

As of April 1, 2022.

Table 1. Labor Force and Employment in the Albany HMA, 2000 Through March 2022

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						March 2021	March 2022
Labor Force	433.0	435.4	444.5	445.2	448.8	454.0	455.8	451.7	456.2	457.4	459.5	450.0	454.6	455.1	444.3	446.6	448.1	456.3	458.2	459.4	455.4	452.9	447.9
Resident Employment	418.1	420.3	426.0	425.7	429.3	435.9	438.1	433.9	433.9	425.1	425.3	417.6	420.9	425.8	421.6	426.5	429.3	436.9	441.0	443.2	424.1	420.5	430.3
Unemployment	14.8	15.1	18.5	19.5	19.4	18.1	17.7	17.8	22.3	32.2	34.1	32.4	33.7	29.4	22.7	20.1	18.8	19.4	17.2	16.2	31.3	32.5	17.7
Unemployment Rate (%)	3.4	3.5	4.2	4.4	4.3	4.0	3.9	3.9	4.9	7.0	7.4	7.2	7.4	6.5	5.1	4.5	4.2	4.3	3.8	3.5	6.9	7.2	3.8
Total Nonfarm Payroll Jobs	433.9	437.6	435.9	434.9	439.5	441.7	442.9	444.8	448.0	438.5	433.4	434.2	440.8	446.1	449.9	456.7	464.1	468.5	471.7	472.0	437.5	431.8	446.5
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	46.3	46.4	46.3	44.9	44.7	46.0
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	19.6	19.7	20.2	19.4	19.3	20.0
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	26.7	26.2	25.5	25.4	26.0
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	401.0	404.6	407.1	411.5	418.6	422.2	425.3	425.7	392.6	387.1	400.5
Wholesale & Retail Trade	66.4	64.9	64.5	65.7	66.9	66.2	65.2	64.1	62.9	60.2	59.3	59.9	61.2	61.2	61.5	61.6	61.9	60.8	60.3	60.1	55.9	55.4	58.1
Wholesale Trade	16.5	16.4	16.2	16.6	16.6	15.7	14.9	14.5	13.9	13.3	13.0	13.2	13.5	13.5	13.7	13.9	13.7	13.3	13.2	13.6	13.0	12.9	13.1
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	47.5	47.1	46.5	42.9	42.6	45.0
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	13.8	14.3	14.2	13.9	14.0	15.6
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	8.1	7.8	7.6	7.5
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	26.2	26.6	27.0	26.2	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	50.7	51.4	52.5	52.7	52.8	54.1	56.1	56.2	56.5	56.8	54.1	54.1	56.6
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	94.7	96.4	96.4	90.7	89.3	89.6
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	41.4	41.6	41.0	28.6	26.6	33.9
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	19.4	19.3	16.1	15.6	16.7
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	101.3	101.4	100.7	100.6	101.1	101.6	101.6	102.8	99.3	98.4	96.5
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	6.6	6.9	7.0	7.0	6.7
State	53.8	54.6	54.4	53.3	52.8	52.8	52.6	53.1	53.6	52.8	51.3	48.9	49.3	50.4	50.5	50.6	50.8	51.0	50.7	50.7	50.1	49.8	47.8
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	44.3	45.2	42.2	41.7	42.0

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

Source: U.S. Bureau of Labor Statistics



As of April 1, 2022.

Table 2. Population and Household Trends in the Albany 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 HMA	825,875	870,716	901,700	911,100	4,475	0.5	2,575	0.3	3,125	0.3
Households										
Albany HMA	330,246	355,301	380,100	387,700	2,500	0.7	2,075	0.6	2,525	0.7

Notes: The current date is April 1, 2022. The forecast date is April 1, 2025.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of April 1, 2022.

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

	Albany HMA		
	2000	2010	Current
Total Housing Inventory	363,740	393,297	420,525
Occupied Units	330,246	355,301	380,100
Owner-Occupied	212,760	228,741	240,000
%	64.4	64.4	63.1
Renter-Occupied	117,486	126,560	140,100
%	35.6	35.6	36.9
Vacant Units	33,494	37,996	40,425
Available Units	12,870	13,625	12,725
For Sale	3,965	3,920	3,250
Rate (%)	1.8	1.7	1.3
For Rent	8,905	9,705	9,475
Rate (%)	7.0	7.1	6.3
Other Vacant	20,624	24,371	27,700

Notes: The current date is April 1, 2022. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by the analyst



As of April 1, 2022.

Table 4. Residential Building Permit Activity in the Albany HMA, 2000 Through March 2022

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	12 Months Ending	
																						March 2021	March 2022
Albany HMA																							
Total	2,823	3,193	3,326	3,347	3,300	3,639	2,650	2,903	1,892	1,469	2,129	2,464	2,226	2,309	3,031	3,923	3,653	2,794	2,939	3,032	2,545	2,281	2,448
Sales	2,212	2,410	2,673	2,678	2,733	2,320	2,018	1,645	1,291	1,234	1,124	1,284	1,222	1,252	1,385	1,277	1,702	1,275	1,473	1,262	1,355	1,418	1,439
Rental	611	783	653	669	567	1,319	632	1,258	601	235	1,005	1,180	1,004	1,057	1,646	2,646	1,951	1,519	1,466	1,770	1,190	863	1,009

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2020—final data and estimates by the analyst; 2021 preliminary data and estimates by the analyst



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Table 5. Median Income in the Albany HMA, 1999, 2009, and 2019

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	55,308	74,100	88,500	3.0	1.8
Median Household Income	43,250	57,677	65,800	2.9	1.3

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey, 1-year data

