

# CAPITAL DISTRICT DATA

MAY/JUNE 2014

VOLUME 37, NUMBER 3

## 2013 Building Permit Issuances

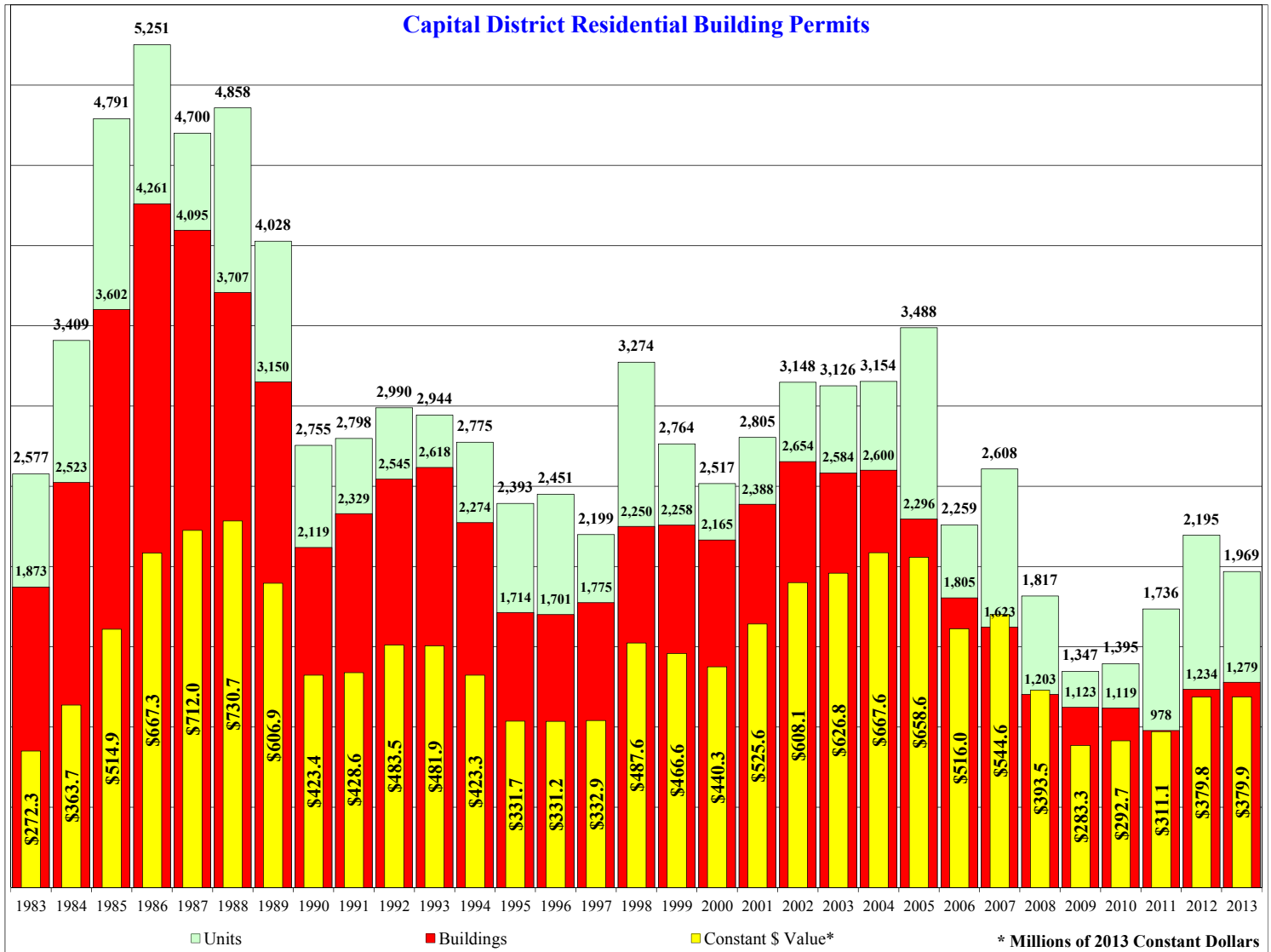
The U.S. Department of Commerce, Bureau of the Census, Construction Statistics Division has published its 2013 annual building permit data. The data only provide information for private residential construction in line with the Bureau's decision in 1995 to discontinue collecting and reporting building permit data on nonresidential and publicly-owned residential construction, and the data no longer reflect demolitions, which were previously reported.

Total building permits for the Region increased by 3.6% between 2012 and 2013, following an increase

of 26.2% in 2012 and a decline of 12.6% in 2011. The number of units for which permits were issued fell 10.3%, following a 2012 increase of 26.4% and an increase of 24.4% in 2011. The constant-dollar value of 2013 residential permits was essentially the same as for 2012 (0.0% change), following an increase of 22.1% in 2012 and an increase of 6.3% for 2011. The number of permits issued in 2013 was the highest since 2007.

Only Albany County showed increases in permits issued, units, and the constant-dollar value of permits, with permits up 38.8%, units up 33.6%,

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

## 2013 Capital District Residential Building Permit Summary

Permit Values in Millions of 2013 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
<b>Albany County</b>		341	\$90.8	31	275	\$31.6	372	616	\$122.4	38.8%	33.6%	25.1%
City of Albany	12	27	\$12.0	3	58	\$4.8	30	85	\$16.8	20.0%	84.8%	124.9%
Town of Berne	12	8	\$1.5	0	0	\$0.0	8	8	\$1.5	166.7%	166.7%	80.9%
Town of Bethlehem	12	33	\$9.2	11	82	\$10.6	44	115	\$19.8	-13.7%	-8.7%	-23.9%
Town of Coeymans	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2	-50.0%	-50.0%	-60.6%
<i>Village of Ravena</i>	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2	0.0%	0.0%	92.2%
City of Cohoes	12	14	\$1.9	1	3	\$0.2	15	17	\$2.1	400.0%	41.7%	136.6%
Town of Colonie	12	141	\$37.3	10	100	\$13.1	151	241	\$50.4	45.2%	36.9%	18.2%
<i>Village of Colonie</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
<i>Village of Menands</i>	12	3	\$0.4	0	0	\$0.0	3	3	\$0.4	-25.0%	-25.0%	12.6%
Town/Village of Green Island	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Guilderland	12	90	\$24.0	4	20	\$0.9	94	110	\$24.9	118.6%	150.0%	93.1%
<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%	6.7%
Town of New Scotland	0	11	\$2.2	0	0	\$0.0	11	11	\$2.2	0.0%	0.0%	-1.4%
<i>Village of Voorheesville</i>	12	0	\$0.0	1	10	\$2.0	1	10	\$2.0			
Town of Rensselaerville	12	3	\$0.4	0	0	\$0.0	3	3	\$0.4	0.0%	0.0%	-36.8%
City of Watervliet	0	1	\$0.1	1	2	\$0.1	2	3	\$0.2	0.0%	0.0%	-1.4%
Town of Westerlo	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	-57.1%	-57.1%	-41.7%
<b>Rensselaer County</b>		116	\$21.7	14	135	\$10.8	130	251	\$32.5	-22.2%	-15.2%	-24.9%
<i>Village of Nassau</i>	12	1	\$0.2	0	0	\$0.0	1	1	\$0.2	0.0%	0.0%	-16.7%
<i>Village of Valley Falls</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Berlin	12	2	\$0.5	0	0	\$0.0	2	2	\$0.5	0.0%	0.0%	5.2%
Town of Brunswick	12	16	\$1.2	3	58	\$3.6	19	74	\$4.8	35.7%	428.6%	35.7%
Town of East Greenbush	12	19	\$3.6	1	4	\$0.2	20	23	\$3.8	53.8%	76.9%	31.4%
Town of Grafton	12	5	\$1.8	0	0	\$0.0	5	5	\$1.8	-28.6%	-28.6%	-17.9%
Town of Hoosick	12	2	\$0.3	0	0	\$0.0	2	2	\$0.3	-71.4%	-71.4%	-79.0%
<i>Village of Hoosick Falls</i>	0	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Nassau	12	7	\$1.4	0	0	\$0.0	7	7	\$1.4	75.0%	75.0%	97.1%
<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	3	7	\$1.7	15	19	\$5.3	-6.3%	-13.6%	-13.7%
Town of Petersburg	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Pittstown	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Poestenkill	12	5	\$1.3	0	0	\$0.0	5	5	\$1.3	-16.7%	-16.7%	21.2%
City of Rensselaer	0	2	\$0.3	1	3	\$0.4	3	5	\$0.6	0.0%	0.0%	-1.4%
Town of Sand Lake	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
<i>Village of Schaghticoke</i>	12	10	\$1.9	0	0	\$0.0	10	10	\$1.9	0.0%	0.0%	0.4%
Town of Schodack	12	21	\$4.2	0	0	\$0.0	21	21	\$4.2	-27.6%	-65.0%	-44.7%
<i>Village of Castleton-on-Hudson</i>	0	2	\$0.4	0	0	\$0.0	2	2	\$0.4	0.0%	0.0%	-1.4%
City of Stephentown	12	2	\$0.3	1	2	\$0.2	3	4	\$0.5	-25.0%	0.0%	41.1%
City of Troy	0	10	\$0.9	5	61	\$4.7	15	71	\$5.6	-25.0%	-35.5%	-36.1%
<b>Saratoga County</b>		655	\$177.5	40	354	\$32.2	695	1,009	\$209.7	2.7%	-14.5%	0.7%
<i>Village of Ballston Spa</i>	12	5	\$1.4	0	0	\$0.0	5	5	\$1.4	0.0%	-80.8%	-24.7%
Town of Ballston	12	67	\$14.1	11	54	\$4.1	78	121	\$18.1	20.0%	-2.4%	0.7%
Town of Charlton	12	15	\$8.1	0	0	\$0.0	15	15	\$8.1	-16.7%	-16.7%	74.9%
Town of Clifton Park	12	75	\$31.3	0	0	\$0.0	75	75	\$31.3	-21.1%	-21.1%	-22.7%
Town of Corinth	12	10	\$1.4	0	0	\$0.0	10	10	\$1.4	100.0%	100.0%	28.5%
<i>Village of Corinth</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Day	12	5	\$0.7	0	0	\$0.0	5	5	\$0.7	150.0%	150.0%	-22.3%
Town of Edinburg	12	8	\$0.8	0	0	\$0.0	8	8	\$0.8	-42.9%	-42.9%	-34.0%
Town of Galway	0	6	\$1.4	0	0	\$0.0	6	6	\$1.4	0.0%	0.0%	-1.4%
<i>Village of Galway</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Greenfield	12	16	\$5.7	0	0	\$0.0	16	16	\$5.7	23.1%	23.1%	105.1%
Town of Hadley	3	5	\$0.8	0	0	\$0.0	5	5	\$0.8	-16.7%	-16.7%	-3.1%
Town of Halfmoon	12	182	\$42.1	15	155	\$14.7	197	337	\$56.8	8.8%	32.2%	35.5%
Town of Malta	10	39	\$8.2	0	0	\$0.0	39	39	\$8.2	62.5%	39.3%	25.9%
<i>Village of Round Lake</i>	0	1	\$0.3	0	0	\$0.0	1	1	\$0.3	0.0%	0.0%	-1.4%
City of Mechanicville	12	0	\$0.0	2	4	\$0.2	2	4	\$0.2			
Town of Milton	12	17	\$4.4	3	24	\$1.9	20	41	\$6.3	-23.1%	-56.8%	-37.7%
Town of Moreau	12	45	\$10.1	0	0	\$0.0	45	45	\$10.1	0.0%	-57.1%	-34.4%
<i>Village of South Glens Falls</i>	12	3	\$0.4	0	0	\$0.0	3	3	\$0.4			
Town of Northumberland	12	8	\$1.9	0	0	\$0.0	8	8	\$1.9	-11.1%	-11.1%	74.3%
Town of Providence	12	10	\$1.5	0	0	\$0.0	10	10	\$1.5	66.7%	66.7%	48.9%
Town of Saratoga	12	9	\$7.0	0	0	\$0.0	9	9	\$7.0	-35.7%	-35.7%	26.2%
<i>Village of Schuylerville</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
<i>Village of Victory Mills</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
City of Saratoga Springs	12	50	\$15.6	8	113	\$11.0	58	163	\$26.6	-15.9%	-28.2%	-17.2%
Town of Stillwater	12	36	\$7.9	0	0	\$0.0	36	36	\$7.9	28.6%	28.6%	69.5%
<i>Village of Stillwater</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Waterford	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
<i>Village of Waterford</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Wilton	12	43	\$12.7	1	4	\$0.3	44	47	\$13.0	33.3%	-47.8%	-7.7%
<b>Schenectady County</b>		79	\$14.0	3	14	\$1.3	82	93	\$15.3	-32.8%	-64.0%	-49.5%
Town of Duanesburg	12	23	\$3.0	0	0	\$0.0	23	23	\$3.0	15.0%	15.0%	19.4%
<i>Village of Delanson</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0			
Town of Glenville	12	2	\$0.4	0	0	\$0.0	2	2	\$0.4	-80.0%	-84.6%	-84.6%
<i>Village of Scotia</i>	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
Town of Niskayuna	12	28	\$5.8	1	8	\$0.8	29	36	\$6.6	-44.2%	-49.3%	-52.9%
Town of Princetown	12	3	\$0.6	0	0	\$0.0	3	3	\$0.6	50.0%	50.0%	128.0%
Town of Rotterdam	12	23	\$4.1	2	6	\$0.5	25	29	\$4.6	-13.8%	-68.5%	-47.1%
City of Schenectady	12	0	\$0.0	0	0	\$0.0	0	0	\$0.0	-100.0%	-100.0%	-100.0%
<b>Capital District</b>		1,191	\$304.0	88	778	\$75.9	1,279	1,969	\$379.9	3.6%	-10.3%	0.0%

Source: 2012 & 2013 Annual Building Permits, U.S. Dept. of Commerce, Bureau of the Census.

Prepared by the Capital District Regional Planning Commission.

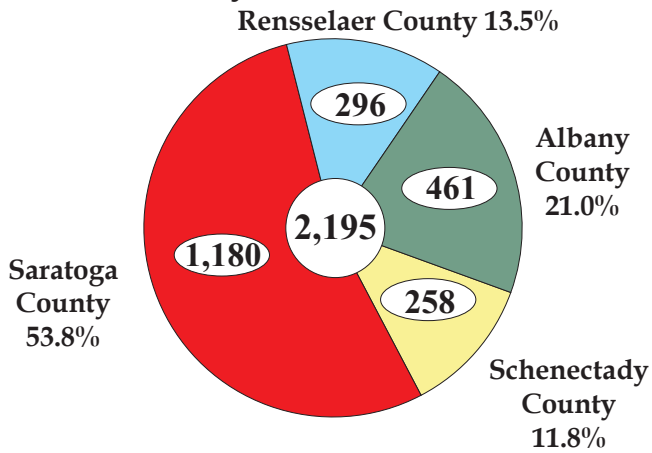
"Months Reported" indicates the number of months for which reports were received by the Census Bureau, which provides estimates for those months which were not reported.

## Capital District Residential Building Permit Summary

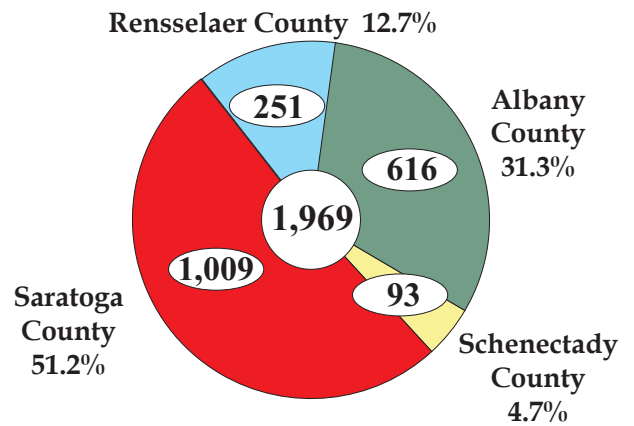
Year	Residential Permits		Value (in Millions)		Annual Net Change			Annual Percent Change		
	Buildings	Units	Current \$\$	Constant \$\$	Buildings	Units	Constant \$\$	Buildings	Units	Constant \$\$
1983	1,873	2,577	\$116.40	\$272.26						
1984	2,523	3,409	\$162.16	\$363.65	650	832	\$91.39	34.7%	32.3%	33.6%
1985	3,602	4,791	\$237.76	\$514.91	1,079	1,382	\$151.26	42.8%	40.5%	41.6%
1986	4,261	5,251	\$313.96	\$667.27	659	460	\$152.36	18.3%	9.6%	29.6%
1987	4,095	4,700	\$347.28	\$712.00	-166	-551	\$44.73	-3.9%	-10.5%	6.7%
1988	3,707	4,858	\$370.95	\$730.73	-388	158	\$18.73	-9.5%	3.4%	2.6%
1989	3,150	4,028	\$322.93	\$606.86	-557	-830	(\$123.87)	-15.0%	-17.1%	-17.0%
1990	2,119	2,755	\$237.49	\$423.44	-1,031	-1,273	(\$183.41)	-32.7%	-31.6%	-30.2%
1991	2,329	2,798	\$250.54	\$428.55	210	43	\$5.11	9.9%	1.6%	1.2%
1992	2,545	2,990	\$291.22	\$483.49	216	192	\$54.94	9.3%	6.9%	12.8%
1993	2,618	2,944	\$298.81	\$481.87	73	-46	(\$1.61)	2.9%	-1.5%	-0.3%
1994	2,274	2,775	\$269.31	\$423.26	-344	-169	(\$58.61)	-13.1%	-5.7%	-12.2%
1995	1,714	2,393	\$217.00	\$331.74	-560	-382	(\$91.52)	-24.6%	-13.8%	-21.6%
1996	1,701	2,451	\$223.02	\$331.23	-13	58	(\$0.51)	-0.8%	2.4%	-0.2%
1997	1,775	2,199	\$229.39	\$332.92	74	-252	\$1.69	4.4%	-10.3%	0.5%
1998	2,250	3,274	\$341.18	\$487.59	475	1,075	\$154.67	26.8%	48.9%	46.5%
1999	2,258	2,764	\$333.63	\$466.59	8	-510	(\$21.00)	0.4%	-15.6%	-4.3%
2000	2,165	2,517	\$325.45	\$440.27	-93	-247	(\$26.32)	-4.1%	-8.9%	-5.6%
2001	2,388	2,805	\$399.47	\$525.57	223	288	\$85.29	10.3%	11.4%	19.4%
2002	2,654	3,148	\$469.57	\$608.14	266	343	\$82.57	11.1%	12.2%	15.7%
2003	2,584	3,126	\$494.92	\$626.75	-70	-22	\$18.61	-2.6%	-0.7%	3.1%
2004	2,600	3,154	\$541.28	\$667.58	16	28	\$40.83	0.6%	0.9%	6.5%
2005	2,296	3,488	\$552.12	\$658.60	-304	334	(\$8.98)	-11.7%	10.6%	-1.3%
2006	1,805	2,259	\$446.54	\$516.02	-491	-1,229	(\$142.58)	-21.4%	-35.2%	-21.6%
2007	1,623	2,608	\$484.75	\$544.64	-182	349	\$28.62	-10.1%	15.4%	5.5%
2008	1,203	1,817	\$363.72	\$393.54	-420	-791	(\$151.09)	-25.9%	-30.3%	-27.7%
2009	1,123	1,347	\$260.87	\$283.27	-80	-470	(\$110.28)	-6.7%	-25.9%	-28.0%
2010	1,119	1,395	\$273.95	\$292.67	-4	48	\$9.41	-0.4%	3.6%	3.3%
2011	978	1,736	\$300.37	\$311.08	-141	341	\$18.40	-12.6%	24.4%	6.3%
2012	1,234	2,195	\$374.27	\$379.75	256	459	\$68.68	26.2%	26.4%	22.1%
2013	1,279	1,969	\$379.92	\$379.92	45	-226	\$0.16	3.6%	-10.3%	0.0%

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

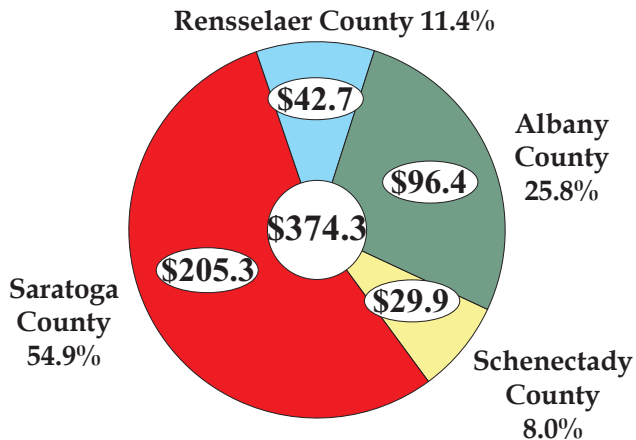
### County Shares of 2012 Units



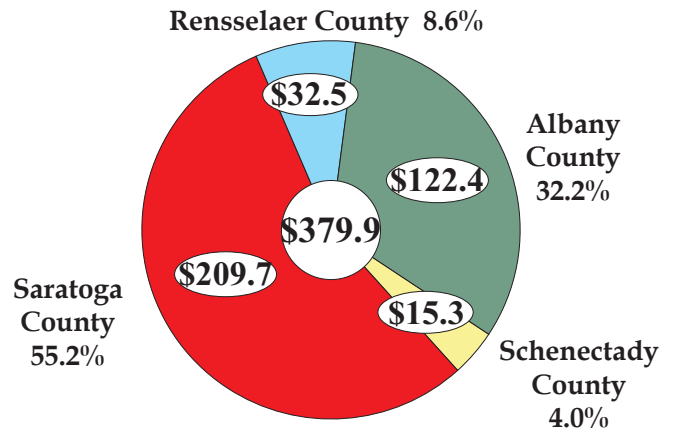
### County Shares of 2013 Units



### County Shares of 2012 Value (in Millions of 2013 Constant Dollars)



### County Shares of 2013 Value (in Millions of 2013 Constant Dollars)



## 2013 Building Permit Issuances

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and value up 25.1% from the previous year. Saratoga County had gains in permits issued (+2.7%) and constant-dollar value (+0.7%), but a decline in units (-14.5%). Rensselaer and Schenectady counties showed declines in all categories. Total permits issued declined by 22.2% in Rensselaer County and by 32.8% in Schenectady County, while the number of units for which those permits were issued declined by 15.2% in Rensselaer County and by 64.0% in Schenectady County. The constant-dollar value of permits was down 24.9% in Rensselaer County and 49.5% in Schenectady County.

At the municipal level, major changes for 2013 in the number of units for which permits were issued

occurred in the Town of Guilderland (+66) and the Town of Colonie (+65) in Albany County, in the Town of Brunswick (+60) in Rensselaer County, in the Town of Halfmoon (+82) in Saratoga County, and in the Town of Rotterdam (-63) and the Village of Scotia (-53) in Schenectady County. Overall municipal leaders were the Town of Halfmoon, with 337 units at a declared value of \$56.8 million, the Town of Colonie, with 241 units at a declared value of \$50.3 million, and the City of Saratoga Springs, with 163 units at a declared value of \$26.6 million.

Data are not available for the Town of Schaghticoke in Rensselaer County since the Town hasn't reported permit data to the Census Bureau for several years.



### Capital District Regional Planning Commission

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## Employment, Unemployment, & Unemployment Rates

Employment	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14
Albany County	145.9	146.7	148.9	148.6	147.7	145.8	145.7	146.0	144.8	142.9	144.0	144.6	145.0
Rensselaer County	76.8	77.2	78.3	78.2	77.7	76.7	76.6	76.8	76.2	75.1	75.7	76.1	76.3
Saratoga County	110.9	111.5	113.2	113.0	112.3	110.9	110.8	111.0	110.1	108.6	109.5	109.9	110.2
Schenectady County	69.8	70.2	71.2	71.1	70.7	69.8	69.7	69.9	69.3	68.3	68.9	69.2	69.3
Capital District Region	403.4	405.6	411.6	410.9	408.4	403.2	402.8	403.7	400.4	394.9	398.1	399.8	400.8
Unemployment	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14
Albany County	9.4	9.7	10.3	10.4	9.7	9.4	9.1	8.3	7.9	9.2	9.2	8.4	6.8
Rensselaer County	5.4	5.3	5.8	5.9	5.6	5.2	4.9	4.5	4.5	5.4	5.5	5.2	4.0
Saratoga County	7.0	6.8	6.9	6.8	6.3	6.4	6.2	5.9	5.9	6.8	7.2	6.6	5.3
Schenectady County	5.0	5.2	5.4	5.5	5.2	5.0	4.7	4.4	4.3	4.8	5.0	4.5	3.7
Capital District Region	26.8	27.0	28.4	28.6	26.8	26.0	24.9	23.1	22.6	26.2	26.9	24.7	19.8
Unemployment Rates	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14
Albany County	6.0%	6.2%	6.5%	6.5%	6.2%	6.1%	5.9%	5.4%	5.2%	6.0%	6.0%	5.5%	4.5%
Rensselaer County	6.5%	6.5%	6.9%	7.0%	6.8%	6.3%	6.0%	5.6%	5.6%	6.7%	6.8%	6.4%	5.0%
Saratoga County	5.9%	5.7%	5.8%	5.7%	5.3%	5.5%	5.3%	5.1%	5.1%	5.9%	6.2%	5.7%	4.6%
Schenectady County	6.7%	6.9%	7.1%	7.1%	6.8%	6.7%	6.3%	5.9%	5.8%	6.5%	6.7%	6.2%	5.1%
Capital District Region	6.2%	6.2%	6.5%	6.5%	6.2%	6.1%	5.8%	5.4%	5.3%	6.2%	6.3%	5.8%	4.7%
New York State	7.4%	7.5%	7.8%	7.8%	7.5%	7.4%	7.3%	6.8%	6.6%	7.3%	7.7%	7.2%	6.1%
United States	7.1%	7.3%	7.8%	7.7%	7.3%	7.0%	7.0%	6.6%	6.5%	7.0%	7.0%	6.8%	5.9%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s

## Consumer Price Index

2012-2013 Percent Change in CPI: 1.4648%

Unadjusted CPI	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14
U.S. City Average	232.5	232.9	233.5	233.6	233.9	234.1	233.5	233.1	233.0	233.9	234.8	236.3	237.1
Northeast Urban Average	248.5	248.6	248.9	249.4	249.9	250.2	249.3	249.5	249.6	251.0	251.2	252.4	252.5
% Change From Same Month in Previous Year	Apr 12- Apr 13	May 12- May 13	Jun 12- Jun 13	Jul 12- Jul 13	Aug 12- Aug 13	Sep 12- Sep 13	Oct 12- Oct 13	Nov 12- Nov 13	Dec 12- Dec 13	Jan 13- Jan 14	Feb 13- Feb 14	Mar 13- Mar 14	Apr 13- Apr 14
U.S. City Average	1.1%	1.4%	1.8%	2.0%	1.5%	1.2%	1.0%	1.2%	1.5%	1.6%	1.1%	1.5%	2.0%
Northeast Urban Average	1.1%	1.2%	1.5%	1.8%	1.5%	1.1%	0.7%	1.0%	1.3%	1.5%	1.0%	1.5%	1.6%

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

1982-84 = 100

Note: Data are NOT Seasonally Adjusted