

CAPITAL DISTRICT DATA

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Population and Household Estimates & Projections: 1995-2030

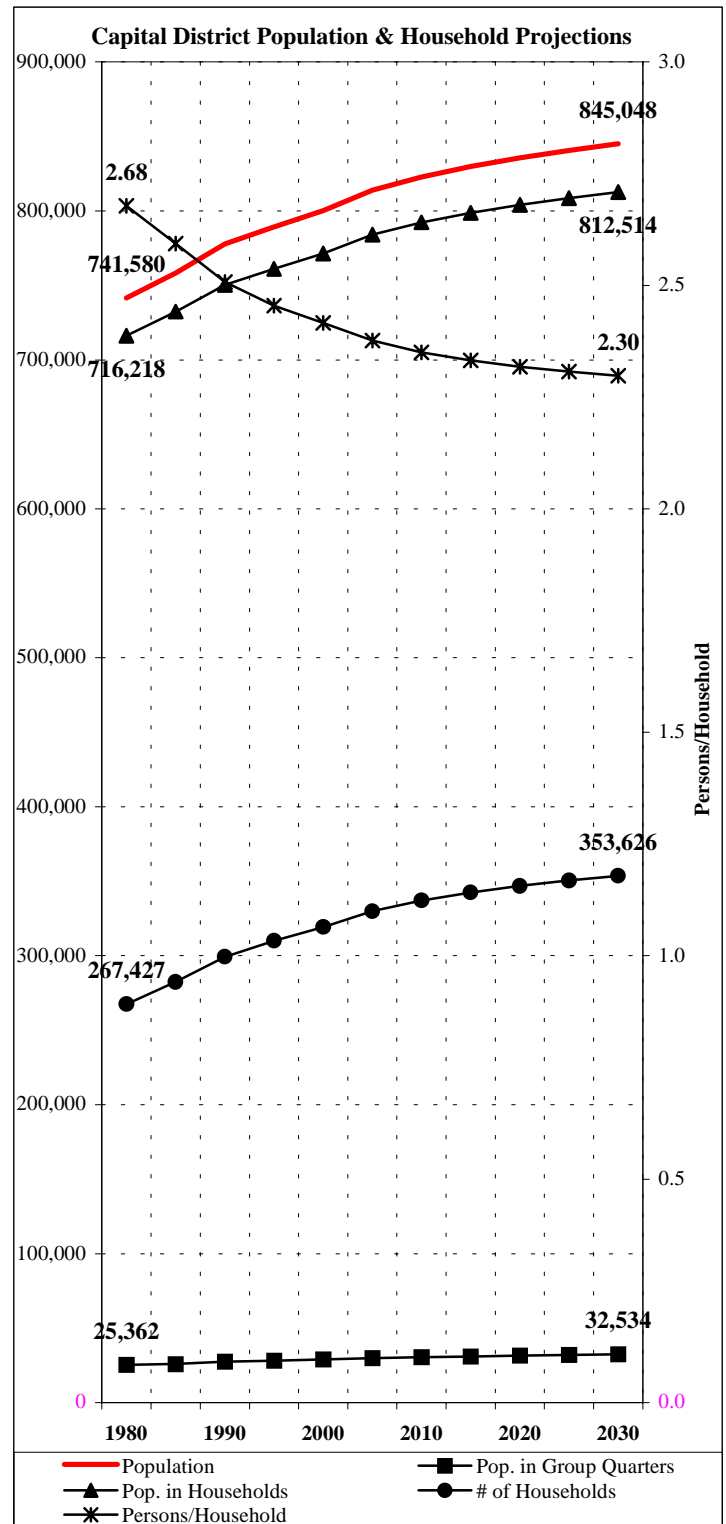
Methodology

The current revision of the Regional population projections began with an evaluation of the 1998 minor civil division population estimates published by the U.S. Dept. of Commerce, Bureau of the Census. For each community, the Census estimate was reviewed in conjunction with building permit issuances for new residential housing units since 1990. A housing unit methodology was applied to determine the accuracy of the Census Bureau estimate based on building permit information for each jurisdiction, following the Census Bureau's official procedures for estimate challenges.

For each municipality in the Region, 1990 Census base population and housing unit data were evaluated. Annual increases in the number of housing units were estimated using building permit records. A population-per-household change factor from 1990 to 1998 was applied to derive a persons per household estimate for 1998. The adjusted persons per household factor was determined by using either the Census-provided change factor or a customized factor based on the special characteristics of a particular community. Where relevant, adjustments were also made to account for the change in the population in group quarters since the 1990 Census. Other variables taken into account included school enrollment data, birth and death data from the N.Y.S. Dept. of Health, and residential building permit activity between 1980 and 1990.

An initial set of projections was prepared using log-linear regression models. These models project the historic rate of change into the future at a declining rate. Average historic rates of change are projected into the future in a manner consistent with the average rates of change in natural populations. While short-term population data often exhibit a sawtooth pattern when charted, long-term population data usually follow a log-linear trend.

The projections derived from the log-linear models were not intended to represent final projections, but merely provided a basis from which to further analyze the forces which will affect population and household change. Once the initial projections were prepared, they were reviewed and revised in the context of the other relevant information available for each of the communities. This included data on average persons per household, group quarters population, residential building activity, migration patterns, and labor force data. In addition, the potential



Capital District Regional Planning Commission
32 YEARS SERVICE TO ALBANY, RENNELAER, SARATOGA, & SCHENECTADY COUNTIES

Capital District Population and Household Estimates & Projections

<i>Town Totals Include Villages</i>	Population					Number of Households					Persons/Household				
	1990	2000	2010	2020	2030	1990	2000	2010	2020	2030	1990	2000	2010	2020	2030
Albany County	292,793	298,428	304,561	308,061	310,660	116,026	122,668	129,029	132,072	134,069	2.41	2.32	2.24	2.21	2.20
City of Albany	100,031	100,130	100,189	100,217	100,235	42,323	42,894	44,008	44,526	44,867	2.18	2.15	2.10	2.07	2.06
Town of Berne	3,053	3,197	3,374	3,530	3,673	1,102	1,191	1,288	1,376	1,449	2.77	2.68	2.62	2.57	2.53
Town of Bethlehem	27,552	29,958	31,779	32,626	33,182	10,341	11,981	12,857	13,261	13,525	2.61	2.45	2.42	2.41	2.40
Town of Coeymans	8,158	8,319	8,488	8,624	8,730	3,078	3,251	3,382	3,485	3,573	2.65	2.56	2.51	2.47	2.44
<i>Village of Ravena</i>	3,547	3,545	3,600	3,642	3,672	1,421	1,489	1,539	1,572	1,598	2.50	2.38	2.34	2.32	2.30
City of Cohoes	16,825	15,849	15,497	15,181	14,883	7,133	7,059	7,113	7,096	7,076	2.33	2.21	2.14	2.10	2.07
Town of Colonie	76,497	78,095	79,541	80,196	80,620	28,578	30,915	32,613	33,391	33,884	2.56	2.39	2.30	2.25	2.22
<i>Village of Colonie</i>	8,019	7,692	7,638	7,613	7,596	2,929	3,010	3,057	3,080	3,093	2.74	2.56	2.50	2.47	2.46
<i>Village of Menands</i>	4,333	4,437	4,457	4,449	4,439	2,164	2,244	2,253	2,246	2,234	1.97	1.93	1.92	1.91	1.91
Town/Village of Green Island	2,490	2,239	2,219	2,196	2,182	1,058	992	1,009	1,022	1,030	2.35	2.26	2.20	2.15	2.12
Town of Guilderland	30,011	32,458	34,083	35,524	36,828	11,450	13,049	14,604	15,325	15,798	2.51	2.38	2.24	2.22	2.23
<i>Village of Altamont</i>	1,519	1,619	1,620	1,621	1,621	540	591	598	602	604	2.75	2.65	2.60	2.56	2.54
Town of Knox	2,661	2,800	3,060	3,181	3,261	891	965	1,078	1,131	1,166	2.95	2.86	2.79	2.76	2.73
Town of New Scotland	9,139	9,273	9,908	10,191	10,356	3,256	3,491	3,892	4,083	4,186	2.81	2.66	2.55	2.50	2.47
<i>Village of Voorheesville</i>	3,225	3,123	3,128	3,119	3,091	1,119	1,153	1,207	1,236	1,233	2.88	2.71	2.59	2.52	2.51
Town of Rensselaerville	1,990	2,110	2,277	2,437	2,571	734	796	872	943	1,003	2.63	2.57	2.53	2.50	2.47
City of Watervliet	11,061	10,557	10,392	10,259	10,145	4,885	4,800	4,834	4,863	4,882	2.26	2.20	2.15	2.11	2.08
Town of Westerlo	3,325	3,443	3,754	3,899	3,994	1,197	1,284	1,479	1,570	1,630	2.78	2.68	2.54	2.48	2.45
Rensselaer County	154,429	155,067	157,642	159,208	160,437	57,612	59,984	62,379	63,826	64,878	2.58	2.49	2.43	2.40	2.38
<i>Village of Nassau (all)</i>	1,254	1,184	1,173	1,159	1,146	492	484	495	501	507	2.55	2.45	2.37	2.31	2.26
<i>Village of Valley Falls (all)</i>	527	525	529	530	531	180	181	190	195	198	2.93	2.90	2.78	2.72	2.68
Town of Berlin	1,929	1,952	1,986	2,014	2,036	664	686	709	727	739	2.91	2.85	2.80	2.77	2.76
Town of Brunswick	11,093	11,139	11,218	11,255	11,279	4,146	4,456	4,561	4,609	4,641	2.68	2.50	2.46	2.44	2.43
Town of East Greenbush	14,076	15,045	15,773	16,434	17,041	5,375	6,010	6,450	6,818	7,138	2.60	2.48	2.42	2.38	2.36
Town of Grafton	1,917	2,057	2,141	2,213	2,276	655	730	786	833	872	2.93	2.82	2.72	2.66	2.61
Town of Hoosick	6,696	6,735	6,774	6,809	6,838	2,556	2,727	2,859	2,973	3,061	2.59	2.44	2.33	2.25	2.19
<i>Village of Hoosick Falls</i>	3,490	3,433	3,381	3,335	3,292	1,367	1,408	1,428	1,445	1,460	2.50	2.38	2.30	2.23	2.17
Town of Nassau	4,989	5,066	5,078	5,082	5,073	1,797	1,904	1,970	2,024	2,061	2.78	2.66	2.58	2.51	2.46
<i>V. of Nassau (T. Nassau)</i>	1,184	1,120	1,108	1,095	1,083	468	460	469	475	481	2.53	2.43	2.36	2.31	2.25
Town of North Greenbush	10,891	11,545	11,821	12,060	12,272	3,933	4,328	4,597	4,783	4,904	2.66	2.56	2.47	2.42	2.40
Town of Petersburg	1,461	1,553	1,777	1,881	1,950	515	554	647	690	719	2.84	2.80	2.75	2.73	2.71
Town of Pittstown	5,468	5,589	5,757	5,890	6,000	1,852	1,998	2,136	2,250	2,333	2.95	2.80	2.70	2.62	2.57
<i>V. of Valley Falls (T. Pittstown)</i>	456	437	440	441	442	157	152	160	164	167	2.90	2.88	2.75	2.69	2.65
Town of Poestenkill	3,809	3,967	4,050	4,118	4,172	1,382	1,537	1,639	1,700	1,735	2.76	2.58	2.47	2.42	2.40
City of Rensselaer	8,255	7,828	7,669	7,595	7,545	3,399	3,350	3,318	3,303	3,292	2.42	2.33	2.30	2.28	2.27
Town of Sand Lake	7,642	8,147	8,707	8,967	9,139	2,704	2,983	3,289	3,430	3,524	2.82	2.72	2.64	2.61	2.59
Town of Schaghticoke	7,574	7,658	7,853	7,939	7,994	2,579	2,726	2,935	3,031	3,096	2.93	2.80	2.67	2.61	2.57
<i>Village of Schaghticoke</i>	794	779	775	770	765	270	266	274	278	282	2.90	2.86	2.74	2.67	2.60
<i>V. of Valley Falls (T. Schag.)</i>	71	88	89	89	89	23	29	30	31	31	3.09	3.03	2.97	2.87	2.87
Town of Schodack	11,839	12,177	12,961	13,316	13,543	4,343	4,696	5,144	5,350	5,480	2.71	2.58	2.50	2.47	2.45
<i>Village of Castleton-on-Hudson</i>	1,491	1,418	1,393	1,373	1,353	561	567	583	589	587	2.52	2.37	2.26	2.19	2.15
<i>V. of Nassau (T. Schodack)</i>	70	64	65	64	63	24	24	26	26	26	2.92	2.67	2.50	2.46	2.42
Town of Stephentown	2,521	2,817	3,083	3,311	3,526	951	1,100	1,245	1,370	1,476	2.65	2.56	2.47	2.42	2.39
City of Troy	54,269	51,792	50,994	50,324	49,753	20,761	20,199	20,094	19,935	19,807	2.37	2.31	2.28	2.27	2.26

Prepared by the Capital District Regional Planning Commission

for new development in each jurisdiction was evaluated in terms of the opportunities and constraints embodied in zoning and subdivision regulations, natural and environmental land characteristics, and capital budgets for transportation and water and sewer service facilities. Although an arithmetic cap was not applied to force the sum of the minor civil divisions within a county to equal a predetermined county control total, the qualitative evaluation imposed constraints on growth which recognized the limitations on future Regional and county-level population growth due to the natural rate of change and migration patterns.

Once the population projections were finalized, the household projections were revised to reflect adjustments

made in the population projections. Projections for the number of persons in group quarters were prepared for each community, and the number of persons living in households were derived by subtracting the group quarters population from total population. Projections for the average number of persons per household in each minor civil division were prepared based on historic trends. The projected number of persons living in households was then divided by the projected number of persons per household to derive an estimate of the total number of households for each community in each of the projection years. As with the population projections, adjustments were made based on an evaluation of development opportunities and constraints for each community.

Capital District Population and Household Estimates & Projections

<i>Town Totals Include Villages</i>	Population					Number of Households					Persons/Household				
	1990	2000	2010	2020	2030	1990	2000	2010	2020	2030	1990	2000	2010	2020	2030
Saratoga County	181,276	198,917	213,518	221,872	228,011	66,425	75,600	83,436	87,942	91,076	2.67	2.57	2.50	2.46	2.44
<i>Village of Ballston Spa (all)</i>	5,194	5,543	5,617	5,651	5,673	2,030	2,233	2,291	2,319	2,342	2.43	2.33	2.28	2.26	2.24
Town of Ballston	8,078	8,249	8,514	8,636	8,716	2,925	3,171	3,406	3,513	3,587	2.66	2.49	2.38	2.33	2.31
<i>V. of Ballston Spa (T. Ballston)</i>	1,142	1,145	1,160	1,167	1,171	395	401	397	393	394	2.22	2.10	2.04	2.04	2.04
Town of Charlton	3,984	4,103	4,148	4,170	4,182	1,311	1,419	1,473	1,497	1,514	3.01	2.86	2.79	2.75	2.73
Town of Clifton Park	30,117	32,752	37,493	39,699	41,150	10,418	11,890	14,244	15,347	16,072	2.89	2.74	2.62	2.57	2.54
Town of Corinth	5,935	6,264	6,483	6,675	6,844	2,108	2,300	2,438	2,551	2,644	2.80	2.69	2.62	2.57	2.54
<i>Village of Corinth</i>	2,760	2,808	2,837	2,851	2,860	1,056	1,110	1,135	1,150	1,171	2.60	2.50	2.46	2.43	2.39
Town of Day	746	830	872	892	905	269	306	326	336	344	2.77	2.71	2.67	2.65	2.63
Town of Edinburg	1,041	1,124	1,169	1,189	1,203	406	465	497	516	528	2.56	2.42	2.35	2.30	2.28
Town of Galway	3,266	3,463	3,585	3,684	3,762	1,141	1,254	1,332	1,400	1,452	2.86	2.76	2.69	2.63	2.59
<i>Village of Galway</i>	151	165	171	174	176	59	65	69	73	77	2.56	2.54	2.48	2.38	2.29
Town of Greenfield	6,338	7,550	8,679	9,205	9,550	2,188	2,739	3,345	3,675	3,917	2.90	2.75	2.59	2.50	2.43
Town of Hadley	1,628	1,830	2,029	2,121	2,182	582	691	795	859	901	2.80	2.65	2.55	2.47	2.42
Town of Halfmoon	13,879	16,813	18,644	19,495	20,056	5,678	7,060	7,930	8,324	8,553	2.44	2.38	2.35	2.34	2.34
Town of Malta	11,709	13,540	15,332	16,164	16,713	4,613	5,433	6,298	6,697	6,962	2.53	2.48	2.42	2.40	2.39
<i>Village of Round Lake</i>	765	750	739	733	730	265	265	264	262	263	2.81	2.74	2.71	2.70	2.67
City of Mechanicville	5,249	5,156	5,094	5,065	5,046	2,265	2,315	2,326	2,340	2,350	2.31	2.21	2.17	2.14	2.12
Town of Milton	14,658	15,847	16,442	16,904	17,301	5,326	5,859	6,182	6,430	6,614	2.72	2.66	2.61	2.57	2.56
<i>V. of Ballston Spa (T. Milton)</i>	4,052	4,398	4,457	4,484	4,502	1,635	1,832	1,894	1,926	1,948	2.48	2.38	2.33	2.30	2.28
Town of Moreau	13,022	14,324	15,074	15,745	16,343	4,580	5,234	5,675	6,100	6,439	2.65	2.55	2.48	2.42	2.38
<i>Village of South Glens Falls</i>	3,506	3,393	3,371	3,359	3,347	1,452	1,458	1,480	1,485	1,484	2.41	2.31	2.26	2.25	2.24
Town of Northumberland	3,645	4,340	4,626	4,883	5,109	1,173	1,468	1,607	1,727	1,838	3.11	2.95	2.87	2.81	2.76
Town of Providence	1,360	1,532	1,657	1,749	1,801	458	531	588	629	657	2.97	2.85	2.79	2.74	2.70
Town of Saratoga	5,069	5,505	5,753	5,927	6,060	1,859	2,081	2,221	2,344	2,438	2.71	2.61	2.56	2.49	2.45
<i>Village of Schuylerville</i>	1,364	1,401	1,456	1,482	1,499	519	532	557	578	594	2.61	2.59	2.57	2.52	2.47
<i>Village of Victory Mills</i>	581	598	654	681	698	205	214	235	248	255	2.83	2.79	2.78	2.75	2.74
City of Saratoga Springs	25,001	25,715	25,973	26,143	26,191	9,688	10,247	10,436	10,598	10,667	2.36	2.29	2.26	2.24	2.23
Town of Stillwater	7,233	8,174	8,587	8,949	9,267	2,539	2,954	3,184	3,380	3,560	2.85	2.76	2.69	2.64	2.60
<i>Village of Stillwater</i>	1,531	1,550	1,582	1,596	1,606	584	606	638	660	675	2.62	2.56	2.48	2.42	2.38
Town of Waterford	8,695	8,978	9,264	9,398	9,486	3,388	3,582	3,766	3,851	3,907	2.55	2.49	2.44	2.42	2.41
<i>Village of Waterford</i>	2,370	2,376	2,363	2,358	2,354	1,005	1,025	1,037	1,042	1,046	2.36	2.30	2.26	2.24	2.22
Town of Wilton	10,623	12,828	14,100	15,179	16,144	3,510	4,601	5,367	5,828	6,132	2.91	2.76	2.60	2.58	2.60
Schenectady County	149,285	147,887	147,084	146,454	145,940	59,181	60,990	62,240	63,041	63,603	2.45	2.35	2.29	2.25	2.22
Town of Duanesburg	5,474	6,240	6,689	7,102	7,492	1,872	2,194	2,403	2,597	2,775	2.92	2.84	2.78	2.73	2.69
<i>Village of Delanson</i>	361	360	353	347	342	115	117	116	115	115	3.05	2.99	2.95	2.90	2.87
Town of Glenville	28,771	28,347	28,237	28,151	28,074	10,740	11,292	11,692	11,869	11,954	2.59	2.42	2.33	2.28	2.26
<i>Village of Scotia</i>	7,359	7,322	7,242	7,171	7,103	3,046	3,165	3,271	3,312	3,307	2.40	2.29	2.19	2.14	2.12
Town of Niskayuna	19,048	19,873	20,332	20,736	21,102	7,076	7,689	8,177	8,491	8,692	2.63	2.55	2.44	2.39	2.37
Town of Princetown	2,031	2,213	2,299	2,373	2,437	701	793	845	892	934	2.90	2.79	2.72	2.66	2.61
Town of Rotterdam	28,395	27,788	27,579	27,374	27,175	11,044	11,554	11,924	12,269	12,493	2.56	2.39	2.30	2.22	2.16
City of Schenectady	65,566	63,426	61,948	60,718	59,660	27,748	27,468	27,199	26,923	26,755	2.26	2.20	2.16	2.14	2.11
Capital District Total	777,783	800,299	822,805	835,595	845,048	299,244	319,242	337,084	346,881	353,626	2.51	2.42	2.35	2.32	2.30

Prepared by the Capital District Regional Planning Commission

Highlights

The Region's population is projected to increase by 67,265 persons or 8.6% between 1990 and 2030. Saratoga County is expected to experience the greatest amount and rate of growth, rising from 181,276 persons in 1990 to 228,011 persons in 2030, a 25.8% increase. Albany County's population is projected to increase by 17,867 persons or 6.1%, followed by a 3.9% increase for Rensselaer County, and a 2.2% decline in population for Schenectady County.

The most significant population growth in the Region is expected to occur in suburban and rural communities, while populations in many of the cities and villages are projected to remain the same or decline. The cities of Schenectady and Troy are expected to experience losses in population over the next several decades, but the rate of population loss should be substantially less than those

experienced during the previous three decades. The population in the City of Albany is expected to remain essentially unchanged, while that of Saratoga Springs is expected to show an increase of nearly 1,200 persons over the 40-year projection period. The communities projected to experience the largest net increases in population between 1990 and 2030 include Clifton Park, up 11,033 or 36.6%; Guilderland, up 6,817 or 22.7%; Halfmoon, up 6,177 or 44.5%; Bethlehem, up 5,630 or 20.4%, and Wilton, up 5,521 or 52.0%.

The number of households in the Region is projected to increase by 54,382 or 18.2% between 1990 and 2030. Saratoga County is expected to experience the greatest amount and rate of household growth, rising from 66,425 households in 1990 to 91,076 in 2030. Albany County households are projected to increase by 18,043 or 15.6%,



Capital District Regional Planning Commission

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Estimates & Projections

followed by a 12.6% increase for Rensselaer County, and a 7.5% increase in households for Schenectady County.

Similar to projected population growth, the most significant household growth is expected to occur in the Region's suburban and rural areas. However, despite

stable or declining projected populations, most of the Region's cities and villages are also expected to show increases in total households over the next thirty years. As the average age of the population rises, a decline in average household sizes will yield more total households.

Estimates of the Resident Population for the Capital District Counties, MSA, & New York State

	1990 /r	1991	1992	1993	1994	1995	1996	1997	1998	1999	4/90-7/99 Change	
	Census	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Number	Percent
Albany County	292,793	295,168	296,304	297,720	299,166	298,406	296,162	294,525	293,025	292,006	-787	-0.27%
Rensselaer County	154,429	154,910	156,013	155,861	155,061	154,410	154,281	152,912	152,203	151,445	-2,984	-1.93%
Saratoga County	181,276	184,734	187,660	189,767	192,487	193,910	194,710	195,661	197,436	199,733	18,457	10.18%
Schenectady County	149,285	150,193	150,243	149,928	149,361	148,671	147,367	146,231	145,112	143,871	-5,414	-3.63%
Albany-Schen-Troy MSA	861,623	869,537	875,148	878,204	880,857	880,009	876,928	872,823	870,628	869,474	7,851	0.91%
New York State	17,990,778	18,029,532	18,082,032	18,140,894	18,156,652	18,150,928	18,143,805	18,143,184	18,159,175	18,196,601	205,823	1.14%

r - Revised Decennial Census counts include changes made after the original Census release. Source: U.S. Bureau of the Census, compiled by Empire State Development.

Employment, Unemployment, & Unemployment Rates

Employment	Mar 99	Apr 99	May 99	Jun 99	Jul 99	Aug 99	Sep 99	Oct 99	Nov 99	Dec 99	Jan 00	Feb 00	Mar 00
Albany County	151.7	151.8	152.1	154.4	154.8	154.9	151.4	152.4	152.6	153.6	151.6	152.3	152.4
Rensselaer County	76.8	76.9	77.0	78.2	78.4	78.4	76.7	77.2	77.3	77.4	76.4	76.8	76.8
Saratoga County	99.0	99.0	99.2	100.7	101.0	101.1	98.8	99.4	99.5	101.3	100.0	100.5	100.5
Schenectady County	70.2	70.2	70.4	71.4	71.6	71.7	70.0	70.5	70.6	70.7	69.8	70.1	70.1
Capital District Region	397.7	397.9	398.7	404.7	405.8	406.1	396.9	399.5	400.0	403.0	397.8	399.7	399.8
Unemployment	Mar 99	Apr 99	May 99	Jun 99	Jul 99	Aug 99	Sep 99	Oct 99	Nov 99	Dec 99	Jan 00	Feb 00	Mar 00
Albany County	4.7	4.1	4.3	4.3	4.5	4.2	5.0	4.6	4.3	4.3	5.5	5.3	4.5
Rensselaer County	3.6	2.9	2.9	2.8	3.1	2.9	3.1	2.9	2.9	3.0	3.9	3.9	3.3
Saratoga County	4.1	3.2	3.2	2.9	3.0	2.6	3.3	3.1	3.2	3.4	4.7	4.5	4.0
Schenectady County	2.8	2.4	2.6	2.4	2.5	2.3	2.6	2.5	2.4	2.4	3.2	3.1	2.7
Capital District Region	15.2	12.6	13.0	12.4	13.1	12.0	14.0	13.1	12.8	13.1	17.3	16.8	14.5
Unemployment Rates	Mar 99	Apr 99	May 99	Jun 99	Jul 99	Aug 99	Sep 99	Oct 99	Nov 99	Dec 99	Jan 00	Feb 00	Mar 00
Albany County	3.0%	2.6%	2.7%	2.7%	2.8%	2.6%	3.2%	2.9%	2.7%	2.7%	3.5%	3.4%	2.9%
Rensselaer County	4.5%	3.6%	3.6%	3.5%	3.8%	3.6%	3.9%	3.6%	3.6%	3.7%	4.9%	4.8%	4.1%
Saratoga County	4.0%	3.1%	3.1%	2.8%	2.9%	2.5%	3.2%	3.0%	3.1%	3.2%	4.5%	4.3%	3.8%
Schenectady County	3.8%	3.3%	3.6%	3.3%	3.4%	3.1%	3.6%	3.4%	3.3%	3.3%	4.4%	4.2%	3.7%
Capital District Region	3.7%	3.1%	3.2%	3.0%	3.1%	2.9%	3.4%	3.2%	3.1%	3.1%	4.2%	4.0%	3.5%
New York State	5.5%	4.9%	4.9%	5.0%	5.3%	4.9%	5.1%	4.9%	4.8%	4.5%	5.5%	5.3%	5.0%
United States	4.4%	4.1%	4.0%	4.5%	4.5%	4.2%	4.1%	3.8%	3.8%	3.7%	4.5%	4.4%	4.3%

Source: New York State Department of Labor

Employment & Unemployment figures in 1,000s

Consumer Price Index

1999 Percent Change in CPI: 2.2%

Unadjusted CPI	Mar 99	Apr 99	May 99	Jun 99	Jul 99	Aug 99	Sep 99	Oct 99	Nov 99	Dec 99	Jan 00	Feb 00	Mar 00
U.S. City Average	165.0	166.2	166.2	166.2	166.7	167.1	167.9	168.2	168.3	168.3	168.7	169.7	171.1
Northeast Urban Average	171.9	172.8	172.8	173.1	173.4	174.1	174.8	175.5	175.5	175.5	176.1	177.4	178.3
% Change From Same Month in Previous Year	Mar 98-Mar 99	Apr 98-Apr 99	May 98-May 99	Jun 98-Jun 99	Jul 98-Jul 99	Aug 98-Aug 99	Sep 98-Sep 99	Oct 98-Oct 99	Nov 98-Nov 99	Dec 98-Dec 99	Jan 99-Jan 00	Feb 99-Feb 00	Mar 99-Mar 00
U.S. City Average	1.7%	2.3%	2.1%	2.0%	2.1%	2.3%	2.6%	2.6%	2.6%	2.7%	2.7%	3.2%	3.7%
Northeast Urban Average	1.5%	1.9%	2.0%	2.1%	2.1%	2.1%	2.5%	2.5%	2.5%	2.5%	2.7%	3.4%	3.7%

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

1982-84 = 100

Note: Data are NOT Seasonally Adjusted