

Economic Indicators for Greater Cheyenne

Wyoming Center for Business & Economic Analysis, Inc.
1720 Carey Ave., Suite 520
Cheyenne, WY 82001
(307) 632-1347

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COMMUNICATIONS

Data Center Phone: (307) 632-1347
Data Center FAX: (307) 632-1368
Editor e-mail: rto@wyomingeconomicdata.com
Web Site: www.wyomingeconomicdata.com
Mailing Address: Wyoming Center for Business &
Economic Analysis, Inc.
1720 Carey Ave., Suite 520
Cheyenne, WY 82001

Editor	R.T. O'Gara
Research Assistance.....	Cynthia Branch
Typography	Stacy L. Shultz-Bisset
Printing	Pioneer Printing

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PREFACE

If you would like to receive future issues of this publication, please detach the last page, complete it, and return it to the Wyoming Center for Business & Economic Analysis, Inc. There is NO CHARGE for this publication.

Also this publication can be found in PDF form on the WCBEA's website (www.wyomingeconomicdata.com).

ANNOUNCEMENT

Commercial Property Database

The Data Center is pleased to inform our clients that a new project has been launched effective June 1, 2008. This is a comprehensive commercial property database for all of Laramie County, Wyoming. The database contains current property information such as location, property size, structure type and square footage, market valuation, assessed valuation, tax district location, ownership, and the current use of structure (retail, office space, warehousing, medical, etc.). The database can be queried in hundreds of ways and the Center's staff will be glad to perform queries for interested parties.

For additional details about this database, please go to our website at www.wyomingeconomicdata.com.

THE CENTER'S STAFF SINCERELY APPRECIATES THE CONTINUING
AND PAST COOPERATION OF THE DATA SOURCES LISTED IN THE BIBLIOGRAPHY.

ECONOMIC INDICATORS

ANALYSIS

EMPLOYMENT

Job growth over the first quarter of 2008 kept pace with 2007's rate. Last year new job creation ran at a rate 3.0 percent with monthly jobs averaging 44,175. Average monthly employment by the end of the first quarter of 2008 decreased fractionally to 44,100 using employer based statistics (CES), but the rate of new job creation remained at 3.0 percent. Employment statistics from household surveys (LAUS), on the other hand, reported a marginal employment gain of 0.1 percent over the first quarter of this year. Please see Tables 1 and 6 for additional details.

With the national economy reporting four consecutive months of job losses and anemic real GDP growth (0.6%), we expect job growth to begin to slow across the greater Cheyenne economy as 2008 progresses. One potential local harbinger pointed in that direction over the past quarter. Help-wanted advertisements have decreased for the past two quarters. This indicator fell 24 percent from first quarter 2007 and 14 percent from fourth quarter 2007. Average weekly ads were 120 as compared to 158 during first quarter 2007.

GENERAL BUSINESS ACTIVITY

The four data series that provide a glimpse into local general business activity provided positive signals during the first quarter. Automobile registrations rose 1 percent from this time in 2007 and more importantly jumped 6.5 percent ahead of fourth quarter 2007. However, some of the latter increase can be attributed to seasonal patterns and thus there is an overstatement in real growth.

Airplane boardings increased almost 25 percent over one year ago and stood 41 percent higher than first quarter 2006.

Even more encouraging was the fact that retail sales did not appear to falter as first quarter 2008 came to a close. This economic indicator was up 5 percent from one year ago, but it was down 4 percent from two years ago and down 8.4 percent from 4th quarter 2007. We use total taxable sales as a proxy measure for retail sales but the accuracy of this statistic is somewhat problematic given the fact that the sales tax on food was repealed in June 2006.

CONSTRUCTION

Data representing the county's construction sector showed that this sector was in a funk over first quarter 2008. Further, overall new construction activity was down quite sharply from levels two years ago. Every series in Table 1 reported double digit declines from first quarter 2006.

Single-family residential building permits (36 permits) for first quarter 2008 increased 24 percent over first quarter 2007 permits (29). However, non-city housing permits dropped 29 percent over the quarter, from 31 last year at this time to 22 in the current quarter. Interestingly, data in Table 1A for the first quarter of 2008 showed a total of 58 single-family permits had been issued for all of Laramie County, whereas in 2007, 60 were issued for the comparable period. Also, 24 apartment units were permitted during the quarter. Not one apartment unit was constructed over all of 2007 by comparison.

Total building permits for the quarter was up marginally, 1 percent, while the total dollar value of all construction declined 25 percent from one year ago. Adding to the funk was the fact that new commercial construction activity averaged only \$374,000 per month during first quarter 2008 as compared to \$2,297,000 per month during first quarter 2007.

Residential Housing Market Conditions

Table 2 presents current data on the Cheyenne's residential housing market. There was a small decrease in the number of homes on the market (-3.1%) from last year at this time. The monthly average was 658 for first quarter 2008 as compared to 679 in first quarter 2007. The supply of rural residences for sale increased 8.8 percent over the same period. Given the increasing supply of available homes for sale, the number of days a home remained on the market increased also. A home took approximately 107 days to sell (not close), up 10.3 percent from last year at this time and this was up 35 percent from two years ago.

The average number of residential units sold (88 units) during first quarter 2008 was down 23.5 percent from last year at this time and was off by 19 percent from two years ago. The dollar value of sold residential units also declined for

the quarter, off 24 percent from first quarter 2007. This continued softness in the residential home market should drive sale prices down, but this was not the case over the quarter. City prices rose 5.9 percent to an average of \$178,945. However, rural sale prices did follow expectations, off 7.7 percent from first quarter 2007 and 5.1 percent from first quarter 2006.

Across the board, apartment vacancies plummeted during first quarter 2008. The bottom half of Table 2 provides details. The vacancy rate at large apartment complexes fell 45 percent from this time in 2007, from 6.2 percent in first quarter 2007 to 3.4 percent in first quarter 2008. Double digit declines were reported for all other types of rentals – furnished and unfurnished apartments, homes, duplexes, and manufactured homes.

FINANCES

Credit union data reported in Table 3 for the first time includes all credit unions based in Cheyenne. First quarter 2008 results for these financial institutions were generally down. Total loans fell 10.5 percent from one year ago while net income was off by 8.6 percent. In addition, the dollar amount of delinquencies rose 5.6 percent. Total credit

union membership also decreased by 3.4 percent. On the positive side, total deposits rose 8.4 percent.

Local banks posted somewhat better results than the credit unions this quarter. Bank deposits rose 4.4 percent and total loans increased approximately 8 percent. However, net income slid 14.2 percent from first quarter 2007.

HUMAN SERVICES

Indicators for this segment of the greater Cheyenne community were generally mixed over the first quarter, but most trended downward. The number of persons sheltered at the Safehouse increased almost 40 percent from one year ago. Visits to the hospital's emergency room rose 18 percent over the same period while hospital admissions increased 4.2 percent on an annual average basis. Most disturbing was the 43 percent rise in AFDC distributions which rose from 74 per month in the first quarter of 2007 to 106 the first quarter of this year. Comea Shelter saw a rise in the number of persons sheltered, up 7 percent from one year ago and 14 percent from fourth quarter 2007. Finally Police Calls for Service, a series not normally reported in this publication, increased 15.9 percent during the first quarter as compared to first quarter 2007.

TABLE 1

	A 1Q06	B 1Q07	C 4Q07	D 1Q08	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT*							
Total Civilian Labor Force (LAUS)	42,301	41,929	42,620	42,642	0.81	1.70	0.05
Total Employment (LAUS)	40,502	39,976	41,072	40,729	0.56	1.88	-0.84
Total Employment (CES)	41,967	42,833	44,900	44,100	5.08	2.96	-1.78
Total Unemployment (LAUS)	1,799	1,953	1,547	1,913	6.34	-2.05	23.66
Unemployment Rate (LAUS)	4.3%	4.7%	3.6%	4.5%	4.65	-4.26	25.00
Initial Unemployment Claims	70	78	70	89	27.14	14.10	27.14
Help Wanted Ads	151	158	139	120	-20.53	-24.05	-13.67
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	2,788	2,847	2,700	2,875	3.12	0.98	6.48
Enplanements - Cheyenne Airport	1,094	1,232	1,414	1,546	41.32	25.49	9.34
Total Taxable Sales (\$000)	397,499	363,366	416,119	381,226	-4.09	4.92	-8.39
Bankruptcies	7	15	18	16	128.57	6.67	-11.11
CONSTRUCTION							
Single Fam Bldg Permits - Chey	90	29	37	36	-60.00	24.14	-2.70
Single Fam Bldg Permits - LarCo	53	31	26	22	-58.49	-29.03	-15.38
Total Bldg Permits - (Chey) (a)	128	100	112	101	-21.09	1.00	-9.82
Septic Permits - (Rural)	21	13	15	10	-52.38	-23.08	-33.33
Value of Authorized Construction (\$000)	15,025	13,019	8,535	9,780	-34.91	-24.88	14.59
Residential (\$000)	5,142	1,784	2,072	2,009	-60.92	12.63	-3.02

* Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys which individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

(a) Data includes building and non-building.

Note: Total Taxable Sales (\$000) are a total of figures for three months.

All other figures reported under Employment and General Business Activity are the monthly average for the quarter.

Single Family Building Permits are a total of the figures for three months.

All other construction figures are the monthly average for the quarter.

TABLE 1 A

Housing Profile Laramie County 2007 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	13	0	0	0	13
February	18	0	0	0	18
March	29	0	0	0	29
April	48	0	0	0	48
May	33	0	0	0	33
June	29	0	0	0	29
July	31	0	0	0	31
August	34	0	0	0	34
September	23	0	0	0	23
October	17	0	0	0	17
November	27	0	0	0	27
December	19	0	0	0	19
Year to Date	321	0	0	0	321

Housing Profile Laramie County 2008 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	10	0	0	0	10
February	18	0	8	0	26
March	30	0	16	0	46
April					0
May					0
June					0
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	58	0	24	0	82

TABLE 2

	A 1Q06	B 1Q07	C 4Q07	D 1Q08	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a)							
Residential Units For Sale	612	679	708	658	7.5	-3.1	-7.1
Rural Residential Units For Sale	178	160	163	174	-2.2	8.8	6.7
Avg. Residentials Sold	108	115	83	88	-18.5	-23.5	6.0
Total Volume Residentials Sold (\$000,000)	22.3	24.2	18.9	18.4	-17.5	-24.0	-2.6
Avg. Residential Sale Price (\$)	163,676	169,005	183,633	178,945	9.3	5.9	-2.6
Avg. Rural Sale Price (\$)	236,472	243,098	274,965	224,471	-5.1	-7.7	-18.4
Residential Avg. Days on Market (b)	79	97	84	107	35.4	10.3	27.4
VACANCIES							
Furnished Apartments	4	6	3	3	-25.0	-50.0	0.0
Unfurnished Apartments	88	96	69	51	-42.0	-46.9	-26.1
Homes and Duplexes	55	57	45	35	-36.4	-38.6	-22.2
Mobile Homes	13	14	12	10	-23.1	-28.6	-16.7
Sampled Apts. % Vacancy (c) (Large Complexes Only)	4.1%	6.2%	3.7%	3.4%	-17.1	-45.2	-8.1

(a) Includes: Residential single family, condominium, townhouse and mobile homes through 1991. Mobile homes were deleted as of 1992.

(b) As of January 2006, average days on the market were calculated by the total days on the market from listing date to the date the property went under contract. Before that time the average was calculated using the total days on the market from the listing date until actual closing.

(c) Sample Sizes: 1Q06 Sample Size = 923
1Q07 Sample Size = 899
4Q07 Sample Size = 838
1Q08 Sample Size = 822

Note: Each figure reported is an average of the figures for the three months.

TABLE 3

	A 1Q06	B 1Q07	C 4Q07	D 1Q08	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
4%, 1%, & Lodging Tax Collections (\$000)	20,274	17,666	20,499	18,596	-8.28	5.26	-9.28
Wholesale & Retail Tax Collections (\$000)	11,185	9,169	9,863	9,571	-14.43	4.38	-2.96
Actual Receipts to County Entities (\$000) (a)	8,679	7,502	8,630	7,875	-9.26	4.97	-8.75
1% Sales & Use Tax Receipts (\$000)	3,975	3,458	3,981	3,632	-8.63	5.03	-8.77
Lodging Tax Receipts	147,785	142,630	335,613	180,366	22.05	26.46	-46.26
1% Special Purpose Tax Receipts (\$000)	3,971	3,457	3,981	3,631	-8.56	5.03	-8.79
CREDIT UNION DATA							
Deposits (\$000)	564,030	588,527	618,014	637,940	13.10	8.40	3.22
Total Loans (\$000)	466,218	502,060	531,334	449,137	-3.66	-10.54	-15.47
Net Income Y-T-D (\$)	1,550,717	2,225,809	8,197,689	2,034,445	31.19	-8.60	-75.18
Delinquencies (\$)	2,799,783	4,685,013	7,698,694	4,954,430	76.96	5.75	-35.65
Memberships	90,155	91,356	88,648	88,230	-2.14	-3.42	-0.47
BANKING DATA							
Deposits (\$000)	558,456	579,372	605,565	605,023	8.34	4.43	-0.09
Total Loans (\$000)	379,888	378,460	369,417	408,305	7.48	7.89	10.53
Net Income Y-T-D (\$000)	1,677	1,840	10,357	1,579	-5.84	-14.18	-84.75

(a) This total includes the 4% Sales and 4% Use Tax, the 1% Sales and 1% Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. As of July 1, 1993, the state sales and use tax levy was changed from 3% to 4%. The percentage of sales & use tax collections distributed to counties is 31%.

TABLE 4

	A 1Q06	B 1Q07	C 4Q07	D 1Q08	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh	42	45	46	48	14.29	6.67	5.03
Residential Gas Usage (‘000) Mcf	341	366	213	403	18.18	10.11	89.20
Metered Taps - Water (CBPU)	20,953	21,450	21,703	21,673	3.44	1.04	-0.14
Metered Taps - Water (SCW & SD)	3,233	3,271	3,290	3,290	1.76	0.58	0.00
HUMAN SERVICES							
Total Emergency Room Visits	2,464	2,483	2,691	2,939	19.28	18.36	9.22
Safehouse - # of People Sheltered	28	18	16	25	-10.71	38.89	56.25
Comea Shelter - Nights Lodging	1,023	1,088	1,270	1,165	13.88	7.08	-8.27
DPASS - AFDC Distributions	75	74	91	106	41.33	43.24	16.48
School Enrollments							
Laramie County District #1	12,663	12,713	12,780	12,263	-3.16	-3.54	-4.05
Laramie County District #2	861	892	928	905	5.11	1.46	-2.48
Private Schools	423	407	380	380	-10.17	-6.63	0.00
Home Schooling	303	359	354	354	16.83	-1.39	0.00
Total School Enrollment	14,250	14,371	14,442	13,902	-2.44	-3.26	-3.74
LCCC Enrollment - FTE (Lar Co Campus)	2,665	2,914	2,782	2,765	3.75	-5.11	-0.61
LCCC Enrollment - Headcount (Lar Co Campus)	4,616	3,950	4,826	3,520	-23.74	-10.89	-27.06

CPBU - Cheyenne Board of Public Utilities

SCW&SD - South Cheyenne Water & Sewer District

Note: Each figure reported is an average of the figures for three months.

TABLE 5

	A 1Q06	B 1Q07	C 4Q07	D 1Q08	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	28,981	26,680	32,369	30,132	3.97	12.94	-6.91
Nights Occupied	15,823	15,978	15,825	14,847	-6.17	-7.08	-6.18
Occupancy Rate	54.8%	59.9%	58.5%	49.5%	-9.67	-17.36	-15.38
Average Room Rate (\$)	\$54.62	\$64.75	\$75.37	\$66.65	22.02	2.93	-11.57
CACVB Visitor Walk-in Count	1,026	931	1,712	1,078	5.07	15.79	-37.03
Trolley Ridership	1,005	432	710	96	-90.45	-77.78	-86.48
Pine Bluffs Info Center	closed	closed	closed	closed	N/A	N/A	N/A
I-25 State Visitor Center	1,637	1,834	3,579	1,978	20.83	7.85	-44.73
Old West Museum Paid Visitor	1,181	871	1,179	1,371	16.09	57.41	16.28

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT*														
Total Civilian Labor Force (LAUS)	41,935	41,848	42,005	42,544	42,398	42,532	43,122	42,064	41,723	42,352	42,822	42,685	42,336	2007
	42,336	42,618	42,973										42,642	2008
Total Employment (LAUS)	39,801	39,987	40,141	40,922	40,749	40,882	41,456	40,616	40,429	41,116	41,378	40,723	40,683	2007
	40,329	40,834	41,024										40,729	2008
Total Employment (CES)	42,400	42,900	43,200	43,400	44,400	45,000	44,600	44,600	44,900	44,800	44,900	45,000	44,175	2007
	43,800	44,100	44,400										44,100	2008
Total Unemployment (LAUS)	2,134	1,861	1,864	1,622	1,649	1,650	1,666	1,448	1,294	1,236	1,444	1,962	1,653	2007
	2,007	1,784	1,949										1,913	2008
Unemployment Rate (LAUS)	5.1%	4.4%	4.4%	3.8%	3.9%	3.9%	3.9%	3.4%	3.1%	2.9%	3.4%	4.6%	3.9%	2007
	4.7%	4.2%	4.5%										4.5%	2008
Initial Unemployment Claims	136	56	43	55	40	61	55	31	42	48	55	108	61	2007
	140	62	64										89	2008
Help Wanted Ads	137	151	186	190	223	213	226	235	169	165	137	115	192	2007
	113	136	111										120	2008
GENERAL BUSINESS ACTIVITY														
Auto Registrations	2,632	2,707	3,203	3,001	3,564	3,391	3,226	3,587	2,831	3,346	2,723	2,031	3,020	2007
	2,779	2,848	2,997										2,875	2008
Enplanements - Chey. Airport	1,254	1,188	1,254	1,320	1,409	1,314	1,556	1,544	1,471	1,606	1,393	1,244	1,379	2007
	1,587	1,488	1,562										1,546	2008
Total Taxable Sales (\$)	131,904,475	124,071,475	107,389,836	120,112,440	131,160,499	119,806,351	148,176,017	151,218,867	127,754,754	150,814,015	137,076,809	128,228,237	131,476,148	2007
	130,518,391	133,339,338	117,368,120										127,075,283	2008
Bankruptcies	10	14	21	21	18	24	15	24	15	17	26	10	18	2007
	9	16	22										16	2008

* Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys which individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

TABLE 7

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
HOUSING														
Residential Units for Sale	666	684	687	721	737	737	765	730	754	720	722	683	717	2007
Rural Residential Units For Sale	658	668	647										658	2008
Residential Sold - City	154	159	166	172	182	192	183	185	176	165	162	163	172	2007
Residential Sold - Rural	168	169	186										174	2008
Total Volume Residential Sold (\$000,000)	85	125	135	118	145	154	131	128	99	91	94	65	114	2007
Residential Sale Price	73	85	107	29	34	22	21	40	25	22	28	10	88	2008
	21	17	23	18									24	2007
	12	12	18										14	2008
Total Volume Residential Sold (\$000,000)	18.3	24.9	29.5	28.5	33.5	33.2	29.2	30.5	22.2	22.8	20.1	13.9	25.6	2007
Residential Sale Price	14.6	16.8	23.7										18.4	2008
Rural Sale Price	161,622	169,477	175,916	178,338	170,545	181,112	178,977	165,225	163,240	188,654	178,870	183,376	174,613	2007
	172,148	180,673	184,015										178,945	2008
Furnished Apartments	219,314	234,082	275,899	292,245	255,760	264,918	280,114	254,750	217,068	268,382	293,157	263,355	259,920	2007
	230,458	190,892	252,064										224,471	2008
Furnished Apartments	8	6	3	4	5	3	5	4	3	3	3	4	4	2007
Unfurnished Apartments	3	4	3										3	2008
Homes & Duplexes	104	92	92	81	80	74	71	58	73	73	70	65	78	2007
	56	49	47										51	2008
Mobile Homes	65	52	53	52	48	38	37	43	32	43	52	40	46	2007
	47	34	25										35	2008
Sampled Apartments % Vacant	16	11	16	11	10	13	13	13	14	11	13	13	10	2007
	9	11	10										10	2008
	6.8%	5.2%	6.6%	5.6%	5.7%	6.3%	3.9%	3.5%	4.2%	2.9%	4.1%	4.1%	4.9%	2007
	4.0%	3.4%	2.8%										3.4%	2008
CONSTRUCTION														
Single Family Bldg. Permits (Chey)	10	7	22	6	23	30	15	18	6	16	20	8	15	2007
Single Family Bldg. Permits (LarCo)	8	10	18										12	2008
Septic Permits - Rural	2	2	4	6	4	10	1	3	4	7	6	2	4	2007
	2	8	12										7	2008
Total Building Permits	10	7	22	6	23	30	15	18	6	16	20	8	15	2007
	2	8	12										7	2008
Value of Authorized Const (\$000)	88	78	135	159	179	200	158	172	117	135	106	95	135	2007
	93	91	120										101	2008
Residential (\$000)	6,938,017	16,890,137	15,229,717	13,978,656	11,905,234	37,190,475	35,475,495	17,924,019	7,818,422	3,971,956	17,481,738	4,151,061	15,746,244	2007
	18,046,516	4,596,322	6,698,578										9,780,472	2008
Total (\$000)	1,083,469	1,472,949	2,795,881	4,933,569	4,772,856	2,529,676	3,620,376	2,963,695	2,542,703	1,472,860	2,998,968	1,743,500	2,744,209	2007
	1,416,955	1,627,085	2,993,865										2,009,302	2008

Note: Data is not seasonally adjusted.

Single family building permits for Cheyenne includes new residences and new townhouses.

TABLE 8

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
UTILITIES														
Commercial Electric Power (Kwh) ('0,000)	4,615	4,680	4,254	4,398	4,091	4,566	5,067	4,254	4,846	4,612	4,844	4,254	4,540	2007
	4,962	4,828	4,714										4,835	2008
Residential Gas Usage (Mcf) ('000)	4,134	3,810	3,030	2,293	1,562	928	579	532	562	1,056	1,915	3,410	1,984	2007
	4,721	3,999	3,361										4,027	2008
Metered Water Taps (CBPU)	21,438	21,453	21,460	21,485	21,585	21,593	21,651	21,743	21,682	21,761	21,692	21,657	21,600	2007
Metered Water Taps (SCW & SD)	21,661	21,671	21,688										21,673	2008
	3,267	3,272	3,274	3,279	3,286	3,288	3,289	3,289	3,289	3,290	3,290	3,290	3,284	2007
	3,290	3,290	3,290										3,290	2008
HUMAN SERVICES														
Total Emergency Room Visits	2,480	2,380	2,590	2,562	2,494	2,497	2,756	2,902	2,785	2,722	2,627	2,725	2,627	2007
	1,149	1,061	1,192										1,134	2008
Safehouse - Number of People Sheltered	22	15	16	19	24	32	38	35	33	13	17	19	24	2007
	23	32	21										25	2008
Comea Shelter - Total Nights Lodging	1,104	952	1,208	1,239	1,278	1,237	1,453	1,471	1,308	1,304	1,246	1,261	1,255	2007
	1,383	1,076	1,037										1,165	2008
SCHOOL ENROLLMENTS														
Laramie County District #1	12,713	12,713	12,713	12,280	12,280	0	0	12,780	12,780	12,780	12,780	12,780	12,660	2007
	12,263	12,263	12,263										12,263	2008
Laramie County District #2	892	892	892	890	890	0	0	928	928	928	928	928	910	2007
	905	905	905										905	2008
Total School Enrollment	14,371	14,371	14,371	13,936	13,936	0	0	14,442	14,442	14,442	14,442	14,442	14,320	2007
	13,902	13,902	13,902										13,902	2008
LCCC Enrollment - FTE (Lar Co Campus)	2,914	2,914	2,914	2,914	2,914	531	531	2,782	2,782	2,782	2,782	2,782	2,462	2007
	2,765	2,765	2,765										2,765	2008
LCCC Enrollment - Head-count (Lar Co Campus)	3,950	3,950	3,950	3,950	3,950	1,650	1,650	4,826	4,826	4,826	4,826	4,826	3,932	2007
	3,520	3,520	3,520										3,520	2008

Note: Data is not seasonally adjusted.

TABLE 9

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
TAXES														
4%, 1%, & Lodging Tax Collections	6,435,204	6,032,919	5,197,672	5,851,414	6,417,588	5,864,451	7,314,377	7,513,054	6,321,162	7,463,115	6,787,913	6,248,261	6,453,928	2007
	6,368,365	6,529,894	5,697,795										6,198,685	2008
Wholesale and Retail Sales and Use Tax Collections	3,245,266	3,380,458	2,543,508	2,575,681	2,772,814	2,742,227	3,415,166	3,575,906	2,945,086	3,569,980	3,211,646	3,081,481	3,088,268	2007
	3,341,358	3,407,881	2,821,418										3,190,219	2008
Actual Receipts to County Entities	2,737,141	2,565,575	2,199,015	2,490,755	2,719,182	2,481,677	3,093,362	3,146,734	2,640,038	3,130,875	2,843,908	2,654,721	2,725,249	2007
	2,702,430	2,758,184	2,414,593										2,625,069	2008
1% Sales and Use Tax Receipts	1,260,596	1,182,266	1,015,449	1,142,675	1,253,156	1,139,615	1,421,787	1,452,216	1,217,575	1,448,167	1,310,795	1,222,309	1,255,550	2007
	1,245,211	1,273,420	1,113,708										1,210,780	2008
Lodging Tax Receipts	46,359	50,177	46,093	58,473	72,950	88,180	125,139	154,973	150,815	133,912	147,695	54,006	94,064	2007
	64,707	62,143	53,516										60,122	2008
TOURISM														
Available Rooms	27,686	24,853	27,502	26,606	28,058	27,162	28,179	28,052	29,158	33,297	31,440	n/a	28,363	2007
	31,326	29,483	29,586										30,132	2008
Nights Occupied	16,857	15,026	16,052	15,877	23,150	22,811	22,556	21,609	20,372	18,441	13,208	n/a	18,724	2007
	12,233	17,413	14,894										14,847	2008
Occupancy Percentage	60.9%	60.5%	58.4%	59.7%	82.5%	84.0%	80.0%	77.0%	69.9%	55.4%	80.6%	39.6%	67.4%	2007
	39.1%	59.1%	50.3%										49.5%	2008
Average Room Rate (\$)	\$61.26	\$71.41	\$61.59	\$61.25	\$59.34	\$73.25	\$111.86	\$80.74	\$75.26	\$71.77	\$86.50	\$67.85	\$73.51	2007
	\$65.24	\$67.15	\$67.55										\$66.65	2008
CACVB Visitor Walk-In Count	831	789	1,172	1,620	4,400	7,502	12,618	7,711	6,399	2,578	1,483	1,075	4,015	2007
	947	1,003	1,284										1,078	2008
Trolley Ridership	784	238	274	156	1,646	1,860	2,411	1,417	1,357	505	112	1,513	1,023	2007
	59	205	23										96	2008
Pine Bluffs Information Center	closed	closed	closed	closed	11,677	15,475	17,432	14,401	10,661	7,898	closed	closed	12,924	2007
	closed	closed	closed	closed	closed	closed	closed	closed	closed	closed	closed	closed	closed	2008
Wyoming State Museum	1,058	1,119	1,191	1,997	1,929	3,120	3,524	2,610	1,724	1,216	781	538	1,734	2007
	910	1,839	1,696										1,482	2008
I-25 State Visitor Center	1,969	1,297	2,237	2,929	7,204	12,588	16,280	15,064	11,743	6,168	2,760	1,810	6,837	2007
	1,600	1,695	2,638										1,978	2008
Old West Museum	459	560	1,595	1,040	2,406	5,420	3,524	3,548	3,047	1,992	820	724	2,095	2007
Paid Visitor	n/a	878	1,864										1,371	2008

CHEYENNE/LARAMIE COUNTY PROFILE 2007

Cheyenne, Wyoming, is located near the geographical and time center of North America. Strategically situated at a major transportation hub (the intersection of Interstates 25 and 80 and two major railroads), it is a developing center of commerce. Only 90 minutes north of Denver, Colorado, Cheyenne sits as the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is the capital city of Wyoming, the seat of Laramie County and the site of Warren Air Force Base.

Approx. City Population (July, 2006) 55,314
 Approx. County Population (July, 2006)..... 85,384

Employment Percentage by Industry

Farming.....1.5	Fin., Ins. & RE..... 7.6
Mining.....0.3	Services 31.1
Construction.....6.5	Gov't 28.2
Manufacturing3.0	Retail Trade 12.5
Trans & Ware.5.1	Wholesale..... 1.7

Major Private Sector Employers

Cheyenne Regional Medical Center	Frontier Refining Inc.
Lowe's	Magic City Enterprises
Sierra Trading Post	Echo Star Communications
Union Pacific Railroad	Blue Cross/Blue Shield
WalMart Retail	Great Lakes Aviation

Employed Workforce Demographics

Age 16 - 195.9%	Male..... 51.1%
Age 20 - 4454.8%	Female..... 44.9%
Age 45+39.3%	

Taxes

No State Income Tax (personal or corporate);
 No Inventory Tax; 4% State Sales Tax; 2% Local Sales Tax; Gasoline Tax \$0.14/gallon; Property Tax - 71.00 mills on 9.5% of residential market value.

Weather Normals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min Temp	11	20	23	32	41	48	54	50	42	30	25	16
Max Temp	35	37	42	56	66	78	86	83	74	63	46	38
Rainfall	0.6	0.6	0.6	1.4	2.4	2.2	1.9	1.8	0.6	0.6	0.8	0.6
Snowfall	7.0	6.1	11.9	9.7	0.0	0.0	0.0	0.0	0.0	3.7	6.9	6.1

Organized Labor Influence

Percentage Union Employees/All Employees 10.0%

Law Enforcement

105 police officers
 115 sheriff's deputies, provide protection outside the city
 83 city firefighter employees and 9 county-wide volunteer districts
 Fire Rating: City (3) District #1 (7) District #2 (9)

Area Crime Rate per 100,000

	2005		2006	
	U.S.	Lar Co.	U.S.	Lar Co.
Robberies	140.7	25.7	149.4	25.0
Rapes	31.7	33.8	30.9	32.7
Burglaries	726.7	439.6	729.4	345.3
Homicides	5.6	5.8	5.7	1.7
Assaults	291.1	113.1	287.5	85.3
Car Thefts	416.7	156.2	398.4	135.2

Housing

Average Sales Price (2007): Cheyenne \$174,613
 Close-in Rural..... \$259,920

Education

Average Pupil/Teacher 14.10
 Expenditure/student\$11,730
 Average ACT 2007 Score..... 22.0

Income

Per Capita (2005 BEA) \$36,734
 Median Household Income
 (2007 US Census Bureau)..... \$50,907
 Mean Household Income
 (2006 US Census Bureau)..... \$60,322
 Mean Earnings (2006 ACS) \$42,545

Demographics Cheyenne Workers

Households - County (2006)..... 33,463
 Households - City (2000)..... 23,782

Employed Workforce Characteristics

Employment - Laramie County..... 44,092
 Unemployment Rate 3.8%

Average Weekly Wages (2Q07 BLS)

Agriculture521	Retail Trade 456
Mining.....911	Finance & Insurance .. 828
Construction.....777	Local Government 753
Manufacturing886	State Government 912
Transportation.....645	Federal Government 1,148
Wholesale Trade.....847	Information..... 750
Healthcare701	Real Estate..... 589

Inflation (2007)

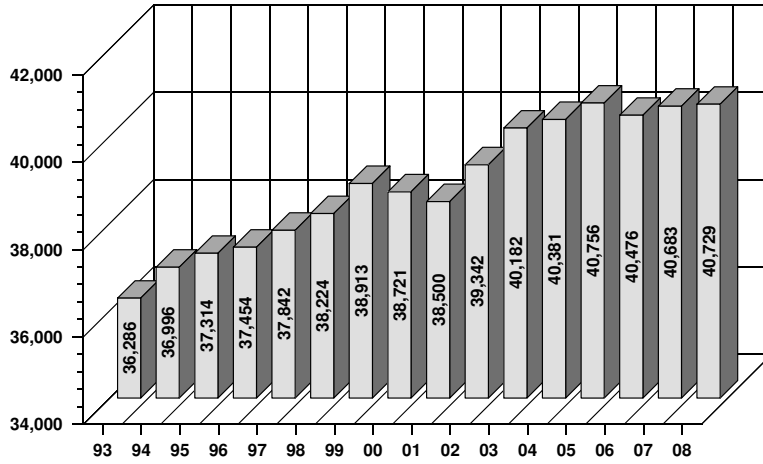
U.S.2.9% Cheyenne 2.1%

Race (2006)

White (alone)..... 70,582
Hispanic..... 9,239
Black 2,758
Native American 1,158
Asian 1,177
Other..... 470
Total 85,384

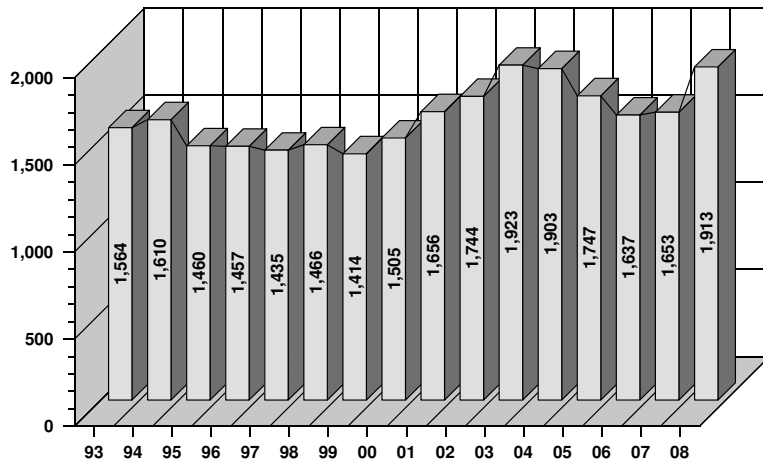
LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE
1993 - 2008



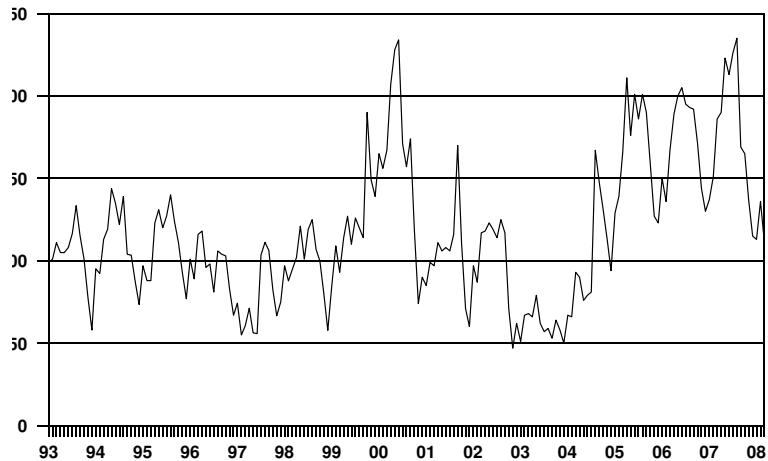
LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE
1993 - 2008



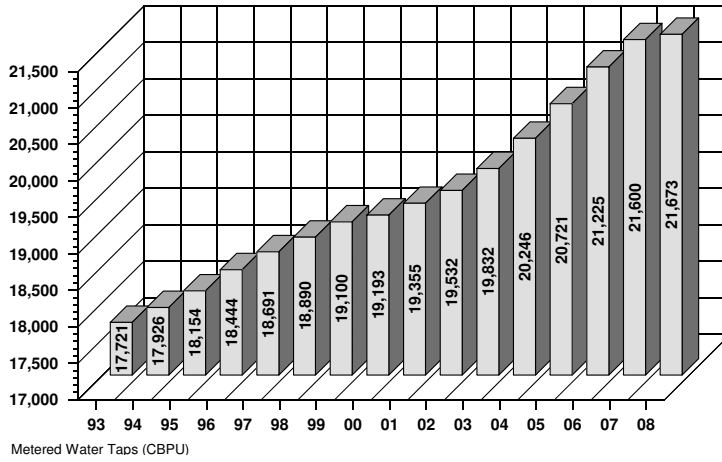
HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS
1993 - 2008



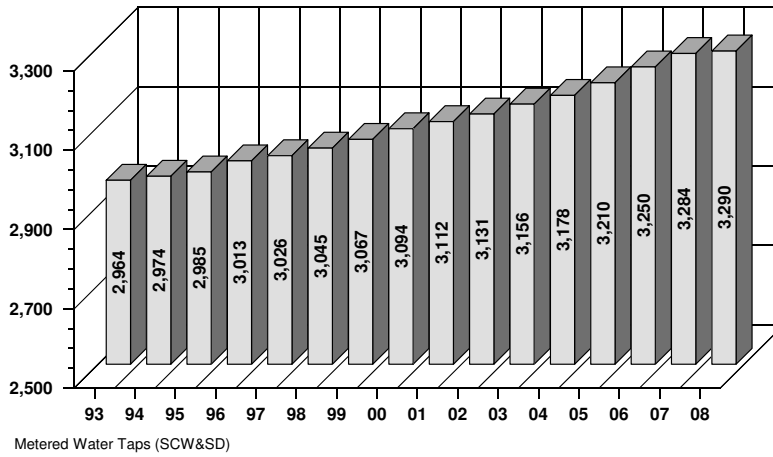
CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1993 - 2008



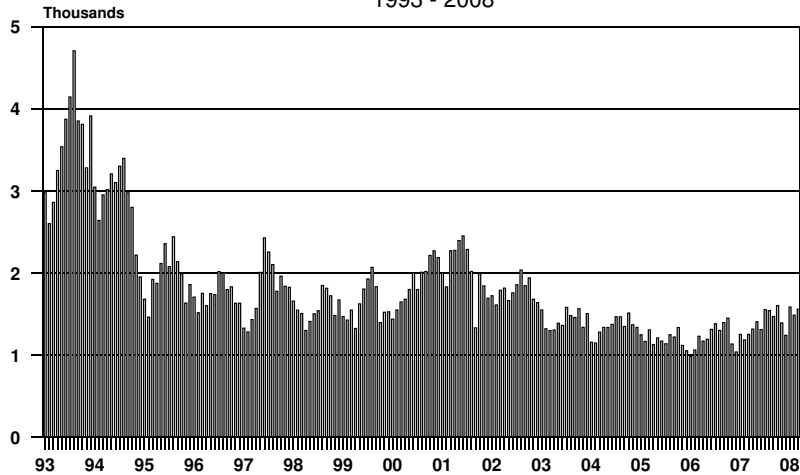
SOUTH CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1993 - 2008



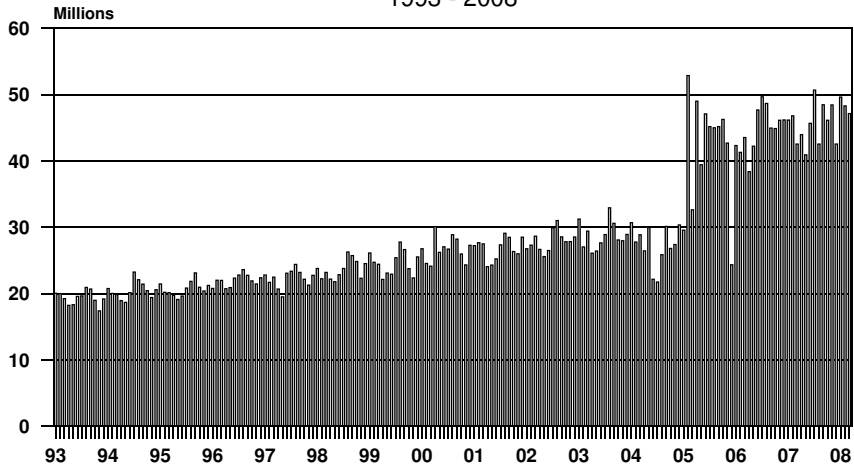
ENPLANEMENTS, CHEYENNE AIRPORT

MONTHLY TOTALS
1993 - 2008



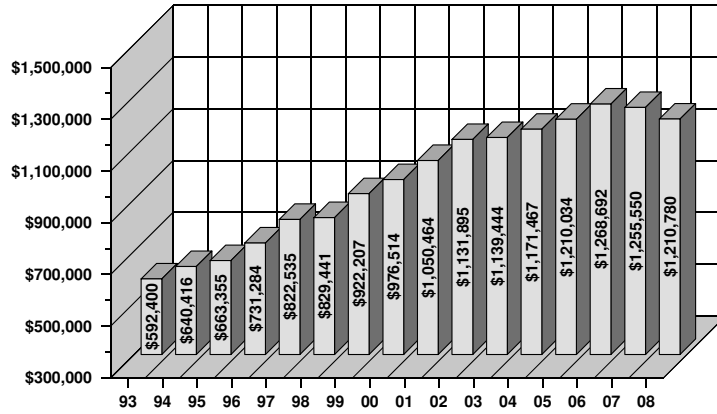
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

MONTHLY TOTALS
1993 - 2008



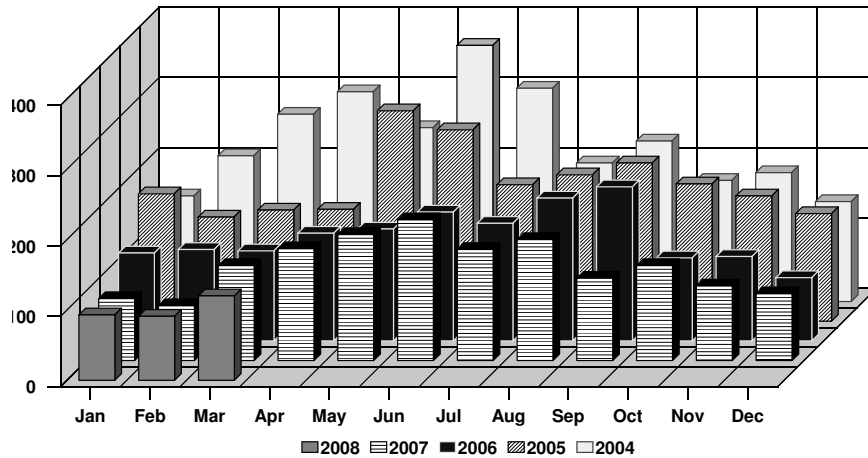
LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

MONTHLY AVERAGE
1993 - 2008



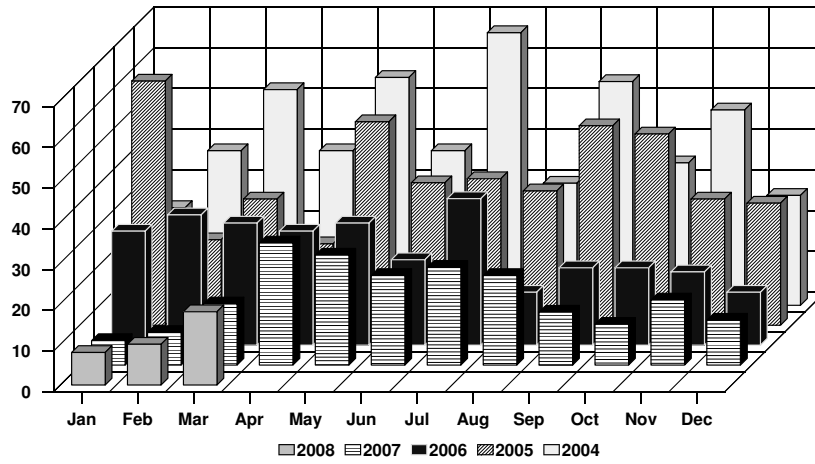
TOTAL BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
2004 - 2008



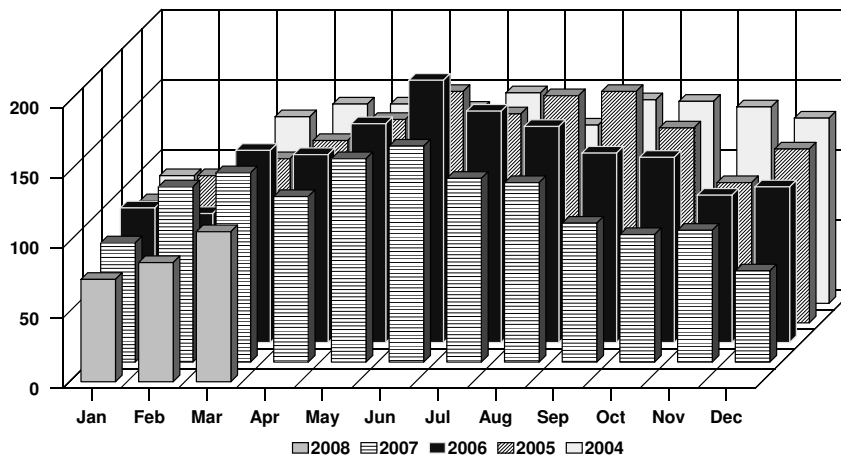
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
2004 - 2008



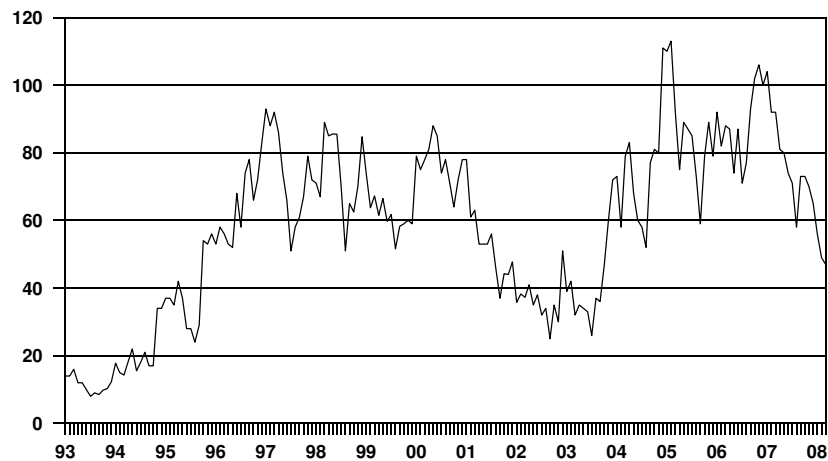
RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS
2004 - 2008



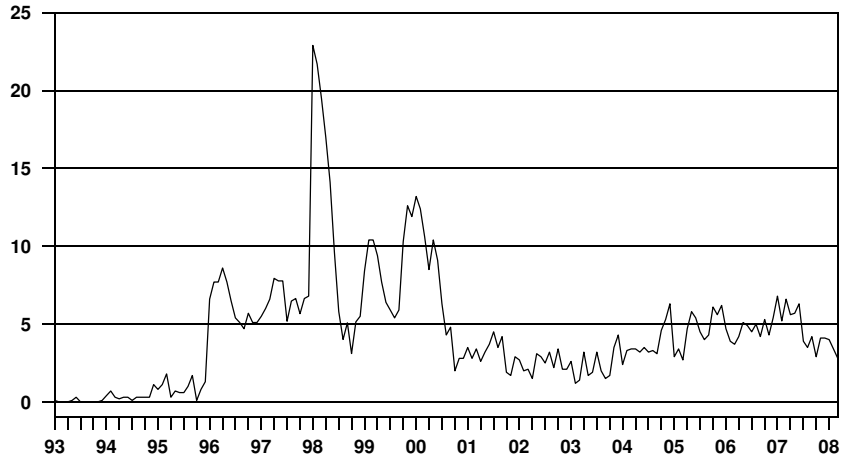
UNFURNISHED APARTMENT VACANCIES, CHEYENNE

MONTHLY TOTALS
1993 - 2008



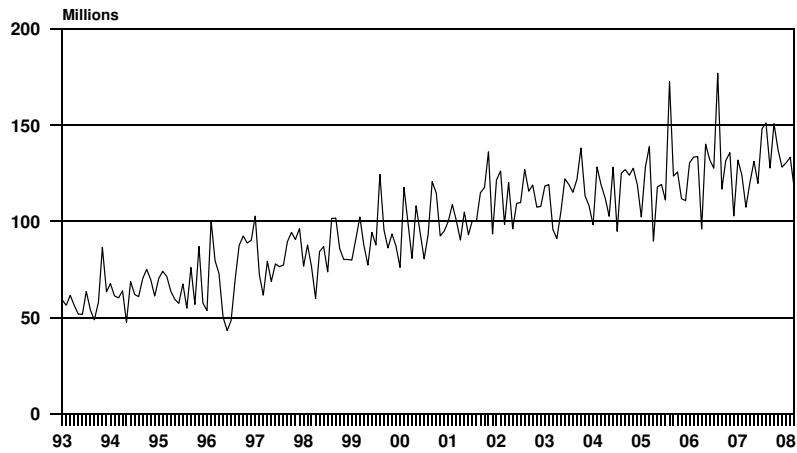
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

MONTHLY TOTALS
1993 - 2008



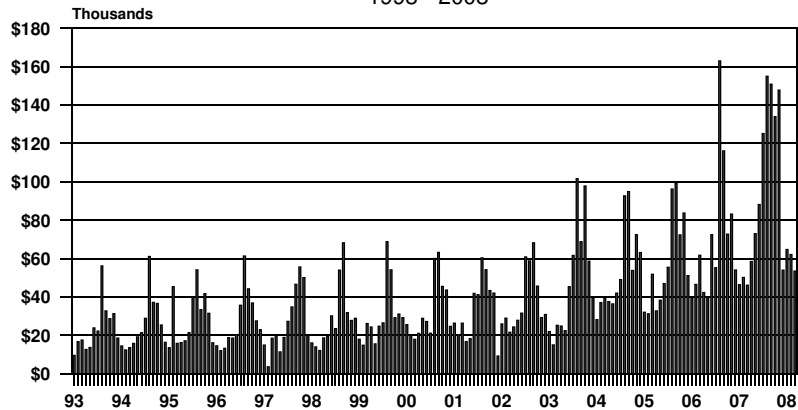
TOTAL TAXABLE SALES, LARAMIE COUNTY

MONTHLY TOTALS
1993 - 2008



LODGING TAX RECEIPTS, LARAMIE COUNTY

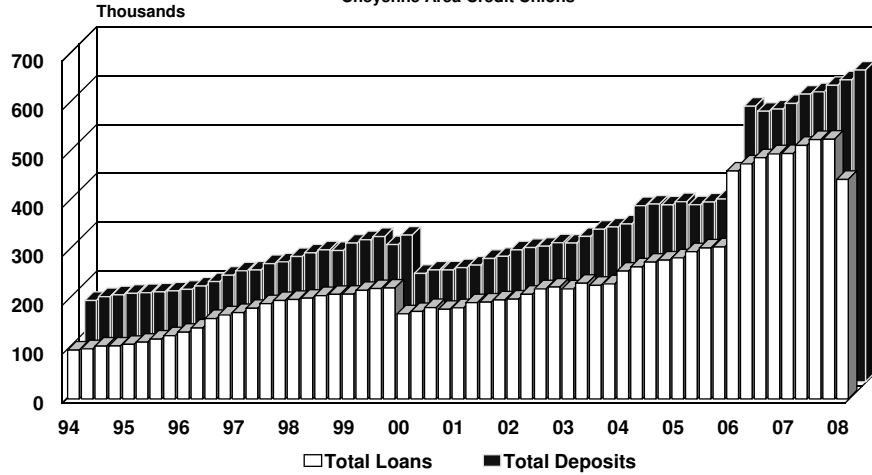
MONTHLY TOTALS
1993 - 2008



2% Lodging Tax effective 7/1/87 thru 3/31/03
3% Lodging Tax effective 4/1/03 thru 3/31/07
4% Lodging Tax effective 4/1/07

TOTAL LOANS AND DEPOSITS

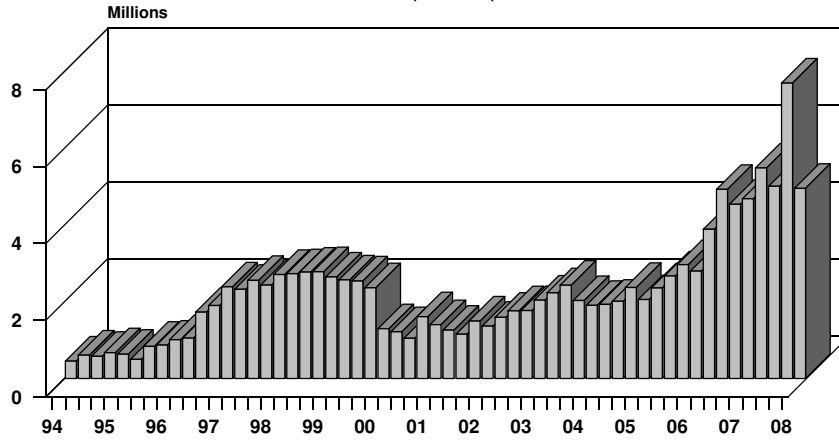
Cheyenne Area Credit Unions



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.
 b) Beginning in 2006, the data reflects two additional credit unions

DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

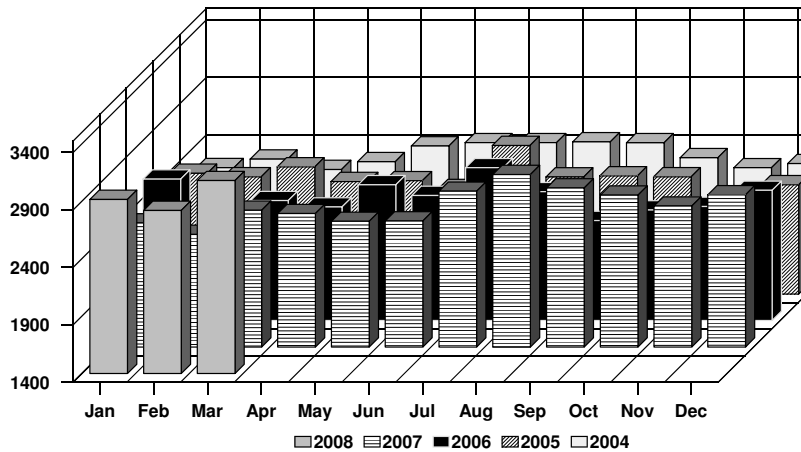
(in Dollars)



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.
 b) Beginning in 2006, the data reflects two additional credit unions

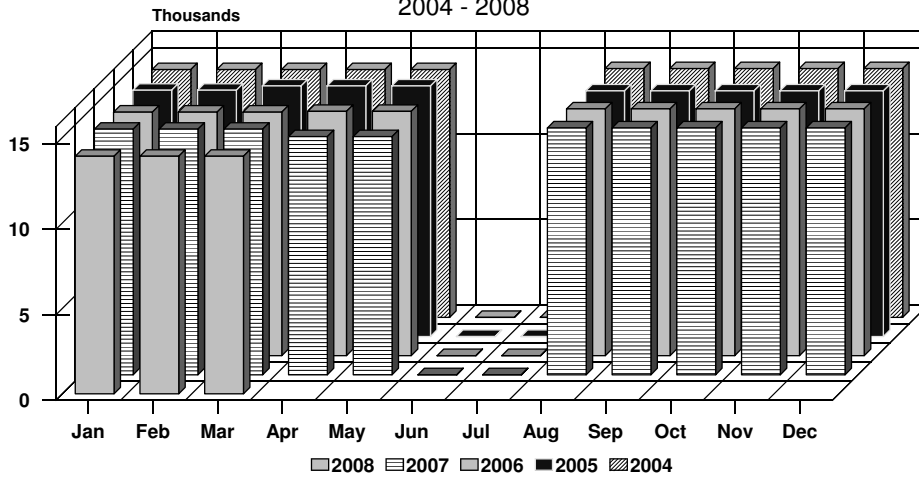
TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS
2004 - 2008



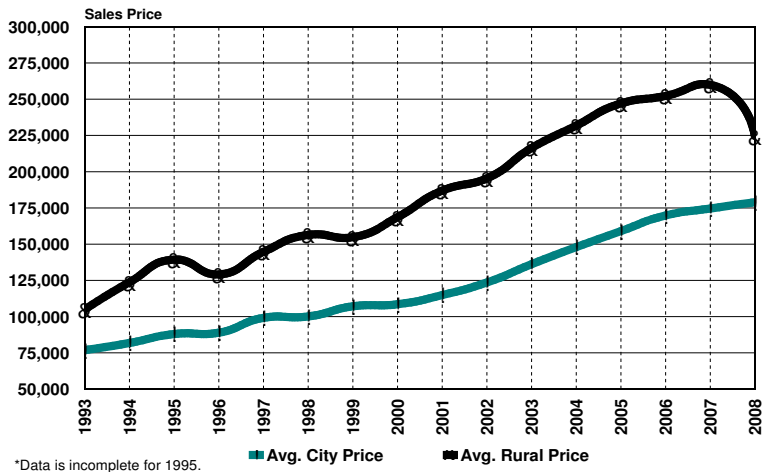
LARAMIE COUNTY SCHOOLS

MONTHLY TOTALS
2004 - 2008



AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

LARAMIE COUNTY
1993 - 2008



DATA SOURCES

1. Automobile Registrations:
Laramie County Auto Titles Bureau
2. Bankruptcies: U.S. Clerk of Bankruptcy Court
3. Construction, Permits, Valuation, Residential:
City of Cheyenne Building Permits Department
Laramie County Planning & Development Office
4. Employment:
Wyoming Department of Employment
5. Help-Wanted Advertisements:
Wyoming Center for Business & Economic Analysis, Inc.
6. Sales and Use Tax Collections:
Wyoming Department of Revenue; Department of
Administration & Information
7. Utilities, Electrical, and Natural Gas:
Cheyenne Light, Fuel & Power
8. Water Usage - Metered Taps:
Board of Public Utilities
South Cheyenne Sewer & Water District
9. Enplanements:
Cheyenne Airport Board
10. Housing:
Wyoming Center for Business & Economic Analysis, Inc.
Cheyenne Board of Realtors
11. Human Services:
Cheyenne Police Department, Cheyenne Regional Medical
Center, Safehouse, Comea Shelter, Department of Family
Services, School Districts No. 1 and No. 2, Private Schools.
12. Financial Data:
Cheyenne Area Credit Unions (9)
Cheyenne Area Banks (6)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau

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