2013 ECONOMY REPORT

Produced by the Research Division, January 2013

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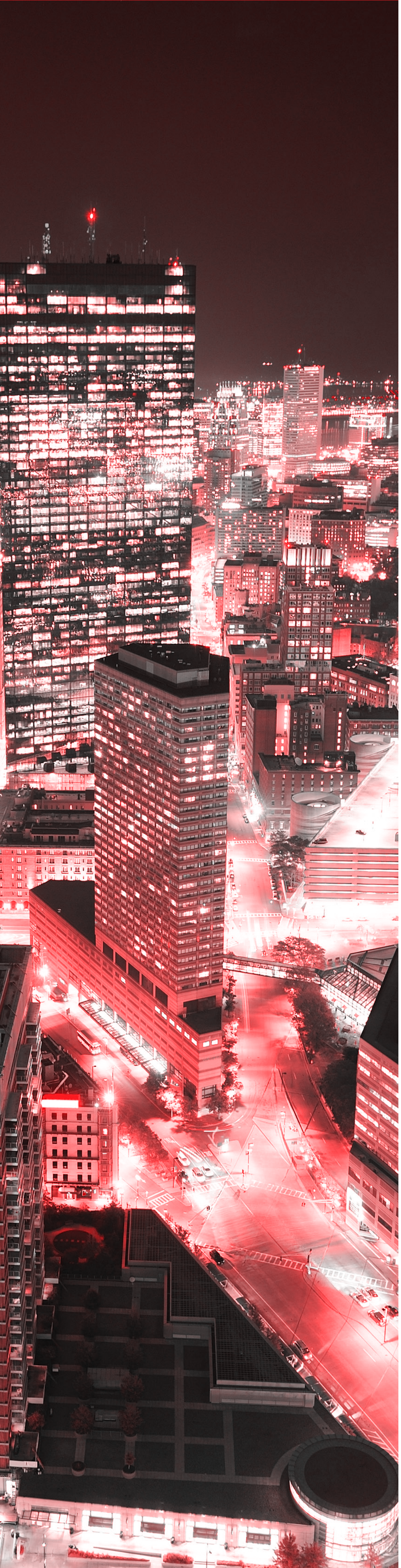


AS WE ENTER 2013,

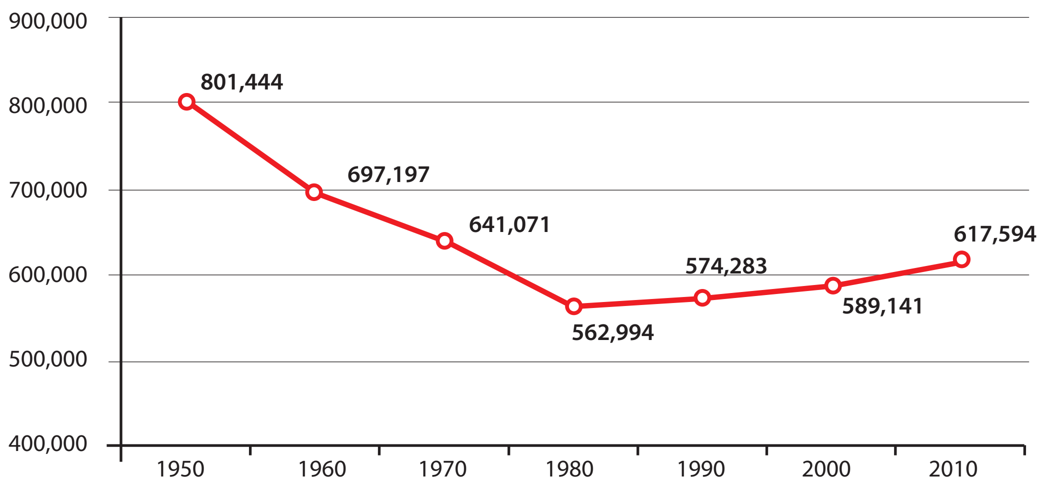
Boston's population and economy are demonstrating many aspects of evolution, strength, and growth. Recent data from the U.S. Census and the American Community Survey (ACS) show that over the last decade Boston's population has grown, became more racially and ethnically diverse, increased its share of young adults, and became more educated. All of these recent population changes are consistent with general population trends for the city over the last three decades. As for the economy, Boston appears to have successfully weathered the storm of the most recent recession. The city has experienced strong job growth over the last year, particularly in the Professional, Scientific, & Technical Services, Health Care & Education, and Hospitality & Leisure industries. Unemployment has decreased over the last year and recent building permit data indicates a very active local real estate and construction market. Lastly, industry employment projections for the region suggest that Boston's economy, due in large part to the city's concentration of strong knowledge-based industries like Education, Health Care, and Professional Services, is poised to continue growing in the coming years.

DEMOGRAPHICS

BOSTON IS GROWING

Boston reached its population peak in 1950, with just over 800,000 residents. However, like many major U.S. cities, Boston experienced significant population decline in the post-World War II era. By 1980, Boston's population fell to under 563,000 residents. Since 1980, however, Boston's total population has grown steadily, increasing by close to 10% over the last 30 years. The 2010 Census marked the first time since the 1970s that Boston's total population exceeded 600,000 residents. With close to 620,000 in 2010, Boston grew by nearly 5% since the 2000 Census. This ranks Boston favorably among other large to medium sized east coast cities in terms of population growth.[1]

Chart 1 - Boston's Recent Historic Population



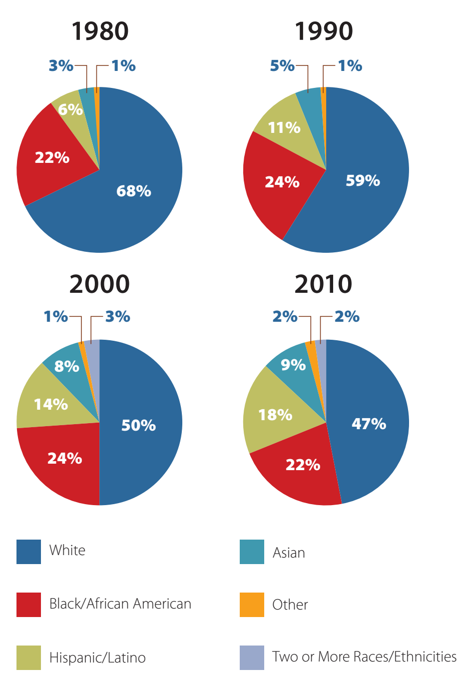
Source: U.S. Census Bureau, BRA Research Division Analysis

BOSTON IS DIVERSE

Aside from population growth over the last several decades, Boston has also seen significant changes in its demographic makeup. In 1980, close to 70% of Boston's population was white. By 2000, Boston was heralded as a "majority-minority" city, with just over 50% of the city's population made of minority racial or ethnic groups. This trend continued with the 2010 Census, as Boston's minority population increased to 53% (see Chart 2).

Since the 1980s, the percentage of black or African American residents in Boston has remained fairly constant. The big shift in Boston's racial and ethnic makeup is due mainly to the dramatic growth of the Hispanic/Latino and Asian populations in the city. Since 1990 the Asian population in Boston grew 85%, while the number of Hispanics increased by over 74%.

Chart 2 - Boston Racial Distribution 1980-2010



Source: U.S. Census Bureau, BRA Research Division Analysis

1 *For more information see the BRA Research Division's Demographic and Socio-economic Trends in Boston: What we've learned from the latest Census Data:* *http://www.bostonredevelopmentauthority.org/PDF/ResearchPublications//BostonEconomyDemographics.pdf*

A large part of the growth in Boston's Hispanic and Asian populations is directly related to the city's rising immigrant population. In 1970, approximately 15% of Boston was foreign-born. Today, close to 27% of Boston residents were born outside of the United States. This percentage ranks Boston 6th out of the 25 largest U.S. cities in terms of foreign-born population (see Table 1). As Chart 3 shows, of the ten largest immigrant groups in the city, eight are from Central or South America, Asia, or the Caribbean. These eight groups comprise almost 52% of all of Boston's foreign-born population.

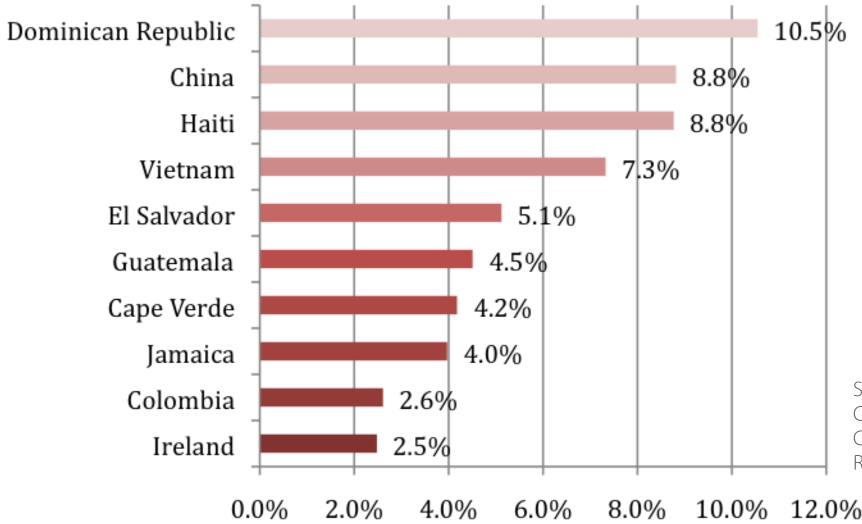
Table 1 - 25 Largest U.S. Cities by Foreign-Born Population

Foreign Born Rank	City	% Foreign Born	Population Rank
	United States	***12.9%***	
1	San Jose, CA	39.2%	10
2	Los Angeles, CA	39.0%	2
3	New York, NY	37.2%	1
4	San Francisco, CA	37.0%	14
5	Houston, TX	27.7%	4
6	**Boston, MA**	**26.5%**	**21**
7	San Diego, CA	26.4%	8
8	Dallas, TX	25.4%	9
9	El Paso, TX	25.4%	19
10	Chicago, IL	21.4%	3
11	Phoenix, AZ	20.2%	6
12	Seattle, WA	19.2%	22
13	Austin, TX	18.9%	13
14	Fort Worth, TX	16.7%	16
15	Charlotte, NC	14.5%	17
16	San Antonio, TX	14.0%	7
17	Washington, D.C	13.5%	24
18	Philadelphia, PA	12.5%	5
19	Nashville, TN[2]	12.2%	25
20	Columbus, OH	10.0%	15
21	Jacksonville, FL	9.7%	11
22	Indianapolis, IN	8.2%	12
23	Baltimore, MD	7.4%	20
24	Memphis, TN	6.6%	20
25	Detroit, MI	5.0%	18

Source: 2011 American Community Survey, US Census Bureau, BRA Research Division Analysis

2 References to Nashville, TN in this report actually refer to the Nashville-Davidson metropolitan government area. This is the geography of Nashville, TN that the Census reports data on.

Chart 3 - Country of Origin-Boston's Foreign-Born Population



Source: 2011 American Community Survey, US Census Bureau, BRA Research Division Analysis

BOSTON IS YOUNG

Another distinctive feature of Boston's population is the city's concentration of young adults. In 2010, Boston ranked number one among the 25 largest cities in the U.S. in the percentage of the total population between the ages of 20-34. A full 35% of Boston's population falls in this age range. This is directly related to the large number of college students living in the city, as well as the presence of recent college graduates in the workforce (see below).

Table 2 - 25 Largest Cities by Percent of Population 20-34

Rank	City	%	N
	United States	***20%***	***62,649,947***
	Massachusetts	***20%***	***1,320,809***
1	**Boston , MA**	**35%**	**216,213**
2	Austin, TX	32%	251,064
3	Washington, DC	31%	188,855
4	Seattle, WA	30%	181,501
5	Columbus, OH	30%	233,163
6	San Francisco, CA	28%	228,738
7	San Diego, CA	27%	358,234
8	Chicago, IL	27%	738,578
9	Nashville, TN	27%	163,793
10	Dallas, TX	26%	314,728
11	Houston, TX	26%	545,071
12	Baltimore, MD	26%	160,024
13	Philadelphia, PA	26%	392,779
14	Los Angeles, CA	25%	953,443
15	Charlotte, NC	25%	182,607
16	New York, NY	25%	2,035,030
17	Indianapolis, IN	24%	196,610
18	Fort Worth, TX	24%	175,750
19	Memphis, TN	23%	151,402
20	San Antonio, TX	23%	304,784
21	Phoenix, AZ	23%	330,885
22	Jacksonville, FL	23%	185,018
23	San Jose, CA	22%	209,696
24	El Paso, TX	21%	134,640
25	Detroit, MI	20%	140,457

Source: 2010 Census, BRA Research Division Analysis

BOSTON IS WELL-EDUCATED

Over the last several decades, the educational attainment level of Boston's population has changed dramatically. In 1980, just over 20% of Boston residents 25 years of age or older held a college degree. By 2000 that percentage increased to over 35% of the population. Today, nearly 43% of Boston has earned at least a bachelor's degree. This percentage positions Boston 5th among the 25 largest cities in the U.S. Such a well-educated labor force helps Boston compete in today's knowledge-based economy.

Table 3 - 25 Largest Cities by Educational Attainment

Rank	City	Bachelor's degree	Graduate or professional degree	Bachelor's or greater
	United States	**17.7%**	**10.4%**	**28.1%**
1	Seattle, WA	33.4%	22.8%	56.2%
2	Washington, DC	23.3%	29.2%	52.5%
3	San Francisco, CA	32.1%	20.0%	52.1%
4	Austin, TX	27.7%	16.8%	44.5%
5	**Boston, MA**	**23.4%**	**19.3%**	**42.7%**
6	San Diego, CA	24.9%	16.2%	41.1%
7	Charlotte, NC	28.4%	11.8%	40.2%
8	San Jose, CA	23.7%	12.9%	36.6%
9	Nashville, TN	22.4%	11.7%	34.1%
10	New York, NY	20.1%	14.0%	34.1%
11	Chicago, IL	20.6%	12.9%	33.5%
12	Columbus, OH	20.7%	10.6%	31.3%
13	Los Angeles, CA	20.4%	10.4%	30.8%
14	Houston, TX	17.9%	10.8%	28.7%
15	Dallas, TX	17.6%	10.6%	28.2%
16	Baltimore, MD	14.9%	12.6%	27.5%
17	Fort Worth, TX	18.2%	8.0%	26.1%
18	Phoenix, AZ	17.4%	8.6%	26.0%
19	Indianapolis, IN	17.0%	8.8%	25.8%
20	San Antonio, TX	16.4%	8.6%	25.0%
21	Jacksonville, FL	16.8%	7.7%	24.5%
22	Memphis, TN	16.5%	8.0%	24.5%
23	Philadelphia, PA	13.9%	9.7%	23.6%
24	El Paso, TX	14.9%	7.6%	22.5%
25	Detroit, MI	7.9%	5.1%	13.0%

Source: 2011 American Community Survey, US Census Bureau, BRA Research Division Analysis

ECONOMY

The Boston economy ends 2012 with an unemployment rate that has been falling since the summer of 2010, with average wages significantly above the U.S. and Massachusetts, two years of job growth behind it, and a balanced building boom that includes institutional, commercial, and residential projects.

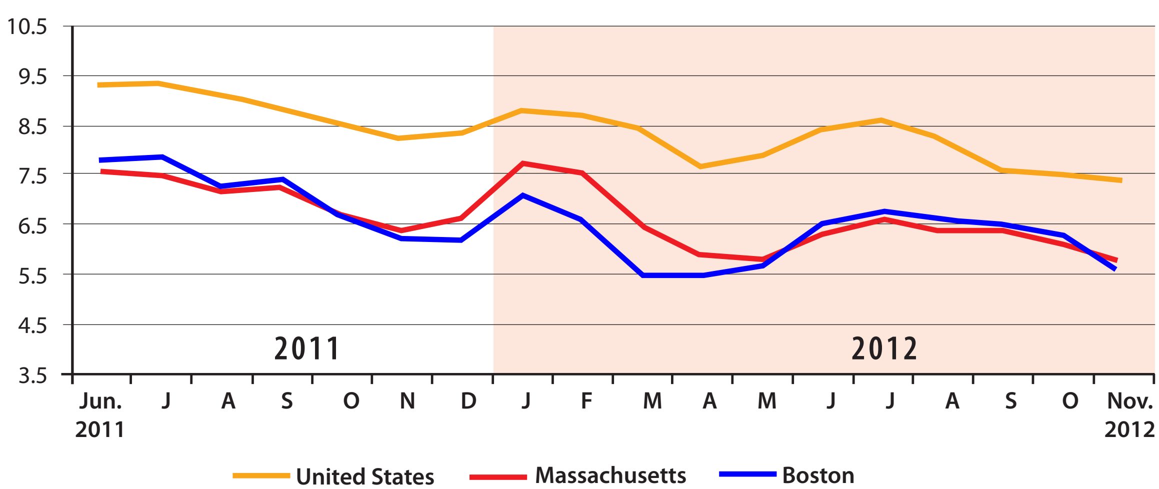
In *The Boston Economy 2010*, we reported that Boston suffered less than most of the U.S. over the recent recession and lost far fewer jobs than it did in the recessions of 1990-1991 and 2001. The latest data confirm this history and show that employment growth in the city was strong from 2010 to 2011. Although economic growth in Massachusetts may be currently slowing, the prospects for the following few years appear to be good. The New England Economic Partnership (NEEP) 2016 projections for the state of Massachusetts[3] imply strong growth for Boston, due largely to the city's concentration of knowledge industries.

UNEMPLOYMENT AND WAGES

The average unemployment rate for Boston residents in 2011 was 7.1%, which was better than both the 8.9% national rate and 7.4% Massachusetts rate. Boston's average unemployment rate[4] during the third quarter of 2012 was 6.6%, showing a solid improvement from 7.5% a year earlier.

The average wage for jobs in Boston in 2011 was $80,080. This is 67% and 34% above the U.S. and state averages, respectively ($48,043 and $59,671).[5] Wages and salaries for Boston jobs reflect the more skilled and professional nature of the industries and occupations in the city.

Chart 4- Unemployment Rate, May, 2011 through October, 2012
(not seasonably adjusted)



Source: U.S. Bureau of Labor Statistics, Massachusetts Department of Workforce Development, January 7, 2013

3 This report uses the December 2012 NEEP projections.

4 Not seasonally adjusted.

5 Massachusetts Department of Workforce Development, http://lmi2.detma.org/lmi/lmi_es_a.asp and US Bureau of Labor Statistics http://www.bls.gov/cew/data.htm

BUILDING TRENDS

In addition to falling unemployment and sustained high wages, Boston's economic recovery shows in the recent spike in the city's construction activity. The following table depicts the value of building permits approved in the City's Fiscal Year 2012 (July 1, 2011 through June 30, 2012). The estimated total construction activity for FY 2012 was over $3.8 billion, back to the healthy levels reached between 2007 and 2009 before the recession hit. As one would expect with the recent recession, 2010 and 2011 saw a drastic fall in building in Boston with FY 2010 estimated construction activity being nearly $2 billion dollars less than FY 2008, a decline of more than 50%.

Table 5 - Boston Building Permit Revenues and Estimated Potential Construction Activity- Fiscal Years 2002-2012

Fiscal Year	Building Permit Revenues[6]	Current Dollars[7]	Constant Dollars[8]
2002	$19,055,144	$2,241,781,647	$2,853,628,266
2003	$20,145,888	$2,370,104,471	$2,959,303,899
2004	$22,724,810	$2,673,507,019	$3,235,636,991
2005	$23,213,600	$2,731,011,765	$3,223,327,040
2006	$26,253,029	$3,088,591,647	$3,499,046,805
2007	$27,861,224	$3,277,791,059	$3,616,018,782
2008	$31,007,327	$3,647,920,824	$3,834,921,427
2009	$26,966,242	$3,172,499,105	$3,377,465,262
2010	$14,764,792	$1,737,034,301	$1,828,298,057
2011	$23,461,018	$2,760,119,766	$2,806,535,671
2012	$32,565,249	$3,831,205,732	$3,831,205,732
Total 2002-2012	**$268,018,322**	**$31,531,567,334**	**$35,065,387,933**
Annual Average 2002-2012	**$24,365,302**	**$2,866,506,121**	**$3,187,762,539**

Source: City of Boston, Auditing Department. City of Boston Annual Reports.
Boston Redevelopment Authority, Research Division Analysis

6 Building permit revenues are in current dollars. Columns may not add up due to rounding.

7 Potential construction activity is estimated using the building permit revenue received by the City of Boston's Auditing Department. Permit fees are based on estimated construction cost. The city charges 0.7% for the first $100,000 of value and an additional 1% for any remaining construction costs. In order to estimate construction value, we divided the building permit revenue by 0.85, the midpoint of the fee rate charged.

8 Estimated construction activity has been adjusted to July 2012 constant dollars. To do this, we used the Consumer Price Index for all urban consumers "CPI-U" for the U.S. for each year to get the fiscal year, with the base being the June 30, 2012 value of 228.618.

RECENT JOB GROWTH AND PROJECTIONS FOR BOSTON

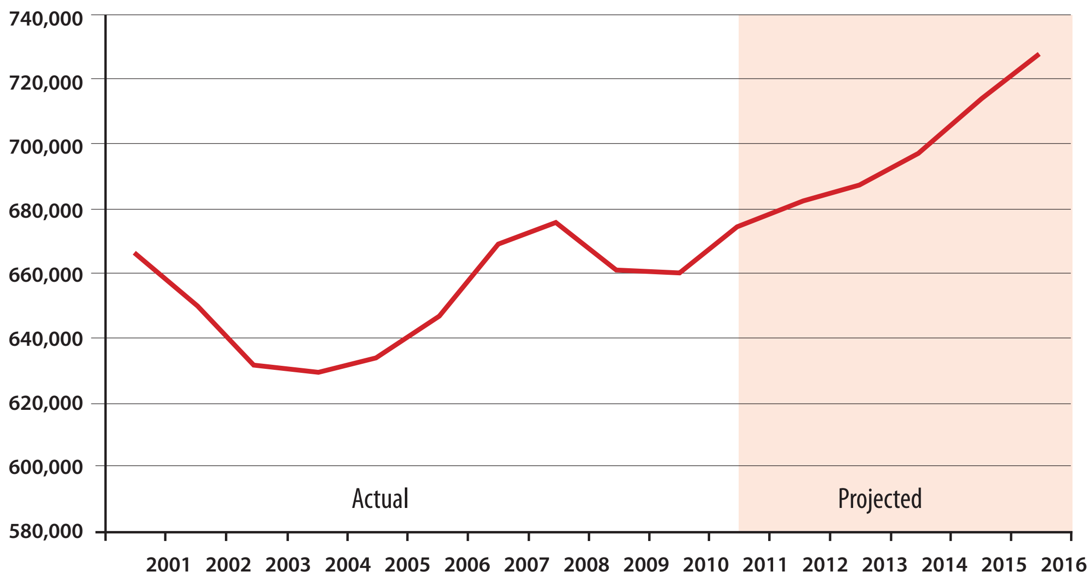
In 2011 Boston regained all but 1,000 of the 15,000 jobs lost between 2008 and 2010.[9] The strong 2.2% job growth from 2010 to 2011 mirrored the 2.2% loss from 2008 to 2009, the worst year of the past recession. If Boston's employment base grows at the rates projected for Massachusetts industries by NEEP, the city economy will exceed its 2008 job peak of 676,000 by 6,100 jobs in 2012 and then grow to 728,500 total jobs in 2016. Boston's 7.9% cumulative job growth projected for 2011-2016 exceeds Massachusetts' 7.4% projected growth. This is due to the city's favorable industry mix, with Professional, Scientific and Technical Services, Health Care and Education, and Hospitality and Leisure leading the way.

BOSTON JOB GROWTH 2010-2011

Boston added almost 14,500 jobs between 2010 and 2011. Table 10 at the end of this report shows employment change for each industry. **Professional, Scientific and Technical Services** made the greatest contribution to Boston job growth. The close to 4,600 jobs added here represented a 6.3% annual growth rate for this broad industry. These added jobs constituted 31.6% of the city's total annual net job gains.

The **Accounting, Computer Systems Design & Related Services** and the **Management/Scientific/ Technical Consulting** components each added more than 800 jobs within this sector.

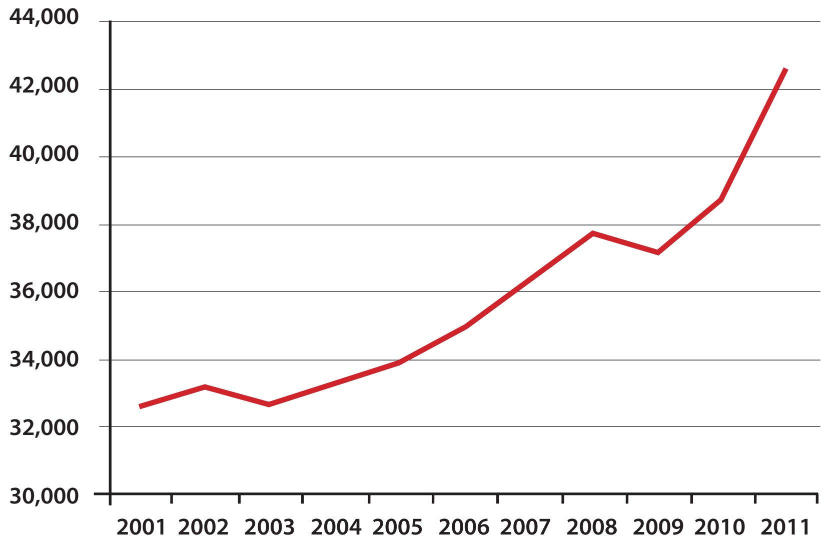
Chart 5 - Boston Total Employment



Sources: Massachusetts Department of Workforce Development, US Bureau of Economic Analysis, New England Economic Partnership, BRA Research Division Analysis

9 The job numbers discussed in this report are estimates of total employment, full time and part time, both payroll and non-payroll. Because about 17% of Boston's jobs are non-payroll positions (self-employed, proprietors, partnerships, and family businesses) it is important to keep track of them as well as the more easily documented payroll jobs. The most recent estimates of local total employment from the US Bureau of Economic Analysis (BEA) are for the year 2010. These data are then expanded to greater detail and extended to 2011 with data on payroll jobs that come from the Massachusetts unemployment insurance system (ES-202). The percent changes from 2010 to 2011 described here are the percent changes in recorded payroll employment, but the number of total jobs involved refer to the BEA-based estimates for total jobs. NEEP job projections for each of the five New England states are issued twice a year. The projections used here were issued on December 6, 2012. These projections are made for broad "supersectors" at the state level, and may not exactly fit the city of Boston's mix of component industries. These Boston projections anticipate background patterns of proportional "organic" growth. They do not reflect unique events such as the relocation or acquisition of major firms (e.g. Gillette, Vertex or Liberty Mutual) nor shifts in state market share (e.g. the exceptional growth experienced by Computer Systems and Food Services in Boston in 2011). Rather, the projections reflect the forces expected to influence Massachusetts' average job growth.

Chart 6 - Boston Employment in Food and Drinking Establishments



Sources: Massachusetts Department of Workforce Development, US Bureau of Economic Analysis, New England Economic Partnership, BRA Research Division Analysis

Growth in **Computer Systems Design & Related Services** was especially dramatic, as employment in this industry grew by 18.5% (1,372 jobs) in just this one year, a rate far above the state average growth rate of 7.4%. Boston jobs only make up 10% of statewide employment in this industry, but produced a quarter of the state's job gains between 2010 and 2011.

The **Food Services & Drinking Places** industry was the second greatest job producer, adding close to 4,000 jobs, followed by **Health Care** (2,678 jobs) and **Education** (1,938 jobs). These four leading industries produced 90.5% of Boston's net job growth for the year.

The greatest losses came from **Finance and Insurance**, which dropped more than 1,000 jobs, a 1.4% loss. **Information** industries lost over 800 jobs (5.1%), mostly in **Wired Telecommunications Carriers**.

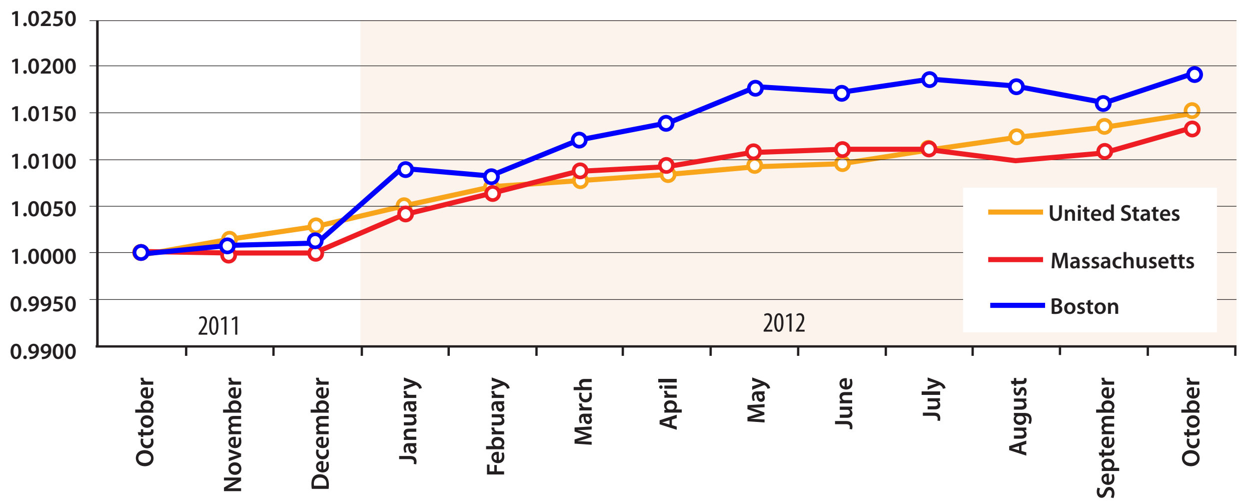
The extraordinary 10.1% growth in Boston's **Food Services & Drinking Places** employment was accompanied by a 9.6% increase in the City's meals tax revenue collection for 2011, according to the City of Boston's Budget Office. These meals taxes totaled approximately $21.6 million in 2011. The Special Food Services component of the industry, which includes caterers and food trucks, expanded its Boston-based workforce by 21.6%, or close to 1,000 jobs. Outside of Boston, **Special Food Services** in the rest of Massachusetts actually lost about 400 jobs. Boston restaurants also grew strongly, adding almost 2,500 jobs (8.4%). Restaurant employment in the rest of the state grew by just 1.9%, indicating that Boston restaurants have increased their statewide market share. Boston's **Food Services & Drinking Establishment** industry has been extremely resilient through the last two recessions, experiencing minor one-year declines in 2003 and again in 2009, but more than making up those losses in the following year.

BOSTON JOB GROWTH IN 2012

Statistics on city-level employment are not reported until six to nine months after the fact. But we can gain some insight into Boston's recent job growth performance by looking at monthly estimates for metropolitan areas produced by the U.S. Bureau of Labor Statistics (BLS). The Boston-Cambridge-Quincy Metropolitan Division of the larger metropolitan area is the heart of Greater Boston, containing more than half of Massachusetts' jobs, about one-third of which are in the city itself.[10]

As the graphic below shows, between October 2011 and July 2012, Massachusetts and the U.S. grew jobs at similar rates. Starting in August 2012, however, state job growth lagged relative to the U.S. The Boston Metro Division, on the other hand, has outpaced the nation and state in terms of job growth, trending above the state for most of the past 12 months.

Chart 6 - Monthly Total Employment-Indexed to October 2011 (equals 1.0)



Source: U.S. Bureau of Labor Statistics, Current Employment Statistics (CES)

10 *These numbers are estimates and will be revised next spring, but they are our best picture of recent performance.*

EMPLOYMENT PROJECTIONS TO 2016

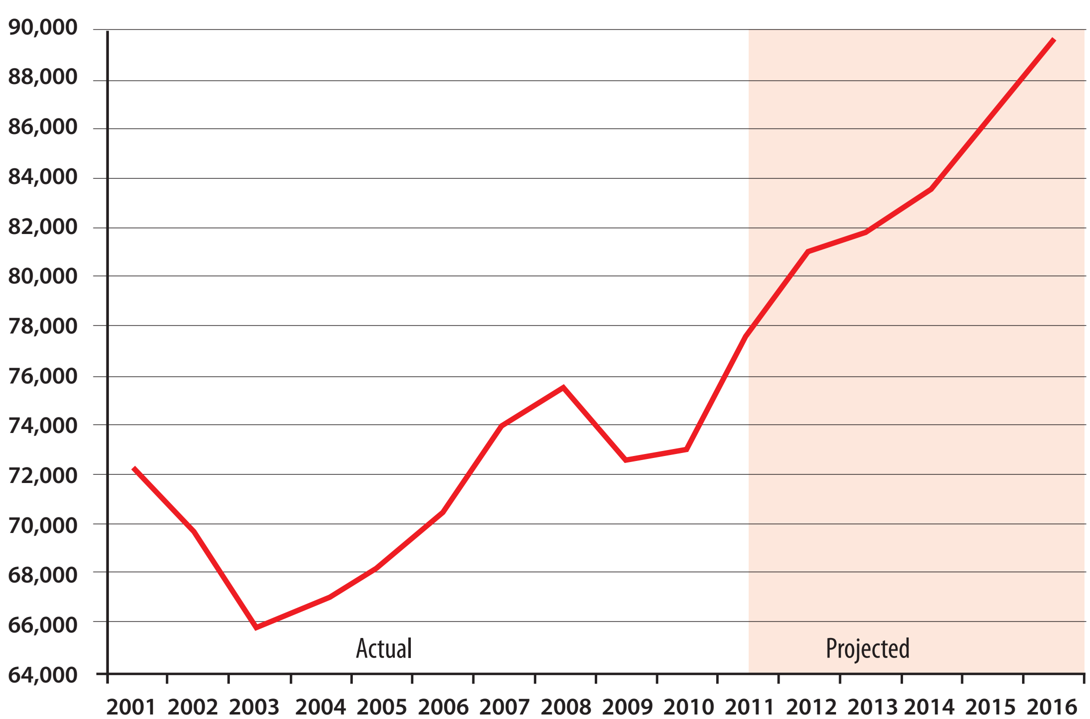
NEEP projects 7.4% job growth for Massachusetts between 2011 and 2016, a 1.4% average annual rate. Boston could grow even more (7.9% cumulative or 1.5% annually) thanks to the city's concentration of leading growth industries such as **Professional, Scientific, & Technical Services**, **Health Care and Education,** and **Hospitality & Leisure**. The details are presented in Table 10 at the end of this report.

Professional, Scientific, & Technical Services are on the verge of surpassing **Finance & Insurance** as Boston's largest "office industry". Employment in Professional Services industries was 15% lower than the job count for **Finance** in 2001, but it is expected to pull ahead in 2013 and then grow to become 8% larger than **Finance & Insurance** by 2016.

Professional Services were hit by both the 2001 and 2008-2009 recessions but rebounded and reached new peaks after each decline. **Professional Services** employment in 2011 was 7.5% higher than in 2001. These 5,434 net new jobs over the decade added about 1.4 million square feet of demand for Boston office space. If Boston's **Professional Services** industries grow at the rate projected by NEEP from 2011 to 2016, they will add another 12,000 jobs, requiring an additional 3 million square feet of space.

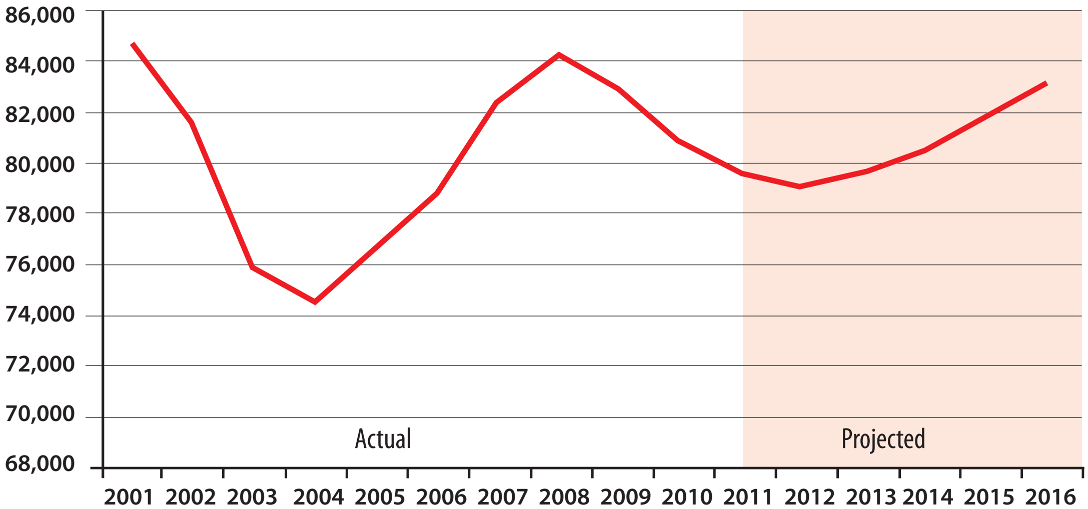
The **Finance & Insurance** industry, on the other hand, never recovered from the past two recessions. There were nearly 5,000 fewer jobs (5.8%) in the industry in 2011 compared to 2001. This job loss eliminated demand for 1.2 million square feet of office space in the city. Job losses in **Finance & Insurance** almost completely offset the gains in **Professional Services** over the past decade. The NEEP projections suggest continued weakness in **Finance & Insurance**, with just 4.3% total job growth from 2011 to 2016, far lower than the 7.9% gain projected for the overall Boston economy. These 3,450 additional jobs might create an additional 860,000 square feet of office space demand. Although **Finance & Insurance** now plays a smaller role in the city's economy, it still dominates in other ways. With 12.1% of Boston's payroll jobs in 2011, it accounts for 26.8% of wages earned in the city.

Chart 7 - Boston Employment in the Professional, Scientific, and Technical Services Industry



Sources: Massachusetts Department of Workforce Development, US Bureau of Economic Analysis, New England Economic Partnership, BRA Research Division Analysis

Chart 8 - Boston Employment in the Finance and Insurance Industry



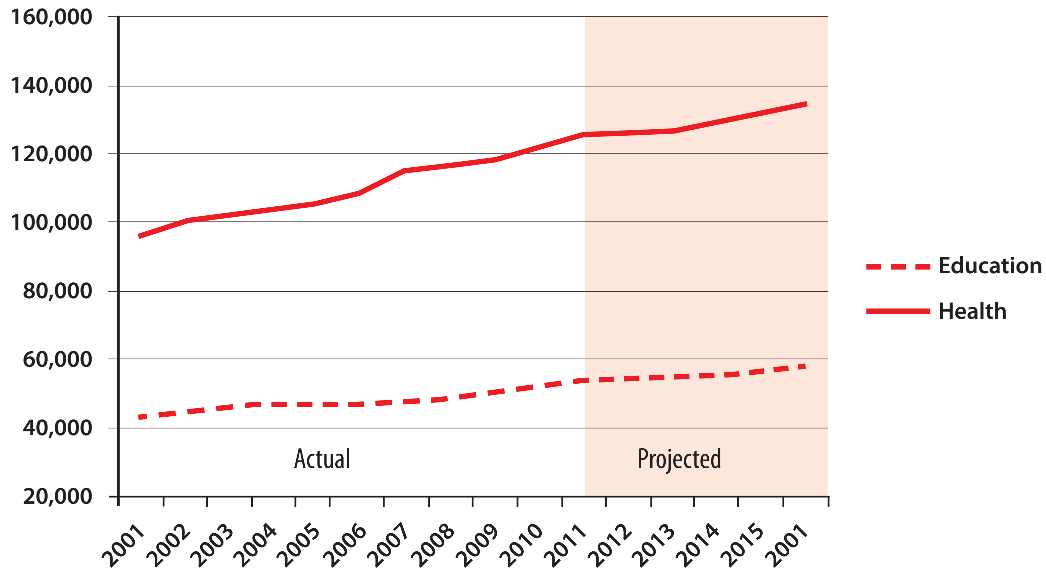
Sources: Massachusetts Department of Workforce Development, US Bureau of Economic Analysis, New England Economic Partnership, BRA Research Division Analysis

In sum, Boston's office industries, including the previously discussed **Professional, Scientific, & Technical Services, Finance**, as well as **Business Services** and **Information** industries, are projected to add 24,500 net new jobs from 2011 to 2016, contributing about 6.1 million square feet of office space demand.

Education & Health Care, the blue chip growth industries of the Boston economy, grew right through the past two recessions. **Education** did pause between 2004 and 2006, losing 2.3% of its jobs over those two years, but **Education** employment grew during every other year from 2001 to 2011, gaining close to 2,000 jobs or 3.7% from 2010 to 2011. By 2011, **Education** accounted for 8% of all jobs in the city, mostly in colleges and universities.

Health Care & Social Assistance added jobs every year since 2001, matching the city average 2.2% growth rate last year to keep its 18.6% share of total Boston jobs. Hospitals alone employed 12.7% of Boston's workforce while social assistance agencies, including child care and family counseling, comprised another 2.0%. NEEP projections for the combined **Health & Education** "supersector" envision 9.7% total job growth between 2011 and 2016, exceeding the city's 7.9% overall projected 5-year growth.

Chart 9 - Boston Employment in the Education and Health/Social Assistance Industry



Sources: Massachusetts Department of Workforce Development, US Bureau of Economic Analysis, New England Economic Partnership, BRA Research Division Analysis

Another exceptional growth prospect for the Boston economy is **Hospitality & Leisure**. This sector consists of **Arts, Entertainment & Recreation** (14,765 jobs in 2011), **Hotel Accommodations** (11,060 jobs in 2011) and **Food Services & Drinking Places** (42,643 jobs in 2011). As mentioned, **Food Services** were a major growth star in 2011, adding almost 4,000 jobs (10.1%) in 2011 alone. The overall **Hospitality & Leisure** sector could add another 6,300 jobs (9.2%) by 2016 if they match the growth projected for this sector statewide.

SUMMARY OF ECONOMIC OUTLOOK FOR BOSTON

The Boston economy, led by the growth industries of **Health, Education, Professional & Business Services** and **Hospitality & Leisure**, is poised to continue to grow. By 2016 the city could approach 730,000 jobs, nearly 53,000 (7.8%) above its previous peak in 2008. Should this growth scenario play out exactly as projected, 26.6% of these jobs will be in **Health & Education**, 35.7% will be in the office industries of **Financial Activities, Information** and **Business & Professional Services**, and 10.2% in the **Leisure & Hospitality** sector. Despite job loss in 2011 and sub-par growth projected for 2011-2016, **Government** will still make up a significant number of jobs in the city, approximately 11% in 2016. The remaining 16.5% of projected 2016 employment will include all other industries: **Construction, Manufacturing, Transportation, Utilities, Wholesale & Retail Trade** and **Other Services**.

CONCLUSION

At the start of 2013, the overall demographic and economic health of Boston is strong. The city's population is growing, becoming increasingly diverse, and more educated. These population trends position Boston well for competing in the global knowledge economy. In terms of jobs, Boston appears to have weathered the most recent economic downturn well. While unemployment and job losses were issues here, the effects of the recent recession were not nearly as severe in Boston as they were throughout the U.S. Over the last year Boston experienced significant job growth. Recent building permit data lends further support to the notion that the Boston economy is moving forward following the "Great Recession". Lastly, local employment projections suggest that Boston's leading industries are poised for strong growth over the next several years, particularly in Professional, Scientific, & Technical Services and Education & Health Care.

Table 10 - Boston Employment: Actual and Projected: 2008 - 2016

Boston Employment,	ACTUAL				Change	% Change	FORECAST					Change	% Change	% of Total	2016 %
Actual and Projected 2008 - 2016	2008	2009	2010	2011^	2010-11	2010-11	2012	2013	2014	2015	2016	2011-2016	2011-2016	Change	Composition
(Industry and NAICS Code)															
Agriculture/Fishing/Mining (11,21)	165	212	188	52	(136)	-72.5%	50	50	51	52	53	1	2.0%	0.0%	0.0%
Utilities (22)	2,250	2,291	2,401	2,285	(116)	-4.8%	2,286	2,270	2,276	2,292	2,303	18	0.8%	0.0%	0.3%
Construction (23)	16,655	14,849	13,860	13,913	53	0.4%	13,427	13,689	14,553	15,397	16,066	2,153	15.5%	4.0%	2.2%
Manufacturing (31-33)	9,756	8,918	9,164	9,372	208	2.3%	9,423	9,448	9,502	9,639	9,752	379	4.0%	0.7%	1.3%
Wholesale Trade (42)	10,625	9,699	9,323	9,325	2	0.0%	9,442	9,565	9,599	9,696	9,785	459	4.9%	0.9%	1.3%
Retail Trade (excludes food service) (44-45)	31,114	29,837	30,064	31,092	1,028	3.4%	31,684	31,638	31,586	31,632	31,580	488	1.6%	0.9%	4.3%
Transportation and Warehousing (48-49)	19,595	18,530	18,619	18,806	187	1.0%	19,581	19,873	19,906	20,064	20,167	1,361	7.2%	2.5%	2.8%
Information (51)	17,036	16,120	15,965	15,151	(815)	-5.1%	15,533	15,931	16,238	16,589	16,922	1,772	11.7%	3.3%	2.3%
Finance and Insurance (52)	84,104	82,690	80,672	79,513	(1,159)	-1.4%	78,988	79,523	80,367	81,705	82,964	3,450	4.3%	6.4%	11.4%
Banking (521,522)	*22,520*	*23,071*	*21,008*	20,914	(95)	-0.5%	-	-	-	-	-				
Securities & other Financial Investment Activities (523,525)	*41,561*	*38,630*	*38,322*	37,590	(732)	-1.9%	-	-	-	-	-				
Insurance Carriers and related Activities (524)	*20,022*	*20,990*	*21,342*	21,010	(332)	-1.6%	-	-	-	-	-				
Real Estate and Rental and Leasing (53)	21,976	22,090	22,028	22,762	735	3.3%	22,612	22,765	23,007	23,390	23,750	988	4.3%	1.8%	3.3%
Professional, Scientific, and Technical Services (54)	75,631	72,591	73,064	77,639	4,576	6.3%	81,113	82,028	83,579	86,682	89,640	12,000	15.5%	22.4%	12.3%
Legal Services (5411)	*21,014*	*19,786*	*19,577*	19,338	(238)	-1.2%	-	-	-	-	-				
Accounting, Tax Preparation, Bookkeeping (5412)	*9,448*	*9,276*	*8,842*	9,721	880	9.9%	-	-	-	-	-				
Architectural, Engineering, Design and Related (5413,5414)	*9,704*	*8,522*	*8,175*	8,565	390	4.8%	-	-	-	-	-				
Computer Systems Design and Related Services (5415)	*7,224*	*7,084*	*7,433*	8,805	1,372	18.5%	-	-	-	-	-				
Management, Scientific, and Technical Co (5416)	*12,976*	*13,855*	*14,873*	16,023	1,149	7.7%	-	-	-	-	-				
Scientific Research and Development Services (5417)	*8,286*	*8,728*	*8,414*	8,730	316	3.8%	-	-	-	-	-				
Other Professional, Scientific, and Technical Services (5418,5419)	*6,978*	*5,340*	*5,750*	6,457	707	12.3%	-	-	-	-	-				
Management of Companies and Enterprises (55)	6,972	6,469	6,271	6,440	168	2.7%	6,728	6,804	6,932	7,190	7,435	995	15.5%	1.9%	1.0%
Admin. & Support and Waste Mgmt and Remediation Ser. (56)	43,431	38,412	33,244	34,259	1,015	3.1%	35,792	36,196	36,880	38,249	39,554	5,295	15.5%	9.9%	5.4%
Educational Services (61)	48,069	50,131	51,845	53,783	1,938	3.7%	53,993	54,464	55,383	56,681	58,014	4,230	7.9%	7.9%	8.0%
Colleges and Universities (6112,6113)	*41,522*	*43,441*	*45,267*	46,705	1,438	3.2%	-	-	-	-	-				
Health Care and Social Assistance (62)	116,854	118,974	122,710	125,389	2,678	2.2%	125,878	126,976	129,118	132,144	135,250	9,862	7.9%	18.4%	18.6%
Hospitals (622)	*80,762*	*82,276*	*85,645*	85,928	284	0.3%	-	-	-	-	-				
Social Assistance (624)	*12,300*	*12,276*	*13,152*	13,625	473	3.6%	-	-	-	-	-				
Arts, Entertainment, and Recreation (71)	14,188	14,119	14,443	14,765	322	2.2%	14,902	14,951	15,292	15,753	16,121	1,356	9.2%	2.5%	2.2%
Accommodation and Food Services (72)	49,193	48,143	49,691	53,702	4,011	8.1%	54,200	54,379	55,618	57,296	58,634	4,932	9.2%	9.2%	8.0%
Accommodation (721)	*11,439*	*10,915*	*10,948*	11,060	112	1.0%	-	-	-	-	-				
Food Service and Drinking Places (722)	*37,754*	*37,228*	*38,744*	42,643	3,898	10.1%	-	-	-	-	-				
Other Services (except public administration) (81)*	28,980	28,810	28,699	29,203	504	1.8%	29,453	29,381	29,494	29,833	30,155	953	3.3%	1.8%	4.1%
Government	79,389	78,415	78,206	77,468	(739)	-0.9%	77,023	77,330	78,443	79,928	80,367	2,900	3.7%	5.4%	11.0%
Total	**675,982**	**661,299**	**660,459**	**674,919**	**14,460**	**2.2%**	**682,108**	**687,262**	**697,823**	**714,210**	**728,512**	**53,593**	**7.9%**	**100.0%**	**100.0%**
Percent Change From Previous Year		**-2.2%**	**-0.1%**	**2.2%**				**0.8%**	**1.5%**	**2.3%**	**2.0%**				

1.5% Annual Compound Growth Rate 2011-2016

* Other services include repair and maintenance, personal and laundry services, and religious, grantmaking, civic, professional, and similar organizations.

^ 2011 is a preliminary estimate based on 2011 annual data from DWD and 2010 BEA data.

Sources: Massachusetts Department of Workforce Development, US Bureau of Economic Analysis. Analysis by BRA Research. Projections are based on the May 2012 New England Economic Partnership projections for the state of Massachusetts