

CAPITAL DISTRICT DATA

MAY/JUNE 2013

VOLUME 36, NUMBER 3

2012 Building Permit Data

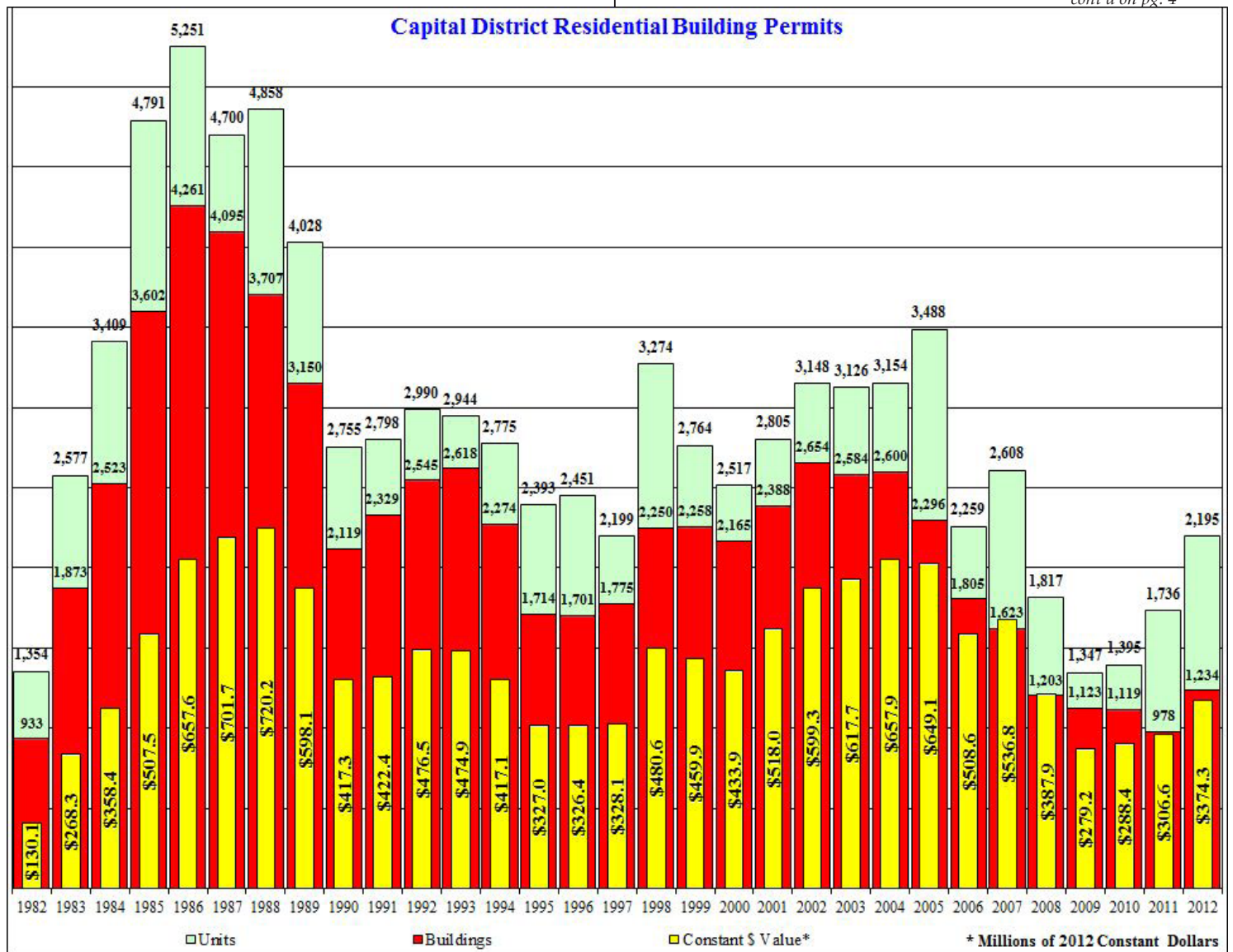
The U.S. Department of Commerce, Bureau of the Census, Construction Statistics Division has published its 2012 building permit data. Since 1995, the Bureau has not collected or reported building permit data on nonresidential and publicly-owned residential construction; the data only provide information for private residential construction.

Total building permits for the Region increased by 26.2% from 2011 to 2012, following decreases of 12.6% and 0.4% in 2011 and 2010. 1,234 building permits were issued in 2012, for 2,195 units, the highest these

have been since the beginning of the recent recession in 2007. The number of units for which permits were issued rose 26.4% in 2012, following increases of 24.4% and 3.6% in 2011 and 2010. The constant-dollar value of 2012 residential permits rose by 22.1%, following an increase of 6.3% in 2011 and a 2010 increase of 3.3%.

All four of the Region's counties showed increases in permits issued, with Albany permits increasing by 16.5%, Rensselaer permits by 42.7%, Saratoga permits by 32.2%, and Schenectady permits by 2.5%. The number of units for which permits were issued rose

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Capital District Regional Planning Commission
 46 YEARS SERVICE TO ALBANY, RENSSELAER, SARATOGA, & SCHENECTADY COUNTIES

2012 Capital District Residential Building Permit Summary

Permit Values in Millions of 2012 Constant Dollars	Months Reported	One-Family		Multi-Family			Total Residential			Total % Change from Previous Year		
		Units	Value	Buildings	Units	Value	Buildings	Units	Value	Buildings	Units	Value
Albany County		246	\$54.2	22	215	\$42.2	268	461	\$96.4	16.5%	28.1%	56.6%
City of Albany	12	21	\$2.6	4	25	\$4.8	25	46	\$7.3	25.0%	100.0%	228.8%
Town of Berne	12	3	\$0.8	0	0	\$0.0	3	3	\$0.8	-50.0%	-57.1%	-40.2%
Town of Bethlehem	12	40	\$10.9	11	86	\$14.7	51	126	\$25.6	21.4%	-2.3%	15.0%
Town of Coeymans	12	2	\$0.4	0	0	\$0.0	2	2	\$0.4	-77.8%	-77.8%	-28.7%
<i>Village of Ravena</i>	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1			
City of Cohoes	0	2	\$0.3	1	10	\$0.6	3	12	\$0.9	0.0%	33.3%	22.9%
Town of Colonie	12	102	\$21.4	2	74	\$20.6	104	176	\$42.0	20.9%	76.0%	121.1%
<i>Village of Colonie</i>	12	1	\$0.1	2	16	\$1.2	3	17	\$1.3	0.0%	-15.0%	-12.5%
<i>Village of Menands</i>	12	4	\$0.4	0	0	\$0.0	4	4	\$0.4	300.0%	300.0%	-14.3%
Town/Village of Green Island	12	1	\$0.1	0	0	\$0.0	1	1	\$0.1	-66.7%	-66.7%	-65.0%
Town of Guilderland	12	42	\$12.4	1	2	\$0.3	43	44	\$12.7	19.4%	22.2%	27.3%
<i>Village of Altamont</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Knox	0	5	\$0.8	0	0	\$0.0	5	5	\$0.8	0.0%	0.0%	-2.0%
Town of New Scotland	12	11	\$2.2	0	0	\$0.0	11	11	\$2.2	175.0%	175.0%	287.3%
<i>Village of Voorheesville</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Rensselaerville	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	0.0%	0.0%	52.7%
City of Watervliet	0	1	\$0.1	1	2	\$0.1	2	3	\$0.2	-33.3%	-40.0%	-32.4%
Town of Westerlo	12	7	\$1.0	0	0	\$0.0	7	7	\$1.0	75.0%	75.0%	12.2%
Rensselaer County		147	\$28.5	20	149	\$14.2	167	296	\$42.7	42.7%	91.0%	48.9%
<i>Village of Nassau</i>	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2			
<i>Village of Valley Falls</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Berlin	12	2	\$0.5	0	0	\$0.0	2	2	\$0.5	0.0%	0.0%	75.2%
Town of Brunswick	12	14	\$3.5	0	0	\$0.0	14	14	\$3.5	133.3%	133.3%	128.6%
Town of East Greenbush	12	13	\$2.9	0	0	\$0.0	13	13	\$2.9	-13.3%	-13.3%	-13.2%
Town of Grafton	12	7	\$2.1	0	0	\$0.0	7	7	\$2.1	0.0%	0.0%	17.6%
Town of Hoosick	0	7	\$1.2	0	0	\$0.0	7	7	\$1.2	16.7%	16.7%	14.3%
<i>Village of Hoosick Falls</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Nassau	12	4	\$0.7	0	0	\$0.0	4	4	\$0.7	-50.0%	-55.6%	-40.4%
<i>Village of East Nassau</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of North Greenbush	0	12	\$3.6	4	10	\$2.5	16	22	\$6.0	-5.9%	-12.0%	-11.6%
Town of Petersburg	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Pittstown	12	11	\$1.6	0	0	\$0.0	11	11	\$1.6	37.5%	37.5%	-0.6%
Town of Poestenkill	12	6	\$1.1	0	0	\$0.0	6	6	\$1.1	100.0%	100.0%	64.5%
City of Rensselaer	12	2	\$0.3	1	3	\$0.4	3	5	\$0.6	50.0%	150.0%	116.6%
Town of Sand Lake	12	18	\$3.6	0	0	\$0.0	18	18	\$3.6			
<i>Village of Schaghticoke</i>	12	10	\$1.9	0	0	\$0.0	10	10	\$1.9	150.0%	150.0%	205.2%
Town of Schodack	12	24	\$3.9	5	36	\$3.6	29	60	\$7.5	16.0%	11.1%	-2.6%
<i>Village of Castleton-on-Hudson</i>	0	2	\$0.4	0	0	\$0.0	2	2	\$0.4	0.0%	0.0%	-2.0%
Town of Stephentown	12	4	\$0.3	0	0	\$0.0	4	4	\$0.3	-33.3%	-33.3%	-60.9%
City of Troy	12	10	\$0.9	10	100	\$7.8	20	110	\$8.7	400.0%	2,650.0%	2,205.9%
Saratoga County		621	\$157.6	56	559	\$47.8	677	1,180	\$205.3	32.2%	7.5%	6.0%
<i>Village of Ballston Spa</i>	0	2	\$0.6	3	24	\$1.2	5	26	\$1.8	25.0%	44.4%	26.0%
Town of Ballston	12	64	\$13.6	1	60	\$4.2	65	124	\$17.8	41.3%	169.6%	50.4%
Town of Charlton	12	18	\$4.6	0	0	\$0.0	18	18	\$4.6	500.0%	500.0%	664.3%
Town of Clifton Park	12	95	\$39.8	0	0	\$0.0	95	95	\$39.8	66.7%	66.7%	73.8%
Town of Corinth	12	5	\$1.1	0	0	\$0.0	5	5	\$1.1	-44.4%	-44.4%	-15.3%
<i>Village of Corinth</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Day	12	2	\$0.9	0	0	\$0.0	2	2	\$0.9	0.0%	0.0%	-7.2%
Town of Edinburg	12	14	\$1.2	0	0	\$0.0	14	14	\$1.2	40.0%	40.0%	52.7%
Town of Galway	0	6	\$1.4	0	0	\$0.0	6	6	\$1.4	20.0%	20.0%	17.6%
<i>Village of Galway</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Greenfield	12	13	\$2.7	0	0	\$0.0	13	13	\$2.7	-18.8%	-18.8%	-33.7%
Town of Hadley	0	6	\$0.8	0	0	\$0.0	6	6	\$0.8	20.0%	20.0%	17.6%
Town of Halfmoon	10	175	\$39.5	6	80	\$1.8	181	255	\$41.3	48.4%	20.3%	33.9%
Town of Malta	9	23	\$5.4	1	5	\$1.0	24	28	\$6.4	-25.0%	-12.5%	-28.4%
<i>Village of Round Lake</i>	12	1	\$0.3	0	0	\$0.0	1	1	\$0.3			
City of Mechanicville	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Milton	0	20	\$4.4	6	75	\$5.6	26	95	\$10.0	13.0%	39.7%	27.4%
Town of Moreau	12	30	\$7.5	15	75	\$7.7	45	105	\$15.1	-8.2%	-42.3%	31.5%
<i>Village of South Glens Falls</i>	1	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Northumberland	12	9	\$1.1	0	0	\$0.0	9	9	\$1.1	-10.0%	-10.0%	-59.5%
Town of Providence	12	6	\$1.0	0	0	\$0.0	6	6	\$1.0	-33.3%	-33.3%	-45.5%
Town of Saratoga	12	14	\$5.5	0	0	\$0.0	14	14	\$5.5	75.0%	75.0%	197.6%
<i>Village of Schuylerville</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
<i>Village of Victory Mills</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
City of Saratoga Springs	12	55	\$12.3	14	172	\$19.4	69	227	\$31.7	81.6%	-5.8%	-47.6%
Town of Stillwater	12	28	\$4.6	0	0	\$0.0	28	28	\$4.6	86.7%	86.7%	73.6%
<i>Village of Stillwater</i>	12	4	\$0.6	0	0	\$0.0	4	4	\$0.6	300.0%	300.0%	193.9%
Town of Waterford	12	5	\$1.5	0	0	\$0.0	5	5	\$1.5	-44.4%	-44.4%	-53.3%
<i>Village of Waterford</i>	12	2	\$0.3	1	2	\$0.1	3	4	\$0.4			
Town of Wilton	12	24	\$7.1	9	66	\$6.7	33	90	\$13.9	6.5%	-30.8%	-6.3%
Schenectady County		104	\$19.4	18	154	\$10.4	122	258	\$29.9	2.5%	109.8%	32.0%
Town of Duaneburg	12	20	\$2.5	0	0	\$0.0	20	20	\$2.5	122.2%	122.2%	137.5%
<i>Village of Delanson</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Glenville	12	7	\$1.6	3	6	\$0.9	10	13	\$2.5	-47.4%	-43.5%	-34.5%
<i>Village of Scotia</i>	12	1	\$0.2	1	52	\$1.2	2	53	\$1.4			
Town of Niskayuna	12	47	\$10.5	5	24	\$3.4	52	71	\$13.9	-16.1%	14.5%	4.3%
Town of Princetown	12	2	\$0.3	0	0	\$0.0	2	2	\$0.3	100.0%	100.0%	-20.1%
Town of Rotterdam	12	20	\$3.6	9	72	\$5.0	29	92	\$8.6	38.1%	338.1%	147.8%
City of Schenectady	12	7	\$0.8	0	0	\$0.0	7	7	\$0.8	0.0%	0.0%	19.5%
Capital District		1,118	\$259.7	116	1,077	\$114.6	1,234	2,195	\$374.3	26.2%	26.4%	22.1%

Source: 2011 & 2012 Annual Building Permits, U.S. Dept. of Commerce, Bureau of the Census.

Prepared by the Capital District Regional Planning Commission.

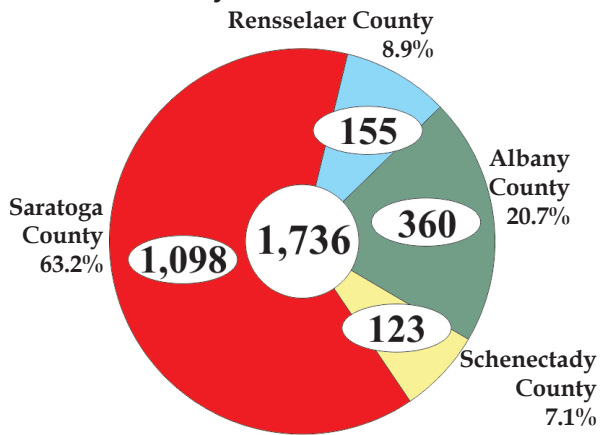
"Months Reported" indicates the number of months for which reports were received by the Census Bureau, which provides estimates for those months which were not reported.

Capital District Residential Building Permit Summary

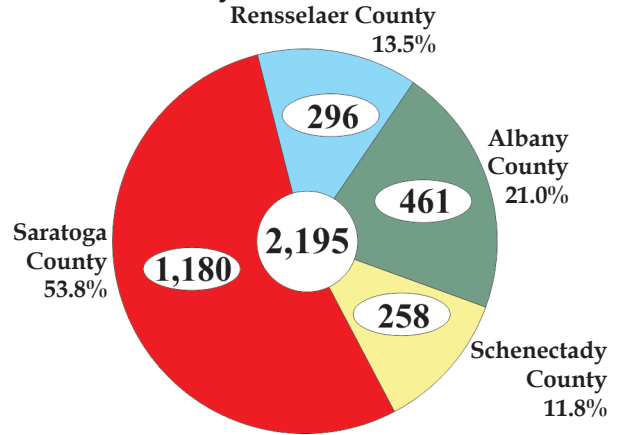
Year	Residential Permits		Value (in Millions)		Annual Net Change			Annual Percent Change		
	Buildings	Units	Current \$\$	Constant \$\$	Buildings	Units	Constant \$\$	Buildings	Units	Constant \$\$
1982	933	1,354	\$54.66	\$130.05						
1983	1,873	2,577	\$116.40	\$268.33	940	1,223	\$138.28	100.8%	90.3%	106.3%
1984	2,523	3,409	\$162.16	\$358.40	650	832	\$90.07	34.7%	32.3%	33.6%
1985	3,602	4,791	\$237.76	\$507.48	1,079	1,382	\$149.08	42.8%	40.5%	41.6%
1986	4,261	5,251	\$313.96	\$657.64	659	460	\$150.16	18.3%	9.6%	29.6%
1987	4,095	4,700	\$347.28	\$701.72	-166	-551	\$44.09	-3.9%	-10.5%	6.7%
1988	3,707	4,858	\$370.95	\$720.18	-388	158	\$18.46	-9.5%	3.4%	2.6%
1989	3,150	4,028	\$322.93	\$598.09	-557	-830	(\$122.08)	-15.0%	-17.1%	-17.0%
1990	2,119	2,755	\$237.49	\$417.33	-1,031	-1,273	(\$180.77)	-32.7%	-31.6%	-30.2%
1991	2,329	2,798	\$250.54	\$422.36	210	43	\$5.04	9.9%	1.6%	1.2%
1992	2,545	2,990	\$291.22	\$476.51	216	192	\$54.14	9.3%	6.9%	12.8%
1993	2,618	2,944	\$298.81	\$474.92	73	-46	(\$1.59)	2.9%	-1.5%	-0.3%
1994	2,274	2,775	\$269.31	\$417.15	-344	-169	(\$57.77)	-13.1%	-5.7%	-12.2%
1995	1,714	2,393	\$217.00	\$326.95	-560	-382	(\$90.20)	-24.6%	-13.8%	-21.6%
1996	1,701	2,451	\$223.02	\$326.45	-13	58	(\$0.50)	-0.8%	2.4%	-0.2%
1997	1,775	2,199	\$229.39	\$328.11	74	-252	\$1.66	4.4%	-10.3%	0.5%
1998	2,250	3,274	\$341.18	\$480.55	475	1,075	\$152.44	26.8%	48.9%	46.5%
1999	2,258	2,764	\$333.63	\$459.86	8	-510	(\$20.70)	0.4%	-15.6%	-4.3%
2000	2,165	2,517	\$325.45	\$433.92	-93	-247	(\$25.94)	-4.1%	-8.9%	-5.6%
2001	2,388	2,805	\$399.47	\$517.98	223	288	\$84.06	10.3%	11.4%	19.4%
2002	2,654	3,148	\$469.57	\$599.36	266	343	\$81.38	11.1%	12.2%	15.7%
2003	2,584	3,126	\$494.92	\$617.70	-70	-22	\$18.34	-2.6%	-0.7%	3.1%
2004	2,600	3,154	\$541.28	\$657.94	16	28	\$40.24	0.6%	0.9%	6.5%
2005	2,296	3,488	\$552.12	\$649.09	-304	334	(\$8.85)	-11.7%	10.6%	-1.3%
2006	1,805	2,259	\$446.54	\$508.57	-491	-1,229	(\$140.52)	-21.4%	-35.2%	-21.6%
2007	1,623	2,608	\$484.75	\$536.77	-182	349	\$28.20	-10.1%	15.4%	5.5%
2008	1,203	1,817	\$363.72	\$387.86	-420	-791	(\$148.91)	-25.9%	-30.3%	-27.7%
2009	1,123	1,347	\$260.87	\$279.18	-80	-470	(\$108.69)	-6.7%	-25.9%	-28.0%
2010	1,119	1,395	\$273.95	\$288.45	-4	48	\$9.27	-0.4%	3.6%	3.3%
2011	978	1,736	\$300.37	\$306.58	-141	341	\$18.14	-12.6%	24.4%	6.3%
2012	1,234	2,195	\$374.27	\$374.27	256	459	\$67.69	26.2%	26.4%	22.1%

Source: U.S. Dept. of Commerce, Bureau of the Census, Construction Statistics Division

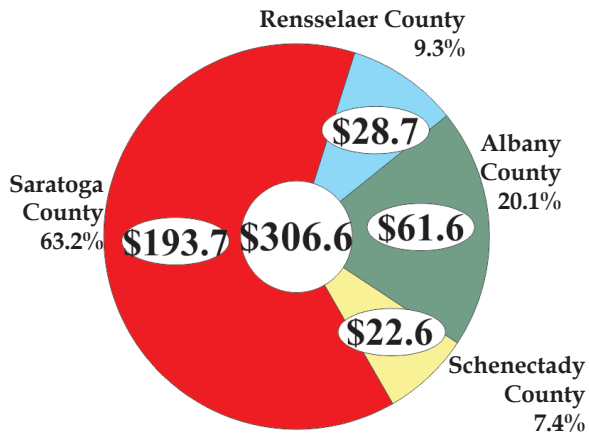
County Shares of 2011 Units



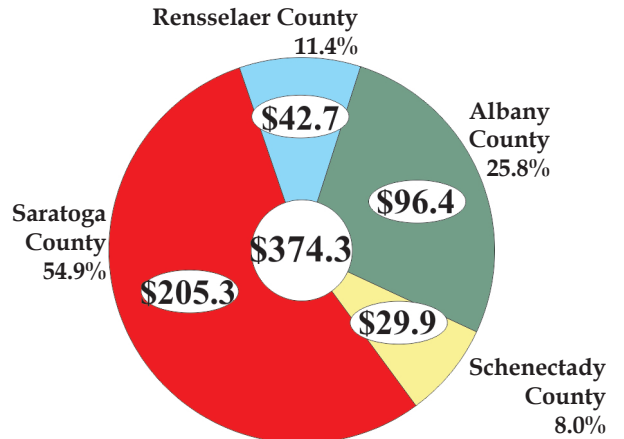
County Shares of 2012 Units



County Shares of 2011 Value (in Millions of 2012 Constant Dollars)



County Shares of 2012 Value (in Millions of 2012 Constant Dollars)



Employment, Unemployment, & Unemployment Rates

Employment	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13	Mar 13	Apr 13	May 13
Albany County	144.0	146.0	145.2	143.8	142.6	144.8	144.3	142.8	141.8	141.9	142.2	142.2	143.2
Rensselaer County	75.9	76.9	76.5	75.8	75.1	76.3	76.0	75.4	74.8	74.9	75.1	75.1	75.6
Saratoga County	108.7	110.2	109.6	108.5	107.6	109.3	108.9	108.6	107.9	107.9	108.2	108.2	109.0
Schenectady County	69.0	70.0	69.6	68.9	68.3	69.4	69.1	68.7	68.2	68.3	68.4	68.4	68.9
Capital District Region	397.6	403.1	400.9	397.0	393.6	399.8	398.3	395.5	392.7	393.0	393.9	393.9	396.7
Unemployment	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13	Mar 13	Apr 13	May 13
Albany County	11.5	12.5	12.7	12.4	11.4	11.2	10.3	10.9	12.4	11.4	10.3	10.3	9.5
Rensselaer County	6.5	6.9	7.1	6.8	6.1	6.1	5.8	6.1	7.3	6.8	6.3	6.3	5.5
Saratoga County	8.3	8.5	8.4	8.1	8.0	7.9	7.4	8.2	9.4	8.9	8.0	8.0	7.0
Schenectady County	6.0	6.4	6.4	6.3	6.0	5.8	5.5	5.7	6.5	6.1	5.6	5.6	5.1
Capital District Region	32.3	34.3	34.6	33.6	31.5	31.0	29.0	30.9	35.6	33.2	30.2	30.2	27.1
Unemployment Rates	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13	Mar 13	Apr 13	May 13
Albany County	7.4%	7.9%	8.1%	8.0%	7.4%	7.2%	6.7%	7.1%	8.0%	7.4%	6.8%	6.8%	6.2%
Rensselaer County	7.8%	8.3%	8.5%	8.2%	7.6%	7.5%	7.0%	7.5%	8.9%	8.3%	7.8%	7.8%	6.8%
Saratoga County	7.1%	7.2%	7.1%	6.9%	6.9%	6.8%	6.4%	7.0%	8.0%	7.6%	6.9%	6.9%	6.1%
Schenectady County	8.0%	8.3%	8.4%	8.3%	8.0%	7.7%	7.4%	7.7%	8.6%	8.2%	7.5%	7.5%	6.9%
Capital District Region	7.5%	7.8%	7.9%	7.8%	7.4%	7.2%	6.8%	7.2%	8.3%	7.8%	7.1%	7.1%	6.4%
New York State	8.6%	9.1%	9.1%	8.8%	8.2%	8.3%	7.9%	8.2%	9.3%	8.8%	8.0%	8.0%	7.3%
United States	7.9%	8.4%	8.6%	8.2%	7.6%	7.5%	7.4%	7.6%	8.5%	8.1%	7.6%	7.6%	7.1%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s



Capital District Regional Planning Commission

One Park Place, Suite 102, Albany, New York 12205

Phone: 518-453-0850

E-mail: cdrpc@cdrpc.org

Fax: 518-453-0856

Web Site: <http://cdrpc.org>

James D. Shaughnessy, Chair

Rocco A. Ferraro, AICP, Executive Director

Joanna H. King, Editor

2012 Building Permits, continued

cont'd from pg. 1

28.1% in Albany, 91.0% in Rensselaer, 7.5% in Saratoga, and 109.8% in Schenectady. Constant-dollar permit value rose by 56.6% in Albany, 48.9% in Rensselaer, 6.0% in Saratoga, and 32.0% in Schenectady.

12 municipalities did not submit reports to the Census Bureau in 2012; the number of permits issued, units for which permits were issued, and value of issued are imputed by the Census Bureau. Additionally, data are not available for the Town of Schaghticoke in Rensselaer County; the Town did not report 2012 permit data, and no estimates were provided by the Census Bureau.

Nine communities reported an increase in building permits of over 100% from 2011 to 2012; the Town of

Charlton had the largest increase, 500%. Similarly, 15 communities showed increases of over 100% in the number of units for which permits were issued; the City of Troy had the largest increase, 2,650%. 12 municipalities showed increases in constant-dollar permit value that exceeded 100%. Again, the City of Troy had the largest increase, 2,205.9%.

Six municipalities showed 100% or greater decreases in permits issued, units for which permits were issued, and constant-dollar permit value. A total of 22 municipalities showed decreases in all categories.

A proportional symbol map displaying 2012 building permits is available at: http://cdrpc.org/GIS/2012_BP.jpg

Consumer Price Index

2011-12 Percent Change in CPI: 2.069337%

Unadjusted CPI	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13	Mar 13	Apr 13	May 13
U.S. City Average	229.8	229.5	229.1	230.4	231.4	231.3	230.2	229.6	230.3	232.2	232.8	232.5	232.9
Northeast Urban Average	245.7	245.2	245.0	246.3	247.4	247.6	247.1	246.5	247.3	248.7	248.7	248.5	248.6
% Change From Same Month in Previous Year	May 11- May 12	Jun 11- Jun 12	Jul 11- Jul 12	Aug 11- Aug 12	Sep 11- Sep 12	Oct 11- Oct 12	Nov 11- Nov 12	Dec 11- Dec 12	Jan 12- Jan 13	Feb 12- Feb 13	Mar 12- Mar 13	Apr 12- Apr 13	May 12- May 13
U.S. City Average	1.7%	1.7%	1.4%	1.7%	2.0%	2.2%	1.8%	1.7%	1.6%	2.0%	1.5%	1.1%	1.4%
Northeast Urban Average	1.7%	1.5%	1.1%	1.3%	1.7%	1.9%	1.8%	1.8%	1.8%	2.0%	1.5%	1.1%	1.2%

Source: U.S. Department of Labor, Bureau of Labor Statistics

1982-84 = 100

Note: Data are NOT Seasonally Adjusted