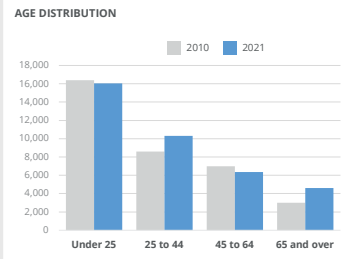


PLACE: Albany County

Population 2010: **34,926** Population Forecast 2030: **41,602** Population Change from 2010: **19%**

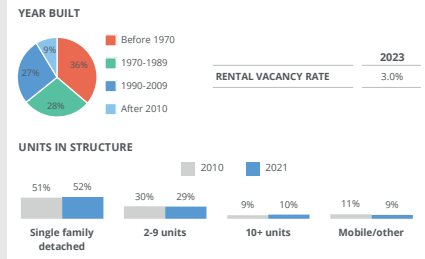
POPULATION BY AGE

	2010	2021	% CHANGE
TOTAL POPULATION:	34,926	37,311	7%

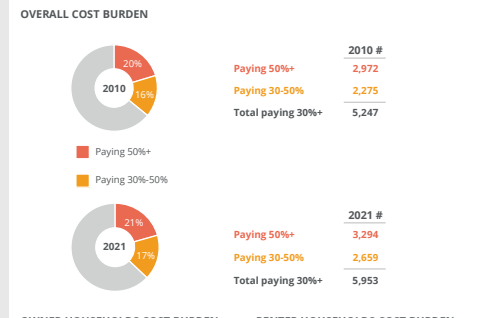


HOUSING STOCK

	2010	2021	% CHANGE
TOTAL HOUSING UNITS:	17,608	18,546	5%



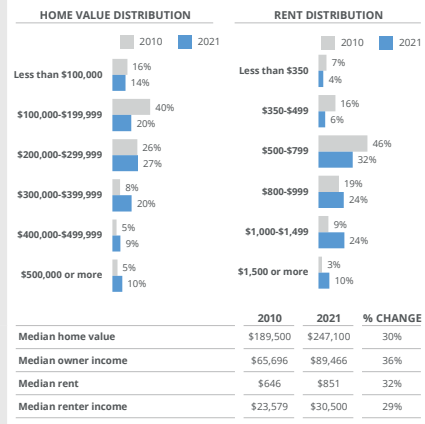
HOUSING NEEDS



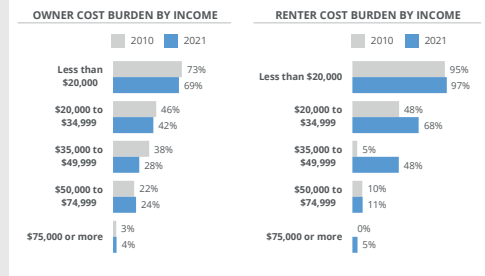
SOCIOECONOMIC MAKE-UP

	2010	2021	CHANGE
Households	14,591	16,016	1,425
Median income	\$42,890	\$50,733	\$7,843
Average household size	2.22	2.19	-0.03
Homeownership rate	53%	51%	-3%
Poverty rate	22%	24%	2%
Disability rate	N/A	10%	N/A
Pct. households with children	20%	20%	-1%
Pct. single parents	6%	4%	-1%
Pct. non-family households	51%	52%	1%
Pct. senior (65+) living alone	6%	9%	3%

HOUSING MARKET TRENDS



	2010	2021
All Owners:	24%	18%
All Renters:	50%	57%



	2010	2021
All	1%	1%
Owners	1%	0%
Renters	1%	2%

MARKET MISMATCH

	2010	2021
Renters with income <\$25,000	52%	43%
Rental units affordable to them	51%	24%
Renters with income <\$100,000	96%	92%
Ownership units affordable to them	90%	61%

WORKER AFFORDABILITY

OCCUPATION	2010 % EMPLOYMENT	2021 % EMPLOYMENT	2021 MEDIAN EARNINGS	MAX RENT	CAN AFFORD MEDIAN RENT?	MAX PURCHASE PRICE	CAN AFFORD MEDIAN PRICE?
Education, legal, community service, arts, and media occupations	20%	20%	\$52,533	\$1,313	Yes	\$228,000	No
Management, business, and financial occupations	17%	18%	\$60,511	\$1,513	Yes	\$262,626	Yes
Computer, engineering, and science occupations	8%	9%	\$58,950	\$1,474	Yes	\$255,851	Yes
Office and administrative support occupations	16%	9%	\$33,750	\$844	No	\$146,479	No
Healthcare practitioners and technical occupations	5%	8%	\$53,776	\$1,344	Yes	\$233,395	No
Sales and related occupations	11%	7%	\$43,017	\$1,075	Yes	\$186,699	No
Construction and extraction occupations	5%	7%	\$51,331	\$1,283	Yes	\$222,783	No
Installation, maintenance, and repair occupations	3%	4%	\$47,292	\$1,182	Yes	\$205,253	No
Transportation occupations	2%	3%	\$54,911	\$1,373	Yes	\$238,321	No
Food preparation and serving related occupations	2%	3%	\$20,000	\$500	No	\$86,803	No