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In May...

Nonfarm Employment
 Connecticut 1,688,100
 Change over month -0.08%
 Change over year +0.8%

United States 143,894,000
 Change over month +0.03%
 Change over year +1.7%

Unemployment Rate
 Connecticut 5.7%
 United States 4.7%

Consumer Price Index
 United States 240.236
 Change over year +1.0%

2015 State Housing Market: Permits Up, Prices Fall

By Kolie Sun, Senior Research Analyst, DECD

2015 was a strong year for the U.S. housing market, due to high home sales and rising home prices. Connecticut followed the nation in terms of sales, however, prices continued to fall. The multifamily unit segment became more important than ever in the state’s housing industry as demand for multi-units is on the rise. In this annual article, we will examine several aspects of the state’s housing sector and the factors leading to an increasing demand for rental units.

Housing Production

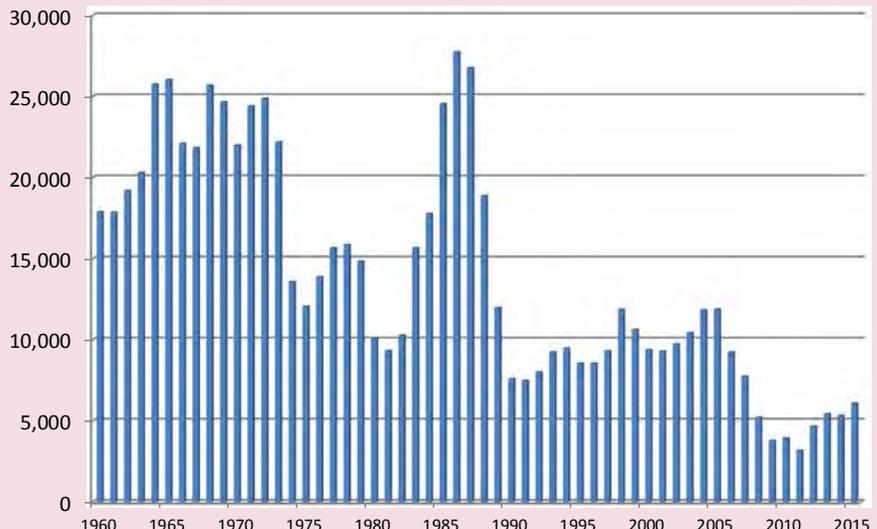
According to the recent Bureau of the Census release, cities and towns in Connecticut authorized a total of 6,077 single and multifamily homes in 2015. Although this level of production represents a 14.0% increase compared to 5,329 in 2014, it is still 21.5% below the pre-recession level of 7,746 in 2007 (see

chart 1).

Fairfield County, once again, dominated the number of housing permits with the largest share (42.8%) in 2015, followed by New Haven County (19.1%) and Hartford County (14.7%). Windham County had the smallest share (1.5%). Notably, the state’s multifamily units (5 units or more) accounted for over half of the total number of housing units authorized, while 40.1% were single-family homes in 2015. Several municipalities showed strong performance in the multifamily unit category; Stamford led all municipalities with 639 units authorized, followed by Danbury with 551, Milford with 358, Norwalk with 350, and New Haven with 262. The combined permits issued for the top five municipalities accounted for 35.5% of all housing permits issued in the state.

The Department of Economic and Community Development (DECD)

Chart 1. Connecticut Housing Units Authorizations, 1960-2015



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Table 1. Median Rent and Share of Renter Households

Year	Median Rent		% Rent Higher	Share of Renter Households	
	US	CT	CT/US	US	CT
2005	\$862	\$994	15.3%	33.1%	30.5%
2006	\$887	\$1,031	16.2%	32.7%	30.5%
2007	\$878	\$1,036	18.0%	32.8%	30.0%
2008	\$924	\$1,088	17.7%	33.4%	31.0%
2009	\$909	\$1,086	19.5%	34.1%	31.2%
2010	\$905	\$1,050	16.0%	34.7%	32.0%
2011	\$891	\$1,045	17.3%	35.4%	32.6%
2012	\$891	\$1,027	15.3%	36.1%	33.1%
2013	\$903	\$1,037	14.8%	36.5%	33.7%
2014	\$934	\$1,076	15.2%	36.9%	33.6%

Source: Census American Community Survey (ACS) 1-yr estimates

surveys each municipality for demolition information perennially. One hundred forty-five Connecticut towns responded (86% response rate), reporting 1,230 demolished units in 2015. As a result, the state’s net gain of 4,847 units brings its housing inventory estimates to 1,506,593 units.

Overall, the nation experienced a 13.0% increase in housing permit authorizations from 2014 to 2015. New York State experienced the largest percentage increase of permit activity, while North Dakota saw the largest decline during the same period. Connecticut fared better than the nation in terms of permit growth and ranked 19th in the country according to the Census Bureau.

Home Sales and Prices

In 2015, the state’s real estate market gained momentum in the number of sales but not prices. According to the Warren Group report, Connecticut single-family home sales picked up a 16.9% gain from 25,660 in 2014 to 29,986 in 2015, the strongest growth in more than a decade. Condominium sales also gained ground with a 13.3% increase from 6,961 in 2014 to 7,886 in 2015.

The stronger sales could not command higher prices, which exemplified the common saying: “In a typical housing recovery, sales pick up first, followed by prices.” From the same report, the median single-family home sales price fell 2.2% from \$251,500 in 2014 to \$246,000 in 2015. This marked the second consecutive year home median prices declined. Condominium prices also fell 3.3% during the same time period.

According to the Federal Housing

Finance Agency’s House Price Index (HPI),¹ the U.S. house prices advanced 5.8% from the fourth quarter of 2014 to the fourth quarter of 2015, while the state’s HPI increased at a mere 0.1%. The U.S. ranked 19th and Connecticut 50th.

Stagnating values and falling prices have other consequences. Mortgage delinquency occurs when a homeowner fails to make a mortgage payment. “The percent of delinquent mortgages in Connecticut is 0.1%. With U.S. home values having fallen by more than 20% nationally from their peak in 2007 until their trough in late 2011, many homeowners are now underwater on their mortgages, meaning they owe more than their home is worth. The percent of Connecticut homeowners underwater on their mortgage is 0.2%.”²

Rental Markets

In Connecticut, the number of renter-occupied housing units increased to 455,778 units in 2014 from 451,382 in 2013, although the percentage of renter-occupied housing units changed little at 33.6%, according to the 2014 American Community Survey,³ the most recent data available. In 2005, about 30.5% of state residents rented (See table 1).

The table also shows that the median gross rent for Connecticut increased to \$1,076 in 2014 from \$1,037 in 2013, although the rent peaked in 2008 at \$1,088. Connecticut’s median rent is consistently higher than the nation. This is one of the indicators showing that state residents bear higher housing costs than the nation.

The demand for apartments and condominiums continued to rise, as evidenced by the number of structures with 5 units or more authorized last year. In 2015, Connecticut issued 3,493 multifamily permits, the largest number since 1988. This level of permitting accounted for 57.5% of the total number of housing units authorized, the largest share in

-continued on page 5-

Introducing the Job-to-Job Flows Data

By Patrick J. Flaherty, Assistant Director of Research, DOL, Patrick.Flaherty@ct.gov

This article introduces a new set of statistics about the dynamic nature of the labor market – the Job-to-Job Flows. These statistics provide information on workers who leave or lose one job and take another with little or no unemployment in between. For example, when a worker quits one job to take a better job at a different company, this will be counted as a job-to-job flow. While the data is still considered “Beta” and will be enhanced and improved in future years, the recently released numbers help us understand job changes in Connecticut.

The monthly reports of employment and unemployment are based on a measure of employment levels at a particular time. For example, in June the U.S. Department of Labor reported that the number of jobs in May increased by 38,000 from April and the unemployment rate declined 0.3% to 4.7%. The jobs numbers are based on a survey of employers who are asked to report the number of workers on their payrolls in the month during a certain week. Similarly, the unemployment rate is based on a survey of households – individuals

are asked whether they are working or not and if not, whether they are looking for work during a particular week of the month. While these monthly snapshots provide important information, the labor market is much more dynamic than the net changes show. We know from a separate report¹ that while the net change was 38,000 jobs, approximately 5 million workers were hired into new jobs that month (and approximately 5 million workers lost or left their jobs that month). We also know that thousands of jobs were added at companies that expanded and new companies that opened just as other jobs were being lost at companies that contracted or closed.²

In addition to these statistics we now have the Job-to-Job flows³ to help us get a fuller picture of the dynamics of the labor market. The rest of this article will explore some aspects of what the Job-to-Job flows can tell us about the Connecticut labor market.

The number of people changing jobs has increased since the end of the recession. In general, this should be considered good news because changing jobs is often the best way for some workers to advance their careers. In 2010, there were fewer than 45,000 workers per quarter who left one job and took another. By 2014 (latest year for which we have data), that number approached 60,000 and the trend continued to be up.⁴ (Chart 1)

Workers may change industries in order to move into a better position. For example, there are significantly more people who found a job in manufacturing who had previously worked in a different industry than left manufacturing jobs for other industries (Chart 2). On the other hand, more people left retail for jobs in other industries than came into retail from other industries. There has been a clear trend in retail: in 2010, approximately 1,000 more workers per quarter left retail for jobs in other industries than came into

Chart 1: Connecticut Job to Job Flows

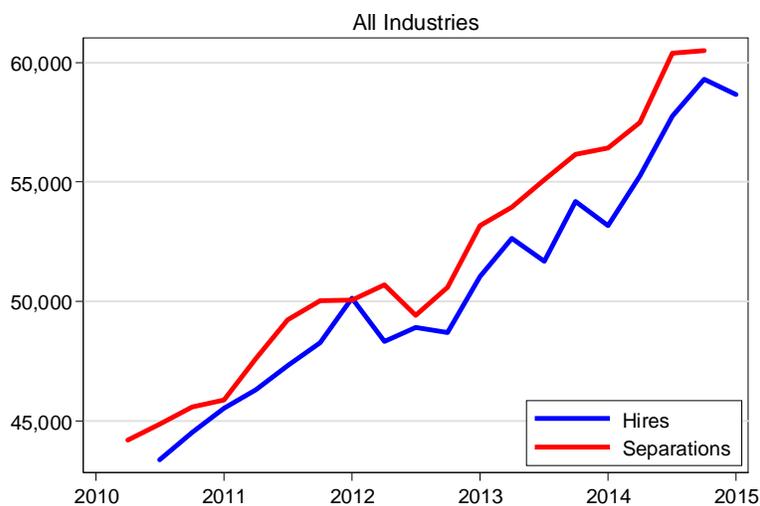


Chart 2: Connecticut Job to Job Flows

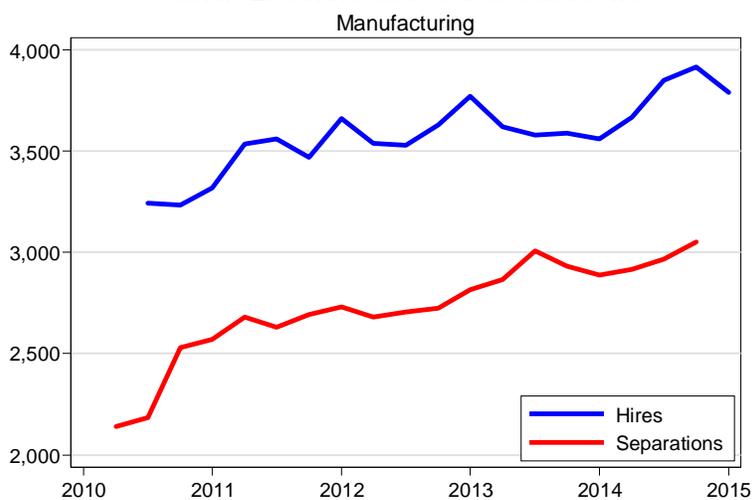


Chart 3: Connecticut Job to Job Flows
Retail Trade

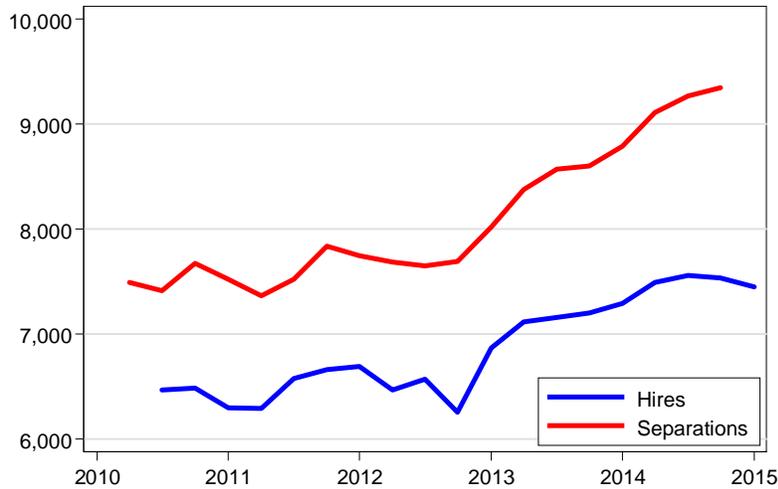


Table 1. Job to Job Flows Between Connecticut and Other States, Average Per Quarter 2014

State	Came To Connecticut	Left Connecticut	Net Job-to-Job
New York	2,450	2,407	43
Massachusetts	1,552	1,594	-42
New Jersey	382	343	40
Florida	361	662	-302
Rhode Island	359	387	-29
Pennsylvania	229	237	-8
California	207	339	-132
Texas	177	266	-89
North Carolina	130	260	-130
Virginia	130	159	-30
Illinois	111	113	-1
Georgia	110	163	-53
New Hampshire	101	115	-14
United States	38,797	39,854	-1,057

retail from other industries. By 2014, that number had nearly doubled to 1,800 per quarter (Chart 3).

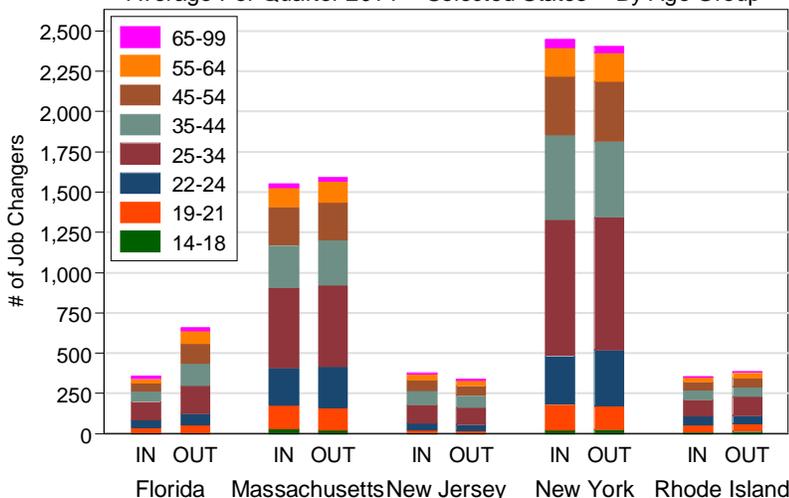
The Job-to-Job Flows data allows us to track job changes between states. Thousands of people per quarter leave jobs in other states to take jobs in Connecticut and thousands of workers leave jobs in Connecticut to take jobs elsewhere. As Table 1 shows, more people left jobs in New York and New Jersey for jobs in Connecticut than left jobs in Connecticut for jobs in those states. However, more people left Connecticut for jobs in Florida, California, North Carolina, and

Texas than came to Connecticut from jobs in those states.

Finally, the Job-to-Job Flows statistics contain demographic information (Chart 4). For example, we can look at the age breakdown of the workers who are coming to Connecticut for jobs and who are leaving Connecticut for jobs in other states. Not surprisingly, the greatest number of those moving are workers in their 20's and early 30's; however, moving across state lines for a new job can take place at any age. Interestingly, significantly more workers in the 35-44 age range left jobs in New York for jobs in Connecticut than did the reverse. Importantly, for every age group the flows are large in both directions. While more workers in their early 20's left Connecticut for jobs in Massachusetts than the reverse, the net is quite small (25 workers per quarter) compared to the flow (approximately 250 workers per quarter in either direction).

Net changes in labor statistics such as total employment and the unemployment rate receive the most media attention. However, to fully understand the labor markets one must examine the underlying dynamics. Fortunately, the tools to conduct this analysis are being developed and improved. The Job-to-Job Flows, recently released by the U.S. Census in partnership with the Bureau of Labor Statistics and state labor departments, is one important example. ■

Chart 4: Job Changers Into or Out of Connecticut
Average Per Quarter 2014 -- Selected States -- By Age Group



1 Job Openings and Labor Turnover (JOLTS) <http://www.bls.gov/jlt/>.

2 See Business Employment Dynamics (BED) <http://www1.ctdol.state.ct.us/lmi/bed.asp>.

3 Job-to-Job Flows (J2J) are available from the U.S. Census – Longitudinal Employer-Household Dynamics http://lehd.did.census.gov/data/j2j_beta.html.

4 How to interpret the charts: Job-to-Job means the worker left one job and started another so a worker who left a job in Connecticut and started a new job in Connecticut would be on both lines. The reason for the gap is that more people left jobs in Connecticut for jobs in other states than took jobs in Connecticut having left jobs in other states. This is discussed in more detail later in the article.

-continued from page 2-

several decades. At the national level, only five regions, including Connecticut, along with the District of Columbia, New York, New Jersey, and Massachusetts, authorized more than half of the total number of housing units in the multifamily category last year.

A new wave of rental housing with extra amenities is becoming more attractive to certain demographic groups, such as baby boomers and millennials. An increasing number of older Americans are becoming renters. The millennials, the largest segment of the population, changed the economic landscape with their lifestyles, spending patterns, and consuming behaviors. This group also delays marriage and family formation, and prefers renting than owning. For this reason, the demand for rental housing is increasing. As reported by the Joint Center for Housing Studies of Harvard University, for the U.S. as a whole, 37% of all households rent—the highest level since the mid-1960s.

Housing Affordability

Housing affordability is generally defined as paying no more than 30% of household income for housing costs, including mortgages, property taxes and insurance. Based on the 2010-2014 American Community Survey 5-year estimates, nearly 40% of the state's households with a mortgage spend more than 30% of their household income on housing costs. According to a report by the Partnership for Strong Communities in 2015, 50% of renters pay more

than 30% of their income on housing.⁴

According to a National Low Income Housing Coalition report in 2015, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,263. In order to afford this level of rent and utilities – without paying more than 30 percent of income on housing – a household must earn \$4,210 monthly, or \$50,515 annually. Assuming a 40-hour workweek, 52 weeks per year, that level of income translates into a “Housing Wage” of \$24.29 per hour, the eighth highest in the nation. By way of example, a household would need 2.9 full-time minimum wage earners to make the two-bedroom FMR affordable.⁵

In 2015, Connecticut became the first state to end chronic homelessness among veterans,⁶ a major step toward ending all homelessness among veterans. The Partnership for Strong Communities also noted progress, saying: “The unprecedented support for affordable housing creation provided by Gov. Malloy and the General Assembly has resulted in thousands of new affordable units...including affordable units into market rate developments furthers economic integration and capitalizes on market demands for multi-family housing, the highest since 1987.”⁷

Conclusion

In 2015, Connecticut's housing market continued on the road to

recovery with strong permit growth, and a double-digit gain in home sales. Early data suggests that the growth is likely to continue this year. The state's residential permits through April 2016 rose nearly 18%,⁸ and year-to-date (Q1 2016) home sales was up 25.6%⁹ when compared to the same period a year ago, respectively.

According to the National Association of Realtors Chief Economist, Lawrence Yun: “Following the housing market's best year (2015) in nearly a decade, existing-home sales are forecasted to expand in 2016 at a more moderate pace as pent-up buyer demand combats affordability pressures and meager economic growth.”¹⁰ ■

¹ The HPI is a measure of the movement of single-family house prices, measuring average price changes in repeat sales or refinancing on the same properties.

² Zillow.com: Connecticut Market Health, April 30, 2016.

³ 2014 American Community Survey 1-year Estimates.

⁴ Housing In CT 2015: The latest Measures of Affordability, a report by Partnership for Strong Communities, December 2015.

⁵ National Low Income Housing Coalition, “Out of Reach 2015: Connecticut.”

⁶ State of Connecticut, Office of the Governor.

⁷ Note 4, p.2.

⁸ Bureau of the Census, Residential Construction Branch.

⁹ The Warren Group: “Connecticut Home Sales Continue Torrid Pace in March,” May 10, 2016.

¹⁰ National Association of Realtors: “NAR Forecast: Modest Increase in Home Sales Expected in 2016,” January 12, 2016.

GENERAL ECONOMIC INDICATORS

	1Q		CHANGE		4Q
	2016	2015	NO.	%	2015
<i>(Seasonally adjusted)</i>					
General Drift Indicator (1996=100)*					
Leading	117.7	110.1	7.5	6.9	116.8
Coincident	116.9	115.6	1.3	1.1	116.4
Farmington Bank Business Barometer (1992=100)**	134.5	132.0	2.5	1.9	134.1
Philadelphia Fed's Coincident Index (July 1992=100)***					
<i>(Seasonally adjusted)</i>					
Connecticut	171.55	166.02	5.53	3.3	171.05
United States	179.01	173.74	5.27	3.0	178.58

Sources: *Dr. Steven P. Lanza, University of Connecticut **Farmington Bank ***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 1996 = 100.

The **Farmington Bank Business Barometer** is a measure of overall economic growth in the state of Connecticut that is derived from non-manufacturing employment, real disposable personal income, and manufacturing production.

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

	May	May	CHANGE		Apr
	2016	2015	NO.	%	2016
<i>(Seasonally adjusted; 000s)</i>					
TOTAL NONFARM	1,688.1	1,674.2	13.9	0.8	1,689.5
Natural Res & Mining	0.5	0.6	-0.1	-16.7	0.5
Construction	59.5	58.1	1.4	2.4	58.6
Manufacturing	160.9	159.1	1.8	1.1	159.7
Trade, Transportation & Utilities	297.6	296.8	0.8	0.3	300.2
Information	33.6	32.4	1.2	3.7	34.6
Financial Activities	132.5	130.2	2.3	1.8	131.8
Professional and Business Services	218.7	216.4	2.3	1.1	219.1
Education and Health Services	328.5	325.7	2.8	0.9	329.9
Leisure and Hospitality	152.2	151.2	1.0	0.7	152.4
Other Services	65.3	64.1	1.2	1.9	64.9
Government*	238.8	239.6	-0.8	-0.3	237.8

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

Average weekly initial
claims rose from a year
ago.

UNEMPLOYMENT

	May	May	CHANGE		Apr
	2016	2015	NO.	%	2016
<i>(Seasonally adjusted)</i>					
Labor Force, resident (000s)	1,902.3	1,892.4	9.9	0.5	1,904.9
Employed (000s)	1,794.0	1,786.2	7.8	0.4	1,795.5
Unemployed (000s)	108.3	106.2	2.1	2.0	109.4
Unemployment Rate (%)	5.7	5.6	0.1	---	5.7
Labor Force Participation Rate (%)	66.0	65.9	0.1	---	66.1
Employment-Population Ratio (%)	62.2	62.2	0.0	---	62.3
Average Weekly Initial Claims	4,053	3,814	239	6.3	3,825
Avg. Insured Unemp. Rate (%)	2.39	2.86	-0.48	---	2.44
	1Q2016	1Q2015			2015
U-6 Rate (%)	10.7	12.5	-1.8	---	10.9

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

The production worker
weekly earnings rose
over the year.

MANUFACTURING ACTIVITY

	May	May	CHANGE		Apr	Mar
	2016	2015	NO.	%	2016	2016
<i>(Not seasonally adjusted)</i>						
Production Worker Avg Wkly Hours	42.8	39.7	3.1	7.8	41.9	--
Prod. Worker Avg Hourly Earnings	28.14	24.92	3.22	12.9	27.56	--
Prod. Worker Avg Weekly Earnings	1,204.39	989.32	215.07	21.7	1,154.76	--
CT Mfg. Prod. Index, NSA (2009=100)	109.7	96.8	12.9	13.3	107.1	106.3
Production Worker Hours (000s)	4,220	3,846	374	9.7	4,115	--
Industrial Electricity Sales (mil kWh)*	268	239	28.7	12.0	262	260
CT Mfg. Prod. Index, SA (2009=100)	110.8	97.9	12.9	13.1	110.0	111.0

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

*Latest two months are forecasted.

Personal income for
fourth quarter 2016 is
forecasted to increase 3.4
percent from a year
earlier.

INCOME

	<i>(Seasonally adjusted)</i>		CHANGE		3Q*
	4Q*	4Q	NO.	%	2016
<i>(Annualized; \$ Millions)</i>					
Personal Income	\$253,151	\$244,751	8,400	3.4	\$250,948
UI Covered Wages	\$112,352	\$109,359	2,992	2.7	\$111,596

Source: Bureau of Economic Analysis

*Forecasted by Connecticut Department of Labor

BUSINESS ACTIVITY

S&P 500 Index fell over the year.

	MONTH	LEVEL	Y/Y %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
New Housing Permits*	May 2016	368	-52.6	2,573	1,982	29.8
Electricity Sales (mil kWh)	Apr 2016	2,170	-5.8	9,373	10,220	-8.3
Construction Contracts Index (1980=100)	May 2016	332.5	2.0	---	---	---
New Auto Registrations	May 2016	23,685	24.6	132,163	74,764	76.8
Exports (Bil. \$)	1Q 2016	3.78	-4.0	3.78	3.93	-4.0
S&P 500: Monthly Close	May 2016	2,096.96	-0.5	---	---	---

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; Wisetrade.org

* Estimated by the Bureau of the Census

BUSINESS STARTS AND TERMINATIONS

Net business formation, as measured by starts minus stops registered with the Secretary of the State, was up over the year.

	MO/QTR	LEVEL	Y/Y %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
STARTS						
Secretary of the State	May 2016	2,081	8.7	11,929	9,923	20.2
Department of Labor	4Q 2015	1,592	-12.5	8,078	8,352	-3.3
TERMINATIONS						
Secretary of the State	May 2016	752	9.8	4,801	5,077	-5.4
Department of Labor	4Q 2015	2,223	-22.5	7,313	8,035	-9.0

Sources: Connecticut Secretary of the State; Connecticut Department of Labor

STATE REVENUES

Total all revenues were up from a year ago.

	YEAR TO DATE					
	May 2016	May 2015	% CHG	CURRENT	PRIOR	% CHG
<i>(Millions of dollars)</i>						
TOTAL ALL REVENUES*	1,138.8	977.0	16.6	8,060.2	7,977.8	1.0
Corporate Tax	16.0	34.8	-54.0	365.4	323.0	13.1
Personal Income Tax	466.5	465.9	0.1	4,699.7	4,781.3	-1.7
Real Estate Conv. Tax	15.8	15.1	4.6	72.5	59.6	21.6
Sales & Use Tax	423.6	340.1	24.6	1,741.1	1,733.6	0.4
Gaming Payments**	22.7	24.3	-6.6	110.4	109.0	1.3

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

Air passenger count rose over the year.

	MONTH	LEVEL	Y/Y %	YEAR TO DATE		%
			CHG	CURRENT	PRIOR	CHG
Occupancy Rate (%)*	May 2016	64.6	-2.3	55.9	57.0	-1.9
Major Attraction Visitors**	May 2016	530,928	-7.3	2,038,154	1,993,564	2.2
Air Passenger Count	Apr 2016	531,730	1.0	1,883,276	1,871,980	0.6
Gaming Slots (Mil.\$)***	May 2016	1,112.0	-3.6	5,386.5	5,196.5	3.7

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.

**Attraction participants expanded from 6 to 23 beginning with July 2014 data

***See page 23 for explanation

Compensation cost for the nation rose 1.8 percent over the year.

EMPLOYMENT COST INDEX

Private Industry Workers (Dec. 2005 = 100)	Seasonally Adjusted			Not Seasonally Adjusted		
	Mar	Dec	3-Mo	Mar	Mar	12-Mo
	2016	2015	% Chg	2016	2015	% Chg
UNITED STATES TOTAL	125.4	124.6	0.6	125.4	123.2	1.8
Wages and Salaries	125.2	124.3	0.7	125.1	122.6	2.0
Benefit Costs	125.9	125.3	0.5	126.0	124.5	1.2
NORTHEAST TOTAL	---	---	---	127.3	125.3	1.6
Wages and Salaries	---	---	---	126.9	124.7	1.8

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

U.S. inflation rate was up by 1.0 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	May 2016	240.236	1.0	0.4
Purchasing Power of \$ (1982-84=\$1.00)	May 2016	0.416	-1.0	-0.4
Northeast Region	May 2016	255.021	0.9	0.3
NY-Northern NJ-Long Island	May 2016	263.310	0.9	0.3
Boston-Brockton-Nashua**	Mar 2016	260.809	1.5	0.9
CPI-W (1982-84=100)				
U.S. City Average	May 2016	234.444	0.7	0.4

Sources: U.S. Department of Labor, Bureau of Labor Statistics; The Conference Board

*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 3.60 percent over the month.

INTEREST RATES

(Percent)	May 2016	Apr 2016	May 2015
Prime	3.50	3.50	3.25
Federal Funds	0.37	0.37	0.12
3 Month Treasury Bill	0.28	0.23	0.02
6 Month Treasury Bill	0.42	0.37	0.08
1 Year Treasury Note	0.59	0.56	0.24
3 Year Treasury Note	0.97	0.92	0.98
5 Year Treasury Note	1.30	1.26	1.54
7 Year Treasury Note	1.60	1.57	1.93
10 Year Treasury Note	1.81	1.81	2.20
20 Year Treasury Note	2.22	2.21	2.69
Conventional Mortgage	3.60	3.61	3.84

Sources: Federal Reserve; Federal Home Loan Mortgage Corp.

NONFARM EMPLOYMENT

All nine states in the region gained jobs over the year.

<i>(Seasonally adjusted: 000s)</i>	May	May	CHANGE		Apr
	2016	2015	NO.	%	2016
Connecticut	1,688.1	1,674.2	13.9	0.8	1,689.5
Maine	611.8	610.2	1.6	0.3	612.2
Massachusetts	3,545.9	3,492.5	53.4	1.5	3,552.3
New Hampshire	661.1	656.6	4.5	0.7	665.1
New Jersey	4,066.1	4,018.1	48.0	1.2	4,072.9
New York	9,332.0	9,242.2	89.8	1.0	9,347.0
Pennsylvania	5,871.0	5,831.8	39.2	0.7	5,881.2
Rhode Island	486.7	485.6	1.1	0.2	488.7
Vermont	316.4	312.0	4.4	1.4	317.2
United States	143,894.0	141,496.0	2,398.0	1.7	143,856.0

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

LABOR FORCE

Seven states posted increases in the labor force from last year.

<i>(Seasonally adjusted)</i>	May	May	CHANGE		Apr
	2016	2015	NO.	%	2016
Connecticut	1,902,289	1,892,424	9,865	0.5	1,904,932
Maine	678,735	681,808	-3,073	-0.5	675,507
Massachusetts	3,601,895	3,579,552	22,343	0.6	3,596,834
New Hampshire	748,895	742,044	6,851	0.9	747,099
New Jersey	4,586,769	4,539,384	47,385	1.0	4,586,504
New York	9,760,671	9,685,826	74,845	0.8	9,799,689
Pennsylvania	6,540,645	6,418,784	121,861	1.9	6,525,894
Rhode Island	552,489	556,209	-3,720	-0.7	552,787
Vermont	345,821	344,934	887	0.3	345,351
United States	158,466,000	157,367,000	1,099,000	0.7	158,924,000

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

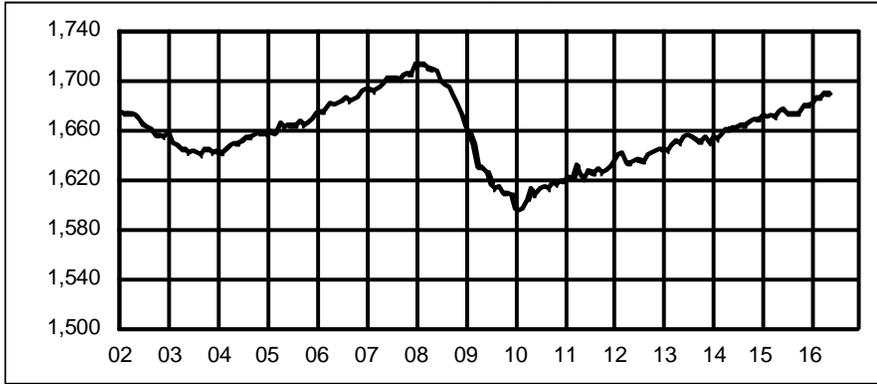
UNEMPLOYMENT RATES

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

<i>(Seasonally adjusted)</i>	May	May	CHANGE	Apr
	2016	2015		2016
Connecticut	5.7	5.6	0.1	5.7
Maine	3.5	4.5	-1.0	3.4
Massachusetts	4.2	4.9	-0.7	4.2
New Hampshire	2.7	3.5	-0.8	2.6
New Jersey	4.9	5.8	-0.9	4.7
New York	4.7	5.4	-0.7	4.9
Pennsylvania	5.5	5.2	0.3	5.3
Rhode Island	5.4	6.1	-0.7	5.4
Vermont	3.1	3.7	-0.6	3.2
United States	4.7	5.5	-0.8	5.0

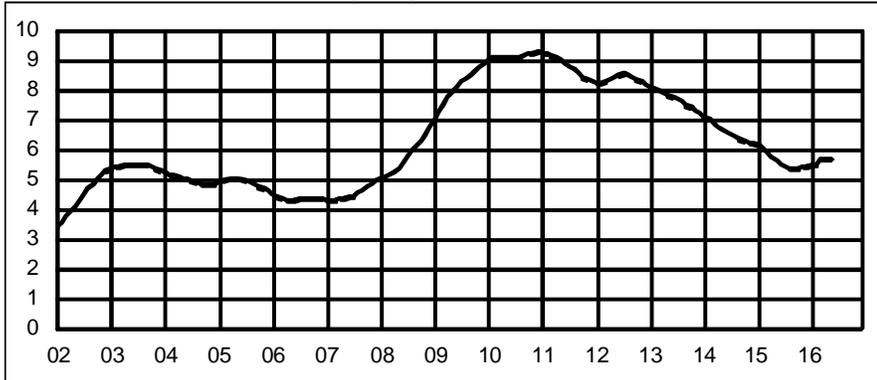
Source: U.S. Department of Labor, Bureau of Labor Statistics

TOTAL NONFARM EMPLOYMENT, SA, 000s



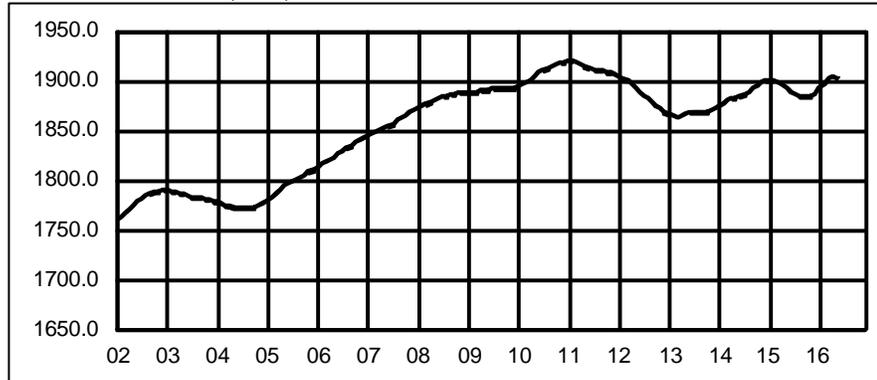
Month	2014	2015	2016
Jan	1,653.2	1,671.1	1,681.2
Feb	1,652.1	1,669.6	1,685.3
Mar	1,655.4	1,670.6	1,686.3
Apr	1,660.0	1,669.7	1,689.5
May	1,660.3	1,674.2	1,688.1
Jun	1,660.9	1,675.5	
Jul	1,662.0	1,672.8	
Aug	1,663.5	1,672.2	
Sep	1,663.8	1,672.2	
Oct	1,666.0	1,673.2	
Nov	1,668.0	1,678.5	
Dec	1,668.4	1,680.0	

UNEMPLOYMENT RATE, SA, %



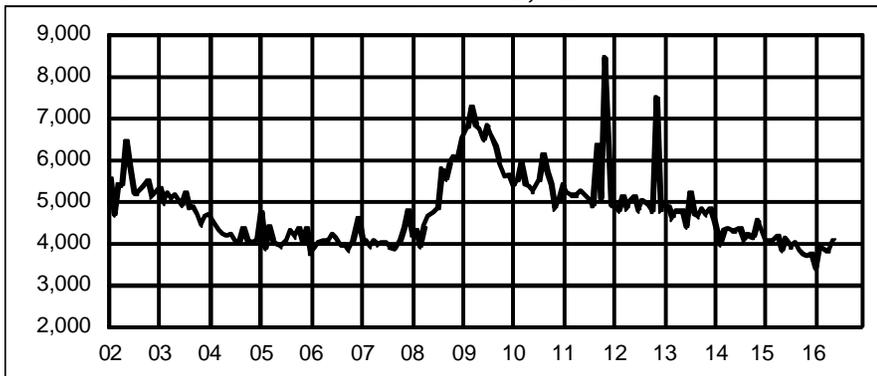
Month	2014	2015	2016
Jan	7.1	6.1	5.5
Feb	7.0	6.0	5.5
Mar	6.9	5.9	5.7
Apr	6.8	5.8	5.7
May	6.6	5.6	5.7
Jun	6.5	5.5	
Jul	6.4	5.4	
Aug	6.4	5.3	
Sep	6.3	5.3	
Oct	6.3	5.4	
Nov	6.2	5.4	
Dec	6.2	5.4	

LABOR FORCE, SA, 000s



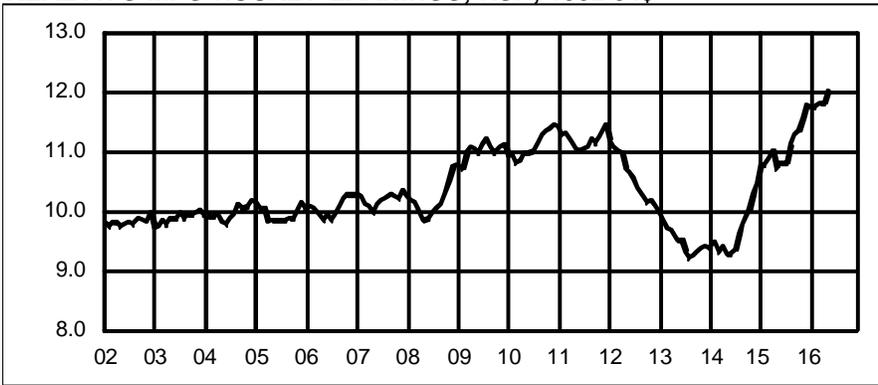
Month	2014	2015	2016
Jan	1,873.8	1,900.2	1,892.3
Feb	1,876.5	1,900.1	1,896.1
Mar	1,879.0	1,898.6	1,901.9
Apr	1,881.1	1,895.9	1,904.9
May	1,882.8	1,892.4	1,902.3
Jun	1,884.6	1,888.7	
Jul	1,886.6	1,885.8	
Aug	1,889.0	1,884.2	
Sep	1,891.6	1,883.6	
Oct	1,894.4	1,883.8	
Nov	1,897.1	1,884.3	
Dec	1,899.1	1,885.2	

AVERAGE WEEKLY INITIAL CLAIMS, SA



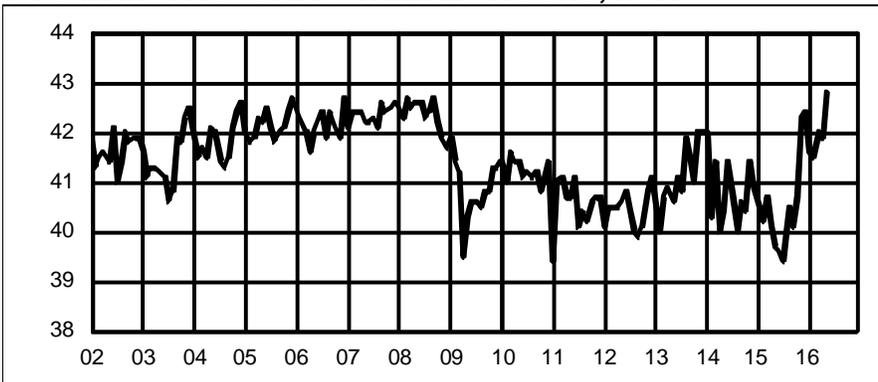
Month	2014	2015	2016
Jan	4,516	4,042	3,379
Feb	3,964	4,049	3,884
Mar	4,308	4,035	3,790
Apr	4,345	4,122	3,825
May	4,301	3,814	4,053
Jun	4,279	4,079	
Jul	4,337	3,898	
Aug	4,069	4,000	
Sep	4,171	3,795	
Oct	4,120	3,723	
Nov	4,534	3,665	
Dec	4,276	3,722	

REAL AVG MFG HOURLY EARNINGS, NSA, 1982-84\$



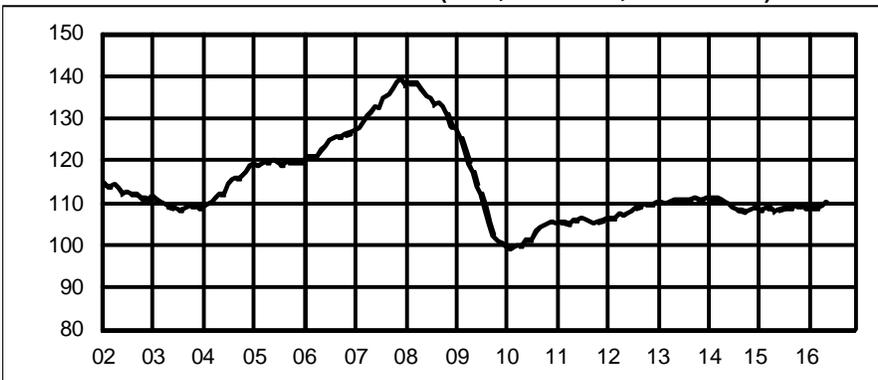
Month	2014	2015	2016
Jan	\$9.35	\$10.78	\$11.72
Feb	\$9.46	\$10.78	\$11.73
Mar	\$9.29	\$10.88	\$11.80
Apr	\$9.39	\$10.99	\$11.81
May	\$9.28	\$10.70	\$12.00
Jun	\$9.26	\$10.80	
Jul	\$9.33	\$10.79	
Aug	\$9.61	\$11.10	
Sep	\$9.76	\$11.27	
Oct	\$10.00	\$11.33	
Nov	\$10.27	\$11.52	
Dec	\$10.44	\$11.76	

AVG MANUFACTURING WEEKLY HOURS, NSA



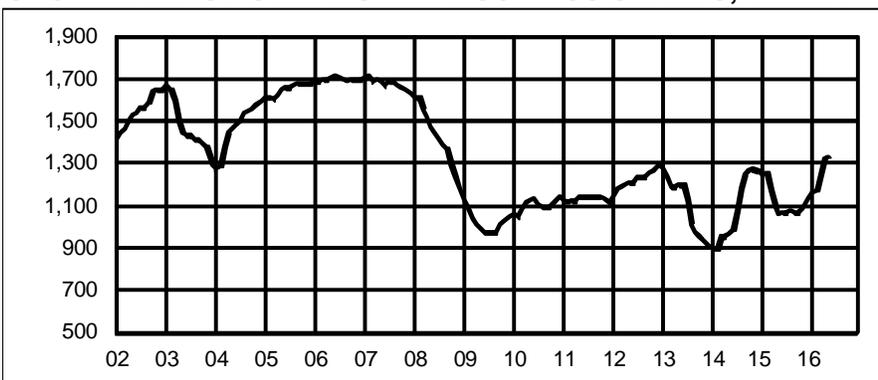
Month	2014	2015	2016
Jan	42.0	40.5	41.6
Feb	40.3	40.2	41.5
Mar	41.4	40.7	42.0
Apr	40.0	40.1	41.9
May	40.4	39.7	42.8
Jun	41.4	39.6	
Jul	40.6	39.4	
Aug	40.0	40.5	
Sep	40.6	40.1	
Oct	40.4	40.7	
Nov	41.4	42.3	
Dec	40.9	42.4	

CT MFG PRODUCTION INDEX (NSA, 12 MMA, 2009=100)



Month	2014	2015	2016
Jan	110.9	108.3	108.8
Feb	110.9	108.2	108.8
Mar	111.0	108.5	108.8
Apr	110.3	108.5	108.9
May	109.9	107.8	110.0
Jun	109.6	108.3	
Jul	108.5	108.8	
Aug	108.1	108.7	
Sep	108.1	108.7	
Oct	107.9	109.2	
Nov	108.4	108.9	
Dec	108.4	108.7	

SECRETARY OF STATE'S NET BUSINESS STARTS, 12MMA



Month	2014	2015	2016
Jan	896	1,238	1,153
Feb	886	1,256	1,163
Mar	947	1,165	1,242
Apr	955	1,097	1,315
May	962	1,054	1,324
Jun	978	1,065	
Jul	1,071	1,067	
Aug	1,174	1,073	
Sep	1,242	1,061	
Oct	1,264	1,063	
Nov	1,266	1,080	
Dec	1,260	1,133	

CONNECTICUT



Not Seasonally Adjusted

	May	May	CHANGE		Apr
	2016	2015	NO.	%	2016
TOTAL NONFARM EMPLOYMENT	1,697,900	1,687,700	10,200	0.6	1,685,700
TOTAL PRIVATE	1,454,800	1,443,200	11,600	0.8	1,443,800
GOODS PRODUCING INDUSTRIES	221,100	218,600	2,500	1.1	216,500
CONSTRUCTION, NAT. RES. & MINING	60,600	59,800	800	1.3	56,800
MANUFACTURING	160,500	158,800	1,700	1.1	159,700
Durable Goods	123,800	123,400	400	0.3	123,400
Fabricated Metal.....	29,100	29,400	-300	-1.0	29,100
Machinery.....	13,700	14,200	-500	-3.5	13,700
Computer and Electronic Product.....	11,900	12,300	-400	-3.3	12,000
Transportation Equipment.....	41,600	40,200	1,400	3.5	41,300
Aerospace Product and Parts.....	27,300	27,300	0	0.0	27,300
Non-Durable Goods	36,700	35,400	1,300	3.7	36,300
Chemical.....	9,700	9,800	-100	-1.0	9,700
SERVICE PROVIDING INDUSTRIES	1,476,800	1,469,100	7,700	0.5	1,469,200
TRADE, TRANSPORTATION, UTILITIES	297,500	297,000	500	0.2	295,500
Wholesale Trade.....	63,600	62,900	700	1.1	63,700
Retail Trade.....	182,200	184,000	-1,800	-1.0	181,100
Motor Vehicle and Parts Dealers.....	21,400	21,200	200	0.9	21,300
Building Material.....	16,100	16,200	-100	-0.6	15,500
Food and Beverage Stores.....	43,900	44,500	-600	-1.3	43,700
General Merchandise Stores.....	28,300	28,000	300	1.1	28,000
Transportation, Warehousing, & Utilities....	51,700	50,100	1,600	3.2	50,700
Utilities.....	5,300	5,600	-300	-5.4	5,300
Transportation and Warehousing.....	46,400	44,500	1,900	4.3	45,400
INFORMATION	33,600	32,500	1,100	3.4	34,400
Telecommunications.....	9,300	9,100	200	2.2	9,300
FINANCIAL ACTIVITIES	132,500	129,800	2,700	2.1	131,600
Finance and Insurance.....	111,600	109,900	1,700	1.5	111,200
Credit Intermediation.....	25,900	25,900	0	0.0	25,800
Securities and Commodity Contracts.....	25,700	25,400	300	1.2	25,600
Insurance Carriers & Related Activities....	60,000	58,600	1,400	2.4	59,800
Real Estate and Rental and Leasing.....	20,900	19,900	1,000	5.0	20,400
PROFESSIONAL & BUSINESS SERVICES	219,900	218,200	1,700	0.8	218,900
Professional, Scientific.....	96,900	95,300	1,600	1.7	97,000
Legal Services.....	12,700	12,800	-100	-0.8	12,700
Computer Systems Design.....	27,200	26,700	500	1.9	27,100
Management of Companies.....	32,700	33,000	-300	-0.9	32,700
Administrative and Support.....	90,300	89,900	400	0.4	89,200
Employment Services.....	27,400	29,400	-2,000	-6.8	28,100
EDUCATION AND HEALTH SERVICES	328,900	327,100	1,800	0.6	333,000
Educational Services.....	63,900	63,300	600	0.9	68,400
Health Care and Social Assistance.....	265,000	263,800	1,200	0.5	264,600
Hospitals.....	57,800	58,500	-700	-1.2	57,900
Nursing & Residential Care Facilities.....	62,300	62,400	-100	-0.2	62,600
Social Assistance.....	56,900	55,100	1,800	3.3	56,200
LEISURE AND HOSPITALITY	155,800	155,700	100	0.1	149,300
Arts, Entertainment, and Recreation.....	28,800	28,500	300	1.1	25,500
Accommodation and Food Services.....	127,000	127,200	-200	-0.2	123,800
Food Serv., Restaurants, Drinking Places....	115,300	115,500	-200	-0.2	112,700
OTHER SERVICES	65,500	64,300	1,200	1.9	64,600
GOVERNMENT	243,100	244,500	-1,400	-0.6	241,900
Federal Government.....	17,700	17,700	0	0.0	17,600
State Government.....	70,100	70,600	-500	-0.7	70,800
Local Government**.....	155,300	156,200	-900	-0.6	153,500

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

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

BRIDGEPORT - STAMFORD LMA



Not Seasonally Adjusted

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT	414,900	411,400	3,500	0.9	411,400
TOTAL PRIVATE	369,000	366,500	2,500	0.7	365,800
GOODS PRODUCING INDUSTRIES	44,400	44,000	400	0.9	43,300
CONSTRUCTION, NAT. RES. & MINING	13,200	12,500	700	5.6	12,300
MANUFACTURING	31,200	31,500	-300	-1.0	31,000
Durable Goods.....	23,400	23,400	0	0.0	23,200
SERVICE PROVIDING INDUSTRIES	370,500	367,400	3,100	0.8	368,100
TRADE, TRANSPORTATION, UTILITIES	70,700	70,800	-100	-0.1	70,400
Wholesale Trade.....	13,800	13,500	300	2.2	13,800
Retail Trade.....	46,700	47,400	-700	-1.5	46,500
Transportation, Warehousing, & Utilities....	10,200	9,900	300	3.0	10,100
INFORMATION	12,500	12,000	500	4.2	12,800
FINANCIAL ACTIVITIES	42,900	41,100	1,800	4.4	42,000
Finance and Insurance.....	35,500	34,600	900	2.6	35,300
Credit Intermediation.....	9,500	9,800	-300	-3.1	9,500
Securities and Commodity Contracts.....	17,100	17,500	-400	-2.3	17,100
PROFESSIONAL & BUSINESS SERVICES	65,600	66,500	-900	-1.4	65,700
Professional, Scientific.....	27,300	28,600	-1,300	-4.5	27,300
Administrative and Support.....	24,900	25,300	-400	-1.6	25,100
EDUCATION AND HEALTH SERVICES	71,600	72,100	-500	-0.7	72,200
Health Care and Social Assistance.....	60,400	60,300	100	0.2	60,600
LEISURE AND HOSPITALITY	43,500	42,600	900	2.1	41,800
Accommodation and Food Services.....	32,500	31,700	800	2.5	31,900
OTHER SERVICES	17,800	17,400	400	2.3	17,600
GOVERNMENT	45,900	44,900	1,000	2.2	45,600
Federal.....	2,500	2,400	100	4.2	2,400
State & Local.....	43,400	42,500	900	2.1	43,200

DANBURY LMA



Not Seasonally Adjusted

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT	79,300	79,400	-100	-0.1	78,600
TOTAL PRIVATE	69,000	68,700	300	0.4	68,200
GOODS PRODUCING INDUSTRIES	12,400	12,200	200	1.6	12,200
SERVICE PROVIDING INDUSTRIES	66,900	67,200	-300	-0.4	66,400
TRADE, TRANSPORTATION, UTILITIES	17,200	17,300	-100	-0.6	17,100
Retail Trade.....	12,500	12,800	-300	-2.3	12,300
PROFESSIONAL & BUSINESS SERVICES	9,600	9,500	100	1.1	9,500
LEISURE AND HOSPITALITY	7,400	7,600	-200	-2.6	7,200
GOVERNMENT	10,300	10,700	-400	-3.7	10,400
Federal.....	700	700	0	0.0	700
State & Local.....	9,600	10,000	-400	-4.0	9,700

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

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

HARTFORD LMA



Not Seasonally Adjusted

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT	576,300	570,800	5,500	1.0	574,900
TOTAL PRIVATE	488,800	483,200	5,600	1.2	484,800
GOODS PRODUCING INDUSTRIES	76,400	76,300	100	0.1	74,400
CONSTRUCTION, NAT. RES. & MINING	20,700	20,600	100	0.5	18,800
MANUFACTURING	55,700	55,700	0	0.0	55,600
Durable Goods.....	46,100	46,200	-100	-0.2	46,200
Non-Durable Goods.....	9,600	9,500	100	1.1	9,400
SERVICE PROVIDING INDUSTRIES	499,900	494,500	5,400	1.1	500,500
TRADE, TRANSPORTATION, UTILITIES	89,700	89,800	-100	-0.1	89,000
Wholesale Trade.....	17,300	18,000	-700	-3.9	17,200
Retail Trade.....	55,500	56,000	-500	-0.9	55,200
Transportation, Warehousing, & Utilities....	16,900	15,800	1,100	7.0	16,600
Transportation and Warehousing.....	16,000	14,900	1,100	7.4	15,700
INFORMATION	12,000	11,800	200	1.7	12,300
FINANCIAL ACTIVITIES	57,700	56,900	800	1.4	57,900
Depository Credit Institutions.....	6,100	6,100	0	0.0	6,100
Insurance Carriers & Related Activities....	37,800	37,500	300	0.8	37,800
PROFESSIONAL & BUSINESS SERVICES	74,700	73,600	1,100	1.5	73,900
Professional, Scientific.....	34,700	34,400	300	0.9	35,000
Management of Companies.....	9,900	10,100	-200	-2.0	10,100
Administrative and Support.....	30,100	29,100	1,000	3.4	28,800
EDUCATION AND HEALTH SERVICES	107,600	104,600	3,000	2.9	109,000
Educational Services.....	13,700	13,200	500	3.8	15,300
Health Care and Social Assistance.....	93,900	91,400	2,500	2.7	93,700
Ambulatory Health Care.....	31,200	30,900	300	1.0	31,000
LEISURE AND HOSPITALITY	48,500	48,400	100	0.2	46,400
Accommodation and Food Services.....	40,500	40,100	400	1.0	39,900
OTHER SERVICES	22,200	21,800	400	1.8	21,900
GOVERNMENT	87,500	87,600	-100	-0.1	90,100
Federal.....	5,400	5,300	100	1.9	5,300
State & Local.....	82,100	82,300	-200	-0.2	84,800

SEASONALLY ADJUSTED TOTAL NONFARM EMPLOYMENT

Labor Market Areas	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
BRIDGEPORT-STAMFORD LMA.....	412,100	408,500	3,600	0.9	413,400
DANBURY LMA**.....	78,400	78,500	-100	-0.1	78,500
HARTFORD LMA.....	574,000	567,700	6,300	1.1	573,900
NEW HAVEN LMA.....	280,400	279,600	800	0.3	280,900
NORWICH-NEW LONDON LMA.....	128,900	127,700	1,200	0.9	130,100
WATERBURY LMA**.....	67,200	66,400	800	1.2	66,900
ENFIELD LMA**.....	45,800	45,700	100	0.2	45,400
TORRINGTON-NORTHWEST LMA**.....	34,100	34,000	100	0.3	33,900
DANIELSON-NORTHEAST LMA**.....	26,800	27,000	-200	-0.7	26,500

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

*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

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT	282,200	282,100	100	0.0	281,800
TOTAL PRIVATE	245,500	245,700	-200	-0.1	244,900
GOODS PRODUCING INDUSTRIES	35,200	35,100	100	0.3	34,500
CONSTRUCTION, NAT. RES. & MINING	11,300	10,700	600	5.6	10,500
MANUFACTURING	23,900	24,400	-500	-2.0	24,000
Durable Goods.....	18,200	18,300	-100	-0.5	18,100
SERVICE PROVIDING INDUSTRIES	247,000	247,000	0	0.0	247,300
TRADE, TRANSPORTATION, UTILITIES	50,400	50,100	300	0.6	49,700
Wholesale Trade.....	11,300	11,300	0	0.0	11,300
Retail Trade.....	29,600	29,700	-100	-0.3	29,000
Transportation, Warehousing, & Utilities....	9,500	9,100	400	4.4	9,400
INFORMATION	3,400	3,600	-200	-5.6	3,500
FINANCIAL ACTIVITIES	12,900	12,600	300	2.4	12,800
Finance and Insurance.....	9,000	8,900	100	1.1	9,000
PROFESSIONAL & BUSINESS SERVICES	31,500	30,600	900	2.9	31,200
Administrative and Support.....	14,800	14,600	200	1.4	14,900
EDUCATION AND HEALTH SERVICES	76,500	78,300	-1,800	-2.3	78,600
Educational Services.....	28,100	28,900	-800	-2.8	30,300
Health Care and Social Assistance.....	48,400	49,400	-1,000	-2.0	48,300
LEISURE AND HOSPITALITY	24,800	24,500	300	1.2	23,800
Accommodation and Food Services.....	20,000	20,800	-800	-3.8	19,500
OTHER SERVICES	10,800	10,900	-100	-0.9	10,800
GOVERNMENT	36,700	36,400	300	0.8	36,900
Federal.....	4,800	4,800	0	0.0	4,800
State & Local.....	31,900	31,600	300	0.9	32,100

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

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

HELP WANTED ONLINE

CT Online Labor Demand Fell 2,600 in May

The Conference Board's Help Wanted OnLine (HWOL) data reported that there were 58,900 advertisements for Connecticut-based jobs in May 2016, a 4.2 percent decrease over the month and a 26.5 percent decrease over the year. There were 3.10 advertised vacancies for every 100 persons in Connecticut's labor force, while nationally it was 3.07 percent. Among the New England states, Massachusetts had the highest labor demand rate (4.16), while Rhode Island had the lowest rate (2.75).

	May 2016	May 2015	Apr 2016
<i>(Seasonally adjusted)</i>			
CT Vacancies (000s)	58.9	80.1	61.5
Hartford Vac. (000s)	23.8	32.2	24.6
Labor Demand Rate *			
Connecticut	3.10	4.23	3.23
United States	3.07	3.45	3.25
Maine	2.98	4.69	3.03
Massachusetts	4.16	4.79	4.28
New Hampshire	3.18	3.72	3.41
Rhode Island	2.75	4.07	2.84
Vermont	2.97	4.09	3.10

* A percent of advertised vacancies per 100 persons in labor force
Source: The Conference Board

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. Background information and technical notes and discussion of revisions to the series are available at: www.conference-board.org/data/helpwantedonline.cfm.

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

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT	129,700	128,800	900	0.7	129,000
TOTAL PRIVATE	98,700	97,000	1,700	1.8	98,100
GOODS PRODUCING INDUSTRIES	20,300	19,200	1,100	5.7	20,200
CONSTRUCTION, NAT. RES. & MINING	4,200	4,000	200	5.0	4,200
MANUFACTURING	16,100	15,200	900	5.9	16,000
Durable Goods.....	12,800	11,900	900	7.6	12,700
Non-Durable Goods.....	3,300	3,300	0	0.0	3,300
SERVICE PROVIDING INDUSTRIES	109,400	109,600	-200	-0.2	108,800
TRADE, TRANSPORTATION, UTILITIES	23,500	23,200	300	1.3	23,300
Wholesale Trade.....	2,500	2,500	0	0.0	2,500
Retail Trade.....	16,400	16,300	100	0.6	16,300
Transportation, Warehousing, & Utilities....	4,600	4,400	200	4.5	4,500
INFORMATION	1,100	1,100	0	0.0	1,100
FINANCIAL ACTIVITIES	3,100	3,100	0	0.0	3,100
PROFESSIONAL & BUSINESS SERVICES	9,000	9,000	0	0.0	9,100
EDUCATION AND HEALTH SERVICES	20,700	21,000	-300	-1.4	20,700
Health Care and Social Assistance.....	17,800	18,400	-600	-3.3	17,900
LEISURE AND HOSPITALITY	17,400	16,800	600	3.6	17,000
Accommodation and Food Services.....	14,400	14,100	300	2.1	13,900
Food Serv., Restaurants, Drinking Places....	12,200	11,900	300	2.5	11,700
OTHER SERVICES	3,600	3,600	0	0.0	3,600
GOVERNMENT	31,000	31,800	-800	-2.5	30,900
Federal.....	2,800	2,700	100	3.7	2,800
State & Local**.....	28,200	29,100	-900	-3.1	28,100

WATERBURY LMA*Not Seasonally Adjusted*

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT	67,800	67,000	800	1.2	66,700
TOTAL PRIVATE	57,400	56,600	800	1.4	56,600
GOODS PRODUCING INDUSTRIES	10,500	10,200	300	2.9	10,300
CONSTRUCTION, NAT. RES. & MINING	2,800	2,600	200	7.7	2,600
MANUFACTURING	7,700	7,600	100	1.3	7,700
SERVICE PROVIDING INDUSTRIES	57,300	56,800	500	0.9	56,400
TRADE, TRANSPORTATION, UTILITIES	13,300	12,900	400	3.1	13,100
Wholesale Trade.....	2,100	2,100	0	0.0	2,100
Retail Trade.....	9,400	9,100	300	3.3	9,200
Transportation, Warehousing, & Utilities....	1,800	1,700	100	5.9	1,800
INFORMATION	600	700	-100	-14.3	600
FINANCIAL ACTIVITIES	2,000	2,100	-100	-4.8	2,000
PROFESSIONAL & BUSINESS SERVICES	5,100	5,100	0	0.0	5,200
EDUCATION AND HEALTH SERVICES	17,500	17,100	400	2.3	17,400
Health Care and Social Assistance.....	15,500	15,300	200	1.3	15,500
LEISURE AND HOSPITALITY	5,800	5,900	-100	-1.7	5,400
OTHER SERVICES	2,600	2,600	0	0.0	2,600
GOVERNMENT	10,400	10,400	0	0.0	10,100
Federal.....	500	400	100	25.0	500
State & Local.....	9,900	10,000	-100	-1.0	9,600

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

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

SMALLER LMAS*



Not Seasonally Adjusted

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT					
ENFIELD LMA.....	46,100	46,000	100	0.2	46,100
TORRINGTON-NORTHWEST LMA.....	34,500	34,400	100	0.3	33,600
DANIELSON-NORTHEAST LMA.....	27,000	27,200	-200	-0.7	26,500

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

For further information on these nonfarm employment estimates contact Lincoln Dyer at (860) 263-6292.

SPRINGFIELD, MA-CT NECTA**

Not Seasonally Adjusted

	May 2016	May 2015	CHANGE		Apr 2016
			NO.	%	
TOTAL NONFARM EMPLOYMENT.....	332,800	332,300	500	0.2	332,200
TOTAL PRIVATE.....	268,300	267,900	400	0.1	267,600
GOODS PRODUCING INDUSTRIES.....	40,100	40,700	-600	-1.5	39,400
CONSTRUCTION, NAT. RES. & MINING.....	11,300	11,500	-200	-1.7	10,500
MANUFACTURING.....	28,800	29,200	-400	-1.4	28,900
Durable Goods.....	19,500	19,700	-200	-1.0	19,600
Non-Durable Goods.....	9,300	9,500	-200	-2.1	9,300
SERVICE PROVIDING INDUSTRIES.....	292,700	291,600	1,100	0.4	292,800
TRADE, TRANSPORTATION, UTILITIES.....	59,500	58,900	600	1.0	58,800
Wholesale Trade.....	11,300	11,300	0	0.0	11,200
Retail Trade.....	34,400	34,500	-100	-0.3	34,000
Transportation, Warehousing, & Utilities.....	13,800	13,100	700	5.3	13,600
INFORMATION.....	3,100	3,400	-300	-8.8	3,400
FINANCIAL ACTIVITIES.....	17,200	17,400	-200	-1.1	17,200
Finance and Insurance.....	13,800	13,900	-100	-0.7	13,800
Insurance Carriers & Related Activities.....	9,300	9,400	-100	-1.1	9,300
PROFESSIONAL & BUSINESS SERVICES.....	27,700	26,600	1,100	4.1	27,600
EDUCATION AND HEALTH SERVICES.....	78,000	76,700	1,300	1.7	79,400
Educational Services.....	14,600	15,100	-500	-3.3	16,000
Health Care and Social Assistance.....	63,400	61,600	1,800	2.9	63,400
LEISURE AND HOSPITALITY.....	29,800	31,600	-1,800	-5.7	29,000
OTHER SERVICES.....	12,900	12,600	300	2.4	12,800
GOVERNMENT.....	64,500	64,400	100	0.2	64,600
Federal.....	5,900	6,000	-100	-1.7	5,800
State & Local.....	58,600	58,400	200	0.3	58,800

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

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

** New England City and Town Area

LMA LABOR FORCE ESTIMATES

		EMPLOYMENT STATUS		May 2016	May 2015	CHANGE NO. %		Apr 2016
<i>(Not seasonally adjusted)</i>								
CONNECTICUT	Civilian Labor Force	1,895,600	1,895,100	500	0.0			1,883,800
	Employed	1,794,200	1,789,800	4,400	0.2			1,779,000
	Unemployed	101,500	105,400	-3,900	-3.7			104,800
	Unemployment Rate	5.4	5.6	-0.2	---			5.6
BRIDGEPORT-STAMFORD LMA	Civilian Labor Force	469,000	466,500	2,500	0.5			466,400
	Employed	444,600	441,200	3,400	0.8			441,200
	Unemployed	24,400	25,300	-900	-3.6			25,200
	Unemployment Rate	5.2	5.4	-0.2	---			5.4
DANBURY LMA	Civilian Labor Force	107,700	107,400	300	0.3			106,600
	Employed	103,000	102,700	300	0.3			101,800
	Unemployed	4,700	4,700	0	0.0			4,800
	Unemployment Rate	4.4	4.4	0.0	---			4.5
DANIELSON-NORTHEAST LMA	Civilian Labor Force	43,400	43,300	100	0.2			42,700
	Employed	40,900	40,700	200	0.5			40,100
	Unemployed	2,400	2,600	-200	-7.7			2,500
	Unemployment Rate	5.6	5.9	-0.3	---			5.9
ENFIELD LMA	Civilian Labor Force	49,800	49,900	-100	-0.2			49,400
	Employed	47,100	47,300	-200	-0.4			46,700
	Unemployed	2,700	2,500	200	8.0			2,700
	Unemployment Rate	5.4	5.0	0.4	---			5.5
HARTFORD LMA	Civilian Labor Force	617,400	617,400	0	0.0			615,500
	Employed	584,000	583,100	900	0.2			580,300
	Unemployed	33,300	34,400	-1,100	-3.2			35,100
	Unemployment Rate	5.4	5.6	-0.2	---			5.7
NEW HAVEN LMA	Civilian Labor Force	322,700	324,200	-1,500	-0.5			320,700
	Employed	305,100	305,900	-800	-0.3			303,100
	Unemployed	17,500	18,300	-800	-4.4			17,600
	Unemployment Rate	5.4	5.6	-0.2	---			5.5
NORWICH-NEW LONDON LMA	Civilian Labor Force	141,700	142,600	-900	-0.6			140,700
	Employed	134,000	134,100	-100	-0.1			133,100
	Unemployed	7,800	8,500	-700	-8.2			7,700
	Unemployment Rate	5.5	6.0	-0.5	---			5.5
TORRINGTON-NORTHWEST LMA	Civilian Labor Force	48,400	48,200	200	0.4			47,700
	Employed	46,200	45,900	300	0.7			45,100
	Unemployed	2,300	2,300	0	0.0			2,500
	Unemployment Rate	4.7	4.8	-0.1	---			5.3
WATERBURY LMA	Civilian Labor Force	111,300	111,700	-400	-0.4			110,000
	Employed	104,100	103,800	300	0.3			102,600
	Unemployed	7,200	7,900	-700	-8.9			7,500
	Unemployment Rate	6.5	7.1	-0.6	---			6.8
UNITED STATES	Civilian Labor Force	158,800,000	157,719,000	1,081,000	0.7			158,488,000
	Employed	151,594,000	149,349,000	2,245,000	1.5			151,075,000
	Unemployed	7,207,000	8,370,000	-1,163,000	-13.9			7,413,000
	Unemployment Rate	4.5	5.3	-0.8	---			4.7

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

(Not seasonally adjusted)	AVG WEEKLY EARNINGS				AVG WEEKLY HOURS				AVG HOURLY EARNINGS			
	May		CHG Y/Y	Apr 2016	May		CHG Y/Y	Apr 2016	May		CHG Y/Y	Apr 2016
	2016	2015			2016	2015			2016	2015		
PRODUCTION WORKER												
MANUFACTURING	\$1,204.39	\$989.32	\$215.07	\$1,154.76	42.8	39.7	3.1	41.9	\$28.14	\$24.92	\$3.22	\$27.56
DURABLE GOODS	1,272.67	1,011.32	261.35	1,216.63	43.2	39.8	3.4	42.2	29.46	25.41	4.05	28.83
NON-DUR. GOODS	969.28	915.30	53.98	928.84	41.6	39.3	2.3	40.9	23.30	23.29	0.01	22.71
CONSTRUCTION	1,166.94	1,183.03	-16.09	1,102.25	39.8	39.5	0.3	37.8	29.32	29.95	-0.63	29.16
ALL EMPLOYEES												
STATEWIDE												
TOTAL PRIVATE	1,042.44	955.04	87.40	1,019.37	34.0	33.3	0.7	33.4	30.66	28.68	1.98	30.52
GOODS PRODUCING	1,302.81	1,196.38	106.42	1,266.43	40.7	39.2	1.5	39.7	32.01	30.52	1.49	31.90
Construction	1,216.80	1,232.69	-15.89	1,185.02	40.0	39.7	0.3	38.4	30.42	31.05	-0.63	30.86
Manufacturing	1,351.24	1,185.51	165.73	1,311.72	41.5	39.1	2.4	40.8	32.56	30.32	2.24	32.15
SERVICE PROVIDING	995.81	913.44	82.36	976.11	32.8	32.3	0.5	32.3	30.36	28.28	2.08	30.22
Trade, Transp., Utilities	887.70	807.04	80.66	883.13	33.0	32.9	0.1	32.6	26.90	24.53	2.37	27.09
Financial Activities	1,741.82	1,650.11	91.71	1,706.19	38.4	38.1	0.3	37.4	45.36	43.31	2.05	45.62
Prof. & Business Serv.	1,244.63	1,136.77	107.86	1,212.08	35.5	34.7	0.8	34.9	35.06	32.76	2.30	34.73
Education & Health Ser.	872.07	807.86	64.21	862.87	31.7	31.0	0.7	31.4	27.51	26.06	1.45	27.48
Leisure & Hospitality	444.56	425.62	18.93	444.02	26.7	26.0	0.7	26.7	16.65	16.37	0.28	16.63
Other Services	721.83	640.22	81.61	711.52	31.1	28.8	2.3	31.4	23.21	22.23	0.98	22.66
LABOR MARKET AREAS: TOTAL PRIVATE												
Bridgeport-Stamford	1,180.61	1,128.58	52.02	1,158.51	34.3	33.8	0.5	33.3	34.42	33.39	1.03	34.79
Danbury	989.00	890.29	98.71	973.43	34.4	33.8	0.6	34.3	28.75	26.34	2.41	28.38
Hartford	1,087.15	985.32	101.83	1,061.93	34.7	34.0	0.7	34.3	31.33	28.98	2.35	30.96
New Haven	955.40	914.33	41.07	953.94	33.7	33.2	0.5	33.1	28.35	27.54	0.81	28.82
Norwich-New London	785.78	756.67	29.12	785.56	32.7	33.1	-0.4	32.8	24.03	22.86	1.17	23.95
Waterbury	818.50	766.42	52.08	786.46	33.6	33.6	0.0	33.1	24.36	22.81	1.55	23.76

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2015.

BUSINESS AND EMPLOYMENT CHANGES ANNOUNCED IN THE NEWS MEDIA

- In May 2016, Crius Energy of Norwalk announced it will expand by 225 jobs over the next four years. Bridgewater Associates plans to add 750 jobs over the next six years at its location in Westport.
- In May 2016, the City of Hartford cut 40 jobs. NRG Home Solar of Middletown announced it will close, affecting 46 workers. RBS Securities of Stamford continues to eliminate jobs with the latest cut of 30 employees scheduled for July. The show "Who Wants to Be a Millionaire" will move from Stamford to Las Vegas, bringing with it 150 jobs. Citigroup of Hartford plans to transfer 150 positions from Hartford to Tampa, FL over the next three years. Ivory Ella, an online retailer, will be moving its 40 workers from Groton to Westerly, RI.

Business & Employment Changes Announced in the News Media lists start-ups, expansions, staff reductions, and layoffs reported by the media, both current and future. The report provides company name, the number of workers involved, date of the action, the principal product or service of the company, a brief synopsis of the action, and the source and date of the media article. This publication is available in both HTML and PDF formats at the Connecticut Department of Labor Web site, <http://www.ctdol.state.ct.us/lmi/busemp.htm>.

(By Place of Residence - Not Seasonally Adjusted)

MAY 2016

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%	LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
BRIDGEPORT-STAMFORD					HARTFORD cont...				
	468,973	444,599	24,374	5.2	Canton	5,676	5,463	213	3.8
Ansonia	9,423	8,752	671	7.1	Chaplin	1,271	1,196	75	5.9
Bridgeport	71,115	65,544	5,571	7.8	Colchester	9,351	8,967	384	4.1
Darien	8,693	8,300	393	4.5	Columbia	3,221	3,088	133	4.1
Derby	6,841	6,411	430	6.3	Coventry	7,736	7,410	326	4.2
Easton	3,909	3,760	149	3.8	Cromwell	7,927	7,566	361	4.6
Fairfield	29,440	28,044	1,396	4.7	East Granby	3,054	2,940	114	3.7
Greenwich	29,154	27,958	1,196	4.1	East Haddam	5,030	4,780	250	5.0
Milford	29,911	28,496	1,415	4.7	East Hampton	7,622	7,285	337	4.4
Monroe	10,286	9,798	488	4.7	East Hartford	27,277	25,430	1,847	6.8
New Canaan	8,461	8,102	359	4.2	Ellington	9,056	8,674	382	4.2
Norwalk	50,823	48,530	2,293	4.5	Farmington	14,059	13,498	561	4.0
Oxford	7,153	6,832	321	4.5	Glastonbury	18,918	18,200	718	3.8
Redding	4,573	4,373	200	4.4	Granby	6,731	6,477	254	3.8
Ridgefield	11,967	11,493	474	4.0	Haddam	5,050	4,862	188	3.7
Seymour	9,033	8,533	500	5.5	Hartford	53,657	48,462	5,195	9.7
Shelton	22,205	21,098	1,107	5.0	Hartland	1,144	1,098	46	4.0
Southbury	8,918	8,472	446	5.0	Harwinton	3,242	3,104	138	4.3
Stamford	70,258	67,125	3,133	4.5	Hebron	5,489	5,288	201	3.7
Stratford	27,794	26,096	1,698	6.1	Lebanon	4,149	3,959	190	4.6
Trumbull	18,238	17,399	839	4.6	Manchester	32,530	30,823	1,707	5.2
Weston	4,473	4,265	208	4.7	Mansfield	12,696	11,907	789	6.2
Westport	12,743	12,219	524	4.1	Marlborough	3,567	3,428	139	3.9
Wilton	8,608	8,239	369	4.3	Middletown	26,072	24,677	1,395	5.4
Woodbridge	4,954	4,760	194	3.9	New Britain	36,451	33,711	2,740	7.5
					New Hartford	4,035	3,860	175	4.3
DANBURY	107,729	103,009	4,720	4.4	Newington	17,187	16,392	795	4.6
Bethel	10,789	10,299	490	4.5	Plainville	10,366	9,854	512	4.9
Bridgewater	865	835	30	3.5	Plymouth	6,680	6,282	398	6.0
Brookfield	9,400	8,990	410	4.4	Portland	5,471	5,209	262	4.8
Danbury	47,280	45,258	2,022	4.3	Rocky Hill	11,387	10,905	482	4.2
New Fairfield	7,300	6,957	343	4.7	Scotland	969	920	49	5.1
New Milford	15,617	14,938	679	4.3	Simsbury	12,970	12,484	486	3.7
Newtown	14,516	13,855	661	4.6	Southington	24,212	23,145	1,067	4.4
Sherman	1,962	1,877	85	4.3	South Windsor	13,967	13,353	614	4.4
					Stafford	6,827	6,431	396	5.8
ENFIELD	49,806	47,128	2,678	5.4	Thomaston	4,725	4,527	198	4.2
East Windsor	6,502	6,135	367	5.6	Tolland	8,541	8,216	325	3.8
Enfield	23,178	21,836	1,342	5.8	Union	470	449	21	4.5
Somers	5,200	4,953	247	4.8	Vernon	17,026	16,142	884	5.2
Suffield	7,575	7,253	322	4.3	West Hartford	34,214	32,820	1,394	4.1
Windsor Locks	7,351	6,951	400	5.4	Wethersfield	13,959	13,298	661	4.7
					Willington	3,642	3,489	153	4.2
HARTFORD	617,366	584,019	33,347	5.4	Windham	12,508	11,702	806	6.4
Andover	1,931	1,849	82	4.2	Windsor	16,457	15,627	830	5.0
Ashford	2,566	2,442	124	4.8					
Avon	9,339	8,988	351	3.8					
Barkhamsted	2,297	2,195	102	4.4					
Berlin	11,679	11,174	505	4.3					
Bloomfield	11,446	10,764	682	6.0					
Bolton	3,160	3,038	122	3.9					
Bristol	32,785	30,835	1,950	5.9					
Burlington	5,574	5,336	238	4.3					

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)

MAY 2016

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%	LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
NEW HAVEN	322,657	305,139	17,518	5.4	TORRINGTON-NORTHWEST				
Bethany	3,095	2,966	129	4.2	Canaan	48,435	46,150	2,285	4.7
Branford	15,911	15,161	750	4.7	Canaan	740	716	24	3.2
Cheshire	15,527	14,950	577	3.7	Colebrook	864	829	35	4.1
Chester	2,361	2,269	92	3.9	Cornwall	791	766	25	3.2
Clinton	7,271	6,969	302	4.2	Goshen	1,681	1,614	67	4.0
Deep River	2,907	2,793	114	3.9	Kent	1,565	1,506	59	3.8
Durham	4,292	4,131	161	3.8	Litchfield	4,871	4,670	201	4.1
East Haven	15,716	14,773	943	6.0	Morris	1,457	1,405	52	3.6
Essex	3,376	3,226	150	4.4	Norfolk	907	869	38	4.2
Guilford	12,856	12,387	469	3.6	North Canaan	1,742	1,666	76	4.4
Hamden	34,920	33,164	1,756	5.0	Roxbury	1,359	1,311	48	3.5
Killingworth	3,826	3,688	138	3.6	Salisbury	1,859	1,801	58	3.1
Madison	9,025	8,658	367	4.1	Sharon	1,514	1,464	50	3.3
Meriden	31,961	29,868	2,093	6.5	Torrington	19,863	18,728	1,135	5.7
Middlefield	2,501	2,383	118	4.7	Warren	805	772	33	4.1
New Haven	63,848	59,301	4,547	7.1	Washington	2,086	2,021	65	3.1
North Branford	8,178	7,815	363	4.4	Winchester	6,331	6,012	319	5.0
North Haven	13,290	12,697	593	4.5	WATERBURY				
Old Saybrook	5,078	4,853	225	4.4	Beacon Falls	111,295	104,060	7,235	6.5
Orange	7,216	6,897	319	4.4	Bethlehem	3,400	3,239	161	4.7
Wallingford	26,079	24,860	1,219	4.7	Bethlehem	1,999	1,907	92	4.6
West Haven	29,807	27,885	1,922	6.4	Middlebury	3,834	3,679	155	4.0
Westbrook	3,616	3,445	171	4.7	Naugatuck	17,240	16,239	1,001	5.8
*NORWICH-NEW LONDON-WESTERLY, CT PART					Prospect	5,541	5,303	238	4.3
	125,970	119,104	6,866	5.5	Waterbury	50,762	46,457	4,305	8.5
Bozrah	1,443	1,371	72	5.0	Watertown	13,053	12,447	606	4.6
Canterbury	2,864	2,708	156	5.4	Wolcott	9,839	9,383	456	4.6
East Lyme	8,657	8,232	425	4.9	Woodbury	5,627	5,406	221	3.9
Franklin	1,086	1,036	50	4.6	DANIELSON-NORTH EAST				
Griswold	6,277	5,863	414	6.6		43,379	40,943	2,436	5.6
Groton	18,429	17,544	885	4.8	Brooklyn	4,135	3,918	217	5.2
Ledyard	7,932	7,575	357	4.5	Eastford	947	914	33	3.5
Lisbon	2,337	2,200	137	5.9	Hampton	1,049	991	58	5.5
Lyme	1,226	1,185	41	3.3	Killingly	9,673	9,051	622	6.4
Montville	9,321	8,813	508	5.5	Plainfield	8,690	8,158	532	6.1
New London	12,014	11,086	928	7.7	Pomfret	2,510	2,416	94	3.7
No. Stonington	2,922	2,803	119	4.1	Putnam	4,858	4,564	294	6.1
Norwich	20,206	18,898	1,308	6.5	Sterling	2,039	1,920	119	5.8
Old Lyme	3,771	3,622	149	4.0	Thompson	5,283	5,000	283	5.4
Preston	2,421	2,303	118	4.9	Woodstock	4,195	4,011	184	4.4
Salem	2,124	2,022	102	4.8					
Sprague	1,630	1,530	100	6.1					
Stonington	9,644	9,231	413	4.3					
Voluntown	1,509	1,423	86	5.7					
Waterford	10,157	9,659	498	4.9					

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

NORWICH-NEW LONDON-WESTERLY, CT-RI				
	141,744	133,984	7,760	5.5
RI part (Hopkinton and Westerly)	15,774	14,880	894	5.7

Not Seasonally Adjusted:				
CONNECTICUT	1,895,600	1,794,200	101,500	5.4
UNITED STATES	158,800,000	151,594,000	7,207,000	4.5
Seasonally Adjusted:				
CONNECTICUT	1,902,300	1,794,000	108,300	5.7
UNITED STATES	158,466,000	151,030,000	7,436,000	4.7

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	MAY 2016	YR TO DATE 2016	2015	TOWN	MAY 2016	YR TO DATE 2016	2015	TOWN	MAY 2016	YR TO DATE 2016	2015
Andover	0	1	0	Griswold	0	5	0	Preston	0	0	1
Ansonia	na	na	na	Groton	na	na	na	Prospect	7	9	12
Ashford	na	na	na	Guilford	na	na	na	Putnam	na	na	na
Avon	5	12	11	Haddam	1	3	6	Redding	1	2	3
Barkhamsted	na	na	na	Hamden	na	na	na	Ridgefield	3	5	16
Beacon Falls	na	na	na	Hampton	na	na	na	Rocky Hill	3	7	76
Berlin	1	5	9	Hartford	1	2	2	Roxbury	na	na	na
Bethany	na	na	na	Hartland	0	0	0	Salem	na	na	na
Bethel	9	27	22	Harwinton	na	na	na	Salisbury	na	na	na
Bethlehem	na	na	na	Hebron	1	5	6	Scotland	na	na	na
Bloomfield	0	80	12	Kent	1	1	0	Seymour	na	na	na
Bolton	0	3	3	Killingly	na	na	na	Sharon	na	na	na
Bozrah	na	na	na	Killingworth	0	2	3	Shelton	4	25	91
Branford	1	7	9	Lebanon	1	3	2	Sherman	0	0	3
Bridgeport	0	67	4	Ledyard	na	na	na	Simsbury	16	205	3
Bridgewater	0	0	0	Lisbon	na	na	na	Somers	2	7	4
Bristol	4	12	9	Litchfield	na	na	na	South Windsor	1	57	6
Brookfield	1	5	25	Lyme	0	1	1	Southbury	na	na	na
Brooklyn	0	4	3	Madison	na	na	na	Southington	5	30	22
Burlington	2	7	7	Manchester	5	11	6	Sprague	0	1	0
Canaan	na	na	na	Mansfield	0	1	3	Stafford	0	80	0
Canterbury	na	na	na	Marlborough	0	0	0	Stamford	10	35	191
Canton	0	2	5	Meriden	na	na	na	Sterling	na	na	na
Chaplin	na	na	na	Middlebury	na	na	na	Stonington	na	na	na
Cheshire	2	9	16	Middlefield	1	2	2	Stratford	1	7	6
Chester	0	0	0	Middletown	1	13	14	Suffield	4	14	12
Clinton	1	7	2	Milford	13	60	150	Thomaston	na	na	na
Colchester	2	12	17	Monroe	0	3	0	Thompson	na	na	na
Colebrook	na	na	na	Montville	na	na	na	Tolland	0	3	1
Columbia	1	4	7	Morris	na	na	na	Torrington	na	na	na
Cornwall	na	na	na	Naugatuck	na	na	na	Trumbull	0	1	3
Coventry	0	3	15	New Britain	0	1	34	Union	0	0	0
Cromwell	1	6	7	New Canaan	2	6	16	Vernon	14	42	39
Danbury	3	44	504	New Fairfield	2	6	1	Voluntown	0	1	0
Darien	4	16	38	New Hartford	na	na	na	Wallingford	1	8	8
Deep River	0	0	0	New Haven	8	10	3	Warren	na	na	na
Derby	na	na	na	New London	3	14	15	Washington	na	na	na
Durham	0	6	1	New Milford	na	na	na	Waterbury	1	3	73
East Granby	0	0	0	Newington	1	7	7	Waterford	na	na	na
East Haddam	1	10	1	Newtown	22	26	7	Watertown	na	na	na
East Hampton	2	6	17	Norfolk	na	na	na	West Hartford	6	9	48
East Hartford	0	1	0	North Branford	na	na	na	West Haven	na	na	na
East Haven	na	na	na	North Canaan	na	na	na	Westbrook	0	7	16
East Lyme	3	9	11	North Haven	na	na	na	Weston	1	3	7
East Windsor	2	9	3	North Stonington	na	na	na	Westport	9	28	30
Eastford	na	na	na	Norwalk	46	173	9	Wethersfield	0	1	1
Easton	0	3	1	Norwich	0	1	3	Willington	1	25	0
Ellington	8	30	34	Old Lyme	na	na	na	Wilton	1	6	8
Enfield	0	21	1	Old Saybrook	1	5	4	Winchester	na	na	na
Essex	0	25	3	Orange	na	na	na	Windham	0	2	5
Fairfield	72	194	43	Oxford	2	9	6	Windsor	2	7	3
Farmington	2	5	14	Plainfield	na	na	na	Windsor Locks	2	5	3
Franklin	na	na	na	Plainville	0	3	3	Wolcott	0	4	13
Glastonbury	2	13	15	Plymouth	na	na	na	Woodbridge	na	na	na
Goshen	na	na	na	Pomfret	na	na	na	Woodbury	1	3	1
Granby	0	3	3	Portland	0	2	2	Woodstock	na	na	na
Greenwich	13	52	37								

For further information on the housing permit data, contact Kolie Sun of DECD at (860) 270-8167.

BUSINESS STARTS AND TERMINATIONS

Registrations and terminations of business entities as recorded with the Secretary of the State 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 Secretary of the State registrations 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 4-8 for reference months or quarters)

Leading General Drift Indicator +6.9	Business Activity	Tourism and Travel
Coincident General Drift Indicator +1.1	New Housing Permits -52.6	Occupancy Rate -2.3
Farmington Bank Bus. Barometer +1.9	Electricity Sales -5.8	Attraction Visitors -7.3
Phil. Fed's CT Coincident Index +3.3	Construction Contracts Index +2.0	Air Passenger Count +1.0
	New Auto Registrations +24.6	Gaming Slots -3.6
Total Nonfarm Employment +0.8	Exports -4.0	
	S&P 500: Monthly Close -0.5	
Labor Force +0.5	Business Starts	Employment Cost Index (U.S.)
Employed +0.4	Secretary of the State +8.7	Total +1.8
Unemployed +2.0	Dept. of Labor -12.5	Wages & Salaries +2.0
Unemployment Rate +0.1*		Benefit Costs +1.2
Labor Force Participation Rate +0.1	Business Terminations	Consumer Prices
Employment-Population Ratio 0.0	Secretary of the State +9.8	U.S. City Average +1.0
	Dept. of Labor -22.5	Northeast Region +0.9
Average Weekly Initial Claims +6.3		NY-NJ-Long Island +0.9
Avg Insured Unempl. Rate -0.48*	State Revenues +16.6	Boston-Brockton-Nashua +1.5
U-6 Rate -1.8*	Corporate Tax -54.0	Interest Rates
Prod. Worker Avg Wkly Hrs, Mfg +7.8	Personal Income Tax +0.1	Prime +0.25*
PW Avg Hourly Earnings, Mfg +12.9	Real Estate Conveyance Tax +4.6	Conventional Mortgage -0.24*
PW Avg Weekly Earnings, Mfg +21.7	Sales & Use Tax +24.6	
CT Mfg. Production Index +13.3	Gaming Payments -6.6	
Production Worker Hours +9.7		
Industrial Electricity Sales +12.0		
Personal Income +3.4		
UI Covered Wages +2.7		

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

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