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In February...

Nonfarm Employment
Connecticut 1,639,300
Change over month 0.00%
Change over year .... -0.7%

United States 130,153,000
Change over month 0.02%
Change over year 0.1%

Unemployment Rate
Connecticut 4.7%
United States 5.6%

Consumer Price Index
United States 186.2
Change over year 1.7%

The older workforce and its implications for the Connecticut economy

By John M. Baker, Ph.D., Resource Associate I, DOL

The aging Connecticut workforce is a topic of growing concern in human resource circles. As baby boomers approach retirement age, the younger age groups that are to take their place are sharply smaller. Does that mean the economy will confront a shortage of workers?

Recent analysis and demographic information paint a picture of an aging baby boomer population whose characteristics provide some reason to believe that as boomers age, they will not separate themselves from the world of work to the same extent that recent groups have. But, human resource professionals have great concerns about whether business really understands the magnitude of the problem and whether hiring managers are going to take the steps necessary to keep older workers in the workforce. In 1999, the Committee for Economic Development released a statement that emphasized the value of the older worker and recommended several actions that would help to encourage the continued attachment of older workers to the world of work.[1] Because of the numbers of workers available to replace the boomer population, companies are going to have to recruit from the older worker population. However, numbers alone are not the problem. The children of the baby boomers, the "baby boomlet" generation, who will just be entering the workforce as their parents leave, will need extensive training. Moreover, the skills that the boomers have cannot be easily replaced.

A recent recruitment story about CPI Aerostructures on Long Island illustrates both the problem and the kind of solution the older worker provides. CPI had new contracts and needed skilled mechanics. The issue for CEO Edward J. Fred was whether to hire younger workers and train them or to look at an unexpected new source of applicants: retired mechanics, many over 65, who responded to the advertisement for positions. "These were people who had spent their entire lives making planes," Fred says. "And some wanted to work just three or four days a week." The choice Fred faced was either an initial and somewhat lengthy investment in the new and inexperienced employee with a presumably long work life or selection of the seasoned worker ready to go but likely to want shorter work weeks and not have a long company career. The voice of experience proved decisive. The company chose two full-time and two

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part-time workers from the over 65 population. Fred notes that the hours worked might be fewer but emphasizes the advantages: "What we lose in time off, we make up for in the knowledge that their work is done right and on time." And, these older workers brought to the company another rather important value of their long work lives: their work ethic. They focus upon the work that needs to be done, value their work, and accept the overtime as needed, things that the younger workers at the plant now also seem more willing to do. Says Fred: "I attribute that directly to the fact that the retirees have instilled a new work ethic in them."[2] The older worker, many are realizing, has to be viewed as an irreplaceable resource not only for the individual company, but also for the economy more generally.

Recent boomer news has emphasized the reluctance of growing numbers of retirees to separate themselves entirely from the workforce. They stay for a variety of reasons. Many of those who retire find themselves returning to the workplace because they want to be there. Others return for monetary reasons. Census Bureau figures show that the number of Americans past retirement age and in the job market has risen by half in the past two decades. In the last ten years, the nation's age 65+ population in the workforce has risen from about 11.5 percent to about 14.0 percent. News accounts notice they are receiving some institutional support to remain at work. Most important among legislative efforts is the Senior Citizens' Freedom to Work Act of 2000 which "allows retirees between the ages of 65 and 69 to receive full Social Security benefits no matter how much they earn." Moreover, "some companies are replacing golden handshakes with new red-carpet strategies designed to encourage older employees to work past retirement age."[3] Human resource professionals believe employers need to begin now to capitalize on these trends and introduce personnel policies that will encourage retention of older workers and their skills.

The value of the post-retirement workforce – problems of perception

At the same time as surveys point to increasing numbers of older workers in the market, unemployed older workers are still very likely to have considerable difficulties in finding suitable employment. A study from January 2000, Unemployment Compensation and Older Workers, showed that workers 55 and over tended to have longer periods of unemployment, were proportionately more likely to exhaust benefits, and returned to work in situations that paid significantly less than the employment they had lost. Moreover, although they wanted full-time work, they frequently found only part-time opportunities. Older workers, too, were more likely to have lost employment due to permanent layoff. The statistics become increasingly more negative the older the worker – longer unemployment, lower replacement wages, more part-time work.[4] The study cites statistics and research from 1998, a period of economic expansion and low unemployment. The experience of older workers in the present job market is certainly likely to be somewhat worse.

One of the perennial complaints of employers is that younger workers are poorly prepared for the world of work. They not only lack basic skills required for particular kinds of work, but they also lack soft skills – things like communication, learning skills, working cooperatively – and do not seem to understand the importance to an employer of dependability – good attendance, punctuality, focus on the job. Older workers, as Edward Fred testifies, generally do not have these deficiencies.

Business attitudes towards older workers do seem to be changing, but problems remain. A survey by the Society for Human Resource Management (SHRM) finds that many employers have not yet begun to look at the needs they are going to face down the line.[5] Moreover, management tends to retain negative perceptions of the value of older workers. The Committee for Economic Development noted that while "…employers rate older workers above average on experience, judgment, commitment to quality, attendance and punctuality, and low turnover…, [they] are [also] perceived by employers to be below average on flexibility and adaptability, acceptance of new technology, ability to learn new skills, and physical ability. But … there is no evidence that physical ability or cognitive function declines significantly during the years that the vast majority of older Americans remain employed." The Committee statement goes on to note that the reluctance of employers to provide older workers with training probably reinforces stereotypes. The older worker does not receive training and is less acquainted with new processes and techniques – and therefore appears less adaptable and capable.[6] Companies will have to address such perceptions if they intend to retain older employees.

Connecticut trends favor long working life

Connecticut social and demographic trends are more favorable to long working life than is true of the US population more generally. As of 2001, Connecticut had a somewhat higher proportion of persons over age 50 than in the US as a whole. While 37 percent of Connecticut women and 30 percent of Connecticut men had passed the 50 year mark, in the US only 29 percent of women and 25 percent of men had done so. In Connecticut, proportionately more older workers remain attached to the labor market than in the US generally, particularly older men. Nearly 45 percent of older working men in Connecticut are in managerial or professional occupations, compared with 35 percent for the US generally. Significantly, too, eight percent more of older workers in Connecticut have employers who offer pension plans. All these figures point to an older working population in Connecticut that is better off than the overall older US population and likely to be in positions that they find personally rewarding. The Labor Department's most recent estimate of the Connecticut labor force puts it at 1,769,600. Some 63,000 persons over 65 remain in the labor force. That number will sharply increase, for the fastest growing part of the labor force over the next decade will consist of persons over 45 and by 2010 those over 45 will be 40 percent of the labor force.

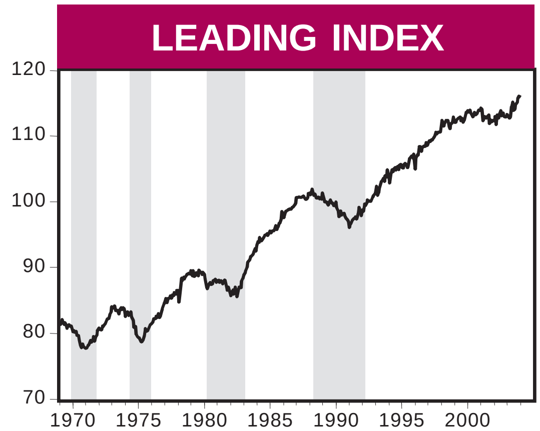
"The older worker, many are realizing, has to be viewed as an irreplaceable resource not only for the individual company, but also for the economy more generally."

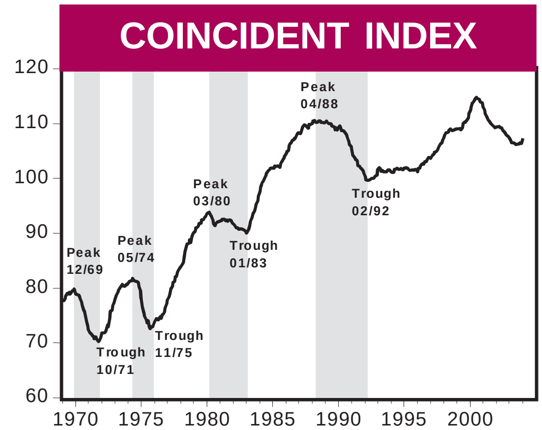
These trends are particularly important because of the much faster rate of increased labor force participation that is emerging for older women. American Demographics, in a March 2003 study, commented that "…we are about to witness a major shift in retirement patterns, due largely to Boomer women – born in 1946 to 1964 – who may opt in the future to stay in the labor force past the traditional retirement age. And while older men are also likely to keep working longer than their fathers did, their participation in the labor force is expected to increase at a lower rate than that of women. Overall, more than a third of men and women, who in the past would have retired in their mid-60s, are likely to keep working." The Bureau of Labor Statistics, the study notes, projects that the number of working women 55 and older "…will increase by a whopping 52 percent between 2000 and 2010…." This increase will occur not only because the numbers of older women will grow much larger as boomers age but also because the situation of women in the labor force is changing substantially.[7]

The nature of the work women increasingly are doing will tend to let them stay on the job. More women work in office settings rather than factories or food service and make more money. Growing numbers of women are better educated. Nearly a third of working women age 45 to 54 have degrees as do 28 percent of those 55 to 64. Among those in the next older group, 65 to 74, only 19% have degrees. College degrees translate into better, higher paying jobs, particularly since the fastest growing occupations require higher levels of skill.[8] In Connecticut these trends are somewhat ahead of those in the rest of the country. As a result, employers will find that the numbers of older women in the workforce will increase even more rapidly than nationally.

These projections represent good news for employers and for older workers, as well. For employers, this means that the older workers will be staying around

--Continued on page 5--





The distance from peak to trough, indicated by the shaded areas, measures the duration of an employment cycle recession. The vertical scale in both charts is an index with 1992=100.

A so-so start to 2004 for Connecticut's economy

As we have done in the past, for the publication of January 2004's Connecticut Coincident and Leading Employment Indices, we have re-calibrated and re-benchmarked both indices. I will start with a discussion of January's indices, and conclude with another look at Connecticut's economy in 2003, based on the revisions.

We start the New Year with some mixed signals for the Connecticut economy. The revised CCEA-ECRI Connecticut coincident employment index fell on a year-to-year basis from 107.39 in January 2003 to 107.33 in January 2004. Two of the four components are negative contributors to the index, namely lower total nonfarm employment and lower total employment. The two positive contributors are a lower insured unemployment rate and a lower total unemployment rate. On a sequential month-to-month basis, the revised CCEA-ECRI Connecticut coincident employment index rose from 106.26 in December 2003 to 107.33 in January 2004. A slightly higher insured unemployment rate and lower total nonfarm employment are negative contributors, and a lower total unemployment rate and higher total employment are the two positive contributors to the index. It is noteworthy that there was a rather large drop in the total unemployment rate, from 5.5 percent in December 2003 to 4.7 percent in January 2004. Before we start to celebrate, however, let me caution our readers that a change of this magnitude in the unemployment rate in such a short span of time is rather unusual. I will, accordingly, reserve my judgment and wait until I can get a clearer picture with readings from the next several months.

The revised CCEA-ECRI Connecticut leading employment index also provided us with mixed news. It rose from 113.33 in January 2003 to 115.92 in January 2004. Five components of this index contribute positively; a lower Moody's Baa corporate bond yield, higher total housing permits, lower initial claims for unemployment insurance, a lower short-duration (less than 15 weeks) unemployment rate, and higher average weekly hours worked in manufacturing and construction. The sole negative contributor is a lower Hartford help-wanted advertising index. On a sequential month-to-month basis, the CCEA-ECRI Connecticut leading employment index fell from 116.15 in December 2003 to 115.92 in January 2004. There are only two positive contributors: a lower Moody's Baa corporate bond yield, and a rather large decrease in initial claims for unemployment insurance. Lower total housing permits, a higher short-duration unemployment rate, a lower help-wanted index, and lower average weekly hours worked in manufacturing and construction all contribute negatively to this index. The close to 25 percent decrease from December 2003 to January 2004 in initial claims for unemployment insurance is also rather unusual in its magnitude. I will also exercise caution in interpreting this indicator.

The two re-benchmarked employment indices now paint a slightly different, and unfortunately a less positive, picture for the Connecticut economy in 2003 than what I reported last month. For the year, the total unemployment rate was up from 5.2 percent in January to 5.5 percent in December. The peak total unemployment rate was 5.7 percent, which occurred in March and again in July. There was a modest net gain for the year in average weekly hours worked in manufacturing and construction, from 41.1 hours in January to 41.62 hours in December, with a steady gain since reaching a low of 40.74 hours in July. The re-benchmarked employment indices now show a net loss of about thirteen thousand in total employment, quite a change from the net gain of about three thousand that I reported last month.

The recent cancellation of the Comanche helicopter program by the Pentagon and the run up in gasoline prices are not welcome news in Connecticut. The increase in gasoline prices may put pressure on the Federal Reserve to raise short-term interest rates to head off inflationary pressure. If and when this happens, it would certainly affect the national economy, and slow down the progress that we had made in Connecticut in the past year. ■

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--Continued from page 3--

until the children of the baby boomer generation are trained and ready to take their place. Yet, because of the declining numbers of workers in the age groups immediately after the boomers, the labor market is likely to favor those seniors looking for work. The boomers now approaching retirement are better educated than their predecessors. They also earn more than their counterparts elsewhere. In the increasingly technical and knowledge-based Connecticut economy, the most successful employers will be those best able to attract and retain the skilled and valuable resource that the older worker represents. ■

[1] "New Opportunities For Older Workers," A Statement by the Research and Policy Committee of the Committee for Economic Development, 1999, 19. [www.ced.org]

[2] Donna Fenn. "Respect Your Elders," Inc. [http://www.inc.com/home], Sept 1, 2003.

[3] Korky Vann, "Aging Boomers Staying At Work," Hartford Courant [Statewide Edition]. March 27, 2001, p. D.8

[4] Christopher J. O'Leary and Stephen A. Wandner, "Unemployment Compensation and Older Workers," January 2000, Prepared for the National Academy of Social Insurance conference "Health and Income Security for an Aging Workforce," January 26-27, 2000, National Press Club, Washington, DC.

[5] SHRM Press Release (Alexandria, Va., June 22, 2003), [http://www.shrm.org/press_published/CMS_004818.asp]

[6] "New Opportunities…," 28-29.

[7] Peter Francese, "Working Women," American Demographics, March 1, 2003, v25, i2.

[8] Ibid.

HOUSING UPDATE

2004 year-to-date permits up 15.1 percent

Commissioner James F. Abromaitis of the Connecticut Department of Economic and Community Development (DECD) announced that Connecticut communities authorized 558 new housing units in February 2004, a 22.9 percent increase compared to February of 2003 when 454 units were authorized.

The Department further indicated that the 558 units permitted in February 2004 represent a 19.0 percent decrease from the 689 units permitted in January 2004. The year-to-date permits are up 15.1 percent, from 1,083 through February 2003, to 1,247 through February 2004.

Among all Labor Market Areas (LMAs), the Bridgeport LMA recorded the largest number increase (48 units) compared to a year ago. Milford led all municipalities with 54 units, followed by Danbury with 45 and Vernon with 16 units. From a county perspective, Middlesex County showed the largest year-to-date gain of 79 units (or 88.8 percent).

See data tables on pages 19 and 22.

GENERAL ECONOMIC INDICATORS

(Seasonally adjusted)	4Q 2003	4Q 2002	CHANGE NO.	CHANGE %	3Q 2003
Employment Indexes (1992=100)*					
Leading	115.7	112.8	2.9	2.6	114.1
Coincident	107.5	108.6	-1.1	-1.0	107.1
General Drift Indicator (1986=100)*					
Leading	102.3	99.1	3.2	3.2	101.2
Coincident	100.8	101.4	-0.6	-0.6	101.1
Banknorth Business Barometer (1992=100)**	117.4	116.6	0.8	0.7	116.2

*Sources: *The Connecticut Economy, Connecticut Center for Economic Analysis, University of Connecticut*
***Banknorth Bank*

The Connecticut Economy's **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 four leading (housing permits, manufacturing average weekly hours, Hartford help-wanted advertising, and initial unemployment claims) economic variables, and are indexed so 1986 = 100.

The **Banknorth 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.

Total nonfarm employment decreased by 11,200 over the year.

EMPLOYMENT BY INDUSTRY SECTOR

(Seasonally adjusted; 000s)	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM	1,639.3	1,650.5	-11.2	-0.7	1,639.3
Construction	61.3	61.0	0.3	0.5	61.6
Manufacturing	194.4	203.2	-8.8	-4.3	195.0
Information	39.1	40.2	-1.1	-2.7	39.4
Financial Activities	143.2	142.4	0.8	0.6	143.2
Professional and Business Services	194.8	198.8	-4.0	-2.0	194.6
Government*	242.4	247.7	-5.3	-2.1	245.3

Source: Connecticut Department of Labor (see page 12 for other industries, not seasonally adjusted)
** Includes Native American tribal government employment*

Initial claims for unemployment insurance fell from a year ago.

UNEMPLOYMENT

(Seasonally adjusted)	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
Unemployment Rate, resident (%)	4.7	5.4	-0.7	---	4.7
Labor Force, resident (000s)	1,795.2	1,806.9	-11.7	-0.6	1,794.1
Employed (000s)	1,710.1	1,709.1	1.0	0.1	1,709.8
Unemployed (000s)	85.1	97.7	-12.6	-12.9	84.2
Average Weekly Initial Claims	4,746	5,372	-626	-11.7	4,351
Help Wanted Index -- Htfd. (1987=100)	13	12	1	8.3	12
Avg. Insured Unemp. Rate (%)	3.17	3.42	-0.25	---	3.32

Sources: Connecticut Department of Labor; The Conference Board

The production worker weekly earnings rose over the year.

MANUFACTURING ACTIVITY

(Not seasonally adjusted)	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004	DEC 2003
Average Weekly Hours	41.5	41.1	0.4	1.0	41.8	--
Average Hourly Earnings	18.04	17.42	0.62	3.6	17.99	--
Average Weekly Earnings	748.66	715.96	32.70	4.6	751.98	--
CT Mfg. Production Index (1986=100)*	114.0	109.4	4.6	4.2	114.8	114.0
Production Worker Hours (000s)	4,784	5,030	-246	-4.9	4,856	--
Industrial Electricity Sales (mil kWh)**	402	377	25.0	6.6	387	410

Sources: Connecticut Department of Labor; U.S. Department of Energy
**Seasonally adjusted.*
***Latest two months are forecasted.*

Personal income for second quarter 2004 is forecasted to increase 3.5 percent from a year earlier.

INCOME

(Seasonally adjusted) (Annualized; $ Millions)	2Q* 2004	2Q 2003	CHANGE NO.	CHANGE %	1Q* 2004
Personal Income	$156,476	$151,227	$5,249	3.5	$155,357
UI Covered Wages	$81,161	$78,253	$2,907	3.7	$81,259

Source: Bureau of Economic Analysis: January 2004 release
**Forecasted by Connecticut Department of Labor*

BUSINESS ACTIVITY

	MONTH	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	YEAR TO DATE PRIOR	% CHG
New Housing Permits	FEB 2004	558	22.9	1,247	1,083	15.1
Electricity Sales (mil kWh)	NOV 2003	2,422	-0.9	29,068	28,221	3.0
Retail Sales (Bil. $)	OCT 2003	3.28	-0.6	34.19	34.55	-1.0
Construction Contracts Index (1980=100)	JAN 2004	225.7	24.4	---	---	---
New Auto Registrations	FEB 2004	15,354	-19.0	36,731	36,554	0.5
Air Cargo Tons	FEB 2004	11,266	8.7	23,091	21,851	5.7
Exports (Bil. $)	4Q 2003	2.12	0.5	8.14	8.31	-2.0

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; Connecticut Department of Transportation, Bureau of Aviation and Ports

Year-to-date new auto registrations were up 0.5 percent from the same period a year ago.

BUSINESS STARTS AND TERMINATIONS

	MO/QTR	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	YEAR TO DATE PRIOR	% CHG
STARTS						
Secretary of the State	FEB 2004	2,313	9.5	4,885	4,628	5.6
Department of Labor*	3Q 2003	1,900	-10.0	4,144	4,362	-5.0
TERMINATIONS						
Secretary of the State	FEB 2004	623	25.1	1,478	1,085	36.2
Department of Labor*	3Q 2003	1,046	-18.1	2,635	3,873	-32.0

Sources: Connecticut Secretary of the State; Connecticut Department of Labor
** Revised methodology applied back to 1996; 3-months total*

Net business formation, as measured by starts minus stops registered with the Department of Labor, was up 208.6 percent to 1,509 from the same period last year.

STATE REVENUES

(Millions of dollars)	FEB 2004	FEB 2003	% CHG	YEAR TO DATE CURRENT	YEAR TO DATE PRIOR	% CHG
TOTAL ALL REVENUES*	697.3	594.2	17.4	1768.5	1580.2	11.9
Corporate Tax	13.8	7.2	91.7	29.2	34.0	-14.1
Personal Income Tax	325.1	281.3	15.6	893.2	756.8	18.0
Real Estate Conv. Tax	10.1	8.5	18.8	21.8	17.7	23.2
Sales & Use Tax	216.1	205.1	5.4	575.5	540.1	6.6
Indian Gaming Payments**	34.3	28.9	18.8	64.7	58.0	11.5

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.*

February revenue from Indian gaming payments was up 18.8 percent from a year ago.

TOURISM AND TRAVEL

	MONTH	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	YEAR TO DATE PRIOR	% CHG
Info Center Visitors	FEB 2004	15,219	-5.8	31,241	32,126	-2.8
Major Attraction Visitors	FEB 2004	117,099	33.5	193,407	162,381	19.1
Air Passenger Count	FEB 2004	501,942	8.3	959,468	912,445	5.2
Indian Gaming Slots (Mil.$)*	FEB 2004	1,684	17.9	3,217	2,895	11.1
Travel and Tourism Index**	4Q 2003	---	0.5	---	---	---

Sources: Connecticut Department of Transportation, Bureau of Aviation and Ports; Connecticut Department of Economic and Community Development; Connecticut Lodging & Attractions Association; Division of Special Revenue
**See page 23 for explanation*
***The Connecticut Economy, Connecticut Center for Economic Analysis, University of Connecticut*

February air passenger traffic was up 8.3 percent from a year ago.

Compensation costs for the nation rose 4.0 percent, while the Northeast's increased 4.1 percent over the year.

EMPLOYMENT COST INDEX

	Seasonally Adjusted			Not Seasonally Adjusted		
Private Industry Workers	DEC	SEP	3-Mo	DEC	DEC	12-Mo
(June 1989=100)	2003	2003	% Chg	2003	2002	% Chg
UNITED STATES TOTAL	169.2	168.0	0.7	168.8	162.3	4.0
Wages and Salaries	162.5	161.7	0.5	162.3	157.5	3.0
Benefit Costs	186.0	183.8	1.2	185.8	174.6	6.4
NORTHEAST TOTAL	---	---	---	167.9	161.3	4.1
Wages and Salaries	---	---	---	160.9	155.7	3.3

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

The February U.S. inflation rate was 1.7 percent. New England consumer confidence increased 32.6 percent from a year ago, while U.S. consumer confidence rose 34.7 percent.

CONSUMER NEWS

			% CHANGE	
(Not seasonally adjusted)	MO/QTR	LEVEL	Y/Y	P/P*
CONSUMER PRICES				
Connecticut**	4Q 2003	---	NA	---
CPI-U (1982-84=100)				
U.S. City Average	FEB 2004	186.2	1.7	0.5
Purchasing Power of $ (1982-84=$1.00)	FEB 2004	$0.537	-1.7	-0.5
Northeast Region	FEB 2004	196.8	2.7	0.5
NY-Northern NJ-Long Island	FEB 2004	201.1	2.5	0.6
Boston-Brockton-Nashua***	JAN 2004	208.4	4.3	0.9
CPI-W (1982-84=100)				
U.S. City Average	FEB 2004	181.9	1.5	0.6
CONSUMER CONFIDENCE (1985=100)				
Connecticut**	4Q 2003	100.5	43.4	8.3
New England	FEB 2004	83.3	32.6	-15.2
U.S.	FEB 2004	87.3	34.7	-9.4

Sources: U.S. Department of Labor, Bureau of Labor Statistics; The Conference Board
**Change over prior monthly or quarterly period*
***The Connecticut Economy, Connecticut Center for Economic Analysis, University of Connecticut*
****The Boston CPI can be used as a proxy for New England and is measured every other month.*

February's 30-year conventional mortgage rate fell to 5.64 percent from a year ago.

INTEREST RATES

	FEB	JAN	FEB
(Percent)	2004	2004	2003
Prime	4.00	4.00	4.25
Federal Funds	1.01	1.00	1.26
3 Month Treasury Bill	0.94	0.90	1.19
6 Month Treasury Bill	1.01	0.99	1.20
1 Year Treasury Bill	1.41	1.42	1.40
3 Year Treasury Note	2.63	2.65	2.46
5 Year Treasury Note	3.45	3.48	3.29
7 Year Treasury Note	3.97	4.01	3.82
10 Year Treasury Note	4.46	4.50	4.33
30 Year Treasury Bond	5.25	5.29	5.17
Conventional Mortgage	5.64	5.74	5.84

Sources: Federal Reserve; Federal Home Loan Mortgage Corp.

NONFARM EMPLOYMENT

Five out of the nine states in the region added jobs over the year.

(Seasonally adjusted; 000s)	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
Connecticut	1,639.3	1,650.5	-11.2	-0.7	1,639.3
Maine	607.3	605.1	2.2	0.4	607.7
Massachusetts	3,152.5	3,195.9	-43.4	-1.4	3,162.0
New Hampshire	617.2	614.0	3.2	0.5	614.6
New Jersey	3,998.0	3,964.1	33.9	0.9	3,999.7
New York	8,418.9	8,419.8	-0.9	0.0	8,417.5
Pennsylvania	5,574.4	5,606.9	-32.5	-0.6	5,576.4
Rhode Island	488.5	481.0	7.5	1.6	487.2
Vermont	299.2	298.1	1.1	0.4	300.1
United States	130,153.0	130,031.0	122.0	0.1	130,132.0

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

LABOR FORCE

Five of nine states posted increases in the labor force from last year.

(Seasonally adjusted; 000s)	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
Connecticut	1,795.2	1,806.9	-11.7	-0.6	1,794.1
Maine	698.6	688.7	9.9	1.4	699.0
Massachusetts	3,412.9	3,436.8	-23.9	-0.7	3,421.8
New Hampshire	726.3	710.5	15.8	2.2	725.3
New Jersey	4,401.4	4,361.5	39.9	0.9	4,403.2
New York	9,294.1	9,347.4	-53.3	-0.6	9,325.2
Pennsylvania	6,212.7	6,211.1	1.6	0.0	6,201.4
Rhode Island	563.2	569.7	-6.5	-1.1	568.7
Vermont	353.8	350.3	3.5	1.0	353.4
United States	146,471.0	145,898.0	573.0	0.4	146,863.0

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

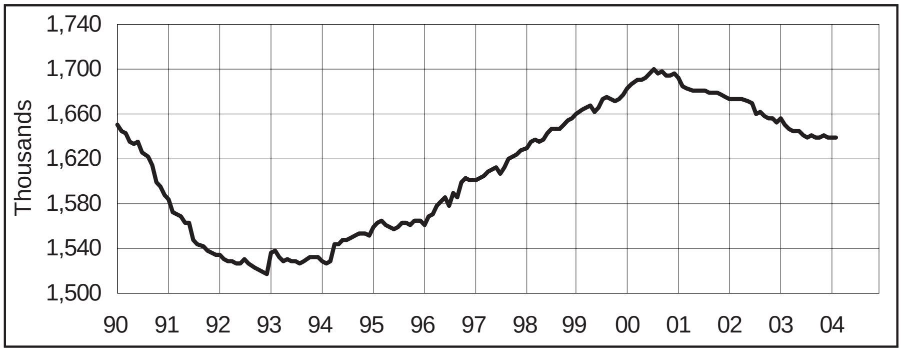
UNEMPLOYMENT RATES

Six of nine states showed a decrease in its unemployment rate over the year.

(Seasonally adjusted)	FEB 2004	FEB 2003	CHANGE	JAN 2004
Connecticut	4.7	5.4	-0.7	4.7
Maine	5.0	4.9	0.1	4.8
Massachusetts	5.3	5.8	-0.5	5.6
New Hampshire	4.2	4.2	0.0	4.1
New Jersey	5.4	6.0	-0.6	5.5
New York	6.3	6.3	0.0	6.6
Pennsylvania	5.1	5.9	-0.8	5.3
Rhode Island	5.2	5.5	-0.3	5.2
Vermont	3.7	4.3	-0.6	3.8
United States	5.6	5.9	-0.3	5.6

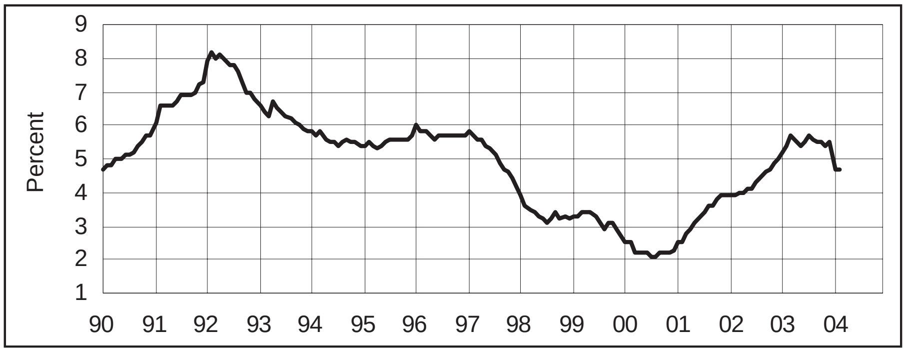
Source: U.S. Department of Labor, Bureau of Labor Statistics

NONFARM EMPLOYMENT *(Seasonally adjusted)*



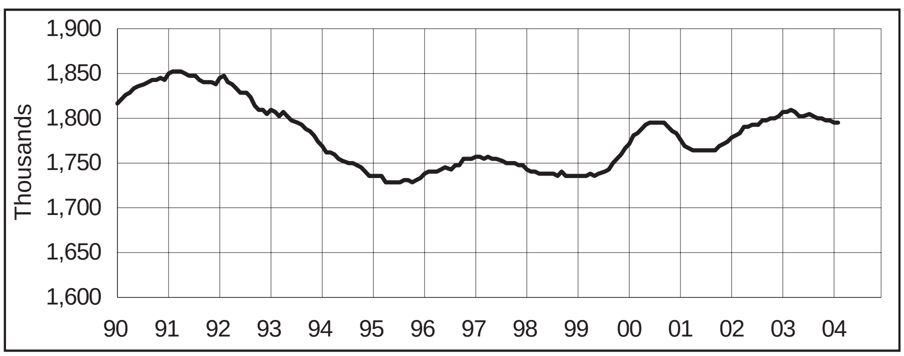
Month	2002	2003	2004
Jan	1,673.8	1,656.0	1,639.3
Feb	1,673.5	1,650.5	1,639.3
Mar	1,673.4	1,646.7	
Apr	1,673.8	1,645.5	
May	1,670.6	1,644.7	
Jun	1,668.7	1,641.7	
Jul	1,660.7	1,639.0	
Aug	1,661.9	1,640.2	
Sep	1,658.5	1,639.1	
Oct	1,656.5	1,638.4	
Nov	1,655.8	1,640.6	
Dec	1,652.2	1,639.7	

UNEMPLOYMENT RATE *(Seasonally adjusted)*



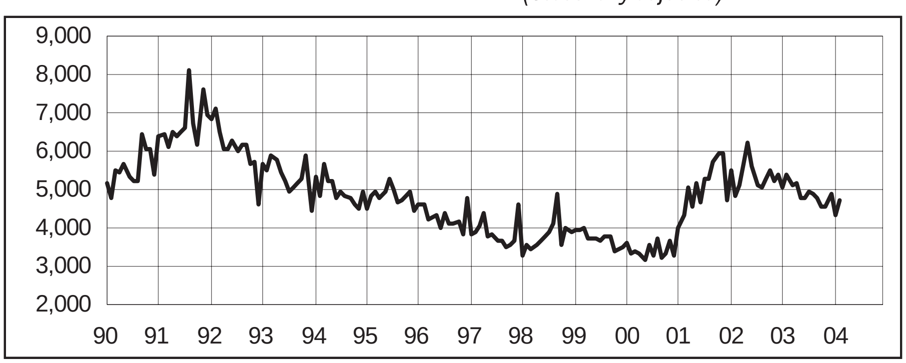
Month	2002	2003	2004
Jan	3.9	5.2	4.7
Feb	3.9	5.4	4.7
Mar	4.0	5.7	
Apr	4.0	5.6	
May	4.1	5.4	
Jun	4.1	5.5	
Jul	4.3	5.7	
Aug	4.4	5.6	
Sep	4.6	5.5	
Oct	4.7	5.5	
Nov	4.9	5.4	
Dec	5.0	5.5	

LABOR FORCE *(Seasonally adjusted)*



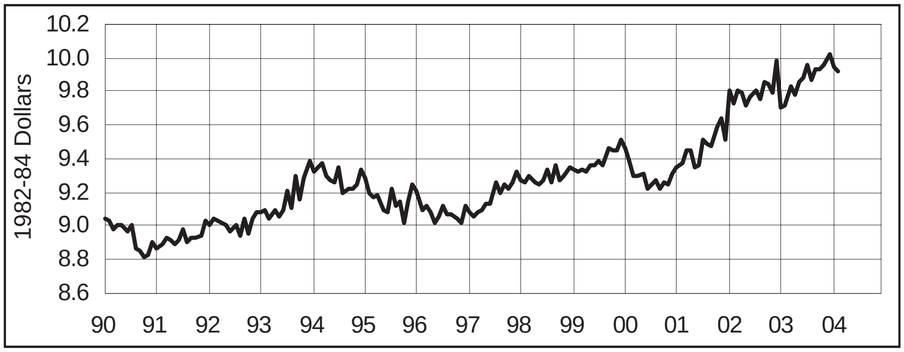
Month	2002	2003	2004
Jan	1,777.9	1,806.3	1,794.1
Feb	1,780.5	1,806.9	1,795.2
Mar	1,784.3	1,809.4	
Apr	1,789.3	1,807.0	
May	1,790.8	1,803.0	
Jun	1,792.2	1,803.1	
Jul	1,793.3	1,804.4	
Aug	1,796.6	1,803.5	
Sep	1,797.7	1,800.4	
Oct	1,799.5	1,799.3	
Nov	1,801.1	1,797.4	
Dec	1,802.3	1,797.4	

AVERAGE WEEKLY INITIAL CLAIMS *(Seasonally adjusted)*



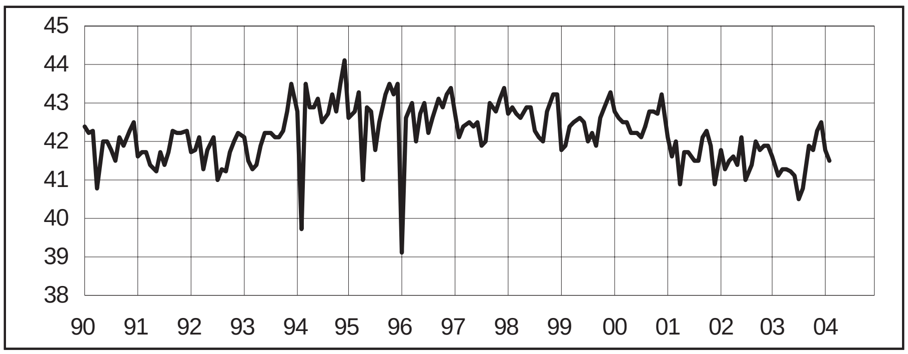
Month	2002	2003	2004
Jan	5,507	5,050	4,351
Feb	4,813	5,372	4,746
Mar	5,109	5,133	
Apr	5,658	5,160	
May	6,245	4,790	
Jun	5,596	4,768	
Jul	5,123	4,962	
Aug	5,072	4,897	
Sep	5,266	4,763	
Oct	5,517	4,544	
Nov	5,197	4,578	
Dec	5,382	4,883	

REAL AVG MANUFACTURING HOURLY EARNINGS *(Not seasonally adjusted)**



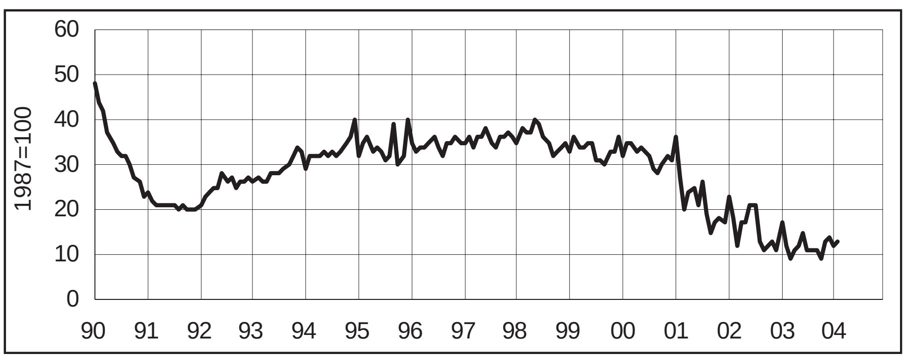
Month	2002	2003	2004
Jan	$9.81	$9.71	$9.94
Feb	$9.74	$9.72	$9.92
Mar	$9.81	$9.83	
Apr	$9.79	$9.78	
May	$9.72	$9.86	
Jun	$9.77	$9.88	
Jul	$9.80	$9.96	
Aug	$9.75	$9.87	
Sep	$9.85	$9.93	
Oct	$9.84	$9.93	
Nov	$9.79	$9.96	
Dec	$9.98	$10.02	

AVG MANUFACTURING WEEKLY HOURS *(Not seasonally adjusted)*



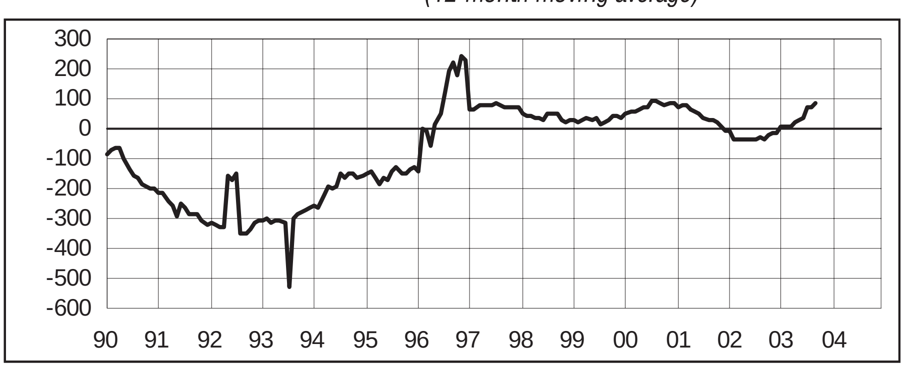
Month	2002	2003	2004
Jan	41.8	41.6	41.8
Feb	41.3	41.1	41.5
Mar	41.5	41.3	
Apr	41.6	41.3	
May	41.4	41.2	
Jun	42.1	41.1	
Jul	41.0	40.5	
Aug	41.4	40.8	
Sep	42.0	41.9	
Oct	41.8	41.8	
Nov	41.9	42.3	
Dec	41.9	42.5	

HARTFORD HELP WANTED INDEX *(Seasonally adjusted)*



Month	2002	2003	2004
Jan	23	17	12
Feb	18	12	13
Mar	12	9	
Apr	17	11	
May	17	12	
Jun	21	15	
Jul	21	11	
Aug	13	11	
Sep	11	11	
Oct	12	9	
Nov	13	13	
Dec	11	14	

DOL NET BUSINESS STARTS *(12-month moving average)***



Month	2002	2003	2004
Jan	-7	10	
Feb	-36	9	
Mar	-33	9	
Apr	-37	22	
May	-36	30	
Jun	-36	38	
Jul	-38	74	
Aug	-31	75	
Sep	-33	88	
Oct	-24		
Nov	-17		
Dec	-11		

**New series began in 2001; prior years are not directly comparable*

***New series began in 1996; prior years are not directly comparable*

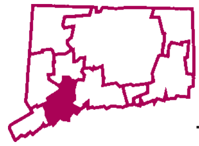
CONNECTICUT

Not Seasonally Adjusted

	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT	**1,617,000**	**1,626,000**	**-9,000**	**-0.6**	**1,616,700**
GOODS PRODUCING INDUSTRIES	**249,700**	**257,300**	**-7,600**	**-3.0**	**252,000**
CONSTRUCTION, NAT. RES. & MINING	**55,500**	**54,900**	**600**	**1.1**	**56,700**
MANUFACTURING	**194,200**	**202,400**	**-8,200**	**-4.1**	**195,300**
Durable Goods	**143,800**	**149,400**	**-5,600**	**-3.7**	**144,500**
Fabricated Metal	32,500	33,600	-1,100	-3.3	32,600
Machinery	17,600	19,200	-1,600	-8.3	17,600
Computer and Electronic Product	14,900	16,300	-1,400	-8.6	14,900
Electrical Equipment	10,600	10,800	-200	-1.9	10,600
Transportation Equipment	42,400	43,600	-1,200	-2.8	42,700
Aerospace Product and Parts	29,600	30,500	-900	-3.0	29,700
Non-Durable Goods	**50,400**	**53,000**	**-2,600**	**-4.9**	**50,800**
Printing and Related	7,600	8,200	-600	-7.3	7,700
Chemical	17,100	18,000	-900	-5.0	17,200
Plastics and Rubber Products	8,000	8,300	-300	-3.6	8,000
SERVICE PROVIDING INDUSTRIES	**1,367,300**	**1,368,700**	**-1,400**	**-0.1**	**1,364,700**
TRADE, TRANSPORTATION, UTILITIES	**300,700**	**300,900**	**-200**	**-0.1**	**303,200**
Wholesale Trade	64,800	65,000	-200	-0.3	65,000
Retail Trade	187,100	187,300	-200	-0.1	189,300
Motor Vehicle and Parts Dealers	22,300	22,100	200	0.9	22,100
Building Material	14,200	14,300	-100	-0.7	14,500
Food and Beverage Stores	43,300	44,000	-700	-1.6	43,800
General Merchandise Stores	23,400	23,600	-200	-0.8	24,200
Transportation, Warehousing, & Utilities	48,800	48,600	200	0.4	48,900
Utilities	8,600	8,800	-200	-2.3	8,700
Transportation and Warehousing	40,200	39,800	400	1.0	40,200
INFORMATION	**38,900**	**39,900**	**-1,000**	**-2.5**	**39,100**
Telecommunications	13,900	14,300	-400	-2.8	14,000
FINANCIAL ACTIVITIES	**142,500**	**141,700**	**800**	**0.6**	**142,700**
Finance and Insurance	122,600	122,000	600	0.5	122,900
Credit Intermediation	32,900	32,300	600	1.9	33,000
Securities and Commodity Contracts	17,600	17,100	500	2.9	17,600
Insurance Carriers & Related Activities	67,200	67,600	-400	-0.6	67,400
Real Estate and Rental and Leasing	19,900	19,700	200	1.0	19,800
PROFESSIONAL & BUSINESS SERVICES	**190,300**	**193,400**	**-3,100**	**-1.6**	**190,500**
Professional, Scientific	87,100	88,900	-1,800	-2.0	87,000
Legal Services	15,100	14,600	500	3.4	15,100
Computer Systems Design	17,500	18,300	-800	-4.4	17,500
Management of Companies	27,500	27,900	-400	-1.4	27,500
Administrative and Support	75,700	76,600	-900	-1.2	76,000
Employment Services	25,700	25,900	-200	-0.8	25,700
EDUCATIONAL AND HEALTH SERVICES	**267,100**	**264,300**	**2,800**	**1.1**	**263,200**
Educational Services	50,600	50,000	600	1.2	46,500
Health Care and Social Assistance	216,500	214,300	2,200	1.0	216,700
Hospitals	54,600	54,600	0	0.0	54,800
Nursing & Residential Care Facilities	56,600	56,400	200	0.4	56,900
Social Assistance	33,900	33,400	500	1.5	33,700
LEISURE AND HOSPITALITY	**118,900**	**114,600**	**4,300**	**3.8**	**119,100**
Arts, Entertainment, and Recreation	20,800	19,900	900	4.5	20,900
Accommodation and Food Services	98,100	94,700	3,400	3.6	98,200
Food Serv., Restaurants, Drinking Places	87,600	84,300	3,300	3.9	87,800
OTHER SERVICES	**62,000**	**61,300**	**700**	**1.1**	**62,400**
GOVERNMENT	**246,900**	**252,600**	**-5,700**	**-2.3**	**244,500**
Federal Government	20,600	21,100	-500	-2.4	20,600
State Government	65,800	70,000	-4,200	-6.0	63,200
**Local Government	160,500	161,500	-1,000	-0.6	160,700

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.
**Total excludes workers idled due to labor-management disputes. **Includes Indian tribal government employment.*

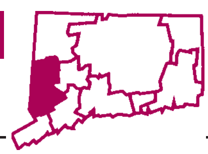
BRIDGEPORT LMA



	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
Not Seasonally Adjusted					
TOTAL NONFARM EMPLOYMENT	**181,900**	**183,200**	**-1,300**	**-0.7**	**182,300**
GOODS PRODUCING INDUSTRIES	**34,900**	**35,900**	**-1,000**	**-2.8**	**35,400**
CONSTRUCTION, NAT. RES. & MINING	**6,200**	**6,200**	**0**	**0.0**	**6,400**
MANUFACTURING	**28,700**	**29,700**	**-1,000**	**-3.4**	**29,000**
Durable Goods	**23,900**	**24,700**	**-800**	**-3.2**	**24,100**
SERVICE PROVIDING INDUSTRIES	**147,000**	**147,300**	**-300**	**-0.2**	**146,900**
TRADE, TRANSPORTATION, UTILITIES	**35,600**	**36,000**	**-400**	**-1.1**	**36,300**
Wholesale Trade	7,000	7,100	-100	-1.4	7,100
Retail Trade	23,400	23,200	200	0.9	24,000
Transportation, Warehousing, & Utilities	5,200	5,700	-500	-8.8	5,200
INFORMATION	**4,200**	**4,400**	**-200**	**-4.5**	**4,200**
FINANCIAL ACTIVITIES	**13,700**	**13,300**	**400**	**3.0**	**13,600**
PROFESSIONAL & BUSINESS SERVICES	**18,800**	**19,800**	**-1,000**	**-5.1**	**18,700**
EDUCATIONAL AND HEALTH SERVICES	**32,600**	**31,900**	**700**	**2.2**	**32,100**
LEISURE AND HOSPITALITY	**13,100**	**12,500**	**600**	**4.8**	**13,100**
Accommodation and Food Services	10,400	10,100	300	3.0	10,400
OTHER SERVICES	**6,500**	**6,700**	**-200**	**-3.0**	**6,500**
GOVERNMENT	**22,500**	**22,700**	**-200**	**-0.9**	**22,400**
Federal	1,800	1,900	-100	-5.3	1,800
State & Local	20,700	20,800	-100	-0.5	20,600

For further information on the Bridgeport Labor Market Area contact Arthur Famiglietti at (860) 263-6297.

DANBURY LMA



	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
Not Seasonally Adjusted					
TOTAL NONFARM EMPLOYMENT	**87,500**	**87,100**	**400**	**0.5**	**87,600**
GOODS PRODUCING INDUSTRIES	**16,000**	**16,900**	**-900**	**-5.3**	**16,200**
CONSTRUCTION, NAT. RES. & MINING	**3,800**	**3,700**	**100**	**2.7**	**3,900**
MANUFACTURING	**12,200**	**13,200**	**-1,000**	**-7.6**	**12,300**
SERVICE PROVIDING INDUSTRIES	**71,500**	**70,200**	**1,300**	**1.9**	**71,400**
TRADE, TRANSPORTATION, UTILITIES	**18,800**	**18,300**	**500**	**2.7**	**19,300**
Wholesale Trade	2,800	2,700	100	3.7	2,800
Retail Trade	14,200	13,800	400	2.9	14,700
INFORMATION	**2,700**	**2,800**	**-100**	**-3.6**	**2,700**
FINANCIAL ACTIVITIES	**4,200**	**4,200**	**0**	**0.0**	**4,200**
PROFESSIONAL & BUSINESS SERVICES	**9,200**	**9,700**	**-500**	**-5.2**	**9,300**
EDUCATIONAL AND HEALTH SERVICES	**13,400**	**12,900**	**500**	**3.9**	**13,400**
LEISURE AND HOSPITALITY	**6,600**	**6,400**	**200**	**3.1**	**6,600**
OTHER SERVICES	**4,000**	**3,700**	**300**	**8.1**	**4,000**
GOVERNMENT	**12,600**	**12,200**	**400**	**3.3**	**11,900**
Federal	700	800	-100	-12.5	700
State & Local	11,900	11,400	500	4.4	11,200

For further information on the Danbury Labor Market Area contact Arthur Famiglietti at (860) 263-6297.

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.

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

HARTFORD LMA

Not Seasonally Adjusted

	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT	**587,700**	**592,100**	**-4,400**	**-0.7**	**589,400**
GOODS PRODUCING INDUSTRIES	**88,600**	**93,300**	**-4,700**	**-5.0**	**90,100**
CONSTRUCTION, NAT. RES. & MINING	**18,200**	**18,900**	**-700**	**-3.7**	**18,900**
MANUFACTURING	**70,400**	**74,400**	**-4,000**	**-5.4**	**71,200**
Durable Goods	**58,300**	**61,500**	**-3,200**	**-5.2**	**58,900**
Fabricated Metal	14,600	15,200	-600	-3.9	14,800
Non-Durable Goods	**12,100**	**12,900**	**-800**	**-6.2**	**12,300**
SERVICE PROVIDING INDUSTRIES	**499,100**	**498,800**	**300**	**0.1**	**499,300**
TRADE, TRANSPORTATION, UTILITIES	**100,200**	**102,100**	**-1,900**	**-1.9**	**101,600**
Wholesale Trade	22,400	22,200	200	0.9	22,500
Retail Trade	58,600	60,500	-1,900	-3.1	59,800
Transportation, Warehousing, & Utilities	19,200	19,400	-200	-1.0	19,300
Transportation and Warehousing	15,600	15,800	-200	-1.3	15,700
INFORMATION	**11,400**	**11,900**	**-500**	**-4.2**	**11,400**
FINANCIAL ACTIVITIES	**71,000**	**71,500**	**-500**	**-0.7**	**71,500**
Finance and Insurance	65,200	65,800	-600	-0.9	65,700
Insurance Carriers & Related Activities	47,800	48,400	-600	-1.2	48,300
PROFESSIONAL & BUSINESS SERVICES	**60,700**	**59,800**	**900**	**1.5**	**61,000**
Professional, Scientific	27,800	28,100	-300	-1.1	27,800
Administrative and Support	24,200	24,800	-600	-2.4	24,500
EDUCATIONAL AND HEALTH SERVICES	**88,700**	**87,900**	**800**	**0.9**	**88,900**
Health Care and Social Assistance	77,600	77,500	100	0.1	78,000
LEISURE AND HOSPITALITY	**40,200**	**39,400**	**800**	**2.0**	**40,600**
Accommodation and Food Services	34,400	33,100	1,300	3.9	34,600
Food Serv., Restaurants, Drinking Places	30,300	29,900	400	1.3	30,500
OTHER SERVICES	**24,200**	**23,300**	**900**	**3.9**	**24,100**
GOVERNMENT	**102,700**	**102,900**	**-200**	**-0.2**	**100,200**
Federal	7,200	7,300	-100	-1.4	7,300
State & Local	95,500	95,600	-100	-0.1	92,900

For further information on the Hartford Labor Market Area contact Arthur Famiglietti at (860) 263-6297.

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.
**Total excludes workers idled due to labor-management disputes.*

BUSINESS AND ECONOMIC NEWS

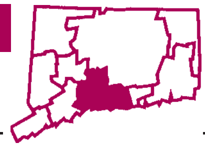
- February of 2004 saw the announcement that Prudential Connecticut Realty will open seven new offices in the State by the summer of 2005. This expansion will create the need for 400 new real estate agents. *(New Haven Register, February 5, 2004)* Staples, the office supply chain, will open a store in Branford in mid-May, employing 30 people. *(New Haven Register, February 10, 2004)*

- February 2004 saw the closing of U.S. Foodservice of South Windsor. This food distribution center employed 100 workers. *(Hartford Courant, February 6, 2004)* On March 1st, 36 employees at Tele-Media Cable of Seymour will lose their jobs when the customer service call center moves to Florida. *(Waterbury Republican-American, February 17, 2004)*

- Employment in many large-growth, high-paying occupations usually requiring on-the-job training or some education other than a bachelor's degree, is projected to increase over the 2002-2012 period. For example,

--Continued on the following page--

NEW HAVEN LMA



Not Seasonally Adjusted

	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT……………	**253,800**	**255,600**	**-1,800**	**-0.7**	**252,500**
GOODS PRODUCING INDUSTRIES……………	**37,800**	**40,000**	**-2,200**	**-5.5**	**38,800**
CONSTRUCTION, NAT. RES. & MINING……..	**7,900**	**8,900**	**-1,000**	**-11.2**	**8,500**
MANUFACTURING……………………………	**29,900**	**31,100**	**-1,200**	**-3.9**	**30,300**
Durable Goods………………………………	**19,900**	**20,600**	**-700**	**-3.4**	**20,100**
Non-Durable Goods…………………………	**10,000**	**10,500**	**-500**	**-4.8**	**10,200**
SERVICE PROVIDING INDUSTRIES…………	**216,000**	**215,600**	**400**	**0.2**	**213,700**
TRADE, TRANSPORTATION, UTILITIES…..	**45,400**	**46,000**	**-600**	**-1.3**	**45,600**
Wholesale Trade………………………………	10,400	10,200	200	2.0	10,300
Retail Trade……………………………………	27,300	28,100	-800	-2.8	27,800
Transportation, Warehousing, & Utilities……..	7,700	7,700	0	0.0	7,500
INFORMATION…………………………………	**9,200**	**9,000**	**200**	**2.2**	**9,200**
Telecommunications…………………………..	6,000	5,800	200	3.4	6,000
FINANCIAL ACTIVITIES………………………	**13,800**	**13,700**	**100**	**0.7**	**13,800**
Finance and Insurance…………………………	10,100	10,300	-200	-1.9	10,100
PROFESSIONAL & BUSINESS SERVICES	**25,100**	**26,100**	**-1,000**	**-3.8**	**24,800**
Administrative and Support……………………	10,200	11,400	-1,200	-10.5	9,800
EDUCATIONAL AND HEALTH SERVICES	**61,000**	**60,800**	**200**	**0.3**	**59,900**
Educational Services…………………………..	23,000	22,900	100	0.4	22,000
Health Care and Social Assistance…………..	38,000	37,900	100	0.3	37,900
LEISURE AND HOSPITALITY…………………	**17,000**	**15,800**	**1,200**	**7.6**	**16,500**
Accommodation and Food Services…………	14,400	13,300	1,100	8.3	13,800
OTHER SERVICES……………………………	**10,600**	**9,800**	**800**	**8.2**	**10,300**
GOVERNMENT ………………………………	**33,900**	**34,400**	**-500**	**-1.5**	**33,600**
Federal…………………………………………	5,400	5,600	-200	-3.6	5,400
State & Local……………………………………	28,500	28,800	-300	-1.0	28,200

For further information on the New Haven Labor Market Area contact Joseph Slepski at (860) 263-6278.

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.
**Total excludes workers idled due to labor-management disputes. **Value less than 50*

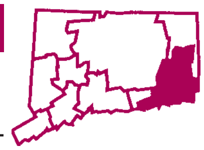
BUSINESS AND ECONOMIC NEWS (Cont.)

projected employment for registered nurses in 2012 (nationally) is 623,000 above the 2002 level. The projected increase in the number of truck drivers, heavy and tractor-trailer, over the same period is 337,000. Sales representatives, wholesale and manufacturing, except technical or scientific products, are expected to increase in number by 279,000. *(The Editor's Desk, Bureau of Labor Statistics, http://www.bls.gov/opub/ted/2004/mar/wk3/art01.htm)*

- Productivity in the nonfarm business sector—as measured by output per hour—increased at a revised rate of 4.4 percent in the nonfarm business sector during 2003. A preliminary estimate of 4.2 percent had been reported on February 5, based on information available at that time. The upward revision in productivity growth was due to a larger decrease in hours than originally reported. Output in the nonfarm business sector grew 3.7 percent in 2003; this increase is the same as the preliminary estimate. Hours of all persons were down 0.7 percent, following an initially reported decline of 0.5 percent. During 2002, productivity had increased 5.0 percent in nonfarm business, as output rose 2.3 percent and hours of all persons fell 2.6 percent. *(The Editor's Desk, Bureau of Labor Statistics, http://www.bls.gov/opub/ted/2004/mar/wk1/art05.htm)*

NONFARM EMPLOYMENT ESTIMATES

NEW LONDON LMA

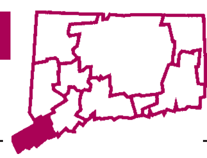


Not Seasonally Adjusted

	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT	**141,600**	**141,200**	**400**	**0.3**	**142,000**
GOODS PRODUCING INDUSTRIES	**23,600**	**23,400**	**200**	**0.9**	**23,600**
CONSTRUCTION, NAT. RES. & MINING	**4,300**	**4,000**	**300**	**7.5**	**4,300**
MANUFACTURING	**19,300**	**19,400**	**-100**	**-0.5**	**19,300**
Durable Goods	**11,900**	**11,800**	**100**	**0.8**	**11,900**
Non-Durable Goods	**7,400**	**7,600**	**-200**	**-2.6**	**7,400**
SERVICE PROVIDING INDUSTRIES	**118,000**	**117,800**	**200**	**0.2**	**118,400**
TRADE, TRANSPORTATION, UTILITIES	**24,000**	**23,600**	**400**	**1.7**	**24,300**
Wholesale Trade	2,300	2,200	100	4.5	2,300
Retail Trade	17,600	17,200	400	2.3	17,800
Transportation, Warehousing, & Utilities	4,100	4,200	-100	-2.4	4,200
INFORMATION	**2,400**	**2,500**	**-100**	**-4.0**	**2,400**
FINANCIAL ACTIVITIES	**3,700**	**3,500**	**200**	**5.7**	**3,700**
PROFESSIONAL & BUSINESS SERVICES	**10,500**	**10,600**	**-100**	**-0.9**	**10,500**
EDUCATIONAL AND HEALTH SERVICES	**19,200**	**18,800**	**400**	**2.1**	**19,000**
Health Care and Social Assistance	16,900	16,400	500	3.0	16,900
LEISURE AND HOSPITALITY	**13,300**	**12,900**	**400**	**3.1**	**13,400**
Accommodation and Food Services	11,300	11,000	300	2.7	11,300
Food Serv., Restaurants, Drinking Places	8,700	8,400	300	3.6	8,700
OTHER SERVICES	**4,300**	**4,200**	**100**	**2.4**	**4,300**
GOVERNMENT	**40,600**	**41,700**	**-1,100**	**-2.6**	**40,800**
Federal	2,600	3,000	-400	-13.3	2,600
**State & Local	38,000	38,700	-700	-1.8	38,200

For further information on the New London Labor Market Area contact Lincoln Dyer at (860) 263-6292.

STAMFORD LMA



Not Seasonally Adjusted

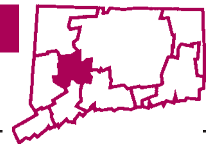
	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT	**192,300**	**191,800**	**500**	**0.3**	**194,200**
GOODS PRODUCING INDUSTRIES	**15,600**	**16,800**	**-1,200**	**-7.1**	**16,000**
CONSTRUCTION, NAT. RES. & MINING	**5,500**	**5,400**	**100**	**1.9**	**5,600**
MANUFACTURING	**10,100**	**11,400**	**-1,300**	**-11.4**	**10,400**
SERVICE PROVIDING INDUSTRIES	**176,700**	**175,000**	**1,700**	**1.0**	**178,200**
TRADE, TRANSPORTATION, UTILITIES	**34,100**	**33,700**	**400**	**1.2**	**34,600**
Wholesale Trade	7,500	7,400	100	1.4	7,400
Retail Trade	22,200	22,000	200	0.9	22,800
Transportation, Warehousing, & Utilities	4,400	4,300	100	2.3	4,400
INFORMATION	**6,500**	**6,500**	**0**	**0.0**	**6,500**
FINANCIAL ACTIVITIES	**26,800**	**26,600**	**200**	**0.8**	**26,900**
Finance and Insurance	22,900	22,800	100	0.4	23,000
PROFESSIONAL & BUSINESS SERVICES	**43,900**	**43,900**	**0**	**0.0**	**44,400**
Professional, Scientific	18,900	20,800	-1,900	-9.1	19,100
Management of Companies	9,700	10,000	-300	-3.0	9,600
Administrative and Support	15,300	13,100	2,200	16.8	15,700
EDUCATIONAL AND HEALTH SERVICES	**22,600**	**22,200**	**400**	**1.8**	**22,900**
Health Care and Social Assistance	19,300	19,000	300	1.6	19,600
LEISURE AND HOSPITALITY	**15,200**	**14,400**	**800**	**5.6**	**15,400**
Accommodation and Food Services	10,500	10,400	100	1.0	10,700
OTHER SERVICES	**8,900**	**8,700**	**200**	**2.3**	**8,900**
GOVERNMENT	**18,700**	**19,000**	**-300**	**-1.6**	**18,600**
Federal	1,700	1,700	0	0.0	1,700
State & Local	17,000	17,300	-300	-1.7	16,900

For further information on the Stamford Labor Market Area contact Joseph Slepski at (860) 263-6278.

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.

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

WATERBURY LMA



Not Seasonally Adjusted

	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT	**81,900**	**81,600**	**300**	**0.4**	**81,800**
GOODS PRODUCING INDUSTRIES	**15,900**	**16,300**	**-400**	**-2.5**	**15,900**
CONSTRUCTION, NAT. RES. & MINING	**3,000**	**3,200**	**-200**	**-6.3**	**3,100**
MANUFACTURING	**12,900**	**13,100**	**-200**	**-1.5**	**12,800**
Durable Goods	**10,600**	**10,900**	**-300**	**-2.8**	**10,500**
SERVICE PROVIDING INDUSTRIES	**66,000**	**65,300**	**700**	**1.1**	**65,900**
TRADE, TRANSPORTATION, UTILITIES	**15,700**	**15,400**	**300**	**1.9**	**15,700**
Wholesale Trade	2,200	2,200	0	0.0	2,200
Retail Trade	11,000	10,600	400	3.8	10,900
Transportation, Warehousing, & Utilities	2,500	2,600	-100	-3.8	2,600
INFORMATION	**1,300**	**1,300**	**0**	**0.0**	**1,300**
FINANCIAL ACTIVITIES	**3,500**	**3,400**	**100**	**2.9**	**3,500**
PROFESSIONAL & BUSINESS SERVICES	**8,500**	**8,200**	**300**	**3.7**	**8,500**
EDUCATIONAL AND HEALTH SERVICES	**15,400**	**15,500**	**-100**	**-0.6**	**15,200**
Health Care and Social Assistance	14,000	14,200	-200	-1.4	13,900
LEISURE AND HOSPITALITY	**5,400**	**5,200**	**200**	**3.8**	**5,400**
OTHER SERVICES	**3,200**	**3,100**	**100**	**3.2**	**3,200**
GOVERNMENT	**13,000**	**13,200**	**-200**	**-1.5**	**13,100**
Federal	700	700	0	0.0	700
State & Local	12,300	12,500	-200	-1.6	12,400

For further information on the Waterbury Labor Market Area contact Joseph Slepski at (860) 263-6278.

SMALLER LMAS

Not Seasonally Adjusted

	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
TOTAL NONFARM EMPLOYMENT					
DANIELSON LMA	**21,500**	**21,500**	**0**	**0.0**	**21,600**
LOWER RIVER LMA	**9,800**	**9,400**	**400**	**4.3**	**9,800**
TORRINGTON LMA	**27,700**	**27,000**	**700**	**2.6**	**28,100**

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.

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

NOTE: More industry detail data is available for the State and its ten labor market areas at: http://www.ctdol.state.ct.us/lmi. 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.

(Not seasonally adjusted)	EMPLOYMENT STATUS	FEB 2004	FEB 2003	CHANGE NO.	CHANGE %	JAN 2004
CONNECTICUT	Civilian Labor Force	1,773,600	1,785,100	-11,500	-0.6	1,774,600
	Employed	1,679,300	1,678,300	1,000	0.1	1,682,500
	Unemployed	94,300	106,800	-12,500	-11.7	92,200
	Unemployment Rate	5.3	6.0	-0.7	---	5.2
BRIDGEPORT LMA	Civilian Labor Force	227,200	228,900	-1,700	-0.7	227,000
	Employed	212,600	212,700	-100	0.0	212,800
	Unemployed	14,700	16,200	-1,500	-9.3	14,200
	Unemployment Rate	6.5	7.1	-0.6	---	6.2
DANBURY LMA	Civilian Labor Force	114,700	114,200	500	0.4	115,000
	Employed	110,400	109,500	900	0.8	110,900
	Unemployed	4,300	4,700	-400	-8.5	4,100
	Unemployment Rate	3.8	4.1	-0.3	---	3.6
DANIELSON LMA	Civilian Labor Force	35,900	36,300	-400	-1.1	36,100
	Employed	33,800	33,900	-100	-0.3	34,000
	Unemployed	2,200	2,400	-200	-8.3	2,100
	Unemployment Rate	6.0	6.7	-0.7	---	5.8
HARTFORD LMA	Civilian Labor Force	601,400	609,900	-8,500	-1.4	602,600
	Employed	567,400	570,300	-2,900	-0.5	568,900
	Unemployed	34,000	39,500	-5,500	-13.9	33,700
	Unemployment Rate	5.7	6.5	-0.8	---	5.6
LOWER RIVER LMA	Civilian Labor Force	12,900	12,800	100	0.8	13,100
	Employed	12,400	12,200	200	1.6	12,600
	Unemployed	500	600	-100	-16.7	500
	Unemployment Rate	3.9	4.7	-0.8	---	3.7
NEW HAVEN LMA	Civilian Labor Force	287,500	289,300	-1,800	-0.6	285,400
	Employed	272,900	273,300	-400	-0.1	271,100
	Unemployed	14,600	16,000	-1,400	-8.8	14,400
	Unemployment Rate	5.1	5.5	-0.4	---	5.0
NEW LONDON LMA	Civilian Labor Force	165,000	165,700	-700	-0.4	165,000
	Employed	156,700	156,800	-100	-0.1	157,000
	Unemployed	8,200	8,900	-700	-7.9	8,000
	Unemployment Rate	5.0	5.4	-0.4	---	4.8
STAMFORD LMA	Civilian Labor Force	190,400	189,500	900	0.5	191,600
	Employed	183,900	182,100	1,800	1.0	185,500
	Unemployed	6,500	7,400	-900	-12.2	6,200
	Unemployment Rate	3.4	3.9	-0.5	---	3.2
TORRINGTON LMA	Civilian Labor Force	39,200	38,800	400	1.0	39,800
	Employed	37,000	36,400	600	1.6	37,700
	Unemployed	2,200	2,300	-100	-4.3	2,100
	Unemployment Rate	5.5	6.0	-0.5	---	5.2
WATERBURY LMA	Civilian Labor Force	117,900	118,300	-400	-0.3	117,400
	Employed	109,500	108,600	900	0.8	109,300
	Unemployed	8,300	9,700	-1,400	-14.4	8,100
	Unemployment Rate	7.1	8.2	-1.1	---	6.9
UNITED STATES	Civilian Labor Force	146,154,000	145,693,000	461,000	0.3	146,068,000
	Employed	137,384,000	136,433,000	951,000	0.7	136,924,000
	Unemployed	8,770,000	9,260,000	-490,000	-5.3	9,144,000
	Unemployment Rate	6.0	6.4	-0.4	---	6.3

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.

CONNECTICUT

(Not seasonally adjusted)	AVG WEEKLY EARNINGS FEB 2004	FEB 2003	CHG Y/Y	JAN 2004	AVG WEEKLY HOURS FEB 2004	FEB 2003	CHG Y/Y	JAN 2004	AVG HOURLY EARNINGS FEB 2004	FEB 2003	CHG Y/Y	JAN 2004
MANUFACTURING	**$748.66**	**$715.96**	**$32.70**	**$751.98**	**41.5**	**41.1**	**0.4**	**41.8**	**$18.04**	**$17.42**	**$0.62**	**$17.99**
DURABLE GOODS	**775.81**	**742.85**	**32.96**	**769.96**	**41.8**	**41.5**	**0.3**	**41.8**	**18.56**	**17.90**	**0.66**	**18.42**
Fabricated Metal	699.73	662.12	37.61	702.53	41.8	42.2	-0.4	42.5	16.74	15.69	1.05	16.53
Machinery	735.39	735.99	-0.60	728.51	39.2	38.9	0.3	39.4	18.76	18.92	-0.16	18.49
Computer & Electronic	615.46	589.20	26.26	614.56	40.2	40.0	0.2	39.7	15.31	14.73	0.58	15.48
Transport. Equipment	964.89	898.86	66.03	963.33	42.6	42.2	0.4	42.4	22.65	21.30	1.35	22.72
NON-DUR. GOODS	**681.77**	**650.44**	**31.33**	**704.73**	**40.8**	**40.2**	**0.6**	**41.7**	**16.71**	**16.18**	**0.53**	**16.90**
CONSTRUCTION	**907.83**	**873.78**	**34.05**	**889.68**	**39.3**	**38.8**	**0.5**	**38.8**	**23.10**	**22.52**	**0.58**	**22.93**

LMAs

MANUFACTURING	AVG WEEKLY EARNINGS FEB 2004	FEB 2003	CHG Y/Y	JAN 2004	AVG WEEKLY HOURS FEB 2004	FEB 2003	CHG Y/Y	JAN 2004	AVG HOURLY EARNINGS FEB 2004	FEB 2003	CHG Y/Y	JAN 2004
Bridgeport	$793.64	$731.43	$62.21	$785.83	41.4	40.5	0.9	41.1	$19.17	$18.06	$1.11	$19.12
Danbury	726.75	732.60	-5.85	738.98	42.5	40.7	1.8	42.3	17.10	18.00	-0.90	17.47
Danielson*												
Hartford	829.37	768.33	61.04	830.07	42.1	42.1	0.0	42.2	19.70	18.25	1.45	19.67
Lower River*												
New Haven	636.01	700.21	-64.20	655.96	39.9	40.9	-1.0	41.1	15.94	17.12	-1.18	15.96
New London	738.25	715.96	22.29	743.09	40.9	40.2	0.7	41.7	18.05	17.81	0.24	17.82
Stamford*												
Torrington*												
Waterbury	702.18	664.62	37.56	691.53	38.1	40.6	-2.5	37.4	18.43	16.37	2.06	18.49

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2003.

**Due to staff cuts, data for the Danielson, Lower River and Torrington labor market areas are no longer being prepared for publication. Manufacturing hours and earnings estimates for the Stamford labor market area will no longer be published due to their not meeting sample reliability tests.*

NEW HOUSING PERMITS LMA

	FEB 2004	FEB 2003	CHANGE Y/Y UNITS	%	YTD 2004	2003	CHANGE YTD UNITS	%	Jan 2004
Connecticut	558	454	104	22.9	1,247	1,083	164	15.1	689
LMAs:									
Bridgeport	91	43	48	111.6	231	88	143	162.5	140
Danbury	64	29	35	120.7	113	68	45	66.2	49
Danielson	18	19	-1	-5.3	39	36	3	8.3	21
Hartford	223	182	41	22.5	486	454	32	7.0	263
Lower River	2	5	-3	-60.0	7	13	-6	-46.2	5
New Haven	53	57	-4	-7.0	91	102	-11	-10.8	38
New London	36	36	0	0.0	83	84	-1	-1.2	47
Stamford	38	56	-18	-32.1	109	173	-64	-37.0	71
Torrington	10	11	-1	-9.1	29	33	-4	-12.1	19
Waterbury	23	16	7	43.8	59	32	27	84.4	36

Additional data by town are on page 22.

Town

LABOR FORCE ESTIMATES BY TOWN

(By Place of Residence - Not Seasonally Adjusted)

FEBRUARY 2004

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
BRIDGEPORT	**227,221**	**212,565**	**14,656**	**6.5**
Ansonia	9,050	8,368	682	7.5
Beacon Falls	2,991	2,813	178	6.0
BRIDGEPORT	**62,905**	**56,697**	**6,208**	**9.9**
Derby	6,625	6,141	484	7.3
Easton	3,545	3,433	112	3.2
Fairfield	28,073	27,000	1,073	3.8
Milford	27,724	26,288	1,436	5.2
Monroe	10,158	9,756	402	4.0
Oxford	5,472	5,188	284	5.2
Seymour	8,279	7,785	494	6.0
Shelton	20,348	19,218	1,130	5.6
Stratford	24,978	23,517	1,461	5.8
Trumbull	17,074	16,362	712	4.2
DANBURY	**114,732**	**110,405**	**4,327**	**3.8**
Bethel	9,566	9,149	417	4.4
Bridgewater	956	931	25	2.6
Brookfield	8,397	8,097	300	3.6
DANBURY	**39,840**	**38,002**	**1,838**	**4.6**
New Fairfield	6,950	6,749	201	2.9
New Milford	14,494	13,939	555	3.8
Newtown	12,700	12,245	455	3.6
Redding	4,385	4,262	123	2.8
Ridgefield	12,501	12,212	289	2.3
Roxbury	1,105	1,075	30	2.7
Sherman	2,066	2,027	39	1.9
Washington	1,770	1,715	55	3.1
DANIELSON	**35,927**	**33,773**	**2,154**	**6.0**
Brooklyn	3,998	3,806	192	4.8
Eastford	960	912	48	5.0
Hampton	1,222	1,160	62	5.1
KILLINGLY	**9,247**	**8,567**	**680**	**7.4**
Pomfret	2,314	2,230	84	3.6
Putnam	4,613	4,280	333	7.2
Scotland	927	900	27	2.9
Sterling	1,759	1,650	109	6.2
Thompson	4,730	4,404	326	6.9
Union	431	415	16	3.7
Voluntown	1,507	1,405	102	6.8
Woodstock	4,219	4,045	174	4.1
HARTFORD	**601,360**	**567,352**	**34,008**	**5.7**
Andover	1,670	1,610	60	3.6
Ashford	2,194	2,107	87	4.0
Avon	8,144	7,882	262	3.2
Barkhamsted	2,075	1,924	151	7.3
Berlin	9,627	9,136	491	5.1
Bloomfield	10,004	9,455	549	5.5
Bolton	2,833	2,721	112	4.0
Bristol	31,487	29,467	2,020	6.4
HARTFORD cont....				
Burlington	4,623	4,403	220	4.8
Canton	4,909	4,719	190	3.9
Chaplin	1,193	1,125	68	5.7
Colchester	7,530	7,111	419	5.6
Columbia	2,697	2,598	99	3.7
Coventry	6,394	6,060	334	5.2
Cromwell	6,939	6,604	335	4.8
Durham	3,537	3,411	126	3.6
East Granby	2,596	2,499	97	3.7
East Haddam	4,498	4,285	213	4.7
East Hampton	7,371	7,038	333	4.5
East Hartford	25,904	24,137	1,767	6.8
East Windsor	5,457	5,117	340	6.2
Ellington	7,608	7,259	349	4.6
Enfield	23,083	21,896	1,187	5.1
Farmington	12,196	11,727	469	3.8
Glastonbury	16,753	16,223	530	3.2
Granby	5,640	5,414	226	4.0
Haddam	4,131	3,927	204	4.9
HARTFORD	**50,652**	**45,186**	**5,466**	**10.8**
Harwinton	2,873	2,708	165	5.7
Hebron	4,589	4,401	188	4.1
Lebanon	3,617	3,450	167	4.6
Manchester	28,570	27,103	1,467	5.1
Mansfield	9,716	9,461	255	2.6
Marlborough	3,066	2,917	149	4.9
Middlefield	2,239	2,145	94	4.2
Middletown	23,280	22,020	1,260	5.4
New Britain	33,932	31,007	2,925	8.6
New Hartford	3,493	3,309	184	5.3
Newington	15,512	14,788	724	4.7
Plainville	9,345	8,745	600	6.4
Plymouth	6,204	5,757	447	7.2
Portland	4,601	4,374	227	4.9
Rocky Hill	10,095	9,686	409	4.1
Simsbury	11,852	11,500	352	3.0
Somers	4,374	4,179	195	4.5
Southington	21,465	20,316	1,149	5.4
South Windsor	13,871	13,366	505	3.6
Stafford	5,654	5,281	373	6.6
Suffield	6,853	6,557	296	4.3
Tolland	7,596	7,305	291	3.8
Vernon	15,593	14,796	797	5.1
West Hartford	28,250	27,226	1,024	3.6
Wethersfield	12,326	11,709	617	5.0
Willington	3,413	3,262	151	4.4
Winchester	5,640	5,162	478	8.5
Windham	10,565	9,786	779	7.4
Windsor	14,478	13,746	732	5.1
Windsor Locks	6,551	6,249	302	4.6

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.

(By Place of Residence - Not Seasonally Adjusted)

FEBRUARY 2004

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
LOWER RIVER	**12,885**	**12,378**	**507**	**3.9**
Chester	2,066	1,989	77	3.7
Deep River	2,611	2,510	101	3.9
Essex	3,533	3,379	154	4.4
Lyme	1,120	1,089	31	2.8
Westbrook	3,556	3,412	144	4.0
NEW HAVEN	**287,486**	**272,934**	**14,552**	**5.1**
Bethany	2,996	2,883	113	3.8
Branford	16,779	16,094	685	4.1
Cheshire	14,685	14,174	511	3.5
Clinton	7,471	7,169	302	4.0
East Haven	15,606	14,729	877	5.6
Guilford	12,168	11,821	347	2.9
Hamden	31,242	29,961	1,281	4.1
Killingworth	3,301	3,191	110	3.3
Madison	9,249	9,013	236	2.6
MERIDEN	**31,054**	**29,036**	**2,018**	**6.5**
NEW HAVEN	**57,807**	**53,703**	**4,104**	**7.1**
North Branford	8,123	7,765	358	4.4
North Haven	12,825	12,354	471	3.7
Orange	6,934	6,719	215	3.1
Wallingford	24,059	22,979	1,080	4.5
West Haven	28,741	27,009	1,732	6.0
Woodbridge	4,447	4,334	113	2.5
***NEW LONDON**	**146,553**	**139,443**	**7,110**	**4.9**
Bozrah	1,554	1,480	74	4.8
Canterbury	2,915	2,720	195	6.7
East Lyme	10,586	10,258	328	3.1
Franklin	1,178	1,139	39	3.3
Griswold	6,155	5,766	389	6.3
Groton	17,505	16,572	933	5.3
Ledyard	8,352	8,056	296	3.5
Lisbon	2,457	2,340	117	4.8
Montville	11,575	11,117	458	4.0
NEW LONDON	**13,408**	**12,509**	**899**	**6.7**
No. Stonington	3,058	2,922	136	4.4
NORWICH	**19,724**	**18,493**	**1,231**	**6.2**
Old Lyme	4,411	4,272	139	3.2
Old Saybrook	6,232	6,053	179	2.9
Plainfield	8,499	7,866	633	7.4
Preston	2,687	2,581	106	3.9
Salem	2,378	2,286	92	3.9
Sprague	1,772	1,636	136	7.7
Stonington	10,796	10,490	306	2.8
Waterford	11,310	10,887	423	3.7

*Connecticut portion only. For whole MSA, including Rhode Island towns, see below.

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
NEW LONDON	**164,950**	**156,732**	**8,218**	**5.0**
Hopkinton, RI	4,745	4,454	291	6.1
Westerly, RI	13,652	12,835	817	6.0

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
STAMFORD	**190,431**	**183,942**	**6,489**	**3.4**
Darien	9,557	9,339	218	2.3
Greenwich	30,334	29,665	669	2.2
New Canaan	9,355	9,177	178	1.9
NORWALK	**48,103**	**45,888**	**2,215**	**4.6**
STAMFORD	**65,290**	**62,696**	**2,594**	**4.0**
Weston	5,035	4,934	101	2.0
Westport	13,943	13,648	295	2.1
Wilton	8,814	8,595	219	2.5
TORRINGTON	**39,181**	**37,024**	**2,157**	**5.5**
Canaan**	709	685	24	3.4
Colebrook	821	801	20	2.4
Cornwall	795	772	23	2.9
Goshen	1,529	1,457	72	4.7
Hartland	1,050	988	62	5.9
Kent**	1,929	1,873	56	2.9
Litchfield	4,174	3,974	200	4.8
Morris	1,250	1,183	67	5.4
Norfolk	888	836	52	5.9
North Canaan**	2,131	2,062	69	3.2
Salisbury**	2,336	2,261	75	3.2
Sharon**	2,005	1,972	33	1.6
TORRINGTON	**18,918**	**17,535**	**1,383**	**7.3**
Warren	645	623	22	3.4
WATERBURY	**117,866**	**109,522**	**8,344**	**7.1**
Bethlehem	2,018	1,917	101	5.0
Middlebury	3,540	3,370	170	4.8
Naugatuck	16,915	15,694	1,221	7.2
Prospect	4,888	4,654	234	4.8
Southbury	7,512	7,161	351	4.7
Thomaston	4,259	3,947	312	7.3
WATERBURY	**52,801**	**48,211**	**4,590**	**8.7**
Watertown	12,016	11,341	675	5.6
Wolcott	8,618	8,142	476	5.5
Woodbury	5,299	5,085	214	4.0

Not Seasonally Adjusted:				
CONNECTICUT	**1,773,600**	**1,679,300**	**94,300**	**5.3**
UNITED STATES	**146,154,000**	**137,384,000**	**8,770,000**	**6.0**
Seasonally Adjusted:				
CONNECTICUT	**1,795,200**	**1,710,100**	**85,100**	**4.7**
UNITED STATES	**146,471,000**	**138,301,000**	**8,170,000**	**5.6**

**The Bureau of Labor Statistics has identified these five towns as a separate area to report labor force data. For the convenience of our data users, data for these towns are included in the Torrington LMA. For the same purpose, data for the town of Thompson, which is officially part of the Worcester, MA MSA, is included in the Danielson LMA.

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.

HOUSING PERMIT ACTIVITY BY TOWN

TOWN	FEB 2004	YR TO DATE 2004	YR TO DATE 2003	TOWN	FEB 2004	YR TO DATE 2004	YR TO DATE 2003	TOWN	FEB 2004	YR TO DATE 2004	YR TO DATE 2003
Andover	1	5	1	Griswold	1	4	1	Preston	1	2	2
Ansonia	0	1	4	Groton	2	6	11	Prospect	2	3	2
Ashford	1	6	3	Guilford	1	3	4	Putnam	1	2	0
Avon	7	12	21	Haddam	0	3	6	Redding	1	1	5
Barkhamsted	1	2	2	Hamden	3	7	18	Ridgefield	1	3	5
Beacon Falls	2	3	0	Hampton	1	2	2	Rocky Hill	3	7	10
Berlin	5	7	7	Hartford	4	4	109	Roxbury	1	1	2
Bethany	1	4	1	Hartland	1	1	0	Salem	1	4	2
Bethel	0	1	8	Harwinton	2	5	2	Salisbury	0	2	2
Bethlehem	0	0	0	Hebron	2	4	5	Scotland	1	1	0
Bloomfield	5	10	5	Kent	1	2	1	Seymour	2	3	5
Bolton	3	4	0	Killingly	6	7	4	Sharon	0	0	1
Bozrah	0	1	0	Killingworth	0	7	3	Shelton	4	17	5
Branford	1	3	7	Lebanon	5	8	2	Sherman	1	2	1
Bridgeport	2	13	20	Ledyard	5	7	11	Simsbury	3	4	1
Bridgewater	0	1	0	Lisbon	1	2	2	Somers	3	5	5
Bristol	3	8	6	Litchfield	0	2	0	South Windsor	5	9	6
Brookfield	1	6	9	Lyme	0	0	0	Southbury	7	25	9
Brooklyn	3	4	4	Madison	7	11	5	Southington	4	13	21
Burlington	1	3	3	Manchester	15	18	11	Sprague	1	2	1
Canaan	0	0	1	Mansfield	4	7	5	Stafford	4	5	2
Canterbury	0	1	3	Marlborough	2	5	4	Stamford	5	9	7
Canton	6	9	5	Meriden	5	11	14	Sterling	2	6	4
Chaplin	1	2	2	Middlebury	2	7	1	Stonington	1	10	7
Cheshire	4	4	4	Middlefield	0	0	3	Stratford	3	14	2
Chester	0	0	1	Middletown	15	28	22	Suffield	3	3	6
Clinton	1	2	4	Milford	54	56	9	Thomaston	2	3	0
Colchester	9	13	11	Monroe	0	2	3	Thompson	0	0	2
Colebrook	0	0	0	Montville	1	1	9	Tolland	7	14	15
Columbia	1	2	3	Morris	1	2	0	Torrington	3	8	19
Cornwall	0	2	2	Naugatuck	4	4	4	Trumbull	5	8	13
Coventry	1	4	5	New Britain	1	1	3	Union	0	0	0
Cromwell	3	3	7	New Canaan	7	13	10	Vernon	16	29	20
Danbury	45	56	8	New Fairfield	3	6	1	Voluntown	0	0	2
Darien	7	9	92	New Hartford	2	4	5	Wallingford	14	15	5
Deep River	0	0	1	New Haven	4	4	2	Warren	0	1	2
Derby	1	2	1	New London	0	0	0	Washington	1	1	0
Durham	3	6	6	New Milford	6	9	13	Waterbury	3	8	5
East Granby	0	0	3	Newington	1	2	1	Waterford	2	2	6
East Haddam	8	11	4	Newtown	4	26	16	Watertown	1	2	3
East Hampton	8	15	17	Norfolk	0	1	1	West Hartford	4	7	1
East Hartford	0	5	1	North Branford	2	2	2	West Haven	2	2	2
East Haven	3	5	4	North Canaan	1	2	1	Westbrook	2	5	8
East Lyme	4	8	6	North Haven	2	4	22	Weston	0	0	2
East Windsor	11	14	5	North Stonington	3	3	3	Westport	6	10	34
Eastford	1	1	1	Norwalk	5	50	9	Wethersfield	1	1	3
Easton	0	1	2	Norwich	9	17	9	Willington	3	3	4
Ellington	3	4	19	Old Lyme	1	3	1	Wilton	0	3	2
Enfield	3	7	7	Old Saybrook	2	5	4	Winchester	2	2	3
Essex	0	2	3	Orange	3	7	2	Windham	0	0	2
Fairfield	7	83	11	Oxford	11	28	13	Windsor	4	4	4
Farmington	7	32	10	Plainfield	1	5	6	Windsor Locks	2	5	1
Franklin	0	0	0	Plainville	0	0	4	Wolcott	1	4	7
Glastonbury	5	8	6	Plymouth	2	3	5	Woodbridge	0	0	3
Goshen	3	6	3	Pomfret	1	4	13	Woodbury	1	3	1
Granby	4	10	4	Portland	4	81	0	Woodstock	2	12	4
Greenwich	8	15	17								

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 June 1989 when the ECI is 100.

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.

INDIAN 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.

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 multiple variable coefficient regression 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. Due to the small size of the sample taken in Connecticut, the CPS results are subject to significant sampling error and produce considerable month-to-month fluctuations in estimates derived from the sample. In general, the CPS estimates, at the 90 percent confidence level, have an error range of about 1.5 percentage points on a rate of 6.0 percent. An accepted method for calculating the error range for model estimates is currently not available. 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 in Connecticut except three are federally designated areas for developing labor statistics. Industry employment data for the Danielson, Lower River and Torrington Labor Market Areas are prepared exclusively by the Connecticut Department of Labor, following the same statistical procedures used to prepare estimates for the other Labor Market Areas, which are developed in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

The Bureau of Labor Statistics has identified the five towns of Canaan, Kent, North Canaan, Salisbury and Sharon as a separate area for reporting labor force data. For the convenience of our data users, data for these towns are included in the Torrington Labor Market Area. For the same purpose, data for the town of Thompson, which is officially part of the Worcester Metropolitan Statistical Area, are included in the Danielson Labor Market Area. Also, data for Hopkinton and Westerly, Rhode Island are included in the New London Labor Market Area.

LEADING AND COINCIDENT EMPLOYMENT INDICES

The leading employment index is a composite of six individual largely employment-related series -- the average workweek of manufacturing production and construction workers, Hartford help-wanted advertising index, short-duration (less than 15 weeks) unemployment rate, initial claims for unemployment insurance, total housing permits, and Moody's BAA corporate bond yield. While not employment-sector variables, housing permits are closely related to construction employment and the corporate bond yield adds important information about the movement in interest rates. The coincident employment index is a composite indicator of four individual employment-related series -- the total unemployment rate, nonfarm employment (employer survey), total employment (state residents employed measured by a household survey), and the insured unemployment rate. All data are seasonally adjusted and come from the Connecticut Labor Department, the Federal Reserve Bank of Boston, and the Board of Governors of the Federal Reserve System.

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. Call (860) 263-6275 for a more comprehensive breakout of nonfarm employment estimates. 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 Employment Index	**+2.3**
Coincident Employment Index	**-0.06**
Leading General Drift Indicator	**+3.2**
Coincident General Drift Indicator	**-0.6**
Banknorth Business Barometer	**+0.7**
Total Nonfarm Employment	**-0.7**
Unemployment	**-0.7**
Labor Force	-0.6
Employed	+0.1
Unemployed	-12.9
Average Weekly Initial Claims	**-11.7**
Help Wanted Index -- Hartford	**+8.3**
Average Ins. Unempl. Rate	**-0.25***
Average Weekly Hours, Mfg	**+1.0**
Average Hourly Earnings, Mfg	**+3.6**
Average Weekly Earnings, Mfg	**+4.6**
CT Mfg. Production Index	**+4.2**
Production Worker Hours	-4.9
Industrial Electricity Sales	+6.6
Personal Income	**+3.5**
UI Covered Wages	**+3.7**

Business Activity	
New Housing Permits	+22.9
Electricity Sales	-0.9
Retail Sales	-0.6
Construction Contracts Index	+24.4
New Auto Registrations	-19.0
Air Cargo Tons	+8.7
Exports	+0.5
Business Starts	
Secretary of the State	+9.5
Dept. of Labor	-10.0
Business Terminations	
Secretary of the State	+25.1
Dept. of Labor	-18.1
State Revenues	**+17.4**
Corporate Tax	+91.7
Personal Income Tax	+15.6
Real Estate Conveyance Tax	+18.8
Sales & Use Tax	+5.4
Indian Gaming Payments	+18.8

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

Tourism and Travel	
Info Center Visitors	-5.8
Attraction Visitors	+33.5
Air Passenger Count	+8.3
Indian Gaming Slots	+17.9
Travel and Tourism Index	+0.5
Employment Cost Index (U.S.)	
Total	+4.0
Wages & Salaries	+3.0
Benefit Costs	+6.4
Consumer Prices	
Connecticut	NA
U.S. City Average	+1.7
Northeast Region	+2.7
NY-NJ-Long Island	+2.5
Boston-Brockton-Nashua	+4.3
Consumer Confidence	
Connecticut	+43.4
New England	+32.6
U.S.	+34.7
Interest Rates	
Prime	-0.25*
Conventional Mortgage	-0.20*

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We would appreciate your input:

- **o What article topics would you like to see covered in future issues?**
- **o What additional data would you like to see included in the Digest?**

Please send your comments, questions, and suggestions regarding the Digest to dol.econdigest@po.state.ct.us. Thank you!

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