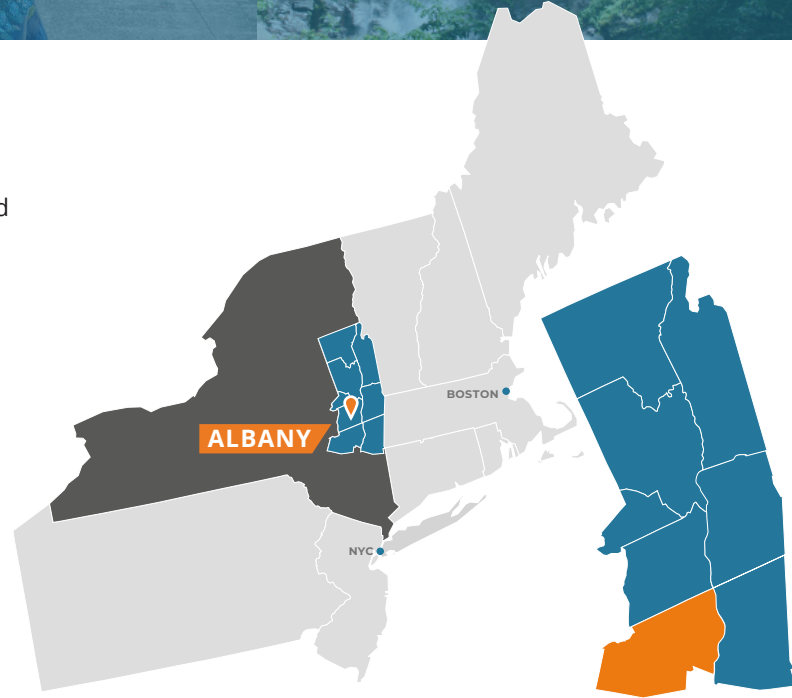


# ECONOMIC PROFILE

(Updated October 2022)

Greene County has been inspiring the nation for generations, from serving as the birthplace of the America’s first art movement, the Hudson River School, to attracting families to its mountain resorts and bustling village downtowns. Located in the Northern Catskill Mountains, the county is strategically positioned between New York City and Albany with easy access from Exit 21 of the New York Thruway (I/87). Skiing is a popular recreational activity, with the county housing both the **Hunter Mountain** and **Windham Mountain** ski resorts. From the **Thomas Cole National Historic Site** to the **Lumberyard Center for Film and Performing Arts**, the county is rich in arts and culture, both new and old. While internationally renowned for its majestic mountains and resort and hospitality industry, Greene County also has sizeable manufacturing and warehousing operations that include **GlaxoSmithKline**, **Serta Simmons**, **Ferguson** and **Empire Merchants North**.



Increasingly popular with New York City residents, Greene County in 2021 was New York’s second fastest-growing county, and it ranked eighth in the state for domestic migration. In fact, each of Greene County’s 14 towns and five villages saw their populations grow in 2021. These trends are influencing the county’s economy. On a year-over-year basis, Greene County’s single-family building permit authorizations were up by 57.4 percent in 2021 – the state’s fourth fastest annual growth rate. In 2019, Greene County had the state’s fastest-growing annual growth rate for nonemployer establishments, such as freelancers and independent contractors.

## INFRASTRUCTURE ASSETS

### HIGHWAYS



- NY Thruway (I/87/I-90)

### AIR SERVICE



- Albany International Airport
- Greenville-Rainbow Airport
- Freehold Airport

### PORT FACILITIES



- Port of Albany
- Port of Coeymans

### RAIL SERVICE



- CSX Corp.
- Amtrak

### BUS SERVICE



- Greene County Transit
- Capital District Transportation Authority

## ECONOMIC TRENDS

### Population

2021: 48,499

1-Year Change: ↑ 1.3%  
5-Year Change: ↑ 2.3%

### Labor Force

2021: 20,300

1-Year Change: ↓ 1.5%  
5-Year Change: ↓ 2.9%

### Total Employment

2021: 13,895

1-Year Change: ↑ 2.7%  
5-Year Change: ↓ 4.7%

### Total Employer Establishments

2021: 1,323

1-Year Change: ↑ 1.6%  
5-Year Change: ↑ 5.5%

### Unemployment Rate

2021: 4.9%

1-Year Change: ↓ 3.1%  
5-Year Change: ↓ 0.3%

### Avg. Annual Total Wage

2021: \$52,666

1-Year Change: ↑ 10.2%  
5-Year Change: ↑ 27.5%

### Real GDP Growth

2020: \$1,923,862,000

1-Year Change: ↓ 8.7%  
5-Year Change: ↓ 10.8%

### Sales Tax Collections

2021: \$43,653,057

1-Year Change: ↑ 18.7%  
5-Year Change: ↑ 39.6%

### Single-Family Building Permits

2021: 107

1-Year Change: ↑ 57.4%  
5-Year Change: ↑ 32.1%

### Closed Single-Family Home Sales

2021: 893

1-Year Change: ↑ 0.2%  
5-Year Change: ↑ 14.9%

### Traveler Spending

2020: \$163,748,831

1-Year Change: ↓ 15.0%  
5-Year Change: ↑ 3.4%

### Business Formation Applications

2021: 530

1-Year Change: ↑ 28.3%  
5-Year Change: ↑ 66.7%

Sources: NYS ESD, NYS DOL, US BEA, US BLS, NYSAR, US Census, NYS OSC

## LOCAL LANDSCAPE

**County Seat:** Catskill

**Largest Towns:** Catskill, Coxsackie, Cairo

**Largest Villages:** Catskill, Coxsackie, Athens

**Biggest Waterfall:** Kaaterskill Falls

**Signature Waterway:** Hudson River

**Best Vistas:** Kaaterskill Cove, Catskill Mountain House Overlook

**Bike Paths:** Tannersville Bike Path, Windham Path

**Cultural Strips:** Main Street Catskill, Main Street Tannersville

**Most Artwork:** Thomas Cole National Historic Site

**State Parks:** Catskill Park

**Beaches:** North/South Lake Campground

**Most Strawberry Picking:** Story Farms

**Best Garden:** Mountaintop Arboretum

**Major Land Conservancies (with local preserves):** Scenic Hudson, Greene Land Trust

## EDUCATION & QUALITY OF LIFE

<b>ADULT EDUCATIONAL ATTAINMENT, BA+ (2020)</b>	<b>ADULT EDUCATIONAL ATTAINMENT, AS (2020)</b>	<b>HIGH SCHOOL GRADUATION RATE (2020)</b>
23.9% (US = 32.9%)	11.7% (US = 8.6%)	81.6% (NYS = 86.1%)
<b>MEDIAN HOUSEHOLD INCOME (2020)</b>	<b>MEDIAN SALE PRICE (2021)</b>	<b>AVERAGE COMMUTE TIME (2020)</b>
\$56,681 (US = \$64,994)	\$287,325	28.7 minutes (US = 26.6)
<b>POVERTY RATE (2020)</b>	<b>VIOLENT CRIME RATE (2021) per 100,000</b>	<b>PROPERTY CRIME RATE (2021) per 100,000</b>
11.5% (US = 14.1%)	427 (NYS = 384)	801 (NYS = 1,347)
<b>HOUSEHOLDS WITH CABLE/FIBER/DSL INTERNET SUBSCRIPTION RATE (2020):</b>		
54.2% (US = 67.9%)		

Sources: US Census ACS/CBB, NYSAR, NYS DCJS, NYS DOE



## NOTABLE EMPLOYERS

- » **Windham Mountain** (ski resort)
- » **Hunter Mountain** (ski resort)
- » **GlaxosmithKline** (pharmaceuticals)
- » **Ducommun** (aerospace systems)
- » **Essendant** (distribution)
- » **Serta Simmons** (bedding)
- » **Empire Merchants North** (liquor distribution)
- » **Ferguson** (plumbing product distribution)
- » **Zoom Flume Water Park** (amusement park)

Sources: CEG, EMSI

More detailed information can be provided.  
Contact CEG Director of Research and Communications  
**James Schlett** at [james@ceg.org](mailto:james@ceg.org) or 518-431-1488.