

Table 1. Labor Force and Employment in the Albany HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Labor force	434.5	438.8	444.2	445.2	451.0	454.7	454.7	452.9	458.1	455.9	449.1	442.8	447.3	446.6	448.3	442.4
Resident employment	419.6	423.5	425.7	425.8	431.7	436.4	436.6	434.5	435.4	423.9	416.0	410.7	414.1	417.9	416.7	416.9
Unemployment	14.9	15.3	18.4	19.4	19.3	18.3	18.1	18.4	22.7	32.0	33.2	32.1	33.2	28.7	31.6	25.5
Unemployment rate (%)	3.4	3.5	4.2	4.4	4.3	4.0	4.0	4.1	4.9	7.0	7.4	7.3	7.4	6.4	7.0	5.8
Total nonfarm payroll jobs	435.5	439.4	437.8	436.9	441.5	443.7	445.0	447.0	450.3	440.8	435.7	436.6	443.4	447.7	446.0	448.0
Goods-producing sectors	46.2	45.4	42.2	40.4	40.7	41.3	41.4	41.3	40.7	37.8	36.8	38.3	39.9	41.5	40.7	42.6
Mining, logging, & construction	17.6	17.9	17.5	17.7	17.9	18.2	18.2	18.2	18.3	17.0	16.5	16.9	17.2	17.5	17.3	18.5
Manufacturing	28.5	27.4	24.7	22.7	22.8	23.1	23.3	23.1	22.5	20.7	20.3	21.5	22.7	24.0	23.5	24.1
Service-providing sectors	389.3	394.0	395.6	396.5	400.9	402.4	403.6	405.7	409.5	403.0	398.9	398.3	403.5	406.2	405.3	405.3
Trade	66.4	64.9	64.5	65.7	66.9	66.2	65.2	64.1	62.9	60.3	59.3	59.9	61.2	61.1	61.2	61.3
Wholesale trade	16.5	16.4	16.2	16.6	16.6	15.7	14.9	14.5	13.9	13.4	13.0	13.2	13.5	13.6	13.6	13.7
Retail trade	49.9	48.5	48.3	49.1	50.3	50.5	50.3	49.6	49.0	46.9	46.3	46.7	47.7	47.5	47.6	47.6
Transportation & utilities	12.7	13.3	12.8	12.7	12.7	13.7	13.8	13.4	13.4	13.2	12.8	12.3	12.3	12.3	12.3	12.3
Information	12.0	12.1	12.0	11.2	10.9	10.9	10.5	9.9	9.7	9.5	8.9	8.8	8.6	8.4	8.5	8.3
Financial activities	25.0	24.8	25.0	25.9	26.1	26.4	26.7	26.2	25.9	24.9	24.5	24.6	25.2	25.4	25.3	25.2
Professional & business services	50.2	51.1	48.4	47.9	49.6	51.0	52.2	53.1	54.9	51.7	50.6	51.4	52.5	52.6	52.6	52.1
Education & health services	69.8	72.4	74.9	76.1	77.2	77.0	78.0	79.7	81.6	83.1	85.0	86.4	88.3	90.1	89.4	90.6
Leisure & hospitality	29.4	30.1	31.4	31.1	31.8	31.9	32.3	33.3	33.8	33.5	34.2	35.0	36.4	36.9	36.8	36.8
Other services	17.2	17.4	17.9	18.3	18.4	18.2	18.2	18.3	18.5	18.5	17.8	17.8	17.8	17.8	17.8	17.8
Government	106.7	108.0	108.8	107.7	107.4	107.3	106.8	107.8	108.9	108.4	105.9	102.1	101.2	101.5	101.4	100.9
Federal	8.2	7.7	7.7	7.6	7.0	7.0	6.9	6.9	6.9	7.0	7.2	6.9	6.6	6.5	6.5	6.4
State	53.8	54.6	54.4	53.3	52.8	52.8	52.6	53.1	53.6	52.8	51.3	48.8	49.3	50.5	50.1	50.4
Local	44.7	45.7	46.7	46.8	47.6	47.5	47.3	47.8	48.4	48.6	47.5	46.4	45.3	44.5	44.8	44.1

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through June 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Albany HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Albany HMA	825,875	870,716	879,800	887,800	4,475	0.5	2,125	0.2	2,675	0.3
Albany County submarket	294,565	304,204	307,600	310,000	960	0.3	800	0.3	800	0.3
Saratoga County submarket	200,635	219,607	224,900	228,400	1,900	0.9	1,250	0.6	1,175	0.5
Mohawk River submarket	330,675	346,905	347,300	349,400	1,625	0.5	95	0.0	700	0.2
Households										
Albany HMA	330,246	355,301	359,900	364,300	2,500	0.7	1,075	0.3	1,475	0.4
Albany County submarket	120,512	126,251	127,300	128,500	570	0.5	250	0.2	400	0.3
Saratoga County submarket	78,165	88,296	91,650	93,650	1,025	1.2	790	0.9	670	0.7
Mohawk River submarket	131,569	140,754	140,950	142,100	920	0.7	45	0.0	380	0.3

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is July 1, 2014. The forecast date is July 1, 2017.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Albany HMA, 2000, 2010, and Current

	Albany HMA			Albany County Submarket			Saratoga County Submarket			Mohawk River Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	363,740	393,297	398,900	129,972	137,739	138,700	86,701	98,656	102,600	147,067	156,902	157,500
Occupied units	330,246	355,301	359,900	120,512	126,251	127,300	78,165	88,296	91,650	131,569	140,754	140,950
Owner-occupied	212,760	228,741	231,200	69,534	72,577	73,400	56,316	64,205	65,850	86,910	91,959	91,950
%	64.4	64.4	64.2	57.7	57.5	57.7	72.0	72.7	71.8	66.1	65.3	65.2
Renter-occupied	117,486	126,560	128,700	50,978	53,674	53,900	21,849	24,091	25,800	44,659	48,795	49,000
%	35.6	35.6	35.8	42.3	42.5	42.3	28.0	27.3	28.2	33.9	34.7	34.8
Vacant units	33,494	37,996	38,900	9,460	11,488	11,450	8,536	10,360	10,950	15,498	16,148	16,500
Available units	12,870	13,625	13,550	4,856	5,021	4,900	2,220	2,897	3,150	5,794	5,707	5,525
For sale	3,965	3,920	3,700	1,287	1,168	970	793	1,078	1,150	1,885	1,674	1,600
Rate (%)	1.8	1.7	1.6	1.8	1.6	1.3	1.4	1.7	1.7	2.1	1.8	1.7
For rent	8,905	9,705	9,850	3,569	3,853	3,925	1,427	1,819	2,000	3,909	4,033	3,925
Rate (%)	7.0	7.1	7.1	6.5	6.7	6.8	6.1	7.0	7.2	8.0	7.6	7.4
Other vacant	20,624	24,371	25,400	4,604	6,467	6,550	6,316	7,463	7,825	9,704	10,441	11,000

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2014.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Albany HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															June 2013	June 2014
Albany HMA																
Total	2,904	3,352	3,581	3,570	3,504	3,865	2,973	2,992	2,347	1,804	2,118	2,501	2,421	2,757	1,573	1,316
Single-family	2,298	2,484	2,778	2,766	2,738	2,396	1,981	1,698	1,306	1,184	1,115	1,006	1,164	1,235	813	840
Multifamily	606	868	803	804	766	1,469	992	1,294	1,041	620	1,003	1,495	1,257	1,522	760	476
Albany County submarket																
Total	822	1,041	773	883	946	946	936	602	686	291	514	615	620	805	585	451
Single-family	591	627	628	582	600	493	479	408	310	265	260	186	246	341	248	330
Multifamily	231	414	145	301	346	453	457	194	376	26	254	429	374	464	337	121
Saratoga County submarket																
Total	1,316	1,302	1,566	1,455	1,393	1,475	1,062	1,311	1,061	1,034	924	1,298	1,180	1,096	809	763
Single-family	1,091	1,199	1,377	1,378	1,276	1,076	877	779	614	574	490	456	621	655	478	430
Multifamily	225	103	189	77	117	399	185	532	447	460	434	842	559	441	331	333
Mohawk River submarket																
Total	766	1,009	1,242	1,232	1,165	1,444	975	1,079	600	479	680	588	621	856	179	102
Single-family	616	658	773	806	862	827	625	511	382	345	365	364	297	239	87	80
Multifamily	150	351	469	426	303	617	350	568	218	134	315	224	324	617	92	22

Notes: Numbers may not add to totals because of rounding. Current includes data through June 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Albany HMA, 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	55,308	74,100	77,700	3.0	1.2
Median household income	44,260	57,677	59,626	2.7	0.8

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data