

CAPITAL DISTRICT DATA

MARCH/APRIL 2013

VOLUME 36, NUMBER 2

Real Property Tax Rates

The Comptroller's Office recently released its annual property tax data. A table and chart with 2012 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 (fire, sewer, and water) 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.

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. *cont. on p. 4*

Existing Home Sales

For 2012, unit sales of existing homes in the Capital District through the Capital Region Multiple Listing Service increased from the previous year by 15.6%, or 913 sales. Average days to sale for 2012 declined by 4.9% from 95.6 to 91 days, suggesting an improvement in the market for sellers.

The mean 2012 constant-dollar selling price for existing homes in the Capital Region rose by \$1,091 to \$232,001, a 0.5% increase. The median 2012 constant-dollar selling price for existing homes in the Capital Region rose by \$26,042 or 13.2% from 2011, to \$223,651, the largest increase in five years.

Capital District Existing Home Sales

Unit Sales	2007	2008	2009	2010	2011	2012
Albany County	2,486	2,132	2,146	1,956	1,913	2,145
Rensselaer County	1,282	1,183	1,083	946	888	1,053
Saratoga County	2,566	2,223	2,087	2,077	1,972	2,316
Schenectady County	1,566	1,321	1,325	1,172	1,090	1,262
Capital District	7,900	6,859	6,641	6,151	5,863	6,776
Mean Current \$ Price	2007	2008	2009	2010	2011	2012
Albany County	\$236,405	\$235,755	\$224,033	\$228,676	\$227,465	\$230,792
Rensselaer County	197,950	192,336	179,878	182,498	178,273	184,800
Saratoga County	289,779	284,885	268,106	281,731	274,010	281,976
Schenectady County	182,678	181,659	166,762	170,604	176,684	181,728
Capital District	236,851	233,771	219,256	228,424	226,229	232,001
Mean Constant \$ Price†	2007	2008	2009	2010	2011	2012
Albany County	\$261,775	\$251,404	\$239,757	\$240,776	\$232,172	\$230,792
Rensselaer County	219,194	205,103	192,502	192,155	181,962	184,800
Saratoga County	320,877	303,795	286,923	296,639	279,680	281,976
Schenectady County	202,282	193,717	178,466	179,632	180,340	181,728
Capital District	262,269	249,288	234,644	240,511	230,910	232,001
Median Current \$ Price	2007	2008	2009	2010	2011	2012
Albany County	\$192,050	\$202,000	\$199,900	\$201,000	\$195,000	\$202,500
Rensselaer County	195,463	175,000	168,000	169,900	164,800	170,000
Saratoga County	268,583	255,000	240,000	250,000	252,500	258,000
Schenectady County	156,936	163,700	152,500	156,600	158,500	162,900
Capital District	214,548	206,524	187,500	192,528	193,603	223,651
Median Constant \$ Price†	2007	2008	2009	2010	2011	2012
Albany County	\$212,660	\$215,408	\$213,930	\$211,636	\$199,035	\$202,500
Rensselaer County	216,439	186,616	179,791	178,890	168,210	170,000
Saratoga County	297,407	271,926	256,844	263,229	257,725	258,000
Schenectady County	173,778	174,566	163,203	164,886	161,780	162,900
Capital District	237,573	220,233	200,659	202,715	197,609	223,651
Average Days to Sale	2007	2008	2009	2010	2011	2012
Albany County	65.1	66.0	70.8	74.0	84.0	80.0
Rensselaer County	78.8	93.0	85.6	96.0	110.0	110.0
Saratoga County	76.9	85.0	88.0	87.0	98.0	87.0
Schenectady County	66.5	80.0	88.0	81.0	100.0	101.0
Capital District	71.4	79.6	82.1	83.1	95.6	91.0

†Averages in 2012 Constant \$\$. Regional median prices estimated from grouped data.

Source: Capital Region Multiple Listing Service. Prepared by CDRPC.



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

Capital District 2012 Real Property Tax Rates

	City, Town, or Village	2012 Tax Rates per \$1,000 in Assessed Valuation					Equalization Rate	Total Overall	
		County	Town	City or Village	School District Range	Total Overall Range		Rate	Full Value Range: Rate per \$1,000
Albany County	City of Albany	\$3.49		\$11.30	\$23.19	\$37.98	1.0200	\$38.74	
	Town of Berne	\$5.44	\$4.81		\$28.77 to \$29.43	\$39.02 to \$39.68	0.6400	\$24.97 to \$25.40	
	Town of Bethlehem	\$3.61	\$1.94		\$19.35 to \$21.35	\$24.90 to \$26.90	0.9700	\$24.15 to \$26.09	
	Town of Coeymans	\$3.49	\$3.00		\$18.41 to \$19.23	\$24.90 to \$25.72	1.0000	\$24.90 to \$25.72	
	Village of Ravena	\$3.49	\$3.00	\$4.50	\$19.23	\$30.22	1.0000	\$30.22	
	City of Cohoes	\$6.37		\$16.99	\$33.49	\$56.85	0.5400	\$30.69	
	Town of Colonie	\$5.12	\$3.05		\$19.48 to \$30.99	\$27.65 to \$39.16	0.6750	\$18.67 to \$26.44	
	Village of Colonie	\$5.12	\$3.05	\$37.93	\$24.66	\$70.76	0.0395	\$23.67	
	Village of Menands	\$5.12	\$3.05	\$6.44	\$24.50	\$39.11	0.6700	\$26.37	
	Town/Village of Green Island	\$63.20		\$220.39	\$350.27	\$633.86	0.0546	\$34.60	
	Town of Guelderland	\$4.00	\$1.32		\$18.03 to \$21.76	\$23.35 to \$27.08	0.8625	\$20.14 to \$23.36	
	Village of Altamont	\$4.00	\$0.33	\$2.68	\$21.76	\$28.77	0.8505	\$24.78	
	Town of Knox	\$6.15	\$1.88		\$31.51 to \$35.47	\$39.54 to \$43.50	0.5700	\$22.54 to \$24.80	
	Town of New Scotland	\$3.67	\$1.73		\$19.18 to \$21.57	\$24.58 to \$26.97	0.9600	\$23.59 to \$25.89	
	Village of Voorheesville	\$3.67	\$1.26	\$1.15	\$19.21	\$25.29	0.9400	\$24.25	
Town of Rensselaerville	\$6.20	\$7.71		\$22.71 to \$33.51	\$36.62 to \$47.42	0.5620	\$20.57 to \$26.64		
City of Watervliet	\$5.44		\$15.79	\$20.34	\$41.57	0.6465	\$26.88		
Town of Westerlo	\$384.41	\$301.22		\$1,983.33 to \$1,985.63	\$2,668.96 to \$2,671.26	0.0093	\$24.82 to \$24.85		
Rensselaer County	Town of Berlin	\$22.76	\$9.89		\$56.01 to \$68.87	\$88.66 to \$101.52	0.2450	\$21.72 to \$24.87	
	Town of Brunswick	\$22.09	\$7.90		\$64.76 to \$77.93	\$94.75 to \$107.92	0.2530	\$23.97 to \$27.31	
	Town of East Greenbush	\$5.53	\$4.19		\$16.38 to \$18.00	\$26.10 to \$27.72	1.0000	\$26.10 to \$27.72	
	Town of Grafton	\$70.01	\$40.38		\$173.70 to \$221.16	\$284.09 to \$331.55	0.0790	\$22.44 to \$26.19	
	Town of Hoosick	\$21.35	\$11.44		\$49.29 to \$64.16	\$82.08 to \$96.95	0.2720	\$22.33 to \$26.37	
	Village of Hoosick Falls	\$21.35	\$8.24	\$55.51	\$64.16	\$149.26	0.1390	\$33.22	
	Town of Nassau	\$8.18	\$4.12		\$18.39 to \$26.13	\$30.69 to \$38.43	0.6800	\$20.87 to \$26.13	
	Village of East Nassau	\$8.18	\$1.01	\$1.82	\$18.39 to \$26.13	\$29.40 to \$37.14	0.7000	\$20.03 to \$25.29	
	Village of Nassau (part)	\$8.18	\$1.01	\$9.06	\$26.13	\$44.38	0.5094	\$28.64	
	Town of North Greenbush	\$20.99	\$10.88		\$27.00 to \$74.48	\$58.87 to \$106.35	0.2650	\$15.60 to \$28.18	
	Town of Petersburg	\$10.65	\$7.82		\$25.17 to \$32.02	\$43.64 to \$50.49	0.5450	\$23.78 to \$27.51	
	Town of Pittstown	\$9.50	\$6.36		\$21.98 to \$28.61	\$37.84 to \$44.47	0.6100	\$23.09 to \$27.13	
	Village of Valley Falls (part)	\$9.50	\$4.28	\$3.44	\$26.92	\$44.14	0.5416	\$26.69	
	Town of Poestenkill	\$22.93	\$10.46		\$56.94 to \$81.90	\$90.33 to \$115.29	0.2410	\$21.77 to \$27.79	
	City of Rensselaer	\$18.21		\$49.73	\$52.36	\$120.30	0.2980	\$35.85	
	Town of Sand Lake	\$5.50	\$1.89		\$16.38 to \$16.92	\$23.77 to \$24.31	1.0000	\$23.77 to \$24.31	
	Town of Schaghticoke	\$25.09	\$7.69		\$54.66 to \$73.83	\$87.44 to \$106.61	0.2300	\$20.11 to \$24.52	
	Village of Schaghticoke	\$25.09	\$5.88	\$15.14	\$71.41	\$117.52	0.2350	\$27.10	
	Village of Valley Falls (part)	\$25.09	\$5.88	\$3.44	\$71.41	\$105.82	0.5416	\$25.40	
	Town of Schodack	\$5.60	\$4.34		\$14.60 to \$19.39	\$24.54 to \$29.33	1.0000	\$24.54 to \$29.33	
Village of Castleton-on-Hudson	\$5.60	\$3.04	\$4.25	\$19.39	\$32.28	1.0044	\$32.30		
Village of Nassau (part)	\$5.60	\$3.04	\$9.06	\$17.61	\$35.31	0.5094	\$30.87		
Town of Stephentown	\$18.95	\$8.42		\$43.12 to \$56.49	\$70.49 to \$83.86	0.2900	\$20.44 to \$24.32		
City of Troy	\$41.33		\$76.08	\$119.04 to \$138.93	\$236.45 to \$256.34	0.1380	\$32.63 to \$35.37		
Saratoga County	Town of Ballston	\$2.46			\$17.89 to \$20.10	\$20.35 to \$22.56	0.9600	\$19.53 to \$21.66	
	Village of Ballston Spa (part)	\$2.46		\$73.04	\$19.11	\$94.61	0.0481	\$24.22	
	Town of Charlton	\$3.60			\$18.66 to \$29.05	\$22.26 to \$32.65	0.7000	\$15.58 to \$22.86	
	Town of Clifton Park	\$3.99	\$0.19		\$29.61 to \$33.27	\$33.79 to \$37.45	0.5800	\$19.59 to \$21.72	
	Town of Corinth	\$2.40	\$3.63		\$11.10	\$17.13	1.0000	\$17.13	
	Village of Corinth	\$2.40	\$1.54	\$6.15	\$11.10	\$21.19	1.0000	\$21.19	
	Town of Day	\$3.48	\$2.06		\$7.53 to \$16.48	\$13.07 to \$22.02	0.6740	\$8.82 to \$14.85	
	Town of Edinburg	\$4.16	\$1.05		\$9.23 to \$29.38	\$14.44 to \$34.59	0.5500	\$7.95 to \$19.03	
	Town of Galway	\$4.20	\$1.46		\$23.32 to \$28.85	\$28.98 to \$34.51	0.5600	\$16.23 to \$19.33	
	Village of Galway	\$4.20	\$0.33	\$0.00	\$23.32	\$27.85	0.5300	\$15.59	
	Town of Greenfield	\$2.36	\$1.33		\$11.11 to \$12.21	\$14.80 to \$15.90	1.0000	\$14.80 to \$15.90	
	Town of Hadley	\$3.09	\$5.49		\$12.40 to \$14.61	\$20.98 to \$23.19	0.7600	\$15.94 to \$17.62	
	Town of Halfmoon	\$3.67			\$26.56 to \$36.56	\$30.23 to \$40.23	0.6200	\$18.75 to \$24.95	
	Town of Malta	\$2.32	\$0.16		\$11.96 to \$18.35	\$14.44 to \$20.83	1.0000	\$14.44 to \$20.83	
	Village of Round Lake	\$2.32	\$0.16	\$5.00	\$17.17	\$24.65	1.0000	\$24.65	
	City of Mechanicville	\$3.66		\$13.69	\$23.52	\$40.87	0.7000	\$28.60	
	Town of Milton	\$2.56	\$0.49		\$12.97 to \$19.73	\$16.02 to \$22.78	0.9300	\$14.90 to \$21.19	
	Village of Ballston Spa (part)	\$2.56	\$0.35	\$73.04	\$19.73	\$95.68	0.0481	\$24.57	
	Town of Moreau	\$1.95	\$0.62		\$13.09 to \$14.27	\$15.66 to \$16.84	1.0000	\$15.66 to \$16.84	
	Village of South Glens Falls	\$2.34	\$0.62	\$4.50	\$14.27	\$21.73	1.0293	\$21.86	
	Town of Northumberland	\$2.46	\$1.40		\$14.27 to \$19.25	\$18.13 to \$23.11	1.0000	\$18.13 to \$23.11	
	Town of Providence	\$11.92	\$20.37		\$65.31 to \$80.80	\$97.60 to \$113.09	0.2000	\$19.51 to \$22.61	
	Town of Saratoga	\$3.71	\$1.65		\$18.54 to \$29.62	\$23.90 to \$34.98	0.6500	\$15.53 to \$22.73	
	Village of Schuylerville	\$3.71	\$1.65	\$10.00	\$29.62	\$44.98	0.6600	\$29.33	
	Village of Victory	\$3.71	\$1.65	•	\$29.62	\$34.98	0.0000	\$22.73	
	City of Saratoga Springs	\$2.93		\$5.99	\$14.82	\$23.74	0.8200	\$19.46	
	Town of Stillwater	\$2.50	\$2.85		\$12.96 to \$20.12	\$18.31 to \$25.47	0.9700	\$17.76 to \$24.71	
Village of Stillwater	\$2.50	\$1.45	\$3.45	\$12.96	\$20.36	0.9500	\$19.69		
Town of Waterford	\$7.04	\$11.51		\$49.06 to \$64.75	\$67.61 to \$83.30	0.3500	\$23.66 to \$29.15		
Village of Waterford	\$7.04	\$11.51	\$143.41	\$64.75	\$226.71	0.0305	\$33.52		
Town of Wilton	\$2.31			\$11.11 to \$19.25	\$13.42 to \$21.56	1.0000	\$13.42 to \$21.56		
Schenectady County	Town of Duaneburg	\$19.10	\$4.09		\$54.59 to \$64.66	\$77.78 to \$87.85	0.3290	\$25.59 to \$27.97	
	Village of Delanson	\$19.10	\$4.09	\$11.50	\$54.59	\$89.28	0.3145	\$28.42	
	Town of Glenville	\$6.87	\$3.47		\$14.35 to \$22.34	\$24.69 to \$32.68	0.9100	\$22.47 to \$29.74	
	Village of Scotia	\$6.87	\$1.03	\$11.24	\$20.38	\$39.52	0.9100	\$35.97	
	Town of Niskayuna	\$6.19	\$3.00		\$16.65 to \$18.36	\$25.84 to \$27.55	1.0000	\$25.84 to \$27.55	
	Town of Princetown	\$18.64	\$0.41		\$53.06 to \$54.56	\$72.11 to \$73.61	0.3385	\$24.41 to \$24.92	
	Town of Rotterdam	\$6.43	\$4.43		\$15.54 to \$20.90	\$26.40 to \$31.76	1.0000	\$26.40 to \$31.76	
City of Schenectady	\$6.69		\$13.34	\$20.90	\$40.93	1.0000	\$40.93		

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

2012 Total Overall Full Value Property Tax Rates per \$1,000 of Average Market Value

\$8 \$10 \$12 \$14 \$16 \$18 \$20 \$22 \$24 \$26 \$28 \$30 \$32 \$34 \$36 \$38 \$40 \$42

Albany County

- City of Albany
- Town of Beme
- 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

Rensselaer County

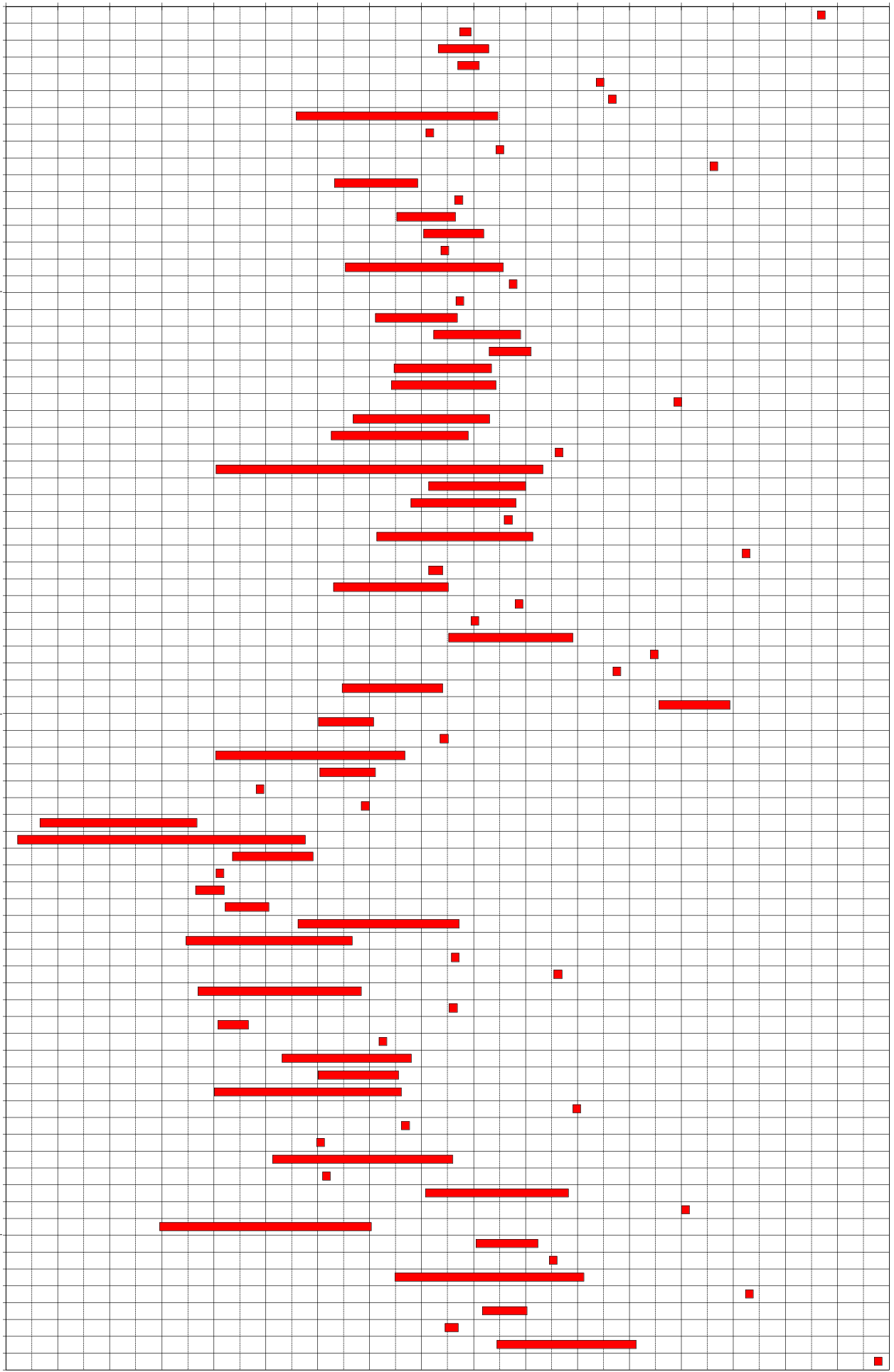
- Town of Westerlo
- Town of Berlin
- Town of Brunswick
- Town of East Greenbush
- Town of Grafton
- Town of Hoosick
- Village of Hoosick Falls
- Town of Nassau
- Village of East Nassau
- Village of Nassau (part)
- Town of North Greenbush
- Town of Petersburg
- Town of Pittstown
- Village of Valley Falls (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
- 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



Employment, Unemployment, & Unemployment Rates

Employment	Feb 12	Mar 12	Apr 12	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13
Albany County	142.1	142.7	143.3	144.0	146.0	145.2	143.8	142.6	144.8	144.3	142.8	141.8	141.9
Rensselaer County	74.9	75.2	75.5	75.9	76.9	76.5	75.8	75.1	76.3	76.0	75.4	74.8	74.9
Saratoga County	107.3	107.7	108.1	108.7	110.2	109.6	108.5	107.6	109.3	108.9	108.6	107.9	108.0
Schenectady County	68.1	68.4	68.6	69.0	70.0	69.6	68.9	68.3	69.4	69.1	68.7	68.2	68.3
Capital District Region	392.4	394.0	395.5	397.6	403.1	400.9	397.0	393.6	399.8	398.3	395.5	392.7	393.1
Unemployment	Feb 12	Mar 12	Apr 12	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13
Albany County	11.5	11.0	10.6	11.5	12.5	12.7	12.4	11.4	11.2	10.3	10.9	12.4	11.4
Rensselaer County	7.1	6.7	6.3	6.5	6.9	7.1	6.8	6.1	6.1	5.8	6.1	7.3	6.8
Saratoga County	8.9	8.2	7.7	8.3	8.5	8.4	8.1	8.0	7.9	7.4	8.2	9.4	8.9
Schenectady County	6.1	5.7	5.7	6.0	6.4	6.4	6.3	6.0	5.8	5.5	5.7	6.5	6.1
Capital District Region	33.6	31.6	30.3	32.3	34.3	34.6	33.6	31.5	31.0	29.0	30.9	35.6	33.2
Unemployment Rates	Feb 12	Mar 12	Apr 12	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13
Albany County	7.5%	7.1%	6.9%	7.4%	7.9%	8.1%	8.0%	7.4%	7.2%	6.7%	7.1%	8.0%	7.4%
Rensselaer County	8.7%	8.2%	7.7%	7.8%	8.3%	8.5%	8.2%	7.6%	7.5%	7.0%	7.5%	8.9%	8.3%
Saratoga County	7.6%	7.1%	6.7%	7.1%	7.2%	7.1%	6.9%	6.9%	6.8%	6.4%	7.0%	8.0%	7.6%
Schenectady County	8.3%	7.7%	7.7%	8.0%	8.3%	8.4%	8.3%	8.0%	7.7%	7.4%	7.7%	8.6%	8.2%
Capital District Region	7.9%	7.4%	7.1%	7.5%	7.8%	7.9%	7.8%	7.4%	7.2%	6.8%	7.2%	8.3%	7.8%
New York State	9.2%	8.7%	8.1%	8.6%	9.1%	9.1%	8.8%	8.2%	8.3%	7.9%	8.2%	9.3%	8.8%
United States	8.7%	8.4%	7.7%	7.9%	8.4%	8.6%	8.2%	7.6%	7.5%	7.4%	7.6%	8.5%	8.1%

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

Property Tax Rates, Continued cont. from p. 1

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.

Planning and Zoning Workshop

6/20/13 8 am - 3:30 pm, HVCC

Registration deadline June 14

Plenary Session: Local Experience with Green Infrastructure

Morning Sessions: Zoning Board Overview, Green Infrastructure & Maintenance Requirements; Climate & Energy

Afternoon Sessions: Subdivision Review, MS4 Permit Topics, Form Based Codes

Visit <http://cdrpc.org/> for more details

Errata

In the January/February 2013 edition of Capital District Data, on pages 4 and 5, the column headers for Per Capita Income and Median Household Income were flipped. A corrected version can be found online: http://cdrpc.org/v36_n1.pdf

Consumer Price Index

2011-12 Percent Change in CPI: 2.069337%

Unadjusted CPI	Feb 12	Mar 12	Apr 12	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13
U.S. City Average	227.7	229.4	230.1	229.8	229.5	229.1	230.4	231.4	231.3	230.2	229.6	230.3	232.2
Northeast Urban Average	243.9	245.1	245.9	245.7	245.2	245.0	246.3	247.4	247.6	247.1	246.5	247.3	248.7
% Change From Same Month in Previous Year	Feb 11- Feb 12	Mar 11- Mar 12	Apr 11- Apr 12	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
U.S. City Average	2.9%	2.7%	2.3%	1.7%	1.7%	1.4%	1.7%	2.0%	2.2%	1.8%	1.7%	1.6%	2.0%
Northeast Urban Average	2.8%	2.5%	2.3%	1.7%	1.5%	1.1%	1.3%	1.7%	1.9%	1.8%	1.8%	1.8%	2.0%

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

1982-84 = 100

Note: Data are NOT Seasonally Adjusted