureau of Labor Statistics

LABOR FORCE

All but one states in the region posted increases in the labor force from last year.

<i>(Seasonally adjusted)</i>	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
Connecticut	1,900,478	1,898,585	1,893	0.1	1,902,540
Maine	704,409	691,172	13,237	1.9	701,986
Massachusetts	3,850,486	3,752,803	97,683	2.6	3,844,047
New Hampshire	772,017	761,112	10,905	1.4	770,835
New Jersey	4,846,666	4,833,817	12,849	0.3	4,849,802
New York	9,709,059	9,749,878	-40,819	-0.4	9,712,516
Pennsylvania	6,555,813	6,528,382	27,431	0.4	6,580,413
Rhode Island	591,326	575,134	16,192	2.8	591,764
Vermont	357,965	352,501	5,464	1.6	357,983
United States	168,699,000	167,897,000	802,000	0.5	168,549,000

Source: U.S. Department of Labor, Bureau of Labor Statistics

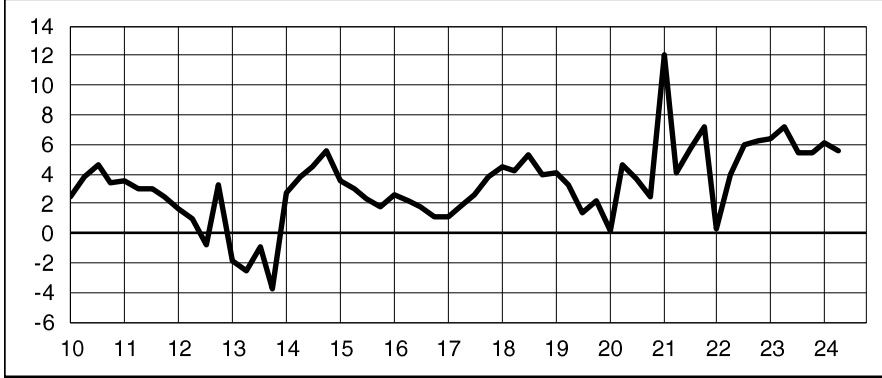
UNEMPLOYMENT RATES

Three states showed a decrease in its unemployment rate over the year.

<i>(Seasonally adjusted)</i>	Sep	Sep	CHANGE	Aug
	2024	2023		2024
Connecticut	3.2	4.0	-0.8	3.4
Maine	2.8	3.2	-0.4	2.8
Massachusetts	3.8	3.3	0.5	3.7
New Hampshire	2.5	2.5	0.0	2.6
New Jersey	4.7	4.8	-0.1	4.8
New York	4.4	4.4	0.0	4.4
Pennsylvania	3.4	3.3	0.1	3.4
Rhode Island	4.6	3.2	1.4	4.6
Vermont	2.2	2.2	0.0	2.2
United States	4.1	3.8	0.3	4.2

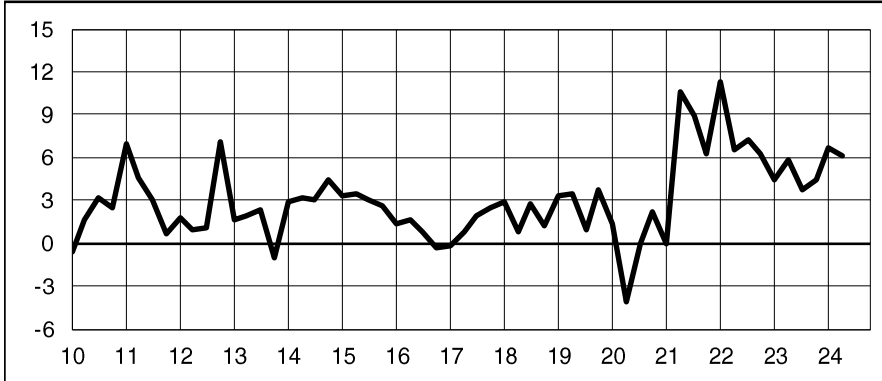
Source: U.S. Department of Labor, Bureau of Labor Statistics

PERSONAL INCOME, YOY % CHG *(Seasonally adjusted)*



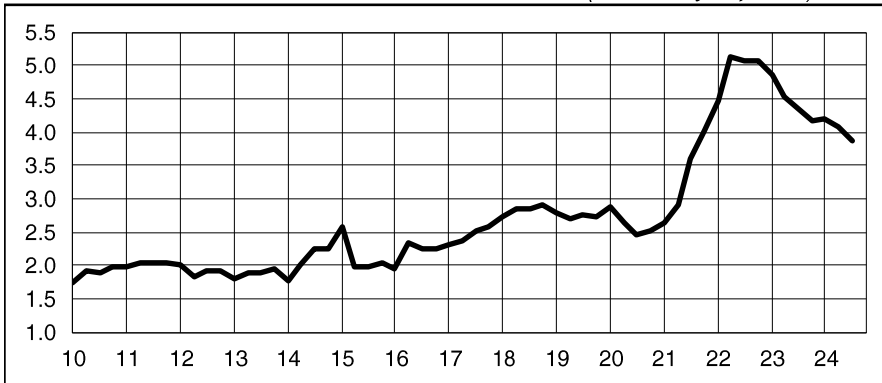
Quarter	2022	2023	2024
First	0.3	6.4	6.1
Second	4.0	7.1	5.6
Third	6.0	5.4	
Fourth	6.3	5.4	

WAGES AND SALARIES, YOY % CHG *(Seasonally adjusted)*



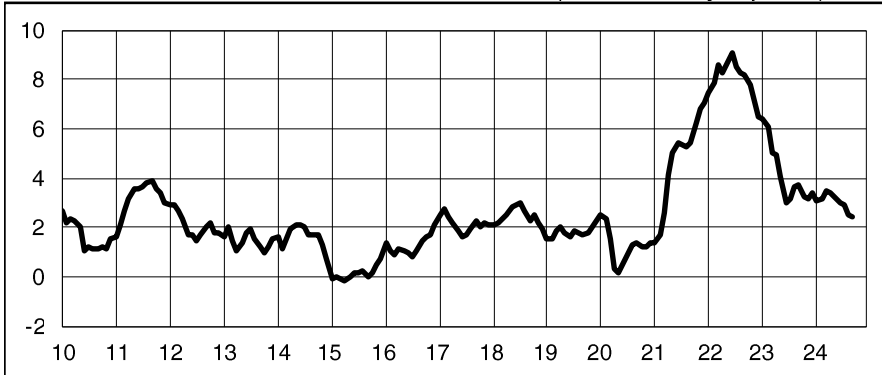
Quarter	2022	2023	2024
First	11.3	4.4	6.7
Second	6.6	5.8	6.1
Third	7.2	3.7	
Fourth	6.2	4.4	

U.S. EMPLOYMENT COST INDEX, YOY % CHG *(Seasonally adjusted)*



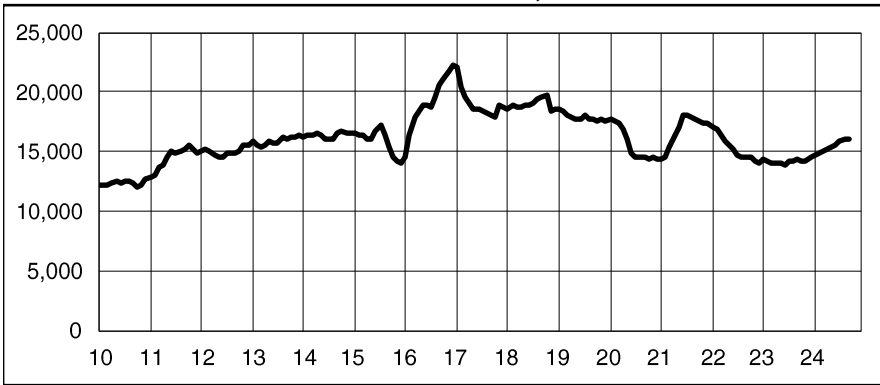
Quarter	2022	2023	2024
First	4.5	4.9	4.2
Second	5.1	4.5	4.1
Third	5.1	4.4	3.9
Fourth	5.1	4.2	

U.S. CONSUMER PRICE INDEX, YOY % CHG *(Not seasonally adjusted)*



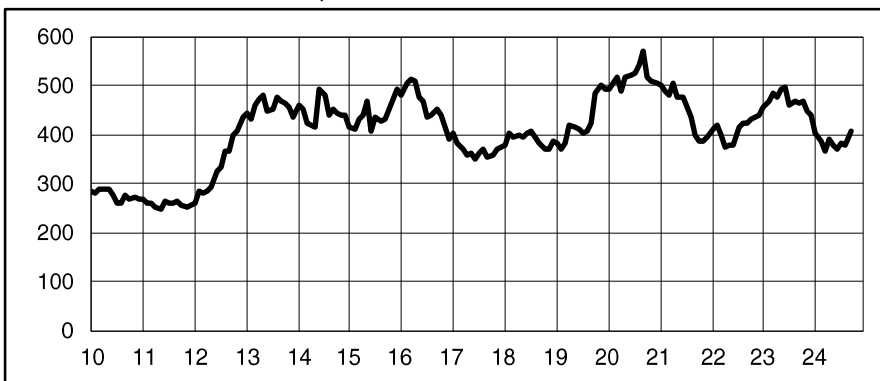
Month	2022	2023	2024
Jan	7.5	6.4	3.1
Feb	7.9	6.0	3.2
Mar	8.5	5.0	3.5
Apr	8.3	4.9	3.4
May	8.6	4.0	3.3
Jun	9.1	3.0	3.0
Jul	8.5	3.2	2.9
Aug	8.3	3.7	2.5
Sep	8.2	3.7	2.4
Oct	7.7	3.2	
Nov	7.1	3.1	
Dec	6.5	3.4	

NEW AUTO REGISTRATIONS PROCESSED, 12 MMA



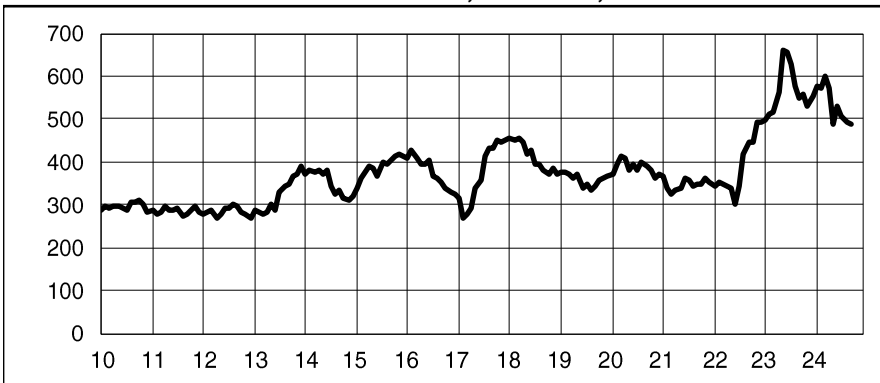
Month	2022	2023	2024
Jan	17,095	14,284	14,641
Feb	16,835	14,149	14,893
Mar	16,339	14,004	15,038
Apr	15,931	13,952	15,243
May	15,595	13,963	15,373
Jun	15,260	13,881	15,521
Jul	14,764	14,225	15,931
Aug	14,592	14,152	16,104
Sep	14,564	14,266	16,074
Oct	14,569	14,190	
Nov	14,228	14,228	
Dec	14,018	14,568	

NEW HOUSING PERMITS, 12 MMA



Month	2022	2023	2024
Jan	410	456	402
Feb	416	468	387
Mar	399	484	366
Apr	375	474	389
May	376	492	377
Jun	379	494	368
Jul	416	458	382
Aug	424	468	378
Sep	424	463	405
Oct	431	466	
Nov	435	447	
Dec	437	437	

CONSTRUCTION CONTRACTS INDEX, 1980=100, 12 MMA



Month	2022	2023	2024
Jan	343.6	498.7	576.6
Feb	351.0	510.2	570.2
Mar	346.2	515.7	599.2
Apr	344.3	563.7	570.0
May	338.4	658.7	486.9
Jun	301.3	654.0	528.9
Jul	343.3	625.7	507.5
Aug	416.6	574.4	490.1
Sep	444.2	546.5	488.2
Oct	447.6	555.5	
Nov	490.7	528.9	
Dec	492.0	552.3	

ELECTRICITY SALES, millions of kilowatt hours, 12 MMA



Month	2022	2023	2024
Jan	2,317	2,281	2,230
Feb	2,311	2,271	2,238
Mar	2,315	2,266	2,234
Apr	2,315	2,263	2,236
May	2,325	2,252	2,242
Jun	2,302	2,235	2,272
Jul	2,336	2,242	2,267
Aug	2,328	2,212	2,280
Sep	2,311	2,220	
Oct	2,309	2,219	
Nov	2,305	2,222	
Dec	2,310	2,214	

CONNECTICUT*Not Seasonally Adjusted*

	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
TOTAL NONFARM EMPLOYMENT	1,715,700	1,703,100	12,600	0.7	1,701,200
TOTAL PRIVATE	1,479,600	1,468,300	11,300	0.8	1,483,200
GOODS PRODUCING INDUSTRIES	222,700	223,000	-300	-0.1	225,400
CONSTRUCTION, NAT. RES. & MINING	65,100	64,800	300	0.5	66,800
MANUFACTURING	157,600	158,200	-600	-0.4	158,600
Durable Goods	123,600	123,900	-300	-0.2	124,600
Fabricated Metal.....	27,500	27,300	200	0.7	27,700
Machinery.....	13,600	13,700	-100	-0.7	13,700
Computer and Electronic Product.....	10,500	10,500	0	0.0	10,600
Transportation Equipment.....	47,700	47,100	600	1.3	48,100
Aerospace Product and Parts.....	29,500	29,700	-200	-0.7	29,700
Non-Durable Goods	34,000	34,300	-300	-0.9	34,000
Chemical.....	7,800	8,000	-200	-2.5	7,800
SERVICE PROVIDING INDUSTRIES	1,493,000	1,480,100	12,900	0.9	1,475,800
TRADE, TRANSPORTATION, UTILITIES	294,900	298,000	-3,100	-1.0	292,600
Wholesale Trade.....	62,300	61,000	1,300	2.1	62,400
Retail Trade.....	162,400	164,900	-2,500	-1.5	163,900
Motor Vehicle and Parts Dealers.....	21,200	21,400	-200	-0.9	21,300
Building Material.....	15,200	15,600	-400	-2.6	15,500
Food and Beverage Stores.....	40,200	40,700	-500	-1.2	40,700
General Merchandise Stores.....	29,200	29,200	0	0.0	29,100
Transportation, Warehousing, & Utilities.....	70,200	72,100	-1,900	-2.6	66,300
Utilities.....	5,000	5,100	-100	-2.0	5,000
Transportation and Warehousing.....	65,200	67,000	-1,800	-2.7	61,300
INFORMATION	30,100	30,500	-400	-1.3	30,600
Telecommunications.....	5,900	6,000	-100	-1.7	5,900
FINANCIAL ACTIVITIES	119,200	118,200	1,000	0.8	119,600
Finance and Insurance.....	99,200	98,500	700	0.7	99,400
Credit Intermediation and Related.....	19,900	20,100	-200	-1.0	19,900
Financial Investments and Related.....	23,200	22,900	300	1.3	23,300
Insurance Carriers & Related Activities.....	56,100	55,500	600	1.1	56,200
Real Estate and Rental and Leasing.....	20,000	19,700	300	1.5	20,200
PROFESSIONAL & BUSINESS SERVICES	221,300	222,000	-700	-0.3	219,800
Professional, Scientific.....	100,700	99,400	1,300	1.3	100,900
Legal Services.....	12,100	11,700	400	3.4	12,100
Computer Systems Design.....	22,000	21,800	200	0.9	22,000
Management of Companies.....	32,100	31,600	500	1.6	31,900
Administrative and Support.....	88,500	91,000	-2,500	-2.7	87,000
Employment Services.....	24,500	26,700	-2,200	-8.2	23,900
EDUCATION AND HEALTH SERVICES	369,700	358,600	11,100	3.1	361,500
Educational Services.....	74,300	73,200	1,100	1.5	68,300
Health Care and Social Assistance.....	295,400	285,400	10,000	3.5	293,200
Hospitals.....	63,500	62,300	1,200	1.9	63,500
Nursing & Residential Care Facilities.....	57,000	55,700	1,300	2.3	57,000
Social Assistance.....	72,700	69,900	2,800	4.0	71,700
LEISURE AND HOSPITALITY	158,100	155,400	2,700	1.7	168,900
Arts, Entertainment, and Recreation.....	30,000	28,000	2,000	7.1	36,000
Accommodation and Food Services.....	128,100	127,400	700	0.5	132,900
Food Serv., Restaurants, Drinking Places.....	117,900	117,400	500	0.4	121,400
OTHER SERVICES	63,600	62,600	1,000	1.6	64,800
GOVERNMENT	236,100	234,800	1,300	0.6	218,000
Federal Government.....	18,700	18,800	-100	-0.5	18,600
State Government.....	72,500	73,500	-1,000	-1.4	66,100
Local Government**.....	144,900	142,500	2,400	1.7	133,300

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

**Total excludes workers idled due to labor-management disputes. **Includes Indian tribal government employment*

BRIDGEPORT - STAMFORD LMA



Not Seasonally Adjusted

	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
TOTAL NONFARM EMPLOYMENT	411,300	408,100	3,200	0.8	412,100
TOTAL PRIVATE	367,000	365,300	1,700	0.5	370,600
GOODS PRODUCING INDUSTRIES	42,600	43,300	-700	-1.6	43,100
CONSTRUCTION, NAT. RES. & MINING	13,800	14,200	-400	-2.8	14,200
MANUFACTURING	28,800	29,100	-300	-1.0	28,900
Durable Goods.....	22,700	22,900	-200	-0.9	22,800
SERVICE PROVIDING INDUSTRIES	368,700	364,800	3,900	1.1	369,000
TRADE, TRANSPORTATION, UTILITIES	63,900	65,200	-1,300	-2.0	64,200
Wholesale Trade.....	13,000	13,100	-100	-0.8	13,100
Retail Trade.....	41,700	42,600	-900	-2.1	42,400
Transportation, Warehousing, & Utilities....	9,200	9,500	-300	-3.2	8,700
INFORMATION	12,500	12,700	-200	-1.6	12,700
FINANCIAL ACTIVITIES	36,300	36,000	300	0.8	36,500
Finance and Insurance.....	30,500	30,000	500	1.7	30,600
Credit Intermediation and Related.....	7,000	7,100	-100	-1.4	7,000
Financial Investments and Related.....	16,400	16,400	0	0.0	16,600
PROFESSIONAL & BUSINESS SERVICES	64,700	65,500	-800	-1.2	64,500
Professional, Scientific.....	30,500	30,600	-100	-0.3	30,300
Administrative and Support.....	23,500	24,700	-1,200	-4.9	23,200
EDUCATION AND HEALTH SERVICES	84,500	81,000	3,500	4.3	82,800
Health Care and Social Assistance.....	70,200	67,400	2,800	4.2	69,800
LEISURE AND HOSPITALITY	44,900	44,300	600	1.4	48,900
Accommodation and Food Services.....	33,600	33,700	-100	-0.3	35,300
OTHER SERVICES	17,600	17,300	300	1.7	17,900
GOVERNMENT	44,300	42,800	1,500	3.5	41,500
Federal.....	2,300	2,400	-100	-4.2	2,300
State & Local.....	42,000	40,400	1,600	4.0	39,200

DANBURY LMA

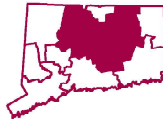


Not Seasonally Adjusted

	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
TOTAL NONFARM EMPLOYMENT	78,400	78,300	100	0.1	77,700
TOTAL PRIVATE	68,600	68,700	-100	-0.1	68,800
GOODS PRODUCING INDUSTRIES	12,800	12,600	200	1.6	12,900
SERVICE PROVIDING INDUSTRIES	65,600	65,700	-100	-0.2	64,800
TRADE, TRANSPORTATION, UTILITIES	18,300	18,100	200	1.1	18,200
Retail Trade.....	11,900	11,800	100	0.8	12,000
PROFESSIONAL & BUSINESS SERVICES	9,300	9,200	100	1.1	9,300
LEISURE AND HOSPITALITY	7,300	7,400	-100	-1.4	7,800
GOVERNMENT	9,800	9,600	200	2.1	8,900
Federal.....	700	700	0	0.0	700
State & Local.....	9,100	8,900	200	2.2	8,200

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

*Total excludes workers idled due to labor-management disputes.

HARTFORD LMA*Not Seasonally Adjusted*

	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
TOTAL NONFARM EMPLOYMENT	590,200	583,100	7,100	1.2	582,000
TOTAL PRIVATE	493,900	487,800	6,100	1.3	494,800
GOODS PRODUCING INDUSTRIES	79,300	77,600	1,700	2.2	80,800
CONSTRUCTION, NAT. RES. & MINING	24,200	22,400	1,800	8.0	24,900
MANUFACTURING	55,100	55,200	-100	-0.2	55,900
Durable Goods.....	45,100	45,100	0	0.0	45,800
Non-Durable Goods.....	10,000	10,100	-100	-1.0	10,100
SERVICE PROVIDING INDUSTRIES	510,900	505,500	5,400	1.1	501,200
TRADE, TRANSPORTATION, UTILITIES	92,300	93,200	-900	-1.0	91,000
Wholesale Trade.....	16,700	16,600	100	0.6	16,700
Retail Trade.....	49,300	50,000	-700	-1.4	49,600
Transportation, Warehousing, & Utilities.....	26,300	26,600	-300	-1.1	24,700
Transportation and Warehousing.....	25,600	25,800	-200	-0.8	24,000
INFORMATION	8,500	8,700	-200	-2.3	8,600
FINANCIAL ACTIVITIES	51,400	50,700	700	1.4	51,400
Depository Credit Institutions.....	4,700	4,800	-100	-2.1	4,700
Insurance Carriers & Related Activities.....	34,800	34,700	100	0.3	35,000
PROFESSIONAL & BUSINESS SERVICES	75,200	75,000	200	0.3	74,800
Professional, Scientific.....	37,100	35,200	1,900	5.4	37,300
Management of Companies.....	12,700	12,500	200	1.6	12,800
Administrative and Support.....	25,400	27,300	-1,900	-7.0	24,700
EDUCATION AND HEALTH SERVICES	117,700	114,100	3,600	3.2	115,900
Educational Services.....	14,400	14,000	400	2.9	12,800
Health Care and Social Assistance.....	103,300	100,100	3,200	3.2	103,100
Ambulatory Health Care.....	34,600	33,600	1,000	3.0	34,600
LEISURE AND HOSPITALITY	47,600	46,700	900	1.9	50,000
Accommodation and Food Services.....	40,800	39,200	1,600	4.1	42,000
OTHER SERVICES	21,900	21,800	100	0.5	22,300
GOVERNMENT	96,300	95,300	1,000	1.0	87,200
Federal.....	5,600	5,600	0	0.0	5,600
State & Local.....	90,700	89,700	1,000	1.1	81,600

SEASONALLY ADJUSTED TOTAL NONFARM EMPLOYMENT*Seasonally Adjusted*

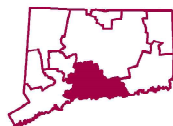
Labor Market Areas	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
BRIDGEPORT-STAMFORD LMA	410,200	407,500	2,700	0.7	410,800
DANBURY LMA	78,400	78,300	100	0.1	78,200
HARTFORD LMA	588,800	581,300	7,500	1.3	589,200
NEW HAVEN LMA	307,500	303,500	4,000	1.3	307,700
NORWICH-NEW LONDON LMA	126,200	126,000	200	0.2	126,800
WATERBURY LMA	67,100	66,500	600	0.9	66,800
ENFIELD LMA**	43,000	43,200	-200	-0.5	42,600
TORRINGTON-NORTHWEST LMA**	33,500	33,400	100	0.3	33,800
DANIELSON-NORTHEAST LMA**	26,900	27,400	-500	-1.8	26,600

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

*Total excludes workers idled due to labor-management disputes

**Unofficial seasonally adjusted estimates produced by the Connecticut Department of Labor

NEW HAVEN LMA



Not Seasonally Adjusted

	Sep	Sep	CHANGE		Aug
	2024	2023	NO.	%	2024
TOTAL NONFARM EMPLOYMENT	308,500	304,200	4,300	1.4	303,500
TOTAL PRIVATE	271,300	268,500	2,800	1.0	269,800
GOODS PRODUCING INDUSTRIES	35,600	34,600	1,000	2.9	36,100
CONSTRUCTION, NAT. RES. & MINING	12,400	11,800	600	5.1	12,700
MANUFACTURING	23,200	22,800	400	1.8	23,400
Durable Goods.....	16,500	16,500	0	0.0	16,600
SERVICE PROVIDING INDUSTRIES	272,900	269,600	3,300	1.2	267,400
TRADE, TRANSPORTATION, UTILITIES	57,500	59,500	-2,000	-3.4	57,300
Wholesale Trade.....	12,000	11,800	200	1.7	12,200
Retail Trade.....	25,500	27,100	-1,600	-5.9	25,600
Transportation, Warehousing, & Utilities....	20,000	20,600	-600	-2.9	19,500
INFORMATION	3,700	3,700	0	0.0	3,700
FINANCIAL ACTIVITIES	10,700	10,900	-200	-1.8	10,800
Finance and Insurance.....	7,100	7,200	-100	-1.4	7,100
PROFESSIONAL & BUSINESS SERVICES	33,700	32,900	800	2.4	33,400
Administrative and Support.....	16,400	16,900	-500	-3.0	16,200
EDUCATION AND HEALTH SERVICES	91,600	89,800	1,800	2.0	87,900
Educational Services.....	35,200	35,000	200	0.6	31,900
Health Care and Social Assistance.....	56,400	54,800	1,600	2.9	56,000
LEISURE AND HOSPITALITY	26,900	26,000	900	3.5	29,000
Accommodation and Food Services.....	22,300	21,700	600	2.8	23,600
OTHER SERVICES	11,600	11,100	500	4.5	11,600
GOVERNMENT	37,200	35,700	1,500	4.2	33,700
Federal.....	5,100	5,100	0	0.0	5,100
State & Local.....	32,100	30,600	1,500	4.9	28,600

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

*Total excludes workers idled due to labor-management disputes. **Value less than 50

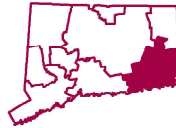
HELP WANTED ONLINE

Connecticut HWOL: September 2024

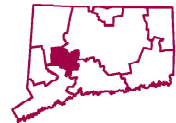
Workforce Area	September	Industry Sector	Ads	Occupation	Ads
	2024			With Most Ads	
Total Ads					
Eastern	6,822	Health Care and Social Assistance	1,608	Registered Nurses	360
North Central	27,451	Health Care and Social Assistance	4,706	Registered Nurses	1,277
Northwest	10,410	Health Care and Social Assistance	2,575	Registered Nurses	647
South Central	14,434	Health Care and Social Assistance	3,709	Registered Nurses	1,141
Southwest	17,369	Health Care and Social Assistance	2,967	Registered Nurses	4,397

Source: CT DOL Research Office Analysis of HWOL Data Series

The Conference Board Help Wanted OnLine Data Series (HWOL) measures the number of new, first-time online jobs and jobs reposted from the previous month for over 16,000 Internet job boards, corporate boards and smaller job sites that serve niche markets and smaller geographic areas. The data can be used as a real-time measure of labor demand. For more information go to <https://www1.ctdol.state.ct.us/lmi/hwol.asp>.

**NORWICH-NEW LONDON-
WESTERLY, CT-RI LMA***Not Seasonally Adjusted*

	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
TOTAL NONFARM EMPLOYMENT	127,400	127,000	400	0.3	128,300
TOTAL PRIVATE	101,000	100,900	100	0.1	102,700
GOODS PRODUCING INDUSTRIES	25,100	24,600	500	2.0	25,300
CONSTRUCTION, NAT. RES. & MINING	4,100	4,100	0	0.0	4,200
MANUFACTURING	21,000	20,500	500	2.4	21,100
Durable Goods.....	17,600	17,000	600	3.5	17,700
Non-Durable Goods.....	3,400	3,500	-100	-2.9	3,400
SERVICE PROVIDING INDUSTRIES	102,300	102,400	-100	-0.1	103,000
TRADE, TRANSPORTATION, UTILITIES	20,200	20,900	-700	-3.3	20,300
Wholesale Trade.....	2,700	2,800	-100	-3.6	2,800
Retail Trade.....	13,800	14,200	-400	-2.8	14,000
Transportation, Warehousing, & Utilities....	3,700	3,900	-200	-5.1	3,500
INFORMATION	1,300	1,300	0	0.0	1,300
FINANCIAL ACTIVITIES	2,800	2,900	-100	-3.4	2,800
PROFESSIONAL & BUSINESS SERVICES	10,000	9,900	100	1.0	9,800
EDUCATION AND HEALTH SERVICES	22,000	21,600	400	1.9	21,700
Health Care and Social Assistance.....	19,200	18,600	600	3.2	19,200
LEISURE AND HOSPITALITY	16,400	16,500	-100	-0.6	18,200
Accommodation and Food Services.....	13,800	13,700	100	0.7	14,900
Food Serv., Restaurants, Drinking Places....	11,500	11,500	0	0.0	12,600
OTHER SERVICES	3,200	3,200	0	0.0	3,300
GOVERNMENT	26,400	26,100	300	1.1	25,600
Federal.....	3,000	2,900	100	3.4	3,000
State & Local**.....	23,400	23,200	200	0.9	22,600

WATERBURY LMA*Not Seasonally Adjusted*

	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
TOTAL NONFARM EMPLOYMENT	67,300	67,200	100	0.1	65,900
TOTAL PRIVATE	56,900	56,800	100	0.2	56,900
GOODS PRODUCING INDUSTRIES	9,900	9,800	100	1.0	10,000
CONSTRUCTION, NAT. RES. & MINING	3,200	3,000	200	6.7	3,200
MANUFACTURING	6,700	6,800	-100	-1.5	6,800
SERVICE PROVIDING INDUSTRIES	57,400	57,400	0	0.0	55,900
TRADE, TRANSPORTATION, UTILITIES	12,200	12,500	-300	-2.4	12,000
Wholesale Trade.....	1,900	1,900	0	0.0	1,900
Retail Trade.....	8,300	8,500	-200	-2.4	8,300
Transportation, Warehousing, & Utilities....	2,000	2,100	-100	-4.8	1,800
INFORMATION	500	500	0	0.0	500
FINANCIAL ACTIVITIES	1,800	1,800	0	0.0	1,800
PROFESSIONAL & BUSINESS SERVICES	5,500	5,600	-100	-1.8	5,500
EDUCATION AND HEALTH SERVICES	18,500	18,100	400	2.2	18,100
Health Care and Social Assistance.....	16,400	15,900	500	3.1	16,300
LEISURE AND HOSPITALITY	6,000	6,100	-100	-1.6	6,500
OTHER SERVICES	2,500	2,400	100	4.2	2,500
GOVERNMENT	10,400	10,400	0	0.0	9,000
Federal.....	400	400	0	0.0	400
State & Local.....	10,000	10,000	0	0.0	8,600

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

*Total excludes workers idled due to labor-management disputes. **Includes Indian tribal government employment.

SMALLER LMAS*



Not Seasonally Adjusted

	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
TOTAL NONFARM EMPLOYMENT					
ENFIELD LMA.....	43,000	43,200	-200	-0.5	42,600
TORRINGTON-NORTHWEST LMA.....	33,500	33,400	100	0.3	33,800
DANIELSON-NORTHEAST LMA.....	26,900	27,400	-500	-1.8	26,600

NOTE: More industry detail data is available for the State and its nine labor market areas at: <http://www.ctdol.state.ct.us/lmi/202/covered.htm>. The data published there differ from the data in the preceding tables in that they are developed from a near-universe count of Connecticut employment covered by the unemployment insurance (UI) program, while the data here is sample-based. The data drawn from the UI program does not contain estimates of employment not covered by unemployment insurance, and is lagged several months behind the current employment estimates presented here.

* State-designated Non-CES areas

SPRINGFIELD, MA-CT NECTA**

Not Seasonally Adjusted

	Sep 2024	Sep 2023	CHANGE		Aug 2024
			NO.	%	
TOTAL NONFARM EMPLOYMENT.....	332,000	331,700	300	0.1	332,100
TOTAL PRIVATE.....	267,000	266,800	200	0.1	269,500
GOODS PRODUCING INDUSTRIES.....	39,900	40,400	-500	-1.2	40,200
CONSTRUCTION, NAT. RES. & MINING.....	12,600	12,500	100	0.8	12,800
MANUFACTURING.....	27,300	27,900	-600	-2.2	27,400
Durable Goods.....	18,300	18,800	-500	-2.7	18,400
Non-Durable Goods.....	9,000	9,100	-100	-1.1	9,000
SERVICE PROVIDING INDUSTRIES.....	292,100	291,300	800	0.3	291,900
TRADE, TRANSPORTATION, UTILITIES.....	57,000	57,600	-600	-1.0	56,900
Wholesale Trade.....	11,700	11,800	-100	-0.8	11,900
Retail Trade.....	30,600	31,100	-500	-1.6	30,900
Transportation, Warehousing, & Utilities....	14,700	14,700	0	0.0	14,100
INFORMATION.....	2,700	2,800	-100	-3.6	2,700
FINANCIAL ACTIVITIES.....	13,700	13,900	-200	-1.4	14,000
Finance and Insurance.....	10,600	10,800	-200	-1.9	10,800
Insurance Carriers & Related Activities....	7,400	7,500	-100	-1.3	7,500
PROFESSIONAL & BUSINESS SERVICES	24,400	24,400	0	0.0	24,400
EDUCATION AND HEALTH SERVICES.....	86,400	84,300	2,100	2.5	85,100
Educational Services.....	16,000	16,000	0	0.0	14,600
Health Care and Social Assistance.....	70,400	68,300	2,100	3.1	70,500
LEISURE AND HOSPITALITY.....	30,800	31,100	-300	-1.0	33,300
OTHER SERVICES.....	12,100	12,300	-200	-1.6	12,900
GOVERNMENT.....	65,000	64,900	100	0.2	62,600
Federal.....	5,900	5,900	0	0.0	5,900
State & Local.....	59,100	59,000	100	0.2	56,700

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

**Total excludes workers idled due to labor-management disputes.*

** New England City and Town Area

LMA LABOR FORCE ESTIMATES

(Not seasonally adjusted)	EMPLOYMENT STATUS	Sep	Sep	CHANGE		Aug
		2024	2023	NO.	%	2024
CONNECTICUT	Civilian Labor Force	1,904,100	1,900,700	3,400	0.2	1,894,300
	Employed	1,855,800	1,831,200	24,600	1.3	1,829,200
	Unemployed	48,300	69,400	-21,100	-30.4	65,100
	Unemployment Rate	2.5	3.7	-1.2	---	3.4
BRIDGEPORT-STAMFORD LMA	Civilian Labor Force	465,800	465,500	300	0.1	466,400
	Employed	453,200	447,100	6,100	1.4	449,500
	Unemployed	12,600	18,400	-5,800	-31.5	16,900
	Unemployment Rate	2.7	4.0	-1.3	---	3.6
DANBURY LMA	Civilian Labor Force	106,600	106,500	100	0.1	105,700
	Employed	104,200	103,000	1,200	1.2	102,500
	Unemployed	2,300	3,500	-1,200	-34.3	3,200
	Unemployment Rate	2.2	3.3	-1.1	---	3.0
DANIELSON-NORTHEAST LMA	Civilian Labor Force	43,300	43,000	300	0.7	43,100
	Employed	42,300	41,400	900	2.2	41,800
	Unemployed	1,100	1,600	-500	-31.3	1,300
	Unemployment Rate	2.4	3.7	-1.3	---	3.1
ENFIELD LMA	Civilian Labor Force	48,800	49,000	-200	-0.4	48,800
	Employed	47,700	47,400	300	0.6	47,300
	Unemployed	1,100	1,600	-500	-31.3	1,500
	Unemployment Rate	2.3	3.3	-1.0	---	3.0
HARTFORD LMA	Civilian Labor Force	622,000	619,600	2,400	0.4	616,600
	Employed	606,500	597,800	8,700	1.5	595,400
	Unemployed	15,600	21,800	-6,200	-28.4	21,200
	Unemployment Rate	2.5	3.5	-1.0	---	3.4
NEW HAVEN LMA	Civilian Labor Force	337,600	336,300	1,300	0.4	334,600
	Employed	329,400	324,600	4,800	1.5	323,600
	Unemployed	8,200	11,700	-3,500	-29.9	11,000
	Unemployment Rate	2.4	3.5	-1.1	---	3.3
NORWICH-NEW LONDON LMA	Civilian Labor Force	139,300	139,500	-200	-0.1	139,900
	Employed	135,800	134,800	1,000	0.7	135,300
	Unemployed	3,400	4,700	-1,300	-27.7	4,600
	Unemployment Rate	2.5	3.4	-0.9	---	3.3
TORRINGTON-NORTHWEST LMA	Civilian Labor Force	47,600	46,900	700	1.5	46,700
	Employed	46,600	45,500	1,100	2.4	45,400
	Unemployed	1,000	1,500	-500	-33.3	1,300
	Unemployment Rate	2.1	3.1	-1.0	---	2.9
WATERBURY LMA	Civilian Labor Force	109,600	110,400	-800	-0.7	108,900
	Employed	106,100	105,400	700	0.7	104,200
	Unemployed	3,500	5,000	-1,500	-30.0	4,700
	Unemployment Rate	3.2	4.6	-1.4	---	4.3
UNITED STATES	Civilian Labor Force	168,569,000	167,718,000	851,000	0.5	168,763,000
	Employed	162,046,000	161,669,000	377,000	0.2	161,348,000
	Unemployed	6,524,000	6,049,000	475,000	7.9	7,415,000
	Unemployment Rate	3.9	3.6	0.3	---	4.4

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

	AVG WEEKLY EARNINGS				AVG WEEKLY HOURS				AVG HOURLY EARNINGS			
	Sep		CHG Y/Y	Aug 2024	Sep		CHG Y/Y	Aug 2024	Sep		CHG Y/Y	Aug 2024
	2024	2023			2024	2023			2024	2023		
<i>(Not seasonally adjusted)</i>												
PRODUCTION WORKER												
MANUFACTURING	\$1,228.02	\$1,174.00	\$54.02	\$1,238.33	38.8	40.0	-1.2	39.5	\$31.65	\$29.35	\$2.30	\$31.35
DURABLE GOODS	1,310.47	1,268.47	42.00	1,295.03	38.6	40.8	-2.2	38.6	33.95	31.09	2.86	33.55
NON-DUR. GOODS	1,013.94	903.54	110.40	1,068.03	39.3	37.9	1.4	41.9	25.80	23.84	1.96	25.49
CONSTRUCTION	1,537.44	1,505.03	32.41	1,558.05	38.6	39.7	-1.1	39.0	39.83	37.91	1.92	39.95
ALL EMPLOYEES												
STATEWIDE												
TOTAL PRIVATE	1,299.14	1,202.40	96.74	1,268.74	34.0	33.4	0.6	33.6	38.21	36.00	2.21	37.76
GOODS PRODUCING	1,545.28	1,486.13	59.15	1,531.94	39.3	39.8	-0.5	39.2	39.32	37.34	1.98	39.08
Construction	1,568.84	1,527.49	41.35	1,549.19	37.3	38.7	-1.4	37.0	42.06	39.47	2.59	41.87
Manufacturing	1,498.46	1,479.67	18.79	1,480.46	39.6	39.5	0.1	39.5	37.84	37.46	0.38	37.48
SERVICE PROVIDING	1,253.34	1,153.43	99.91	1,221.85	33.0	32.3	0.7	32.6	37.98	35.71	2.27	37.48
Trade, Transp., Utilities	1,008.94	921.65	87.29	993.69	32.4	31.2	1.2	32.2	31.14	29.54	1.60	30.86
Financial Activities	2,199.58	2,104.50	95.08	2,114.65	37.8	37.4	0.4	36.7	58.19	56.27	1.92	57.62
Prof. & Business Serv.	1,633.50	1,476.64	156.86	1,613.88	36.3	35.2	1.1	36.0	45.00	41.95	3.05	44.83
Education & Health Ser.	1,142.63	1,114.32	28.31	1,130.44	32.6	32.9	-0.3	32.4	35.05	33.87	1.18	34.89
Leisure & Hospitality	622.17	572.60	49.57	620.51	26.6	25.7	0.9	26.7	23.39	22.28	1.11	23.24
Other Services	874.61	877.46	-2.85	872.10	29.3	29.2	0.1	30.0	29.85	30.05	-0.20	29.07
LABOR MARKET AREAS: TOTAL PRIVATE												
Bridgeport-Stamford	1,337.66	1,273.95	63.71	1,288.38	33.3	32.8	0.5	32.7	40.17	38.84	1.33	39.40
Danbury	1,157.64	1,172.29	-14.65	1,178.19	33.4	34.9	-1.5	34.2	34.66	33.59	1.07	34.45
Hartford	1,346.71	1,282.84	63.87	1,309.10	34.7	34.1	0.6	34.1	38.81	37.62	1.19	38.39
New Haven	1,221.02	1,117.13	103.89	1,210.47	33.6	33.1	0.5	33.2	36.34	33.75	2.59	36.46
Norwich-New London	1,134.32	1,006.25	128.07	1,116.50	32.4	32.2	0.2	32.4	35.01	31.25	3.76	34.46
Waterbury	994.22	931.45	62.77	1,009.64	33.6	32.5	1.1	34.4	29.59	28.66	0.93	29.35

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2023.

BUSINESS AND EMPLOYMENT CHANGES ANNOUNCED IN THE NEWS MEDIA

New Companies and Expansions

- CT's 1st Wegmans 'on schedule' to open in Norwalk next summer
- Retail 101 opens discount warehouse in Shelton after closing Naugatuck location
- Urban-wear brand SNIPES USA will be opening in Bristol Plaza
- Amazon to hire 2,000 seasonal workers in Connecticut for the holiday shopping season
- Connecticut manufacturer Mott Corp. announces plans to hire 100 new employees
- Grand Pharmacy opens in New Haven, provides lower prescription costs for patients
- Jersey Mike's set to open later this year at Tri-City Plaza in Vernon
- Playa Bowls on Berlin Turnpike in Newington to open
- Shed Restaurant opens at Mohegan Sun
- Childcare center opens in former New Haven movie theater
- L.L.Bean Clearance Center opens in Southington
- Dave's Hot Chicken opening in Newington
- Wallingford company Nel Hydrogen makes \$30 million investment

Layoffs and Closures

- Scooters Bar & Grill in New Milford to close
- CVS Health job cuts will affect 107 in Connecticut
- Waterbury nursing home Abbott Terrace Health Center to close, 209 layoffs planned
- 66 Church restaurant in Naugatuck set to close after nearly a decade
- Hologic to close CT facility and lay off 86 workers by February

(By Place of Residence - Not Seasonally Adjusted)

SEPTEMBER 2024

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%	LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
BRIDGEPORT-STAMFORD					HARTFORD cont...				
	465,827	453,185	12,642	2.7	Canton	5,731	5,627	104	1.8
Ansonia	9,129	8,806	323	3.5	Chaplin	1,246	1,218	28	2.2
Bridgeport	68,061	65,395	2,666	3.9	Colchester	9,339	9,176	163	1.7
Darien	8,683	8,476	207	2.4	Columbia	3,218	3,168	50	1.6
Derby	6,601	6,362	239	3.6	Coventry	7,856	7,715	141	1.8
Easton	3,833	3,749	84	2.2	Cromwell	7,935	7,756	179	2.3
Fairfield	29,791	29,021	770	2.6	East Granby	3,081	3,025	56	1.8
Greenwich	29,165	28,511	654	2.2	East Haddam	5,001	4,904	97	1.9
Milford	30,790	30,052	738	2.4	East Hampton	7,752	7,565	187	2.4
Monroe	10,017	9,776	241	2.4	East Hartford	26,897	26,049	848	3.2
New Canaan	8,391	8,188	203	2.4	Ellington	9,799	9,598	201	2.1
Norwalk	50,929	49,711	1,218	2.4	Farmington	14,344	14,056	288	2.0
Oxford	7,363	7,191	172	2.3	Glastonbury	19,176	18,825	351	1.8
Redding	4,403	4,308	95	2.2	Granby	7,044	6,916	128	1.8
Ridgefield	11,847	11,583	264	2.2	Haddam	5,058	4,965	93	1.8
Seymour	8,898	8,653	245	2.8	Hartford	51,964	49,713	2,251	4.3
Shelton	22,064	21,471	593	2.7	Hartland	1,152	1,134	18	1.6
Southbury	8,705	8,500	205	2.4	Harwinton	3,233	3,169	64	2.0
Stamford	71,748	69,948	1,800	2.5	Hebron	5,564	5,471	93	1.7
Stratford	27,045	26,245	800	3.0	Lebanon	4,025	3,953	72	1.8
Trumbull	17,733	17,312	421	2.4	Manchester	32,934	32,060	874	2.7
Weston	4,365	4,252	113	2.6	Mansfield	12,530	12,211	319	2.5
Westport	13,050	12,744	306	2.3	Marlborough	3,597	3,520	77	2.1
Wilton	8,409	8,208	201	2.4	Middletown	26,083	25,397	686	2.6
Woodbridge	4,810	4,724	86	1.8	New Britain	36,342	35,108	1,234	3.4
					New Hartford	3,986	3,919	67	1.7
DANBURY	106,552	104,224	2,328	2.2	Newington	17,178	16,809	369	2.1
Bethel	11,063	10,809	254	2.3	Plainville	10,448	10,187	261	2.5
Bridgewater	849	821	28	3.3	Plymouth	6,614	6,431	183	2.8
Brookfield	9,303	9,079	224	2.4	Portland	5,453	5,334	119	2.2
Danbury	47,087	46,114	973	2.1	Rocky Hill	11,705	11,467	238	2.0
New Fairfield	7,092	6,929	163	2.3	Scotland	954	938	16	1.7
New Milford	15,054	14,729	325	2.2	Simsbury	14,126	13,850	276	2.0
Newtown	14,237	13,911	326	2.3	Southington	24,806	24,304	502	2.0
Sherman	1,869	1,833	36	1.9	South Windsor	14,494	14,189	305	2.1
					Stafford	6,849	6,712	137	2.0
ENFIELD	48,843	47,699	1,144	2.3	Thomaston	4,736	4,637	99	2.1
East Windsor	6,587	6,415	172	2.6	Tolland	8,582	8,437	145	1.7
Enfield	22,351	21,825	526	2.4	Union	467	462	5	1.1
Somers	4,914	4,796	118	2.4	Vernon	17,556	17,131	425	2.4
Suffield	7,539	7,391	148	2.0	West Hartford	34,841	34,159	682	2.0
Windsor Locks	7,453	7,272	181	2.4	Wethersfield	14,016	13,697	319	2.3
					Willington	3,655	3,587	68	1.9
HARTFORD	622,036	606,455	15,581	2.5	Windham	12,254	11,880	374	3.1
Andover	1,942	1,908	34	1.8	Windsor	16,614	16,177	437	2.6
Ashford	2,587	2,531	56	2.2					
Avon	9,484	9,313	171	1.8					
Barkhamsted	2,288	2,249	39	1.7					
Berlin	11,820	11,590	230	1.9					
Bloomfield	11,812	11,487	325	2.8					
Bolton	3,175	3,115	60	1.9					
Bristol	32,907	31,987	920	2.8					
Burlington	5,792	5,672	120	2.1					

All Labor Market Areas (LMAs) in Connecticut except three are federally-designated areas for developing labor statistics. For the sake of simplicity, the federal Bridgeport-Stamford-Norwalk NECTA is referred to in Connecticut DOL publications as the Bridgeport-Stamford LMA, and the Hartford-West Hartford-East Hartford NECTA is the Hartford LMA. The northwest part of the state is now called Torrington-Northwest LMA. Five towns which are part of the Springfield, MA area are published as the Enfield LMA. The towns of Eastford and Hampton and other towns in the northeast are now called Danielson-Northeast LMA.

LABOR FORCE CONCEPTS

The **civilian labor force** comprises all state residents age 16 years and older classified as employed or unemployed in accordance with criteria described below. Excluded are members of the military and persons in institutions (correctional and mental health, for example).

The **employed** are all persons who did any work as paid employees or in their own business during the survey week, or who have worked 15 hours or more as unpaid workers in an enterprise operated by a family member. Persons temporarily absent from a job because of illness, bad weather, strike or for personal reasons are also counted as employed whether they were paid by their employer or were seeking other jobs. The **unemployed** are all persons who did not work, but were available for work during the survey week (except for temporary illness) and made specific efforts to find a job in the prior four weeks. Persons waiting to be recalled to a job from which they had been laid off need not be looking for work to be classified as unemployed.

LABOR FORCE ESTIMATES BY TOWN

Town

(By Place of Residence - Not Seasonally Adjusted)

SEPTEMBER 2024

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
NEW HAVEN	337,554	329,355	8,199	2.4
Bethany	3,297	3,221	76	2.3
Branford	16,652	16,303	349	2.1
Cheshire	16,254	15,970	284	1.7
Chester	2,433	2,391	42	1.7
Clinton	7,608	7,462	146	1.9
Deep River	2,969	2,921	48	1.6
Durham	4,477	4,397	80	1.8
East Haven	16,293	15,839	454	2.8
Essex	3,571	3,505	66	1.8
Guilford	13,447	13,240	207	1.5
Hamden	36,589	35,718	871	2.4
Killingworth	3,994	3,926	68	1.7
Madison	9,441	9,266	175	1.9
Meriden	33,009	32,009	1,000	3.0
Middlefield	2,627	2,575	52	2.0
New Haven	67,358	65,252	2,106	3.1
North Branford	8,540	8,355	185	2.2
North Haven	13,930	13,658	272	2.0
Old Saybrook	5,329	5,210	119	2.2
Orange	7,641	7,496	145	1.9
Wallingford	27,171	26,610	561	2.1
West Haven	31,130	30,305	825	2.7
Westbrook	3,791	3,725	66	1.7

*NORWICH-NEW LONDON-WESTERLY, CT PART				
	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
NORWICH-NEW LONDON-WESTERLY, CT PART	122,850	119,933	2,917	2.4
Bozrah	1,499	1,475	24	1.6
Canterbury	2,882	2,803	79	2.7
East Lyme	8,435	8,244	191	2.3
Franklin	1,042	1,022	20	1.9
Griswold	6,182	6,027	155	2.5
Groton	17,825	17,453	372	2.1
Ledyard	7,779	7,615	164	2.1
Lisbon	2,301	2,246	55	2.4
Lyme	1,181	1,160	21	1.8
Montville	8,874	8,678	196	2.2
New London	11,748	11,347	401	3.4
No. Stonington	2,875	2,813	62	2.2
Norwich	19,544	18,989	555	2.8
Old Lyme	3,648	3,569	79	2.2
Preston	2,366	2,317	49	2.1
Salem	2,085	2,036	49	2.4
Sprague	1,555	1,515	40	2.6
Stonington	9,671	9,499	172	1.8
Voluntown	1,428	1,398	30	2.1
Waterford	9,930	9,725	205	2.1

*Connecticut portion only. For whole NECTA, including RI part, see below.

NORWICH-NEW LONDON-WESTERLY, CT-RI				
	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
NORWICH-NEW LONDON-WESTERLY, CT-RI	139,252	135,819	3,433	2.5
RI part (Hopkinton and Westerly)	16,402	15,886	516	3.1

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
TORRINGTON-NORTHWEST	47,559	46,577	982	2.1
Canaan	670	662	8	1.2
Colebrook	819	801	18	2.2
Cornwall	806	794	12	1.5
Goshen	1,715	1,687	28	1.6
Kent	1,566	1,541	25	1.6
Litchfield	4,995	4,916	79	1.6
Morris	1,483	1,459	24	1.6
Norfolk	943	925	18	1.9
North Canaan	1,832	1,800	32	1.7
Roxbury	1,395	1,377	18	1.3
Salisbury	1,915	1,880	35	1.8
Sharon	1,573	1,545	28	1.8
Torrington	18,806	18,353	453	2.4
Warren	823	813	10	1.2
Washington	2,163	2,131	32	1.5
Winchester	6,053	5,892	161	2.7

WATERBURY				
	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
WATERBURY	109,584	106,080	3,504	3.2
Beacon Falls	3,550	3,467	83	2.3
Bethlehem	1,916	1,877	39	2.0
Middlebury	4,000	3,918	82	2.1
Naugatuck	17,010	16,479	531	3.1
Prospect	5,638	5,513	125	2.2
Waterbury	49,264	47,238	2,026	4.1
Watertown	12,850	12,559	291	2.3
Wolcott	9,869	9,654	215	2.2
Woodbury	5,485	5,374	111	2.0

DANIELSON-NORTHEAST				
	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
DANIELSON-NORTHEAST	43,339	42,288	1,051	2.4
Brooklyn	4,146	4,048	98	2.4
Eastford	1,024	1,007	17	1.7
Hampton	1,072	1,049	23	2.1
Killingly	9,652	9,390	262	2.7
Plainfield	8,591	8,386	205	2.4
Pomfret	2,538	2,483	55	2.2
Putnam	4,827	4,693	134	2.8
Sterling	2,009	1,963	46	2.3
Thompson	5,290	5,175	115	2.2
Woodstock	4,189	4,093	96	2.3

Not Seasonally Adjusted:				
	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
CONNECTICUT	1,904,100	1,855,800	48,300	2.5
UNITED STATES	168,569,000	162,046,000	6,524,000	3.9
Seasonally Adjusted:				
CONNECTICUT	1,900,500	1,839,100	61,400	3.2
UNITED STATES	168,699,000	161,864,000	6,834,000	4.1

LABOR FORCE CONCEPTS (Continued)

The **unemployment rate** represents the number unemployed as a percent of the civilian labor force.

With the exception of those persons temporarily absent from a job or waiting to be recalled to one, persons with no job and who are not actively looking for one are counted as "not in the labor force".

Over the course of a year, the size of the labor force and the levels of employment undergo fluctuations due to such seasonal events as changes in weather, reduced or expanded production, harvests, major holidays and the opening and closing of schools. Because these seasonal events follow a regular pattern each year, their influence on statistical trends can be eliminated by adjusting the monthly statistics. **Seasonal Adjustment** makes it easier to observe cyclical and other nonseasonal developments.

TOWN	SEP 2024	YR TO DATE 2024	2023	TOWN	SEP 2024	YR TO DATE 2024	2023	TOWN	SEP 2024	YR TO DATE 2024	2023
Andover	0	0	0	Griswold	0	5	9	Preston	0	7	6
Ansonia	1	6	0	Groton	3	26	10	Prospect	1	4	5
Ashford	0	0	0	Guilford	8	35	29	Putnam	0	4	11
Avon	0	8	14	Haddam	1	70	6	Redding	0	4	5
Barkhamsted	1	9	3	Hamden	0	0	0	Ridgefield	25	28	22
Beacon Falls	1	4	12	Hampton	0	0	0	Rocky Hill	97	98	213
Berlin	1	19	39	Hartford	8	26	3	Roxbury	0	4	7
Bethany	1	1	4	Hartland	0	2	2	Salem	0	4	2
Bethel	20	82	203	Harwinton	2	20	17	Salisbury	1	4	3
Bethlehem	0	0	1	Hebron	1	9	10	Scotland	0	1	0
Bloomfield	0	52	45	Kent	0	8	4	Seymour	0	1	8
Bolton	0	1	2	Killingly	0	31	17	Sharon	2	11	3
Bozrah	1	3	1	Killingworth	2	4	6	Shelton	1	6	35
Branford	3	106	215	Lebanon	0	4	4	Sherman	1	9	5
Bridgeport	18	55	14	Ledyard	0	11	33	Simsbury	1	6	11
Bridgewater	0	1	0	Lisbon	0	6	4	Somers	0	5	4
Bristol	5	34	39	Litchfield	1	8	4	South Windsor	2	13	13
Brookfield	34	44	105	Lyme	0	1	3	Southbury	0	17	20
Brooklyn	0	11	7	Madison	0	16	8	Southington	2	46	35
Burlington	0	11	10	Manchester	0	25	24	Sprague	1	3	1
Canaan	0	1	0	Mansfield	23	175	5	Stafford	0	27	5
Canterbury	0	10	15	Marlborough	0	4	4	Stamford	2	40	418
Canton	2	18	3	Meriden	2	24	136	Sterling	1	9	10
Chaplin	0	0	0	Middlebury	1	20	11	Stonington	3	24	148
Cheshire	10	74	37	Middlefield	1	5	3	Stratford	0	9	11
Chester	0	2	0	Middletown	1	15	15	Suffield	1	17	24
Clinton	1	6	9	Milford	8	96	94	Thomaston	0	2	0
Colchester	1	11	11	Monroe	3	11	6	Thompson	3	22	20
Colebrook	0	0	2	Montville	1	14	10	Tolland	1	12	11
Columbia	1	2	3	Morris	0	5	4	Torrington	0	11	7
Cornwall	0	4	2	Naugatuck	1	17	10	Trumbull	1	35	54
Coventry	3	10	13	New Britain	6	37	1	Union	0	2	0
Cromwell	1	8	6	New Canaan	2	16	14	Vernon	1	4	63
Danbury	4	9	0	New Fairfield	0	4	2	Voluntown	0	6	6
Darien	2	32	23	New Hartford	1	6	4	Wallingford	2	20	17
Deep River	0	6	3	New Haven	1	502	279	Warren	1	3	2
Derby	10	79	2	New London	0	11	28	Washington	0	4	5
Durham	1	4	3	New Milford	4	45	47	Waterbury	4	29	10
East Granby	0	2	3	Newington	1	127	146	Waterford	184	245	15
East Haddam	1	11	17	Newtown	1	14	19	Watertown	1	30	8
East Hampton	4	27	22	Norfolk	0	1	0	West Hartford	6	182	44
East Hartford	1	6	0	North Branford	0	3	8	West Haven	3	31	3
East Haven	0	4	77	North Canaan	0	0	0	Westbrook	1	8	5
East Lyme	0	37	7	North Haven	0	12	11	Weston	0	6	8
East Windsor	1	13	10	North Stonington	1	8	6	Westport	9	111	58
Eastford	0	3	3	Norwalk	27	339	33	Wethersfield	1	8	5
Easton	0	4	4	Norwich	0	8	10	Willington	0	5	4
Ellington	2	12	11	Old Lyme	3	17	8	Wilton	3	48	10
Enfield	1	5	4	Old Saybrook	1	15	35	Winchester	1	2	1
Essex	0	4	2	Orange	0	0	26	Windham	0	1	3
Fairfield	10	140	147	Oxford	1	10	22	Windsor	0	2	5
Farmington	3	150	99	Plainfield	3	9	7	Windsor Locks	0	3	2
Franklin	0	6	3	Plainville	1	9	8	Wolcott	2	16	14
Glastonbury	1	15	17	Plymouth	0	3	5	Woodbridge	3	9	5
Goshen	1	11	12	Pomfret	0	6	4	Woodbury	2	11	11
Granby	1	98	140	Portland	2	9	3	Woodstock	1	4	8
Greenwich	6	40	55								

BUSINESS STARTS AND TERMINATIONS

Registrations and terminations of business entities as recorded with the U.S. Census Bureau and the Connecticut Department of Labor (DOL) are an indication of new business formation and activity. DOL business starts include new employers which have become liable for unemployment insurance taxes during the quarter, as well as new establishments opened by existing employers. DOL business terminations are those accounts discontinued due to inactivity (no employees) or business closure, and accounts for individual business establishments that are closed by still active employers. The Census's business formations include limited liability companies, limited liability partnerships, and foreign-owned (out-of-state) and domestic-owned (in-state) corporations.

CONSUMER PRICE INDEX

The Consumer Price Index (CPI), computed and published by the U.S. Bureau of Labor Statistics, is a measure of the average change in prices over time in a fixed market basket of goods and services. It is based on prices of food, clothing, shelter, fuels, transportation fares, charges for doctors' and dentists' services, drugs and other goods and services that people buy for their day-to-day living. The Northeast region is comprised of the New England states, New York, New Jersey and Pennsylvania.

EMPLOYMENT COST INDEX

The Employment Cost Index (ECI) covers both wages and salaries and employer costs for employee benefits for all occupations and establishments in both the private nonfarm sector and state and local government. The ECI measures employers' labor costs free from the influences of employment shifts among industries and occupations. The base period for all data is December 2005 when the ECI is 100.

GAMING DATA

Indian Gaming Payments are amounts received by the State as a result of the slot compact with the two Federally recognized tribes in Connecticut, which calls for 25 percent of net slot receipts to be remitted to the State. Indian Gaming Slots are the total net revenues from slot machines only received by the two Federally recognized Indian tribes.

HOURS AND EARNINGS ESTIMATES

Production worker earnings and hours estimates include full- and part-time employees working within manufacturing industries. Hours worked and earnings data are computed based on payroll figures for the week including the 12th of the month. Average hourly earnings are affected by such factors as premium pay for overtime and shift differential as well as changes in basic hourly and incentive rates of pay. Average weekly earnings are the product of weekly hours worked and hourly earnings. These data are developed in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

INITIAL CLAIMS

Average weekly initial claims are calculated by dividing the total number of new claims for unemployment insurance received in the month by the number of weeks in the month. A minor change in methodology took effect with data published in the March 1997 issue of the DIGEST. Data have been revised back to January 1980.

INSURED UNEMPLOYMENT RATE

Primarily a measure of unemployment insurance program activity, the insured unemployment rate is the 13-week average of the number of people claiming unemployment benefits divided by the number of workers covered by the unemployment insurance system.

LABOR FORCE ESTIMATES

Labor force estimates are a measure of the work status of people who live in Connecticut. Prepared under the direction of the U.S. Bureau of Labor Statistics, the statewide estimates are the product of a signal-plus noise model, which uses results from the Current Population Survey (CPS), a monthly survey of Connecticut households, counts of claimants for unemployment benefits, and establishment employment estimates. The 2015 LAUS Redesign includes improved time-series models for the census divisions, states, select substate areas, and the balances of those states; an improved real-time benchmarking procedure to the national Current Population Survey (CPS) estimates; an improved smoothed seasonal adjustment procedure; and improved treatment of outliers. Non-modeled area estimation improvements include: updated Dynamic Residency Ratios (DRR); more accurate estimates for all-other employment; more accurate estimation of agricultural employment; and improved estimation of non-covered agricultural unemployment. Handbook estimation is now done at the city/town level instead of at the Labor Market Area (LMA) level in Connecticut, which better reflects local conditions. The Redesign also introduces estimation inputs from the American Community Survey (ACS) to replace inputs that were previously obtained from the decennial census long-form survey. Labor force data, reflecting persons employed by place of residence, are not directly comparable to the place-of-work industry employment series. In the labor force estimates, workers involved in labor disputes are counted as employed. The labor force data also includes agricultural workers, unpaid family workers, domestics and the self-employed. Because of these conceptual differences, total labor force employment is almost always different from nonfarm wage and salary employment.

LABOR MARKET AREAS

All Labor Market Areas (LMAs) in Connecticut except three are federally-designated areas for developing labor statistics. For the sake of simplicity, the federal Bridgeport-Stamford-Norwalk NECTA is referred to in Connecticut DOL publications as the Bridgeport-Stamford LMA, and the Hartford-West Hartford-East Hartford NECTA is the Hartford LMA. The northwest part of the state is now called Torrington-Northwest LMA. Five towns which are part of the Springfield, MA area are published as the Enfield LMA. The towns of Eastford and Hampton and other towns in the northeast are now called Danielson-Northeast LMA. Industry employment and labor force data estimates contained in Connecticut Department of Labor publications are prepared following the same statistical procedures developed by the U.S. Department of Labor, Bureau of Labor Statistics, whether for federally designated or state-determined areas.

NONFARM EMPLOYMENT ESTIMATES

Nonfarm employment estimates are derived from a survey of businesses to measure *jobs* by industry. The estimates include all full- and part-time wage and salary employees who worked during or received pay for the pay period which includes the 12th of the month. Excluded from these estimates are proprietors, self-employed workers, private household employees and unpaid family workers. In some cases, due to space constraints, all industry estimates are not shown. These data are developed in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

UI COVERED WAGES

UI covered wages is the total amount paid to those employees who are covered under the Connecticut's Unemployment Insurance (UI) law for services performed during the quarter. The fluctuations in the 1992-93 period reflect the effect of the changes in the tax law and the massive restructuring in the state's economy.

ECONOMIC INDICATORS AT A GLANCE

(Percent change from prior year; see pages 5-8 for reference months or quarters)

Leading General Drift Indicator.....	1.3	CT Mfg. Production Index	1.8	Occupancy Rate.....	0.6
Coincident General Drift Indicator.....	-0.2	Production Worker Hours.....	-5.9	Tourism Website Visitors.....	-0.1
Connecticut Real GDP.....	2.3	Industrial Electricity Sales.....	2.9	Air Passenger Count.....	15.4
United States Real GDP.....	2.9	Personal Income	5.6	Gaming Slots.....	-6.0
New England Real GDP.....	2.7	UI Covered Wages	6.1	Employment Cost Index (U.S.)	
Connecticut PCPI.....	5.3	Business Activity		Total.....	3.6
United States PCPI.....	5.3	New Housing Permits.....	100.3	Wages & Salaries.....	3.8
New England PCPI.....	5.5	Electricity Sales.....	6.1	Benefit Costs.....	3.3
Phil. Fed's CT Coincident Index....	3.9	Construction Contracts Index.....	-6.7	Consumer Prices	
Phil. Fed's US Coincident Index....	2.8	New Auto Registrations.....	-2.2	U.S. City Average.....	2.4
		Exports.....	11.9	Northeast Region.....	3.4
		S&P 500: Monthly Close.....	34.4	NY-Newark-Jersey City.....	3.8
				Boston-Cambridge-Newton...	3.4
Total Nonfarm Employment	0.7	Business Starts		Interest Rates	
Labor Force.....	0.1	Business Formation.....	-3.8	Prime.....	-0.20 *
Employed.....	0.9	Dept. of Labor.....	-85.8	Conventional Mortgage.....	-1.02 *
Unemployed.....	-19.3	Business Terminations			
Unemployment Rate	-0.8 *	Dept. of Labor.....	-85.8		
Labor Force Participation Rate...	-0.2 *	State Revenues	20.5		
Employment-Population Ratio...	0.2 *	Corporate Tax.....	7.8		
Average Weekly Initial Claims ..	-9.0	Personal Income Tax.....	16.0		
Avg Insured Unempl. Rate	-0.01 *	Real Estate Conveyance Tax..	1.6		
U-6 Rate	0.1 *	Sales & Use Tax.....	60.4		
Prod. Worker Avg Wkly Hrs	-3.0	Gaming Payments.....	-7.1		
PW Avg Hourly Earnings	7.8				
PW Avg Weekly Earnings	4.6				

*Percentage point change
 **Less than 0.05 percent
 NA = Not Available

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