

# ALL ABOUT THE CAPITAL REGION



**MCSHARRY &**  
**ASSOCIATES REALTY**

REALTY WITH INTEGRITY SINCE 1996



# THINKING ABOUT RELOCATING? LET US HELP!

As important as deciding if the new job is a good fit, it's equally important to learn about the region, and that's where we come in. We will talk with you about your next house and community and create a personalized tour, highlighting the neighborhoods and amenities that you value. In addition to viewing houses and talking about the local housing market, we will orient you to the cultural assets, community services, etc. that are important to you.

Not enough time for a tour? No problem, we also share vital information via phone or email. Our services are flexible and tailored to your needs.

Once you have decided to relocate, we will help you determine if buying or renting is your best move. If renting, we can help guide you to suitable apartments. If buying, we will be your partners throughout the process to ensure you find the right home.

*Team McSharry*



# INTRODUCING... THE CAPITAL DISTRICT

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## The Albany area — a great place to live and work!

Looking for walkable city living? We have that. Always dreamed of owning a small farm? You can! Want to avoid long commute times? No problem! Hoping for high quality public education? So many choices!

Do you spend your free time shopping, going to the theater, dancing at a club, visiting an art museum, taking a hike, kayaking, enjoying dinner out, going to an outdoor music venue? The Capital District has all that and more!



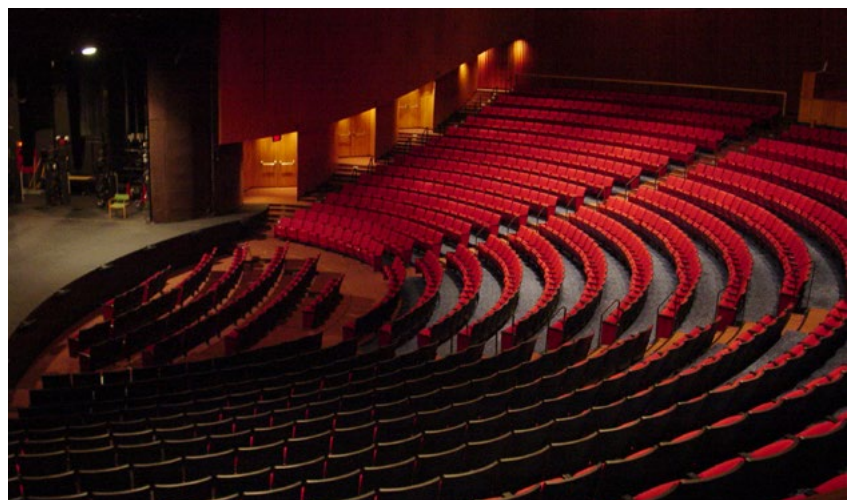
NEW YORK STATE MUSEUM, ALBANY



SARATOGA NATIONAL BATTLEFIELD



ADIRONDACK BALLOON FEST © JIM DUELL



THE EGG PERFORMING ARTS CENTER, ALBANY © BOB KEEFER



TULIP FEST AT WASHINGTON PARK, ALBANY © MATT WADE

## The Capital District

A slightly ambiguous term, the Capital District is generally considered to be the geographic area that includes Albany, Schenectady, Rensselaer and Saratoga counties and those are the areas included in this guide.

The term, Capital Region, is more expansive and often includes other outlying counties. Other nicknames for the area include Tri-City and Tech Valley. Call it whatever you like, residents of the area are generally laid back and friendly, so they won't care.

## Geography of the Area

Formed by glaciers, the geography of the area is both interesting and varied. The Hudson and Mohawk are two large rivers that run through the region. With the Adirondack Mountains to the north, the Catskills to the south and the Taconics, Berkshires and Green Mountains to the east, there's no shortage of wilderness opportunities. Boating enthusiasts enjoy the larger lakes in the area, including the Great Sacandaga, Lake George and Saratoga Lake, not to mention many other smaller bodies of water.

## Surrounding Area

If you are looking for an urban setting, the cities of Albany, Schenectady, Troy and Saratoga all provide slightly different vibes, each with a nice mix of cultural and leisure destinations. Just outside the urban settings found in these cities, are lovely suburban and rural communities, ensuring one can find the right neighborhood to call home.

There are 43 different school districts in the four-county area, ranging in size from tiny North Greenbush Common (18 elementary students) to the largest, Shenendehowa, with over 9,800 kindergarten through high school students.



## Heritage

First settled by the Dutch in the early 17th century, the area is rich in history. Whether you are taking a tour of the gorgeous State Capitol in Albany or walking through Saratoga National Historic Park, it's hard not to be impressed by the heritage of the area.

## Demographics

State government, health care, and education administration are the top employers in the area. Unemployment is low and the average annual salary is higher than the national average. Over 40% of Albany and Saratoga County residents have a Bachelor's degree or higher (10% higher than the national average). With a lower crime rate than other similarly sized metropolitan areas, the region is considered a safe place to live.



### **A Few Fast Facts** (excerpted from *US News and World reports* [Best Places](#))

- Albany is ranked #21 Best Places to live (out of 150 metro areas)
- The Capital Region is home to 880,766 people
- Average annual salary is \$58,880 (higher than the national average)
- Average commute time is 23 minutes (less than the national average)

# THE CAPITAL DISTRICT REAL ESTATE MARKET

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The Capital District is known for its stable real estate market. While we don't experience the highs other areas of the country experience, we also are sheltered from the lows. Housing affordability in the Capital District is higher than for other similarly sized metropolitan areas. Homeownership rates in the region are on par with national averages. According to the National Association of Realtors, the Albany metro area had a median home sale price of \$295,400 in November 2022, compared to the national median of \$398,500.

Deciding whether it makes more sense to rent or buy is a personal decision, based on many factors. Do you have the money necessary to purchase a house (down payment, earnest money deposit, appraisal, and legal fees, closing costs)? Will you be staying in the house long enough to make the up-front expenses worth it (our general rule of thumb is at least 3 years)? Does owning a home fit your lifestyle or are you more comfortable renting? Which option gives you the sort of housing you like best?

According to Zillow, the median rent in the Albany metro area was \$1,470 in 2022, 30% lower than the national median. The rental vacancy rates in the Albany area are lower than the national average.

It can be difficult to find a home when you are living out of the area, so some people decide to rent short-term while looking for the right home to purchase. This option gives you the most flexibility for getting to know the area and wait for the right property, however you will have to move twice, which can seem daunting.

There's an adage in real estate that you make money on the purchase and that can be particularly important if your time horizon is on the shorter end of the spectrum. This can be achieved by getting a great deal on a home, but these deals are generally limited to houses that are in need of significant updating. Another way to protect your investment, is to focus on homes that are in desirable locations and have features that are universally appealing to buyers. We advise buyers to stay away from homes that are overly personalized or unique as the pool of future buyers will always be more limited. Be wary of homes that have been on the market for a protracted period of time; while it might be a case of it simply being over-priced, it could also be a sign that it might be a harder sell in the future.

McSharry and Associates is happy to help you sort through this process, so don't feel like you have to go it alone!

# SELECTED COMMUNITY PROFILES

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Below we highlight select cities and towns within each of the four counties, to give you a flavor for the region. For a more in-depth exploration of each community, click on the embedded links. For a complete list of links to each town in each county, keep scrolling.

## ALBANY COUNTY

For information about Albany County:

- [Albany County Government](#)
- [Capital Region Chamber of Commerce - Albany County](#)

### The City of Albany

As New York State's capital, there's a lot to say about Albany (population just under 100,000). With a rich history, it's the center of both state and local government as well as home to several higher education institutions and technology ventures. With many restaurants, theaters and other venues, it's not hard to find something to do in Albany. Diverse neighborhoods are located throughout the city, each with its own unique character and sense of place. For an overview of all the city's neighborhoods check out [Albany.com](#).

For more information go to the [Albany City Website](#), the [Capital Region Chamber of Commerce](#), or the [Albany City School District](#).



NEW YORK STATE CAPITOL BUILDING, ALBANY



TOWNHOUSES ON LANCASTER ST, ALBANY



## ALBANY COUNTY CONTINUED

### Berne Knox Westerlo

Known as the Hilltowns, this trio of communities share a central [school district](#). Largely rural, these towns have a strong sense of community and a rich history.

For more information, check out with town websites for [Berne](#), [Knox](#), and [Westerlo](#).

### Bethlehem

The town of Bethlehem is comprised of hamlets, including Delmar, Slingerlands, Glenmont, and Selkirk, which provide a lovely combination of small town charm and rural countryside. The population is 35,000 and while it has a thriving small business community and features some industrial and technology companies, it is a largely residential community. The school district is always ranked among the best in the Capital Region.

Just a few of our favorite Bethlehem features include the [public library](#), the [Helderberg Hudson Rail Trail](#), the [Delmar Farmers Market](#), [Five Rivers Nature Center](#), and the [town park system](#).

For more information go to the town's [website](#), the [chamber of commerce](#), or the [school district](#).

### Cohoes

A small city just north of Albany, Cohoes is known as the “spindle city” because of its 19th century manufacturing roots. Cohoes Falls is beautiful and the [Cohoes Music Hall](#) is worth the trip.

For more information about Cohoes, go to the town [website](#) or check out the school district [website](#).

### Guilderland

A convenient suburb of Albany, Guilderland is a mix of residential and commercial areas. [Tawasentha](#) is a lovely park that is run by the town; a great community asset. Shoppers will find lots to do at [Crossgates Mall](#) and [Stuyvesant Plaza](#).

For more information, go to the town's [website](#), the [school district](#), or the [chamber of commerce](#).



## ALBANY COUNTY CONTINUED

### North Colonie

The town of Colonie is divided into two separate school districts, north and south. Loudonville is the hamlet within the North Colonie School District and its main street, Loudon Road, is home to many historic and gracious homes.

For more information about North Colonie, go to the town's [website](#), the [school district](#), or the [chamber of commerce](#).

### Ravena Coeymans Selkirk

Ravena Coeymans Selkirk is a school district serving the southern portion of the town of Bethlehem as well as the communities of Ravena and Coeymans. This relatively rural area features a mixture of suburban neighborhoods and homes with more land and privacy.

For more information about the school district, go to their [website](#).

### South Colonie

The southern portion of Colonie, while more commercial than the northern part, has its share of residential neighborhoods. The Wolf Road area features [Colonie Center Mall](#), various chain box stores, and our favorite, Trader Joe's.

For more information, go to the town's [website](#), the [school district](#), and the [chamber of commerce](#).

### Voorheesville

A quaint rural/suburban community, Voorheesville has a strong sense of community and history. Home to our favorite apple orchard, [Indian Ladder Farms](#), Voorheesville is a really nice place to live.

For more information, check out the [Town of New Scotland](#), the [Village of Voorheesville](#), or the [Voorheesville school district](#).



APPLE PICKING AT INDIAN LADDER FARMS © STEVE GOLD

## RENSSELAER COUNTY

For information about:

- [Rensselaer County Government](#)
- [Rensselaer County Chamber of Commerce](#)

### Averill Park

Averill Park is a small community within the [Town of Sand Lake](#). Close to Albany, it provides a nice option for people looking for a more rural setting that's not too remote.

For more information, check out the Averill Park School District [website](#).

### East Greenbush

Located in Rensselaer County, East Greenbush is a suburb of Albany and provides more affordable housing options than many of the other suburbs.

For more information about the community, go to the town's [website](#) or the school district's [site](#).

### Troy

Rensselaer County's largest city, Troy (population around 50,000) is an eclectic mix of shops, restaurants and has a vibrant social scene. The neighborhoods run the gamut from old gracious houses on the hill to multifamily housing downtown. Home to [RPI](#), [Russell Sage College](#) and [HVCC](#), the demographic is young and hip. The [Troy Farmers Market](#) is one of our favorites.

For more information, go to the Troy [website](#), the [Troy school district](#), [Lansingburgh school district](#) or the [Troy Chamber of Commerce](#).



DOWNTOWN TROY IN AUTUMN

## SCHENECTADY COUNTY

For more information:

- [Schenectady County Government](#)
- [Capital Region Chamber of Commerce](#)

### Niskayuna

Situated along the Mohawk River in Schenectady County, Niskayuna is a desirable suburban community with schools routinely ranked among the top in the Capital Region.

For more information, go to the town's [website](#), the [school district](#), or the [chamber of commerce](#).

### City of Schenectady

With a population of approximately 66,000, Schenectady is a city with a lot of character. A few of our favorite features include the [Schenectady Green Market](#), which operates year-round, [Proctors Theatre](#), home to fabulous productions, and [Central Park](#).

For more information, go to the city's [website](#), the [school district](#), or the [chamber of commerce](#).



NOTT MEMORIAL AT UNION COLLEGE, SCHENECTADY © ALAN LEVINE



# SARATOGA COUNTY

For more information:

- [Saratoga County Government](#)
- [Saratoga County Chamber of Commerce](#)

## Saratoga Springs

Saratoga (population around 26,500) is a very popular place to live and to visit. With its quaint downtown area lined with tony shops and trendy restaurants, it is home to the [Saratoga Race Course](#), [Saratoga National Park](#), and [Yaddo Gardens](#).

For more information, go to the city's [website](#), the [school district](#), or the [chamber of commerce](#).

## Clifton Park

Clifton Park is a suburban town, located between Albany and Saratoga. Originally settled in the 1800s, the town's population skyrocketed in the 1960s when Route 87 was built.

For more information, go to the town's [website](#) or the [chamber of commerce](#).



YADDO GARDENS, SARATOGA SPRINGS

## Shenendehowa School District

To the north of Albany, this large suburban [school district](#) serves the communities of Clifton Park, Halfmoon, Ballston Lake, Round Lake, Malta and parts of Waterford, Rexford, Mechanicville and Stillwater. Known for both their academics and athletics, this school district is often near the top of the Suburban Council in competitions of all sorts.

## Stillwater

Both a village and a town, Stillwater is located in Saratoga County and has a rich history of being a farming community, and so much more.

For more information, go to the [village website](#) or the [town's website](#).

## USEFUL LINKS

- [Census.gov](https://www.census.gov) for demographic information
- [Capital District Regional Planning Commission](https://www.capitaldistrict.org) for regional economic development
- [Niche.com](https://www.niche.com) for information on rankings of towns, school districts, etc.
- [Albany.com](https://www.albany.com) for cultural events and activities
- [NewYorkStateDestinations.com](https://www.newyorkstatedestinations.com) for historic sites
- [Discover Albany](https://www.discoveralbany.com) for all sorts of local information

## DAY TRIPS AND NEARBY CITIES

Some of our favorite places to spend a few hours or days include:

Lenox/Stockbridge MA – 1 hour

Lake Placid, NY – 2 ½ hours

Lake George, NY – 1 hour

New York City – 3 hours

Woodstock, NY – 1 hour

Boston, MA – 3 hours

Cooperstown, NY – 1 ½ hours

Montreal, Quebec – 3 ½ hours



COOPERSTOWN, NEW YORK

## ADDITIONAL INFORMATION ON LOCAL COMMUNITIES

### Albany County Communities with links to town website:

- [Albany](#)
- [Altamont](#)
- [Berne](#)
- [Bethlehem](#)
- [Coeymans](#)
- [Cohoes](#)
- [Colonie](#)
- [Village of Colonie](#)
- [Green Island](#)
- [Guilderland](#)
- [Knox](#)
- [Menands](#)
- [Ravena](#)
- [Rensselaerville](#)
- [Voorheesville](#)
- [Watevliet](#)
- [Westerlo](#)

### Rensselaer County Communities with links to town website:

- [Berlin](#)
- [Brunswick](#)
- [East Greenbush](#)
- [Grafton](#)
- [Hoosick](#)
- [Nassau](#)
- [North Greenbush](#)
- [Petersburgh](#)
- [Poestenkill](#)
- [Sand Lake](#)
- [Schaghticoke](#)
- [Schodack](#)
- [Stephentown](#)
- [Troy](#)



## ADDITIONAL INFORMATION ON LOCAL COMMUNITIES

### Saratoga County communities with links to town website:

- [Ballston](#)
- [Ballston Spa](#)
- [Charlton](#)
- [Clifton Park](#)
- [Corinth](#)
- [Day](#)
- [Edinburg](#)
- [Galway](#)
- [Greenfield](#)
- [Hadley](#)
- [Halfmoon](#)
- [Malta](#)
- [Mechanicville](#)
- [Milton](#)
- [Moreau](#)
- [Northumberland](#)
- [Providence](#)
- [Round Lake](#)
- [Saratoga](#)
- [Saratoga Springs](#)
- [Stillwater](#)
- [Waterford](#)
- [Wilton](#)

### Schenectady County communities with links to town website:

- [Alplaus](#)
- [Delanson](#)
- [Duanesburg](#)
- [Glenville](#)
- [Niskayuna](#)
- [Princetown](#)
- [Rotterdam](#)
- [Schenectady](#)
- [Scotia](#)