New York Metropolitan Transportation Council

The Metropolitan Planning Organization

Demographic and Socioeconomic Forecasting

Technical Memorandum
Task 1.3.5
Summary Report of Findings

Submitted by:
Urbanomics
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NEW YORK METROPOLITAN TRANSPORTATION COUNCIL

DEMOGRAPHIC AND SOCIOECONOMIC FORECASTING

TECHNICAL MEMORANDUM NO. 1.3.5
SUMMARY REPORT OF FINDINGS

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T E C H N I C A L M E M O R A N D U M No. 1.3.5
SUMMARY REPORT OF FINDINGS

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Technical Memorandum No.1.3.5

Summary Report of Findings

1.1 INTRODUCTION

The Need for Forecasts

This memorandum describes the forecast outputs of four models enhanced under the Demographic and Socioeconomic Forecasting (DSF) project. Population, employment and earnings, labor force, and households and household income were forecasted at the subregional and county level for the 31-county New York Metropolitan Region.[1] Work described here represents a recalibration and extension of work performed for Track 8 of the Transportation Models and Data Initiative (TMDI) project. The latter is a major program undertaken by the New York Metropolitan Transportation Council (NYMTC) to forecast the transportation needs of the New York Metropolitan Region through the year 2020. For the Demographic and Socioeconomic Forecasting project, the forecast period has been extended to the year 2025.

Federal transportation planning grant requirements direct metropolitan planning organizations to prepare and adopt long range economic forecasts for their regions for use in transportation and land use analysis. The level and geographic distribution of population, work site employment and earnings, resident labor force and households have a direct effect on commuting patterns and commercial transportation requirements. In particular, journey-to-work trips account for a large proportion of all travel within a region, especially peak hour trips, which place the greatest demand on transportation infrastructure. Therefore these forecasts have been prepared at the county, subregional and regional level by component population age, race/sex/ethnicity, industry division, employment status and household characteristics, including income.

The Forecasting Methodology

Employment modeling initiates the forecasting process and links regional forecasts with national forecasts and generally accepted macroeconomic assumptions.[2] Employment forecasts by industry were produced using county-level econometric models based on 28 years of historical data at the county, regional and national levels. Aggregate earnings by industry were predicted based on forecasts of

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[1] The New York Metropolitan Region includes the following counties, by subregion: New York City subregion: Bronx, Kings, New York, Queens, and Richmond counties; Long Island subregion: Nassau and Suffolk counties; Mid-Hudson subregion: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, and Westchester counties; New Jersey subregion: Bergen, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren counties; and Connecticut subregion: Fairfield, Litchfield, and New Haven counties.

[2] Section 1.3.5 of this technical memorandum compares the national forecasts and their underlying assumptions, which drive the NYMTC regional forecasts, with the forecasts and assumptions of other public agencies and major econometric vendors.

Map 1. Thirty-One County Region

Dutchess

Litchfield

Putnam

New Haven

Orange

Westchester

Fairfield

Sussex

Rockland

Passaic

Bergen

Warren

Bronx

Morris

Essex

New York

Queens

Nassau

Suffolk

Union

Hudson

Hunterdon

Kings

Somerset

Richmond

Middlesex

Mercer

Monmouth

Ocean

☐ 31 County New York Metropolitan Region

N

70   0   70   140 Miles
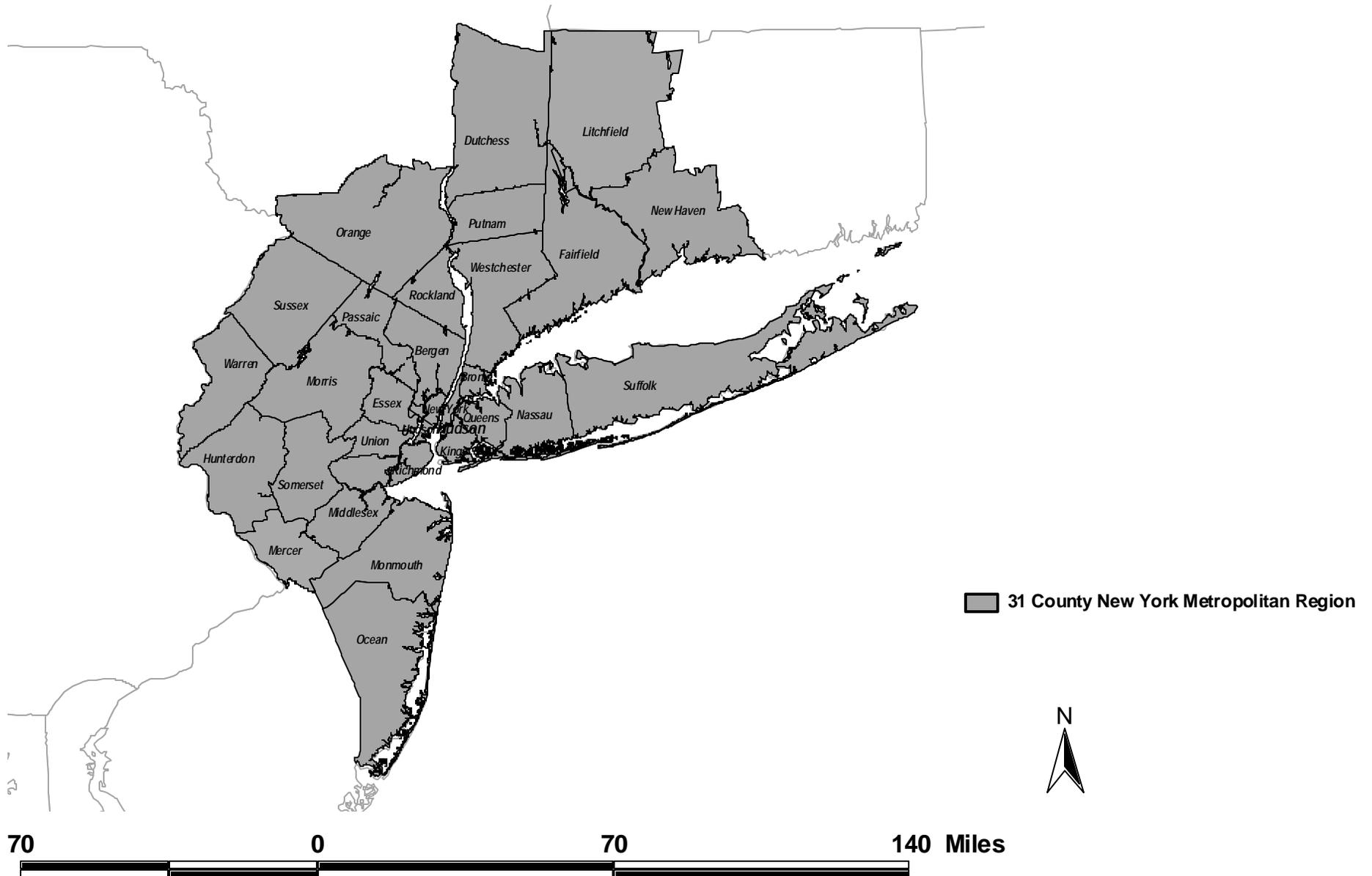
average annual wage rates and employment by industry. Collectively, the county employment models contain over 1,000 equations. The county forecasts were driven by the most likely US macro forecast of *Standard & Poor's* DRI-McGraw Hill, Inc., for the period 1999 to 2024. The US forecasts were extended to 2025 by Urbanomics. The industry-specific employment and earnings models are described in Technical Memorandum 1.2.2.

Population forecasts are necessary for transportation modeling because population directly affects the labor force, which in turn controls journey-to-work trip patterns, and because population forecasts are a primary input to forecasting household formation and housing stock preference. Population forecasts were produced by subregional cohort models of age, sex and racial/ethnic characteristics, calibrated on annual and decennial data from 1970 through 1999. The models were linked to national forecasts of fertility, mortality and labor force participation on an age/sex/racial/ethnic basis, to trends in net migration by racial/ethnic group, and to regional and subregional forecasts of employment growth by type and location. The subregional forecasts were disaggregated to the county level, taking past trends and local agency projections into consideration. The population models are described in Technical Memorandum 1.2.1.

Labor force forecasts were generated at the subregional level for the civilian labor force age 16 and over by sex, age group, and racial/ethnic group for each five-year forecast period. The labor force models, which were calibrated on annual and decennial data from 1970 to 1999, were linked to national forecasts of labor force participation on an age/sex/racial-ethnic basis and to regional and subregional forecasts of employment growth by type and location. The subregional model forecasts were disaggregated to county-level forecasts, taking past trends and local agency projections into consideration. County-level labor force totals do not include age, sex or racial/ethnic group detail. The labor force model is described in Technical Memorandum 1.2.3.

The household formation and housing stock preference model initially yielded forecasts at the subregional level, aggregated by mutually exclusive racial/ethnic group and age of head of household. Subregional projections were then disaggregated by household type, size, and income range, with a subsequent disaggregation of household projections by housing stock and tenure preference. Total households were distributed to the county level in keeping with population forecasts and differences in average household size. The household and housing model's structure is discussed in Technical Memorandum 1.2.4.

Forecasts of the distribution of household income are required on the county level by five-year interval from 2000 to 2025, for selected counties.[3] Linked to the subregional forecasts of household income distribution, developed under Technical Memorandum 1.2.4, county forecasts were structured by seven income brackets of

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[3] Consisting of 28 of the 31 counties in the New York Metropolitan Region, these exclude Sullivan and Ulster counties in New York State and Litchfield county in Connecticut.

$25,000 income intervals to $150,000 and over, in constant 1999 dollars for all races' households.

A Correction for Recent Events

Resident population and total employment forecasts developed by the previously described methodology were adopted on a county level basis by NYMTC and its partners at the Program Finance and Administration Committee (PFAC) meeting of December 7, 2000.[4] This cross-acceptance action prescribed that all future federally-funded transportation investment planning projects were required to utilize the adopted forecasts. In the two years that followed however, several significant events occurred that necessitated an adjustment to the adopted forecasts.

Enumerations of the *2000 Census of Population and Housing* first became available at the county level, in limited detail, during the Spring of 2001. It was soon evident that preparatory work on the master address file and improved sampling methods had captured a sizeable portion of the unreported population. In particular, in New York City, the addition of roughly one quarter million household addresses to the population census resulted in over one half million more residents than the Census Bureau had estimated in 1999. A comparison of the 2000 resident population adopted by NYMTC and its partners with the 2000 enumeration on a county level basis resulted in a need for restating the baseline, and by implication the long term forecast.

The terrorist attack on the World Trade Center (WTC) on September 11, 2001 had a profound impact on New York City. The economic repercussions of this event and of the recession, which began in early 2001 and is likely to continue through 2003, have sharply altered the near term employment outlook, erasing much if not all of the expected job growth between 2000 and 2005. With the City and the Region losing the economic momentum that had been foreseen as the onset of a long term trend, the need became apparent to restate the outlook to 2005, and by implication the long term employment forecast.

In consultation with NYMTC staff, it was agreed to produce an adjusted set of forecasts at the county level, by applying the adopted incremental change of each county's major forecast variable to the restated 2000 and 2005 levels, by 5-year intervals. Initially, this adjustment was prepared only for resident population and total employment. Ultimately, however, adjustments were made to the employed labor force and household forecasts by county.

The Zonal Allocation Process

Zone level estimates and forecasts of county level demographic and socioeconomic variables are required as inputs into the Best Practices Model (BPM) and the Land Use Model (LUM), the transportation planning tools developed under the TMDI

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[4] It should be noted that other demographic and socioeconomic forecasts, including labor force, households, earnings and income forecasts, are not officially adopted either at the regional or county level.

project for travel demand analysis. For this purpose, zones are comprised of individual census tracts in New York City and New York State suburban counties, and of minor civil divisions (mcds) in New Jersey and Connecticut counties, with the exception of Hudson county and Newark, New Jersey, where zones are also comprised of tracts.[5] Zone level forecasts represent allocations of county level growth to existing local conditions, based upon a build-out analysis of where development will occur. Because of concurrence with the TMDI project, estimates of existing conditions were initially prepared on the basis of *1990 Census* geography. However, subsequent database procedures now permit electronic translation of zone level estimates and forecasts to *2000 Census* geography and to a finer grain BPM zone system of traffic analysis zones (tazs), including census blocks.

Zone level estimates and forecasts were prepared for more than a dozen variables, including:

- Resident population
- Population in households
- Population in group quarters
- Employment (at workplace) – Total
- Employment (at workplace) – Basic
- Employment (at workplace) – Non-Basic
- Employment (at workplace) – Office
- Employment (at workplace) – Retail
- Earnings per work (at workplace)
- Employed Labor Force (by residence)
- Households
- Mean household income
- School enrollment: K-12
- University enrollment
- Non-residential floorspace
- Non-residential land use
- Residential land use

With the need to adjust the adopted county level forecasts for recent events, zone level estimates and forecasts were prepared on the basis of adjusted forecasts only. Existing estimates of most variables were taken directly from the *2000 Census*, with the exception of employment, earnings, enrollment, floorspace and land use, and employed laborforce in some subregions, which were developed largely from state agency sources.[6] The concept of primary employment, analogous to the employment response to the Household Interview Survey (HIS)

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[5] 28 of the 31 counties of the New York Metropolitan Region are included in the BPM and LUM, where they are disaggregated into more than 4,000 zones of analysis. Sullivan and Ulster, New York, and Litchfield, Connecticut, are excluded from the models.

[6] These include state Departments of Labor and the Office of Real Property Service. Post 9/11, employment at the workplace reflected the analysis of relocation decisions by firms displaced from the WTC and the surrounding damaged buildings.

and consistent with the measure of employed workers at their work trip destinations as reported by the *Census Transportation Planning Package* (CTPP), was utilized.

Unlike the industry classification of employment at the county level, zone level employment estimates and forecasts were comprised of land use type categories (like office employment) compiled into basic (office, industrial and major retail employment) and non-basic (all other population-serving activity) components of employment. Basic employment estimates and forecasts, and their land use equivalents, were required at the zone level as drivers of the Land Use Model (LUM). The methodology and sources for major zone level estimates and forecasts are presented in Technical Memoranda 1.4.2, *Worker Earnings*, 1.4.3, *Basic and Non-Basic Employment*, and 1.4.4, *Floorspace and Land Use*.

This technical memorandum does not contain tables of the zone level estimates and forecasts described above. However, such data can be obtained from NYMTC in electronic relational database format by mid-summer, 2003.

1.2 KEY POINTS

- The "adopted forecasts" referred to in this Technical Memorandum comprise population and employment forecasts for the New York Metropolitan Region, as well as associated household and labor force forecasts, which were officially cross-accepted by PFAC in December 2000. The "adjusted forecasts" represent these forecasts adjusted to reflect changes to Census enumeration as well as the impact of September 11, 2001 and the 2001-2003 recession on the Region's population and employment.

Population Forecasts

- The adopted forecasts anticipate that the New York Metropolitan Region's population will rise from 20.6 million in 2000 to 23.1 million in 2025. While increasing the Region's 2000 and 2025 totals to 21.5 million and 24.1 million, respectively, the adjusted forecasts lower the expected rate of growth from 12.5 percent to 11.9 percent.

- Growth is projected throughout the Region at rates which vary among subregions and between forecasts. However, both forecasts agree that New Jersey and Connecticut should see the greatest percentage growth, and that New Jersey, followed at some length by New York, should expect the largest absolute increases.

- On a county basis, the fastest growth in percentage terms is expected for Warren, followed by Somerset and Hunterdon, while absolute growth should be highest in Suffolk, Ocean and Middlesex.

- According to the adopted forecasts, the Region should lose its non-Hispanic White majority by 2020, while by 2025, Hispanics are expected to make up

24.8 percent of the population, Asians 15.1 percent, and Blacks 14.3 percent. Similarly, a major shift is anticipated in the Region's age composition over the forecast period, with an increase of 49.4 percent expected among the retirement-aged population (65 years or older).

Employment and Earnings Forecasts

- As outlined in the adopted forecasts, service employees and the self employed will be the drivers of the Region's employment over the 25-year forecast period. They are expected to gain 1.44 million and 506,000 positions respectively, representing increases of 42 percent and 30 percent over year 2000 levels. In contrast, manufacturing will decline by 366,000 positions, representing a loss of three-eighths of the Region's jobs in this industrial sector. With minimal growth expected for other labor-intensive industries, blue collar employment will decrease marginally in absolute terms.

- By the year 2000, the economies of 28 of the 31 counties in the Region had recovered from the recession of the early 1990s.[7] Recovery to the peak level of employment was not yet complete in Essex, Passaic and Union, where jobs on average remained 3 percent below previous levels. Among the 28 counties that had fully recovered previous losses, employment growth was absolutely greatest in Suffolk, which has added 89,700 jobs since 1989, and relatively fastest in Putnam, which expanded by 34.4 percent.

- The near term - 2000 to 2010 - is expected to be a period of solid growth during which the average annual compound rate of increase will hold at 0.6 percent, according to the adjusted forecasts. Over this period, payroll employment should grow by 413,700 jobs or 4.2 percent and self-employment by 235,400 jobs or 13.5 percent, for a total of 649,200 new employment opportunities. These estimates mark a sharp drop from the adopted forecasts because they reflect a period of recession and slow recovery.

- The long term - 2010 to 2025 - will be a period of greater growth, spurred by the resumption of economy vitality in the world economy. During these 15 years, some 993,600 payroll and 234,400 self-employed jobs will be added, for a total of 1,228,000 new employment opportunities. These estimates are consistent with the adopted forecasts.

- According to the adopted forecasts, the Region's total aggregate earnings rose to $578.5 billion in 2000, and are expected to reach $881.4 billion by 2025, for an average annual increase of 2.1 percent in real earned income. Manhattan, with strong showings in the service and FIRE industries, should be the driving force behind the Region's growth.

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[7] Economic recovery is measured in terms of total payroll and self employment returning to the level reached at the 1989 peak of the previous business cycle.

Labor Force Forecasts

- The adopted and adjusted forecasts differ significantly in their projections of the Region's labor force. Prior to September 11, 2001, 20.3 percent growth was anticipated, increasing the Region's labor force from 10.8 million in 2000 to just under 13 million in 2025. The adjusted labor force, which integrated new Census counts as well as the state labor department estimates, revised the 2000 level downward to 9.8 million and projected the year 2025 labor force to reach 11.7 million.

- The forecasts agree on sustained, modest growth of between one-half and one percent in annual average terms throughout the forecast period. Moreover, they concur that New Jersey should experience the fastest growth of any subregion in both absolute and percentage terms, while Connecticut will grow the least in absolute terms, and New York City the least in percentage terms.

- The adopted forecasts predict that the White labor force should decline steadily at annual average rates of up to 1 percent, increasing towards the end of the forecast period. By contrast, rapid growth of over 3 percent per year can be expected among Asians, and of over 2 percent among Hispanics, driven by both continued foreign immigration and natural increase.

- Similarly, the adopted forecasts anticipate that the "baby boom" generation will enter the oldest labor force age groups. The middle age groups will experience peaks between 2005 and 2010, while the "echo boom" generation will enter the labor force in growing numbers, resulting in increases to the number of workers aged between 20 and 34.

Households and Household Income Forecasts

- Both forecasts predict moderate growth in the Region's total number of households. Over the 25-year period, this growth should be led by New Jersey, Connecticut, and the Mid-Hudson subregions, with minimal increases expected for Long Island and New York City.

- Due to high growth rates, New Jersey's and Connecticut's shares of the Region's households should increase significantly between 2000 and 2025, while the Mid-Hudson should hold steady, and New York's and Long Island's shares should decline.

- The adopted forecasts expect a substantial redistribution in the racial/ethnic make-up of householders, with decreasing numbers of non-Hispanic Whites and increasing numbers of Blacks, Asians, and Hispanics. Though anticipated in all subregions, this race restructuring should be most evident in New York City.

- As shown in the adopted forecasts, changes in household formation by age group should reflect the demographic pattern of "baby boom," "baby bust" and "echo boom." Near the end of the forecast period, baby boomers will contribute to growth in households headed by older persons, while their children, the echo boomers, will spur an increase in households formed by young adults. The effects of the "baby bust" will be evident from the slow growth in households between 2000 and 2010.

- In terms of household type, married-couple households are expected to make a substantial contribution to net household growth, particularly when compared to trends of the 1990s. Though they will represent a substantial minority of the net household increase, single-parent households will increase their share of net new households towards the end of the forecast period.

- The majority of the net increase in households is expected to come from owner-occupied dwellings, particularly single-family homes. As a result, average household size will remain fairly constant, growing by a mere 4.2 percent regionwide over the forecast period.

- The adjusted forecasts predict that the Region's mean household income should experience considerable growth. Between 2000 and 2025, the Region as a whole should see a 58.0 percent increase, in large part due to New York City's 94.0 percent surge. Substantial increases are also expected for Connecticut, Long Island, and the Mid-Hudson subregions, while less impressive 34.4 percent growth is projected for New Jersey.

1.3 ADOPTED 2025 FORECASTS

The adopted population and employment forecasts were officially cross-accepted by PFAC in December 2000. Forecasts of households and employed labor force were derived from the adopted population and employment forecasts.

1.3.1 Population

The New York Metropolitan Region's population is forecasted to rise from an estimated 20.6 million in the year 2000 to 23.1 million in the year 2025 (Table 1). This increase of 12.5 percent will occur at a sustained, moderate pace of approximately half a percentage point in annual average terms, increasing gradually toward the end of the forecast period. Concurrently, the Region is expected to gain steadily in diversity. It is anticipated that Whites will lose their majority status by 2020, while Hispanics will comprise one-quarter of the total population by 2025. Meanwhile, Asians, currently representing less than 7 percent of the population, will increase to 15 percent by 2025, overtaking Blacks in the last years of the forecast period.

The total population of New York City is expected to grow from 7.4 million to 7.9 million, a 5.9 percent increase. Long Island is forecasted to increase from 2.7 million to just under 3 million (11.1 percent), the Mid-Hudson subregion from 2.1 million to 2.4 million (14.3 percent), the New Jersey subregion from 6.5 million to 7.7 million (18.6 percent), and the Connecticut subregion from 1.8 million to 2.1 million (17.5 percent). Due to more rapid increases elsewhere, the share of the Region's population residing in New York City is expected to decline from 36.2 percent in 2000 to 34.1 percent in 2025. Within the forecast period, New

Jersey's share should increase from 31.4 percent to 33.1 percent, while the remaining subregions are likely to experience nominal shifts in population.

The Region should see a substantial 49.4 percent increase in the retirement-age (65 years and older) population between 2000 and 2025. During this period, the labor force age (25 to 64 years) population is expected to grow at a more moderate 9.4 percent, while increases are expected among the school-aged (5 to 24 years) and pre-school (under 5 years) populations of less than two percent and 5.9 percent, respectively. Though rapid, growth in the elderly population should be mitigated by natural increase as well as net in-migration among minority groups.

In the first quarter of the new century, Ocean, Middlesex and Suffolk should record the fastest growth in absolute terms. Three of the top four counties, and five of the top ten, are located in New Jersey, reflecting the large increases anticipated for this subregion. The two New York City counties in the top ten in absolute terms, Manhattan and Queens, rank 23rd and 25th in percentage terms, the difference accounted for by their large existing population base.

1.3.2 Employment and Earnings

Between 2000 and 2010, the Region's workforce is expected to increase at a sustained, albeit moderate pace. Payroll employment should rise by almost 700,000 nonagricultural jobs to 10.4 million, while self-employment is expected to grow from 1.68 million to 1.95 million jobs, or by nearly 270,000 proprietors. By 2010, total employment will stand at 12.4 million jobs, up one million from the turn of the century (Tables 2-4).

The Region can expect job increases across all industries with the exception of manufacturing (and mining), which will continue to decline at rates similar to the past decade. After growing for the first several years of the new century, construction will also begin to decline toward the end of the decade, resulting in a loss in absolute terms. By contrast, the service sector will experience strong increases, accounting for a majority of the Region's net job growth. These trends represent a continuation of the Region's historical restructuring from a manufacturing to a service-based economy, with the loss of more than a quarter-million manufacturing jobs more than offset by gains in service, wholesale and retail trade, finance, transportation, communications and utilities, and government employment.

Between 2010 and 2025, the Region will embark upon a period of sustained though lower growth, made possible by a new foundation of lean and competitive activity, and an accelerating pace in the world economy. Past 2010, growth rates in the world economy are expected to outpace the national economy, and the Region's increasing openness to global markets will respond positively to these larger forces. During this period, total employment in the Region is forecasted to grow from 12.4 million to 13.6 million jobs, with payroll employment accounting

for 993,600 new jobs and self-employment, some 234,500 new jobs (Table 2). This translates to 0.66 percent growth per annum in total employment terms, comparable to the nation's 0.65 percent annual average. This relatively slow growth comes with the passage of the "baby boom" generation into retirement and the declining rate of expansion in the nation's population and labor force.

The Region's total aggregate earnings rose to $578.5 billion in 2000, and are expected to reach $881.4 billion by 2025, an increase of 2.1 percent a year in real earned income (Table 5). Throughout the forecast period, the rate of increase for earnings is anticipated to substantially exceed that for employment. Between 2000 and 2010, earnings are projected to grow at an annual average compound rate of 1.7 percent, compared to 0.8 percent for total employment, while between 2010 and 2025, earnings should rise by 2.0 percent per annum compared to 0.7 percent for employment.

As New York City, and Manhattan in particular, serves as the driving force behind the Region's strong performance in earnings, service industries, a major sector in the City, should contribute over 40 percent of the Region's earnings growth between the years 2000 and 2025. Finance, Insurance and Real Estate (FIRE) will make a greater proportional contribution, at 24 percent of earnings growth compared to just 6 percent of employment growth, while all other industries are expected to represent small shares of regional earnings growth, at 5 percent or less, and self-employment will add 16 percent of total.

1.3.3   Labor Force

The Region's civilian labor force is expected to expand from an estimated 10.8 million in the year 2000 to just under 13 million in the year 2025, a 19.9 percent increase in 25 years (Table 6). Growth is anticipated in all subregions, at various rates. New York City's civilian labor force is projected to increase by 14.2 percent, while Long Island's labor force should grow by 16.9 percent and the Mid-Hudson's by 24.0 percent. Similarly, the New Jersey subregion's labor force is likely to expand by 25.8 percent and the Connecticut subregion's labor force by 19.0 percent.

These trends are reflected in the employed labor force forecasts, with anticipated growth for New York City of 13.3 percent, Long Island of 15.6 percent, the Mid-Hudson of 23.8 percent, New Jersey of 24.7 percent, and Connecticut of 20.1 percent, over the twenty-five year period (Table 7). Overall, the New York suburban area should experience a 19.1 percent increase in the employed labor force, while the entire Region should see comparable 19.2 percent growth, at a moderate pace of between 3 percent and 4.5 percent per five-year interval.

Because of these varying growth rates, the distribution of labor force within the Region should shift somewhat during the forecast period, with New York City and

Long Island declining slightly in their share of the Region's workers,[8] the Mid-Hudson and New Jersey increasing, and Connecticut holding steady. In the year 2025, the civilian labor force forecasts project that New Jersey will have the largest share of the Region's labor force at 34.8 percent, followed by New York City at 31.5 percent, Long Island at 13.5 percent, the Mid-Hudson at 10.7 percent, and Connecticut at 9.4 percent (Table 6). These proportions are mirrored in the employed labor force forecasts, wherein New Jersey is expected to account for 34.9 percent, New York City for 30.7 percent, Long Island for 13.7 percent, the Mid-Hudson for 11.0 percent, and Connecticut for 9.7 percent (Table 7).

Non-Hispanic Whites are expected to lose their majority by the year 2020, and Hispanics are projected to make up the second largest share of the labor force by the end of the forecast period. Asians are also likely to experience a rapid share increase from 6.3 percent to 15.0 percent. This places them just behind Blacks in 2025, whose 15.5 percent share in that year is essentially unchanged from the year 2000.

The oldest two age groups (ages 55 to 64 and 65 years and over) are expected to increase steadily after 2005 as a share of the Region's labor force, with the former increasing from 12.4 percent to 17.6 percent between 2000 and 2025, and the latter increasing from 4.6 percent to 5.5 percent. These increases represent the "baby boomers" moving through their last years in the labor force and into retirement. Workers between 45 and 54 are expected to increase through 2010 and then decline as this age group passes from "baby boom" to "baby bust." Declines in 35 to 44-year olds will last from 2005 through 2020, after which time, the first wave of "echo-boomers" will bring a small increase. "Echo boomers" will also spur an increase in the 25 to 34 year old group after 2005. For the younger age groups (ages 16 through 19, and 20 through 24) the "echo-boom" generation will continue to see increases through the years 2005 and 2010, respectively, followed by declines.

1.3.4   Households and Household Income

Between 2000 and 2025, households in the New York Metropolitan Region are projected to experience a pattern of modest, steady growth. Some 7.8 million households are expected at the beginning of the forecast period, while the Region should experience a 9.1 percent increase to 8.5 million households between 2000 and 2025 (Table 8). At 39.4 percent, New York City accounted for the largest share of households in 2000. The City should expect a 36.6 percent share by 2025, while Long Island's share should decline nominally from 11.5 percent in 2000 to 11.2 percent in 2025. Within this timeframe, increases are projected for the Mid-Hudson subregion (from 9.7 percent to 9.9 percent), New Jersey (from 30.4 percent to 32.9 percent) and Connecticut (from 8.9 percent to 9.4 percent).

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[8] For the sake of convenience, the term "worker" is used as an equivalent for "labor force participant." It should be noted, however, that not all members of the labor force are employed or at work at any given time.

Relative to the prior and following decades, the first decade of the new century is projected to be a time of modest net increases in households throughout the Region. An average annual increase of 0.2 percent is expected during this period, compared to estimated 0.5 percent increases during both the 1990s and the period between 2010 and 2025. This overall regional pattern is reflected in the New York City, Long Island and Mid-Hudson subregions. In New Jersey and Connecticut, by contrast, the net increase in households between 2000 and 2010 is expected to be greater than during the 1990s, and should be exceeded in turn during the 2010 to 2025 period. These patterns in household growth are consistent with projected trends in household population.

The number of households in the Region headed by non-Hispanic Whites is expected to decline by 12.3 percent, while net increases are anticipated for households headed by non-Hispanic Blacks of 2.9 percent, by Hispanics of 59.0 percent, and by Asians of 153.7 percent. In terms of age, the greatest net growth is expected in households headed by persons 55 years and older. A limited net increase is also projected among younger householders (ages 25 to 34), while net declines are anticipated among the middle age (35 to 54) and youngest (15 to 24) householders. Similarly, net losses in single-person households are expected during the first decade of the new century. However, these declines will be reversed after 2010, while gains will be second only to married households after 2015.

Also expected is a modest increase in household size for the total population in all subregions. This increase reflects the relative decline of White households, with smaller household sizes, and increase in Black, Asian, and Hispanic households. For individual groups, a pattern of stability or slight declines is anticipated.

Between 2000 and 2025, the top ten counties in terms of absolute increase will include fast growing, outer suburban counties, as well as New York county (Manhattan), which experienced a sharp rise in demand during the late 1990s. Ocean county, New Jersey, will lead in both absolute and percentage growth, at 95,800 and 47.4 percent. Second in absolute terms is Middlesex county, New Jersey, at 76,800, followed by Suffolk county, New York, at 66,800, and Fairfield county, Connecticut at 54,200. Percentage increase tends to be highest in outer suburban counties with smaller year 2000 populations: Warren county (46.1 percent), Hunterdon county (40.2 percent), and Somerset county (37.7 percent) in New Jersey; and Litchfield county, Connecticut (34.4 percent). Net declines in households are projected for only three counties: Bronx and Kings (Brooklyn) in New York City and Nassau, Long Island.

Productivity gains and increasing participation of the Region's population in the workforce will elevate future household income over past rates of change. Over the twenty-five year forecast period, the Region as a whole should see a 58 percent increase in mean household income, translating to 2.3 percent average annual growth (Table 9). This compares to 6.5 percent total and 0.7 percent average yearly growth between 1990 and 2000. The majority of future growth is expected in New York City, particularly in New York county (Manhattan), where

mean household income is anticipated to increase by 235.4 percent. Overall, New York City should see an 194.0 percent increase, or 3.8 percent average annual growth between 2000 and 2025, in contrast to its 1.1 percent yearly average from 1990 to 2000.

The Connecticut subregion forms a distant second to New York City, with 2.1 percent average annual growth expected during the forecast period. This figure lags behind the regional average of 2.3 percent annual growth (in contrast to 0.7 percent growth between 1990 and 2000), but precedes Long Island and New Jersey, each with an anticipated 1.7 percent average annual increase in mean household income, and the New Jersey subregion, with an expected 1.4 percent rise. Still, at 1.4 percent average yearly growth between 2000 and 2025, New Jersey shows marked progress from its 1990 to 2000 average of 0.2 percent, the lowest regionwide.

1.3.5   Comparison with Other Forecasts

The most acceptable method of comparing NYMTC's assumptions and outputs and those employed by other national, regional, and county forecasts is on a growth rate basis. However, this limitation does not apply to population forecasts, which can be compared by geographic area using a Census baseline.

The following key points are presented by major indicator and are restricted to growth rate comparisons.

- *Gross Domestic Product (GDP or the value of goods and services produced annually for final consumption):* In general, moderate growth is expected in the U.S. economy with most forecasts of GDP higher in the near term, 2000-2010, than in the long term. NYMTC's projected GDP growth of 2.5 percent between 2000 and 2025 exceeds BLS and WEFA expectations, mirrors REMI and the Blue Chip forecasts, and falls below the outlook of the Office of the President and the CBO. Taking into account further variation in the near and far terms, NYMTC's overall forecast for national output is more buoyant than BEA's, but less so than REMI's or WEFA's.

- *Population (the resident population in households and group quarters):* The greatest degree of agreement exists between NYMTC and the national forecasters on national population growth, reflecting the fact that most – if not all – use the moderate growth trajectory of the U.S. Bureau of the Census. Averaging 0.85 percent between 2000 and 2025, no forecast assumes radical changes in national population growth between the near and the long term. At the regional level however, NYMTC's average annual growth rate of 0.5 percent over the forecast period compares favorably with BEA's, but exceeds forecasts by WEFA and Woods & Poole.

- *Civilian Labor Force (the civilian population working or seeking work by place of residence):* Despite a near-term correspondence between NYMTC's forecasts and those of WEFA and BLS, over the long-term, a considerable divergence emerges between NYMTC and WEFA, on both the national and regional level.

- *Employed Residents and/or Unemployment Rates (the civilian population employed by place of residence and/or the proportion of the civilian labor force seeking work, but not currently employed):* At the national level, the NYMTC forecast expects slower rates of growth in employed residents over the near term (compared to BLS), and higher near term and long term rates of unemployment (compared to all except WEFA). Slow growth is expected at the regional level by NYMTC, WEFA and DRI McGraw-Hill, with a correspondingly high rate of unemployment.

- *Employment (the number of jobs by place of establishment):* The annual rate of growth projected by NYMTC over the 25-year period compares well to BEA's and REMI's forecasts, but less well to forecasts prepared by WEFA, BLS and the Office of the President. At the regional level, on a non-agricultural basis, NYMTC's 25-year employment growth rate lies midway between the widely divergent forecasts of WEFA and Woods & Poole. Further variations exist among outlooks on the basis of total and near term employment.

- *Earnings (the labor and proprietary income from payroll and self-employment earnings by place of work):* Earnings forecasts are not consistently available at the national level and those provided differ considerably due to nominal or constant dollar denomination. While WEFA's forecasts appear extraordinarily high in comparison to BEA's for the 2000 to 2025 period, at the regional level, NYMTC's outlook exceeds those of BEA and Woods & Poole.

- *Personal Income (the annual income of households from labor and proprietary earnings, property income, transfer payments and other sources, on a place of residence basis):* Most forecasts, with the exception of WEFA's, anticipate that personal income will grow by less than 5 percent annually in current dollars over the near term. Over the long term, an almost universal correlation among forecasts is reached by applying a 3 percent annual average increase, in line with expected inflation.

- *Inflation (the rate of change in the Consumer Price Index):* Most near term forecasts of inflation correspond closely at the national and regional levels. However, variation exists over the long term, with NYMTC's expected 3.4 percent annual increase at half a percent higher than WEFA's estimate.

Table 1

Comparison of National Indicator Growth Rates or Levels by Forecast

National Indicator	Average Annual % Change or Level, Varying Forecast Periods							
	NYMTC 2000-2025	WEFA 2000-2010	BLS 1998-2008	DRI 1999-2024	REMI 2000-2020	BEA 2000-2025	Office of Pres 2000-2008	CBO 2001-2011
Gross Domestic Product (Constant$)	2.5%	2.3%	2.4%	2.1%			3.2%	3.0%
Population	0.8%		0.9%	0.8%	0.9%		1.0%	
Civilian Labor Force		1.1%	1.2%	0.8%			1.1%	1.0%
Unemployment Rate	5.2%	5.5%	4.6%	5.2%			5.1%	4.8%
Employment	0.8%	1.4%	1.5%	0.9%	0.8%	0.8%	1.0%	
Earnings								
Personal Income	3.0%	8.3% *	4.6%			2.1%		
Inflation		1.6%		2.6%			2.7%	2.5%

 * In nominal dollars

1.4   ADJUSTED 2025 FORECASTS

The adopted forecasts were adjusted in the manner described in section 1.1, "A Correction for Recent Events." Because the forecasting models were not rerun in anticipation of enhancements to be made in coming months on a permanent basis, the adjustments affected only aggregate levels on a regional, sub-regional and county-specific basis. Thus, the structural attributes of adopted demographic and socio-economic forecasts (e.g., race/ethnicity, industry composition), as described previously, still pertain to the adjusted forecast conditions.

1.4.1   Population

According to NYMTC's adjusted population forecast, the Region's 2002 population of 21.7 million should reach 24.1 million by year 2025 (Table 10). This 10.9 percent increase (equal to a yearly average of 0.5 percent) is mirrored by anticipated population growth in the Mid-Hudson subregion of 12.1 percent, from 2.2 million to 2.5 million, over the 23-year period. It exceeds growth expectations for Long Island at 9.5 percent (for an increase of 0.3 million to 3.1 million) and especially, for New York City at 5.3 percent. According to the adjusted forecasts,

New York's 2002 population of 8.0 million should increase at an average yearly rate of 0.2 percent to exceed 8.4 million in 2025.

The real drivers of population growth will be the New Jersey and Connecticut subregions with 16.4 percent and 15.9 percent increases, or growth from 6.8 million to 7.9 million and from 1.9 million to 2.2 million, respectively. This growth translates to average 0.7 percent annual increases, maintained at a steady pace for New Jersey. Connecticut should experience greater fluctuation in growth rates, with a 2002-2005 high of 0.9 percent, followed by lows of 0.3 percent to 0.4 percent between 2005 and 2015, the 0.7 percent average to 2020, and accelerated growth of 1.1 percent to 2025.

The distribution of regional population among the 31 counties should remain fairly constant over the 25-year period. A slight increase of 0.1 percent is expected for the Mid-Hudson, equal to the increase which the subregion experienced in the wake of September 11, 2001. Long Island and New Jersey also received a boost in their share of the regional population after 9/11, of 0.1 percent and 0.2 percent, respectively. However, over the forecast period, New Jersey's, like Connecticut's, share is expected to grow, while Long Island's should shrink from a 2002 high of 12.9 percent to a 12.7 percent low. New York City lost 0.2 percent of its share between 2000 and 2002, and is expected to see a moderate decline to 35.1 percent by 2025.

In terms of individual counties, 10 should experience more than 25 percent growth in population between 2000 and 2025, for at least a 1 percent annual average. The greatest percent increases are forecasted for Warren (51 percent), Somerset (49 percent) and Hunterdon counties (47 percent) in New Jersey, while the lowest increases are anticipated in Essex and Passaic in New Jersey and Kings in New York (all three at 2 percent).

1.4.2 Employment and Earnings

Within the near term, namely 2000 to 2010, the Region should experience stable, moderate growth in total employment, resulting in an increase of 5.6 percent from 11.7 million to 12.3 million jobs (Table 11). While payroll jobs should grow by 4.2 percent, the majority of this gain is expected to come from the self-employment sector, which should see increases of 13.5 percent overall or 1.4 percent on an average annual basis (Tables 12 and 13). Strong growth among self proprietors is expected to continue over the long term, with a 11.8 percent increase anticipated between 2010 and 2025. Additionally, a higher rate of growth in the payroll sector (9.6 percent) should contribute to a 10.0 percent or 1.2 million increase in total employment.

Between 2000 and 2025, 1.8 million jobs should be added throughout the Region, bringing the total to 13.5 million. This 16.1 percent increase, of which payroll employment should account for 1.4 million or 75 percent and self proprietors for

470,000 or 25 percent, translates to average annual growth of 0.6 percent. Moreover, these new jobs represent 14.2 percent growth in the payroll sector (at a yearly average of 0.6 percent), together with a 26.9 percent surge (at 1.1 percent average annual growth) in self-employment.

On subregional basis, the Mid-Hudson should see the greatest job growth in percentage terms between 2000 and 2025. The anticipated 24.3 percent increase in total employment, from 1.1 million jobs in 2000 to 1.3 million in 2025, can be explained by 22.5 percent growth in payroll employment and 32.3 percent in self-employment. In part, this growth can be attributed to small, but fast developing counties like Putnam (with an expected 56.9 percent increase in total employment, 49.9 percent in payroll employment and 72.6 percent in self-employment), Sullivan and Ulster, both of which should experience over 35 percent growth in total employment. In absolute terms, Westchester should see the greatest increase of the Mid-Hudson counties, with some 78,000 new jobs expected by 2025, followed by Orange at 45,700 jobs and Dutchess at 44,600 jobs.

In terms of percentage increase, New Jersey is a close second to the Mid-Hudson, with an expected 22.2 percent increase in total employment, attributable to a 20.3 percent increase in payroll employment and a 34.0 percent increase in self proprietors. In absolute terms however, this translates to a more impressive 833,000 surge in jobs, from 3.7 million in 2000 to 4.6 million in 2025. Sussex, Hunterdon and Hudson counties should show the greatest percentage increases in total employment (of 42.8 percent, 43.8 percent, and 35.7 percent, respectively), while Middlesex, at 31.7 percent overall growth, and Hudson should expect the greatest increases in absolute terms (of 144,600 jobs and 102,300 jobs, respectively). Between 2000 and 2025, both the Connecticut subregion and Long Island should see total percentage growth in the mid teens, corresponding to increases of 181,200 jobs and 221,900 jobs, respectively.

During the forecast period, New York City is expected to grow by 8.8 percent overall, by 6.7 percent in payroll employment and by 23.0 percent in self-employment. This growth translates to an increase of 379,000 in total employment, of which payroll accounts for 248,000 jobs and self-employment for 131,000 jobs. The majority of this growth should be experienced by Manhattan, which is likely to see a 7.0 percent increase from 2.8 million jobs in 2000 to 3.0 million jobs in 2025. However, this growth should be achieved at average yearly rates of 0.2 percent over the short term (2000-2010) and of 0.3 percent over the long term (2010-2025).

New York City and Long Island should expect less than 2 percent average annual growth in aggregate earnings between 2000 and 2025 (Table 14). This rate compares unfavorably with all counties for which data are available in the Mid-Hudson, which range from 2.1 percent to 3.2 percent average annual growth, New Jersey, where at least eight counties exceed 2 percent average annual growth, and Connecticut, where Fairfield's expected 2.8 percent annual increases should keep the subregion's employment buoyant.

In spite of the apparent sluggishness in New York City's earnings growth, New York county, with 2.3 percent average annual increases, should see the highest net increase of all 31 counties. Between 2000 and 2025, New York county can expect an additional $100.7 billion in aggregate earnings, representing 89.6 percent of the subregion's earnings growth and 39.9 percent of the Region's.

1.4.3 Labor Force

Between 2000 and 2025, the New York Metropolitan Region should see a 19.0 percent or 1.9 million absolute increase in the employed labor force, which is expected to rise from 9.8 million to 11.7 million (Table 15).[9] This growth, gained through average annual increases of 0.8 percent, may be attributed in large part to the New Jersey subregion. With a 27.0 percent increase forecasted for the 25-year period, corresponding to average annual growth of 1.1 percent, New Jersey should add some 847,600 employed residents to its 2000 total of 3.1 million. The Mid-Hudson should follow closely in terms of percentage growth (at 25.6 percent over the forecast period), accounting for a 259,700 increase in its employed labor force. In absolute terms, this growth is expected to lag New York's contribution of 363,600 employed residents, amounting to a mere 10.8 percent increase from the county's 2000 base; however, it is likely to exceed Long Island's 227,300 or 16.7 percent increase and Connecticut's 166,600 or 17.5 percent increase.

This pattern of growth should have a noticeable impact on the distribution of employed residents throughout the Region. Significantly, New York City's share should drop from 34.2 percent in 2000 to 31.8 percent in 2025. An increase in New Jersey's share from 31.9 percent to 34.1 percent should account for most of this decrease, while the Mid-Hudson should anticipate an increase of 0.6 percent in employed residents. Long Island and Connecticut are expected to see marginal losses of 0.3 percent and 0.1 percent, respectively, in their share of the Region's employed labor force.

1.4.4 Households and Household Income

Households in the New York Metropolitan Region should increase in number from 7.8 million in 2000 to 8.6 million in 2025 (Table 16). This 8.9 percent growth is anticipated to occur at an annual average rate of 0.2 percent between 2000 and 2010, and of 0.4 percent between 2010 and 2025. Slow growth in the short term may be explained by anticipated declines in the Bronx, Kings and Queens, which should contribute to an overall drop of 20,200 or 0.7 percent in New York City households. Between 2000 and 2010, declines are also expected in Nassau (13,000 or 2.9 percent of households), Westchester (9,500 or 2.8 percent), and Union (1,400 or 0.8 percent). Kings should continue to experience declines in the

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[9] In view of inaccuracies detected in the 2000 Census employed labor force data, the labor force forecasts were adjusted using state Departments of Labor estimates for New York City, Long Island, and Connecticut.

long term of 14,800 or 1.7 percent of households, forming part of an overall drop of 28,200 or 3.2 percent from the county's 2000 high. Similarly, over the 25-year period, the Bronx and Nassau should expect a net decline of 1,500 or 0.3 percent and 10,200 or 2.3 percent of households, respectively.

To counteract declines across the Region, significant increases in household numbers are expected over the 25-year period for much of the New Jersey and Connecticut subregions, specifically Ocean (47.2 percent increase or 94,700 new households), Warren (45.5 percent or 17,600), Hunterdon (42.8 percent or 18,700), Somerset (36.9 percent or 40,200), Sussex (31.6 percent or 16,100), Middlesex (27.9 percent or 74,200), and Mercer (27.4 percent or 34,500) in New Jersey, and Litchfield in Connecticut, which anticipates 34.5 percent growth equivalent to 24,700 new households. Between 2000 and 2025, absolute increases should be highest in New Jersey, which is likely to see a total of 423,500 new households, and Connecticut, where Fairfield should contribute 52 percent of an expected 104,600 new households.

As a result of high growth in household numbers in New Jersey and Connecticut, these subregions' share of overall households in the New York Metropolitan Region should increase between 2000 and 2025. As of 2000, New York City contributed 38.5 percent of the Region's households, while New Jersey accounted for 30.9 percent, Long Island for 11.7 percent, the Mid-Hudson for 9.8 percent, and Connecticut for 9.1 percent. By 2025, New York City's share is expected to decline to 35.8 percent, while New Jersey's should grow to 33.3 percent. Though Long Island's share should decline to 11.4 percent, the Mid-Hudson should expect an increase of 0.3 percent to 10.1 percent and Connecticut of 0.5 percent to 9.6 percent.

Minimal growth in average household size is forecasted from 2000 to 2025 (Table 17). While a 0.1 percent increase is anticipated throughout the New York Metropolitan Region, from an average of 2.67 persons to 2.79 persons per household, 7 counties should expect no or negligible increases, 19 counties should experience increases in line with the regional average, and 9 counties should see twice the Region's rate of increase. Only one county however, namely Hudson in New Jersey, should expect a 0.3 percent increase in household size from 2.60 persons in 2000 to 2.93 in 2025.

By comparison, mean household income should experience considerable growth. Between 2000 and 2025, the Region as a whole should see a 58.0 percent increase, in large part due to New York City's 94.0 percent surge (Table 18). Connecticut's growth rate is forecasted at a more modest, though still impressive, 52.3 percent, while Long Island and the Mid-Hudson should see growth of approximately 43 percent, and New Jersey should expect an increase of 34.4 percent.

New York is primarily responsible for the City's phenomenal increase in mean household income, with a 135.4 percent increase expected over the forecast

period. This translates to a 5.4 percent average annual increase, which exceeds growth in other counties by a considerable margin (Kings follows New York with anticipated 3.1 percent average annual increases). Additionally, only two counties outside of New York City and Connecticut, namely Sullivan and Ulster in the Mid-Hudson, can expect average annual growth of 2 percent or higher, in line with the regional average (of 2.3 percent).

1.5   COMPUTER DATA FILES

The text of this memorandum is contained in a Microsoft Word 2000 for Windows file. All tables are contained in a single Microsoft Excel 2000 workbook. The entire document, including Excel tables and map, has been written as an Adobe Portable Document File.

Table 1. Adopted Population Forecast by Subregion and County, 1980 to 2025
(population in 000s)

COUNTY	1980	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	1,169.0	1,203.8	1,193.6	1,194.5	1,199.2	1,205.8	1,212.0	1,232.4	1,258.7
Kings	2,231.0	2,300.7	2,274.1	2,267.3	2,246.0	2,253.4	2,263.8	2,290.8	2,331.4
New York	1,428.3	1,487.5	1,522.9	1,559.6	1,585.3	1,612.2	1,627.5	1,649.8	1,680.2
Queens	1,891.3	1,951.6	1,962.8	2,010.6	2,014.1	2,024.2	2,048.9	2,080.4	2,118.6
Richmond	352.0	379.0	396.2	417.5	427.5	438.6	451.5	473.4	498.6
New York City	**7,071.6**	**7,322.6**	**7,349.6**	**7,449.5**	**7,472.1**	**7,534.1**	**7,603.8**	**7,726.8**	**7,887.6**
Nassau	1,321.6	1,287.4	1,299.3	1,306.4	1,307.4	1,309.2	1,314.2	1,334.0	1,362.2
Suffolk	1,284.2	1,321.8	1,348.8	1,392.5	1,437.6	1,488.2	1,533.9	1,580.0	1,635.2
Long Island	**2,605.8**	**2,609.2**	**2,648.0**	**2,698.9**	**2,745.0**	**2,797.4**	**2,848.1**	**2,914.0**	**2,997.4**
Dutchess	245.1	259.5	261.3	269.9	281.0	288.5	297.7	313.8	332.7
Orange	259.6	307.6	321.7	337.3	345.3	354.2	369.9	396.3	426.4
Putnam	77.2	83.9	90.0	96.1	98.2	100.4	103.2	107.8	113.3
Rockland	259.5	265.5	276.0	286.0	289.1	293.6	301.5	312.9	327.1
Sullivan	65.2	69.3	70.1	69.2	72.1	75.2	78.8	83.7	89.4
Ulster	158.2	165.3	167.1	167.3	168.9	170.6	178.9	193.2	209.3
Westchester	866.6	874.9	891.2	909.4	911.2	912.8	914.1	924.8	942.8
Mid-Hudson	**1,931.4**	**2,026.0**	**2,077.4**	**2,135.3**	**2,165.8**	**2,195.3**	**2,244.0**	**2,332.5**	**2,440.9**
Bergen	845.4	825.4	842.9	860.6	867.2	878.4	877.2	879.6	895.6
Essex	851.3	778.0	759.8	744.4	750.4	754.1	748.4	748.5	759.4
Hudson	557.0	553.1	551.0	553.3	576.4	605.2	630.0	646.6	674.2
Hunterdon	87.4	107.9	116.2	126.7	137.4	148.6	158.5	169.7	184.4
Mercer	307.9	325.8	329.6	334.9	354.8	379.7	396.7	410.3	431.3
Middlesex	595.9	671.7	696.7	723.1	756.4	791.1	824.3	863.2	904.9
Monmouth	503.2	553.2	584.0	618.4	654.1	683.5	706.8	735.2	777.1
Morris	407.6	421.3	443.5	468.5	470.7	474.1	477.9	490.0	510.4
Ocean	346.0	433.2	466.9	505.0	545.0	582.3	616.6	653.8	696.7
Passaic	447.6	470.9	478.3	486.7	488.1	490.7	488.9	489.8	498.1
Somerset	203.1	240.2	264.6	294.0	317.2	341.3	378.3	404.6	439.0
Sussex	116.1	130.9	139.6	145.9	155.0	166.2	177.2	185.7	197.8
Union	504.1	493.8	495.9	499.5	501.8	506.2	516.4	525.4	542.7
Warren	84.4	91.7	96.5	101.3	111.0	120.2	128.7	139.6	153.3
New Jersey	**5,857.0**	**6,097.0**	**6,265.3**	**6,462.2**	**6,685.5**	**6,921.6**	**7,125.8**	**7,342.1**	**7,664.9**
Fairfield	807.1	827.6	828.3	844.5	880.2	897.2	920.3	949.5	998.8
Litchfield	156.8	174.1	178.8	183.2	194.0	202.6	210.5	227.2	248.9
New Haven	761.3	804.2	793.5	792.9	812.9	820.6	825.1	849.5	891.9
Connecticut	**1,725.2**	**1,806.0**	**1,800.5**	**1,820.7**	**1,887.1**	**1,920.4**	**1,955.8**	**2,026.2**	**2,139.6**
NY Suburbs	**4,537.2**	**4,635.2**	**4,725.4**	**4,834.2**	**4,910.8**	**4,992.7**	**5,092.1**	**5,246.5**	**5,438.4**
NY Metro Region	**19,191.0**	**19,843.2**	**20,140.8**	**20,566.6**	**20,955.5**	**21,368.8**	**21,777.6**	**22,341.5**	**23,130.4**

Source: Urbanomics

Table 2. Adopted Total Employment Forecast by Subregion and County, 1980 to 2025
(employment in 000s)

COUNTY	1980	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	211.9	237.8	241.7	252.0	266.1	278.4	288.0	301.3	312.4
Kings	485.7	504.4	524.0	550.6	569.5	580.0	587.2	602.5	610.3
New York	2,364.8	2,565.1	2,369.3	2,621.8	2,730.4	2,804.7	2,847.8	2,910.3	2,949.2
Queens	499.8	567.3	562.5	604.2	618.8	636.7	650.5	672.9	687.3
Richmond	64.4	91.5	98.5	117.4	125.0	130.7	134.1	138.9	141.6
New York City	**3,626.6**	**3,966.2**	**3,795.9**	**4,145.9**	**4,309.8**	**4,430.5**	**4,507.7**	**4,625.9**	**4,700.8**
Nassau	643.1	716.7	693.6	744.3	756.3	776.0	797.8	827.8	858.0
Suffolk	455.2	612.5	622.0	700.9	735.9	752.9	764.9	785.8	815.7
Long Island	**1,098.3**	**1,329.2**	**1,315.6**	**1,445.2**	**1,492.2**	**1,528.9**	**1,562.7**	**1,613.6**	**1,673.7**
Dutchess	109.9	139.8	125.3	142.3	154.9	162.6	167.5	178.4	187.5
Orange	95.0	127.5	131.1	148.9	159.7	167.5	173.8	183.3	191.2
Putnam	17.1	26.2	28.0	34.8	38.1	41.2	44.3	48.5	51.8
Rockland	98.7	122.6	121.1	136.9	147.3	156.0	161.3	169.0	174.4
Sullivan	26.5	31.4	31.1	33.5	36.3	38.7	40.8	44.1	47.3
Ulster	58.0	75.7	72.8	83.1	85.7	90.2	96.3	106.4	117.0
Westchester	421.9	483.5	465.2	494.6	501.7	516.7	532.4	561.5	571.5
Mid-Hudson	**827.1**	**1,006.8**	**974.5**	**1,074.2**	**1,123.7**	**1,172.8**	**1,216.4**	**1,291.2**	**1,340.7**
Bergen	456.1	533.6	520.7	569.1	589.4	608.8	620.4	640.3	645.3
Essex	428.9	428.5	423.9	447.4	459.0	463.9	471.9	489.7	498.1
Hudson	248.6	273.5	265.3	280.1	308.4	334.8	350.6	369.7	392.7
Hunterdon	31.2	50.2	54.8	65.6	71.3	77.8	84.6	92.0	99.2
Mercer	176.5	223.3	221.5	235.4	256.1	269.7	281.5	294.7	302.0
Middlesex	312.9	407.3	418.8	462.5	501.0	530.8	562.6	598.9	618.9
Monmouth	194.9	264.8	271.8	302.5	318.0	336.3	354.2	379.3	405.3
Morris	212.3	287.9	297.4	334.0	351.7	369.9	385.8	402.0	409.1
Ocean	96.7	145.9	160.1	175.2	189.1	199.4	207.4	214.1	220.3
Passaic	209.4	225.0	212.2	219.6	224.5	228.3	233.5	244.5	256.0
Somerset	108.9	165.7	178.5	209.3	226.4	243.7	258.1	268.5	275.7
Sussex	29.4	41.3	46.5	51.9	56.0	60.6	65.8	72.4	79.0
Union	292.5	302.9	268.3	291.1	300.8	307.4	318.7	328.6	339.4
Warren	34.2	41.3	41.6	46.0	48.9	49.7	50.7	54.0	58.3
New Jersey	**2,832.6**	**3,391.5**	**3,381.3**	**3,689.7**	**3,900.6**	**4,081.0**	**4,245.9**	**4,448.4**	**4,599.4**
Fairfield	436.6	509.4	494.8	533.4	561.1	582.8	601.0	623.8	651.4
Litchfield	67.0	82.3	83.7	90.3	96.3	100.6	104.3	109.3	114.6
New Haven	369.0	435.0	414.3	446.7	468.8	476.3	484.3	501.6	520.3
Connecticut	**872.6**	**1,026.8**	**992.8**	**1,070.3**	**1,126.2**	**1,159.7**	**1,189.5**	**1,234.7**	**1,286.3**
NY Suburbs	**1,925.4**	**2,335.9**	**2,290.1**	**2,519.3**	**2,615.9**	**2,701.7**	**2,779.1**	**2,904.8**	**3,014.4**
NY Metro Region	**9,257.2**	**10,720.3**	**10,460.1**	**11,425.4**	**11,952.5**	**12,372.9**	**12,722.3**	**13,214.0**	**13,601.0**

Source: Urbanomics

Table 3. Adopted Payroll Employment Forecast by Subregion and County, 1980 to 2025
(employment in 000s)

COUNTY	1980	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	186.4	208.6	210.6	221.6	234.8	246.9	256.7	270.3	281.3
Kings	400.9	421.4	425.8	452.7	463.8	467.9	470.4	483.1	489.8
New York	2,253.5	2,390.9	2,170.4	2,397.6	2,478.8	2,527.8	2,551.6	2,603.6	2,633.5
Queens	410.4	472.8	454.0	494.1	503.3	516.4	526.6	547.0	559.7
Richmond	50.4	72.6	78.6	94.6	101.7	108.1	112.6	117.2	118.9
New York City	**3,301.6**	**3,566.3**	**3,339.4**	**3,660.5**	**3,782.5**	**3,867.1**	**3,918.0**	**4,021.2**	**4,083.2**
Nassau	532.4	603.8	574.6	618.3	626.7	643.3	662.3	690.0	717.6
Suffolk	383.0	519.8	518.4	586.0	612.2	623.8	631.9	649.4	675.1
Long Island	**915.4**	**1,123.6**	**1,093.0**	**1,204.2**	**1,238.9**	**1,267.0**	**1,294.2**	**1,339.4**	**1,392.7**
Dutchess	97.6	121.1	103.5	114.5	124.4	129.3	131.9	141.4	149.3
Orange	80.9	108.0	109.6	120.3	128.3	133.4	137.6	145.8	152.8
Putnam	12.3	18.9	19.4	22.6	23.9	25.2	26.8	29.8	32.2
Rockland	81.5	102.0	98.8	111.3	119.1	125.6	129.5	136.1	140.6
Sullivan	21.5	25.7	24.8	25.0	27.0	28.6	30.0	32.6	35.2
Ulster	48.7	61.8	56.9	64.0	65.0	68.3	73.0	80.6	87.7
Westchester	352.2	406.7	379.3	407.2	410.1	420.9	433.2	460.4	468.9
Mid-Hudson	**694.7**	**844.2**	**792.3**	**864.9**	**897.9**	**931.3**	**962.0**	**1,026.6**	**1,066.6**
Bergen	394.9	452.4	435.9	480.1	495.0	509.0	517.3	534.2	536.9
Essex	392.0	379.6	375.2	392.8	401.4	404.0	410.0	426.1	433.7
Hudson	227.8	246.0	237.8	252.2	278.1	301.3	315.4	332.5	352.2
Hunterdon	25.4	37.8	41.6	48.4	52.1	56.4	61.2	66.6	71.9
Mercer	162.2	198.0	195.4	206.7	223.5	233.7	243.2	254.5	261.0
Middlesex	287.9	362.5	373.3	410.6	442.4	465.6	491.4	521.4	538.1
Monmouth	165.0	217.9	221.7	245.3	255.6	268.7	282.7	304.1	326.2
Morris	187.6	248.1	250.8	279.3	289.8	302.0	313.3	327.1	331.9
Ocean	77.3	113.4	126.1	136.6	146.9	154.1	160.3	165.7	170.9
Passaic	189.0	195.5	182.9	188.8	191.1	192.8	196.3	205.6	215.4
Somerset	96.5	142.8	154.4	180.9	194.8	209.0	220.9	229.6	235.6
Sussex	23.2	29.7	34.0	36.8	39.6	42.6	46.1	50.7	55.3
Union	266.2	265.2	233.5	252.5	256.8	259.3	266.6	274.1	282.8
Warren	29.4	34.2	33.9	36.7	38.8	39.0	39.5	42.5	46.4
New Jersey	**2,524.4**	**2,923.4**	**2,896.6**	**3,147.6**	**3,305.9**	**3,437.6**	**3,564.1**	**3,734.8**	**3,858.2**
Fairfield	372.4	420.0	398.9	428.7	442.4	455.7	467.1	486.4	507.2
Litchfield	54.4	63.9	63.0	66.5	70.0	72.1	74.2	78.0	82.0
New Haven	326.3	372.2	347.6	374.7	389.6	392.1	396.6	411.1	426.6
Connecticut	**753.1**	**856.0**	**809.5**	**869.9**	**902.1**	**919.9**	**937.9**	**975.6**	**1,015.8**
NY Suburbs	**1,610.1**	**1,967.8**	**1,885.3**	**2,069.1**	**2,136.8**	**2,198.3**	**2,256.1**	**2,366.0**	**2,459.2**
NY Metro Region	**8,189.2**	**9,313.5**	**8,930.9**	**9,747.0**	**10,127.2**	**10,422.8**	**10,676.1**	**11,097.6**	**11,416.4**

Source: Urbanomics

Table 4. Adopted Self Employment Forecast by Subregion and County, 1980 to 2025
(proprietors in 000s)

COUNTY	1980	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	25.5	29.2	31.0	30.4	31.2	31.5	31.3	31.1	31.1
Kings	84.8	83.0	98.2	97.9	105.7	112.0	116.7	119.3	120.5
New York	111.3	174.2	198.9	224.2	251.6	276.9	296.2	306.7	315.7
Queens	89.4	94.5	108.4	110.1	115.5	120.3	123.9	125.9	127.6
Richmond	14.0	18.9	19.9	22.9	23.3	22.6	21.5	21.7	22.7
New York City	**325.0**	**399.9**	**456.5**	**485.5**	**527.3**	**563.4**	**589.7**	**604.7**	**617.6**
Nassau	110.7	112.9	119.0	126.1	129.7	132.7	135.5	137.8	140.4
Suffolk	72.2	92.7	103.6	114.9	123.6	129.2	133.0	136.4	140.6
Long Island	**182.9**	**205.6**	**222.6**	**240.9**	**253.3**	**261.9**	**268.5**	**274.2**	**281.1**
Dutchess	12.3	18.7	21.8	27.8	30.5	33.3	35.6	37.1	38.2
Orange	14.1	19.5	21.5	28.7	31.5	34.1	36.2	37.5	38.5
Putnam	4.8	7.3	8.6	12.3	14.2	16.0	17.5	18.7	19.6
Rockland	17.2	20.6	22.3	25.6	28.2	30.4	31.9	33.0	33.9
Sullivan	5.0	5.7	6.3	8.5	9.3	10.0	10.8	11.5	12.1
Ulster	9.3	13.9	15.9	19.0	20.6	21.9	23.3	25.8	29.4
Westchester	69.7	76.8	85.9	87.4	91.5	95.8	99.1	101.1	102.6
Mid-Hudson	**132.4**	**162.6**	**182.2**	**209.3**	**225.8**	**241.5**	**254.4**	**264.6**	**274.1**
Bergen	61.2	81.2	84.8	89.0	94.4	99.8	103.1	106.2	108.4
Essex	36.9	48.9	48.7	54.6	57.6	59.9	61.9	63.6	64.4
Hudson	20.8	27.5	27.5	27.9	30.4	33.5	35.1	37.2	40.5
Hunterdon	5.8	12.4	13.2	17.2	19.2	21.3	23.4	25.4	27.4
Mercer	14.3	25.3	26.1	28.7	32.7	36.0	38.3	40.1	41.0
Middlesex	25.0	44.8	45.5	51.9	58.6	65.1	71.2	77.5	80.8
Monmouth	29.9	46.9	50.0	57.2	62.4	67.6	71.6	75.2	79.1
Morris	24.7	39.8	46.6	54.7	61.9	68.0	72.5	74.8	77.2
Ocean	19.4	32.5	34.0	38.7	42.2	45.2	47.2	48.3	49.5
Passaic	20.4	29.5	29.3	30.9	33.3	35.5	37.2	38.8	40.6
Somerset	12.4	22.9	24.1	28.5	31.6	34.6	37.2	38.9	40.1
Sussex	6.2	11.6	12.5	15.1	16.4	18.0	19.8	21.7	23.8
Union	26.3	37.7	34.8	38.6	44.0	48.1	52.0	54.4	56.6
Warren	4.8	7.1	7.7	9.3	10.0	10.7	11.2	11.6	11.9
New Jersey	**308.2**	**468.1**	**484.6**	**542.2**	**594.6**	**643.4**	**681.8**	**713.6**	**741.2**
Fairfield	64.2	89.4	95.8	104.7	118.7	127.1	134.0	137.4	144.2
Litchfield	12.6	18.5	20.7	23.7	26.3	28.5	30.0	31.3	32.6
New Haven	42.7	62.8	66.8	72.0	79.2	84.3	87.7	90.5	93.7
Connecticut	**119.5**	**170.7**	**183.3**	**200.4**	**224.2**	**239.8**	**251.7**	**259.1**	**270.5**
NY Suburbs	**315.3**	**368.1**	**404.8**	**450.2**	**479.1**	**503.4**	**522.9**	**538.8**	**555.2**
NY Metro Region	**1,068.0**	**1,406.8**	**1,529.2**	**1,678.3**	**1,825.2**	**1,950.0**	**2,046.2**	**2,116.4**	**2,184.5**

Source: Urbanomics

Table 5. Aggregate Earnings of Adopted Total Employment Forecast by Subregion and County, 1990 to 2025

(earnings in constant year 2000 $000)

COUNTY	1990	2000	2005	2010	2015	2020	2025
Bronx	$8,380,537	$9,782,566	$10,553,078	$11,307,735	$12,059,850	$13,197,361	$13,920,618
Kings	$16,375,000	$19,354,169	$19,981,532	$20,631,851	$21,470,478	$23,018,702	$23,740,174
New York	$157,502,220	$201,818,988	$222,896,301	$243,412,357	$265,864,821	$300,647,102	$327,047,195
Queens	$20,906,391	$21,157,331	$21,276,011	$21,723,548	$22,180,439	$23,687,152	$24,091,645
Richmond	$2,917,697	$3,927,096	$4,289,296	$4,632,649	$4,926,227	$5,302,509	$5,333,495
New York City	**$206,081,845**	**$256,040,149**	**$278,996,219**	**$301,708,140**	**$326,501,815**	**$365,852,826**	**$394,133,127**
Nassau	$28,637,532	$31,652,166	$32,989,014	$34,940,160	$37,419,243	$41,706,021	$44,982,120
Suffolk	$22,010,930	$25,535,237	$27,282,882	$28,198,880	$29,118,263	$31,700,969	$34,341,912
Long Island	**$50,648,462**	**$57,187,403**	**$60,271,896**	**$63,139,041**	**$66,537,506**	**$73,406,990**	**$79,324,032**
Dutchess	$5,201,204	$4,275,070	$5,003,395	$5,390,457	$5,723,805	$6,675,276	$7,328,046
Orange	$4,030,577	$4,478,523	$4,820,893	$5,051,814	$5,295,771	$5,935,788	$6,328,050
Putnam	$754,162	$955,819	$1,027,773	$1,092,651	$1,191,889	$1,398,629	$1,604,750
Rockland	$4,446,135	$5,777,703	$6,494,190	$7,179,705	$7,861,069	$8,987,135	$9,850,343
Sullivan	$911,504	$941,867	$1,157,909	$1,297,329	$1,437,643	$1,791,369	$2,158,521
Ulster	$2,309,371	$2,099,900	$2,180,652	$2,293,511	$2,467,268	$2,837,189	$3,134,459
Westchester	$20,349,984	$22,045,046	$22,580,450	$23,968,039	$25,972,162	$30,183,017	$31,996,385
Mid-Hudson	**$38,002,935**	**$40,573,928**	**$43,265,261**	**$46,273,507**	**$49,949,606**	**$57,808,402**	**$62,400,555**
Bergen	$24,090,413	$29,945,378	$32,425,069	$35,283,991	$38,088,983	$42,084,231	$44,720,235
Essex	$19,727,404	$22,293,443	$23,419,713	$24,333,000	$25,543,959	$27,917,078	$29,083,483
Hudson	$11,029,991	$13,802,070	$16,228,500	$18,662,382	$20,777,404	$23,489,372	$25,733,271
Hunterdon	$1,937,411	$2,767,035	$3,021,854	$3,374,085	$3,807,122	$4,435,258	$4,965,687
Mercer	$9,092,164	$10,198,258	$11,397,622	$12,180,774	$13,112,783	$14,764,836	$15,701,367
Middlesex	$17,174,955	$21,080,899	$23,241,853	$25,265,883	$27,782,570	$31,577,185	$33,747,958
Monmouth	$9,750,954	$11,825,260	$12,657,982	$13,753,780	$15,044,690	$17,328,058	$19,407,260
Morris	$13,061,693	$16,580,910	$17,738,762	$19,348,513	$21,264,582	$24,463,984	$26,503,999
Ocean	$4,407,754	$5,319,435	$5,708,687	$5,892,016	$6,078,372	$6,435,672	$6,550,727
Passaic	$8,908,972	$8,609,168	$8,827,175	$9,033,411	$9,382,749	$10,129,385	$10,572,756
Somerset	$7,488,208	$12,096,666	$13,989,815	$15,976,320	$18,099,950	$20,434,221	$22,243,185
Sussex	$1,309,763	$1,650,500	$1,787,544	$1,966,193	$2,195,383	$2,508,231	$2,740,467
Union	$12,285,874	$12,528,422	$12,779,469	$13,022,911	$13,620,640	$14,578,292	$15,139,444
Warren	$1,383,714	$1,523,759	$1,630,728	$1,619,905	$1,646,244	$1,859,165	$2,040,508
New Jersey	**$141,649,270**	**$170,221,204**	**$184,854,771**	**$199,713,163**	**$216,445,429**	**$242,004,969**	**$259,150,347**
Fairfield	$24,630,900	$33,280,787	$36,032,615	$39,511,740	$43,613,235	$50,207,622	$56,248,478
Litchfield	$2,728,878	$3,105,998	$3,399,758	$3,600,828	$3,814,201	$4,218,896	$4,568,975
New Haven	$15,878,562	$18,123,904	$19,371,412	$20,257,415	$21,414,840	$23,859,708	$25,570,546
Connecticut	**$43,238,340**	**$54,510,688**	**$58,803,784**	**$63,369,984**	**$68,842,276**	**$78,286,225**	**$86,387,999**
NY Suburbs	**$88,651,397**	**$97,761,331**	**$103,537,157**	**$109,412,548**	**$116,487,112**	**$131,215,392**	**$141,724,586**
NY Metro Region	**$479,620,852**	**$578,533,372**	**$626,191,931**	**$674,203,834**	**$728,276,632**	**$817,359,412**	**$881,396,059**

Source: Urbanomics

Table 6. Civilian Labor Force of Adopted Population and Employment Forecast by Subregion and County, 1980 to 2025
(labor force in 000s)

COUNTY	1980	1990	2000	2005	2010	2015	2020	2025
Bronx	443.9	501.7	484.5	505.4	510.3	513.0	529.3	538.3
Kings	902.3	1,036.0	1,011.5	1,048.1	1,068.0	1,084.5	1,111.3	1,126.1
New York	754.1	837.2	863.2	910.6	956.0	977.1	1,014.0	1,028.2
Queens	907.4	1,015.7	1,026.1	1,076.8	1,108.7	1,112.7	1,125.9	1,141.5
Richmond	153.6	189.2	197.1	211.4	224.5	240.8	246.2	258.1
New York City	**3,161.3**	**3,579.8**	**3,582.5**	**3,752.2**	**3,867.5**	**3,928.1**	**4,026.7**	**4,092.2**
Nassau	654.8	690.1	752.7	776.7	789.4	791.3	794.1	819.4
Suffolk	573.8	698.7	753.3	776.8	814.5	855.9	899.9	941.0
Long Island	**1,228.6**	**1,388.8**	**1,505.9**	**1,553.5**	**1,603.9**	**1,647.2**	**1,694.0**	**1,760.4**
Dutchess	112.2	133.5	138.6	143.8	146.8	151.8	161.0	169.7
Orange	111.5	150.0	177.1	191.3	209.7	218.0	235.6	252.0
Putnam	35.9	46.9	55.1	57.8	60.7	63.2	66.9	69.9
Rockland	125.0	141.4	157.7	167.5	175.8	181.9	191.1	198.5
Sullivan	27.3	31.8	37.7	37.6	40.3	42.8	46.2	49.0
Ulster	72.4	84.4	87.9	91.8	100.2	103.1	111.3	119.9
Westchester	433.7	468.4	471.3	486.4	497.3	511.8	529.2	536.3
Mid-Hudson	**918.2**	**1,056.6**	**1,125.3**	**1,176.3**	**1,230.7**	**1,272.6**	**1,341.2**	**1,395.3**
Bergen	442.2	456.7	495.8	517.6	547.3	553.7	556.2	556.9
Essex	391.6	399.9	410.6	436.2	458.9	472.9	477.0	479.2
Hudson	262.8	294.8	323.3	334.3	353.4	373.5	396.0	408.9
Hunterdon	42.6	60.1	68.5	77.9	85.6	93.9	102.7	110.5
Mercer	151.6	175.5	168.2	179.4	189.3	201.3	216.5	225.3
Middlesex	307.6	379.6	422.1	462.7	492.5	522.0	538.9	559.5
Monmouth	230.4	290.2	327.2	349.6	380.5	402.2	430.5	450.7
Morris	209.0	243.1	252.0	268.4	286.5	290.7	301.4	311.0
Ocean	131.7	192.8	233.7	240.1	250.7	263.8	286.7	302.5
Passaic	215.0	242.9	285.0	293.9	299.2	307.5	315.1	321.4
Somerset	106.5	141.5	161.0	184.2	191.4	200.6	227.1	244.1
Sussex	54.8	70.5	83.5	89.8	93.7	101.0	109.9	116.0
Union	256.9	268.6	304.3	321.9	326.0	331.2	339.6	347.4
Warren	39.4	47.9	55.5	59.3	66.0	71.4	77.7	84.5
New Jersey	**2,842.2**	**3,264.2**	**3,590.6**	**3,815.4**	**4,020.8**	**4,185.9**	**4,375.4**	**4,517.9**
Fairfield	404.7	455.0	485.7	498.3	519.6	533.8	558.0	578.6
Litchfield	79.5	98.3	104.9	114.3	118.3	121.8	124.0	133.9
New Haven	375.5	432.5	440.9	471.2	481.3	485.9	497.1	514.4
Connecticut	**859.8**	**985.8**	**1,031.4**	**1,083.8**	**1,119.2**	**1,141.5**	**1,179.2**	**1,227.0**
NY Suburbs	**2,146.7**	**2,445.3**	**2,631.2**	**2,729.8**	**2,834.6**	**2,919.8**	**3,035.1**	**3,155.6**
NY Metro Region	**9,010.0**	**10,275.1**	**10,835.8**	**11,381.1**	**11,842.0**	**12,175.3**	**12,616.4**	**12,992.7**

Source: Urbanomics

Table 7. Employed Labor Force of Adopted Population and Employment Forecast by Subregion and County, 1980 to 2025
(employed labor force in 000s)

COUNTY	1980	1990	2000	2005	2010	2015	2020	2025
Bronx	402.9	442.0	438.2	452.5	455.1	457.8	473.3	481.3
Kings	820.8	929.3	927.8	953.1	968.2	983.6	1,009.7	1,022.9
New York	698.7	770.1	807.6	846.4	886.5	906.3	941.8	954.9
Queens	850.3	939.0	963.7	1,005.2	1,032.7	1,036.7	1,050.4	1,064.8
Richmond	145.5	177.3	187.1	199.7	211.7	227.1	232.4	243.7
New York City	**2,918.2**	**3,257.6**	**3,324.5**	**3,456.9**	**3,554.1**	**3,611.5**	**3,707.6**	**3,767.6**
Nassau	625.3	661.5	730.0	752.2	759.2	758.9	763.8	786.8
Suffolk	538.6	665.2	727.0	748.5	778.4	815.4	860.1	897.6
Long Island	**1,163.8**	**1,326.7**	**1,457.0**	**1,500.7**	**1,537.6**	**1,574.3**	**1,623.9**	**1,684.4**
Dutchess	105.8	127.9	134.8	139.3	141.4	146.4	156.3	164.8
Orange	103.9	141.4	170.4	183.2	199.2	207.6	226.2	242.2
Putnam	34.1	45.0	53.6	56.1	58.5	61.1	65.0	67.9
Rockland	119.6	136.2	153.8	162.9	170.1	176.3	186.2	193.6
Sullivan	24.8	29.8	36.1	35.8	38.1	40.5	44.1	46.9
Ulster	66.8	80.2	85.0	88.4	95.8	98.8	107.4	115.8
Westchester	415.2	445.9	456.4	469.1	476.5	491.2	511.6	518.8
Mid-Hudson	**870.3**	**1,006.5**	**1,090.2**	**1,134.8**	**1,179.7**	**1,222.0**	**1,296.8**	**1,349.9**
Bergen	421.1	436.4	479.6	498.8	524.8	531.4	534.4	534.7
Essex	358.8	364.5	384.0	404.6	421.4	434.8	439.6	441.1
Hudson	239.8	268.8	302.4	310.2	324.6	343.5	365.1	376.6
Hunterdon	40.9	58.5	67.1	76.2	83.4	91.6	100.2	107.8
Mercer	142.8	166.4	161.8	171.7	180.2	191.8	206.5	214.8
Middlesex	290.6	360.5	406.5	443.6	469.6	498.1	514.9	534.2
Monmouth	215.2	275.1	314.7	334.7	362.2	383.2	410.7	429.6
Morris	201.2	234.7	245.7	260.8	277.3	281.5	292.2	301.3
Ocean	120.0	181.4	223.6	228.5	237.1	249.6	271.7	286.5
Passaic	199.6	225.6	270.1	276.7	279.5	287.5	295.2	300.8
Somerset	102.3	136.8	157.0	179.1	185.4	194.4	220.3	236.7
Sussex	51.7	67.6	80.9	86.7	90.0	97.2	105.8	111.6
Union	242.1	252.2	290.7	305.8	307.6	312.8	321.2	328.4
Warren	37.2	45.9	53.7	57.2	63.3	68.6	74.7	81.2
New Jersey	**2,663.1**	**3,074.4**	**3,437.7**	**3,634.7**	**3,806.4**	**3,965.9**	**4,152.5**	**4,285.3**
Fairfield	388.6	430.4	469.7	481.1	502.0	517.6	543.8	565.0
Litchfield	75.8	93.7	101.9	110.9	114.8	118.6	121.3	131.2
New Haven	354.0	407.4	425.3	453.8	463.8	470.0	483.5	501.4
Connecticut	**818.5**	**931.6**	**996.9**	**1,045.8**	**1,080.7**	**1,106.2**	**1,148.5**	**1,197.5**
NY Suburbs	**2,034.1**	**2,333.2**	**2,547.2**	**2,635.5**	**2,717.3**	**2,796.3**	**2,920.7**	**3,034.2**
NY Metro Region	**8,433.9**	**9,596.8**	**10,306.3**	**10,772.9**	**11,158.5**	**11,479.9**	**11,929.3**	**12,284.6**

Source: Urbanomics

Table 8. Households of Adopted Population Forecast by Subregion and County, 1980 to 2025
(households in 000s)

COUNTY	1980	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	429.3	424.1	409.5	441.9	434.5	427.4	427.3	433.2	440.4
Kings	828.3	828.2	812.0	889.2	870.1	860.1	852.2	851.8	858.0
New York	704.5	716.4	711.0	776.9	784.1	790.5	793.7	802.2	813.3
Queens	711.9	720.1	715.0	801.7	793.2	787.5	793.0	804.2	822.8
Richmond	114.6	130.5	133.9	153.2	153.9	154.4	154.9	158.5	164.1
New York City	**2,788.5**	**2,819.4**	**2,781.3**	**3,062.9**	**3,035.8**	**3,019.8**	**3,021.0**	**3,049.9**	**3,098.5**
Nassau	423.4	431.5	428.5	433.2	432.7	420.5	409.7	409.2	423.7
Suffolk	385.7	424.7	434.4	456.7	472.7	477.0	484.7	498.8	523.5
Long Island	**809.1**	**856.2**	**862.9**	**889.8**	**905.5**	**897.5**	**894.4**	**907.9**	**947.2**
Dutchess	80.6	89.6	92.1	98.4	100.6	101.0	101.4	105.6	112.6
Orange	84.3	101.5	106.1	113.5	120.0	125.1	130.3	139.4	150.3
Putnam	24.4	28.1	29.4	31.4	31.6	31.6	31.7	32.8	34.7
Rockland	77.9	84.9	87.8	92.2	92.6	92.9	93.4	96.2	101.1
Sullivan	23.0	24.6	25.4	25.0	25.9	26.7	27.5	29.2	31.3
Ulster	55.9	60.6	61.3	62.6	62.4	62.0	63.6	68.2	74.3
Westchester	307.5	320.0	322.7	332.8	329.8	326.0	322.3	328.1	336.6
Mid-Hudson	**653.5**	**709.3**	**724.8**	**755.9**	**762.9**	**765.1**	**770.2**	**799.5**	**840.8**
Bergen	300.4	308.9	312.0	321.0	326.7	329.9	332.0	338.9	344.9
Essex	300.3	278.8	266.0	261.1	263.2	261.0	257.3	258.7	263.1
Hudson	207.9	208.7	204.5	205.3	211.1	216.1	218.2	219.4	228.1
Hunterdon	28.5	37.9	41.3	45.8	49.5	52.7	55.7	59.6	64.2
Mercer	105.8	116.8	116.8	119.7	126.7	133.7	139.7	145.8	152.5
Middlesex	196.7	238.8	245.8	258.0	271.6	281.9	292.6	311.2	334.8
Monmouth	170.1	197.6	208.2	224.4	234.1	238.4	244.8	255.1	268.0
Morris	131.8	148.8	157.1	170.0	171.8	171.9	172.3	177.4	184.2
Ocean	128.3	168.1	183.5	202.0	223.7	241.2	254.8	273.3	297.8
Passaic	153.5	155.3	163.1	168.4	170.8	171.3	171.5	174.5	177.5
Somerset	67.4	88.3	97.4	109.7	111.4	118.3	130.8	140.2	151.1
Sussex	37.2	44.5	47.9	51.0	54.0	57.0	60.4	63.4	67.0
Union	178.0	180.1	178.5	181.2	181.2	179.5	182.9	187.7	193.7
Warren	29.4	34.0	35.8	38.2	41.7	44.4	47.2	51.2	55.8
New Jersey	**2,035.3**	**2,206.5**	**2,257.8**	**2,355.8**	**2,437.6**	**2,497.3**	**2,560.0**	**2,656.3**	**2,782.7**
Fairfield	280.6	305.0	302.5	310.9	321.7	326.4	337.9	350.3	365.1
Litchfield	55.7	66.3	67.4	69.8	73.4	76.3	79.8	86.4	93.8
New Haven	271.5	304.7	302.9	309.1	314.5	316.1	315.7	321.8	334.7
Connecticut	**607.8**	**676.1**	**672.9**	**689.9**	**709.6**	**718.8**	**733.4**	**758.5**	**793.6**
NY Suburbs	**1,462.6**	**1,565.5**	**1,587.7**	**1,645.8**	**1,668.3**	**1,662.7**	**1,664.6**	**1,707.4**	**1,788.1**
NY Metro Region	**6,894.3**	**7,267.5**	**7,299.7**	**7,754.3**	**7,851.3**	**7,898.6**	**7,979.0**	**8,172.1**	**8,462.9**

Source: Urbanomics

Table 9. Mean Household Income of Adopted Population Forecast by Subregion and County, 1990 to 2025
(income in constant year 1999 $)

COUNTY	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	$41,145	$42,142	$44,479	$47,503	$53,683	$59,177	$64,982	$71,156
Kings	$47,182	$48,421	$52,265	$57,399	$66,088	$74,430	$83,253	$92,351
New York	$72,431	$75,171	$80,222	$98,816	$116,763	$141,264	$166,263	$188,840
Queens	$57,495	$59,236	$63,427	$69,686	$80,023	$89,642	$99,726	$109,875
Richmond	$72,720	$75,523	$82,759	$84,766	$95,896	$108,857	$122,367	$135,095
New York City	**$56,505**	**$58,420**	**$62,679**	**$71,277**	**$82,754**	**$95,589**	**$108,868**	**$121,580**
Nassau	$91,717	$89,290	$97,560	$101,644	$109,817	$119,716	$131,839	$137,830
Suffolk	$79,109	$77,572	$81,215	$85,269	$93,694	$102,426	$112,203	$120,265
Long Island	**$85,463**	**$83,391**	**$89,172**	**$93,094**	**$101,248**	**$110,346**	**$121,052**	**$128,123**
Dutchess	$71,536	$69,876	$76,377	$76,144	$80,670	$88,269	$101,429	$107,931
Orange	$61,955	$60,154	$65,387	$65,183	$68,293	$75,178	$88,860	$94,979
Putnam	$71,536	$69,876	$76,377	$76,144	$80,670	$88,269	$101,429	$107,931
Rockland	$90,454	$88,546	$90,599	$99,579	$108,588	$117,840	$123,900	$130,270
Sullivan	$43,140	$41,435	$44,432	$44,295	$45,199	$49,784	$64,197	$70,097
Ulster	$54,709	$52,930	$57,194	$57,016	$59,201	$65,382	$79,409	$85,345
Westchester	$91,479	$88,877	$94,128	$102,768	$113,277	$123,199	$130,099	$137,526
Mid-Hudson	**$79,004**	**$76,744**	**$81,633**	**$86,127**	**$92,951**	**$100,994**	**$110,471**	**$116,744**
Bergen	$83,523	$83,811	$84,652	$93,451	$100,374	$109,138	$118,029	$123,542
Essex	$64,893	$62,509	$66,264	$69,105	$73,976	$78,742	$85,772	$91,163
Hudson	$52,373	$50,573	$52,680	$55,847	$57,500	$59,611	$61,540	$66,668
Hunterdon	$92,348	$93,187	$96,055	$102,062	$109,379	$117,492	$129,181	$131,311
Mercer	$69,950	$68,105	$70,844	$75,202	$79,203	$83,618	$88,994	$94,355
Middlesex	$73,076	$71,630	$75,561	$69,988	$74,826	$79,618	$90,393	$95,730
Monmouth	$78,440	$76,620	$78,972	$83,132	$89,864	$95,695	$103,460	$108,920
Morris	$94,581	$95,321	$97,230	$104,375	$112,187	$120,945	$134,169	$136,397
Ocean	$54,045	$52,479	$55,095	$56,962	$58,314	$60,045	$61,622	$66,674
Passaic	$63,866	$61,973	$64,743	$69,457	$72,237	$75,790	$78,982	$84,248
Somerset	$91,767	$92,475	$93,701	$100,583	$107,871	$114,751	$128,891	$131,016
Sussex	$68,519	$67,104	$69,990	$73,425	$75,876	$79,025	$82,041	$87,315
Union	$72,953	$70,919	$73,951	$79,182	$84,812	$90,026	$96,107	$101,542
Warren	$68,519	$67,104	$69,990	$73,425	$75,876	$79,025	$82,041	$87,315
New Jersey	**$72,120**	**$71,072**	**$73,803**	**$77,406**	**$82,136**	**$87,322**	**$94,422**	**$99,179**
Fairfield	$93,727	$94,502	$110,967	$117,931	$129,567	$140,736	$159,845	$168,716
Litchfield	$70,527	$70,146	$78,493	$81,714	$88,077	$96,931	$105,130	$120,152
New Haven	$64,068	$63,477	$70,604	$73,539	$78,925	$86,804	$93,907	$105,768
Connecticut	**$78,083**	**$78,093**	**$89,594**	**$94,507**	**$102,891**	**$112,753**	**$125,637**	**$136,426**
NY Suburbs	**$82,536**	**$80,357**	**$85,709**	**$89,908**	**$97,430**	**$106,019**	**$116,097**	**$122,772**
NY Metro Region	**$68,861**	**$68,918**	**$73,341**	**$79,239**	**$87,481**	**$96,690**	**$107,240**	**$115,858**

Source: Urbanomics

Table 10. Adjusted Population Forecast by Subregion and County, 1980 to 2025
(in 000s)

COUNTY	1980	1990	2000	2001	2002	2005	2010	2015	2020	2025
Bronx	1,169.0	1,203.8	1,332.7	1,337.9	1,342.2	1,349.3	1,361.2	1,373.1	1,385.0	1,396.9
Kings	2,231.0	2,300.7	2,465.3	2,465.3	2,464.1	2,472.6	2,486.8	2,501.0	2,515.2	2,529.5
New York	1,428.3	1,487.5	1,537.2	1,541.2	1,544.0	1,562.9	1,589.8	1,605.1	1,627.4	1,657.8
Queens	1,891.3	1,951.6	2,229.4	2,224.5	2,223.5	2,232.9	2,243.0	2,267.7	2,299.3	2,337.4
Richmond	352.0	379.0	443.7	450.2	451.0	453.8	464.9	477.7	499.6	524.8
New York City	**7,071.6**	**7,322.6**	**8,008.3**	**8,019.0**	**8,024.8**	**8,071.4**	**8,145.6**	**8,224.7**	**8,326.4**	**8,446.4**
Nassau	1,321.6	1,287.4	1,334.5	1,334.6	1,333.4	1,335.5	1,337.3	1,342.4	1,362.2	1,390.4
Suffolk	1,284.2	1,321.8	1,419.4	1,439.0	1,454.4	1,464.5	1,515.0	1,560.7	1,606.8	1,662.0
Long Island	**2,605.8**	**2,609.2**	**2,753.9**	**2,773.6**	**2,787.8**	**2,800.0**	**2,852.4**	**2,903.1**	**2,969.0**	**3,052.4**
Dutchess	245.1	259.5	280.2	284.4	288.2	291.2	298.7	307.9	324.0	342.9
Orange	259.6	307.6	341.4	348.8	354.7	349.3	358.2	373.9	400.3	430.5
Putnam	77.2	83.9	95.7	97.2	98.3	97.8	100.0	102.8	107.4	112.9
Rockland	259.5	265.5	286.8	288.6	289.8	289.8	294.3	302.2	313.6	327.8
Sullivan	65.2	69.3	74.0	74.1	74.2	76.9	80.0	83.6	88.5	94.2
Ulster	158.2	165.3	177.7	178.0	178.2	179.4	181.1	189.3	203.6	219.7
Westchester	866.6	874.9	923.5	928.9	932.7	925.3	926.9	928.1	938.9	956.8
Mid-Hudson	**1,931.4**	**2,026.0**	**2,179.2**	**2,200.0**	**2,216.0**	**2,209.7**	**2,239.2**	**2,287.9**	**2,376.4**	**2,484.9**
Bergen	845.4	825.4	884.1	886.7	888.5	890.7	901.9	900.7	903.1	919.1
Essex	851.3	778.0	792.3	793.1	792.7	798.4	802.1	796.3	796.4	807.3
Hudson	557.0	553.1	609.0	607.6	606.2	632.0	660.8	685.7	702.2	729.8
Hunterdon	87.4	107.9	122.0	125.1	127.5	132.7	143.9	153.8	165.0	179.7
Mercer	307.9	325.8	350.8	353.5	355.8	370.7	395.6	412.6	426.2	447.2
Middlesex	595.9	671.7	750.2	757.2	762.2	783.5	818.1	851.4	890.3	932.0
Monmouth	503.2	553.2	615.3	623.0	629.1	651.0	680.5	703.7	732.1	774.0
Morris	407.6	421.3	470.2	472.9	474.6	472.4	475.8	479.6	491.8	512.2
Ocean	346.0	433.2	510.9	527.2	541.0	550.9	588.2	622.5	659.7	702.6
Passaic	447.6	470.9	490.4	491.1	492.7	491.8	494.4	492.6	493.5	501.8
Somerset	203.1	240.2	297.5	302.0	305.4	320.7	344.8	381.8	408.0	442.5
Sussex	116.1	130.9	144.2	146.7	148.7	153.2	164.4	175.4	183.9	196.0
Union	504.1	493.8	522.5	523.4	524.1	524.9	529.2	539.4	548.4	565.8
Warren	84.4	91.7	102.4	105.8	108.6	112.1	121.3	129.9	140.8	154.5
New Jersey	**5,857.0**	**6,097.0**	**6,661.8**	**6,715.1**	**6,757.0**	**6,885.0**	**7,121.1**	**7,325.4**	**7,541.6**	**7,864.4**
Fairfield	807.1	827.6	882.6	885.4	887.0	918.3	935.2	958.3	987.5	1,036.8
Litchfield	156.8	174.1	182.2	184.5	186.4	193.0	201.6	209.5	226.2	247.9
New Haven	761.3	804.2	824.0	828.4	832.1	844.0	851.7	856.2	880.6	922.9
Connecticut	**1,725.2**	**1,806.0**	**1,888.8**	**1,898.2**	**1,905.5**	**1,955.3**	**1,988.5**	**2,023.9**	**2,094.3**	**2,207.7**
NY Suburbs	**4,537.2**	**4,635.2**	**4,933.1**	**4,973.6**	**5,003.8**	**5,009.7**	**5,091.6**	**5,191.0**	**5,345.3**	**5,537.3**
NY Metro Region	**19,191.0**	**19,843.2**	**21,491.9**	**21,606.0**	**21,691.2**	**21,921.4**	**22,346.8**	**22,765.0**	**23,307.7**	**24,055.8**

Source: Urbanomics

Table 11. Adjusted Total Employment Forecast by Subregion and County, 1980 to 2025
(in 000s)

COUNTY	1980	1990	1995	2000	2002	2005	2010	2015	2020	2025
Bronx	211.9	237.8	241.7	252.5	248.7	253.8	266.1	275.8	289.0	300.1
Kings	485.7	504.4	524.0	543.4	538.1	550.5	561.0	568.2	583.5	591.3
New York	2,364.8	2,565.1	2,369.3	2,798.5	2,723.4	2,776.5	2,850.9	2,894.0	2,956.5	2,995.3
Queens	499.8	567.3	562.5	590.0	579.1	589.6	607.5	621.3	643.7	658.1
Richmond	64.4	91.5	98.5	108.4	107.1	110.3	116.0	119.4	124.2	126.9
New York City	**3,626.6**	**3,966.2**	**3,795.9**	**4,292.7**	**4,196.5**	**4,280.7**	**4,401.5**	**4,478.6**	**4,596.9**	**4,671.7**
Nassau	643.1	716.7	693.6	749.5	755.4	761.4	781.0	803.4	835.6	866.1
Suffolk	455.2	612.5	622.0	722.9	730.0	751.4	768.5	779.8	798.5	828.2
Long Island	**1,098.3**	**1,329.2**	**1,315.6**	**1,472.4**	**1,485.4**	**1,512.8**	**1,549.5**	**1,583.3**	**1,634.2**	**1,694.3**
Dutchess	109.9	139.8	125.3	139.4	142.7	152.6	153.7	162.0	174.8	184.0
Orange	95.0	127.5	131.1	149.0	152.0	160.1	168.3	175.9	185.6	194.7
Putnam	17.1	26.2	28.0	33.0	34.9	36.7	39.9	43.4	48.2	51.8
Rockland	98.7	122.6	121.1	134.1	136.3	139.4	147.0	153.3	162.4	166.8
Sullivan	26.5	31.4	31.1	33.2	33.7	35.8	37.5	39.9	43.2	46.0
Ulster	58.0	75.7	72.8	80.9	81.7	85.3	89.2	94.0	102.4	110.6
Westchester	421.9	483.5	465.2	511.1	516.3	516.2	539.6	550.1	576.9	589.2
Mid-Hudson	**827.1**	**1,006.8**	**974.5**	**1,080.8**	**1,097.4**	**1,126.1**	**1,175.2**	**1,218.8**	**1,293.6**	**1,343.1**
Bergen	456.1	533.6	520.7	566.8	563.0	579.6	598.9	610.5	630.5	635.4
Essex	428.9	428.5	423.9	446.6	442.3	449.7	454.6	462.6	480.3	488.8
Hudson	248.6	273.5	265.3	286.9	288.8	304.9	331.3	347.0	366.2	389.2
Hunterdon	31.2	50.2	54.8	74.4	75.9	79.1	85.6	92.4	99.8	107.1
Mercer	176.5	223.3	221.5	244.7	250.8	262.7	276.3	288.1	301.2	308.6
Middlesex	312.9	407.3	418.8	455.7	464.2	482.3	512.1	543.9	580.2	600.3
Monmouth	194.9	264.8	271.8	307.6	316.4	317.9	336.2	354.1	379.1	405.1
Morris	212.3	287.9	297.4	350.5	350.2	355.5	373.8	389.7	405.8	413.0
Ocean	96.7	145.9	160.1	178.9	184.0	188.9	199.2	207.2	213.8	220.1
Passaic	209.4	225.0	212.2	221.8	215.4	222.3	226.1	231.4	242.3	253.9
Somerset	108.9	165.7	178.5	229.4	233.6	241.0	258.3	272.7	283.1	290.3
Sussex	29.4	41.3	46.5	54.8	56.1	58.1	62.7	67.9	74.4	81.1
Union	292.5	302.9	268.3	285.0	282.3	292.5	299.1	310.3	320.2	331.1
Warren	34.2	41.3	41.6	42.4	43.5	44.9	45.8	46.8	50.1	54.4
New Jersey	**2,832.6**	**3,391.5**	**3,381.3**	**3,745.3**	**3,766.4**	**3,879.4**	**4,059.8**	**4,224.7**	**4,427.2**	**4,578.2**
Fairfield	436.6	509.4	494.8	536.9	527.9	550.4	572.0	590.3	613.1	640.7
Litchfield	67.0	82.3	83.7	89.9	88.1	92.4	96.6	100.3	105.3	110.7
New Haven	369.0	435.0	414.3	436.7	430.5	441.7	449.3	457.2	474.6	493.3
Connecticut	**872.6**	**1,026.8**	**992.8**	**1,063.4**	**1,046.5**	**1,084.5**	**1,117.9**	**1,147.8**	**1,193.0**	**1,244.6**
NY Suburbs	**1,925.4**	**2,335.9**	**2,290.1**	**2,553.2**	**2,582.8**	**2,638.9**	**2,724.7**	**2,802.1**	**2,927.8**	**3,037.4**
NY Metro Region	**9,257.2**	**10,720.3**	**10,460.1**	**11,654.7**	**11,592.3**	**11,883.5**	**12,303.9**	**12,653.2**	**13,144.9**	**13,531.9**

Source: Urbanomics

Table 12. Adjusted Payroll Employment Forecast by Subregion and County, 1980 to 2025
(In 000s)

COUNTY	1980	1990	1995	2000	2002	2005	2010	2015	2020	2025
Bronx	186.4	208.6	210.6	207.1	203.0	207.6	219.6	229.5	243.0	254.0
Kings	400.9	421.4	425.8	421.7	413.5	421.3	425.4	427.9	440.6	447.3
New York	2,253.5	2,390.9	2,170.4	2,551.3	2,465.6	2,502.7	2,551.8	2,575.5	2,627.6	2,657.4
Queens	410.4	472.8	454.0	457.9	445.0	452.3	465.4	475.6	496.0	508.8
Richmond	50.4	72.6	78.6	85.0	83.6	86.5	92.9	97.4	102.0	103.6
New York City	**3,301.6**	**3,566.3**	**3,339.4**	**3,723.1**	**3,610.6**	**3,670.5**	**3,755.1**	**3,806.0**	**3,909.2**	**3,971.2**
Nassau	532.4	603.8	574.6	615.5	620.6	625.2	641.8	661.4	691.4	719.2
Suffolk	383.0	519.8	518.4	602.7	607.6	625.9	637.4	644.9	660.2	685.6
Long Island	**915.4**	**1,123.6**	**1,093.0**	**1,218.2**	**1,228.2**	**1,251.1**	**1,279.2**	**1,306.4**	**1,351.6**	**1,404.9**
Dutchess	97.6	121.1	103.5	115.8	118.0	126.4	124.6	130.7	142.0	150.1
Orange	80.9	108.0	109.6	122.9	124.8	131.2	136.8	142.4	150.8	158.9
Putnam	12.3	18.9	19.4	22.9	24.0	24.7	26.1	28.0	31.6	34.3
Rockland	81.5	102.0	98.8	110.0	111.1	112.7	118.1	123.0	131.0	134.5
Sullivan	21.5	25.7	24.8	25.6	25.8	27.4	28.3	30.0	32.6	34.8
Ulster	48.7	61.8	56.9	64.7	64.8	67.5	70.2	73.5	79.4	84.0
Westchester	352.2	406.7	379.3	418.2	421.7	419.2	438.3	445.5	470.4	481.1
Mid-Hudson	**694.7**	**844.2**	**792.3**	**880.2**	**890.3**	**909.1**	**942.5**	**973.2**	**1,037.8**	**1,077.8**
Bergen	394.9	452.4	435.9	480.6	475.5	490.2	504.2	512.5	529.4	532.0
Essex	392.0	379.6	375.2	396.2	391.2	397.5	400.1	406.1	422.2	429.8
Hudson	227.8	246.0	237.8	257.2	258.5	273.8	297.0	311.2	328.3	347.9
Hunterdon	25.4	37.8	41.6	56.8	57.8	60.3	64.7	69.4	74.8	80.1
Mercer	162.2	198.0	195.4	216.9	222.0	232.5	242.8	252.2	263.6	270.0
Middlesex	287.9	362.5	373.3	406.2	413.2	428.9	452.1	477.9	507.9	524.6
Monmouth	165.0	217.9	221.7	252.6	260.2	259.9	273.0	287.0	308.4	330.5
Morris	187.6	248.1	250.8	296.1	294.1	296.9	309.1	320.4	334.3	339.0
Ocean	77.3	113.4	126.1	138.9	143.1	146.8	154.0	160.1	165.6	170.8
Passaic	189.0	195.5	182.9	191.5	184.5	190.6	192.2	195.7	205.1	214.8
Somerset	96.5	142.8	154.4	203.1	206.6	212.9	227.1	239.0	247.7	253.7
Sussex	23.2	29.7	34.0	40.2	41.2	42.7	45.7	49.2	53.8	58.4
Union	266.2	265.2	233.5	251.6	247.7	256.0	258.4	265.8	273.3	281.9
Warren	29.4	34.2	33.9	35.7	36.7	37.9	38.0	38.5	41.5	45.5
New Jersey	**2,524.4**	**2,923.4**	**2,896.6**	**3,223.6**	**3,232.4**	**3,326.9**	**3,458.5**	**3,585.0**	**3,755.7**	**3,879.1**
Fairfield	372.4	420.0	398.9	430.6	418.0	435.0	448.3	459.6	479.0	499.8
Litchfield	54.4	63.9	63.0	66.4	63.9	67.2	69.3	71.4	75.2	79.2
New Haven	326.3	372.2	347.6	367.5	359.5	367.9	370.3	374.9	389.4	404.9
Connecticut	**753.1**	**856.0**	**809.5**	**864.4**	**841.4**	**870.1**	**887.9**	**905.9**	**943.6**	**983.9**
NY Suburbs	**1,610.1**	**1,967.8**	**1,885.3**	**2,098.4**	**2,118.5**	**2,160.2**	**2,221.7**	**2,279.6**	**2,389.4**	**2,482.6**
NY Metro Region	**8,189.2**	**9,313.5**	**8,930.9**	**9,909.5**	**9,802.8**	**10,027.7**	**10,323.2**	**10,576.5**	**10,998.0**	**11,316.8**

Source: Urbanomics

Table 13. Adjusted Self Employment Forecast by Subregion and County, 1980 to 2025
(In 000s)

COUNTY	1980	1990	1995	2000	2002	2005	2010	2015	2020	2025
Bronx	25.5	29.2	31.0	45.4	45.7	46.2	46.5	46.3	46.0	46.0
Kings	84.8	83.0	98.2	121.6	124.7	129.2	135.6	140.2	142.9	144.0
New York	111.3	174.2	198.9	247.2	257.9	273.8	299.2	318.5	328.9	337.9
Queens	89.4	94.5	108.4	132.1	134.1	137.3	142.1	145.7	147.7	149.4
Richmond	14.0	18.9	19.9	23.4	23.5	23.8	23.1	22.0	22.2	23.2
New York City	**325.0**	**399.9**	**456.5**	**569.6**	**585.9**	**610.2**	**646.4**	**672.6**	**687.7**	**700.6**
Nassau	110.7	112.9	119.0	134.0	134.8	136.1	139.2	142.0	144.3	146.9
Suffolk	72.2	92.7	103.6	120.3	122.4	125.5	131.1	134.9	138.3	142.5
Long Island	**182.9**	**205.6**	**222.6**	**254.2**	**257.2**	**261.6**	**270.3**	**276.9**	**282.6**	**289.4**
Dutchess	12.3	18.7	21.8	23.6	24.6	26.3	29.0	31.3	32.8	33.9
Orange	14.1	19.5	21.5	26.1	27.2	28.8	31.5	33.6	34.9	35.8
Putnam	4.8	7.3	8.6	10.1	10.9	12.0	13.8	15.4	16.6	17.5
Rockland	17.2	20.6	22.3	24.1	25.1	26.7	28.9	30.4	31.5	32.4
Sullivan	5.0	5.7	6.3	7.6	7.9	8.4	9.2	9.9	10.6	11.2
Ulster	9.3	13.9	15.9	16.2	16.9	17.8	19.1	20.5	23.0	26.5
Westchester	69.7	76.8	85.9	92.9	94.5	97.0	101.3	104.6	106.6	108.0
Mid-Hudson	**132.4**	**162.6**	**182.2**	**200.6**	**207.2**	**217.0**	**232.7**	**245.7**	**255.9**	**265.4**
Bergen	61.2	81.2	84.8	86.2	87.5	89.4	94.7	98.0	101.1	103.3
Essex	36.9	48.9	48.7	50.4	51.1	52.2	54.5	56.5	58.1	59.0
Hudson	20.8	27.5	27.5	29.7	30.3	31.1	34.3	35.9	37.9	41.3
Hunterdon	5.8	12.4	13.2	17.6	18.1	18.8	20.9	23.0	25.0	27.0
Mercer	14.3	25.3	26.1	27.8	28.8	30.2	33.5	35.8	37.6	38.5
Middlesex	25.0	44.8	45.5	49.5	51.0	53.4	60.0	66.1	72.3	75.6
Monmouth	29.9	46.9	50.0	54.9	56.1	58.0	63.2	67.1	70.8	74.7
Morris	24.7	39.8	46.6	54.4	56.1	58.6	64.7	69.3	71.6	74.0
Ocean	19.4	32.5	34.0	40.0	40.9	42.1	45.2	47.1	48.2	49.4
Passaic	20.4	29.5	29.3	30.3	30.9	31.7	33.9	35.6	37.2	39.0
Somerset	12.4	22.9	24.1	26.2	27.0	28.1	31.1	33.7	35.4	36.6
Sussex	6.2	11.6	12.5	14.6	14.9	15.3	17.0	18.7	20.7	22.8
Union	26.3	37.7	34.8	33.3	34.6	36.5	40.7	44.6	47.0	49.1
Warren	4.8	7.1	7.7	6.7	6.8	7.1	7.7	8.2	8.6	8.9
New Jersey	**308.2**	**468.1**	**484.6**	**521.7**	**534.0**	**552.5**	**601.3**	**639.7**	**671.5**	**699.1**
Fairfield	64.2	89.4	95.8	106.3	109.9	115.4	123.7	130.7	134.1	140.9
Litchfield	12.6	18.5	20.7	23.5	24.2	25.2	27.3	28.9	30.1	31.4
New Haven	42.7	62.8	66.8	69.2	71.0	73.9	79.0	82.4	85.2	88.4
Connecticut	**119.5**	**170.7**	**183.3**	**199.0**	**205.1**	**214.4**	**230.0**	**241.9**	**249.4**	**260.7**
NY Suburbs	**315.3**	**368.1**	**404.8**	**454.8**	**464.4**	**478.7**	**503.0**	**522.5**	**538.4**	**554.8**
NY Metro Region	**1,068.0**	**1,406.8**	**1,529.2**	**1,745.2**	**1,789.5**	**1,855.8**	**1,980.6**	**2,076.8**	**2,147.0**	**2,215.1**

Source: Urbanomics

Table 14. Aggregate Earnings of Adjusted Total Employment Forecast by Subregion and County, 1990 to 2025
(earnings in constant year 2000 $000s)

COUNTY	1990	2000	2005	2010	2015	2020	2025
Bronx	$8,380,537	$11,276,817	$11,522,049	$12,118,406	$12,724,855	$13,812,257	$14,457,522
Kings	$16,375,000	$24,893,956	$25,212,419	$25,939,537	$26,859,403	$28,626,137	$29,177,339
New York	$157,502,220	$173,227,402	$188,627,846	$203,070,118	$221,373,375	$250,694,888	$273,919,481
Queens	$20,906,391	$23,765,553	$23,798,355	$24,328,160	$24,887,005	$26,430,831	$26,881,314
Richmond	$2,917,697	$4,323,486	$4,450,145	$4,724,386	$4,973,463	$5,367,260	$5,459,702
New York City	**$206,081,845**	**$237,487,215**	**$253,610,813**	**$270,180,607**	**$290,818,100**	**$324,931,374**	**$349,895,358**
Nassau	$28,637,532	$26,344,854	$28,171,794	$29,621,883	$31,451,032	$35,019,525	$36,799,038
Suffolk	$22,010,930	$26,672,791	$29,082,987	$30,097,353	$31,063,800	$33,744,895	$35,794,732
Long Island	**$50,648,462**	**$53,017,645**	**$57,254,781**	**$59,719,237**	**$62,514,832**	**$68,764,420**	**$72,593,770**
Dutchess	$5,201,204	$4,534,563	$5,295,240	$5,521,387	$5,881,829	$6,761,550	$7,310,714
Orange	$4,030,577	$4,503,013	$4,969,637	$5,240,367	$5,602,042	$6,304,478	$6,887,942
Putnam	$754,162	$955,067	$1,082,900	$1,155,727	$1,271,270	$1,493,469	$1,712,696
Rockland	$4,446,135	$4,731,429	$5,191,489	$5,642,657	$6,209,099	$7,232,368	$7,924,313
Sullivan	$911,504	n/a	n/a	n/a	n/a	n/a	n/a
Ulster	$2,309,371	n/a	n/a	n/a	n/a	n/a	n/a
Westchester	$20,349,984	$23,240,022	$24,207,396	$26,009,660	$28,061,784	$32,631,805	$35,515,789
Mid-Hudson	**$38,002,935**	**$37,964,095**	**$40,746,662**	**$43,569,799**	**$47,026,024**	**$54,423,670**	**$59,351,454**
Bergen	$24,090,413	$23,585,444	$24,741,514	$26,261,817	$27,535,197	$29,912,489	$30,631,945
Essex	$19,727,404	$17,157,500	$17,678,926	$18,346,814	$19,303,216	$21,263,880	$22,165,389
Hudson	$11,029,991	$12,042,439	$13,862,409	$15,836,550	$17,526,144	$19,761,977	$21,686,646
Hunterdon	$1,937,411	$2,805,203	$3,051,209	$3,425,799	$3,881,731	$4,553,373	$5,101,871
Mercer	$9,092,164	n/a	n/a	n/a	n/a	n/a	n/a
Middlesex	$17,174,955	$19,948,342	$21,715,201	$23,874,869	$26,457,137	$30,413,547	$32,650,344
Monmouth	$9,750,954	$10,583,956	$11,237,413	$12,279,729	$13,465,927	$15,542,266	$17,333,890
Morris	$13,061,693	$22,059,488	$23,105,156	$25,516,980	$28,261,160	$32,733,009	$35,687,416
Ocean	$4,407,754	$4,646,426	$4,984,120	$5,197,701	$5,382,954	$5,731,516	$5,852,158
Passaic	$8,908,972	$7,540,886	$7,734,972	$8,034,659	$8,436,379	$9,162,596	$9,629,651
Somerset	$7,488,208	$10,676,822	$11,947,191	$13,532,833	$15,168,862	$16,947,296	$18,037,519
Sussex	$1,309,763	$1,526,525	$1,647,514	$1,825,488	$2,044,075	$2,366,110	$2,627,006
Union	$12,285,874	$11,300,469	$11,701,812	$12,193,761	$13,012,989	$14,201,191	$14,944,894
Warren	$1,383,714	$1,267,469	$1,379,090	$1,424,903	$1,498,813	$1,729,278	$1,923,366
New Jersey	**$141,649,270**	**$145,140,968**	**$154,786,527**	**$167,751,903**	**$181,974,584**	**$204,318,529**	**$218,272,095**
Fairfield	$24,630,900	$27,474,476	$29,735,844	$32,609,635	$35,907,472	$41,527,129	$46,876,999
Litchfield	$2,728,878	n/a	n/a	n/a	n/a	n/a	n/a
New Haven	$15,878,562	$15,505,614	$16,471,504	$17,283,410	$18,226,506	$20,483,501	$22,271,017
Connecticut	**$43,238,340**	**$42,980,090**	**$46,207,347**	**$49,893,044**	**$54,133,977**	**$62,010,630**	**$69,148,017**
NY Suburbs	**$88,651,397**	**$90,981,740**	**$98,001,443**	**$103,289,035**	**$109,540,856**	**$123,188,090**	**$131,945,224**
NY Metro Region	**$479,620,852**	**$516,590,013**	**$552,606,130**	**$591,114,588**	**$636,467,518**	**$714,448,622**	**$769,260,693**

Source: Urbanomics

Table 15. Employed Labor Force of Adjusted Population and Employment Forecast by Subregion and County, 1980 to 2025
(In 000s)

COUNTY	1980	1990	2000	2001	2002	2005	2010	2015	2020	2025
Bronx	402.9	442.0	444.1	436.0	432.1	443.0	445.6	448.3	463.8	471.7
Kings	820.8	929.3	928.3	911.3	903.1	952.3	967.4	982.8	1,008.9	1,022.2
New York	698.7	770.1	813.9	799.1	791.8	809.1	849.1	869.0	904.5	917.5
Queens	850.3	939.0	975.2	957.4	948.8	998.3	1025.7	1,029.7	1,043.4	1,057.8
Richmond	145.5	177.3	195.8	192.3	190.5	207.6	219.6	235.0	240.3	251.6
New York City	**2,918.2**	**3,257.6**	**3,357.3**	**3,296.1**	**3,266.3**	**3,410.2**	**3,507.5**	**3,564.8**	**3,661.0**	**3,720.9**
Nassau	625.3	661.5	667.7	660.2	673.2	689.9	696.8	696.6	701.5	724.4
Suffolk	538.6	665.2	693.5	685.7	699.2	715.0	744.9	781.9	826.6	864.1
Long Island	**1,163.8**	**1,326.7**	**1,361.2**	**1,345.9**	**1,372.4**	**1,404.8**	**1,441.7**	**1,478.5**	**1,528.0**	**1,588.5**
Dutchess	105.8	127.9	130.8	131.4	133.3	135.4	137.4	142.4	152.3	160.8
Orange	103.9	141.4	151.7	151.0	154.1	164.5	180.6	189.0	207.6	223.5
Putnam	34.1	45.0	48.9	49.8	51.2	51.4	53.9	56.4	60.3	63.3
Rockland	119.6	136.2	135.3	134.0	136.5	144.4	151.5	157.7	167.6	175.0
Sullivan	24.8	29.8	30.2	29.8	30.5	29.9	32.2	34.7	38.3	41.0
Ulster	66.8	80.2	83.7	82.3	83.9	87.1	94.6	97.5	106.2	114.5
Westchester	415.2	445.9	432.6	428.5	436.0	445.3	452.7	467.4	487.7	494.9
Mid-Hudson	**870.3**	**1,006.5**	**1,013.3**	**1,006.8**	**1,025.5**	**1,058.0**	**1,102.9**	**1,145.1**	**1,219.9**	**1,273.0**
Bergen	421.1	436.4	435.3	427.0	426.3	454.4	480.5	487.0	490.0	490.3
Essex	358.8	364.5	336.4	332.0	332.6	357.0	373.8	387.2	392.0	393.6
Hudson	239.8	268.8	271.8	269.0	272.5	279.5	293.9	312.9	334.5	345.9
Hunterdon	40.9	58.5	63.4	63.6	64.4	72.6	79.8	87.9	96.6	104.2
Mercer	142.8	166.4	166.6	169.7	170.2	176.5	185.0	196.6	211.3	219.6
Middlesex	290.6	360.5	370.8	371.7	376.2	407.9	433.9	462.4	479.2	498.5
Monmouth	215.2	275.1	294.6	297.0	302.8	314.7	342.1	363.1	390.6	409.6
Morris	201.2	234.7	243.8	240.6	241.0	259.0	275.4	279.7	290.4	299.5
Ocean	120.0	181.4	213.3	215.0	219.2	218.2	226.8	239.3	261.4	276.2
Passaic	199.6	225.6	215.5	211.4	211.1	222.2	224.9	232.9	240.6	246.2
Somerset	102.3	136.8	154.0	154.4	156.3	176.2	182.5	191.5	217.3	233.7
Sussex	51.7	67.6	73.9	73.0	73.1	79.7	83.0	90.2	98.9	104.6
Union	242.1	252.2	244.2	241.0	241.4	259.3	261.2	266.3	274.8	281.9
Warren	37.2	45.9	51.2	50.6	50.6	54.7	60.8	66.1	72.2	78.7
New Jersey	**2,663.1**	**3,074.4**	**3,135.0**	**3,116.2**	**3,137.8**	**3,331.9**	**3,503.7**	**3,663.2**	**3,849.7**	**3,982.5**
Fairfield	388.6	430.4	443.9	430.1	423.8	438.1	458.9	474.5	500.7	521.9
Litchfield	75.8	93.7	99.0	96.0	95.9	104.6	108.6	112.4	115.0	124.9
New Haven	354.0	407.4	409.8	397.7	398.0	424.9	434.9	441.0	454.5	472.4
Connecticut	**818.5**	**931.6**	**952.7**	**923.8**	**917.7**	**967.5**	**1,002.4**	**1,027.9**	**1,070.2**	**1,119.2**
NY Suburbs	**2,034.1**	**2,333.2**	**2,374.5**	**2,352.7**	**2,397.9**	**2,462.8**	**2,544.6**	**2,623.6**	**2,748.0**	**2,861.6**
NY Metro Region	**8,433.9**	**9,596.8**	**9,819.4**	**9,688.7**	**9,719.7**	**10,172.5**	**10,558.1**	**10,879.5**	**11,329.0**	**11,684.2**

Source: Urbanomics

Table 16. Households of Adjusted Population Forecast by Subregion and County, 1980 to 2025
(In 000s)

COUNTY	1980	1990	2000	2001	2002	2005	2010	2015	2020	2025
Bronx	429.3	424.1	463.2	463.2	462.9	460.9	455.3	456.9	459.7	461.7
Kings	828.3	828.2	880.7	878.8	876.5	874.5	867.3	860.9	855.9	852.5
New York	704.5	716.4	738.6	739.5	739.8	745.8	752.2	755.4	763.9	774.8
Queens	711.9	720.1	782.7	779.1	776.9	774.1	769.2	774.7	785.6	803.1
Richmond	114.6	130.5	156.3	158.1	157.9	157.2	157.5	157.9	161.2	166.5
New York City	**2,788.5**	**2,819.4**	**3,021.6**	**3,018.7**	**3,014.0**	**3,012.4**	**3,001.4**	**3,005.8**	**3,026.3**	**3,058.7**
Nassau	423.4	431.5	447.4	446.6	445.4	447.1	434.4	423.1	422.4	437.2
Suffolk	385.7	424.7	469.3	475.4	480.0	484.5	488.6	496.2	510.3	535.3
Long Island	**809.1**	**856.2**	**916.7**	**922.0**	**925.4**	**931.6**	**923.0**	**919.3**	**932.7**	**972.5**
Dutchess	80.6	89.6	99.5	100.7	101.6	101.1	101.4	101.8	105.9	112.7
Orange	84.3	101.5	114.8	117.2	119.1	120.6	125.8	130.9	140.0	150.8
Putnam	24.4	28.1	32.7	33.1	33.3	33.2	33.2	33.3	34.4	36.4
Rockland	77.9	84.9	92.7	93.1	93.3	92.7	93.0	93.5	96.3	101.2
Sullivan	23.0	24.6	27.7	27.7	27.6	28.1	28.9	29.7	31.4	33.6
Ulster	55.9	60.6	67.5	67.4	67.3	68.1	67.5	69.0	73.7	80.0
Westchester	307.5	320.0	337.1	339.1	340.5	331.4	327.6	323.9	329.7	338.1
Mid-Hudson	**653.5**	**709.3**	**772.0**	**778.3**	**782.9**	**775.2**	**777.3**	**782.1**	**811.4**	**852.7**
Bergen	300.4	308.9	330.8	331.5	332.0	337.2	340.3	342.5	349.6	355.6
Essex	300.3	278.8	283.7	283.2	282.1	286.6	284.1	280.2	281.6	286.1
Hudson	207.9	208.7	230.5	228.8	227.1	236.7	241.2	242.5	243.3	252.0
Hunterdon	28.5	37.9	43.7	44.7	45.4	47.6	50.8	53.9	57.8	62.4
Mercer	105.8	116.8	125.8	126.5	127.0	134.3	141.3	147.4	153.6	160.3
Middlesex	196.7	238.8	265.8	267.7	268.8	277.2	287.3	297.9	316.4	340.0
Monmouth	170.1	197.6	224.2	225.9	227.0	233.2	237.5	243.9	254.3	267.2
Morris	131.8	148.8	169.7	170.5	170.9	171.8	171.9	172.2	177.3	184.1
Ocean	128.3	168.1	200.4	206.3	211.2	221.9	239.1	252.7	270.9	295.1
Passaic	153.5	155.3	163.9	164.0	164.5	166.2	166.7	166.9	169.8	172.8
Somerset	67.4	88.3	109.0	110.4	111.3	110.3	117.0	129.2	138.5	149.2
Sussex	37.2	44.5	50.8	51.6	52.2	53.8	56.9	60.3	63.2	66.9
Union	178.0	180.1	186.1	185.8	185.3	186.4	184.7	188.0	192.8	198.8
Warren	29.4	34.0	38.7	39.8	40.8	42.2	44.9	47.7	51.7	56.3
New Jersey	**2,035.3**	**2,206.5**	**2,423.2**	**2,436.6**	**2,445.7**	**2,505.6**	**2,563.8**	**2,625.1**	**2,720.7**	**2,846.7**
Fairfield	280.6	305.0	324.2	324.8	324.9	335.3	339.9	351.5	364.0	378.6
Litchfield	55.7	66.3	71.6	72.3	73.0	75.2	78.2	81.8	88.6	96.2
New Haven	271.5	304.7	319.0	320.2	321.2	324.9	326.4	325.9	331.9	344.6
Connecticut	**607.8**	**676.1**	**714.8**	**717.3**	**719.0**	**735.3**	**744.5**	**759.2**	**784.5**	**819.4**
NY Suburbs	**1,462.6**	**1,565.5**	**1,688.7**	**1,700.3**	**1,708.3**	**1,706.8**	**1,700.3**	**1,701.4**	**1,744.1**	**1,825.3**
NY Metro Region	**6,894.3**	**7,267.5**	**7,848.3**	**7,872.9**	**7,887.1**	**7,960.1**	**8,009.9**	**8,091.6**	**8,275.6**	**8,550.1**

Source: Urbanomics

Table 17. Average Household Size of Adjusted Population Forecast by Subregion and County, 1980 to 2025
(In 000s)

COUNTY	1980	1990	2000	2001	2002	2005	2010	2015	2020	2025
Bronx	2.66	2.74	2.78	2.79	2.80	2.83	2.88	2.89	2.91	2.93
Kings	2.67	2.74	2.75	2.76	2.77	2.78	2.81	2.83	2.86	2.88
New York	1.96	2.00	2.00	2.00	2.01	2.01	2.02	2.03	2.04	2.06
Queens	2.63	2.67	2.81	2.82	2.83	2.85	2.88	2.90	2.93	2.96
Richmond	3.00	2.85	2.78	2.79	2.80	2.83	2.87	2.91	2.95	2.98
New York City	**2.49**	**2.54**	**2.59**	**2.60**	**2.60**	**2.62**	**2.64**	**2.66**	**2.69**	**2.71**
Nassau	3.08	2.94	2.93	2.94	2.95	2.96	2.99	3.03	3.07	3.09
Suffolk	3.25	3.04	2.96	2.97	2.97	2.98	2.99	2.98	2.97	3.00
Long Island	**3.16**	**2.99**	**2.95**	**2.95**	**2.96**	**2.97**	**2.99**	**3.00**	**3.02**	**3.04**
Dutchess	2.84	2.69	2.63	2.64	2.65	2.68	2.73	2.78	2.82	2.84
Orange	2.95	2.89	2.85	2.86	2.86	2.86	2.87	2.88	2.88	2.89
Putnam	3.13	2.95	2.86	2.87	2.88	2.91	2.97	3.01	3.06	3.08
Rockland	3.21	3.03	3.01	3.02	3.02	3.04	3.07	3.10	3.14	3.15
Sullivan	2.62	2.59	2.50	2.50	2.51	2.52	2.55	2.56	2.58	2.59
Ulster	2.72	2.58	2.47	2.47	2.48	2.50	2.54	2.57	2.60	2.61
Westchester	2.74	2.64	2.67	2.67	2.67	2.67	2.67	2.66	2.66	2.68
Mid-Hudson	**2.84**	**2.74**	**2.72**	**2.72**	**2.72**	**2.74**	**2.76**	**2.77**	**2.79**	**2.80**
Bergen	2.79	2.64	2.64	2.64	2.64	2.65	2.65	2.64	2.62	2.64
Essex	2.79	2.72	2.72	2.73	2.73	2.76	2.79	2.82	2.85	2.87
Hudson	2.65	2.62	2.60	2.61	2.63	2.67	2.73	2.82	2.91	2.93
Hunterdon	2.98	2.76	2.69	2.70	2.71	2.73	2.75	2.77	2.79	2.81
Mercer	2.77	2.65	2.62	2.63	2.63	2.65	2.68	2.68	2.69	2.71
Middlesex	2.93	2.71	2.74	2.75	2.76	2.78	2.80	2.84	2.88	2.90
Monmouth	2.90	2.74	2.70	2.71	2.73	2.77	2.83	2.85	2.87	2.89
Morris	3.02	2.78	2.72	2.72	2.72	2.73	2.74	2.76	2.78	2.80
Ocean	2.67	2.54	2.51	2.52	2.52	2.54	2.56	2.61	2.66	2.68
Passaic	2.87	2.85	2.92	2.93	2.93	2.93	2.93	2.93	2.92	2.94
Somerset	2.95	2.67	2.69	2.69	2.70	2.72	2.75	2.77	2.79	2.81
Sussex	3.08	2.91	2.80	2.81	2.82	2.84	2.87	2.89	2.91	2.93
Union	2.81	2.71	2.77	2.78	2.79	2.82	2.86	2.87	2.88	2.90
Warren	2.83	2.66	2.61	2.62	2.62	2.64	2.67	2.69	2.71	2.73
New Jersey	**2.83**	**2.70**	**2.69**	**2.70**	**2.70**	**2.72**	**2.75**	**2.78**	**2.80**	**2.82**
Fairfield	2.83	2.66	2.67	2.67	2.67	2.69	2.70	2.69	2.69	2.70
Litchfield	2.76	2.59	2.51	2.52	2.52	2.53	2.55	2.54	2.54	2.55
New Haven	2.72	2.55	2.50	2.50	2.50	2.52	2.53	2.56	2.59	2.60
Connecticut	**2.78**	**2.61**	**2.57**	**2.58**	**2.58**	**2.60**	**2.61**	**2.62**	**2.63**	**2.64**
NY Suburbs	**3.02**	**2.88**	**2.84**	**2.85**	**2.85**	**2.86**	**2.88**	**2.89**	**2.91**	**2.93**
NY Metro Region	**2.73**	**2.67**	**2.67**	**2.68**	**2.69**	**2.70**	**2.73**	**2.74**	**2.77**	**2.79**

Source: Urbanomics

Table 18. Mean Household Income of Adjusted Population Forecast by Subregion and County, 1990 to 2025

(Income in constant year 1999 $)

COUNTY	1990	1995	2000	2005	2010	2015	2020	2025
Bronx	$41,145	$42,142	$38,962	$41,611	$47,025	$51,837	$56,923	$62,331
Kings	$47,182	$48,421	$46,307	$50,856	$58,555	$65,946	$73,763	$81,824
New York	$72,431	$75,171	$88,221	$108,668	$128,404	$155,348	$182,840	$207,667
Queens	$57,495	$59,236	$54,126	$59,467	$68,288	$76,497	$85,102	$93,763
Richmond	$72,720	$75,523	$66,979	$68,603	$77,611	$88,101	$99,035	$109,336
New York City	**$56,505**	**$58,420**	**$58,522**	**$66,550**	**$77,266**	**$89,249**	**$101,647**	**$113,516**
Nassau	$91,717	$89,290	$95,012	$98,989	$106,949	$116,589	$128,395	$134,230
Suffolk	$79,109	$77,572	$79,449	$83,415	$91,657	$100,199	$109,763	$117,650
Long Island	**$85,463**	**$83,391**	**$87,045**	**$90,874**	**$98,833**	**$107,714**	**$118,165**	**$125,067**
Dutchess	$71,536	$69,876	$65,812	$65,611	$69,511	$76,059	$87,399	$93,001
Orange	$61,955	$60,154	$62,860	$62,663	$65,653	$72,272	$85,425	$91,308
Putnam	$71,536	$69,876	$87,067	$86,802	$91,961	$100,624	$115,626	$123,038
Rockland	$90,454	$88,546	$85,300	$93,754	$102,236	$110,946	$116,652	$122,650
Sullivan	$43,140	$41,435	$48,394	$48,245	$49,229	$54,224	$69,922	$76,348
Ulster	$54,709	$52,930	$52,984	$52,819	$54,844	$60,570	$73,564	$79,063
Westchester	$91,479	$88,877	$99,567	$108,706	$119,822	$130,318	$137,616	$145,473
Mid-Hudson	**$79,004**	**$76,744**	**$81,608**	**$86,100**	**$92,922**	**$100,963**	**$110,437**	**$116,708**
Bergen	$83,523	$83,811	$89,184	$98,454	$105,748	$114,982	$124,349	$130,156
Essex	$64,893	$62,509	$68,654	$71,598	$76,645	$81,582	$88,865	$94,451
Hudson	$52,373	$50,573	$55,078	$58,389	$60,118	$62,325	$64,341	$69,703
Hunterdon	$92,348	$93,187	$101,248	$107,580	$115,293	$123,844	$136,165	$138,411
Mercer	$69,950	$68,105	$76,154	$80,838	$85,139	$89,885	$95,664	$101,427
Middlesex	$73,076	$71,630	$74,002	$68,544	$73,282	$77,976	$88,528	$93,755
Monmouth	$78,440	$76,620	$84,902	$89,373	$96,611	$102,879	$111,228	$117,098
Morris	$94,581	$95,321	$101,570	$109,033	$117,194	$126,343	$140,157	$142,485
Ocean	$54,045	$52,479	$58,328	$60,304	$61,736	$63,568	$65,239	$70,587
Passaic	$63,866	$61,973	$63,042	$67,632	$70,339	$73,799	$76,907	$82,035
Somerset	$91,767	$92,475	$102,730	$110,274	$118,265	$125,808	$141,310	$143,640
Sussex	$68,519	$67,104	$75,953	$79,680	$82,341	$85,758	$89,030	$94,754
Union	$72,953	$70,919	$74,974	$80,277	$85,985	$91,271	$97,436	$102,947
Warren	$68,519	$67,104	$67,619	$70,937	$73,306	$76,348	$79,261	$84,357
New Jersey	**$72,120**	**$71,072**	**$76,459**	**$80,191**	**$85,091**	**$90,463**	**$97,819**	**$102,747**
Fairfield	$93,727	$94,502	$103,309	$109,793	$120,626	$131,024	$148,815	$157,073
Litchfield	$70,527	$70,146	$71,655	$74,596	$80,404	$88,486	$95,971	$109,684
New Haven	$64,068	$63,477	$62,272	$64,861	$69,612	$76,561	$82,826	$93,287
Connecticut	**$78,083**	**$78,093**	**$81,825**	**$86,313**	**$93,969**	**$102,976**	**$114,743**	**$124,596**
NY Suburbs	**$82,536**	**$80,357**	**$84,559**	**$88,702**	**$96,123**	**$104,597**	**$114,540**	**$121,125**
NY Metro Region	**$68,861**	**$68,918**	**$71,785**	**$77,557**	**$85,624**	**$94,638**	**$104,964**	**$113,399**