THE CONNECTICUT ECONOMIC DIGEST

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NOVEMBER 2023

IN THIS ISSUE...

In September...

Nonfarm Employment
Connecticut 1,694,500
Change over month .... +0.19%
Change over year .... +1.26%

United States 156,874,000
Change over month .... +0.21%
Change over year .... +2.08%

Unemployment Rate
Connecticut 3.5%
United States 3.8%

Consumer Price Index
United States 307.789
Change over year .... +3.7%

The Evolution of Zoning

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

Obnoxious sounds, smells, and danger from manufacturing, farming, and mining are high on the list of things we want to keep from our bedrooms, kitchens, and living spaces. Methods for achieving this evolved over time to be embodied in what land use planners call Euclidean zoning that is by turns confounding, controversial, mystifying, and aspirational. What follows is a brief examination of how zoning has become a useful tool even as its application can become an economic trap for real estate developers, regulators, small businesses, and residents. While the challenges of housing affordability and sprawl are daunting, the aforementioned planners, together with public officials, real estate developers, and community financial institutions, are formulating responses designed to give rise to communities of human scale that encourage interaction among their inhabitants.

As people grew accustomed to living in group settlements, the walled cities of antiquity became places in which their denizens lived, worshipped, and carried out their civic business. Land outside the walls was reserved for the slaughter and rendering of animals, waste disposal, brick firing, mining, and other forms of extraction; the aboriginal form of zoning that separated incompatible land uses as shown in illustration 1 thus came into being. As populations grew and occupied ever more land, the protozoan form of cities, suburbs, and rural areas began to take shape where earth, space, vegetation, or any combination thereof came to serve as buffers separating incompatible land uses. As most work took place within the home before the industrial revolution of 1760 to 1840, residential areas in settlements of the time were centers of labor and commerce that gave rise to an urban environment of mixed residential and commercial land uses. The industrial revolution brought with it more intensive land uses such as manufacturing that took place in single large structures, on campuses, and within interconnected complexes occupied by up to thousands of workers gathered for labor that included assembly, slaughter and rendering

Illustration 1: Typical Medieval Village

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Illustration 2: Euclidean Zoning Diagram

of animals, and the processing of sewage and storm-water runoff. The scale at which industry did its work made the separation of working and living spaces a more urgent proposition; enter the concept of Euclidean zoning.

The elegance of Euclidean[1] zoning's logic ends where its encouragement of sprawl and the sowing of exclusionary zoning's seeds begins. Because only one type of land use—to the exclusion of all others—per zone is permitted by this zoning scheme shown in illustration 2, it's easy to see how this can generate sprawl as residential zones exclude commercial uses such as offices, shops, and services (hair stylists, tailors, and similar personal services) while commercial zones cluster micro-manufacturing, retail businesses, and offices together. The resulting sprawl turns what would otherwise be a short walk downstairs or a bike ride to the end of the block for a gallon of milk into a ten- to fifteen-minute cross-town excursion. Euclidean zoning's logic extends to residential zones where only single-family houses are acceptable to the exclusion of duplexes, triplexes, and apartment buildings.

Sprawl, nurtured by Euclidean zoning that forced businesses serving locals out of residential neighborhoods, (illustration 3) exacerbated dependence on automobiles for commuting, taking the children to school—so they would be safe from the hazards of the traffic congestion resulting from everyone driving the children to the neighborhood school to which school children in the not-so-distant past would walk or ride their bikes—and daily errands. The result worsens air pollution, exacerbates climate change, and made the transportation sector a major cause of greenhouse gas emissions.[2]

One of Euclidean zoning's ironies is its introduction was hailed as a means to increase the availability of light and air as spacing between residences encouraged the use of more and larger windows. However, its exclusionary effects resulted in housing discrimination and racial segregation. Connecticut's whitest and wealthiest suburbs and semi-rural towns have large lot requirements that are barriers to developing housing for teachers, law enforcement, municipal professionals, and firefighters. Eighty-one percent of residential land requires one acre of land per home, 49% requires two acres per single-family residence. Real estate developers and home builders must price their projects to cover the high cost of land fueled by the large-lot requirement for home construction. Euclidean zoning's use restrictions introduce further impediments to housing affordability by encouraging towns to allow multi-family housing only by special-use permit; public hearing requirements for special permits all but foreclose the possibility of bringing two- to four-family houses to town as such hearings are well known for bringing out opposition to affordable housing. Desegregate CT's Zoning Atlas shows that single-family housing is

Illustration 3: Land-Consuming Sprawl

allowed as of right[3] on 90.6% of land in Connecticut while 27.6% of developable land is available for duplexes, 2.5% for triplexes, and 2.2% for fourplexes or greater.

Among the starkest illustrations of the cost spiral that single-use zoning and its spawn—parking requirements, minimum lot size requirements, nature-preservation regulations, and prospective neighbors who know how to use these tools—can visit on real estate developers and home buyers, unfolded over the course of 18 years on San Diego's temperate shores nestled within the Connecticut-sized San Diego County. In 2008, then 33-year-old Ginger Hitzke sought to establish herself as an affordable housing developer in Solana Beach, a San Diego suburb where the median home price is $2 million. She started with $14,000 in the bank and a newspaper clipping about ten units of affordable housing the City of Solana Beach wanted built on an erstwhile municipal parking lot to fulfill the terms of a settlement with a landlord whose tenants were evicted 16 years earlier when the landlord chose to demolish the property occupied by those tenants rather than make city-mandated repairs. Hitzke managed to assemble $10 million in financing to earn the opportunity to build 18 apartments affordable to households earning up to 80% of area median income on the site of the Solana Beach municipal parking lot (illustration 4) as long as she could provide 31 parking spots to make up for the loss of the public parking plus 22 spaces for residents. The price of constructing the underground 53-space garage—a $36,000 additional cost per dwelling unit—would be offset by parking fees. Beyond its parking requirements, The Pearl of Solana Beach's 1,000-foot distance from the Pacific Ocean subjected it to the jurisdiction of the California Coastal Commission, an organization whose purpose of protecting natural areas joined the toolkit of exclusion that includes parking requirements, single-family zoning, historic preservation, minimum lot sizes, and lawsuits under (your state's name here) environmental law to exclude new neighbors in the name of preserving neighborhood character.[4] Twelve years after Hitzke and the City of Solana Beach reached an agreement on its construction in 2008, The Pearl at Solana Beach—named for the landlord who chose to evict his tenants rather than fix their rundown apartments—was dead. Its cause of death was the thousand cuts ultimately rooted in Euclidean zoning: parking requirements, density limits (in the form of minimum lot size requirements), proximity to pristine nature, and deep-pocketed prospective neighbors with the time, inclination, and resources to fund costly litigation. What started as a per-unit construction cost of $414,000 had ballooned to $1.1 million by the time Hitzke threw in the towel in 2020.


Illustration 4: The Pearl at Solana Beach (rendering)

Alternatives to Euclidean zoning include Form-Based Codes, Transit-Oriented Development, and the abolition of exclusive single-family zoning. Connecticut is seeing the introduction and practice of two of these alternatives. The first, Form-Based [zoning] Codes, were most famously put into practice in 2017 when the City of Hartford rewrote its entire zoning ordinance, reducing its 63 pages of permitted use tables to just three pages. In addition, the city all but eliminated its minimum parking requirement. The table on page 4 illustrates the differences between a traditional Euclidean zoning ordinance and Form-Based Codes. The bottom-line difference is that the Form-Based Codes function within the context of the built environment rather than attempting to reshape their surroundings. Simplicity, flexibility, and human scale are the hallmarks of Form-Based Codes. Prescribed uses that encourage resource-intensive sprawl and fracture communities are characteristics of Euclidean zoning. Small towns such as Canton to mid-size towns such as Manchester to cities as populous as Hartford have adopted Form-Based Codes. Other towns

EUCLIDEAN ZONING	FORM-BASED CODES
Separates land uses	Allow s for the mixing of uses. Use is a secondary factor in regulating development. Separatres noxious uses as directed by community vision and market
Favors leapfrog development	Permits and encourages compact, contiguous development based on community vision
Favors strip development	Favors vertical development over long, single-story buildings
Favors low -density development	Allow s for increased development density w here it is appropriate
Poor accessibility	Encourages compact, w alkable development. Favors planning for the pedestrian over the automobile.
Functional open space is lacking	Enables communities to mandate civic-oriented places such as parks and plazas
Incomprehensible ordinances	Using simple, graphics-based guidelines w ith minimal text allow s for a more complete understanding of the regulations.
Inflexible uses	Regulatory flexibility permits changes of use over time as w ithout the need for regulatory review .

such as West Hartford and Hamden use special development districts, also known as floating zones, in redevelopment areas to allow for context-appropriate uses that would be out of conformance with the underlying zone.

The introduction of bus rapid transit (BRT) systems such as CT Fastrak and the expansion of commuter rail embodied by the CTrail system have laid the groundwork for Transit-Oriented Development (TOD). TOD has generated its share of excitement in the Connecticut planning, real estate, and economic development communities because it encourages density, diversity, walkable street design, and development within a 10-minute walk of a transit center or station that features high frequency and speed of transit while functioning as a micro-mobility[5] hub. TOD is a model of sustainable design because of its environmental, economic, and social benefits. A partial list of cities and towns with numerous projects constructed, under construction, financed and ready for construction, and in planning queues can be found in Berlin, Bridgeport, Enfield, Glastonbury, Hartford, Madison, Mansfield-Storrs, Meriden, Milford, New Britain, New Haven, Newington, Norwalk, Stamford, Stratford, Vernon, West Hartford, Windsor, and Windsor Locks. Within a year of completion, most TOD projects enjoy occupancy rates in the mid- to upper-nineties demonstrating significant demand for this type of development.

A third alternative to exclusively Euclidean zoning that calls for the removal of single-family zoning is far less radical than it sounds. Putting aside the often-heated debate over the concept, it is useful to examine the proposition for what it is not. Elimination of single-family zoning does not mean the elimination of single-family homes; rather, it eliminates the exclusion of all other types of housing that includes duplexes, triplexes, and fourplexes. In states such as Oregon, it means that for any duplex, triplex, or fourplex footprint that fits the buildable envelope of a plot of land with a single-family form (as highlighted in illustration 5[6]), it is permitted as of right.[3] With the addition of Minnesota and California adopting the elimination of exclusive-use single-family zoning, we have the opportunity to see how the idea plays out over time. Everyone's single-family home is safe now and forever regardless of whether any jurisdiction decides that single-family-only zoning has outlived its usefulness.

Illustration 5: Forms of Multi-Family Housing

The introduction of Euclidean zoning alternatives has brought us almost full circle to the earliest days of settlements that recognized the utility of keeping incompatible land uses separate. As municipalities, regions, and states adopt the principles embodied in Form-Based Codes and Transit Oriented Development, opportunities will abound for communities to discover new uses for spaces such as downtown offices where the changing rules of workplace geography were abruptly accelerated by the coronavirus pandemic. As the hybrid model of office work takes root, not only will some office spaces become residences, but others will accommodate new or expanded ways for people to get together for work or recreation. Changes introduced by mixed-use zoning will eventually bring a proliferation of community centers where people can gather indoors and out in areas where human-scale activity pushes automobile-centric land uses to physical spaces where they are less dominant thus giving city- and town-center streets back to the people. ■

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1 Named for the city of Euclid, Ohio, plaintiff in the US Supreme Court

case (Euclid against Ambler) decided in 1926 in which the court held that local governments have the [police] power to determine which properties or zones are most suitable for specific uses. Euclid's legal legacy controls the use and development of land in almost every city in the United States.

2 Streetlight Data's "2020 U.S. Transportation Climate Impact Index" that ranks the 100 largest metropolitan areas on climate impact using performance-based transportation metrics in which the rankings reflect the difference between car travel and low-carbon alternative modes of travel. The three most polluting metropolitan areas in descending order are New York City-Newark-Jersey City, San Francisco-Oakland-Hayward, and Madison, Wisconsin.

3 As of right means project applications are reviewed by city or town staff with no public hearing requirements.

4 Public Act 21-29 prevents towns from enacting zoning regulations that:

- Discriminate on the basis of income source (including public assistance), income level, or **"immutable characteristics" (other than age and disability)** [emphasis supplied].
- Cap the number of multi-family housing units.
- Charge unreasonable or different fees for multifamily affordable housing, or impose onerous consulting fees on property owners.
- Require housing units to be a minimum square footage, except for public health reasons like those enshrined in building and housing codes.

5 With no standardized definition, micro mobility generally describes small vehicles that can navigate highly populated urban areas. Micro mobility vehicles that include bicycles, scooters (human and electric powered), skateboards, mopeds, and motor scooters are designed for short trips of up to a few miles and travel at low speeds, typically under 15 MPH and are often thought of as first- or last-mile transportation from the start of terminus of one's transit journey.

6 The term Missing Middle was coined to describe the shortage of two- to six-family housing forms that could be constructed or converted to address the housing shortage that has spread throughout the United States.

GENERAL ECONOMIC INDICATORS

(Seasonally adjusted)	2Q 2023	2Q 2022	YoY CHG NO.	YoY CHG %	1Q 2023	QoQ CHG NO.	QoQ CHG %
General Drift Indicator (2007=100)*							
Leading	111.5	115.4	-3.9	-3.4	117.5	-6.1	-5.2
Coincident	96.0	96.4	-0.4	-0.5	96.0	-0.1	-0.1
Real Gross Domestic Product**	**1Q**	**1Q**	**YoY CHG**		**4Q**	**QoQ CHG**	
(Millions of chained 2012 dollars)	**2023**	**2022**	**NO.**	**%**	**2022**	**NO.**	**%**
Connecticut	252,809	254,011	-1,202	-0.5	252,611	198	0.1
United States	20,282,760	19,924,088	358,672	1.8	20,182,491	100,269	0.5
New England	1,040,673	1,031,578	9,096	0.9	1,036,456	4,218	0.4
Per Capita Personal Income**	**2Q**	**2Q**	**YoY CHG**		**1Q**	**QoQ CHG**	
(Current $, SAAR)	**2023**	**2022**	**NO.**	**%**	**2023**	**NO.**	**%**
Connecticut	86,674	82,001	4,673	5.7	85,925	749	0.9
United States	68,279	64,972	3,307	5.1	67,640	639	0.9
New England	81,904	77,778	4,126	5.3	81,085	819	1.0
Philadelphia Fed's Coincident Index (2007=100)***	**Sep**	**Sep**	**YoY CHG**		**Aug**	**MoM CHG**	
	2023	**2022**	**NO.**	**%**	**2023**	**NO.**	**%**
Connecticut	125.31	121.43	3.89	3.2	121.43	3.89	3.2
United States	139.21	134.99	4.23	3.1	138.81	0.40	0.3

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

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

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

Total nonfarm employment increased over the year.

EMPLOYMENT BY INDUSTRY SECTOR

(Seasonally adjusted; 000s)	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM	1,694.5	1,673.4	21.1	1.3	1,691.3
Natural Res & Mining	0.5	0.5	0.0	0.0	0.5
Construction	60.7	60.4	0.3	0.5	61.6
Manufacturing	158.7	158.1	0.6	0.4	157.8
Trade, Transportation & Utilities	298.9	298.6	0.3	0.1	300.1
Information	31.7	31.4	0.3	1.0	31.6
Financial Activities	114.6	118.3	-3.7	-3.1	114.7
Professional and Business Services	223.5	222.0	1.5	0.7	223.8
Education and Health Services	356.0	344.7	11.3	3.3	355.3
Leisure and Hospitality	155.9	150.6	5.3	3.5	155.5
Other Services	61.9	61.6	0.3	0.5	60.8
Government*	232.1	227.2	4.9	2.2	229.6

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

Average weekly initial claims fell from a year ago.

UNEMPLOYMENT

(Seasonally adjusted)	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
Labor Force, resident (000s)	1,897.9	1,916.1	-18.2	-0.9	1,896.5
Employed (000s)	1,832.3	1,840.2	-7.9	-0.4	1,829.2
Unemployed (000s)	65.6	75.9	-10.3	-13.6	67.3
Unemployment Rate (%)	3.5	4.0	-0.5	---	3.5
Labor Force Participation Rate (%)	64.1	65.0	-0.9	---	64.1
Employment-Population Ratio (%)	61.9	62.4	-0.5	---	61.8
Average Weekly Initial Claims (NSA)	2,387	2,838	-451	-15.9	3,035
Avg. Insured Unemp. Rate (%, NSA)	1.36	1.12	0.24	---	1.83
	3Q 2023	3Q 2022			2Q 2023
U-6 Rate (%)	7.1	8.1	-1.0	---	7.8

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

The production worker weekly earnings rose over the year.

MANUFACTURING ACTIVITY

(Not seasonally adjusted)	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023	Jul 2023
Production Worker Avg Wkly Hours	40.1	41.1	-1.0	-2.4	40.0	--
Prod. Worker Avg Hourly Earnings	29.31	28.16	1.15	4.1	28.64	--
Prod. Worker Avg Weekly Earnings	1,175.33	1,157.38	17.95	1.6	1,145.60	--
CT Mfg. Prod. Index (2012=100)	103.8	105.3	-1.45	-1.4	106.1	109.0
Production Worker Hours (000s)	3,974	4,151	-177	-4.3	3,968	--
Industrial Electricity Sales (mil kWh)*	229	235	-6	-2.6	237	247
CT Mfg. Prod. Index, 12-MMA (2012=100)	100.8	103.4	-2.64	-2.6	100.9	101.2

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

Personal income increased 5.9 percent from a year earlier.

INCOME

($ Millions, SA, annualized)	2Q 2023	2Q 2022	CHANGE NO.	CHANGE %	1Q 2023
Personal Income	$314,865.5	$297,263.3	$17,602.2	5.9	$312,028.0
Wages and Salaries	$144,902.3	$135,548.3	$9,354.0	6.9	$143,413.2

Source: Bureau of Economic Analysis

BUSINESS ACTIVITY

New auto registrations increased over the year.

	MONTH	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	PRIOR	% CHG
New Housing Permits*	Sep 2023	323	-15.9	4,532	3,878	16.9
Electricity Sales (mil kWh)	Aug 2023	2,494	-13.1	17,934	19,175	-6.5
Construction Contracts Index (1980=100)	Sep 2023	NA	NA	---	---	---
New Auto Registrations	Sep 2023	16,052	9.3	132,450	129,464	2.3
Exports (Bil. $)	2Q 2023	3.87	3.5	7.53	7.28	3.4
S&P 500: Monthly Close	Sep 2023	4,288.05	19.6	---	---	---

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

BUSINESS STARTS AND TERMINATIONS

Net business formation, as measured by starts minus stops registered with the Department of Labor, was up.

	MO/QTR	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	PRIOR	% CHG
STARTS						
Secretary of the State	Jul 2023	NA	NA	NA	NA	NA
Department of Labor	1Q 2023	4,537	-19.9	4,537	5,662	-19.9
TERMINATIONS						
Secretary of the State	Jul 2023	NA	NA	NA	NA	NA
Department of Labor	1Q 2023	990	-59.2	990	2,425	-59.2

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

STATE REVENUES

Gaming payments was up from a year ago.

(Millions of dollars)	Sep 2023	Sep 2022	% CHG	YEAR TO DATE CURRENT	PRIOR	% CHG
TOTAL ALL REVENUES*	NA	NA	NA	NA	NA	NA
Corporate Tax	NA	NA	NA	NA	NA	NA
Personal Income Tax	NA	NA	NA	NA	NA	NA
Real Estate Conv. Tax	NA	NA	NA	NA	NA	NA
Sales & Use Tax	NA	NA	NA	NA	NA	NA
Gaming Payments**	19.0	18.6	2.5	160.8	159.6	0.8

Sources: Connecticut Department of Revenue Services; Division of Special Revenue
**Includes all sources of revenue; Only selected sources are displayed; Most July receipts are credited to the prior fiscal year and are not shown. **See page 23 for explanation.*

TOURISM AND TRAVEL

Gaming slots was up over the year.

	MONTH	LEVEL	Y/Y % CHG	YEAR TO DATE CURRENT	PRIOR	% CHG
Occupancy Rate (%)*	Sep 2023	68.0	0.7	60.7	60.0	1.2
Tourism Website Visitors	Sep 2023	739,865	40.0	7,947,985	5,565,714	42.8
Air Passenger Count	Aug 2023	552,930	2.0	4,198,595	3,786,994	10.9
Gaming Slots (Mil.$)***	Sep 2023	900.2	1.1	7,789.6	7,753.2	0.5

Sources: Connecticut Department of Transportation, Bureau of Aviation and Ports; Connecticut Commission on Culture and Tourism; Division of Special Revenue
**STR, Inc. Due to layoffs, Info Center Visitors data are no longer published.*
****See page 23 for explanation*

Compensation cost for the nation rose 4.3 percent over the year.

EMPLOYMENT COST INDEX

Private Industry Workers	Seasonally Adjusted			Not Seasonally Adjusted		
(Dec. 2005 = 100)	Sep 2023	Jun 2023	3-Mo %Chg	Sep 2023	Sep 2022	12-Mo %Chg
UNITED STATES TOTAL	160.5	158.9	1.0	160.6	154.0	4.3
Wages and Salaries	162.8	161.1	1.1	162.9	155.9	4.5
Benefit Costs	155.0	153.7	0.8	155.0	149.2	3.9
NORTHEAST TOTAL	---	---	---	162.2	155.5	4.3
Wages and Salaries	---	---	---	163.3	156.4	4.4

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

U.S. inflation rate was up by 3.7 percent over the year.

CONSUMER NEWS

(Not seasonally adjusted)	MO/QTR	LEVEL	% CHANGE Y/Y	P/P*
CONSUMER PRICES				
CPI-U (1982-84=100)				
U.S. City Average	Sep 2023	307.789	3.7	0.2
Purchasing Power of $ (1982-84=$1.00)	Sep 2023	0.325	-3.6	-0.2
Northeast Region	Sep 2023	316.373	3.0	0.3
New York-Newark-Jersey City	Sep 2023	325.613	3.7	0.4
Boston-Cambridge-Newton**	Sep 2023	327.145	2.6	0.7
CPI-W (1982-84=100)				
U.S. City Average	Sep 2023	302.257	3.6	0.2

Source: U.S. Department of Labor, Bureau of Labor Statistics
**Change over prior monthly or quarterly period*
***The Boston CPI can be used as a proxy for New England and is measured every other month.*

Conventional mortgage rate rose to 7.20 percent over the month.

INTEREST RATES

(Percent)	Sep 2023	Aug 2023	Sep 2022
Prime	8.50	8.50	5.73
Federal Funds	5.33	5.33	2.56
3 Month Treasury Bill	5.56	5.56	3.22
6 Month Treasury Bill	5.51	5.54	3.71
1 Year Treasury Note	5.44	5.37	3.89
3 Year Treasury Note	4.74	4.59	3.88
5 Year Treasury Note	4.49	4.31	3.70
7 Year Treasury Note	4.46	4.26	3.64
10 Year Treasury Note	4.38	4.17	3.52
20 Year Treasury Note	4.65	4.46	3.82
Conventional Mortgage	7.20	7.07	6.11

Sources: Federal Reserve; Federal Home Loan Mortgage Corp.

NONFARM EMPLOYMENT

All but one states in the region gained jobs over the year.

(Seasonally adjusted; 000s)	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
Connecticut	1,694.5	1,673.4	21.1	1.3	1,691.3
Maine	647.5	641.4	6.1	1.0	647.6
Massachusetts	3,783.3	3,691.4	91.9	2.5	3,786.1
New Hampshire	701.6	690.7	10.9	1.6	699.0
New Jersey	4,347.4	4,282.4	65.0	1.5	4,339.7
New York	9,739.1	9,585.9	153.2	1.6	9,717.4
Pennsylvania	6,171.6	6,022.9	148.7	2.5	6,163.3
Rhode Island	495.6	499.1	-3.5	-0.7	494.2
Vermont	307.1	304.5	2.6	0.9	306.2
United States	156,874.0	153,682.0	3,192.0	2.1	156,538.0

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

LABOR FORCE

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

(Seasonally adjusted)	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
Connecticut	1,897,866	1,916,141	-18,275	-1.0	1,896,455
Maine	685,440	671,247	14,193	2.1	683,140
Massachusetts	3,716,229	3,729,695	-13,466	-0.4	3,717,415
New Hampshire	757,705	769,339	-11,634	-1.5	757,831
New Jersey	4,872,019	4,763,708	108,311	2.3	4,877,694
New York	9,776,127	9,605,907	170,220	1.8	9,772,000
Pennsylvania	6,496,888	6,475,764	21,124	0.3	6,499,398
Rhode Island	571,921	568,765	3,156	0.6	571,004
Vermont	348,849	342,661	6,188	1.8	348,302
United States	167,929,000	164,619,000	3,310,000	2.0	167,839,000

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

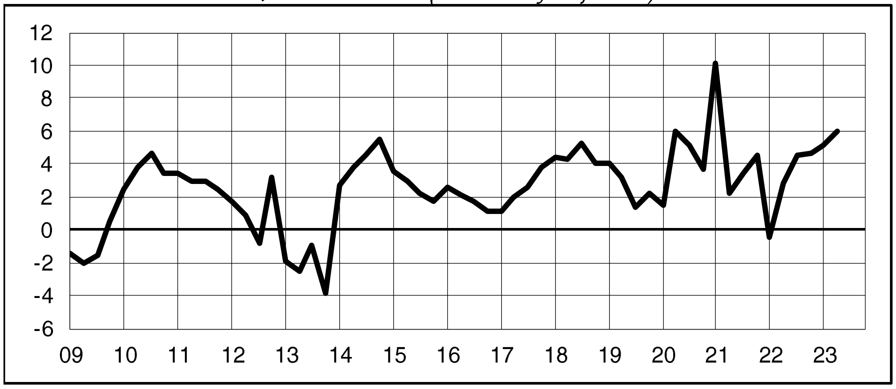
UNEMPLOYMENT RATES

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

(Seasonally adjusted)	Sep 2023	Sep 2022	CHANGE	Aug 2023
Connecticut	3.5	4.0	-0.5	3.5
Maine	2.7	3.0	-0.3	2.5
Massachusetts	2.6	3.7	-1.1	2.6
New Hampshire	2.0	2.8	-0.8	1.8
New Jersey	4.4	3.2	1.2	4.2
New York	4.0	4.0	0.0	3.9
Pennsylvania	3.4	4.3	-0.9	3.5
Rhode Island	2.6	3.4	-0.8	2.7
Vermont	1.9	3.0	-1.1	1.8
United States	3.8	3.5	0.3	3.8

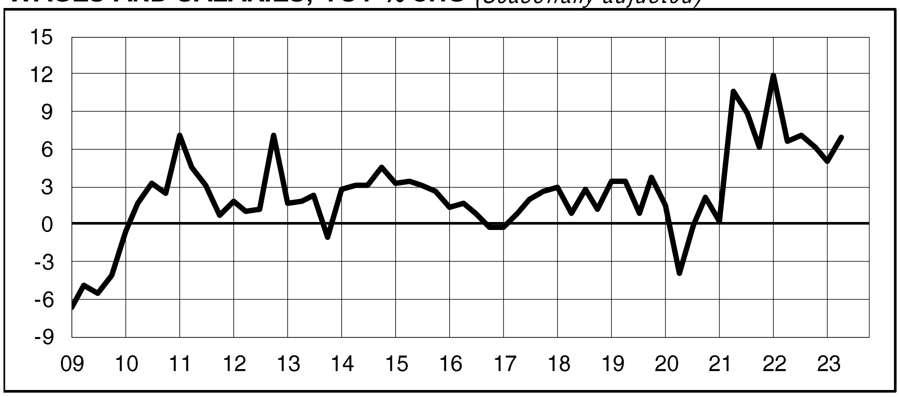
Source: U.S. Department of Labor, Bureau of Labor Statistics

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



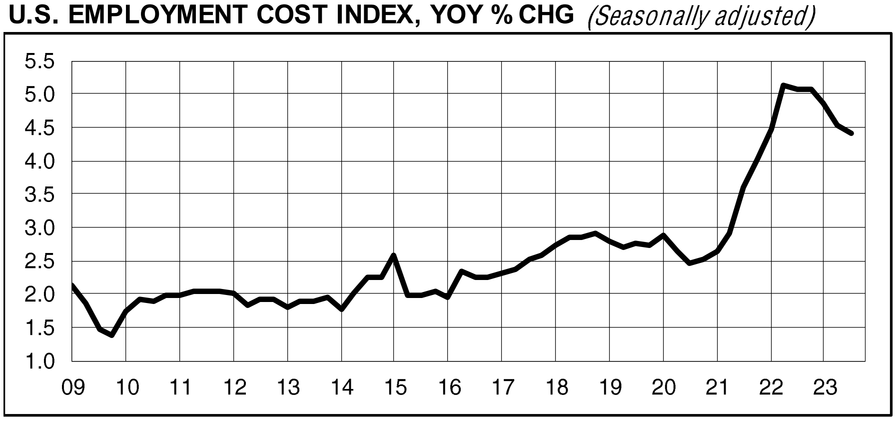
Quarter	2021	2022	2023
First	10.1	-0.5	5.1
Second	2.3	2.8	5.9
Third	3.4	4.5	
Fourth	4.5	4.7	

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



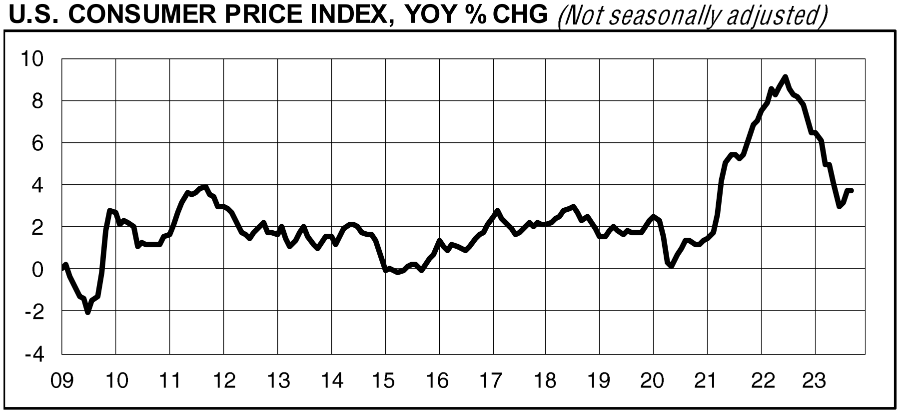
Quarter	2021	2022	2023
First	0.2	11.8	5.0
Second	10.6	6.6	6.9
Third	8.8	7.2	
Fourth	6.2	6.1	

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



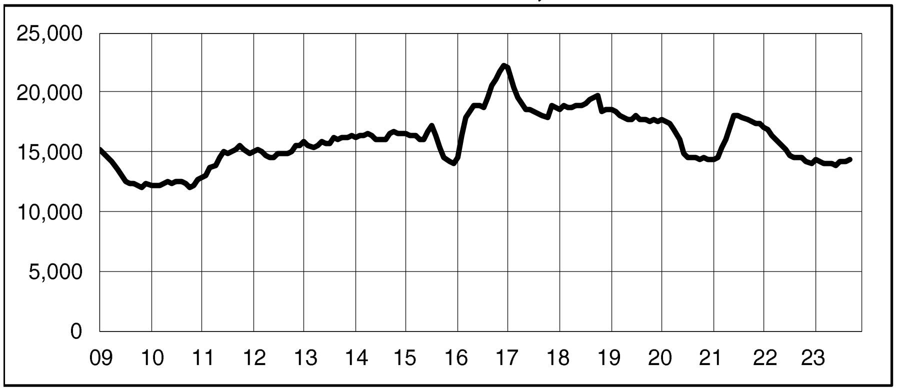
Quarter	2021	2022	2023
First	2.6	4.5	4.9
Second	2.9	5.1	4.5
Third	3.6	5.1	4.4
Fourth	4.0	5.1	

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



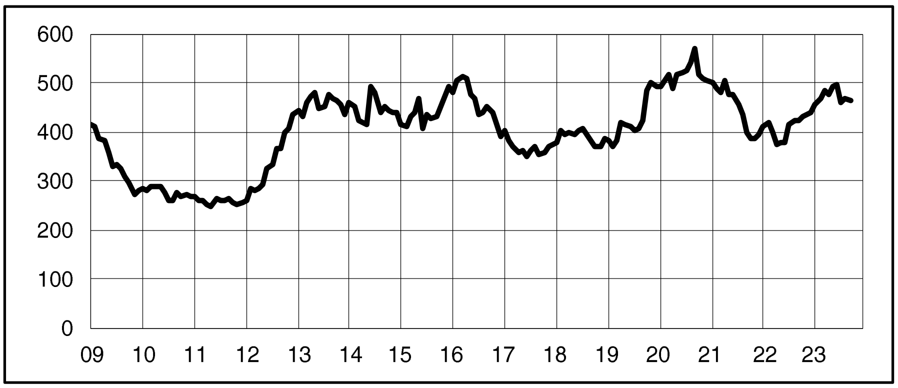
Month	2021	2022	2023
Jan	1.4	7.5	6.4
Feb	1.7	7.9	6.0
Mar	2.6	8.5	5.0
Apr	4.2	8.3	4.9
May	5.0	8.6	4.0
Jun	5.4	9.1	3.0
Jul	5.4	8.5	3.2
Aug	5.3	8.3	3.7
Sep	5.4	8.2	3.7
Oct	6.2	7.7	
Nov	6.8	7.1	
Dec	7.0	6.5	

NEW AUTO REGISTRATIONS PROCESSED, 12 MMA



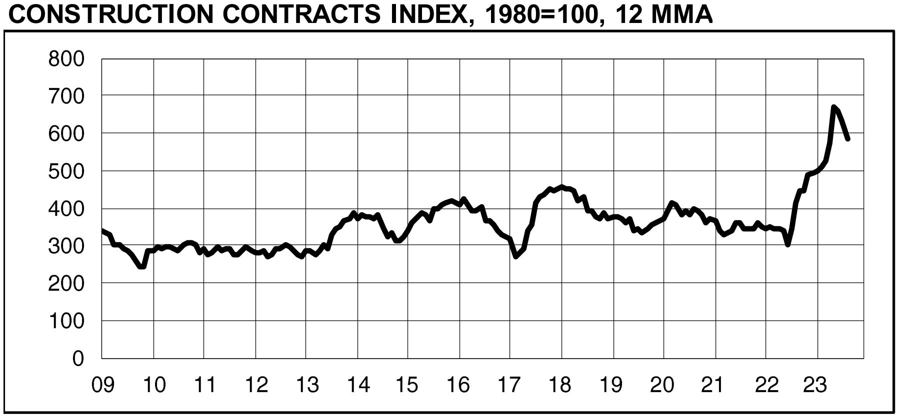
Month	2021	2022	2023
Jan	14,284	17,095	14,284
Feb	14,530	16,835	14,149
Mar	15,382	16,339	14,004
Apr	16,026	15,931	13,952
May	16,985	15,595	13,963
Jun	17,985	15,260	13,881
Jul	18,055	14,764	14,225
Aug	17,878	14,592	14,152
Sep	17,779	14,564	14,266
Oct	17,472	14,569	
Nov	17,439	14,228	
Dec	17,430	14,018	

NEW HOUSING PERMITS, 12 MMA



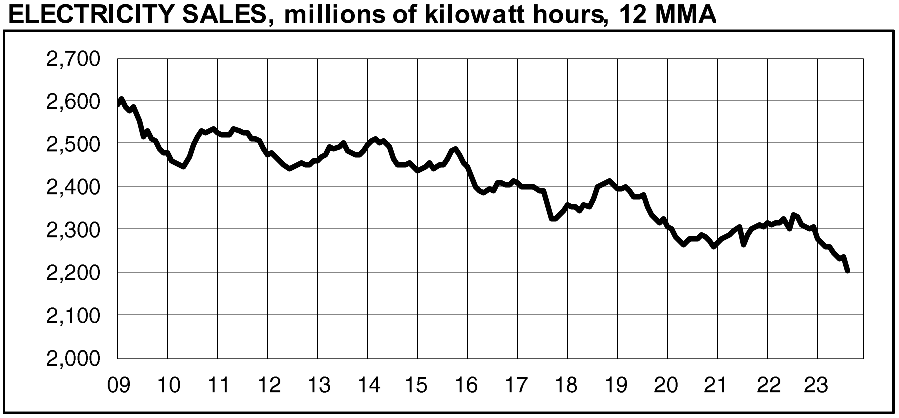
Month	2021	2022	2023
Jan	500	410	456
Feb	486	416	468
Mar	479	399	484
Apr	504	375	474
May	476	376	492
Jun	474	379	494
Jul	457	416	458
Aug	435	424	468
Sep	398	424	463
Oct	384	431	
Nov	384	435	
Dec	393	437	

CONSTRUCTION CONTRACTS INDEX, 1980=100, 12 MMA



Month	2021	2022	2023
Jan	365.8	343.6	496.8
Feb	336.5	351.0	507.7
Mar	325.9	344.0	523.9
Apr	332.7	342.1	572.3
May	336.1	337.6	666.9
Jun	362.2	300.3	661.0
Jul	358.7	342.3	632.5
Aug	344.3	415.5	582.3
Sep	346.7	442.9	
Oct	346.4	446.0	
Nov	359.7	489.2	
Dec	351.2	491.3	

ELECTRICITY SALES, millions of kilowatt hours, 12 MMA



Month	2021	2022	2023
Jan	2,267	2,317	2,277
Feb	2,276	2,311	2,266
Mar	2,281	2,315	2,260
Apr	2,287	2,315	2,258
May	2,295	2,325	2,246
Jun	2,306	2,302	2,230
Jul	2,263	2,336	2,235
Aug	2,288	2,328	2,204
Sep	2,301	2,309	
Oct	2,304	2,306	
Nov	2,311	2,302	
Dec	2,305	2,305	

CONNECTICUT

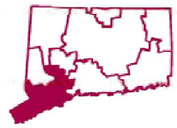
Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**1,703,400**	**1,676,900**	**26,500**	**1.6**	**1,684,900**
TOTAL PRIVATE	**1,467,700**	**1,447,400**	**20,300**	**1.4**	**1,471,900**
GOODS PRODUCING INDUSTRIES	**221,400**	**221,100**	**300**	**0.1**	**223,200**
CONSTRUCTION, NAT. RES. & MINING	**63,200**	**63,300**	**-100**	**-0.2**	**65,100**
MANUFACTURING	**158,200**	**157,800**	**400**	**0.3**	**158,100**
Durable Goods	**123,200**	**123,000**	**200**	**0.2**	**123,200**
Fabricated Metal	27,600	27,900	-300	-1.1	27,600
Machinery	13,400	13,600	-200	-1.5	13,400
Computer and Electronic Product	10,000	10,400	-400	-3.8	10,100
Transportation Equipment	47,400	45,400	2,000	4.4	47,400
Aerospace Product and Parts	30,000	29,600	400	1.4	30,100
Non-Durable Goods	**35,000**	**34,800**	**200**	**0.6**	**34,900**
Chemical	7,900	8,100	-200	-2.5	7,900
SERVICE PROVIDING INDUSTRIES	**1,482,000**	**1,455,800**	**26,200**	**1.8**	**1,461,700**
TRADE, TRANSPORTATION, UTILITIES	**298,600**	**295,300**	**3,300**	**1.1**	**295,600**
Wholesale Trade	63,700	60,800	2,900	4.8	63,700
Retail Trade	164,800	165,700	-900	-0.5	166,200
Motor Vehicle and Parts Dealers	21,600	21,200	400	1.9	21,700
Building Material	15,600	16,100	-500	-3.1	16,100
Food and Beverage Stores	40,600	40,900	-300	-0.7	40,700
General Merchandise Stores	28,400	28,100	300	1.1	28,500
Transportation, Warehousing, & Utilities	70,100	68,800	1,300	1.9	65,700
Utilities	5,100	5,000	100	2.0	5,100
Transportation and Warehousing	65,000	63,800	1,200	1.9	60,600
INFORMATION	**31,700**	**31,100**	**600**	**1.9**	**31,400**
Telecommunications	6,000	6,000	0	0.0	5,900
FINANCIAL ACTIVITIES	**114,300**	**118,000**	**-3,700**	**-3.1**	**115,100**
Finance and Insurance	95,200	98,400	-3,200	-3.3	95,800
Credit Intermediation and Related	19,700	20,600	-900	-4.4	19,800
Financial Investments and Related	21,800	22,200	-400	-1.8	22,000
Insurance Carriers & Related Activities	53,700	55,600	-1,900	-3.4	54,000
Real Estate and Rental and Leasing	19,100	19,600	-500	-2.6	19,300
PROFESSIONAL & BUSINESS SERVICES	**224,700**	**222,200**	**2,500**	**1.1**	**226,100**
Professional, Scientific	100,800	98,200	2,600	2.6	102,900
Legal Services	12,000	11,800	200	1.7	12,200
Computer Systems Design	22,400	22,100	300	1.4	22,900
Management of Companies	31,100	30,800	300	1.0	31,300
Administrative and Support	92,800	93,200	-400	-0.4	91,900
Employment Services	28,200	29,100	-900	-3.1	28,000
EDUCATION AND HEALTH SERVICES	**356,800**	**345,400**	**11,400**	**3.3**	**349,600**
Educational Services	72,800	70,600	2,200	3.1	66,000
Health Care and Social Assistance	284,000	274,800	9,200	3.3	283,600
Hospitals	62,000	60,500	1,500	2.5	62,100
Nursing & Residential Care Facilities	55,500	53,900	1,600	3.0	55,600
Social Assistance	68,700	65,200	3,500	5.4	68,500
LEISURE AND HOSPITALITY	**158,600**	**152,900**	**5,700**	**3.7**	**168,100**
Arts, Entertainment, and Recreation	31,300	27,400	3,900	14.2	38,500
Accommodation and Food Services	127,300	125,500	1,800	1.4	129,600
Food Serv., Restaurants, Drinking Places	117,300	115,700	1,600	1.4	118,500
OTHER SERVICES	**61,600**	**61,400**	**200**	**0.3**	**62,800**
GOVERNMENT	**235,700**	**229,500**	**6,200**	**2.7**	**213,000**
Federal Government	18,900	18,200	700	3.8	18,800
State Government	71,900	70,800	1,100	1.6	61,800
Local Government**	144,900	140,500	4,400	3.1	132,400

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2022.

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

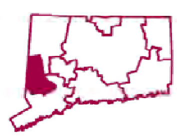
BRIDGEPORT - STAMFORD LMA



Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**407,100**	**402,900**	**4,200**	**1.0**	**408,600**
TOTAL PRIVATE	**363,200**	**360,700**	**2,500**	**0.7**	**367,700**
GOODS PRODUCING INDUSTRIES	**42,600**	**43,200**	**-600**	**-1.4**	**42,900**
CONSTRUCTION, NAT. RES. & MINING	**13,800**	**14,000**	**-200**	**-1.4**	**14,100**
MANUFACTURING	**28,800**	**29,200**	**-400**	**-1.4**	**28,800**
Durable Goods	**22,700**	**23,000**	**-300**	**-1.3**	**22,800**
SERVICE PROVIDING INDUSTRIES	**364,500**	**359,700**	**4,800**	**1.3**	**365,700**
TRADE, TRANSPORTATION, UTILITIES	**65,500**	**65,300**	**200**	**0.3**	**65,500**
Wholesale Trade	13,400	13,100	300	2.3	13,500
Retail Trade	42,500	42,600	-100	-0.2	42,800
Transportation, Warehousing, & Utilities	9,600	9,600	0	0.0	9,200
INFORMATION	**12,600**	**12,600**	**0**	**0.0**	**12,700**
FINANCIAL ACTIVITIES	**34,200**	**35,300**	**-1,100**	**-3.1**	**34,500**
Finance and Insurance	28,500	29,500	-1,000	-3.4	28,800
Credit Intermediation and Related	6,900	7,200	-300	-4.2	6,900
Financial Investments and Related	15,700	15,900	-200	-1.3	15,800
PROFESSIONAL & BUSINESS SERVICES	**65,800**	**66,800**	**-1,000**	**-1.5**	**66,400**
Professional, Scientific	31,300	31,300	0	0.0	31,800
Administrative and Support	25,000	25,500	-500	-2.0	24,600
EDUCATION AND HEALTH SERVICES	**81,000**	**77,600**	**3,400**	**4.4**	**79,900**
Health Care and Social Assistance	67,600	64,700	2,900	4.5	67,000
LEISURE AND HOSPITALITY	**43,900**	**43,100**	**800**	**1.9**	**48,100**
Accommodation and Food Services	33,100	33,100	0	0.0	34,500
OTHER SERVICES	**17,600**	**16,800**	**800**	**4.8**	**17,700**
GOVERNMENT	**43,900**	**42,200**	**1,700**	**4.0**	**40,900**
Federal	2,400	2,400	0	0.0	2,400
State & Local	41,500	39,800	1,700	4.3	38,500

DANBURY LMA



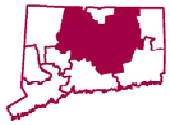
Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**77,300**	**76,500**	**800**	**1.0**	**76,800**
TOTAL PRIVATE	**67,500**	**66,900**	**600**	**0.9**	**68,100**
GOODS PRODUCING INDUSTRIES	**12,000**	**12,400**	**-400**	**-3.2**	**12,100**
SERVICE PROVIDING INDUSTRIES	**65,300**	**64,100**	**1,200**	**1.9**	**64,700**
TRADE, TRANSPORTATION, UTILITIES	**18,500**	**17,300**	**1,200**	**6.9**	**18,400**
Retail Trade	12,300	11,800	500	4.2	12,600
PROFESSIONAL & BUSINESS SERVICES	**9,200**	**9,300**	**-100**	**-1.1**	**9,300**
LEISURE AND HOSPITALITY	**7,400**	**7,300**	**100**	**1.4**	**7,700**
GOVERNMENT	**9,800**	**9,600**	**200**	**2.1**	**8,700**
Federal	700	700	0	0.0	700
State & Local	9,100	8,900	200	2.2	8,000

Current month’s data are preliminary. Prior months’ data have been revised. All data are benchmarked to March 2022.
**Total excludes workers idled due to labor-management disputes.*

NONFARM EMPLOYMENT ESTIMATES

HARTFORD LMA



	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
	Not Seasonally Adjusted				
TOTAL NONFARM EMPLOYMENT	**580,000**	**574,100**	**5,900**	**1.0**	**570,700**
TOTAL PRIVATE	**486,200**	**481,800**	**4,400**	**0.9**	**489,000**
GOODS PRODUCING INDUSTRIES	**76,100**	**76,800**	**-700**	**-0.9**	**76,700**
CONSTRUCTION, NAT. RES. & MINING	**21,600**	**21,200**	**400**	**1.9**	**22,200**
MANUFACTURING	**54,500**	**55,600**	**-1,100**	**-2.0**	**54,500**
Durable Goods	**44,900**	**45,500**	**-600**	**-1.3**	**44,900**
Non-Durable Goods	**9,600**	**10,100**	**-500**	**-5.0**	**9,600**
SERVICE PROVIDING INDUSTRIES	**503,900**	**497,300**	**6,600**	**1.3**	**494,000**
TRADE, TRANSPORTATION, UTILITIES	**92,400**	**92,000**	**400**	**0.4**	**91,500**
Wholesale Trade	17,300	17,000	300	1.8	17,300
Retail Trade	49,600	50,200	-600	-1.2	49,900
Transportation, Warehousing, & Utilities	25,500	24,800	700	2.8	24,300
Transportation and Warehousing	24,800	24,100	700	2.9	23,600
INFORMATION	**9,000**	**8,900**	**100**	**1.1**	**9,000**
FINANCIAL ACTIVITIES	**50,400**	**51,000**	**-600**	**-1.2**	**50,200**
Depository Credit Institutions	4,800	4,900	-100	-2.0	4,800
Insurance Carriers & Related Activities	33,600	34,400	-800	-2.3	33,700
PROFESSIONAL & BUSINESS SERVICES	**76,100**	**75,100**	**1,000**	**1.3**	**77,500**
Professional, Scientific	36,800	34,300	2,500	7.3	37,800
Management of Companies	12,900	12,000	900	7.5	12,900
Administrative and Support	26,400	28,800	-2,400	-8.3	26,800
EDUCATION AND HEALTH SERVICES	**113,600**	**110,700**	**2,900**	**2.6**	**113,000**
Educational Services	13,800	13,700	100	0.7	12,400
Health Care and Social Assistance	99,800	97,000	2,800	2.9	100,600
Ambulatory Health Care	34,200	33,300	900	2.7	34,100
LEISURE AND HOSPITALITY	**46,300**	**45,700**	**600**	**1.3**	**48,600**
Accommodation and Food Services	37,900	38,100	-200	-0.5	38,400
OTHER SERVICES	**22,300**	**21,600**	**700**	**3.2**	**22,500**
GOVERNMENT	**93,800**	**92,300**	**1,500**	**1.6**	**81,700**
Federal	5,500	5,300	200	3.8	5,500
State & Local	88,300	87,000	1,300	1.5	76,200

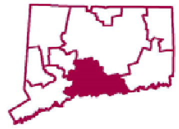
SEASONALLY ADJUSTED TOTAL NONFARM EMPLOYMENT

Labor Market Areas	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
	Seasonally Adjusted				
BRIDGEPORT-STAMFORD LMA	**406,600**	**402,400**	**4,200**	**1.0**	**407,800**
DANBURY LMA	**77,000**	**76,400**	**600**	**0.8**	**77,200**
HARTFORD LMA	**577,800**	**573,300**	**4,500**	**0.8**	**578,100**
NEW HAVEN LMA	**305,700**	**297,700**	**8,000**	**2.7**	**305,200**
NORWICH-NEW LONDON LMA	**126,700**	**124,200**	**2,500**	**2.0**	**126,500**
WATERBURY LMA	**67,900**	**66,500**	**1,400**	**2.1**	**67,700**
ENFIELD LMA**	**43,000**	**42,400**	**600**	**1.4**	**42,800**
TORRINGTON-NORTHWEST LMA**	**33,300**	**33,100**	**200**	**0.6**	**33,400**
DANIELSON-NORTHEAST LMA**	**27,500**	**27,100**	**400**	**1.5**	**27,400**

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2022.
**Total excludes workers idled due to labor-management disputes*

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

NEW HAVEN LMA



Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**307,300**	**298,400**	**8,900**	**3.0**	**301,300**
TOTAL PRIVATE	**271,700**	**263,100**	**8,600**	**3.3**	**268,100**
GOODS PRODUCING INDUSTRIES	**34,900**	**35,100**	**-200**	**-0.6**	**35,100**
CONSTRUCTION, NAT. RES. & MINING	**11,800**	**11,600**	**200**	**1.7**	**12,000**
MANUFACTURING	**23,100**	**23,500**	**-400**	**-1.7**	**23,100**
Durable Goods	**16,900**	**16,900**	**0**	**0.0**	**16,900**
SERVICE PROVIDING INDUSTRIES	**272,400**	**263,300**	**9,100**	**3.5**	**266,200**
TRADE, TRANSPORTATION, UTILITIES	**58,900**	**57,300**	**1,600**	**2.8**	**57,500**
Wholesale Trade	12,000	11,800	200	1.7	12,000
Retail Trade	27,500	26,700	800	3.0	27,000
Transportation, Warehousing, & Utilities	19,400	18,800	600	3.2	18,500
INFORMATION	**3,800**	**3,900**	**-100**	**-2.6**	**3,800**
FINANCIAL ACTIVITIES	**11,600**	**11,900**	**-300**	**-2.5**	**11,700**
Finance and Insurance	7,800	8,000	-200	-2.5	7,800
PROFESSIONAL & BUSINESS SERVICES	**32,100**	**32,000**	**100**	**0.3**	**32,400**
Administrative and Support	16,500	16,600	-100	-0.6	16,600
EDUCATION AND HEALTH SERVICES	**91,000**	**86,500**	**4,500**	**5.2**	**87,300**
Educational Services	35,900	33,600	2,300	6.8	32,200
Health Care and Social Assistance	55,100	52,900	2,200	4.2	55,100
LEISURE AND HOSPITALITY	**28,500**	**25,800**	**2,700**	**10.5**	**29,300**
Accommodation and Food Services	23,000	21,300	1,700	8.0	23,900
OTHER SERVICES	**10,900**	**10,600**	**300**	**2.8**	**11,000**
GOVERNMENT	**35,600**	**35,300**	**300**	**0.8**	**33,200**
Federal	5,000	5,000	0	0.0	5,000
State & Local	30,600	30,300	300	1.0	28,200

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2022.
**Total excludes workers idled due to labor-management disputes.   **Value less than 50*

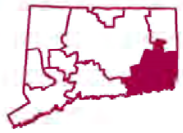
HELP WANTED ONLINE

Connecticut HWOL: September 2023

Workforce Area	September Total Ads	Industry Sector With Most Ads	Ads	Occupation With Most Ads	Ads
Eastern	5,014	Health Care & Soc. Asst.	1,332	Registered Nurses	310
North Central	26,459	Health Care & Soc. Asst.	4,441	Registered Nurses	1,418
Northwest	9,152	Health Care & Soc. Asst.	2,088	Registered Nurses	708
South Central	14,460	Health Care & Soc. Asst.	2,815	Registered Nurses	995
Southwest	15,746	Health Care & Soc. Asst.	3,546	Registered Nurses	726

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

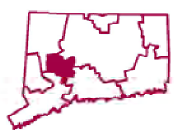
NORWICH-NEW LONDON-WESTERLY, CT-RI LMA



Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**127,700**	**125,000**	**2,700**	**2.2**	**127,600**
TOTAL PRIVATE	**101,000**	**99,200**	**1,800**	**1.8**	**101,900**
GOODS PRODUCING INDUSTRIES	**24,300**	**23,400**	**900**	**3.8**	**24,200**
CONSTRUCTION, NAT. RES. & MINING	**4,300**	**4,300**	**0**	**0.0**	**4,300**
MANUFACTURING	**20,000**	**19,100**	**900**	**4.7**	**19,900**
Durable Goods	**16,600**	**15,600**	**1,000**	**6.4**	**16,500**
Non-Durable Goods	**3,400**	**3,500**	**-100**	**-2.9**	**3,400**
SERVICE PROVIDING INDUSTRIES	**103,400**	**101,600**	**1,800**	**1.8**	**103,400**
TRADE, TRANSPORTATION, UTILITIES	**20,900**	**21,000**	**-100**	**-0.5**	**21,000**
Wholesale Trade	2,700	2,600	100	3.8	2,700
Retail Trade	13,900	14,400	-500	-3.5	14,400
Transportation, Warehousing, & Utilities	4,300	4,000	300	7.5	3,900
INFORMATION	**1,300**	**1,300**	**0**	**0.0**	**1,300**
FINANCIAL ACTIVITIES	**2,700**	**2,800**	**-100**	**-3.6**	**2,800**
PROFESSIONAL & BUSINESS SERVICES	**9,400**	**9,600**	**-200**	**-2.1**	**9,500**
EDUCATION AND HEALTH SERVICES	**21,600**	**21,200**	**400**	**1.9**	**20,600**
Health Care and Social Assistance	18,200	18,200	0	0.0	17,900
LEISURE AND HOSPITALITY	**17,400**	**16,600**	**800**	**4.8**	**19,100**
Accommodation and Food Services	14,000	13,800	200	1.4	15,100
Food Serv., Restaurants, Drinking Places.	11,700	11,700	0	0.0	12,600
OTHER SERVICES	**3,400**	**3,300**	**100**	**3.0**	**3,400**
GOVERNMENT	**26,700**	**25,800**	**900**	**3.5**	**25,700**
Federal	3,000	2,900	100	3.4	2,900
State & Local**	23,700	22,900	800	3.5	22,800

WATERBURY LMA

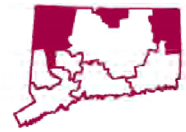


Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**68,500**	**67,100**	**1,400**	**2.1**	**67,300**
TOTAL PRIVATE	**57,900**	**57,000**	**900**	**1.6**	**58,400**
GOODS PRODUCING INDUSTRIES	**10,300**	**10,400**	**-100**	**-1.0**	**10,400**
CONSTRUCTION, NAT. RES. & MINING	**3,100**	**3,100**	**0**	**0.0**	**3,200**
MANUFACTURING	**7,200**	**7,300**	**-100**	**-1.4**	**7,200**
SERVICE PROVIDING INDUSTRIES	**58,200**	**56,700**	**1,500**	**2.6**	**56,900**
TRADE, TRANSPORTATION, UTILITIES	**13,100**	**12,800**	**300**	**2.3**	**13,200**
Wholesale Trade	1,900	1,900	0	0.0	2,000
Retail Trade	9,000	8,800	200	2.3	9,200
Transportation, Warehousing, & Utilities	2,200	2,100	100	4.8	2,000
INFORMATION	**600**	**600**	**0**	**0.0**	**600**
FINANCIAL ACTIVITIES	**1,800**	**1,800**	**0**	**0.0**	**1,800**
PROFESSIONAL & BUSINESS SERVICES	**5,500**	**5,600**	**-100**	**-1.8**	**5,600**
EDUCATION AND HEALTH SERVICES	**18,200**	**17,400**	**800**	**4.6**	**18,000**
Health Care and Social Assistance	15,600	15,200	400	2.6	15,600
LEISURE AND HOSPITALITY	**6,000**	**6,000**	**0**	**0.0**	**6,300**
OTHER SERVICES	**2,400**	**2,400**	**0**	**0.0**	**2,500**
GOVERNMENT	**10,600**	**10,100**	**500**	**5.0**	**8,900**
Federal	400	400	0	0.0	400
State & Local	10,200	9,700	500	5.2	8,500

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2022.
**Total excludes workers idled due to labor-management disputes. **Includes Indian tribal government employment.*

SMALLER LMAS*



Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT					
ENFIELD LMA	**43,000**	**42,400**	**600**	**1.4**	**42,800**
TORRINGTON-NORTHWEST LMA	**33,300**	**33,100**	**200**	**0.6**	**33,400**
DANIELSON-NORTHEAST LMA	**27,500**	**27,100**	**400**	**1.5**	**27,400**

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

*** State-designated Non-CES areas**

SPRINGFIELD, MA-CT NECTA**

Not Seasonally Adjusted

	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
TOTAL NONFARM EMPLOYMENT	**341,700**	**336,900**	**4,800**	**1.4**	**336,500**
TOTAL PRIVATE	**279,700**	**272,300**	**7,400**	**2.7**	**277,800**
GOODS PRODUCING INDUSTRIES	**41,700**	**41,600**	**100**	**0.2**	**42,000**
CONSTRUCTION, NAT. RES. & MINING	**13,200**	**12,800**	**400**	**3.1**	**13,400**
MANUFACTURING	**28,500**	**28,800**	**-300**	**-1.0**	**28,600**
Durable Goods	**19,600**	**19,400**	**200**	**1.0**	**19,700**
Non-Durable Goods	**8,900**	**9,400**	**-500**	**-5.3**	**8,900**
SERVICE PROVIDING INDUSTRIES	**300,000**	**295,300**	**4,700**	**1.6**	**294,500**
TRADE, TRANSPORTATION, UTILITIES	**59,200**	**58,600**	**600**	**1.0**	**58,800**
Wholesale Trade	12,000	11,500	500	4.3	12,100
Retail Trade	31,800	32,300	-500	-1.5	31,900
Transportation, Warehousing, & Utilities	15,400	14,800	600	4.1	14,800
INFORMATION	**2,900**	**2,900**	**0**	**0.0**	**3,000**
FINANCIAL ACTIVITIES	**14,300**	**14,300**	**0**	**0.0**	**14,400**
Finance and Insurance	11,100	11,100	0	0.0	11,100
Insurance Carriers & Related Activities	7,500	7,600	-100	-1.3	7,500
PROFESSIONAL & BUSINESS SERVICES	**25,600**	**25,200**	**400**	**1.6**	**25,100**
EDUCATION AND HEALTH SERVICES	**88,300**	**85,300**	**3,000**	**3.5**	**85,500**
Educational Services	16,300	16,000	300	1.9	14,600
Health Care and Social Assistance	72,000	69,300	2,700	3.9	70,900
LEISURE AND HOSPITALITY	**34,800**	**31,900**	**2,900**	**9.1**	**35,500**
OTHER SERVICES	**12,900**	**12,500**	**400**	**3.2**	**13,500**
GOVERNMENT	**62,000**	**64,600**	**-2,600**	**-4.0**	**58,700**
Federal	5,800	5,900	-100	-1.7	5,900
State & Local	56,200	58,700	-2,500	-4.3	52,800

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2022.
**Total excludes workers idled due to labor-management disputes.*

**** New England City and Town Area**

(Not seasonally adjusted)	EMPLOYMENT STATUS	Sep 2023	Sep 2022	CHANGE NO.	CHANGE %	Aug 2023
CONNECTICUT	Civilian Labor Force	1,902,000	1,918,300	-16,300	-0.8	1,901,500
	Employed	1,845,900	1,849,200	-3,300	-0.2	1,835,900
	Unemployed	56,100	69,100	-13,000	-18.8	65,700
	Unemployment Rate	3.0	3.6	-0.6	---	3.5
BRIDGEPORT-STAMFORD LMA	Civilian Labor Force	464,400	469,800	-5,400	-1.1	467,600
	Employed	449,400	452,300	-2,900	-0.6	450,600
	Unemployed	15,000	17,500	-2,500	-14.3	17,100
	Unemployment Rate	3.2	3.7	-0.5	---	3.6
DANBURY LMA	Civilian Labor Force	105,600	106,900	-1,300	-1.2	105,900
	Employed	102,800	103,500	-700	-0.7	102,600
	Unemployed	2,800	3,400	-600	-17.6	3,300
	Unemployment Rate	2.7	3.2	-0.5	---	3.1
DANIELSON-NORTHEAST LMA	Civilian Labor Force	43,600	43,900	-300	-0.7	43,900
	Employed	42,400	42,300	100	0.2	42,400
	Unemployed	1,300	1,500	-200	-13.3	1,500
	Unemployment Rate	2.9	3.5	-0.6	---	3.3
ENFIELD LMA	Civilian Labor Force	50,200	50,800	-600	-1.2	50,000
	Employed	48,900	49,000	-100	-0.2	48,500
	Unemployed	1,300	1,800	-500	-27.8	1,500
	Unemployment Rate	2.6	3.5	-0.9	---	3.1
HARTFORD LMA	Civilian Labor Force	617,800	625,000	-7,200	-1.2	615,200
	Employed	600,200	602,700	-2,500	-0.4	594,000
	Unemployed	17,600	22,200	-4,600	-20.7	21,200
	Unemployment Rate	2.8	3.6	-0.8	---	3.4
NEW HAVEN LMA	Civilian Labor Force	338,700	338,100	600	0.2	336,700
	Employed	329,200	326,400	2,800	0.9	325,700
	Unemployed	9,400	11,700	-2,300	-19.7	10,900
	Unemployment Rate	2.8	3.5	-0.7	---	3.3
NORWICH-NEW LONDON LMA	Civilian Labor Force	140,100	140,300	-200	-0.1	140,900
	Employed	136,300	135,300	1,000	0.7	136,400
	Unemployed	3,800	5,000	-1,200	-24.0	4,500
	Unemployment Rate	2.7	3.6	-0.9	---	3.2
TORRINGTON-NORTHWEST LMA	Civilian Labor Force	46,800	47,900	-1,100	-2.3	46,700
	Employed	45,600	46,400	-800	-1.7	45,300
	Unemployed	1,200	1,600	-400	-25.0	1,400
	Unemployment Rate	2.5	3.3	-0.8	---	3.0
WATERBURY LMA	Civilian Labor Force	111,000	111,600	-600	-0.5	110,900
	Employed	107,000	106,700	300	0.3	106,100
	Unemployed	4,000	4,800	-800	-16.7	4,700
	Unemployment Rate	3.6	4.3	-0.7	---	4.3
UNITED STATES	Civilian Labor Force	167,718,000	164,463,000	3,255,000	2.0	168,049,000
	Employed	161,669,000	159,003,000	2,666,000	1.7	161,427,000
	Unemployed	6,049,000	5,460,000	589,000	10.8	6,623,000
	Unemployment Rate	3.6	3.3	0.3	---	3.9

Current month's data are preliminary. Prior months' data have been revised. All data are benchmarked to March 2022.

(Not seasonally adjusted)	AVG WEEKLY EARNINGS Sep 2023	2022	CHG Y/Y	Aug 2023	AVG WEEKLY HOURS Sep 2023	2022	CHG Y/Y	Aug 2023	AVG HOURLY EARNINGS Sep 2023	2022	CHG Y/Y	Aug 2023
PRODUCTION WORKER												
MANUFACTURING	**$1,175.33**	**$1,157.38**	**$17.95**	**$1,145.60**	**40.1**	**41.1**	**-1.0**	**40.0**	**$29.31**	**$28.16**	**$1.15**	**$28.64**
DURABLE GOODS	**1,271.17**	**1,225.44**	**45.73**	**1,252.48**	**40.9**	**41.4**	**-0.5**	**41.2**	**31.08**	**29.60**	**1.48**	**30.40**
NON-DUR. GOODS	**903.54**	**955.18**	**-51.65**	**858.29**	**37.9**	**40.1**	**-2.2**	**36.9**	**23.84**	**23.82**	**0.02**	**23.26**
CONSTRUCTION	**1,498.68**	**1,373.00**	**125.67**	**1,517.30**	**39.7**	**38.6**	**1.1**	**40.3**	**37.75**	**35.57**	**2.18**	**37.65**
ALL EMPLOYEES												
STATEWIDE												
TOTAL PRIVATE	**1,200.13**	**1,185.03**	**15.10**	**1,187.81**	**33.3**	**33.8**	**-0.5**	**33.3**	**36.04**	**35.06**	**0.98**	**35.67**
GOODS PRODUCING	**1,487.72**	**1,478.57**	**9.15**	**1,463.53**	**39.8**	**39.8**	**0.0**	**39.9**	**37.38**	**37.15**	**0.23**	**36.68**
Construction	1,525.94	1,532.72	-6.78	1,519.82	38.7	39.2	-0.5	38.9	39.43	39.10	0.33	39.07
Manufacturing	1,480.86	1,405.60	75.26	1,437.31	39.5	40.0	-0.5	39.4	37.49	35.14	2.35	36.48
SERVICE PROVIDING	**1,150.83**	**1,131.42**	**19.41**	**1,137.95**	**32.2**	**32.7**	**-0.5**	**32.1**	**35.74**	**34.60**	**1.14**	**35.45**
Trade, Transp., Utilities	916.83	915.18	1.65	925.36	31.1	31.7	-0.6	31.4	29.48	28.87	0.61	29.47
Financial Activities	2,100.76	1,950.79	149.97	2,109.36	37.4	37.3	0.1	37.4	56.17	52.30	3.87	56.40
Prof. & Business Serv.	1,474.20	1,446.21	27.99	1,497.42	35.1	35.7	-0.6	35.4	42.00	40.51	1.49	42.30
Education & Health Ser.	1,114.65	1,094.24	20.41	1,101.21	32.9	33.3	-0.4	33.0	33.88	32.86	1.02	33.37
Leisure & Hospitality	573.53	541.58	31.95	559.62	25.8	24.9	0.9	25.6	22.23	21.75	0.48	21.86
Other Services	881.05	1,021.44	-140.39	881.75	29.3	32.0	-2.7	29.9	30.07	31.92	-1.85	29.49
LABOR MARKET AREAS: TOTAL PRIVATE												
Bridgeport-Stamford	1,270.67	1,300.82	-30.15	1,254.83	32.8	33.7	-0.9	32.5	38.74	38.60	0.14	38.61
Danbury	1,172.64	1,292.41	-119.77	1,195.59	34.9	37.0	-2.1	35.7	33.60	34.93	-1.33	33.49
Hartford	1,282.84	1,225.39	57.45	1,245.22	34.1	34.2	-0.1	33.7	37.62	35.83	1.79	36.95
New Haven	1,101.24	1,123.56	-22.32	1,111.54	33.1	33.7	-0.6	33.2	33.27	33.34	-0.07	33.48
Norwich-New London	1,003.67	966.53	37.14	1,009.04	32.2	32.1	0.1	32.9	31.17	30.11	1.06	30.67
Waterbury	928.85	945.42	-16.57	884.91	32.5	32.3	0.2	31.9	28.58	29.27	-0.69	27.74

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BUSINESS AND EMPLOYMENT CHANGES ANNOUNCED IN THE NEWS MEDIA

New Companies and Expansions

- Bob's stores coming to former Bed, Bath & Beyond location in Southington
- Coastal Connecticut Counseling moves into vacant Milford office building
- Jacob's Pickles restaurant set to open in Norwalk's SoNo Collection
- Shelton Chick-fil-A opens at Fountain Square
- NBT Bank branch with drive-thru planned for West Hartford after merger with Salisbury Bank and Trust
- Danbury's former Barnes & Noble space will become home to a brewpub
- The Hat House by Brothers Johnson 1929 Hat Co. opens in Hartford
- Connecticut company ASML promises 1,000 new jobs with $200 million expansion
- European-style bakery DORO Marketplace opens in Wethersfield, its third CT location
- Whole Foods and other supermarkets set to open in CT; Trader Joe's among new grocery options
- High-end furniture retailer Arhaus to open second CT store at Westfarms mall
- Panera Bread targets late 2023 opening for first café in Stamford
- Homewood Suites looking to build 125-room hotel in Cheshire

Layoffs and Closures

- CVS Health to cut deeper into CT employment as dozens more to lose jobs
- Bank of America targets 3 CT branch closures
- Low sales prompt Middletown bakery to close shop, sell food truck
- West Hartford Walgreens to close next month, marking town's second pharmacy to shut down recently
- Biotechnology firm PhenomeX to lay off 36 employees in CT
- Chuck's Steakhouse in Danbury closes as Barbarie's Grill acquires iconic eatery
- Boston Market in Danbury quietly shutters amidst corporate struggle
- Altice cuts at least 30 jobs at News 12, with most layoffs in Connecticut and New Jersey
- Sikorsky to lay off 179 workers in Connecticut
- Soft Surroundings closing last remaining store in Connecticut
- New Haven's last remaining movie theater closed in October

LABOR FORCE ESTIMATES BY TOWN

(By Place of Residence - Not Seasonally Adjusted)

SEPTEMBER 2023

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
BRIDGEPORT-STAMFORD	**464,381**	**449,414**	**14,967**	**3.2**
Ansonia	9,102	8,733	369	4.1
Bridgeport	67,670	64,850	2,820	4.2
Darien	8,701	8,405	296	3.4
Derby	6,560	6,309	251	3.8
Easton	3,831	3,717	114	3.0
Fairfield	29,706	28,779	927	3.1
Greenwich	29,116	28,274	842	2.9
Milford	30,658	29,802	856	2.8
Monroe	9,984	9,695	289	2.9
New Canaan	8,382	8,120	262	3.1
Norwalk	50,832	49,297	1,535	3.0
Oxford	7,319	7,132	187	2.6
Redding	4,394	4,272	122	2.8
Ridgefield	11,842	11,487	355	3.0
Seymour	8,894	8,581	313	3.5
Shelton	21,997	21,293	704	3.2
Southbury	8,672	8,430	242	2.8
Stamford	71,529	69,366	2,163	3.0
Stratford	26,926	26,026	900	3.3
Trumbull	17,734	17,168	566	3.2
Weston	4,344	4,216	128	2.9
Westport	12,999	12,638	361	2.8
Wilton	8,394	8,140	254	3.0
Woodbridge	4,799	4,685	114	2.4
DANBURY	**105,614**	**102,787**	**2,827**	**2.7**
Bethel	10,960	10,660	300	2.7
Bridgewater	829	809	20	2.4
Brookfield	9,207	8,953	254	2.8
Danbury	46,701	45,478	1,223	2.6
New Fairfield	7,030	6,834	196	2.8
New Milford	14,901	14,526	375	2.5
Newtown	14,122	13,719	403	2.9
Sherman	1,863	1,808	55	3.0
ENFIELD	**50,238**	**48,933**	**1,305**	**2.6**
East Windsor	6,755	6,581	174	2.6
Enfield	23,012	22,390	622	2.7
Somers	5,050	4,920	130	2.6
Suffield	7,772	7,582	190	2.4
Windsor Locks	7,650	7,460	190	2.5
HARTFORD	**617,806**	**600,228**	**17,578**	**2.8**
Andover	1,938	1,889	49	2.5
Ashford	2,567	2,505	62	2.4
Avon	9,477	9,219	258	2.7
Barkhamsted	2,258	2,213	45	2.0
Berlin	11,761	11,473	288	2.4
Bloomfield	11,724	11,371	353	3.0
Bolton	3,152	3,084	68	2.2
Bristol	32,738	31,665	1,073	3.3
Burlington	5,727	5,614	113	2.0

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
HARTFORD cont...				
Canton	5,721	5,570	151	2.6
Chaplin	1,243	1,205	38	3.1
Colchester	9,308	9,084	224	2.4
Columbia	3,202	3,136	66	2.1
Coventry	7,802	7,638	164	2.1
Cromwell	7,875	7,678	197	2.5
East Granby	3,063	2,995	68	2.2
East Haddam	4,979	4,854	125	2.5
East Hampton	7,640	7,489	151	2.0
East Hartford	26,655	25,786	869	3.3
Ellington	9,742	9,501	241	2.5
Farmington	14,267	13,915	352	2.5
Glastonbury	19,087	18,635	452	2.4
Granby	7,000	6,846	154	2.2
Haddam	5,026	4,915	111	2.2
Hartford	51,421	49,213	2,208	4.3
Hartland	1,155	1,122	33	2.9
Harwinton	3,188	3,119	69	2.2
Hebron	5,526	5,416	110	2.0
Lebanon	4,010	3,913	97	2.4
Manchester	32,652	31,737	915	2.8
Mansfield	12,411	12,088	323	2.6
Marlborough	3,573	3,484	89	2.5
Middletown	25,925	25,141	784	3.0
New Britain	36,101	34,754	1,347	3.7
New Hartford	3,952	3,858	94	2.4
Newington	17,094	16,640	454	2.7
Plainville	10,379	10,084	295	2.8
Plymouth	6,537	6,329	208	3.2
Portland	5,433	5,280	153	2.8
Rocky Hill	11,645	11,351	294	2.5
Scotland	948	928	20	2.1
Simsbury	14,057	13,711	346	2.5
Southington	24,657	24,059	598	2.4
South Windsor	14,376	14,046	330	2.3
Stafford	6,824	6,645	179	2.6
Thomaston	4,682	4,563	119	2.5
Tolland	8,543	8,352	191	2.2
Union	469	458	11	2.3
Vernon	17,433	16,958	475	2.7
West Hartford	34,676	33,814	862	2.5
Wethersfield	13,932	13,559	373	2.7
Willington	3,637	3,551	86	2.4
Windham	12,151	11,760	391	3.2
Windsor	16,469	16,014	455	2.8

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.

(By Place of Residence - Not Seasonally Adjusted)

SEPTEMBER 2023

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
NEW HAVEN	**338,676**	**329,232**	**9,444**	**2.8**
Bethany	3,306	3,222	84	2.5
Branford	16,744	16,307	437	2.6
Cheshire	16,343	15,973	370	2.3
Chester	2,431	2,379	52	2.1
Clinton	7,595	7,423	172	2.3
Deep River	2,960	2,906	54	1.8
Durham	4,469	4,375	94	2.1
East Haven	16,357	15,843	514	3.1
Essex	3,572	3,487	85	2.4
Guilford	13,536	13,243	293	2.2
Hamden	36,730	35,726	1,004	2.7
Killingworth	3,981	3,906	75	1.9
Madison	9,511	9,268	243	2.6
Meriden	33,101	32,016	1,085	3.3
Middlefield	2,623	2,562	61	2.3
New Haven	67,522	65,266	2,256	3.3
North Branford	8,555	8,357	198	2.3
North Haven	14,023	13,661	362	2.6
Old Saybrook	5,323	5,183	140	2.6
Orange	7,650	7,497	153	2.0
Wallingford	27,283	26,616	667	2.4
West Haven	31,257	30,311	946	3.0
Westbrook	3,806	3,706	100	2.6
***NORWICH-NEW LONDON-WESTERLY, CT PART**	**123,817**	**120,325**	**3,492**	**2.8**
Bozrah	1,517	1,480	37	2.4
Canterbury	2,890	2,812	78	2.7
East Lyme	8,489	8,271	218	2.6
Franklin	1,049	1,026	23	2.2
Griswold	6,223	6,047	176	2.8
Groton	17,971	17,510	461	2.6
Ledyard	7,811	7,639	172	2.2
Lisbon	2,322	2,254	68	2.9
Lyme	1,198	1,164	34	2.8
Montville	8,950	8,706	244	2.7
New London	11,808	11,384	424	3.6
No. Stonington	2,896	2,823	73	2.5
Norwich	19,741	19,051	690	3.5
Old Lyme	3,677	3,581	96	2.6
Preston	2,386	2,324	62	2.6
Salem	2,092	2,043	49	2.3
Sprague	1,570	1,520	50	3.2
Stonington	9,768	9,531	237	2.4
Voluntown	1,444	1,402	42	2.9
Waterford	10,014	9,757	257	2.6

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

NORWICH-NEW LONDON-WESTERLY, CT-RI	**140,081**	**136,270**	**3,811**	**2.7**
RI part (Hopkinton and Westerly)	16,264	15,945	319	2.0

LMA/TOWNS	LABOR FORCE	EMPLOYED	UNEMPLOYED	%
TORRINGTON-NORTHWEST	**46,764**	**45,582**	**1,182**	**2.5**
Canaan	657	642	15	2.3
Colebrook	810	790	20	2.5
Cornwall	786	770	16	2.0
Goshen	1,674	1,637	37	2.2
Kent	1,526	1,495	31	2.0
Litchfield	4,869	4,769	100	2.1
Morris	1,449	1,416	33	2.3
Norfolk	920	898	22	2.4
North Canaan	1,781	1,747	34	1.9
Roxbury	1,360	1,336	24	1.8
Salisbury	1,869	1,823	46	2.5
Sharon	1,527	1,499	28	1.8
Torrington	18,647	18,096	551	3.0
Warren	807	789	18	2.2
Washington	2,104	2,067	37	1.8
Winchester	5,980	5,809	171	2.9
WATERBURY	**111,023**	**106,991**	**4,032**	**3.6**
Beacon Falls	3,600	3,497	103	2.9
Bethlehem	1,937	1,893	44	2.3
Middlebury	4,058	3,952	106	2.6
Naugatuck	17,197	16,621	576	3.3
Prospect	5,710	5,561	149	2.6
Waterbury	49,919	47,644	2,275	4.6
Watertown	13,034	12,667	367	2.8
Wolcott	10,016	9,737	279	2.8
Woodbury	5,553	5,420	133	2.4
DANIELSON-NORTHEAST	**43,647**	**42,363**	**1,284**	**2.9**
Brooklyn	4,195	4,064	131	3.1
Eastford	989	967	22	2.2
Hampton	1,030	1,007	23	2.2
Killingly	9,752	9,427	325	3.3
Plainfield	8,677	8,419	258	3.0
Pomfret	2,550	2,493	57	2.2
Putnam	4,855	4,712	143	2.9
Sterling	2,025	1,971	54	2.7
Thompson	5,356	5,196	160	3.0
Woodstock	4,219	4,109	110	2.6

Not Seasonally Adjusted:				
CONNECTICUT	**1,902,000**	**1,845,900**	**56,100**	**3.0**
UNITED STATES	**167,718,000**	**161,669,000**	**6,049,000**	**3.6**
Seasonally Adjusted:				
CONNECTICUT	**1,897,900**	**1,832,300**	**65,600**	**3.5**
UNITED STATES	**167,929,000**	**161,570,000**	**6,360,000**	**3.8**

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	SEP 2023	YR TO DATE 2023	YR TO DATE 2022
Andover	0	0	0
Ansonia	0	0	0
Ashford	0	0	1
Avon	2	14	14
Barkhamsted	0	3	4
Beacon Falls	0	12	14
Berlin	6	39	19
Bethany	0	4	4
Bethel	1	203	38
Bethlehem	1	1	2
Bloomfield	24	45	13
Bolton	0	2	2
Bozrah	0	1	3
Branford	0	215	29
Bridgeport	4	14	472
Bridgewater	0	0	0
Bristol	2	39	31
Brookfield	0	105	7
Brooklyn	0	7	12
Burlington	2	10	10
Canaan	0	0	1
Canterbury	2	15	11
Canton	0	3	5
Chaplin	0	0	0
Cheshire	3	37	29
Chester	0	0	0
Clinton	2	9	8
Colchester	1	11	13
Colebrook	1	2	4
Columbia	0	3	1
Cornwall	0	2	1
Coventry	2	13	11
Cromwell	1	6	8
Danbury	0	0	35
Darien	0	23	71
Deep River	0	3	4
Derby	1	2	2
Durham	0	3	5
East Granby	0	3	7
East Haddam	1	17	14
East Hampton	1	22	16
East Hartford	0	0	2
East Haven	1	77	4
East Lyme	0	7	55
East Windsor	2	10	5
Eastford	1	3	5
Easton	1	4	6
Ellington	1	11	106
Enfield	1	4	16
Essex	0	2	8
Fairfield	12	147	133
Farmington	67	99	24
Franklin	0	3	4
Glastonbury	3	17	27
Goshen	2	12	13
Granby	1	140	19
Greenwich	4	55	82

TOWN	SEP 2023	YR TO DATE 2023	YR TO DATE 2022
Griswold	1	9	75
Groton	1	10	16
Guilford	2	29	21
Haddam	3	6	5
Hamden	0	0	0
Hampton	0	0	0
Hartford	0	3	6
Hartland	0	2	3
Harwinton	0	17	10
Hebron	1	10	12
Kent	1	4	7
Killingly	1	17	31
Killingworth	2	6	7
Lebanon	0	4	3
Ledyard	2	33	30
Lisbon	0	4	9
Litchfield	0	4	13
Lyme	0	3	7
Madison	1	8	9
Manchester	2	24	30
Mansfield	0	5	7
Marlborough	1	4	2
Meriden	1	136	6
Middlebury	0	11	55
Middlefield	0	3	4
Middletown	2	15	16
Milford	8	94	132
Monroe	2	6	7
Montville	1	10	13
Morris	0	4	5
Naugatuck	1	10	18
New Britain	0	1	13
New Canaan	1	14	54
New Fairfield	0	2	5
New Hartford	0	4	5
New Haven	21	279	441
New London	5	28	33
New Milford	3	47	52
Newington	18	146	2
Newtown	5	19	89
Norfolk	0	0	2
North Branford	3	8	6
North Canaan	0	0	0
North Haven	1	11	10
North Stonington	1	6	9
Norwalk	3	33	46
Norwich	3	10	7
Old Lyme	1	8	8
Old Saybrook	0	35	9
Orange	0	26	10
Oxford	4	22	49
Plainfield	1	7	14
Plainville	1	8	10
Plymouth	0	5	5
Pomfret	0	4	0
Portland	1	3	2

TOWN	SEP 2023	YR TO DATE 2023	YR TO DATE 2022
Preston	0	6	7
Prospect	1	5	6
Putnam	3	11	9
Redding	1	5	3
Ridgefield	0	22	8
Rocky Hill	0	213	3
Roxbury	1	7	4
Salem	1	2	5
Salisbury	1	3	8
Scotland	0	0	0
Seymour	0	8	42
Sharon	0	3	8
Shelton	2	35	72
Sherman	0	5	6
Simsbury	2	11	38
Somers	1	4	16
South Windsor	2	13	9
Southbury	2	20	15
Southington	3	35	24
Sprague	0	1	2
Stafford	0	5	4
Stamford	0	418	33
Sterling	1	10	7
Stonington	4	148	24
Stratford	1	11	42
Suffield	2	24	24
Thomaston	0	0	2
Thompson	1	20	21
Tolland	0	11	15
Torrington	1	7	5
Trumbull	7	54	56
Union	0	0	1
Vernon	5	63	100
Voluntown	0	6	5
Wallingford	2	17	19
Warren	1	2	4
Washington	1	5	13
Waterbury	0	10	19
Waterford	2	15	15
Watertown	0	8	10
West Hartford	1	44	73
West Haven	1	3	7
Westbrook	0	5	12
Weston	0	8	8
Westport	4	58	59
Wethersfield	1	5	4
Willington	1	4	1
Wilton	1	10	8
Winchester	0	1	4
Windham	0	3	1
Windsor	2	5	15
Windsor Locks	1	2	3
Wolcott	1	14	22
Woodbridge	2	5	4
Woodbury	1	11	10
Woodstock	1	8	12

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 5-8 for reference months or quarters)

Leading General Drift Indicator	-3.4
Coincident General Drift Indicator	-0.5
Connecticut Real GDP	-0.5
United States Real GDP	1.8
New England Real GDP	0.9
Connecticut PCPI	5.7
United States PCPI	5.1
New England PCPI	5.3
Phil. Fed's CT Coincident Index	3.2
Phil. Fed's US Coincident Index	3.1
Total Nonfarm Employment	1.3
Labor Force	-0.9
Employed	-0.4
Unemployed	-13.6
Unemployment Rate	-0.5 *
Labor Force Participation Rate	-0.9 *
Employment-Population Ratio	-0.5 *
Average Weekly Initial Claims	-15.9
Avg Insured Unempl. Rate	0.24 *
U-6 Rate	-1.0 *
Prod. Worker Avg Wkly Hrs	-2.4
PW Avg Hourly Earnings	4.1
PW Avg Weekly Earnings	1.6

CT Mfg. Production Index	-1.4
Production Worker Hours	-4.3
Industrial Electricity Sales	-2.6
Personal Income	5.9
UI Covered Wages	6.9
Business Activity	
New Housing Permits	-15.9
Electricity Sales	-13.1
Construction Contracts Index	NA
New Auto Registrations	9.3
Exports	3.5
S&P 500: Monthly Close	19.6
Business Starts	
Secretary of the State	NA
Dept. of Labor	-19.9
Business Terminations	
Secretary of the State	NA
Dept. of Labor	-59.2
State Revenues	NA
Corporate Tax	NA
Personal Income Tax	NA
Real Estate Conveyance Tax	NA
Sales & Use Tax	NA
Gaming Payments	2.5

Tourism and Travel	
Occupancy Rate	0.7
Tourism Website Visitors	40.0
Air Passenger Count	2.0
Gaming Slots	1.1
Employment Cost Index (U.S.)	
Total	4.3
Wages & Salaries	4.5
Benefit Costs	3.9
Consumer Prices	
U.S. City Average	3.7
Northeast Region	3.0
NY-Newark-Jersey City	3.7
Boston-Cambridge-Newton	2.6
Interest Rates	
Prime	2.77 *
Conventional Mortgage	1.09 *

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

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