CAPITAL DISTRICT DATA

Real Property Tax Rates

The Comptroller's Office recently released its anual property tax data. A table and chart with 2010 property tax rates for the Region's municipalities appear on the following pages. Please see *http://www.osc.state.ny.us/localgov/orptbook/taxrates.htm* for more detail.

A range for school district rates is given when more than one district serves a municipality. An average tax rate is used where towns or cities have established special homestead and non-homestead units for assessing real property for municipal and/or school district purposes. Rates for special assessment districts such as fire, sewer, and water districts are omitted, since their boundaries rarely coincide with one another or with the boundaries of the unincorporated areas.

Overall *full value rates* are determined by multiplying the total overall rate or range by the equalization rate except for villages, where the village equalization rate only applies to the village tax rate. The town equalization rate applies to county, town, and school tax rates.

Equalization rates represent the average relationship of the total assessed value of taxable real property to the total market value of that property.

An equalization rate of 1.00000 means *average* assessed value equals *average* total market value, based on a sample survey. Equalization rates greater than one (>1) for a municipality indicate a decline in average total market value within a taxing jurisdiction *or* insufficient data on average market values following a recent full-value reassessment.

Finally, a decline in full value rates from a previous year generally reflects an increase in total market values, not lower taxes for individual properties.

Existing Home Sales

For 2010, unit sales of existing homes in the Capital District through the Capital Region Multiple Listing Service declined from the previous year by 7.4%, or 490 sales. Average days to sale for 2010 rose by 1.3% from 82.1 to 83.1 days, suggesting a further moderate decline in the market for sellers.

The mean 2010 constant-dollar selling price for existing homes in the Capital Region rose by $5,572 to $228,424, a 2.5% increase. The median 2010 constant-dollar selling price for existing homes in the Capital Region rose by $1,953 or 1.0% since 2009, to $192,528. This represents the first annual increase in three years.

Capital District Existing Home Sales

Unit Sales	2005	2006	2007	2008	2009	2010
Albany County	2,758	2,607	2,486	2,132	2,146	1,956
Rensselaer County	1,361	1,435	1,282	1,183	1,083	946
Saratoga County	2,972	2,787	2,566	2,223	2,087	2,077
Schenectady County	1,909	1,855	1,566	1,321	1,325	1,172
Capital District	9,000	8,684	7,900	6,859	6,641	6,151
Mean Current $ Price	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**
Albany County	$224,264	$228,482	$236,405	$235,755	$224,033	$228,676
Rensselaer County	175,664	188,130	197,950	192,336	179,878	182,498
Saratoga County	268,561	285,537	289,779	284,885	268,106	281,731
Schenectady County	160,537	175,999	182,678	181,659	166,762	170,604
Capital District	218,025	228,905	236,851	233,771	219,256	228,424
Mean Constant $ Price†	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**
Albany County	$250,405	$247,142	$248,620	$238,770	$227,707	$228,676
Rensselaer County	196,140	203,494	208,178	194,795	182,828	182,498
Saratoga County	299,866	308,856	304,751	288,528	272,503	281,731
Schenectady County	179,250	190,373	192,116	183,982	169,497	170,604
Capital District	243,439	247,600	249,088	236,760	222,852	228,424
Median Current $ Price	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**
Albany County	$169,605	$197,500	$192,050	$202,000	$199,900	$201,000
Rensselaer County	157,336	172,000	195,463	175,000	168,000	169,900
Saratoga County	246,032	257,590	268,583	255,000	240,000	250,000
Schenectady County	139,778	158,000	156,936	163,700	152,500	156,600
Capital District	187,420	195,895	214,548	206,524	187,500	192,528
Median Constant $ Price†	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**
Albany County	$189,375	$213,630	$201,973	$204,583	$203,178	$201,000
Rensselaer County	175,675	186,047	205,562	177,238	170,755	169,900
Saratoga County	274,710	278,627	282,460	258,261	243,936	250,000
Schenectady County	156,071	170,904	165,045	165,793	155,001	156,600
Capital District	209,267	211,894	225,634	209,165	190,575	192,528
Average Days to Sale	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**
Albany County	49.3	54.8	65.1	66.0	70.8	74.0
Rensselaer County	64.8	63.5	78.8	93.0	85.6	96.0
Saratoga County	49.1	65.9	76.9	85.0	88.0	87.0
Schenectady County	52.1	56.9	66.5	80.0	88.0	81.0
Capital District	52.2	60.3	71.4	79.6	82.1	83.1

†Averages in 2010 Constant $$.   Regional median prices estimated from grouped data.
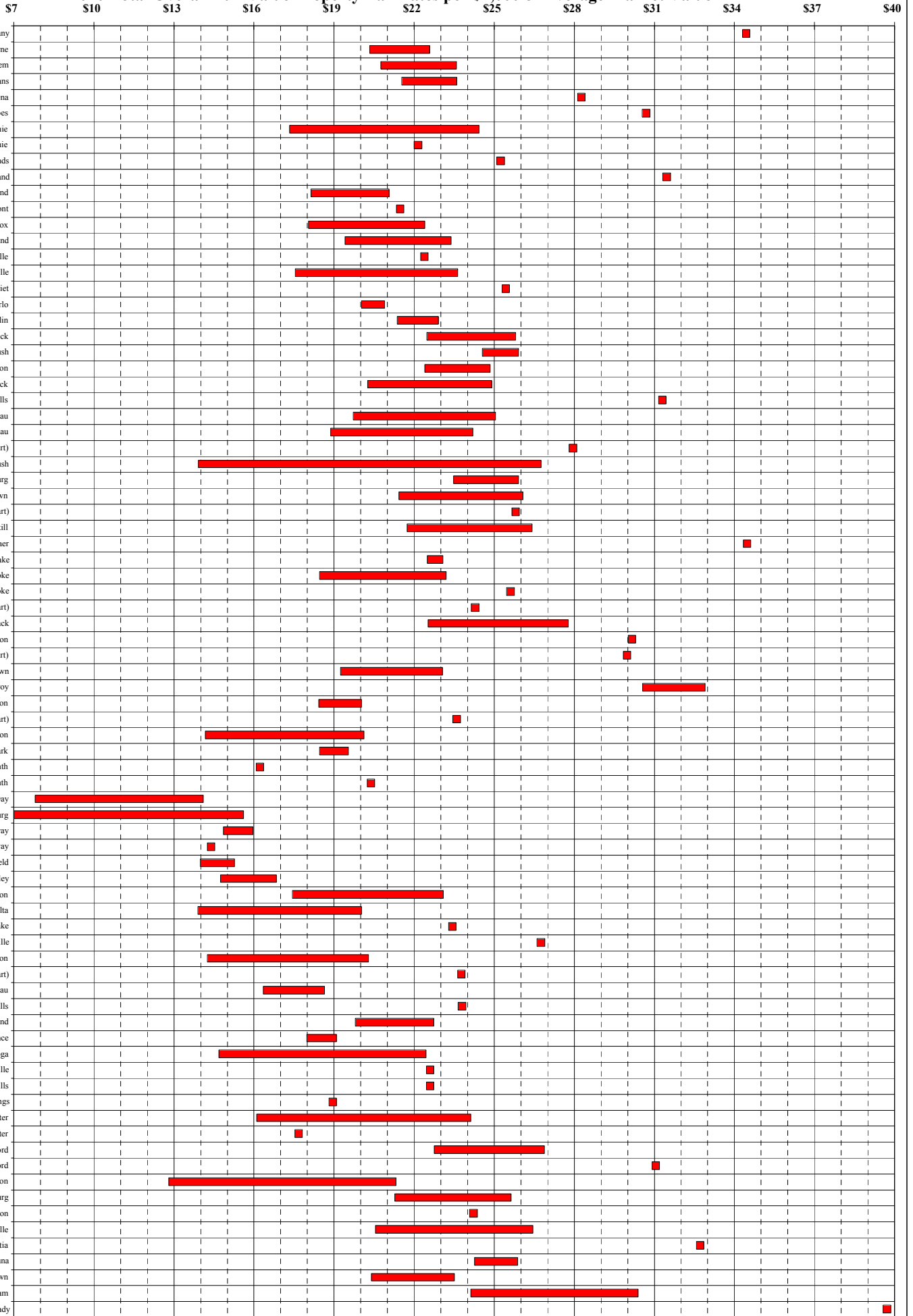Source: Capital Region Multiple Listing Service.   Prepared by CDRPC.

Capital District 2010 Real Property Tax Rates

	City, Town, or Village	County	Town	City or Village	School District Range	Total Overall Range	Equalization Rate	Total Overall Full Value Range: Rate per $1,000
Albany County	City of Albany	$3.00		$10.58	$21.42	$35.00	0.9800	$34.30
	Town of Berne	$5.41	$4.65		$27.61 to $31.80	$37.67 to $41.86	0.5400	$20.34 to $22.60
	Town of Bethlehem	$3.15	$1.89		$17.27 to $20.33	$22.31 to $25.37	0.9300	$20.75 to $23.60
	Town of Coeymans	$2.90	$2.89		$15.90 to $18.01	$21.69 to $23.80	0.9925	$21.53 to $23.62
	Village of Ravena	$2.90	$2.89	$4.50	$18.01	$28.30	1.0000	$28.12
	City of Cohoes	$5.25		$16.99	$32.33	$54.57	0.5600	$30.55
	Town of Colonie	$4.46	$2.83		$19.09 to $29.88	$26.38 to $37.17	0.6575	$17.34 to $24.44
	Village of Colonie	$4.46	$2.83	$38.00	$24.05	$69.34	0.0369	$22.00
	Village of Menands	$4.46	$2.83	$5.77	$25.00	$38.06	0.6700	$25.10
	Town/*Village* of Green Island	$54.55		$201.50	$326.19	$582.24	0.0538	$31.32
	Town of Guilderland	$3.65	$1.28		$18.00 to $21.71	$22.93 to $26.64	0.7909	$18.14 to $21.07
	Village of Altamont	$3.65	$0.29	$2.70	$20.31	$26.95	0.7962	$21.33
	Town of Knox	$5.84	$1.80		$28.44 to $37.19	$36.08 to $44.83	0.5000	$18.04 to $22.42
	Town of New Scotland	$3.13	$1.66		$15.86 to $20.11	$20.65 to $24.90	0.9400	$19.41 to $23.40
	Village of Voorheesville	$3.13	$1.21	$1.05	$18.27	$23.66	0.9400	$22.24
	Town of Rensselaerville	$6.03	$7.86		$22.31 to $34.88	$36.20 to $48.77	0.4850	$17.55 to $23.65
	City of Watervliet	$4.57		$15.30	$19.56	$39.43	0.6415	$25.29
	Town of Westerlo	$372.14	$266.65		$1,864.11 to $1,973.21	$2,502.90 to $2,612.00	0.0080	$20.02 to $20.90
Rensselaer County	Town of Berlin	$22.77	$9.26		$59.90 to $66.59	$91.93 to $98.62	0.2325	$21.37 to $22.92
	Town of Brunswick	$21.99	$7.81		$63.06 to $76.89	$92.86 to $106.69	0.2420	$22.47 to $25.82
	Town of East Greenbush	$5.25	$3.82		$15.48 to $16.86	$24.55 to $25.93	1.0000	$24.55 to $25.93
	Town of Grafton	$65.90	$39.59		$173.45 to $204.09	$278.94 to $309.58	0.0803	$22.40 to $24.86
	Town of Hoosick	$20.82	$11.48		$44.16 to $61.78	$76.46 to $94.08	0.2650	$20.26 to $24.93
	Village of Hoosick Falls	$20.82	$8.37	$53.01	$61.78	$143.98	0.1330	$31.16
	Town of Nassau	$7.62	$3.98		$16.76 to $24.44	$28.36 to $36.04	0.6950	$19.72 to $25.06
	Village of East Nassau	$7.62	$1.01	$1.75	$16.76 to $24.44	$27.14 to $34.82	0.7000	$18.88 to $24.22
	Village of Nassau (part)	$7.62	$1.01	$9.61	$24.44	$42.68	0.5011	$27.81
	Town of North Greenbush	$20.20	$10.85		$21.99 to $70.95	$53.04 to $102.00	0.2625	$13.92 to $26.77
	Town of Petersburg	$9.98	$7.22		$25.09 to $29.49	$42.29 to $46.69	0.5550	$23.47 to $25.92
	Town of Pittstown	$8.95	$6.88		$19.03 to $26.61	$34.86 to $42.44	0.6150	$21.43 to $26.10
	Village of Valley Falls (part)	$8.95	$4.55	$3.44	$25.28	$42.22	0.5271	$25.66
	Town of Poestenkill	$21.87	$10.66		$58.05 to $77.60	$90.58 to $110.13	0.2400	$21.74 to $26.43
	City of Rensselaer	$18.17		$46.88	$55.40	$120.45	0.2850	$34.33
	Town of Sand Lake	$5.22	$1.79		$15.48 to $16.08	$22.49 to $23.09	1.0000	$22.49 to $23.09
	Town of Schaghticoke	$23.83	$7.31		$49.08 to $69.83	$80.22 to $100.97	0.2300	$18.45 to $23.22
	Village of Schaghticoke	$23.83	$5.65	$14.29	$67.60	$111.37	0.2200	$25.47
	Village of Valley Falls (part)	$23.83	$5.65	$3.44	$67.60	$100.52	0.5271	$24.14
	Town of Schodack	$5.33	$4.16		$13.03 to $18.30	$22.52 to $27.79	1.0000	$22.52 to $27.79
	Village of Castleton-on-Hudson	$5.33	$2.88	$6.25	$18.30	$32.76	0.5610	$30.02
	Village of Nassau (part)	$5.33	$2.88	$9.61	$16.80	$34.62	0.5011	$29.83
	Town of Stephentown	$17.45	$7.83		$38.83 to $51.61	$64.11 to $76.89	0.3000	$19.24 to $23.07
	City of Troy	$41.08		$74.65	$115.44 to $133.27	$231.17 to $249.00	0.1322	$30.56 to $32.92
Saratoga County	Town of Ballston	$2.61			$18.32 to $20.17	$20.93 to $22.78	0.8800	$18.42 to $20.05
	Village of Ballston Spa (part)	$2.61		$73.04	$20.17	$95.82	0.0466	$23.45
	Town of Charlton	$3.53			$17.61 to $26.50	$21.14 to $30.03	0.6700	$14.17 to $20.13
	Town of Clifton Park	$3.87	$0.16		$27.79 to $29.69	$31.82 to $33.72	0.5800	$18.45 to $19.55
	Town of Corinth	$2.39	$3.31		$10.88	$16.58	0.9700	$16.08
	Village of Corinth	$2.39	$1.49	$5.92	$10.88	$20.68	1.0000	$20.24
	Town of Day	$3.63	$2.07		$6.82 to $16.93	$12.52 to $22.63	0.6236	$7.80 to $14.11
	Town of Edinburg	$4.63	$1.00		$8.86 to $26.91	$14.49 to $32.54	0.4800	$6.95 to $15.62
	Town of Galway	$4.31	$1.47		$22.27 to $24.37	$28.05 to $30.15	0.5300	$14.86 to $15.98
	Village of Galway	$4.31	$0.33	$0.00	$22.27	$26.91	0.5500	$14.25
	Town of Greenfield	$2.30	$1.13		$10.56 to $11.85	$13.99 to $15.28	1.0000	$13.99 to $15.28
	Town of Hadley	$3.16	$5.57		$11.75 to $14.66	$20.48 to $23.39	0.7200	$14.75 to $16.85
	Town of Halfmoon	$3.85			$25.71 to $35.32	$29.56 to $39.17	0.5900	$17.44 to $23.11
	Town of Malta	$2.26	$0.03		$11.61 to $17.75	$13.90 to $20.04	1.0000	$13.90 to $20.04
	Village of Round Lake	$2.26	$0.03	$4.88	$16.12	$23.29	1.0000	$23.29
	City of Mechanicville	$3.71		$12.63	$21.67	$38.01	0.7000	$26.61
	Town of Milton	$2.50	$0.27		$12.72 to $19.30	$15.49 to $22.07	0.9200	$14.25 to $20.31
	Village of Ballston Spa (part)	$2.50	$0.19	$73.04	$19.30	$95.03	0.0466	$23.63
	Town of Moreau	$5.70	$2.28		$43.42 to $50.69	$51.40 to $58.67	0.3180	$16.35 to $18.66
	Village of South Glens Falls	$7.24	$2.28	$14.62	$50.69	$74.83	0.3076	$23.65
	Town of Northumberland	$2.36	$1.32		$16.12 to $19.07	$19.80 to $22.75	1.0000	$19.80 to $22.75
	Town of Providence	$11.31	$18.83		$57.57 to $63.02	$87.71 to $93.16	0.2050	$17.98 to $19.10
	Town of Saratoga	$3.66	$1.64		$17.64 to $29.79	$22.94 to $35.09	0.6400	$14.68 to $22.46
	Village of Schuylerville •	$3.66	$1.64	•	$29.79	$35.09	0.6400	$22.46
	Village of Victory Mills •	$3.66	$1.64	•	$29.79	$35.09	0.6258	$22.46
	City of Saratoga Springs	$2.90		$5.78	$14.54	$23.22	0.8100	$18.81
	Town of Stillwater	$2.57	$2.73		$12.40 to $21.23	$17.70 to $26.53	0.9100	$16.10 to $24.14
	Village of Stillwater	$2.57	$1.28	$3.20	$12.40	$19.45	0.8600	$17.53
	Town of Waterford	$6.90	$11.00		$49.44 to $61.66	$67.34 to $79.56	0.3380	$22.76 to $26.89
	Village of Waterford	$6.90	$11.00	$137.52	$61.66	$217.08	0.0292	$30.91
	Town of Wilton	$2.26			$10.55 to $19.07	$12.81 to $21.33	1.0000	$12.81 to $21.33
Schenectady County	Town of Duanesburg	$22.68	$3.81		$53.45 to $69.90	$79.94 to $96.39	0.2661	$21.27 to $25.65
	Village of Delanson	$22.68	$3.81	$11.54	$53.45	$91.48	0.2621	$24.08
	Town of Glenville	$7.09	$3.20		$13.88 to $20.83	$24.17 to $31.12	0.8500	$20.55 to $26.46
	Village of Scotia	$7.09	$0.96	$10.40	$19.86	$38.31		$32.57
	Town of Niskayuna	$5.98	$2.72		$15.56 to $17.20	$24.26 to $25.90	1.0000	$24.26 to $25.90
	Town of Princetown	$20.60	$0.41		$48.38 to $59.01	$69.39 to $80.02	0.2940	$20.40 to $23.53
	Town of Rotterdam	$6.48	$3.99		$14.93 to $21.54	$25.40 to $32.01	0.9500	$24.13 to $30.41
	City of Schenectady	$6.54		$12.57	$20.46	$39.57	1.0000	$39.57

• Village did not submit the village property tax rate in time for inclusion in the Comptroller's Report.

2010 Total Overall Full Value Property Tax Rates per $1,000 of Average Market Value

Axis scale: $7 $10 $13 $16 $19 $22 $25 $28 $31 $34 $37 $40

Albany County

- City of Albany
- Town of Berne
- Town of Bethlehem
- Town of Coeymans
- Village of Ravena
- City of Cohoes
- Town of Colonie
- Village of Colonie
- Village of Menands
- Town/Village of Green Island
- Town of Guilderland
- Village of Altamont
- Town of Knox
- Town of New Scotland
- Village of Voorheesville
- Town of Rensselaerville
- City of Watervliet
- Town of Westerlo

Rensselaer County

- Town of Berlin
- Town of Brunswick
- Town of East Greenbush
- Town of Grafton
- Town of Hoosick
- Village of Hoosick Falls
- Town of Nassau
- Village of East Nassau
- Village of Nassau (part)
- Town of North Greenbush
- Town of Petersburg
- Town of Pittstown
- Village of Valley Falls (part)
- Town of Poestenkill
- City of Rensselaer
- Town of Sand Lake
- Town of Schaghticoke
- Village of Schaghticoke
- Village of Valley Falls (part)
- Town of Schodack
- Village of Castleton-on-Hudson
- Village of Nassau (part)
- Town of Stephentown
- City of Troy

Saratoga County

- Town of Ballston
- Village of Ballston Spa (part)
- Town of Charlton
- Town of Clifton Park
- Town of Corinth
- Village of Corinth
- Town of Day
- Town of Edinburg
- Town of Galway
- Village of Galway
- Town of Greenfield
- Town of Hadley
- Town of Halfmoon
- Town of Malta
- Village of Round Lake
- City of Mechanicville
- Town of Milton
- Village of Ballston Spa (part)
- Town of Moreau
- Village of South Glens Falls
- Town of Northumberland
- Town of Providence
- Town of Saratoga
- Village of Schuylerville
- Village of Victory Mills
- City of Saratoga Springs
- Town of Stillwater
- Village of Stillwater
- Town of Waterford
- Village of Waterford
- Town of Wilton

Schenectady County

- Town of Duanesburg
- Village of Delanson
- Town of Glenville
- Village of Scotia
- Town of Niskayuna
- Town of Princetown
- Town of Rotterdam
- City of Schenectady

2010 Census PL94-171 Redistricting Data

On March 24th, the Census Bureau released the 2010 Census PL 994-171 redistricting data for the State of New York. 2010 Census population counts of total persons by race, Hispanic origin, and voting age are now available for geographies down to the census block level. Housing unit counts by occupancy or vacancy status are also available.

The first of the following tables identifies the 2010 Census population counts for the Capital Region's 79 municipalities. Note that the town totals include village totals. The population counts are listed by race and Hispanic origin. The category titled 'Total Minority' represents the total population less the white non-Hispanic population. Of the four counties, Albany County had the largest percent of minorities, while Saratoga County had the smallest.

The second table identifies the 2000 and 2010 population counts, and the net and percent change from 2000-10 for municipalities in the Region. Overall, the Capital Region has grown 5.5% since 2000. All of the Region's eight cities increased, reversing a 50-year trend of declining urban populations. Rural towns, such as Petersburg, Day, and Westerlo, were more likely to lose population. Half of the villages in the Region lost population.

For more information, including maps and housing unit data, visit *http://cdrpc.org*.

Real Property Tax Rates *cont. from p. 1*

Note that part of the explanation for higher property tax rates in cities and some villages is that they are more likely to include basic services such as fire, water, sewer, and trash collection in the overall property tax rate, while suburban and rural municipalities either do not provide these services or are likely to form special assessment districts to recover the costs of such services.

In addition, an individual's tax burden may vary significantly in relation to properties of similar market value, despite the adjustment provided for by the equalization rate. The data used to derive the equalization rate are not necessarily current, and, contrary to New York State Law, the practices of assessing jurisdictions may result in unequal tax burdens on individual property owners with similar properties. The problem is compounded by school district boundaries, which in most cases extend beyond municipal boundaries, and, in a few instances, beyond county boundaries. A community's assessment procedures should be carefully reviewed to determine the impact of its tax rates, including those for special districts, on individual properties. For clarification of the assessment practices within a particular community, contact the community's local assessor.

Geographic Area Town Totals Include Villages	2000 Population*	2010 Population	Net Change	Percent Change
Albany County	294,565	304,204	9,639	3.27%
City of Albany	94,301	97,856	3,555	3.77%
Town of Berne	2,846	2,794	-52	-1.83%
Town of Bethlehem	31,304	33,656	2,352	7.51%
Town of Coeymans	8,151	7,418	-733	-8.99%
Village of Ravena	3,369	3,268	-101	-3.00%
City of Cohoes	15,521	16,168	647	4.17%
Town of Colonie	79,258	81,591	2,333	2.94%
Village of Colonie	7,916	7,793	-123	-1.55%
Village of Menands	3,910	3,990	80	2.05%
Town/Village of Green Island	2,278	2,620	342	15.01%
Town of Guilderland	34,045	35,303	1,258	3.70%
Village of Altamont	1,737	1,720	-17	-0.98%
Town of Knox	2,647	2,692	45	1.70%
Town of New Scotland	8,626	8,648	22	0.26%
Village of Voorheesville	2,775	2,789	14	0.50%
Town of Rensselaerville	1,915	1,843	-72	-3.76%
City of Watervliet	10,207	10,254	47	0.46%
Town of Westerlo	3,466	3,361	-105	-3.03%
Rensselaer County	152,538	159,429	6,891	4.52%
Village of Nassau	1,161	1,133	-28	-2.41%
Village of Valley Falls	491	466	-25	-5.09%
Town of Berlin	1,901	1,880	-21	-1.10%
Town of Brunswick	11,664	11,941	277	2.37%
Town of East Greenbush	15,560	16,473	913	5.87%
Town of Grafton	1,987	2,130	143	7.20%
Town of Hoosick	6,759	6,924	165	2.44%
Village of Hoosick Falls	3,436	3,501	65	1.89%
Town of Nassau	4,818	4,789	-29	-0.60%
Village of East Nassau	571	587	16	2.80%
Town of North Greenbush	10,805	12,075	1,270	11.75%
Town of Petersburg	1,563	1,525	-38	-2.43%
Town of Pittstown	5,644	5,735	91	1.61%
Town of Poestenkill	4,054	4,530	476	11.74%
City of Rensselaer	7,761	9,392	1,631	21.02%
Town of Sand Lake	7,987	8,530	543	6.80%
Town of Schaghticoke	7,456	7,679	223	2.99%
Village of Schaghticoke	676	592	-84	-12.43%
Town of Schodack	12,536	12,794	258	2.06%
Village of Castleton-on-Hudson	1,619	1,473	-146	-9.02%
Town of Stephentown	2,873	2,903	30	1.04%
City of Troy	49,170	50,129	959	1.95%
Saratoga County	200,635	219,607	18,972	9.46%
Village of Ballston Spa	5,556	5,409	-147	-2.65%
Town of Ballston	8,729	9,776	1,047	11.99%
Town of Charlton	3,954	4,133	179	4.53%
Town of Clifton Park	33,110	36,705	3,595	10.86%
Town of Corinth	6,259	6,531	272	4.35%
Village of Corinth	2,474	2,559	85	3.44%
Town of Day	920	856	-64	-6.96%
Town of Edinburg	1,384	1,214	-170	-12.28%
Town of Galway	3,589	3,545	-44	-1.23%
Village of Galway	214	200	-14	-6.54%
Town of Greenfield	7,362	7,775	413	5.61%
Town of Hadley	1,971	2,048	77	3.91%
Town of Halfmoon	18,359	21,535	3,176	17.30%
Town of Malta	13,005	14,765	1,760	13.53%
Village of Round Lake	604	623	19	3.15%
City of Mechanicville	5,019	5,196	177	3.53%
Town of Milton	17,103	18,575	1,472	8.61%
Town of Moreau	13,549	14,728	1,179	8.70%
Village of South Glens Falls	3,368	3,518	150	4.45%
Town of Northumberland	4,603	5,087	484	10.51%
Town of Providence	1,841	1,995	154	8.37%
Town of Saratoga	5,114	5,674	560	10.95%
Village of Schuylerville	1,197	1,386	189	15.79%
Village of Victory Mills	544	605	61	11.21%
City of Saratoga Springs	26,186	26,586	400	1.53%
Town of Stillwater	7,522	8,287	765	10.17%
Village of Stillwater	1,644	1,738	94	5.72%
Town of Waterford	8,515	8,423	-92	-1.08%
Village of Waterford	2,204	1,990	-214	-9.71%
Town of Wilton	12,541	16,173	3,632	28.96%
Schenectady County	146,555	154,727	8,172	5.58%
Town of Duanesburg	5,808	6,122	314	5.41%
Village of Delanson	385	377	-8	-2.08%
Town of Glenville	28,183	29,480	1,297	4.60%
Village of Scotia	7,957	7,729	-228	-2.87%
Town of Niskayuna	20,295	21,781	1,486	7.32%
Town of Princetown	2,132	2,115	-17	-0.80%
Town of Rotterdam	28,316	29,094	778	2.75%
City of Schenectady	61,821	66,135	4,314	6.98%
Capital District	794,293	837,967	43,674	5.50%

*As corrected following the 2000 Census.

2010 Census PL94-171 Redistricting Data

Geographic Area / Town Totals Include Villages	Total	Population of One Race							2 or More Races	Total Hispanic	Total Minority
		Total	White	Black	Nat. Am.	Asian	Pacific Isl.	Other			
Albany County	304,204	296,557	237,873	38,609	654	14,579	98	4,744	7,647	14,917	73,052
City of Albany	97,856	94,233	55,783	30,110	295	4,890	55	3,100	3,623	8,396	44,999
Town of Berne	2,794	2,769	2,732	19	1	15	0	2	25	36	90
Town of Bethlehem	33,656	33,109	30,943	884	46	1,067	4	165	547	896	3,342
Town of Coeymans	7,418	7,259	6,893	215	16	56	1	78	159	364	752
Village of Ravena	3,268	3,193	2,947	143	6	30	1	66	75	246	458
City of Cohoes	16,168	15,683	14,582	754	39	142	0	166	485	606	1,899
Town of Colonie	81,591	80,008	69,541	4,288	121	5,353	15	690	1,583	2,526	13,503
Village of Colonie	7,793	7,658	6,759	359	6	508	0	26	135	203	1,166
Village of Menands	3,990	3,889	2,824	485	10	527	0	43	101	152	1,239
Town/Village of Green Island	2,620	2,546	2,336	132	13	46	1	18	74	87	333
Town of Guilderland	35,303	34,680	30,434	1,204	56	2,643	14	329	623	1,132	5,490
Village of Altamont	1,720	1,707	1,660	12	3	22	0	10	13	38	83
Town of Knox	2,692	2,663	2,639	12	1	6	0	5	29	20	69
Town of New Scotland	8,648	8,534	8,345	54	19	96	6	14	114	145	424
Village of Voorheesville	2,789	2,763	2,692	22	5	43	0	1	26	60	148
Town of Rensselaerville	1,843	1,829	1,801	19	0	4	0	5	14	34	69
City of Watervliet	10,254	9,934	8,562	908	41	254	2	167	320	623	1,970
Town of Westerlo	3,361	3,310	3,282	10	6	7	0	5	51	52	112
Rensselaer County	159,429	155,586	139,529	10,338	385	3,517	34	1,783	3,843	6,080	22,874
Village of Nassau	1,133	1,108	1,092	12	1	2	0	1	25	13	50
Village of Valley Falls	466	460	451	1	2	5	0	1	6	7	20
Town of Berlin	1,880	1,845	1,829	2	3	3	0	8	35	19	60
Town of Brunswick	11,941	11,768	11,289	214	24	194	2	45	173	198	780
Town of East Greenbush	16,473	16,161	15,043	515	25	523	1	54	312	391	1,703
Town of Grafton	2,130	2,097	2,065	4	6	21	0	1	33	20	80
Town of Hoosick	6,924	6,830	6,706	51	16	34	2	21	94	85	266
Village of Hoosick Falls	3,501	3,449	3,385	27	8	16	0	13	52	42	143
Town of Nassau	4,789	4,720	4,627	38	9	31	0	15	69	75	212
Village of East Nassau	587	580	556	10	2	8	0	4	7	14	40
Town of North Greenbush	12,075	11,927	11,521	203	20	154	2	27	148	197	703
Town of Petersburg	1,525	1,503	1,484	5	1	7	0	6	22	23	55
Town of Pittstown	5,735	5,680	5,586	27	28	26	0	13	55	58	193
Town of Poestenkill	4,530	4,483	4,428	15	5	20	0	15	47	50	131
City of Rensselaer	9,392	9,002	7,537	750	31	576	0	108	390	448	2,076
Town of Sand Lake	8,530	8,433	8,327	33	12	45	1	15	97	129	308
Town of Schaghticoke	7,679	7,604	7,403	129	18	43	4	7	75	75	330
Village of Schaghticoke	592	588	570	7	6	5	0	0	4	5	23
Town of Schodack	12,794	12,621	12,364	110	16	86	1	44	173	277	637
Village of Castleton-on-Hudson	1,473	1,460	1,429	19	0	4	0	8	13	38	70
Town of Stephentown	2,903	2,858	2,765	31	8	33	1	20	45	51	164
City of Troy	50,129	48,054	36,555	8,211	163	1,721	20	1,384	2,075	3,984	15,176
Saratoga County	219,607	215,966	207,181	3,269	388	3,919	44	1,165	3,641	5,279	15,960
Village of Ballston Spa	5,409	5,263	5,081	65	13	56	3	45	146	172	422
Town of Ballston	9,776	9,635	9,393	111	18	98	1	14	141	189	527
Town of Charlton	4,133	4,110	4,042	14	4	21	0	29	23	65	126
Town of Clifton Park	36,705	36,063	33,416	682	39	1,679	2	245	642	1,002	3,971
Town of Corinth	6,531	6,427	6,336	27	10	27	4	23	104	80	254
Village of Corinth	2,559	2,510	2,459	12	4	18	2	15	49	34	121
Town of Day	856	845	827	14	0	0	0	4	11	14	35
Town of Edinburg	1,214	1,204	1,199	1	2	1	0	1	10	5	18
Town of Galway	3,545	3,523	3,490	10	8	8	1	6	22	46	87
Village of Galway	200	199	199	0	0	0	0	0	1	2	2
Town of Greenfield	7,775	7,651	7,542	53	6	26	2	22	124	139	343
Town of Hadley	2,048	2,028	1,967	20	15	6	0	20	20	40	102
Town of Halfmoon	21,535	21,098	19,730	416	49	714	11	178	437	612	2,176
Town of Malta	14,765	14,552	14,067	181	39	199	3	63	213	367	962
Village of Round Lake	623	612	588	5	4	9	0	6	11	11	40
City of Mechanicville	5,196	5,082	4,950	43	11	50	1	27	114	130	331
Town of Milton	18,575	18,193	17,752	194	21	126	9	91	382	463	1,131
Town of Moreau	14,728	14,580	14,085	330	20	62	0	83	148	328	841
Village of South Glens Falls	3,518	3,486	3,415	34	5	17	0	15	32	69	150
Town of Northumberland	5,087	5,017	4,885	44	18	33	0	37	70	125	273
Town of Providence	1,995	1,971	1,944	14	0	5	0	8	24	38	80
Town of Saratoga	5,674	5,612	5,496	47	11	25	1	32	62	159	293
Village of Schuylerville	1,386	1,374	1,336	16	2	8	0	12	12	46	81
Village of Victory Mills	605	581	572	3	1	0	0	5	24	15	36
City of Saratoga Springs	26,586	25,997	24,543	701	55	521	7	170	589	839	2,581
Town of Stillwater	8,287	8,183	8,067	47	17	35	0	17	104	121	317
Village of Stillwater	1,738	1,706	1,683	7	2	6	0	8	32	49	94
Town of Waterford	8,423	8,252	7,987	106	9	127	0	23	171	151	537
Village of Waterford	1,990	1,960	1,886	34	4	29	0	7	30	56	141
Town of Wilton	16,173	15,943	15,463	214	36	156	2	72	230	366	975
Schenectady County	154,727	148,925	123,211	14,710	575	4,960	105	5,364	5,802	8,827	35,318
Town of Duanesburg	6,122	6,055	5,983	27	8	26	0	11	67	102	217
Village of Delanson	377	369	367	1	0	1	0	0	8	5	13
Town of Glenville	29,480	29,121	28,260	301	24	418	5	113	359	576	1,613
Village of Scotia	7,729	7,592	7,372	89	13	86	4	28	137	216	514
Town of Niskayuna	21,781	21,320	18,763	579	23	1,754	2	199	461	543	3,370
Town of Princetown	2,115	2,096	2,047	9	8	26	0	6	19	24	82
Town of Rotterdam	29,094	28,655	27,566	440	54	340	6	249	439	660	1,907
City of Schenectady	66,135	61,678	40,592	13,354	458	2,396	92	4,786	4,457	6,922	28,129
Capital District	837,967	817,034	707,794	66,926	2,002	26,975	281	13,056	20,933	35,103	147,204

Capital District Regional Planning Commission
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Barbara Mauro, Chair
Rocco A. Ferraro, AICP, Executive Director
Joanna H. King, Editor

Employment, Unemployment, & Unemployment Rates

Employment	Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11
Albany County	147.7	148.8	149.3	152.0	151.0	151.4	147.8	148.3	146.8	142.1	140.4	141.5	142.1
Rensselaer County	77.3	77.9	78.1	79.6	79.0	79.3	77.4	77.6	76.9	74.5	73.6	74.2	74.5
Saratoga County	112.5	113.3	113.7	115.8	115.0	115.4	112.6	113.0	111.9	109.6	108.3	109.2	109.7
Schenectady County	70.6	71.2	71.4	72.7	72.2	72.5	70.7	71.0	70.3	68.3	67.4	68.0	68.3
Capital District Region	408.1	411.2	412.5	420.1	417.2	418.6	408.5	409.9	405.9	394.5	389.7	392.9	394.6
Unemployment	**Mar 10**	**Apr 10**	**May 10**	**Jun 10**	**Jul 10**	**Aug 10**	**Sep 10**	**Oct 10**	**Nov 10**	**Dec 10**	**Jan 11**	**Feb 11**	**Mar 11**
Albany County	10.3	9.8	10.0	10.8	11.3	10.9	10.4	10.5	10.8	10.5	12.0	11.2	10.4
Rensselaer County	6.6	5.9	5.8	6.0	6.3	6.1	5.7	5.8	6.0	5.9	7.1	6.6	6.2
Saratoga County	8.4	7.5	7.3	7.3	7.5	7.3	7.1	7.3	7.7	7.7	8.8	8.7	8.1
Schenectady County	5.7	5.3	5.2	5.5	5.6	5.9	5.4	5.4	5.7	5.5	6.0	5.9	5.5
Capital District Region	31.0	28.5	28.3	29.6	30.7	30.2	28.6	29.0	30.2	29.6	33.9	32.4	30.2
Unemployment Rates	**Mar 10**	**Apr 10**	**May 10**	**Jun 10**	**Jul 10**	**Aug 10**	**Sep 10**	**Oct 10**	**Nov 10**	**Dec 10**	**Jan 11**	**Feb 11**	**Mar 11**
Albany County	6.5%	6.2%	6.3%	6.6%	6.9%	6.7%	6.6%	6.6%	6.9%	6.9%	7.9%	7.3%	6.8%
Rensselaer County	7.9%	7.0%	6.9%	7.1%	7.4%	7.1%	6.9%	6.9%	7.3%	7.4%	8.8%	8.2%	7.7%
Saratoga County	7.0%	6.2%	6.0%	6.0%	6.1%	5.9%	5.9%	6.1%	6.4%	6.6%	7.5%	7.4%	6.9%
Schenectady County	7.5%	6.9%	6.8%	7.0%	7.3%	7.5%	7.1%	7.1%	7.5%	7.4%	8.1%	8.0%	7.4%
Capital District Region	7.1%	6.5%	6.4%	6.6%	6.9%	6.7%	6.5%	6.6%	6.9%	7.0%	8.0%	7.6%	7.1%
New York State	8.8%	8.1%	8.0%	8.1%	8.4%	8.2%	8.0%	8.0%	8.1%	8.0%	8.9%	8.7%	8.0%
United States	10.2%	9.5%	9.3%	9.6%	9.7%	9.5%	9.2%	9.0%	9.3%	9.1%	9.8%	9.5%	9.2%

Source: New York State Department of Labor   Employment & Unemployment figures in 1,000s

Local Government Planning and Zoning Workshop

Wednesday, June 15, 2011, 8:00 to 3:30
Bulmer Telecommunications Center, HVCC, Troy

8:30 - 10:15 Syracuse Experience with Green Infrastructure - 50 Projects in 12 Months
As a case study, Environmental Finance Center and CDM will discuss the significant green infrastructure investments being undertaken by Onondaga County

10:30 - 12:00 Green Infrastructure Reqs. & Local Laws
This session will feature a local case study and a panel discussion on the challenges associated with amending local laws to permit Green Infrastructure. State fire code and other issues will also be covered.

1:00 - 3:00 (a) Land Use Tools for Walkable Communities & Complete Streets
This session provides an overview of several common municipal land use tools and explores how they can be tailored to improve pedestrian conditions.

1:00 - 3:00 (b) Stormwater Design Manual
Shohreh Karamipour will present recent Design Manual clarifications, design examples and RRV calculations.

1:00 - 3:00 (a) Asset Management
Environmental Finance Center will present the basics of Asset Management Planning. Engineers and municipal leaders will learn who should prepare a Plan and what should be included in the Plan.

Fee: $30, which includes lunch.
Registration deadline June 6
For more information and to register, contact Donna at (518) 453-0850.

Consumer Price Index

2008-2009 Percent Change in CPI: -0.3555%

Unadjusted CPI	Mar 10	Apr 10	May 10	Jun 10	Jul 10	Aug 10	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11
U.S. City Average	217.6	218.0	218.2	218.0	218.0	218.3	218.4	218.7	218.8	219.2	220.2	221.3	223.5
Northeast Urban Average	233.2	233.6	234.1	233.8	233.9	234.2	234.0	234.7	235.1	235.1	236.0	237.1	239.1
% Change From Same Month in Previous Year	**Mar 09- Mar 10**	**Apr 09- Apr 10**	**May 09- May 10**	**Jun 09- Jun 10**	**Jul 09- Jul 10**	**Aug 09- Aug 10**	**Sep 09- Sep 10**	**Oct 09- Oct 10**	**Nov 09- Nov 10**	**Dec 09- Dec 10**	**Jan 10- Jan 11**	**Feb 10- Feb 11**	**Mar 10- Mar 11**
U.S. City Average	2.3%	2.2%	2.0%	1.1%	1.2%	1.1%	1.1%	1.2%	1.1%	1.5%	1.6%	2.1%	2.7%
Northeast Urban Average	2.6%	2.5%	2.6%	1.7%	1.6%	1.4%	1.2%	1.5%	1.5%	1.6%	1.6%	2.0%	2.5%

Source: U.S. Department of Labor, Bureau of Labor Statistics   1982-84 = 100   Note: Data are NOT Seasonally Adjusted