

Table 1. Labor Force and Employment in the Albany-Schenectady-Troy HMA, 2000 Through August 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Labor Force	431.9	435.2	444.5	445.5	449.9	454.3	455.7	452.5	459.7	457.3	459.1	449.3	455.3	455.8	446.9	449.9	451.0	452.0	451.1	450.3
Resident Employment	416.9	420.2	426.3	426.3	430.7	436.3	438.1	434.4	437.0	425.6	425.7	417.2	422.0	427.1	424.3	429.9	432.4	432.5	431.9	431.2
Unemployment	15.0	15.1	18.2	19.2	19.2	18.0	17.6	18.1	22.7	31.7	33.4	32.1	33.3	28.6	22.6	20.0	18.6	19.5	19.2	19.0
Unemployment Rate (%)	3.5	3.5	4.1	4.3	4.3	4.0	3.9	4.0	4.9	6.9	7.3	7.1	7.3	6.3	5.1	4.5	4.1	4.3	4.3	4.2
Total Nonfarm Payroll Jobs	433.9	437.6	435.9	434.9	439.5	441.7	442.9	444.8	448.0	438.5	433.3	434.1	440.8	446.0	449.8	456.8	464.3	468.7	467.1	471.4
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	42.8	45.2	45.6	46.0	45.9	46.4
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	18.7	19.7	19.3	19.4	19.4	19.6
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	23.9	24.1	25.4	26.3	26.6	26.5	26.8
Service-Providing Sectors	387.8	392.2	393.8	394.5	398.9	400.4	401.4	403.5	407.3	400.7	396.6	395.8	400.9	404.5	407.0	411.6	418.7	422.7	421.2	425.0
Wholesale & Retail 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	61.3	61.6	61.6	61.9	61.3	61.4	61.5
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	13.8	13.9	13.7	13.6	13.6	13.6
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	47.7	47.8	47.7	48.2	47.7	47.8	47.9
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	12.5	12.8	13.2	13.6	13.7	13.7	13.8
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	8.5	8.6	8.6	8.7	8.5	8.6	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	25.3	25.4	25.9	26.2	26.1	26.1	26.1
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	52.8	54.1	56.0	56.4	56.4	56.5
Education & Health Services	68.3	70.7	73.0	74.1	75.2	75.0	75.9	77.5	79.3	80.8	82.6	83.9	85.8	87.8	89.5	90.4	92.3	94.8	93.6	96.3
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	37.3	37.6	38.7	39.9	41.1	40.6	41.6
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	17.9	18.2	18.5	18.7	19.0	18.9	19.1
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	101.3	100.6	100.7	101.3	101.8	101.8	101.9
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	6.4	6.4	6.5	6.5	6.5	6.6
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	50.3	50.4	50.7	51.0	51.2	51.3	50.9
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	43.8	43.6	43.8	44.1	44.0	44.4

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Albany-Schenectady-Troy 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-Schenectady-Troy HMA	825,875	870,716	888,700	894,000	4,475	0.5	2,125	0.2	1,775	0.2
Households										
Albany-Schenectady-Troy HMA	330,246	355,301	364,300	367,000	2,500	0.7	1,075	0.3	900	0.2

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018. The forecast date is September 1, 2021. Rates of change are calculated on a compound basis.

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

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

	Albany-Schenectady-Troy HMA		
	2000	2010	Current
Total Housing Inventory	363,740	393,297	413,400
Occupied Units	330,246	355,301	364,300
Owner-Occupied	212,760	228,741	229,300
%	64.4	64.4	62.9
Renter-Occupied	117,486	126,560	135,000
%	35.6	35.6	37.1
Vacant Units	33,494	37,996	49,250
Available Units	12,870	13,625	15,250
For Sale	3,965	3,920	3,500
Rate (%)	1.8	1.7	1.5
For Rent	8,905	9,705	11,750
Rate (%)	7.0	7.1	8.0
Other Vacant	20,624	24,371	34,000

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018.

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

Table 4. Residential Building Permit Activity in the Albany-Schenectady-Troy HMA, 2000 Through August 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Albany-Schenectady-Troy HMA																				
Total	2,597	3,343	3,296	3,537	3,458	3,639	3,050	2,703	1,892	1,545	2,809	2,554	2,436	2,109	3,261	3,893	3,873	2,561	2,932	3,048
Single-Family	2,184	2,361	2,639	2,627	2,608	2,284	1,836	1,591	1,208	1,109	1,099	890	1,149	1,221	1,203	1,185	1,380	1,212	1,280	1,268
Multifamily	413	982	657	910	850	1,355	1,214	1,112	684	436	1,710	1,664	1,287	888	2,058	2,708	2,493	1,349	1,652	1,780

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

Table 5. Median Income in the Albany-Schenectady-Troy HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	55,308	74,100	86,400	3.0	1.9
Median Household Income	43,250	57,677	63,758	2.9	1.3

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 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017