

# Economic Indicators for Greater Cheyenne

Third Quarter Data

December 2015

Volume XXXI – Issue III



WYOMING CENTER FOR  
BUSINESS & ECONOMIC ANALYSIS @ LCCC  
1400 E College Drive Cheyenne, WY 82007

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## Preface

Hard copies of this publication are no longer available. This publication and past publications are available in PDF format on our website: [www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com).

Sign up for our monthly e-newsletter announcing publication releases at [www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com) or send us an email at [staff@wyomingeconomicdata.com](mailto:staff@wyomingeconomicdata.com).

WCBEA @ LCCC sincerely appreciates past and continuing cooperation of the entities listed in our data sources throughout the report. This report would not be possible without the financial support of the Cheyenne-Laramie County Economic Development Joint Powers Board and Cheyenne LEADS.

## Economic Indicators Analysis

# Economic Indicators for the Third Quarter 2015

## Overview

The data for the third quarter of 2015 painted a mixed picture for the economy of Laramie County and the City of Cheyenne. Positive signs were found in the labor market, retail sales, and housing data.

Overall the labor market in Laramie County remained healthy. Over the third quarter total unemployment, the unemployment rate and the number of initial claims for unemployment all fell. The economy is certainly near, if not at, full employment. That said, there were some worrisome signs this quarter. While a single quarter does not constitute a trend, the third quarter data suggested a slight weakening in the labor market as the total employment numbers decreased. Economists have to guard against looking for data that confirms their expectations, but future changes in the labor market warrant close attention.

Retail sales were up again this quarter and the housing market looked healthy with an increase in the number of building permits again this quarter. The sales price of both new and existing homes also increased. Total foreclosures declined, as did the number of negative equity loans.

The obvious threat to the local economy is the likelihood of sustained low energy prices and the impact this is already having on the state economy. Declining state tax revenues and revenue forecasts have set the stage for a challenging budget session at the state Legislature this winter. Whatever the biennial budget that emerges from the legislative session looks like, it will have a significant impact on the economy of Laramie County.

On balance the economy of Greater Cheyenne remains healthy. Future threats to continued economic growth come largely from outside forces including low energy prices and their negative impact on the energy industry, the state of Wyoming and Laramie County.

This report contains detailed information and analysis on a wide range of economic indicators for the Greater Cheyenne area. Please feel free to contact the [WCBEA@LCCC](mailto:WCBEA@LCCC) with any questions.

## Labor Market Performance

Employment growth was relatively flat from third quarter 2014 to third quarter 2015 – Local Area Unemployment Statistics (LAUS) data showed an increase of 393 jobs (0.84 percent) and Current Employment Statistics (CES) data showed an increase of 100 jobs (0.21 percent).

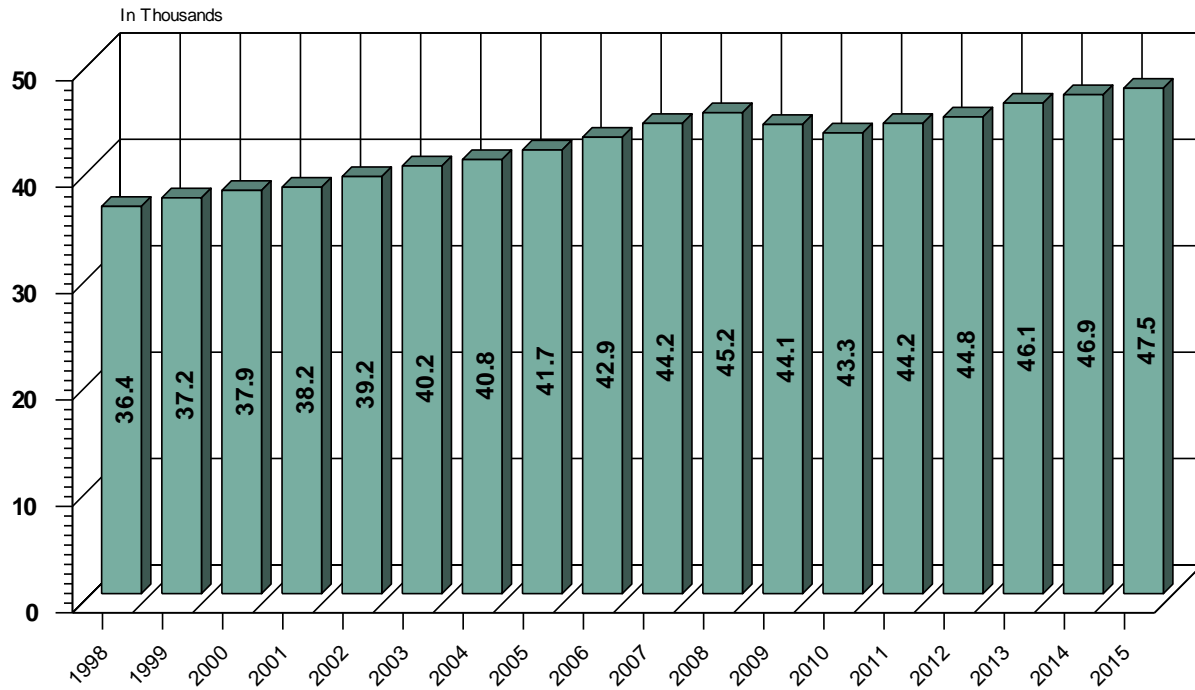
While a single quarter does not constitute a trend, the third quarter labor market data suggested a slight weakening in the Laramie County labor market. From the second to the third quarter of 2015 total employment numbers from both CES and LAUS both showed modest decreases. LAUS data showed a loss of 190 jobs (-0.40 percent) and CES data showed a loss of 100 jobs (-0.21 percent).

While employment fell over the quarter, total unemployment, the unemployment rate, and the number of initial claims for unemployment declined as well. The number of unemployed workers fell by 101 (-5.79 percent), the unemployment rate fell from 3.5 percent to 3.3 percent, and the number of initial unemployment claims fell from 62 to 52 (-15.3 percent). At first glance, the unemployment data appear to run counter to the employment data, however this is not necessarily a contradiction given that the total civilian labor force also decreased from the second to the third quarter of 2015, a decrease of 290 people (-0.59 percent).

Additional evidence of a slight weakening in the labor market is the decrease in the number of help wanted ads, from 925 to 878 (-5.12 percent), from the second to the third quarter of 2015. Some of this may be attributable to higher seasonal demand for workers during the summer and the subsequent decline in the fall.

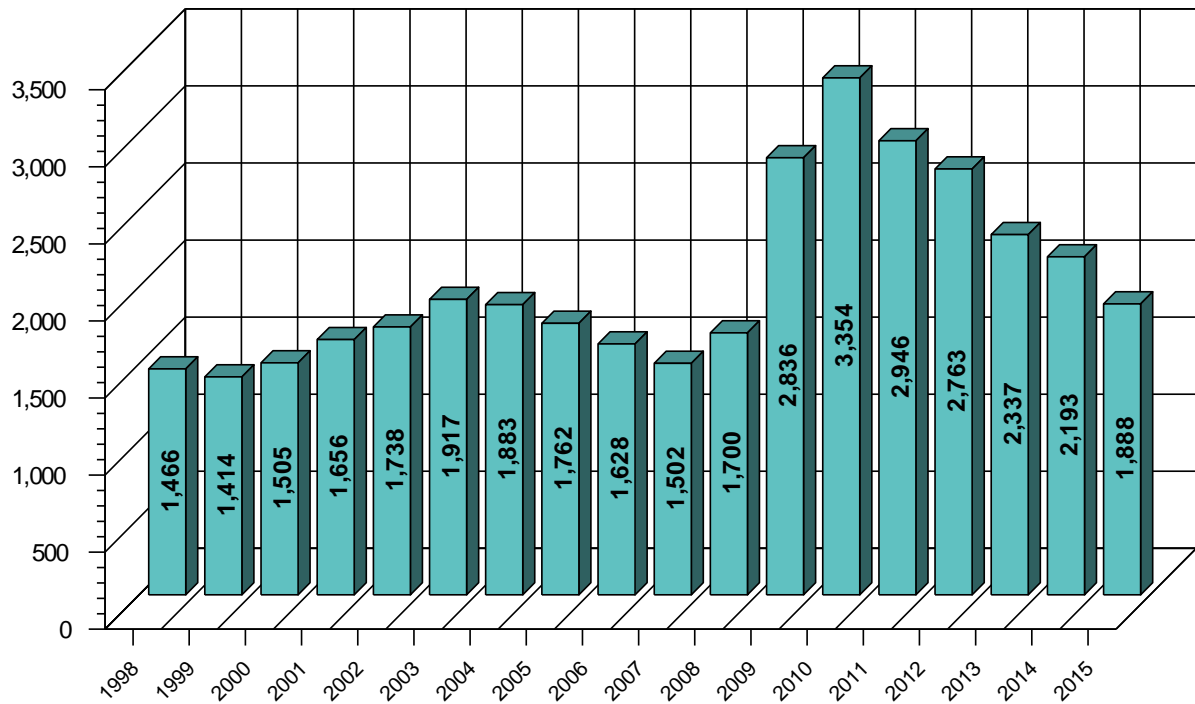
See Table 1 below for additional details.

Figure 1. Laramie County Employment, 1998-2015, Monthly Averages



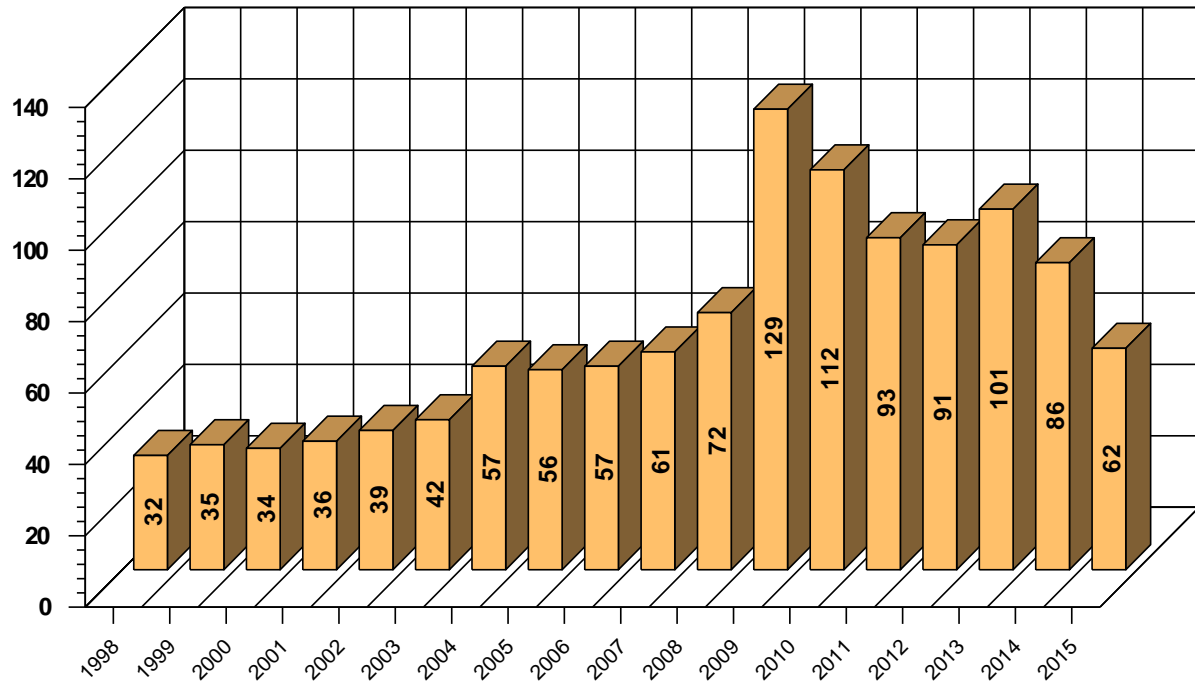
Source: WCBEA from Bureau of Labor Statistics, Current Employment Statistics (CES).

Figure 2. Laramie County Unemployment, 1998-2015, Monthly Averages



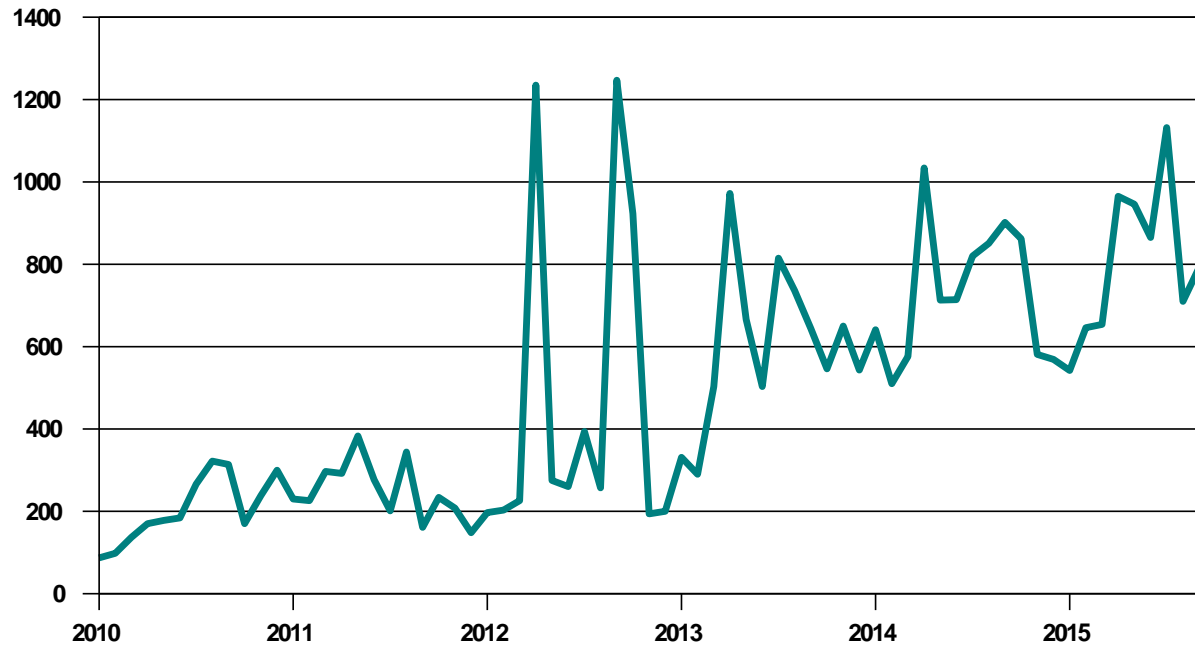
Source: WCBEA from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

Figure 3. Laramie County Initial Unemployment Claims, 1998-2015, Monthly Averages



Source: WCBEA from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

Figure 4. Help Wanted Ads, Cheyenne 2010-2015, Monthly Totals



Source: WCBEA from Wyoming Department of Workforce Services



Table 1. Laramie County Labor Market

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
Total Civilian Labor Force (LAUS)	48,897	48,966	49,272	48,982	0.17	0.03	-0.59
Total Employment (LAUS)	46,835	46,952	47,534	47,345	1.09	0.84	-0.40
Total Employment (CES)	46,900	47,533	47,733	47,633	1.56	0.21	-0.21
Total Unemployment (LAUS)	2,062	2,014	1,738	1,637	-20.61	-18.70	-5.79
Unemployment Rate (%) (LAUS)	4.2	4.1	3.5	3.3	-20.63	-19.35	-5.66
Initial Unemployment Claims (LAUS)	70	58	61	52	-25.84	-10.40	-15.30
Help Wanted Ads	732	858	925	878	20.00	2.37	-5.12

Source: Labor Market 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 in 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 (employer) 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. Data for help wanted ads come from Wyoming Department of Workforce Services.

Note: Data reported represent an average of monthly data for the quarter.

## General Business Activity

Table 2 provides some basic indicators of the level of economic activity in Laramie County.

New this quarter are data on oil production and oil prices. Oil production in Laramie County rose to 407,150 barrels in the third quarter of 2015, a 14.6 percent increase from the second quarter. This is a 34.4 percent increase from the third quarter of 2014. The month of September 2015 saw the second highest monthly total oil production ever in Laramie County, and stands in stark contrast to the first six months of 2015 in which oil production declined each month.

This increased oil production in the third quarter is somewhat surprising in the face of declining oil prices. The increase in production may be attributed, at least in part, to new wells recently brought online in Laramie County. According to the Wyoming Oil and Gas Conservation Commission, new wells typically see higher production numbers earlier on, and then tend to level out.

Estimated retail sales for third quarter 2015 were \$363,078,000. This was an increase of 3.98 percent from one year ago, and an 11 percent increase from the second to the third quarter of this year.

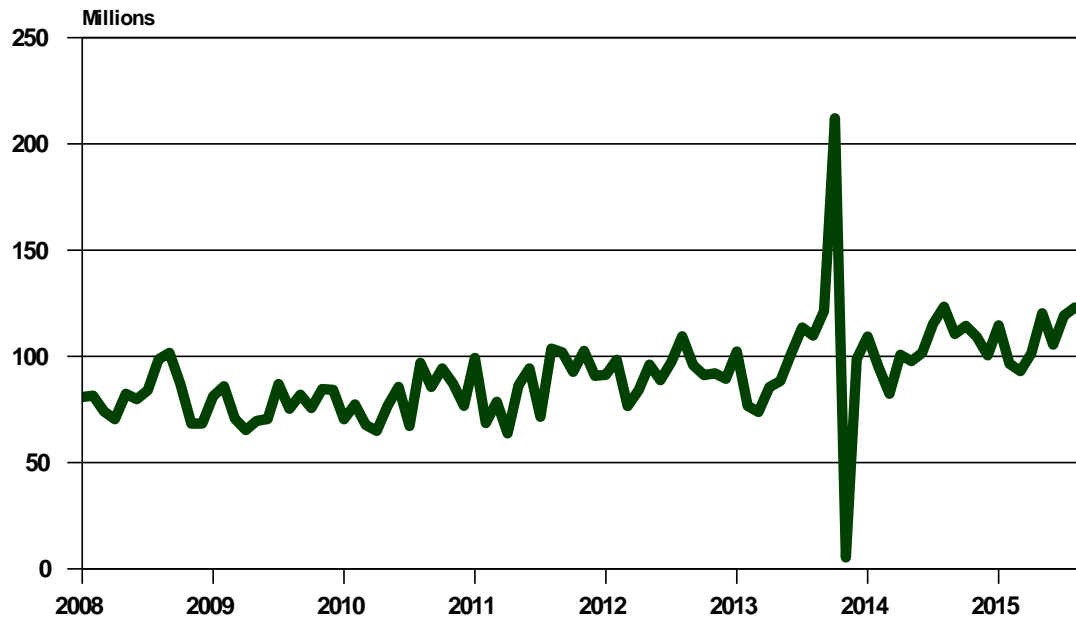
Thirteen of the fourteen sub-sectors had increased retail sales from the second to the third quarter. Breaking retail sales data down by sub-sector provides greater detail on the drivers of the local economy. In the third quarter 2015, the three largest subsectors were Automobile Sales (19 percent of total retail sales), Building Material and Garden (15.8 percent) and Eating and Drinking Places (14.8 percent). These three subsectors are consistently the top three contributors to total retail sales.

Enplanements – defined as commercial passenger boardings – continued to decline. The significant decline from third quarter 2013 to present reflected the continued lack of local air service. Efforts to find additional airline carriers to serve the area are ongoing but regulatory issues continued to complicate that effort.

Auto registrations were up 3.3 percent from one year ago, and rose by a total of 111 from the second to the third quarter of 2015.

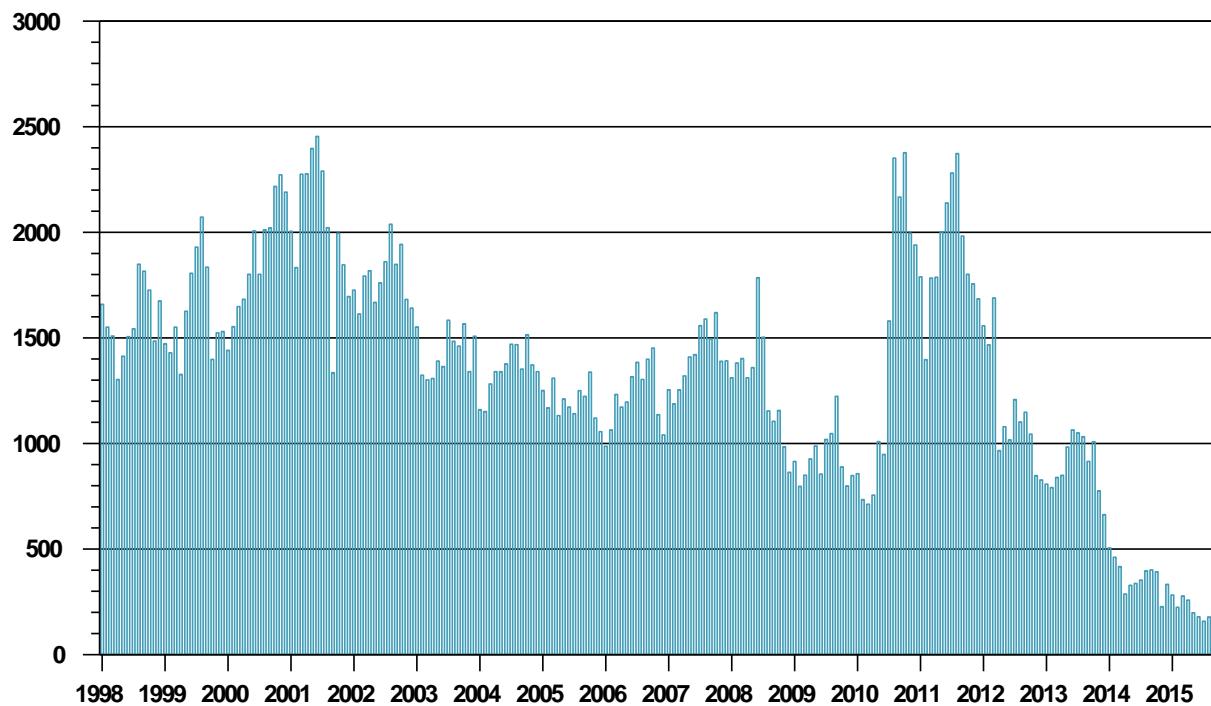
Bankruptcies fell from 16 in the second quarter to 13 in the third quarter of 2015, and were down almost 7 percent from one year ago.

Figure 5. Laramie County Retail Sales, 1998-2015, Monthly Totals



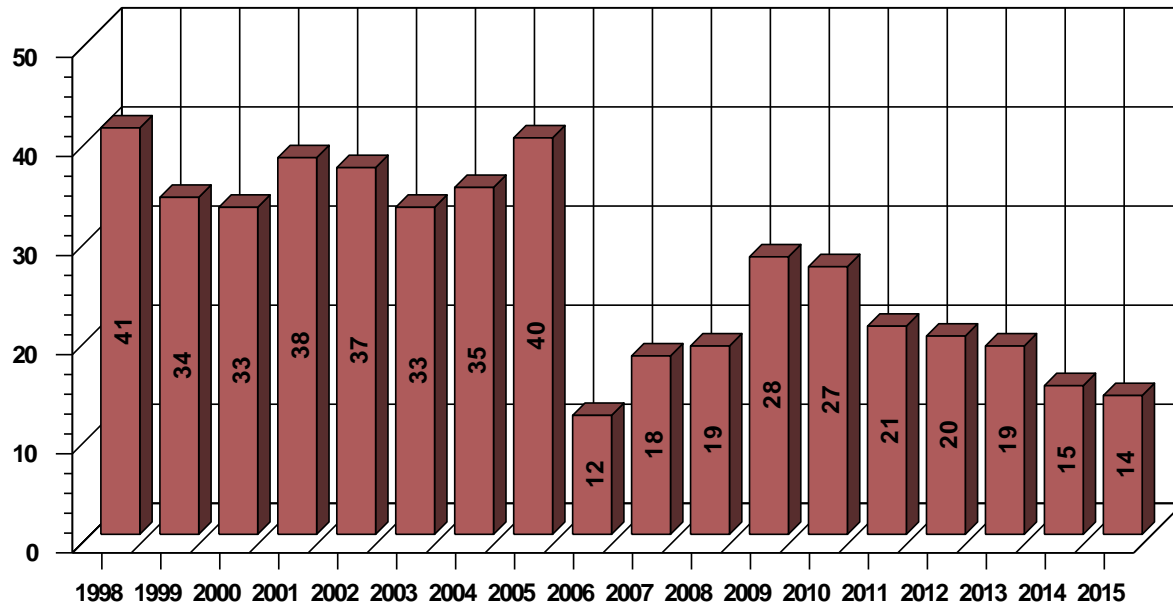
Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Figure 6. Enplanements, Cheyenne Airport, 1998-2015, Monthly Totals



Source: WCBEA from Cheyenne Regional Airport

Figure 7. Laramie County Bankruptcies, 1998-2015, Annual Averages



Source: WCBEA from U.S. Clerk of Bankruptcy Court.

Table 2. General Business Activity in Laramie County

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
Total Retail Sales (\$000)	344,743	349,187	327,179	363,078	5.32	3.98	10.97
Enplanements - Cheyenne Airport	999	384	212	155	-84.48	-59.60	-26.77
Auto Registrations New & Used	3,344	3,348	3,348	3,459	3.43	3.32	3.30
Bankruptcies	17	14	16	13	-23.08	-6.98	-16.67
Oil production (barrels)	99,601	303,007	355,410	407,150	308.78	34.37	14.56
Oil prices, per barrel (\$)	106	98	58	46	-56.15	-52.53	-19.76

Sources: Retail sales from WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Other data sources include: WCBEA from Cheyenne Regional Airport, Laramie County Clerk, U.S. Clerk of Bankruptcy Court, Wyoming Oil and Gas Conservation Commission and Cushing, OK, West Texas Intermediate crude oil spot price.

## Government Finances

Table 3 provides information on tax collections and receipts.

Both sales tax collections and tax receipts to local government entities increased from the second to the third quarter of 2015. Tax collections increased by 12.1 percent and tax receipts to local government entities rose by almost 11 percent. Lodging tax receipts increased by 95.44 percent. These second quarter to third quarter increases are a typical seasonal pattern.

While the second quarter to third quarter increase is positive, both tax collections and tax receipts to local government entities decreased over the last year. From the third quarter of 2014 to the third quarter of 2015 tax collections decreased by 10.8 percent and tax receipts to local government decreased by 10.4 percent.

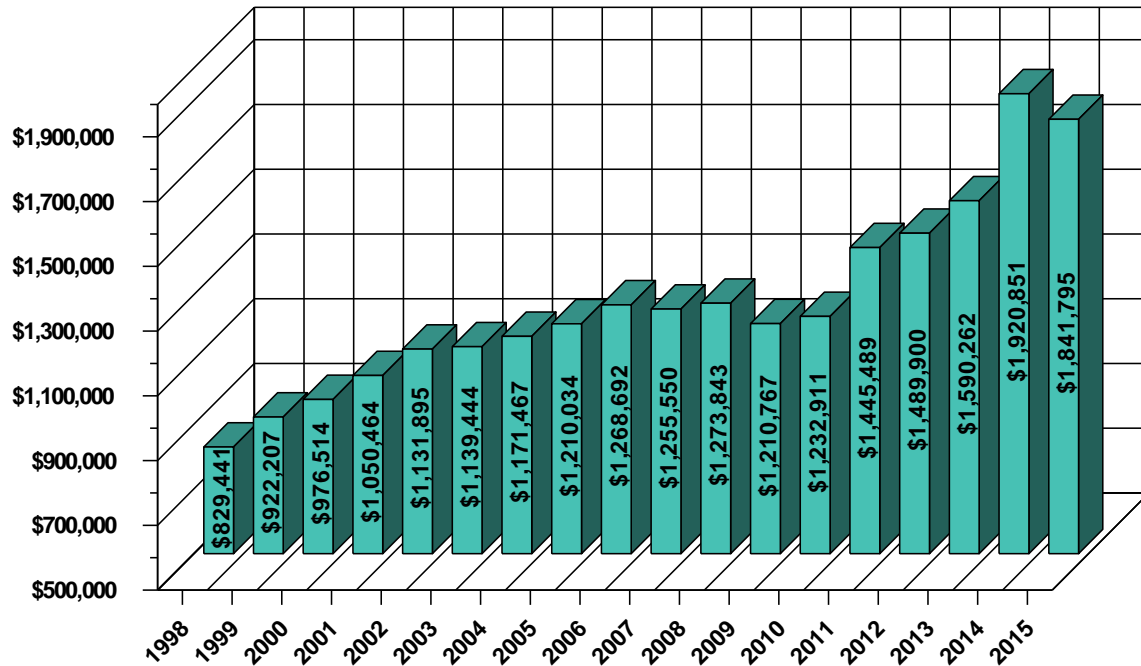
Table 3. Laramie County Government Revenues

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
4%, 1%, & Lodging Tax Collections (\$000)	27,816	33,360	26,533	29,754	6.96	-10.81	12.14
Actual Receipts to County Entities (\$000) <sup>1</sup>	11,821	14,132	11,409	12,660	7.10	-10.42	10.96
1% Sales & Use Tax Receipts (\$000)	5,408	6,489	5,203	5,776	6.82	-10.98	11.02
Lodging Tax Receipts	490,119	691,755	359,937	703,476	43.53	1.69	95.44
1% Special Purpose Tax Receipts (\$000)	5,389	6,470	5,215	5,776	7.18	-10.73	10.75
Retail Sales - Eating and Drinking Places (\$000)	48,118	50,400	47,897	53,635	11.47	6.42	11.98

Source: WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

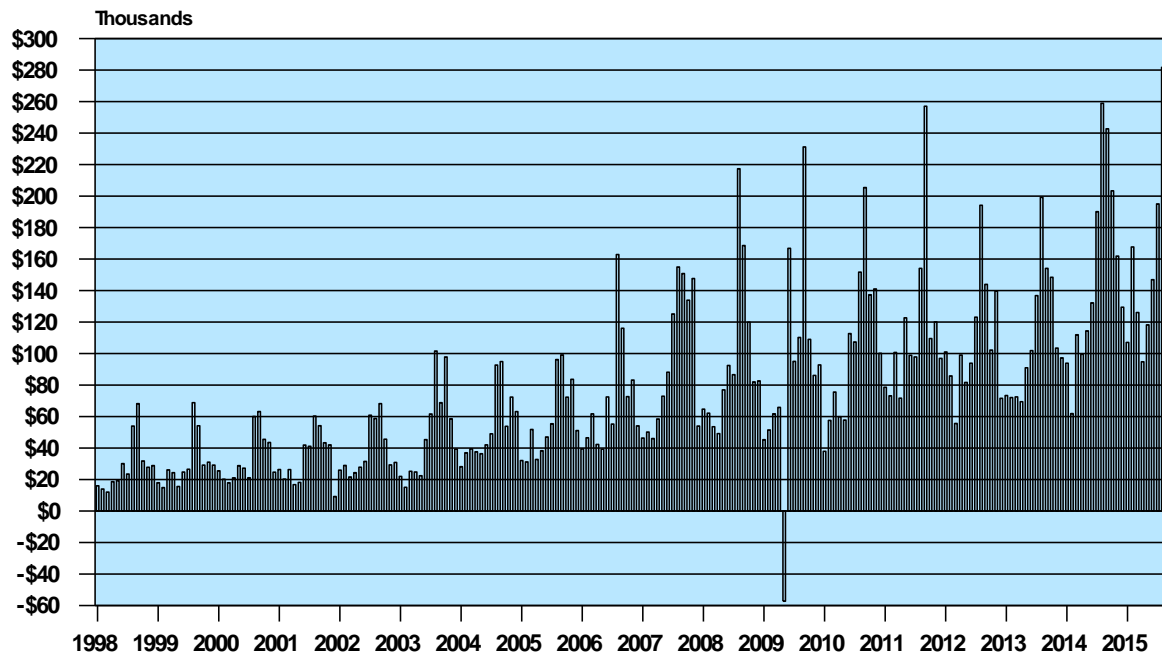
<sup>1</sup> Includes the 4% Sales and Use Tax, the 1% Sales and Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. As of July 1, 1993, the state sales and use tax levy was changed from 3% to 4%. The percentage of sales & use tax collections distributed to counties is 31%.

Figure 8. Laramie County 1% Optional Sales and Use Tax Receipts, 1998-2015, Monthly Averages



Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.

Figure 9. Laramie County Lodging Tax Receipts, 1998-2015, Monthly Totals



Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.

- Notes: 2% lodging tax effective 7/1/87 through 3/31/03
- 3% lodging tax effective 4/1/03 through 3/31/07
- 4% lodging tax effective 4/1/07

## Financial Sector

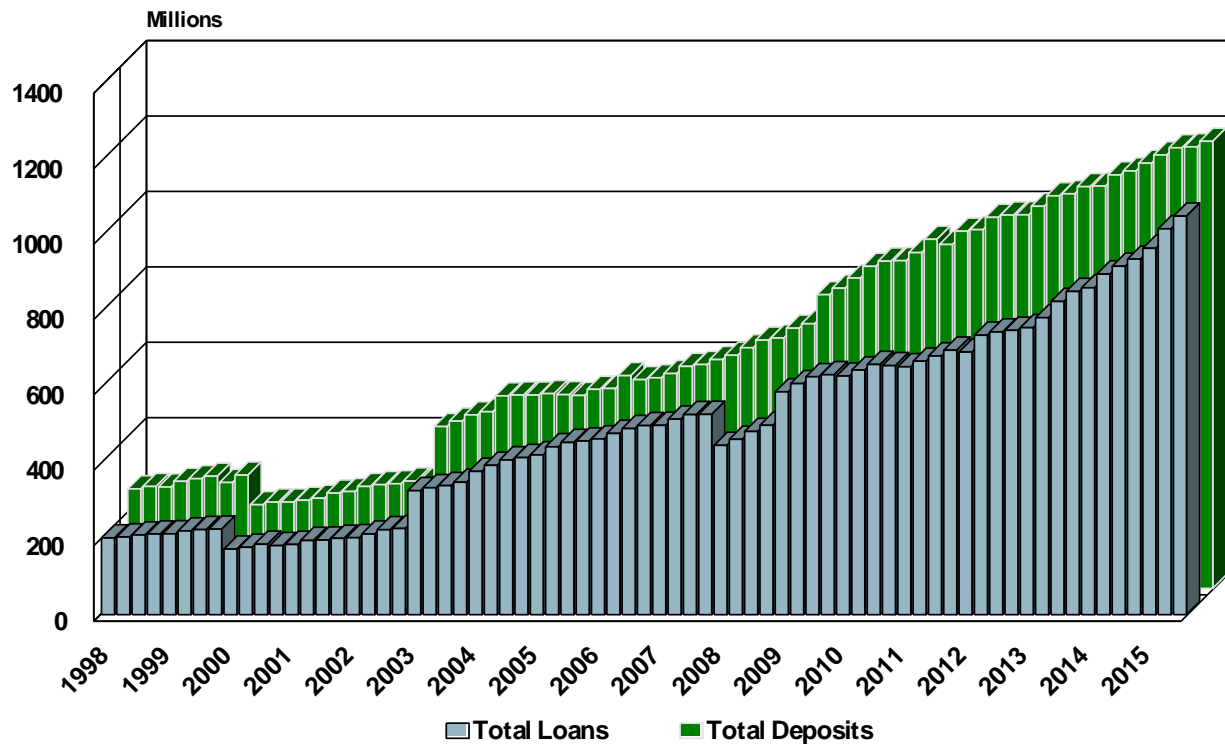
Table 4 provides information on credit unions and commercial banks in Laramie County.

Credit union data showed growth from one year ago. Deposits were up 5.16 percent, total loans were up 14.38 percent, and net income was up 3.41 percent. Delinquencies increased from second quarter 2015 to third quarter 2015 (10.17 percent) but were down 7.53 percent from one year ago.

New this quarter are data on total deposits in all FDIC-insured institutions (commercial banks) in Laramie County. These data are available only on an annual basis and will be reported in the Annual Trends report and in the third quarter Economic Indicators report in the future. Total deposits in commercial banks were up 14.31 percent from 2013 to 2015, and up 12.94 percent from 2014 to 2015.

Also new this quarter is Table 4A. This table shows commercial banks, their total deposits, and their market share. The largest bank in Laramie County is Wells Fargo Bank with \$347,458,000 in deposits and a 22.5 percent market share. The five largest banks together have a 66.6 percent share of the market. That is, these five largest banks taken together hold two-thirds of all deposits in Laramie County.

Figure 10. Total Loans and Deposits, Cheyenne Area Credit Unions, 1998-2015

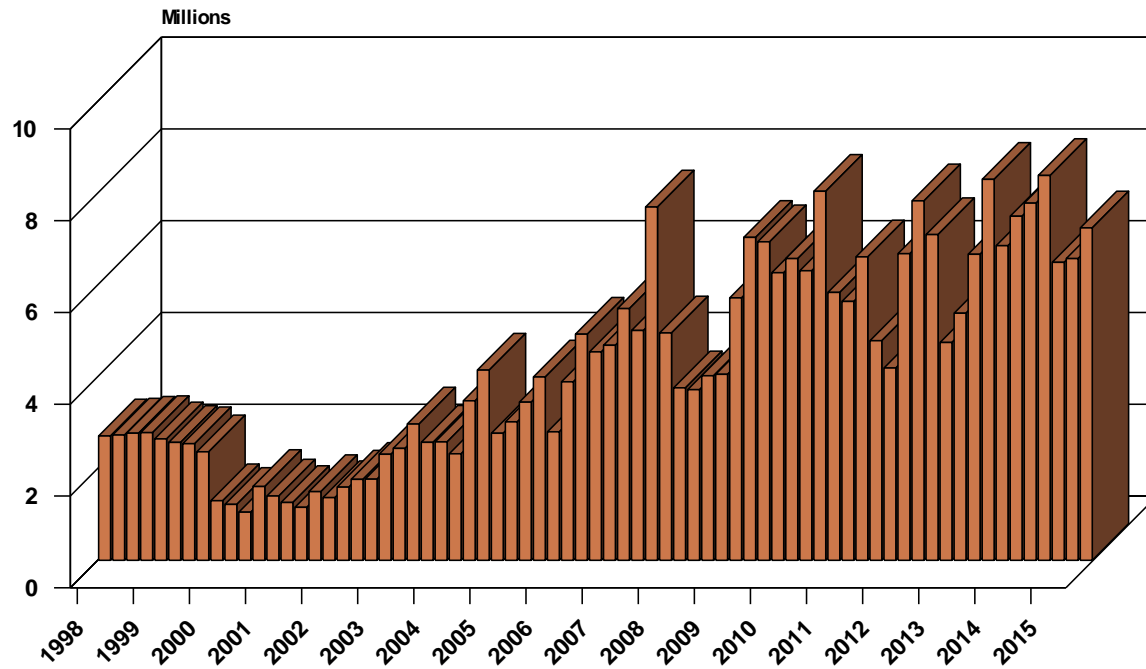


Source: WCBEA from National Credit Union Administration data.

Notes: As of January 1, 2000, one Credit Union discontinued reporting statistics.

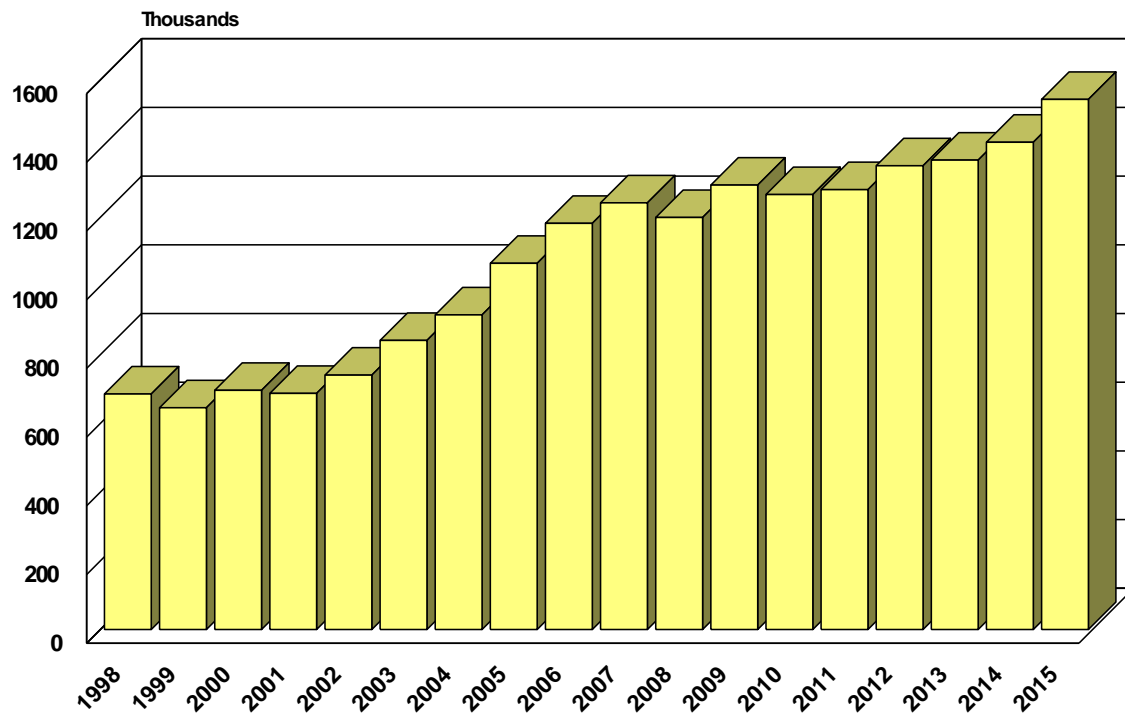
Beginning in 2003, the data reflect two additional credit unions.

Figure 11. Delinquencies, Cheyenne Area Credit Unions, 1998-2015



Source: WCBEA from National Credit Union Administration data.  
 Notes: As of January 1, 2000, one Credit Union discontinued reporting statistics.  
 Beginning in 2003, the data reflect two additional credit unions.

Figure 12. Total Deposits, Laramie County Banks, 1998-2015



Source: WCBEA from Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD). Data represent deposits on June 30 of each year.



Table 4. Laramie County Banking

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
<b>Credit Union Data</b>							
Deposits (\$000)	1,065,202	1,127,196	1,170,802	1,185,304	11.28	5.16	1.24
Total Loans (\$000)	830,917	923,967	1,023,303	1,056,792	27.18	14.38	3.27
Net Income YTD (\$)	7,069,836	9,181,050	6,173,965	9,494,047	34.29	3.41	53.78
Delinquencies (\$)	6,668,206	7,833,113	6,574,628	7,243,272	8.62	-7.53	10.17
Memberships	108,250	113,099	117,305	119,242	10.15	5.43	1.65
	FY 2012	FY 2013	FY 2014	FY 2015	3 Year % Chg FY 2012 - FY 2015	2 Year % Chg FY 2013 - FY 2015	1 Year % Chg FY 2014 - FY 2015
<b>Banking Data</b>							
Deposits (\$000) <sup>1</sup>	1,350,098	1,366,555	1,418,528	1,543,334	14.31	12.94	8.80

Sources: WCBEA from National Credit Union Administration data.

Note: <sup>1</sup>Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD). Data represent deposits on June 30 of each year.

Table 4A. Banking Deposit Market Share, Laramie County Institutions, 2015

Institution Name	State (Hqtrd)	No. of Branches Inside of Laramie County	Deposits in Laramie County (000s)	Institution Market Share	Cumulative Market Share
Wells Fargo Bank, National Association	SD	2	347,458	22.5%	22.5%
ANB Bank	CO	2	254,617	16.5%	39.0%
First Interstate Bank	MT	2	167,675	10.9%	49.9%
Wyoming Bank & Trust	WY	2	137,182	8.9%	58.8%
Bank of the West	CA	3	120,460	7.8%	66.6%
Wyoming State Bank	WY	2	103,414	6.7%	73.3%
U.S. Bank National Association	OH	2	89,444	5.8%	79.1%
Jonah Bank of Wyoming	WY	1	83,736	5.4%	84.5%
Security First Bank	WY	2	51,031	3.3%	87.8%
Platte Valley Bank	WY	2	41,448	2.7%	90.5%
Cheyenne State Bank	WY	1	39,439	2.6%	93.0%
Pinnacle Bank - Wyoming	WY	2	33,949	2.2%	95.2%
Points West Community Bank	NE	1	24,127	1.6%	96.8%
Farmers State Bank	WY	1	19,328	1.3%	98.1%
Oregon Trail Bank	WY	1	10,470	0.7%	98.7%
FirsTier Bank	NE	1	10,199	0.7%	99.4%
Central Bank and Trust	WY	1	8,896	0.6%	100.0%
Armed Forces Bank, National Associatio	KS	1	461	0.0%	100.0%
<b>All Institutions</b>			<b>1,543,334</b>	<b>100.0%</b>	

Source: WCBEA from FDIC Deposit Market Share Report. 2015 data represent 18 institutions and 29 branch banks.

Note: Banking data reflect deposits as of June 30, 2015.

## Residential Construction

Tables 5 and 5A show data for new residential and commercial construction in Laramie County and the City of Cheyenne.

New residential construction, both single and multi-family, was weak during 2014. Only 320 permits were issued in 2014, compared to 595 in 2013, a decrease of 46.2 percent. There appear to be some hopeful signs in this area, as there have now been several consecutive quarters of residential building permit increases -- from 77 in the fourth quarter of 2014 as well as in the first quarter of 2015, to 116 permits in the second quarter of 2015, and in the third quarter of 2015, 142 permits were issued.

The Core Logic data (Table 7) show that 64 newly constructed homes were sold in the third quarter of 2015. This is a 20 percent decrease from the second quarter of 2015 and a 20 percent annual decrease. The average new construction sales price decreased 6.3 percent compared to one year ago, from \$333,258 to \$312,273 while the average sales price of an existing home rose from \$224,612 to \$232,924 (3.7 percent) during this same time period.

The Utilities section of Table 5 shows utility usage statistics for Greater Cheyenne. Average monthly commercial power usage increased 10.37 percent from the second to the third quarter of 2015, and increased 13.28 percent from one year ago. This annual increase is due to new data centers that have come on line in the last few years and to the continued ramp up of the newer data centers.

The rate of growth in average monthly metered water taps was again well below 1 percent for both the Cheyenne Board of Public Utilities and the South Cheyenne Water & Sewer District from the second to the third quarter of 2015. These water taps are a good indicator of new household formation since most new taps are residential and this low increase is consistent with the very low population growth numbers as seen in the Census estimates.

Table 5. Laramie County Construction

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
<b>CONSTRUCTION</b>							
Total Single Family Bldg Permits - City	65	35	55	68	4.62	94.29	23.64
Total Single Family Bldg Permits - Rural	41	40	38	46	12.20	15.00	21.05
Avg Monthly Permits <sup>1</sup>	156	151	167	171	9.64	12.78	2.40
Avg Monthly Septic Permits - Rural	13	15	12	21	63.16	40.91	67.57
Avg Monthly Value of Authorized Construction - City (\$000)	14,868	17,259	15,548	26,051	75.21	50.94	67.55
Avg Monthly Value New Residential Construction - City (\$000)	4,109	2,114	4,084	4,295	4.52	103.19	5.16
<b>UTILITIES</b>							
Avg Monthly Commercial & Industrial Power Usage ('000,000) Kwh	71	78	80	89	24.86	13.28	10.37
Avg Monthly Residential Gas Usage ('000) Mcf	53	59	165	54	1.73	-7.94	-67.25
Avg Monthly Metered Water Taps (CBPU)	22,943	23,186	23,292	23,452	2.22	1.15	0.69
Avg Monthly Metered Water Taps (SCWSD)	3,321	3,325	3,335	3,338	0.51	0.39	0.10

Sources: City of Cheyenne Building Safety Department  
 Laramie County Planning & Development  
 Cheyenne Board of Public Utilities (CBPU)  
 South Cheyenne Water & Sewer District (SCW&SD)

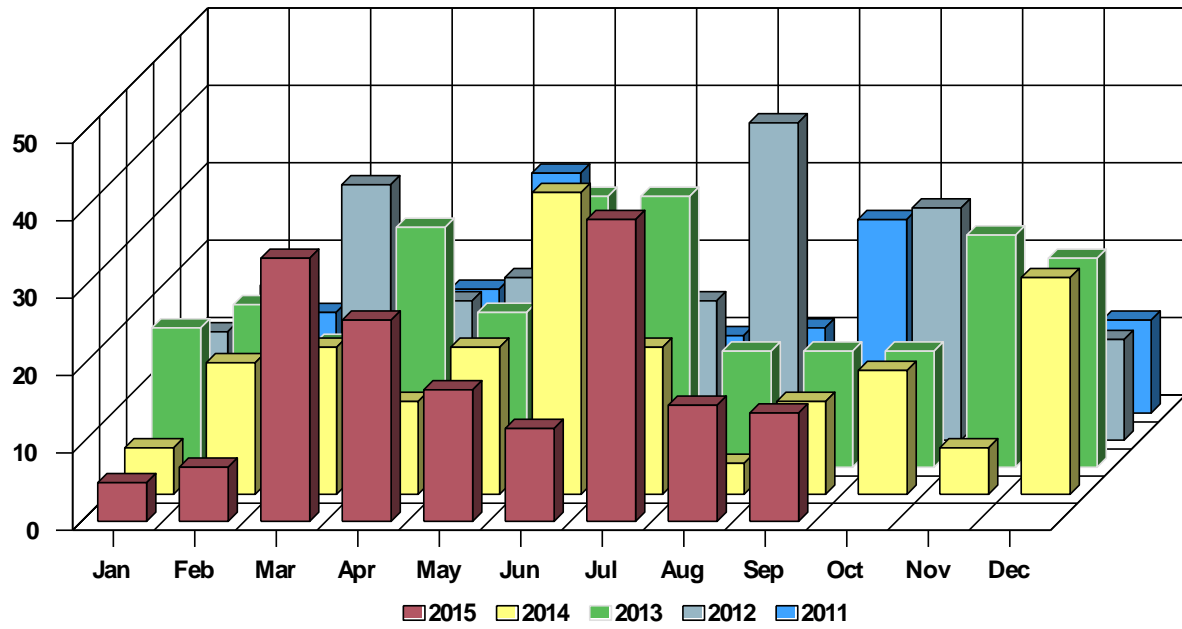
Note: <sup>1</sup>Data include building and non-building permits.

Table 5A. Laramie County New Residential Construction, Number of Permitted Units

2012													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	22	22	46	29	32	34	27	46	12	39	21	20	350
Manufactured	1	1	0	0	7	0	2	2	1	2	0	0	16
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family	0	0	0	0	0	0	0	0	54	0	78	0	132
<b>Total</b>	<b>23</b>	<b>23</b>	<b>46</b>	<b>29</b>	<b>39</b>	<b>34</b>	<b>29</b>	<b>48</b>	<b>67</b>	<b>41</b>	<b>99</b>	<b>20</b>	<b>498</b>
2013													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	26	18	21	47	37	53	45	28	33	31	36	40	415
Manufactured	0	0	0	1	2	1	2	1	0	0	1	0	8
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	16	0	0	0	16
Multi-family	0	0	0	0	156	0	0	0	0	0	0	0	156
<b>Total</b>	<b>26</b>	<b>18</b>	<b>21</b>	<b>48</b>	<b>195</b>	<b>54</b>	<b>47</b>	<b>29</b>	<b>49</b>	<b>31</b>	<b>37</b>	<b>40</b>	<b>595</b>
2014													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	11	24	24	22	27	57	41	14	20	22	14	37	313
Manufactured	0	1	0	1	0	1	0	0	0	0	0	0	3
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	4	4
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>11</b>	<b>25</b>	<b>24</b>	<b>23</b>	<b>27</b>	<b>58</b>	<b>41</b>	<b>14</b>	<b>20</b>	<b>22</b>	<b>14</b>	<b>41</b>	<b>320</b>
2015													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	10	19	48	40	29	24	64	26	24				284
Manufactured	0	0	0	2	1	0	8	0	0				11
Duplex	0	0	0	0	0	0	0	0	0				0
Tri & Four Plex	0	0	0	0	0	20	12	8	0				40
Multi-family	0	0	0	0	0	0	0	0	0				0
<b>Total</b>	<b>10</b>	<b>19</b>	<b>48</b>	<b>42</b>	<b>30</b>	<b>44</b>	<b>84</b>	<b>34</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>335</b>

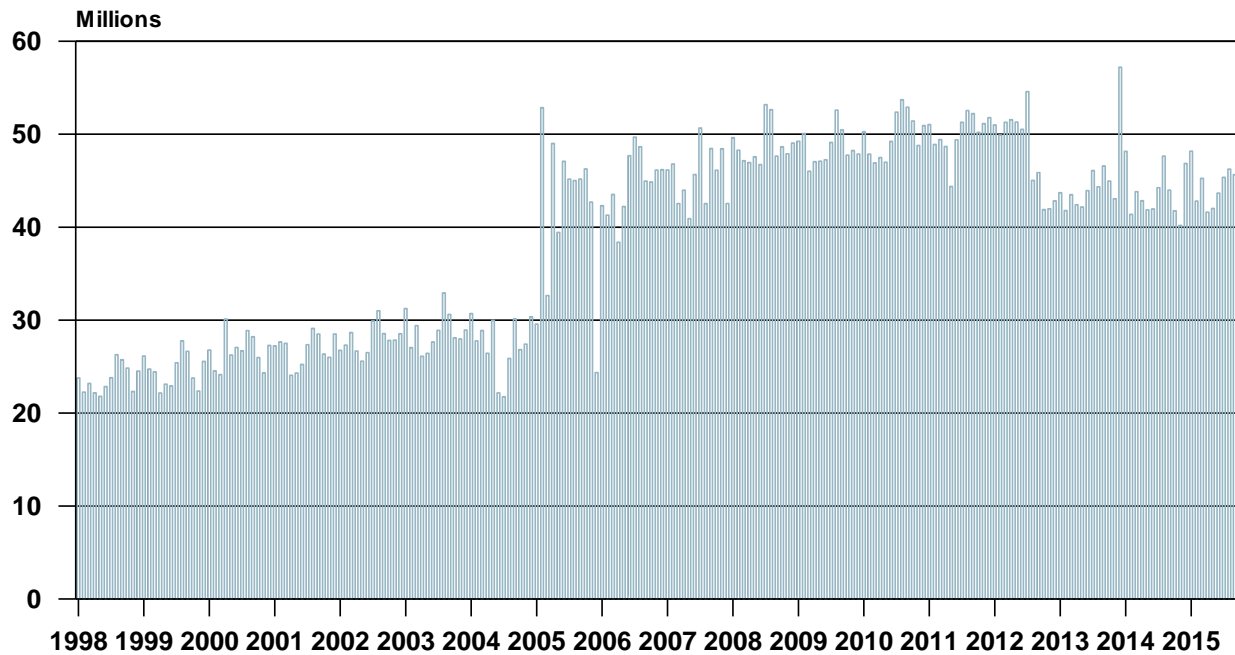
Source: WCBEA from Laramie County Planning & Development.

Figure 13. City of Cheyenne Single-Family Building Permits, 2011-2015, Monthly Totals



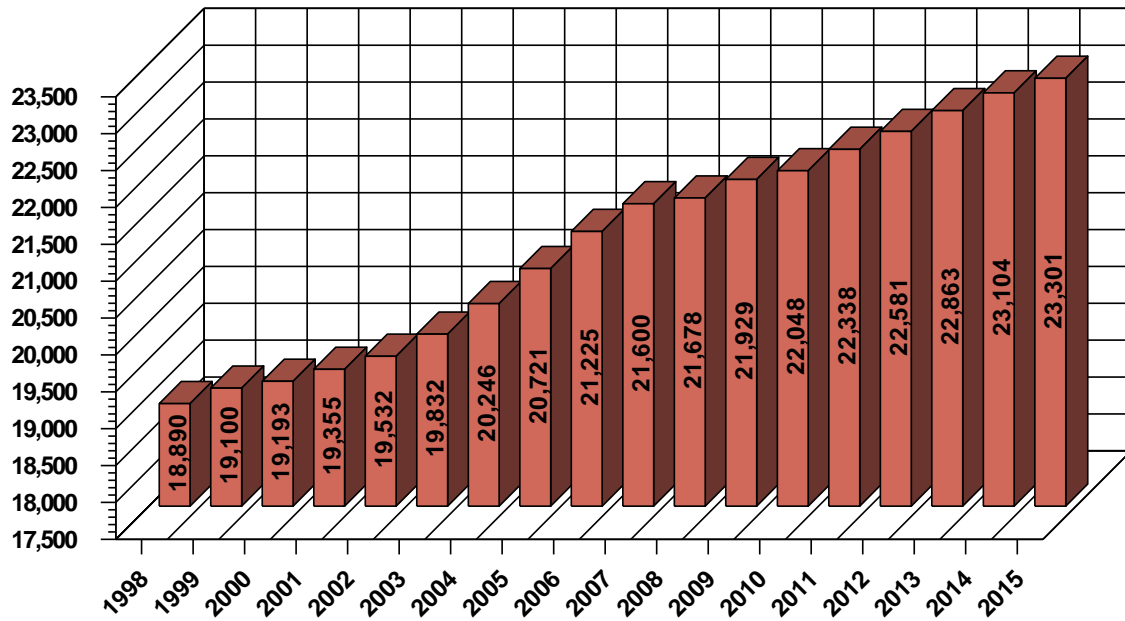
Source: WCBEA from City of Cheyenne Building Safety Department.

Figure 14. City of Cheyenne Commercial Electric Power Sales, 1998-2015, Monthly Totals



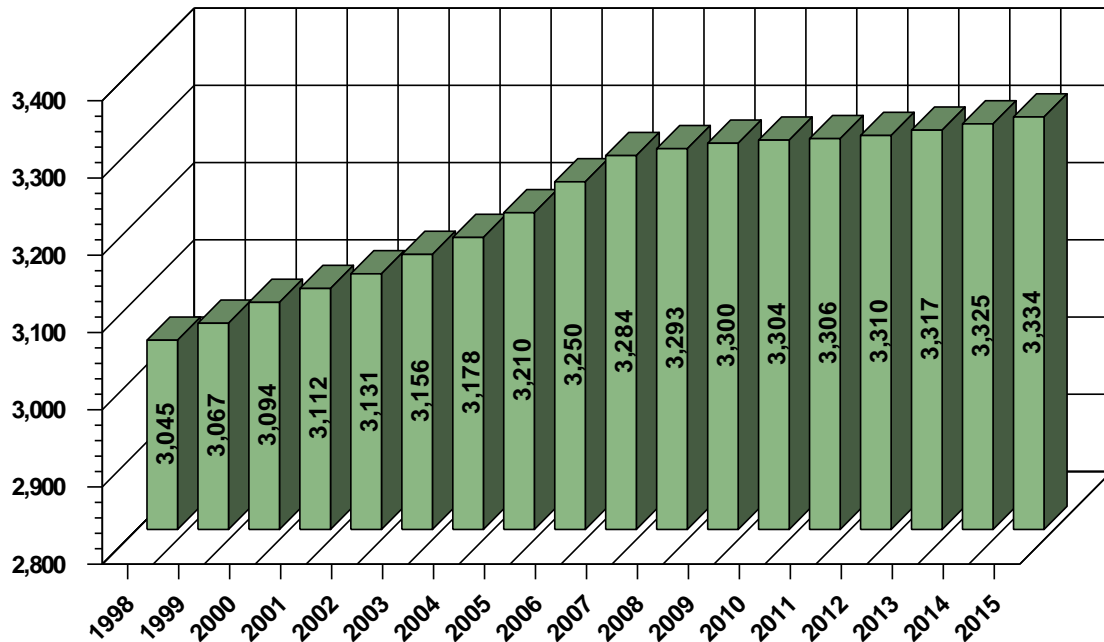
Source: WCBEA from Cheyenne Light, Fuel and Power.

Figure 15. City of Cheyenne Metered Water Taps, 1998-2015, Monthly Average



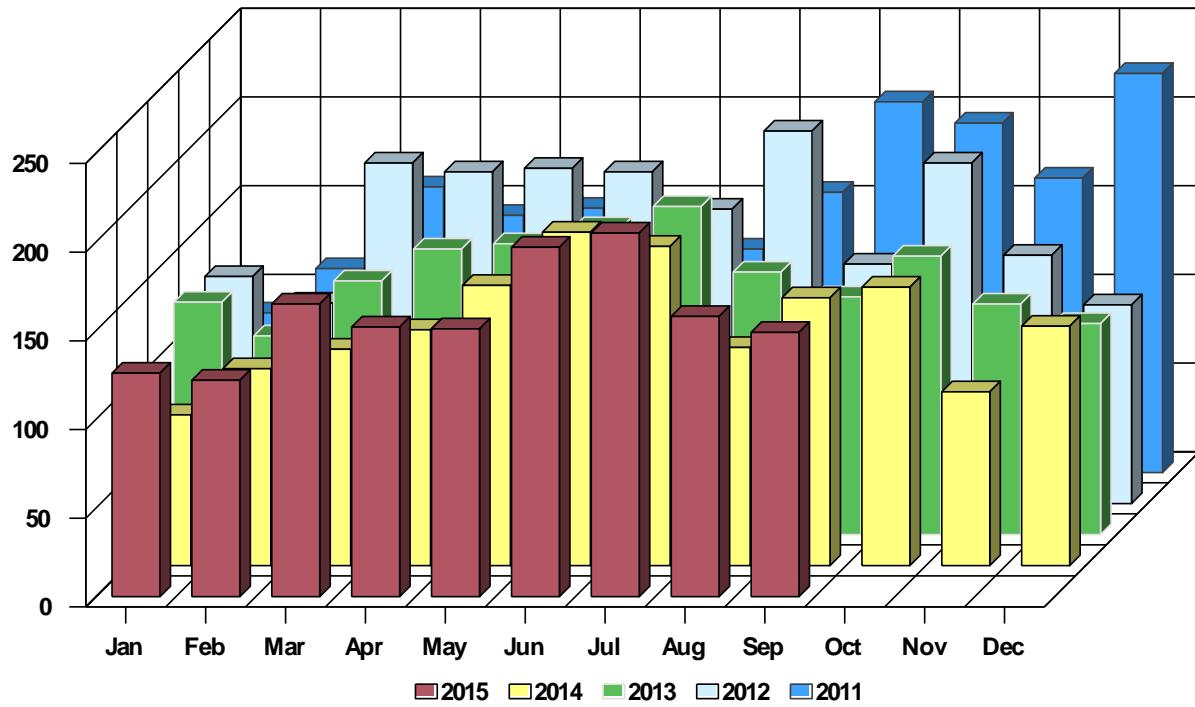
Source: WCBEA from Cheyenne Board of Public Utilities.

Figure 16. South Cheyenne Metered Water Taps, 1998-2015, Monthly Average



Source: WCBEA from South Cheyenne Water & Sewer District.

Figure 17. City of Cheyenne Total Building Permits, 2011-2015, Monthly Totals



Source: WCBEA from City of Cheyenne Building Safety Department.  
 Note: Data include building and non-building permits.



## Commercial Property Vacancies

Data on commercial property vacancies for the third quarter of 2015 are found in Table 6.

By the end of third quarter of 2015, there were 116 active properties on the local commercial real estate market which was another solid decline of 9.4 percent from second quarter 2015 (128 properties). Even better this quarter's number was 17.7 percent less than first quarter 2015 when there were 141 properties available. On a year-over-year basis, the decline was a healthy 18.3 percent or a drop of 26 properties from the market from third quarter 2014.

Over the current quarter, warehouses decreased by the largest amount, down 8 properties with total available square footage falling by 150,232 sf (-31.3 percent) from the second quarter. The vacancy rate for this property type fell from 9.5 percent last quarter to 6.7 percent this quarter. Vacant square footage ended the quarter at 329,488 sf as compared to 479,720 sf at the end of the second quarter. If the APW Wyott building were removed from this total, the available vacant warehouse square footage would stand at 117,676 sf which in turn would reduce the overall vacancy rate to 2.4 percent which would suggest a no vacancy environment for this property type.

There was little change in the number of available retail and office properties over the third quarter with retail properties down by one and office properties down by three. The amount of available retail footage increased by 22,145 sf while office space decreased by 5,191 sf. The retail vacancy rate did drop from 6.0 percent last quarter to 5.6 percent this quarter which left the amount of vacant footage at 270,383 sf as compared 248,238 sf at the end of second quarter 2015.

NOTE: For a complete listing of available commercial properties in the Greater Cheyenne area and discussion of changes in the commercial building market over the third quarter of 2015, please see the Wyoming Center for Economic Analysis @ LCCC's homepage ([www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com)) and click on Commercial Property Opportunities.

Table 6. Commercial Property for Sale and Lease, Cheyenne, 1,500 sq. ft. and up, 2012-2015

Property Type	# Properties	Square Footage	Avg. Lease Rate	Min./Max. Rate	Vacancy Rate
<b>Fourth Quarter 2012</b>					
Warehouse	31	455,612	\$6.61	3.20-19.00	9.2% <sup>FR</sup>
Retail	72	637,585	\$13.79	5.00 - 23.50	8.8% <sup>FR</sup>
Office Space	70	375,463	\$13.04	5.00-22.00	17.4% <sup>FR</sup>
<b>First Quarter 2013</b>					
Warehouse	27	302,000	\$6.73	3.20-19.00	6.0% <sup>FR</sup>
Retail	67	649,589	\$14.44	6.00 - 23.50	8.3% <sup>FR</sup>
Office Space	69	380,074	\$13.20	5.00-22.00	17.8% <sup>FR</sup>
<b>Second Quarter 2013</b>					
Warehouse	22	255,655	\$6.79	3.84 - 19.00	5.1% <sup>FR</sup>
Retail	73	680,118	\$14.71	6.00 - 23.50	8.7% <sup>FR</sup>
Office Space	63	380,898	\$13.45	5.00-22.00	17.9% <sup>FR</sup>
<b>Third Quarter 2013</b>					
Warehouse	26	285,444	\$6.61	3.84 - 19.00	5.2% <sup>FR</sup>
Retail	65	543,146	\$14.51	6.00 - 23.50	8.2% <sup>FR</sup>
Office Space	67	368,838	\$13.79	7.00 - 24.00	17.2% <sup>FR</sup>
<b>Fourth Quarter 2013</b>					
Warehouse	28	493,724	\$6.74	3.84 - 19.00	9.6% <sup>FR</sup>
Retail	58	499,984	\$15.54	7.50 - 23.50	7.2% <sup>FR</sup>
Office Space	61	346,964	\$14.09	9.42 - 24.00	16.1% <sup>FR</sup>
<b>First Quarter 2014</b>					
Warehouse	30	501,203	\$6.71	2.12 - 19.00	9.7%
Retail	59	532,281	\$14.80	7.50 - 23.50	7.6%
Office Space	65	368,456	\$13.85	5.94 - 24.00	16.7%
<b>Second Quarter 2014</b>					
Warehouse	24	448,235	\$7.69	2.12 - 16.00	8.9%
Retail	57	327,561	\$14.64	7.50 - 23.50	5.9%
Office Space	59	380,057	\$13.83	5.94 - 22.00	17.6%
<b>Third Quarter 2014</b>					
Warehouse	25	461,778	\$7.50	2.12 - 16.00	9.0%
Retail	62	337,471	\$14.33	7.50 - 23.50	5.6%
Office Space	55	358,816	\$14.00	5.94 - 22.00	16.9%
<b>Fourth Quarter 2014</b>					
Warehouse	21	432,928	\$8.54	2.12 - 17.00	7.5%
Retail	65	281,530	\$14.45	8.00 - 23.50	6.1%
Office Space	51	338,602	\$14.10	7.00 - 22.00	16.0%
<b>First Quarter 2015</b>					
Warehouse	32	601,283	\$8.86	2.82 - 16.00	9.9%
Retail	58	269,238	\$14.64	8.00 - 23.50	5.9%
Office Space	51	312,436	\$14.67	7.00 - 22.00	14.7%
<b>Second Quarter 2015</b>					
Warehouse	26	479,720	\$8.83	2.82 - 16.00	9.5%
Retail	57	248,238	\$15.19	8.00 - 23.50	6.0%
Office Space	45	301,708	\$14.93	10.00 - 20.45	14.2%
<b>Third Quarter 2015</b>					
Warehouse	18	329,488	\$8.69	6.00 - 15.00	6.7%
Retail	56	270,383	\$15.04	8.00 - 23.50	5.6%
Office Space	42	296,517	\$14.80	6.67 - 27.00	14.3%

Source: WCBEA from Laramie County Assessor property database.

Note: FR=final revision.

## Residential Housing Market

Table 7 provides data on the local residential housing market, both city and rural areas. The first part of the table presents 13 different data series measuring residential housing activity throughout Laramie County. These statistics are from Core Logic (CL) and provide a more comprehensive and in-depth look at the residential housing market than previously available. Below the Core Logic data are statistics from the Cheyenne Board of Realtors (CBR). Both data sets are included because together they give a more complete picture of the housing market. Core Logic data is drawn from a considerably larger sample than CBR statistics and should provide a higher degree of accuracy.

The average number of monthly home sales – for new **and** existing homes -- declined this quarter, from 259 in the second quarter to 243 in the third quarter, a decrease of 6.2 percent. The number of sales increased over the last year, an increase of 4.1 percent from the third quarter of 2014 to the third quarter of 2015. The average sales price – for new **and** existing homes -- increased from \$226,641 in the second to \$236,351 in the third quarter of 2015 (4.3 percent). This average sales price increased by just 1.8 percent over the last year, from the third quarter 2014 to the third quarter 2015.

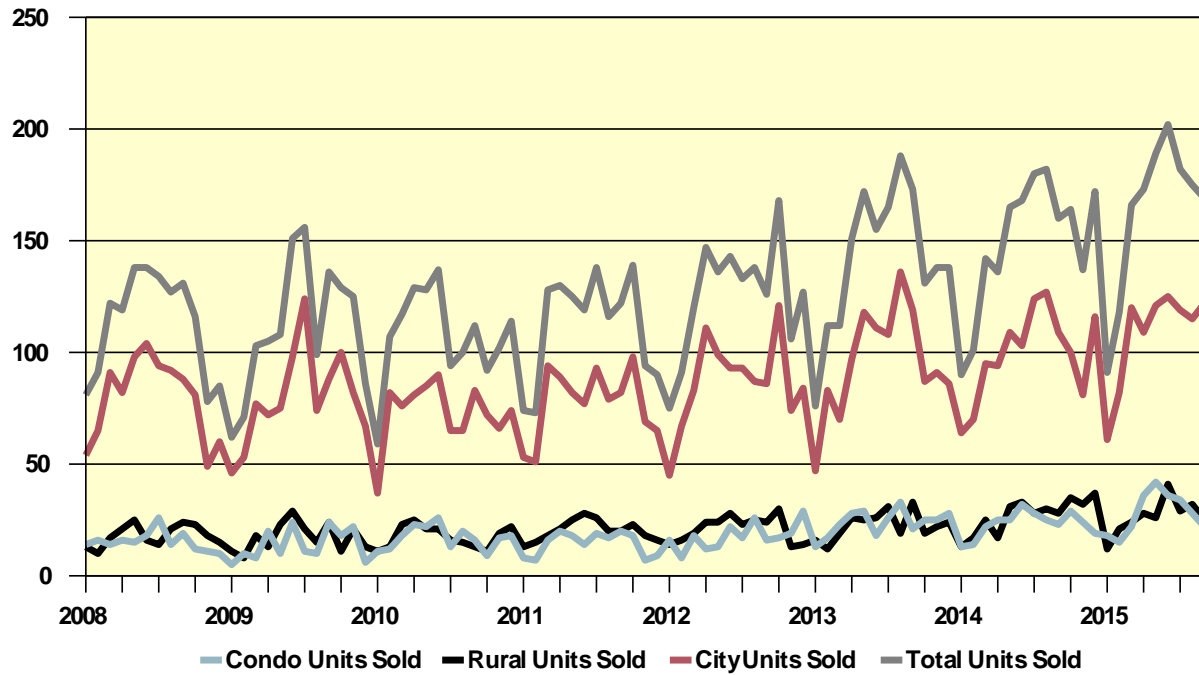
As reported in a previous section, the average number of **new** home sales decreased from 80 in the second quarter of to 64 in the third quarter of 2015. The average sales price of a new home decreased by 6.3 percent over the last year. But the average sales price of new homes increased from \$285,257 to \$312,273 (9.5 percent) from the second to the third quarter of 2015.

The average number of monthly sales of **existing** homes decreased slightly this quarter, from 209 in the second quarter to 207 in the third quarter (1 percent). The average selling price of existing homes increased 3.7 percent over the last year, from \$224,612 in the third quarter of 2014 to \$232,924 in the third quarter of 2015.

Total foreclosures declined for the third quarter in a row. From the second to the third quarter of 2015, foreclosures fell from 391 to 374. However, the number of foreclosures in the third quarter of 2015 (374) was comparable to the number of foreclosures one year ago in the third quarter of 2014 (368). The sheer volume of foreclosures remains a cause for concern.

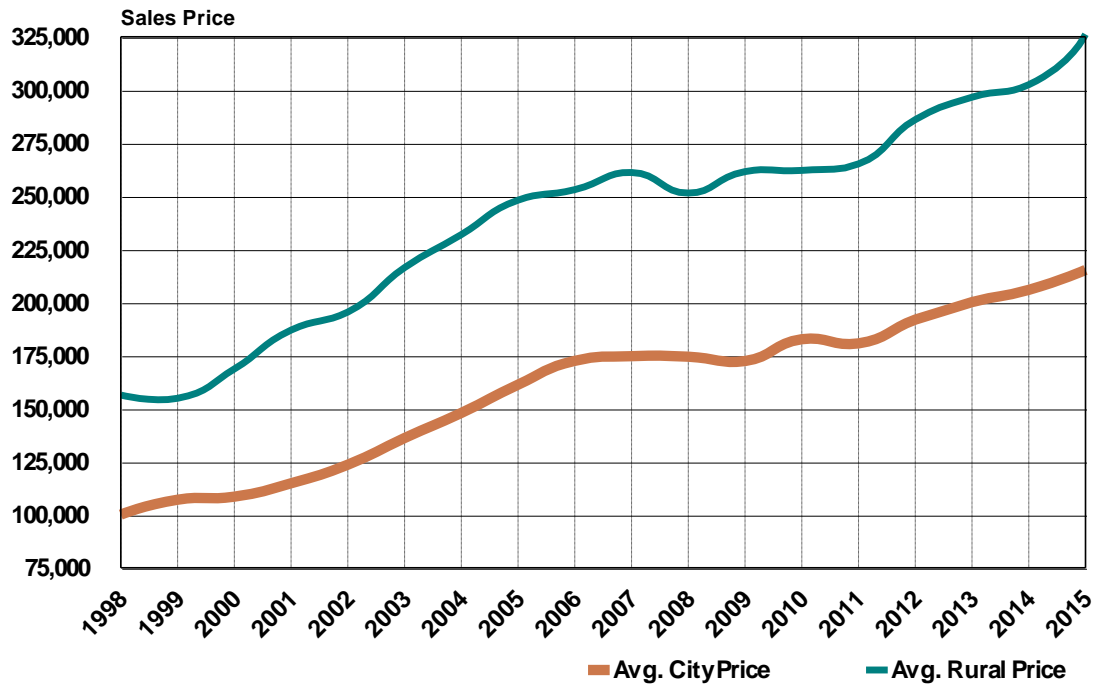
The Cheyenne Board of Realtor reported a 22.5 percent increase in the supply of homes for sale – both city and rural -- in the third quarter of 2015, but was down 12.3 percent from one year ago. This annual decrease in the number of homes available for sale should help with the absorption of the still large number of foreclosed homes.

Figure 18. Laramie County Residential Units Sold, 2008-2015, Monthly Totals



Source: WCBEA from Cheyenne Board of Realtors.

Figure 19. Laramie County Average City and Rural Residential Sale Prices, 1998-2015



Source: WCBEA from Cheyenne Board of Realtors.

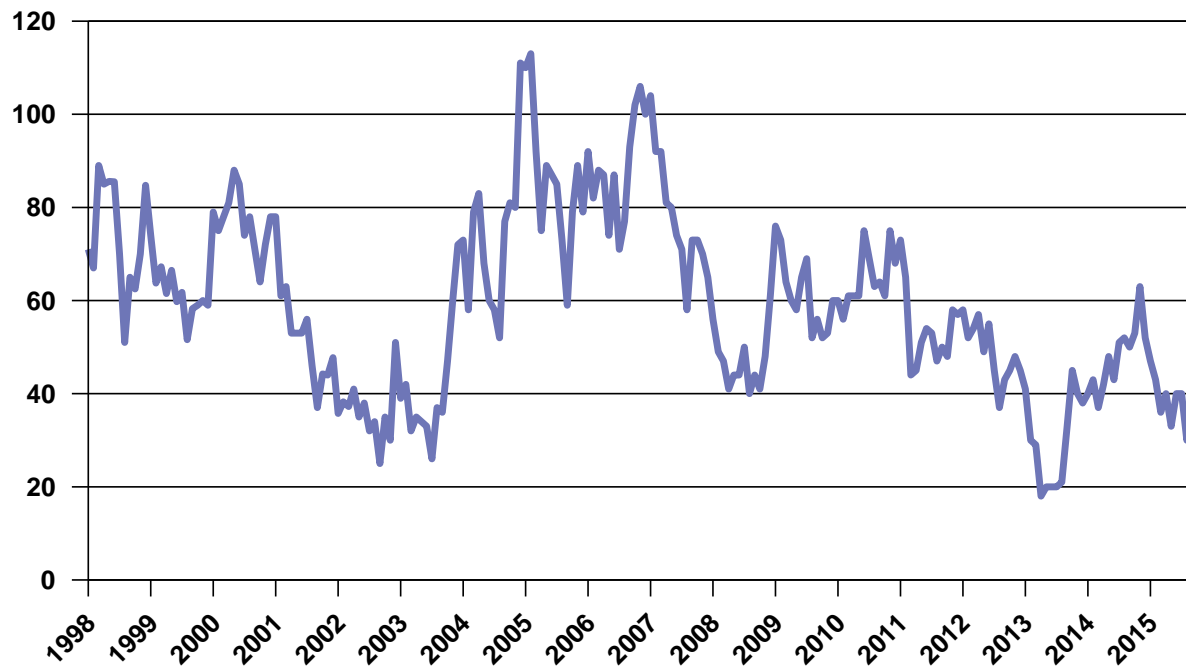
## Apartment Vacancies

The vacancy rate for the third quarter of 2015 was 1.2 percent. One year ago, in the third quarter of 2014, the vacancy rate was 1.4 percent and two years ago, in the third quarter of 2013, the vacancy rate was also 1.4 percent. Such low vacancy rates are indicative of a tight rental market for multi-family units. Housing policy analysts use a 5 percent vacancy rate as a rough rule of thumb that reflects a rental market that is in equilibrium. A vacancy rate above 5 percent indicates a surplus of rental housing and anything below that represents a shortage of rental housing.

In such a tight rental market one might expect an increase in the construction of multi-family units, but in 2014 construction permits were issued for only four units and so far, in 2015, permits have been issued for only 40 units.

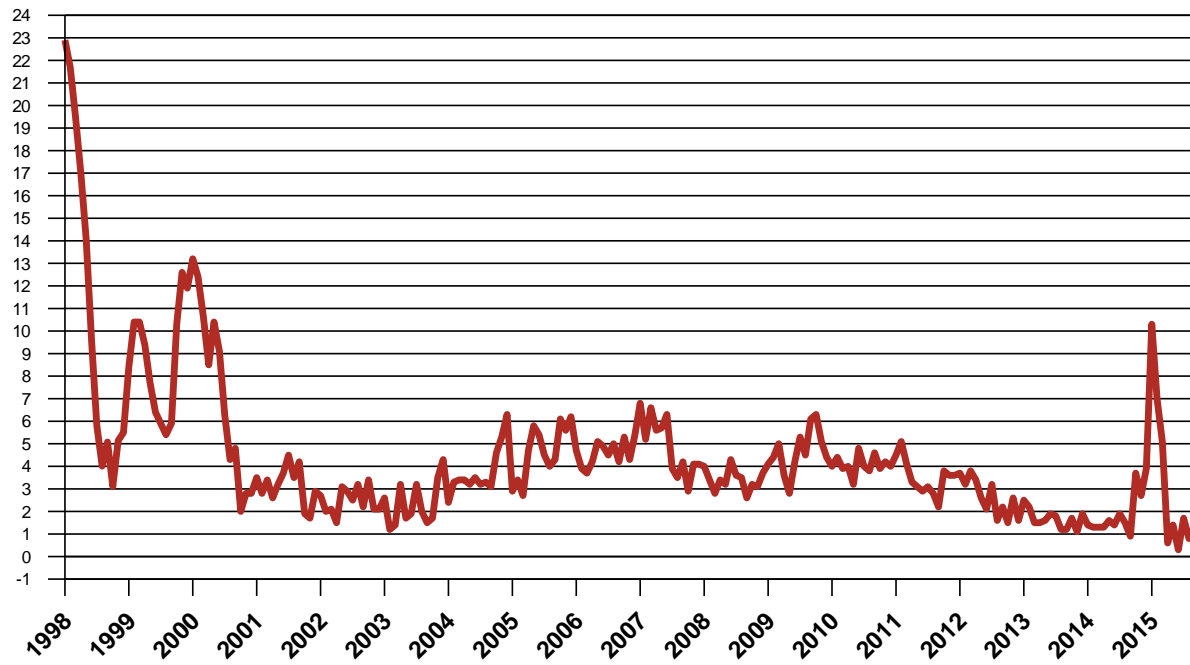
Table 7 below presents the above data.

Figure 20. City of Cheyenne Unfurnished Apartment Vacancies, 1998-2015, Monthly Totals



Source: WCBEA from Wyoming Eagle Tribune.

Figure 21. City of Cheyenne Sampled Apartments Vacancy Rate, 1998-2015, Monthly



Source: WCBEA large apartment complex sample.

Table 7. Laramie County Residential Housing Market

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
<b>Core Logic</b>							
Avg. Residential Sales	267	233	259	243	-9.2	4.1	-6.2
Avg. Sales Price	218,855	232,192	226,641	236,351	8.0	1.8	4.3
New Construction Sales	74	80	80	64	-13.5	-20.0	-20.0
New Construction Sales (% of Total)	9.2%	11.5%	10.3%	8.8%	-4.4	-23.0	-14.7
Avg. New Construction Sales Price	283,948	333,258	285,257	312,273	10.0	-6.3	9.5
Avg. Resale Sales Count	211	188	209	207	-2.1	10.3	-1.0
Avg. Resale Sales Price	219,759	224,612	224,653	232,924	6.0	3.7	3.7
Total Foreclosures	347	368	391	374	7.8	1.6	-4.3
Avg. Foreclosure Rate	0.8%	0.9%	1.0%	0.9%	11.1	2.3	-4.9
Total Short Sales	29	23	23	12	-58.6	-47.8	-47.8
Avg. Short Sales Price	162,996	169,613	187,193	183,998	12.9	8.5	-1.7
Avg. Negative Equity Loans	758	708	562	543	-28.4	-23.3	-3.3
Avg. 90+ Day Delinquencies	327	313	276	291	-11.0	-7.0	5.3
<b>Cheyenne Board of Realtors</b>							
City Residential Units For Sale	339	309	220	270	-20.4	-12.6	22.9
Rural Residential Units For Sale	156	137	99	121	-22.6	-11.7	22.3
Avg. Residential Sales	175	174	188	175	0.0	0.8	-6.7
Avg. City Residential Sale Price (\$)	194,934	199,365	226,797	212,450	9.0	6.6	-6.3
Avg. Rural Residential Sale Price (\$)	298,870	313,213	324,106	340,141	13.8	8.6	4.9
City Residential Avg. Days on Market <sup>1</sup>	60	48	44	34	-43.3	-28.7	-22.7
<b>Vacancies<sup>2</sup></b>							
Furnished Apartments	1	2	2	3	211.7	55.8	41.7
Unfurnished Apartments	25	51	38	35	40.1	-31.3	-6.9
Homes and Duplexes	16	16	16	13	-20.7	-20.7	-20.0
Mobile Homes	5	7	6	5	-8.7	-34.8	-24.7
Sampled Apartments Vacancy Rate <sup>3</sup>	1.4%	1.4%	0.8%	1.2%	-10.9	-10.9	60.6
Average Sample Sizes	946	794	987	989	-	-	-

Sources: WCBEA from Core Logic and Cheyenne Board of Realtors.

Notes: Unless otherwise noted, data represent quarterly averages.

<sup>1</sup> Average days on market calculated as number of days from the listing date to the date the property is under contract.

<sup>2</sup> Vacancy data are obtained from the Wyoming Tribune Eagle.

<sup>3</sup> Vacancy rate is calculated from WCBEA large apartment complex sample.

## Demographics and Tourism

The tables below provide data on current demographic and tourism trends within Laramie County. Table 8 presents information on human and social services and school enrollments in Laramie County and Table 9 presents tourism indicators.

There has been a consistent decline over the last two years in the Department of Family Services (DFS) – Temporary Assistance for Needy Families (TANF) distributions.

**Table 8. Laramie County Demographics**

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
<b>Human Services</b>							
Emergency Room Visits	3,303	3,643	3,427	3,435	4.0	-5.7	0.2
Safehouse - # Sheltered	59	43	37	39	-34.1	-10.1	4.5
Comea Shelter - Nights lodging	1,688	2,245	2,118	2,022	19.8	-9.9	-4.5
DFS/TANF Distributions	157	136	129	120	-23.4	-11.7	-7.0
<b>School Enrollments</b>							
Laramie County District #1	13,324	13,030	13,403	13,697	2.8	5.1	2.2
Laramie County District #2	957	978	1,000	967	1.0	-1.1	-3.3
Private Schools	451	457	457	410	-9.1	-10.3	-10.3
Home Schooling	287	325	325	318	10.8	-2.2	-2.2
Total School Enrollment	15,019	14,790	15,185	15,392	2.5	4.1	1.4
LCCC Enrollment - FTE (Laramie County Sites)	2,097	1,905	1,996	N/A	-	-	-
LCCC Enrollment - Headcount (Laramie County)	3,777	3,610	3,677	N/A	-	-	-

Sources: WCBEA from Cheyenne Regional Medical Center,  
Safehouse Services,  
Wyoming Department of Family Services,  
Laramie County School District #1,  
Laramie County School District #2, and  
Laramie County Community College

Note: Data represent monthly averages for the quarter.

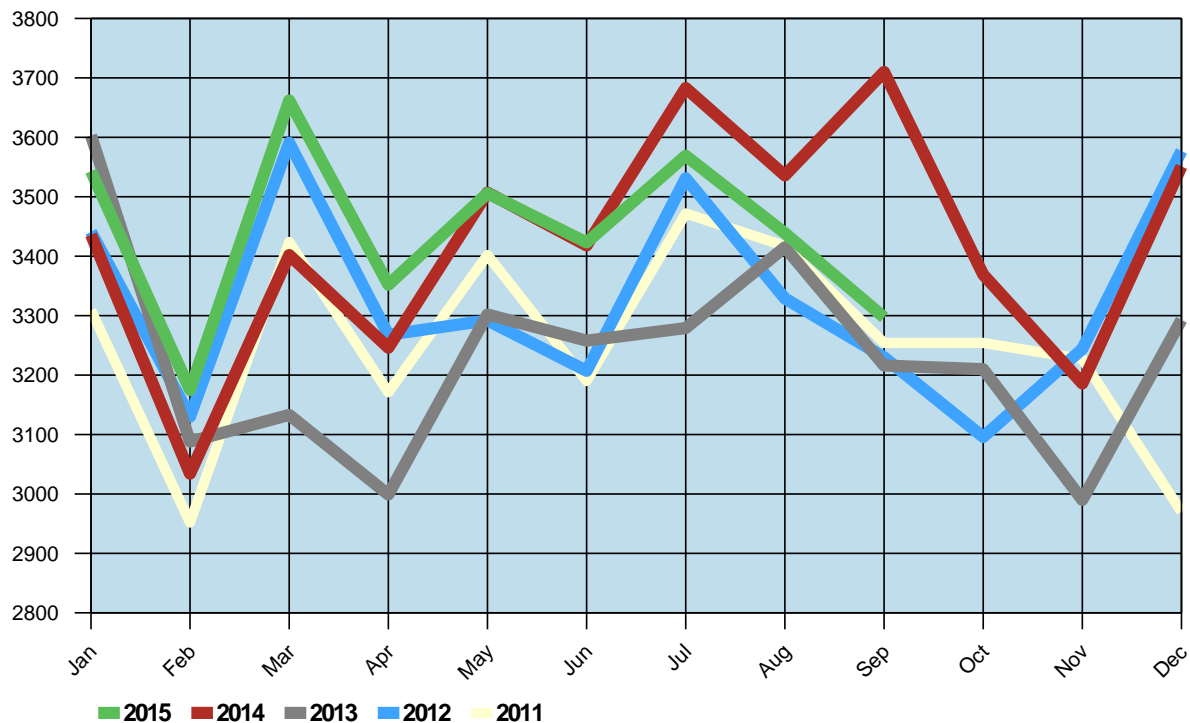


Table 9. Laramie County Tourism Data

	3Q 2013	3Q 2014	2Q 2015	3Q 2015	2 Year % Chg 3Q/2013 - 3Q/2015	1 Year % Chg 3Q/2014 - 3Q/2015	Qtrly % Chg 2Q/2015 - 3Q/2015
<b>Accommodations</b>							
Available Rooms	72,515	76,997	75,894	76,728	5.81	-0.35	1.10
Nights Occupied	57,331	61,747	51,276	58,942	2.81	-4.54	14.95
Occupancy Rate (%)	79.0	80.1	67.6	76.8	-2.84	-4.21	13.58
Average Room Rate	\$93.96	\$101.93	\$87.64	\$104.40	11.12	2.43	19.13
<b>Visitor Data</b>							
Visit Cheyenne Walk-in Count	7,040	7,642	4,879	7,604	8.01	-0.49	55.86
Trolley Ridership	2,061	2,246	2,603	2,017	-2.15	-10.21	-22.50
Pine Bluffs Info Center	17,783	18,625	7,368	12,432	-30.09	-33.25	68.72
I-25 State Visitor Center	26,321	24,696	16,631	25,092	-4.67	1.60	50.88
Old West Museum Paid Visitor	4,378	5,312	1,652	5,950	35.90	11.99	260.21

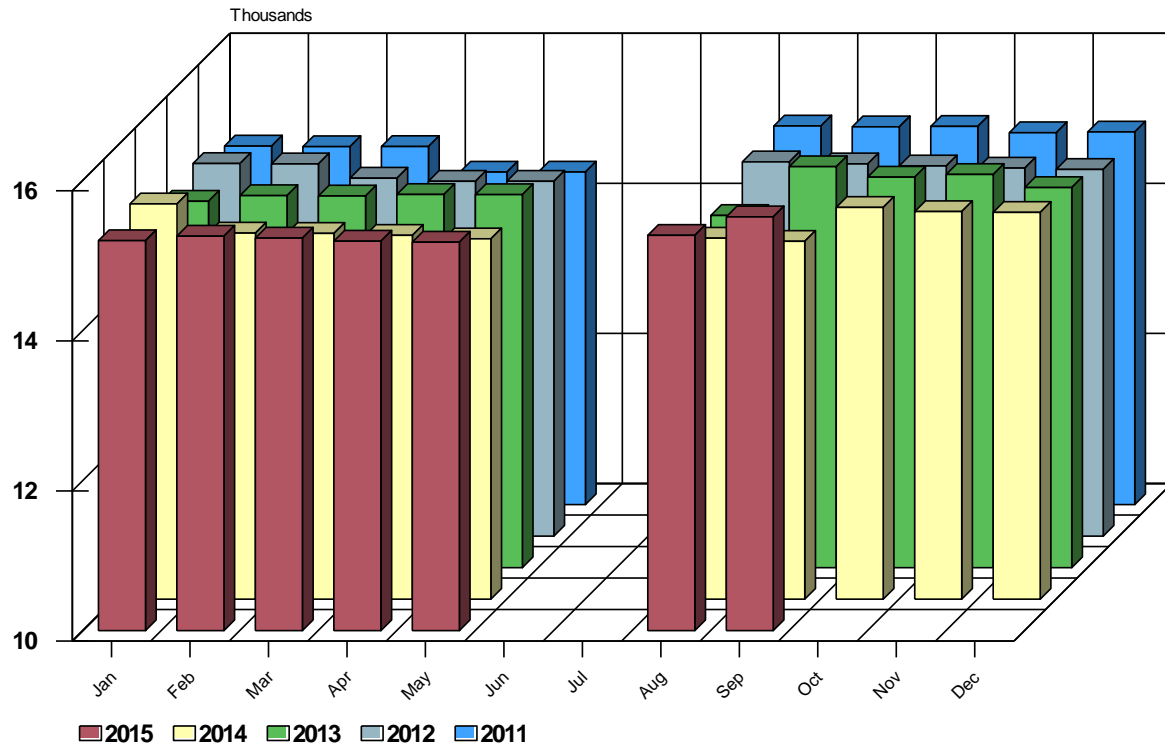
Source: WCBEA from Visit Cheyenne.

Figure 22. Emergency Room Visits, CRMC, 2011-2015, Monthly Totals



Source: WCBEA from Cheyenne Regional Medical Center.

Figure 23. Laramie County School Enrollment, 2011-2015, Monthly Totals



Sources: WCBEA from Laramie County School District #1, Laramie County School District #2 and Cheyenne area private schools (5).

## Detailed Tables

Table 10. Employment, Labor Force and General Business Activity

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Employment</b>														
Total Civilian Labor Force (LAUS)	48,515	48,698	49,063	48,959	48,545	48,730	49,655	48,959	48,284	48,657	49,302	49,422	48,899	2014
	49,090	49,482	49,881	49,355	49,136	49,326	49,743	49,179	48,024				49,246	2015
Total Employment (LAUS)	45,869	46,195	46,716	46,875	46,478	46,560	47,621	46,911	46,324	46,692	47,007	47,222	46,706	2014
	46,656	47,285	47,643	47,588	47,501	47,514	48,071	47,541	46,422				47,358	2015
Total Employment (CES)	45,400	45,500	46,100	46,400	47,100	47,400	47,500	47,500	47,600	47,400	47,000	47,600	46,875	2014
	46,700	47,100	47,500	46,900	48,100	48,200	47,800	48,000	47,100				47,489	2015
Total Unemployment (LAUS)	2,646	2,503	2,347	2,084	2,067	2,170	2,034	2,048	1,960	1,965	2,295	2,200	2,193	2014
	2,434	2,197	2,238	1,767	1,635	1,812	1,672	1,638	1,602				1,888	2015
Unemployment Rate (LAUS)	5.5	5.1	4.8	4.3	4.3	4.5	4.1	4.2	4.1	4.0	4.7	4.5	4.5	2014
	5.0	4.4	4.5	3.6	3.3	3.7	3.4	3.3	3.3				3.8	2015
Initial Unemployment Claims	135	74	52	74	63	45	67	49	57	55	241	120	86	2014
	92	62	65	48	66	69	53	47	55				62	2015
Help Wanted Ads	641	510	576	1,034	713	714	820	851	902	862	581	569	731	2014
	542	646	654	965	946	865	1,132	710	792				806	2015
<b>General Business Activity</b>														
Auto Registrations	2,473	2,413	2,996	3,199	3,293	3,290	3,525	3,336	3,182	3,182	2,047	2,530	2,956	2014
	2,542	2,579	3,241	3,199	3,294	3,552	3,576	3,624	3,176				3,198	2015
Enplanements-Cheyenne Airport	505	461	417	287	328	337	353	397	401	392	227	333	370	2014
	282	224	278	258	198	179	158	178	129				209	2015
Retail Sales (\$)	109,336,400	94,950,300	82,399,500	100,784,500	97,770,400	101,680,800	115,281,900	123,393,500	110,511,300	114,353,600	109,236,900	100,481,300	105,015,033	2014
	114,604,800	96,530,900	93,044,000	101,382,200	120,283,300	105,513,800	119,203,500	123,017,500	120,856,900				110,492,989	2015
Bankruptcies	12	13	22	23	14	17	17	13	13	18	10	10	15	2014
	8	9	21	21	13	14	10	17	13				14	2015

Sources: See Tables 1 and 2.

Table 11. Housing and Construction

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Housing</b>														
Total Residential Units for Sale	438	431	458	506	547	553	563	522	506	451	421	422	485	2014
	349	332	340	338	355	445	461	448	460				392	2015
Total Residential Units Sold	90	101	142	136	165	168	180	182	160	164	137	172	150	2014
	91	118	166	173	189	202	182	175	169				163	2015
Average Residential Sold Price (city)	182,584	185,537	201,807	197,345	213,708	212,206	206,623	225,245	220,102	210,756	203,805	210,647	205,864	2014
	194,009	207,962	217,550	226,569	216,724	237,098	217,546	212,226	207,578				215,251	2015
Furnished Apartments	1	2	2	1	1	2	2	3	2	3	4	2	2	2014
	4	2	2	1	3	3	3	4	3				3	2015
Unfurnished Apartments	40	43	37	42	48	43	51	52	50	53	63	52	48	2014
	47	43	36	40	33	40	40	30	35				38	2015
Homes & Duplexes	22	26	18	13	16	16	11	19	18	24	26	22	19	2014
	24	22	12	13	14	21	14	12	12				16	2015
Mobile Homes	7	6	7	10	10	8	5	8	7	6	5	5	7	2014
	6	5	4	6	6	6	6	3	5				5	2015
Sampled Apartments % Vacant	1.4%	1.3%	1.3%	1.3%	1.6%	1.4%	1.9%	1.5%	0.9%	3.7%	2.7%	3.9%	1.9%	2014
	10.3%	7.0%	5.1%	0.6%	1.4%	0.3%	1.7%	0.8%	1.2%				3.2%	2015
<b>Construction</b>														
Single Family Bldg. Permits (Cheyenne)	6	17	19	12	19	39	19	4	12	16	6	28	16	2014
	5	7	34	26	17	12	39	15	14				19	2015
Single Family Bldg. Permits (Rural)	5	7	5	10	8	18	22	10	8	6	8	9	10	2014
	5	12	14	14	12	12	25	11	10				13	2015
Septic Permits - Rural	15	18	12	8	9	22	15	16	13	20	12	18	15	2014
	13	9	6	11	8	18	23	10	29				14	2015
Total Building Permits (Cheyenne)	85	111	122	133	158	188	180	123	151	157	98	135	137	2014
	126	122	165	152	151	197	205	158	149				158	2015
Value of Authorized Const (Cheyenne)	2,556,544	13,651,994	6,830,384	7,245,629	12,722,339	9,821,398	9,990,796	34,929,725	6,857,184	5,704,656	3,059,655	8,169,805	10,128,342	2014
	4,974,427	4,088,539	11,610,971	10,561,825	12,047,161	24,034,547	46,239,186	26,148,828	5,763,957				16,163,271	2015
Residential Value (Cheyenne)	1,173,519	3,651,876	3,368,668	2,411,871	2,473,381	7,169,560	3,728,712	778,777	1,833,572	3,600,229	1,096,564	4,757,853	3,003,715	2014
	822,204	1,559,715	5,948,667	4,811,514	3,483,117	3,957,071	7,746,574	3,099,160	2,038,743				3,718,529	2015

Sources: See Tables 5 and 7.

Notes: Data are not seasonally adjusted. Single family permits include attached and detached homes.

Table 12. Utilities, Human Services and School Enrollments

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Utilities</b>														
Commercial & Industrial Power (Kwh) (0,000)	7,953	7,276	7,498	7,446	7,348	7,487	7,449	8,203	7,838	7,672	7,541	7,601	7,609	<b>2014</b>
	8,208	7,735	8,528	7,814	8,085	8,210	8,626	8,993	8,991				8,354	<b>2015</b>
Residential Gas Usage (Mcf) ('000)	417	397	343	261	184	89	59	53	64	95	197	367	210	<b>2014</b>
	418	330	342	193	181	120	57	52	53				194	<b>2015</b>
Metered Water Taps (CBPU)	23,155	22,898	22,943	22,991	23,038	23,107	23,145	23,201	23,211	23,312	23,096	23,155	23,104	<b>2014</b>
	23,141	23,133	23,203	23,232	23,284	23,359	23,421	23,469	23,467				23,301	<b>2015</b>
Metered Water Taps (SCW&SD)	3,323	3,323	3,323	3,323	3,323	3,325	3,325	3,325	3,325	3,326	3,327	3,328	3,325	<b>2014</b>
	3,328	3,329	3,331	3,331	3,335	3,338	3,338	3,338	3,338				3,334	<b>2015</b>
<b>Human Services</b>														
Total Emergency Room Visits	3,436	3,034	3,402	3,246	3,507	3,418	3,683	3,536	3,710	3,369	3,186	3,551	3,423	<b>2014</b>
	3,543	3,175	3,662	3,352	3,506	3,423	3,569	3,439	3,297				3,441	<b>2015</b>
Safehouse - Number of People Sheltered	46	36	37	30	39	40	51	40	38	46	27	19	37	<b>2014</b>
	29	21	22	30	36	45	48	29	39				33	<b>2015</b>
Comea Shelter - Total Nights Lodging	1,720	1,572	1,647	1,807	1,879	1,971	2,390	2,218	2,126	2,099	2,210	1,958	1,966	<b>2014</b>
	2,116	1,844	2,143	2,085	2,205	2,064	2,045	1,998	2,022				2,058	<b>2015</b>
<b>School Enrollments</b>														
Laramie County District #1	13,579	13,179	13,179	13,150	13,105	-	-	13,030	13,030	13,484	13,424	13,418	13,258	<b>2014</b>
	13,418	13,480	13,454	13,407	13,399	-	-	13,577	13,817				13,507	<b>2015</b>
Laramie County District #2	951	962	958	961	959	-	-	999	957	955	960	954	962	<b>2014</b>
	998	996	996	1,002	997	-	-	964	970				989	<b>2015</b>
Total School Enrollment	15,268	14,879	14,875	14,849	14,802	-	-	14,811	14,769	15,221	15,166	15,154	14,979	<b>2014</b>
	15,198	15,258	15,232	15,191	15,178	-	-	15,269	15,515				15,263	<b>2015</b>
LCCC Enrollment - FTE (Laramie County Sites)	2,886.83	2,886.83	2,886.83	2,886.83	2,886.83	317.08	317.08	2,698.42	2,698.42	2,698.42	2,698.42	2,698.42	2,380.03	<b>2014</b>
	2,721.75	2,721.75	2,721.75	2,721.75	2,721.75	543.25	543.25	N/A	N/A				2,099.32	<b>2015</b>
LCCC Enrollment - Headcount (Laramie County Sites)	5,029	5,029	5,029	5,029	5,029	1,622	1,622	4,604	4,604	4,604	4,604	4,604	4,284	<b>2014</b>
	4,748	4,748	4,748	4,748	4,748	1,535	1,535	N/A	N/A				3,830	<b>2015</b>

Sources: See Tables 5 and 8.

Notes: Data are not seasonally adjusted.

N/A – Not available

Table 13. Taxes and Tourism

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Taxes</b>														
4%, 1%, & Lodging Tax Collections	9,988,243	8,508,649	7,408,588	9,385,494	8,645,255	9,064,532	10,591,240	10,135,991	12,632,745	11,373,193	10,549,835	9,520,347	9,817,009	2014
	12,950,274	9,448,371	7,943,943	8,913,493	9,374,234	8,245,385	9,310,493	9,985,035	10,458,096				9,625,480	2015
Wholesale and Retail Sales and Use Tax Collections	4,791,287	3,966,538	3,039,942	4,172,395	3,873,844	3,889,533	4,589,140	4,572,266	4,210,060	4,503,434	4,144,400	4,206,609	4,163,287	2014
	5,087,850	3,753,130	3,410,402	4,091,807	4,714,907	3,819,374	4,445,761	4,396,845	4,204,451				4,213,836	2015
Actual Receipts to County Entities	4,301,304	3,661,202	3,171,448	4,043,677	3,709,422	3,884,392	4,450,356	4,293,681	5,388,166	4,851,800	4,524,230	4,085,629	4,197,109	2014
	4,813,567	4,033,512	3,397,336	3,841,481	4,042,167	3,525,006	3,973,047	4,227,273	4,459,270				4,034,740	2015
1% Sales and Use Tax Receipts	1,964,899	1,677,296	1,451,022	1,846,151	1,694,663	1,776,138	2,066,830	1,963,567	2,458,553	2,218,743	2,064,927	1,867,427	1,920,851	2014
	2,196,170	1,845,287	1,555,399	1,753,431	1,839,494	1,609,961	1,812,461	1,929,475	2,034,478				1,841,795	2015
Lodging Tax Receipts	93,884	61,886	111,933	99,562	114,410	132,180	190,111	258,904	242,740	203,368	161,882	129,439	150,025	2014
	107,081	167,684	126,052	94,780	118,248	146,909	195,070	281,751	226,655				162,692	2015
<b>Tourism</b>														
Available Rooms	73,408	66,304	73,408	71,040	78,368	75,840	78,368	77,562	75,060	77,562	75,060	77,562	74,962	2014
	77,562	70,056	77,562	75,060	77,562	75,060	77,562	77,562	75,060				75,894	2015
Nights Occupied	34,469	38,008	41,330	44,932	53,060	60,794	65,669	62,686	56,887	50,168	40,423	37,831	48,855	2014
	41,869	36,139	38,736	44,626	50,792	58,410	62,814	60,197	53,816				49,711	2015
Occupancy Percentage	47.0	57.3	56.3	63.2	67.7	80.2	83.8	80.8	75.8	64.7	53.9	48.8	65.0	2014
	54.0	51.6	49.9	59.5	65.5	77.8	81.0	77.6	71.7				65.4	2015
Average Room Rate	\$76.13	\$77.48	\$76.49	\$78.44	\$82.53	\$88.96	\$121.84	\$93.82	\$90.12	\$85.47	\$83.23	\$80.93	\$86.29	2014
	\$82.55	\$82.95	\$80.55	\$82.41	\$86.01	\$94.50	\$128.56	\$95.94	\$88.71				\$91.35	2015
Visit Cheyenne Walk-In Count	2,600	1,775	2,869	2,899	7,574	5,980	11,558	6,683	4,684	2,190	2,425	4,312	4,629	2014
	1,867	2,578	2,298	3,690	4,456	6,491	11,433	6,671	4,709				4,910	2015
Trolley Ridership	169	314	60	556	4,540	2,283	3,275	1,998	1,466	840	91	4,179	1,648	2014
	235	319	45	501	4,521	2,786	2,736	1,611	1,704				1,606	2015
Pine Bluffs Information Center	4,590	4,619	6,812	7,344	11,398	18,327	22,486	19,026	14,362	10,635	6,457	6,425	11,040	2014
	5,632	4,897	7,400	6,285	3,739	12,081	14,942	13,593	8,760				8,592	2015
Wyoming State Museum	1,736	2,149	5,435	3,841	3,070	5,362	7,077	12,240	3,563	3,308	2,566	2,783	4,428	2014
	2,613	2,842	2,548	3,119	3,667	5,374	10,047	4,999	3,568				4,309	2015
I-25 State Visitor Center	4,809	4,244	6,350	7,120	14,822	25,348	31,386	24,118	18,585	10,096	4,723	4,516	13,010	2014
	5,052	4,518	6,780	8,389	15,453	26,050	33,084	24,700	17,492				15,724	2015
Old West Museum Paid Visitor	402	170	1,472	897	1,574	2,032	10,740	2,866	2,331	1,668	740	845	2,145	2014
	633	412	1,473	895	1,511	2,549	9,210	N/A	2,689				2,422	2015

Sources: See Tables 3 and 9.

## Cheyenne and Laramie County Profile

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
<b>Demography</b>					
Total Population - Cheyenne <sup>1</sup>	2014	62,845	2013	62,448	0.64%
Total Population - Laramie County	2014	96,389	2013	95,809	0.61%
Total Male Population	2014	48,581	2013	46,641	4.16%
Total Female Population	2014	47,808	2013	46,432	2.96%
% of Population - Under 20 Years Old	2013	26.6%	2012	25.9%	2.78%
% of Population - 65 Years & Older	2013	12.9%	2012	13.2%	-2.27%
Median Age	2013	37.0	2012	37.2	-0.54%
% of Population - White Alone (Non-Hispanic)	2013	80.1%	2012	79.1%	1.26%
% of Population - Native American Alone	2013	0.9%	2012	1.3%	-30.77%
% of Population - Hispanic or Latino	2013	13.5%	2012	12.4%	8.87%
Households - County	2013	35,785	2012	35,245	1.53%
Average Household Size - County	2013	2.6	2012	2.6	0.77%
Households - City	2013	35,785	2012	35,245	1.53%
% of Households (HH) Headed by Married Couples	2013	54.7%	2012	50.2%	8.96%
% of HH Headed by Single Female (w/own children <18 yrs.)	2013	6.8%	2012	8.2%	-17.07%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>1</sup>	2010	2,686	-	-	
Total Area (sq. miles) <sup>11</sup> - Cheyenne	2014	26.97	2013	26.93	0.15%
Water Area (sq. miles)	2000	1.6	-	-	
Mean Elevation (ft.)	2010	6,700	-	-	
Normal Mean Temperature (F) - Cheyenne <sup>2</sup>	1971 - 00	44.9	1961 - 90	45.6	-1.54%
Average Annual Precipitation (inches) - Cheyenne <sup>2</sup>	1971 - 00	15.5	1961 - 90	14.4	7.29%
Average Wind Speed (mph)	1996 - 08	12.1	1996 - 06	12.4	-2.42%
<b>Crime &amp; Law Enforcement</b>					
Crimes <sup>3</sup>	2014	2,495	2013	2,826	-11.71%
Crimes per 10,000 Persons	2014	258.8	2013	295.0	-12.24%
Homicides per 10,000 Persons	2014	0.3	2013	0.0	
Rapes per 10,000 Persons	2014	1.9	2013	2.1	-10.54%
Robberies per 10,000 Persons	2014	1.8	2013	1.4	29.98%
Aggravated Assaults per 10,000 Persons	2014	12.0	2013	17.3	-30.54%
Burglaries per 10,000 Persons	2014	44.3	2013	46.0	-3.76%
Larcenies & Thefts per 10,000 Persons	2014	186.4	2013	216.0	-13.67%
Motor Vehicle Thefts per 10,000 Persons	2014	12.1	2013	12.1	0.26%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Diploma <sup>1</sup>	2014	24.8%	2013	24.2%	2.48%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2014	20.7%	2013	16.7%	23.95%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher	2014	30.7%	2013	28.2%	8.87%
Pupil -Teacher Ratio in LCSD #1 <sup>4</sup>	2013 - 14	13.2	2012 - 13	13.4	-1.63%
Pupil -Teacher Ratio in LCSD #2	2013 - 14	10.1	2012 - 13	10	6.37%
Expenditures Per Pupil in LCSD #1 <sup>4</sup>	2013 - 14	\$14,150	2012 - 13	\$14,255	-0.74%
Expenditures Per Pupil in LCSD #2	2013 - 14	\$16,996	2012 - 13	\$17,592	-3.39%
LCSD #1 Enrollment	2013 - 14	13,761	2012 - 13	13,365	2.96%
LCSD #2 Enrollment	2013 - 14	987	2012 - 13	958	3.03%
Total School Enrollments Laramie County	2013 - 14	15,508	2012 - 13	15,319	1.23%
% of Students in Private Schools	2013 - 14	2.9%	2012 - 13	2.9%	-0.56%
% of Students Home-Schooled	2013 - 14	2.0%	2012 - 13	1.8%	12.37%
ACT Average Composite Score (range 1-36) LCSD #1	2013 - 14	20.4	2012 - 13	20.1	1.49%
ACT Average Composite Score (range 1-36) LCSD #2	2013 - 14	19.8	2012 - 13	19.7	0.51%

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
LCSD #1 Graduation Rate <sup>5</sup>	2013 - 14	73.8%	2012 - 13	71.6%	3.09%
LCSD #2 Graduation Rate	2013 - 14	86.3%	2012 - 13	81.0%	6.61%
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester)	2014	2,698.4	2013	2,875.7	-6.16%
Average Student Age at LCCC (Fall Semester) <sup>7</sup>	2014	26.7	2013	26.8	-0.60%
Median Student Age at LCCC (Fall Semester)	2014	22.3	2013	22.3	0.09%
3 -Year Graduation Rate at LCCC	2012	16.7%	2010	17.6%	-5.12%
3 - Year Rate of Transfer from LCCC	2012	25.7%	2010	28.4%	-9.57%
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$) <sup>8</sup>	2Q15	\$1,126	2Q14	\$1,143	-1.49%
Average Rent for 2 Bedroom Apartment (\$)	2Q15	\$786	2Q14	\$769	2.21%
Average Rent for 2-3 Bedroom Mobile Home (\$)	2Q15	\$817	2Q14	\$809	0.99%
Average Sales Price - Cheyenne	2014	\$205,864	2013	\$200,079	2.89%
Average Sales Price - Close-in Rural	2014	\$302,432	2013	\$296,570	1.98%
<b>Laramie County's Economy</b>					
Median Household Income <sup>1</sup>	2014	57,551	2013	\$61,661	-6.67%
Mean Household Income	2014	70,617	2013	\$72,830	-3.04%
Per Capita Personal Income (\$) <sup>9</sup>	2014	\$49,225	2013	\$47,561	3.50%
Average Wage per Job	2014	\$45,447	2013	\$44,538	2.04%
Average Annual Pay (\$) <sup>10</sup>	2014	\$42,903	2013	\$42,148	1.79%
<b>Employment &amp; Labor</b>					
Employment <sup>12</sup>	2014	46,158	2013	46,025	0.29%
Unemployment Rate <sup>13</sup>	2014	4.7%	2013	5.0%	-6.00%
Total Non-farm Jobs <sup>9</sup>	2014	62,621	2013	64,493	-2.90%
<b>Percent of Jobs in Selected Industries</b>					
% of Jobs in Farming	2014	2.0%	2013	2.0%	-0.79%
% of Jobs in Mining	2014	1.4%	2013	1.0%	35.82%
% of Jobs in Government	2014	26.1%	2013	26.8%	-2.49%
% of Jobs in Construction	2014	6.6%	2013	6.7%	-1.45%
% of Jobs in Manufacturing	2014	2.5%	2013	2.4%	0.96%
% of Jobs in Trans. & Ware.	2014	6.3%	2013	5.6%	11.43%
% of Jobs in FIRE	2014	10.2%	2013	10.2%	-0.61%
% of Jobs in Retail Trade	2014	10.4%	2013	10.8%	-3.94%
% of Jobs in Wholesale	2014	1.9%	2013	1.9%	2.88%
<b>Labor Force Demographics</b>					
% of Labor Force Age 16-19 <sup>1</sup>	2014	3.7%	2013	4.4%	-14.96%
% of Labor Force Age 20-24	2014	10.2%	2013	9.8%	3.95%
% of Labor Force Age 25-44	2014	43.6%	2013	42.9%	1.63%
% of Labor Force Age 45-54	2014	19.9%	2013	22.0%	-9.39%
% of Labor Force Age 55-64	2014	17.5%	2013	15.7%	11.85%
% of Labor Force Age 65-74	2014	4.9%	2013	4.2%	15.69%
% of Labor Force Age 75 and over	2014	0.2%	2013	1.0%	-85.30%
% of Labor Force Male	2014	53.4%	2013	54.1%	-1.21%
% of Labor Force Female	2014	46.6%	2013	45.9%	1.42%
% of Males in Labor Force	2014	84.7%	2013	86.9%	-2.53%
% of Females in Labor Force	2014	78.7%	2013	77.4%	1.68%
<b>CPI</b>					
U.S. CPI	2014	236.7	2013	233.0	1.62%
Annual Inflation Rate - Cheyenne	4Q14	3.0%	4Q13	3.4%	-11.76%

Sources:

<sup>1</sup> U.S. Census Bureau Population Estimates

<sup>2</sup> Western Regional Climate Center

<sup>3</sup> Wyoming Division of Criminal Investigation

<sup>4</sup> Wyoming Department of Education Statistical Report Series 2 FTE Certified Teachers, Statistical Report Series 3 Total Expenditures and Other Outlays

<sup>5</sup> Wyoming Department of Education

<sup>6</sup> Office of Institutional Analysis, University of Wyoming

<sup>7</sup> Laramie County Community College

<sup>8</sup> State of Wyoming, Dept. of Admin. & Info., Economic Analysis Division

<sup>9</sup> U.S. Commerce Department, Bureau of Economic Analysis. Non-farm employment data include proprietors.

<sup>10</sup> U.S. Department of Labor, Bureau of Labor Statistics

<sup>11</sup> City of Cheyenne

<sup>12</sup> Non-farm wage and salary employment, Wyoming Department of Employment, CES Data

<sup>13</sup> Wyoming Department of Employment, LAUS Data



## Data Sources

### Automobile Registrations:

- Laramie County Clerk

### Banking Data:

- National Credit Union Administration data.
- Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD).
- FDIC Deposit Market Share Report

### Bankruptcies:

- U.S. Clerk of Bankruptcy Court

### Building Permits:

- City of Cheyenne Building Safety Department
- Laramie County Planning & Development

### Employment:

- Wyoming Department of Workforce Services

### Enplanements:

- Cheyenne Regional Airport

### Housing:

- Cheyenne area apartment complexes
- Cheyenne Board of Realtors
- Core Logic

### Human Services:

- Cheyenne Police Department
- Comea Shelter
- Wyoming Department of Family Services
- Safehouse Services
- Cheyenne Regional Medical Center

### Taxes:

- Wyoming Department of Revenue

### Schools:

- Laramie County Community College
- Laramie County School District #1 and #2
- Cheyenne area private schools

### Tourism:

- Visit Cheyenne

### Utilities:

- Cheyenne Board of Public Utilities
- Cheyenne Light, Fuel & Power
- South Cheyenne Water & Sewer District



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