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Annual Trends March 2017 • Volume XXXIII

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ANALYSIS

# ECONOMIC INDICATORS FOR GREATER CHEYENNE

INDICATORS

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WORKFORCE

LABOR

UTILITIES

CAPITAL

PROJECT

JOBS

FINANCIAL

DEMOGRAPHICS

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LARAMIE COUNTY

LOANS AND DEPOSITS

Wyoming Center for Business & Economic Analysis @ LCCC

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## Preface

The articles appearing in this publication represent the opinions of the author and do not necessarily reflect the views of funding agencies and organizations. Duplication or quotation of material in this publication is welcomed; we request that you credit WCBEA@LCCC.

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## Economic Indicators

### Summary

The Annual Trends report summarizes and illustrates the characteristics of the Cheyenne and Laramie County economy over the last ten years or longer. This report presents the latest available federal, state, and local agency statistics on Laramie County's economic and demographic growth patterns. Both business and government planning require a realistic and unbiased assessment of past trends and future directions. The indicators and statistics presented in this report are intended to be used as a guide to understanding the local economy.

### 2016 in Review

Over the last year the impact of declining energy prices has been felt all across the State of Wyoming. The economy of Greater Cheyenne has been affected by this decline in energy prices and the resultant economic downturn in the State of Wyoming. The negative impacts that were predicted a year ago in this report have, to a large extent, been realized.

Laramie County had modest job declines of 956 jobs (-2.0 percent) from 2015 to 2016.

Government remained the primary employer in Laramie County, with 30.3 percent of all covered employment in 2016 and 40.1 percent of all earnings by place of work as of 2015. This significant public sector employment continued to serve as an important source of local economic stability.

From 2015 to 2016 the unemployment rate rose in the state of Wyoming from 4.2 percent to 5.0 percent. Unemployment in Laramie County rose also – from 3.9 percent in 2015 to

4.1 percent in 2016 –but remained below the state unemployment rate.

A key indicator of the level of general business activity is sales and in Laramie County both total taxable sales and total retail sales declined in 2016. Total taxable sales fell by 11.5 percent and total retail sales fell by 5.8 percent. Unsurprisingly, this resulted in a decline in sales and use tax receipts. Total sales and use tax receipts declined by 11.2 percent from 2015 to 2016. As has been widely reported, declining sales tax revenue from both mining operations and wholesale trade, (largely related to mining activity), contributed significantly to this decline.

The housing market was a relatively bright spot in the local economic picture. While there was only a modest increase in the total number of units sold (0.9 percent) over the last year, the average selling price rose from \$213,453 to \$224,499 (5.2 percent) in the city of Cheyenne and from \$325,566 to \$349,838 (7.5 percent) in the county.

The number of building permits issued is an indicator of future home construction. In 2016 the number of building permits for new single-family homes in the city of Cheyenne fell from 218 in 2015 to 173 (-20.6 percent) but rose in the county from 152 in 2015 to 174 in 2016 (14.5 percent).

Rental rates for apartments declined slightly (-0.9 percent) from the second quarter of 2015 to the second quarter of 2016. Vacancy rates at large apartment complexes rose from 3.0 percent in the fourth quarter of 2015 to 5.0

percent in the fourth quarter of 2016. This was a significant change in the local rental market. Housing policy analysts generally use a 5 percent vacancy rate as a rough indicator of a rental market that is in equilibrium. A vacancy rate above 5 percent means a surplus of rental housing and anything below that means a shortage. The rental market in Cheyenne has been so tight for so long that the last time this vacancy rate was at 5.0 percent or above was in the fourth quarter of 2009.

While Laramie County's economy was hurt by the decline in the energy sector in the state of

Wyoming over the last year, the size of the public sector protected the local economy from the worst of the economic downturn. And despite this downturn, projections show Laramie County population continued to grow at 1.0 percent in 2016 while the state of Wyoming population declined for the first time in more than 25 years.

The following six sections of the Annual Economic Trends report provide comprehensive data on business, employment, wages and income, demographics, housing and development trends for Greater Cheyenne.

## Business Trends

The Business Trends section contains primary business data sets designed to measure overall economic performance in the Greater Cheyenne economy.

- Table 1.4 contains ten primary growth measures including: population, jobs, personal income and Gross Domestic Product (GDP). The Current Employment Statistics (CES) five-year average job growth rate is 1.05 percent and the Bureau of Economic Analysis (BEA) five year average growth rate is 1.69. It should be noted that prior to the Great Recession employment had been growing at over 2 percent annually. Given the current economic situation in the state of Wyoming, Laramie County is unlikely to see a return to these pre-recession employment growth rates any time soon.
- The population of both Laramie County and the city of Cheyenne increased again in 2015, but only slightly. Laramie County, including the city of Cheyenne, added 652 persons (0.7 percent) and the city of Cheyenne added 475 persons (0.8 percent) to their populations. Over the past five and ten years, the population growth rate for the Laramie County, including the city of Cheyenne, has averaged 1.03 percent and 1.17 percent respectively. The Wyoming Department of Transportation's driver's license exchange program reported that there were 3,061 in-migrants and 2,406 out-migrants in 2015 which resulted in a net gain of 655 persons, an increase of 32.3 percent from 2014 to 2015. Data on in-migrants and out-migrants can be found in Table 4.4 (a).
- Total Laramie County school enrollments (LCSD #1 and LCSD #2) K-12 increased by 1.6 percent (241 students) in 2016. Table 4.7 provides complete details.
- Figure 3 shows the relationship between growth rates in real GDP, personal income and wages in Laramie County. Real GDP is the inflation adjusted value of all the final goods and services produced in the economy in a year. Over time the growth rates in real GDP, personal income, and wages tend to move in the same direction. In 2015 all three measures increased: real GDP increased by 0.3 percent, personal income by 2.0 percent, and wages by 2.8 percent.

<b>Business Trends</b>	
<b>Tables and Figures</b>	
<b>Table 1.0</b>	<b>Cheyenne/Laramie County Profile</b>
<b>Table 1.1</b>	<b>Laramie County Total Taxable Sales and Retail Sales by Sub Sectors (2011-2016)</b>
<b>Table 1.2</b>	<b>Laramie County Sales and Use Tax Receipts (1994-2016)</b>
<b>Figure 1</b>	<b>Laramie County Sales &amp; Use Tax Receipts (1994-2016)</b>
<b>Table 1.3</b>	<b>Laramie County Lodging Tax Receipts (1988-2016)</b>
<b>Table 1.4</b>	<b>Growth Rates (2002-2016)</b>
<b>Figure 2</b>	<b>Growth Rate Population vs. Employment (1998-2016)</b>
<b>Figure 3</b>	<b>Growth Rates - Wages, Personal Income &amp; Real GDP (1998-2015)</b>
<b>Table 1.5</b>	<b>Laramie County GDP (2002-2015)</b>
<b>Table 1.6</b>	<b>Electrical Power Sales (1990-2016)</b>
<b>Figure 4</b>	<b>Commercial Electric Power Sales (1990-2016)</b>
<b>Table 1.7</b>	<b>Gas Consumption (1992-2016)</b>
<b>Table 1.8</b>	<b>Utility Hookups (1992-2016)</b>
<b>Table 1.9</b>	<b>Auto Registrations (1997-2016)</b>
<b>Table 1.10</b>	<b>Enplanements (1997-2016)</b>
<b>Table 1.11</b>	<b>Tourism Activity (2007-2016)</b>
<b>Table 1.12</b>	<b>Oil Production and Prices (2011-2016)</b>

- Table 1.1 provides total estimated taxable sales and retail sales. Total taxable sales fell 11.5 percent from 2015 to 2016. The annual percentage decline in total retail sales in Laramie County was about half that of total taxable sales (-5.8 percent) from 2015 to 2016. While total retail sales declined, this was not true across all of the subsectors. Of the 14 retail subsectors for which we provide data, four subsectors had increased sales and ten subsectors decreased.
- Table 1.2 presents data on sales and use tax receipts to entities within Laramie County. Total sales and use tax receipts declined by 11.2 percent from 2015 to 2016. As has been widely reported, declining sales tax revenue from both mining operations and wholesale trade, (largely related to the mining activity), contributed to this decline.
- Table 1.6 and Figure 4 show electrical power sales in Cheyenne. Commercial usage was down slightly (0.4 percent) and residential usage rose slightly (1.0 percent) from 2015 to 2016. Again this year, the striking change was the increase (21.8 percent) in industrial usage. This increase reflected Microsoft's third data center expansion. Since 2010 and the opening of data centers including Echostar (2011), NCAR-Wyoming Supercomputing Center (2012), Microsoft (2013) and Green House Data (2014), industrial usage has risen 269.0 percent.
- Starting with the December 2015 Economic Indicators report we have expanded coverage of the oil sector in Laramie County. Table 1.12 (a) shows annual Laramie County oil production and the number of active wells. Average monthly oil production fell from 426,806 barrels in 2015 to 405,494 barrels in 2016. Total annual oil production fell by 5.0 percent from 2015 to 2016. While oil production fell over the last year, the average monthly number of active wells rose from 224 in 2015 to 243 in 2016 (8.5 percent). Table 1.12 (b) shows oil prices, which fell from a monthly average of \$48.69 in 2015 to \$43.14 in 2016 (-11.4 percent). The number of spuds – defined as a newly drilled oil well – fell from 62 in 2015 to 10 in 2016.

**Table 1.0**
**Cheyenne/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>	2015	63,335	2014	62,860	0.8%
Total Population - Laramie County <sup>1</sup>	2015	97,121	2014	96,469	0.7%
Total Male Population <sup>1</sup>	2015	49,065	2014	48,621	0.9%
Total Female Population <sup>1</sup>	2015	48,056	2014	47,848	0.4%
% of Population - Under 20 Years Old <sup>1</sup>	2015	25.7%	2014	25.9%	-0.8%
% of Population - 65 Years & Older <sup>1</sup>	2015	14.7%	2014	14.3%	2.8%
Median Age <sup>2</sup>	2015	36.7	2014	36.8	-0.3%
% of Population - White Alone (Non-Hispanic) <sup>1</sup>	2015	78.6%	2014	78.8%	-0.3%
% of Population - Native American Alone <sup>1</sup>	2015	0.7%	2014	0.7%	0.0%
% of Population - Hispanic or Latino <sup>1</sup>	2015	14.5%	2014	14.3%	1.7%
Households - County <sup>2</sup>	2015	37,740	2014	38,705	-2.5%
Average Household Size - County <sup>2</sup>	2015	2.5	2014	2.4	3.3%
Households - Cheyenne <sup>3</sup>	2015	25,130	2014	25,007	0.5%
% of Households (HH) Headed by Married Couples <sup>2</sup>	2015	46.7%	2014	50.3%	-7.2%
% of HH Headed by Single Female (w/own children <18 yrs.) <sup>2</sup>	2015	8.4%	2014	3.8%	121.1%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>4</sup>	2010	2,686	-	-	-
Total Area (sq. miles) <sup>11</sup> - Cheyenne	2016	28.73	2015	27.30	5.2%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) <sup>5</sup>	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne <sup>5</sup>	1981 - 10	58.6	1971 - 00	58.1	0.9%
Avg Min Temperature (F) - Cheyenne <sup>5</sup>	1981 - 10	33.9	1971 - 00	33.5	1.2%
Average Annual Precipitation (inches) - Cheyenne <sup>5</sup>	1981 - 10	15.9	1971 - 00	15.5	2.8%
Average Daily Wind Speed (mph) <sup>5</sup>	1996 - 08	12.1	1996 - 06	12.4	-2.4%
<b>Crime &amp; Law Enforcement<sup>6</sup></b>					
Crimes	2015	2,481	2014	2,495	-0.6%
Crimes per 10,000 Persons	2015	256.9	2014	292.9	-12.3%
Homicides per 10,000 Persons	2015	0.3	2014	0.0	-
Rapes per 10,000 Persons	2015	1.9	2014	2.1	-10.6%
Robberies per 10,000 Persons	2015	1.8	2014	1.3	29.9%
Aggravated Assaults per 10,000 Persons	2015	11.9	2014	17.2	-30.6%
Burglaries per 10,000 Persons	2015	44.0	2014	45.7	-3.8%
Larcenies & Thefts per 10,000 Persons	2015	185.0	2014	214.5	-13.7%
Motor Vehicle Thefts per 10,000 Persons	2015	12.0	2014	12.0	0.2%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Diploma or higher <sup>2</sup>	2015	92.1%	2014	92.9%	-0.9%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher <sup>2</sup>	2015	27.5%	2014	30.7%	-10.4%
Pupil -Teacher Ratio in LCSD #1 <sup>7</sup>	2015 - 16	13.4	2014 - 15	13.0	3.1%
Pupil -Teacher Ratio in LCSD #2 <sup>7</sup>	2015 - 16	9.7	2014 - 15	10.0	-2.9%
Expenditures Per Pupil in LCSD #1 <sup>7</sup>	2015 - 16	\$18,315	2014 - 15	\$18,952	-3.4%
Expenditures Per Pupil in LCSD #2 <sup>7</sup>	2015 - 16	\$21,636	2014 - 15	\$22,038	-1.8%
LCSD #1 Enrollment <sup>8</sup>	2015 - 16	14,029	2013 - 14	13,761	1.9%
LCSD #2 Enrollment <sup>8</sup>	2015 - 16	970	2013 - 14	987	-1.7%
Total School Enrollments Laramie County <sup>9</sup>	2015 - 16	15,807	2014 - 15	N/A	-
% of Students in Private Schools <sup>9</sup>	2015 - 16	1.5%	2014 - 15	N/A	-
% of Students Home-Schooled <sup>9</sup>	2015 - 16	2.1%	2014 - 15	N/A	-
ACT Average Composite Score (range 1-36) LCSD #1 <sup>10</sup>	2015 - 16	20.6	2014 - 15	20.1	2.5%
ACT Average Composite Score (range 1-36) LCSD #2 <sup>10</sup>	2015 - 16	20.9	2014 - 15	20.6	1.5%
LCSD #1 Graduation Rate <sup>11</sup>	2015 - 16	78.8%	2014 - 15	71.6%	10.1%
LCSD #2 Graduation Rate <sup>11</sup>	2015 - 16	91.2%	2014 - 16	81.0%	12.7%



Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester) <sup>12</sup>	2015	2,686.8	2014	2,698.4	-0.4%
Average Student Age at LCCC (Fall Semester) <sup>12</sup>	2015	26.9	2014	26.7	0.8%
Median Student Age at LCCC (Fall Semester) <sup>12</sup>	2015	22.5	2014	22.3	0.8%
3 -Year Graduation Rate at LCCC <sup>12</sup>	2014	23.0%	2013	N/A	-
3 - Year Rate of Transfer from LCCC <sup>12</sup>	2014	18.4%	2013	N/A	-
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$) <sup>13</sup>	2Q16	\$1,141	2Q15	\$1,128	1.2%
Average Rent for 2 Bedroom Apartment (\$) <sup>13</sup>	2Q16	\$779	2Q15	\$786	-0.9%
Average Rent for 2-3 Bedroom Mobile Home (\$) <sup>13</sup>	2Q16	\$864	2Q15	\$817	5.8%
Average Sales Price - Cheyenne <sup>14</sup>	2016	\$224,499	2015	\$213,453	5.2%
Average Sales Price - Rural Laramie County <sup>14</sup>	2016	\$349,838	2015	\$325,566	7.5%
<b>Laramie County's Economy</b>					
Median Household Income <sup>2</sup>	2015	\$60,599	2014	\$57,551	5.3%
Mean Household Income <sup>2</sup>	2015	\$80,196	2014	\$70,617	13.6%
Per Capita Personal Income (\$) <sup>15</sup>	2015	\$49,796	2014	\$49,140	1.3%
Average Wage per Job <sup>15</sup>	2015	\$45,993	2014	\$45,427	1.2%
Average Annual Pay (\$) <sup>16</sup>	2015	\$43,760	2014	\$42,903	2.0%
<b>Employment &amp; Labor</b>					
Employment <sup>17</sup>	2016	46,150	2015	47,117	-2.1%
Unemployment Rate <sup>18</sup>	2016	4.1%	2015	3.9%	5.1%
Total Non-farm Jobs <sup>15</sup>	2015	65,466	2014	64,907	0.9%
<b>Percent of Jobs in Selected Industries</b>					
% of Jobs in Farming	2015	2.0%	2014	2.0%	0.2%
% of Jobs in Mining	2015	1.4%	2014	1.4%	-1.9%
% of Jobs in Government	2015	26.2%	2014	26.3%	-0.5%
% of Jobs in Construction	2015	6.6%	2014	6.5%	0.5%
% of Jobs in Manufacturing	2015	2.3%	2014	2.4%	-1.3%
% of Jobs in Trans. & Ware.	2015	6.2%	2014	6.3%	-1.8%
% of Jobs in FIRE	2015	10.6%	2014	10.6%	0.2%
% of Jobs in Retail Trade	2015	10.7%	2014	10.3%	3.4%
% of Jobs in Wholesale	2015	2.1%	2014	2.0%	3.1%
<b>Labor Force Demographics<sup>2</sup></b>					
% of Labor Force Age 16-19	2015	4.6%	2014	3.7%	23.0%
% of Labor Force Age 20-24	2015	11.5%	2014	10.2%	13.7%
% of Labor Force Age 25-44	2015	42.9%	2014	43.6%	-1.8%
% of Labor Force Age 45-54	2015	20.6%	2014	19.9%	3.1%
% of Labor Force Age 55-64	2015	15.6%	2014	17.5%	-11.1%
% of Labor Force Age 65-74	2015	4.5%	2014	4.9%	-8.0%
% of Labor Force Age 75 and over	2015	0.4%	2014	0.2%	162.7%
% of Labor Force Male	2015	54.5%	2014	53.4%	2.1%
% of Labor Force Female	2015	45.5%	2014	46.6%	-2.4%
% of Males in Labor Force	2015	85.1%	2014	84.7%	0.5%
% of Females in Labor Force	2015	75.0%	2014	78.7%	-4.7%
<b>CPI</b>					
U.S. CPI <sup>19</sup>	2016	240.0	2015	237.0	1.3%
Annual Inflation Rate - Cheyenne <sup>13</sup>	2Q16	1.0%	4Q15	1.1%	-9.1%

Sources:

<sup>1</sup>Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates

<sup>2</sup>U.S. Census Bureau, American Community Survey, 1 Year Estimates

<sup>3</sup>U.S. Census Bureau, American Community Survey, 5 Year Estimates

<sup>4</sup>U.S. Census Bureau, State and County QuickFacts

<sup>5</sup>Western Regional Climate Center

<sup>6</sup>Wyoming Division of Criminal Investigation

<sup>7</sup>Wyoming Department of Education Statistical Report Series 3, District Financial Profile

<sup>8</sup>Wyoming Department of Education Statistical Report Series 2, Fall Enrollment Summary by Grade, for Districts and State

<sup>9</sup>WCBEA from Wyoming Department of Education, LCSD#1, LCSD#2 and Cheyenne Area Schools

<sup>10</sup>Wyoming Department of Education, Assessment Reports

<sup>11</sup>Laramie County Community College, Institutional Research Office

<sup>13</sup>Wyoming Department of Administration & Information, Economic

<sup>14</sup>Cheyenne Board of Realtors

<sup>15</sup>U.S. Department of Commerce, Bureau of Economic Analysis  
Note: Non-farm employment data include proprietors

<sup>16</sup>U.S. Department of Labor, Bureau of Labor Statistics

<sup>17</sup>Wyoming Department of Workforce Services, Labor Market Information, CES Data

<sup>18</sup>Wyoming Department of Workforce Services, Labor Market Information, LAUS Data

<sup>19</sup>U.S. Department of Labor, Bureau of Labor Statistics, CPI-U, for all Urban Consumers, U.S. City Average

**Table 1.1**

**Laramie County Total Taxable Sales and Retail Sales by Sub Sectors**  
**2011 - 2016**  
**(Dollars)**

	2011	2012	2013	2014	2015	2016
<b>Total Taxable Sales</b>	<b>1,734,587,019</b>	<b>1,787,880,300</b>	<b>1,908,314,300</b>	<b>2,305,021,556</b>	<b>2,210,105,410</b>	<b>1,956,378,200</b>
<b>Total Retail Sales</b>	<b>1,054,201,500</b>	<b>1,110,621,600</b>	<b>1,189,122,000</b>	<b>1,260,180,400</b>	<b>1,324,039,600</b>	<b>1,247,091,200</b>
Auto Dealers and Parts	63,544,400	77,406,800	70,452,700	78,008,800	81,308,700	77,729,100
Gasoline Stations	50,658,200	50,247,600	54,319,800	65,193,100	63,306,300	52,074,600
Home Furniture and Furnishings	31,103,700	36,187,200	33,959,100	33,768,600	35,829,400	35,073,400
Electronic and Appliance Stores	39,918,600	37,574,700	66,727,200	64,795,000	66,098,000	45,086,000
Building Material & Garden	118,540,700	139,907,300	171,747,600	184,857,100	198,442,600	179,740,800
Grocery and Food Stores	19,407,000	22,695,300	23,274,200	24,637,800	25,089,200	25,282,400
Liquor Stores	16,064,700	17,202,900	17,310,500	17,606,300	18,248,100	18,729,100
Clothing and Shoe Stores	45,472,700	50,211,200	50,985,400	52,506,100	52,221,500	48,724,000
Department Stores	56,461,700	56,150,400	51,040,400	49,311,300	48,281,700	41,959,300
General Merchandise Stores	129,856,700	123,601,700	124,770,000	123,289,400	135,295,400	138,164,400
Miscellaneous Retail	66,802,300	65,525,000	78,094,500	94,375,900	90,421,500	85,733,400
Lodging Services	44,456,700	44,558,900	51,033,700	60,298,600	60,602,000	51,262,900
Eating and Drinking Places	157,674,300	171,439,100	172,294,300	182,255,300	192,122,200	190,530,900
Automobile Sales	214,239,800	217,913,500	223,112,600	229,277,100	256,773,000	257,000,900

Source: WCBEA analysis from Wyoming Department of Revenue

**Table 1.2****Laramie County Sales and Use Tax Receipts**

**Annual Total  
1994 - 2016  
(Dollars)**

<b>Year</b>	<b>Total Sales Tax Receipts 4% State &amp; 1% Optional<sup>1</sup></b>	<b>4% State Sales and Use Tax Receipts</b>	<b>Local Optional 1% Sales and Use Tax Receipts</b>
1994	16,945,690	9,260,700	7,684,990
1995	17,634,051	9,673,791	7,960,259
1996	19,999,035	11,223,626	8,775,412
1997	21,048,070	11,177,653	9,870,419
1998	21,494,661	11,541,365	9,953,296
1999	23,492,966	12,426,483	11,066,483
2000	24,833,339	13,115,173	11,718,167
2001	26,406,542	13,800,674	12,605,568
2002	29,011,725	15,428,989	13,582,736
2003	29,528,829	15,855,502	13,673,327
2004	30,559,319	16,501,718	14,057,601
2005	31,733,902	17,213,493	14,520,409
2006	33,118,921 *	17,894,618	15,224,303
2007	32,702,985 *	17,636,107	15,066,606
2008	33,114,106 *	17,827,988	15,286,119
2009	31,517,315 *	16,979,116	14,529,199
2010	31,846,764 *	17,051,836	14,794,927
2011	36,323,256	18,977,386	17,345,870
2012	38,495,663	20,616,860	17,878,803
2013	41,713,896	22,630,753	19,083,143
2014	50,365,308	27,315,092	23,050,216
2015	48,440,936	26,339,882	22,101,054
2016	43,007,227	23,443,445	19,563,782

Notes: <sup>1</sup> The State of Wyoming collects a 4% state sales and use tax as well as a 1% optional county sales and use tax.

Table 1.2 shows the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of Albin and the town of Pine Bluffs.

This total includes the 4% Sales and Use Tax, 1 % Sales and Use Tax, and the Out of State Sales and Use Tax.

From July 1, 1992 to June 30, 1993, the distribution was 35%.

On July 1, 1993, the distribution was changed to 28%.

On July 1, 2002, the percentage distribution was changed to 29.5%.

As of June 30, 2004, the percentage distribution was changed to 31%.

\* Amounts were added to reflect loss in sales taxes levied on food

\*2006- \$350,694

\*2007 - \$710,532

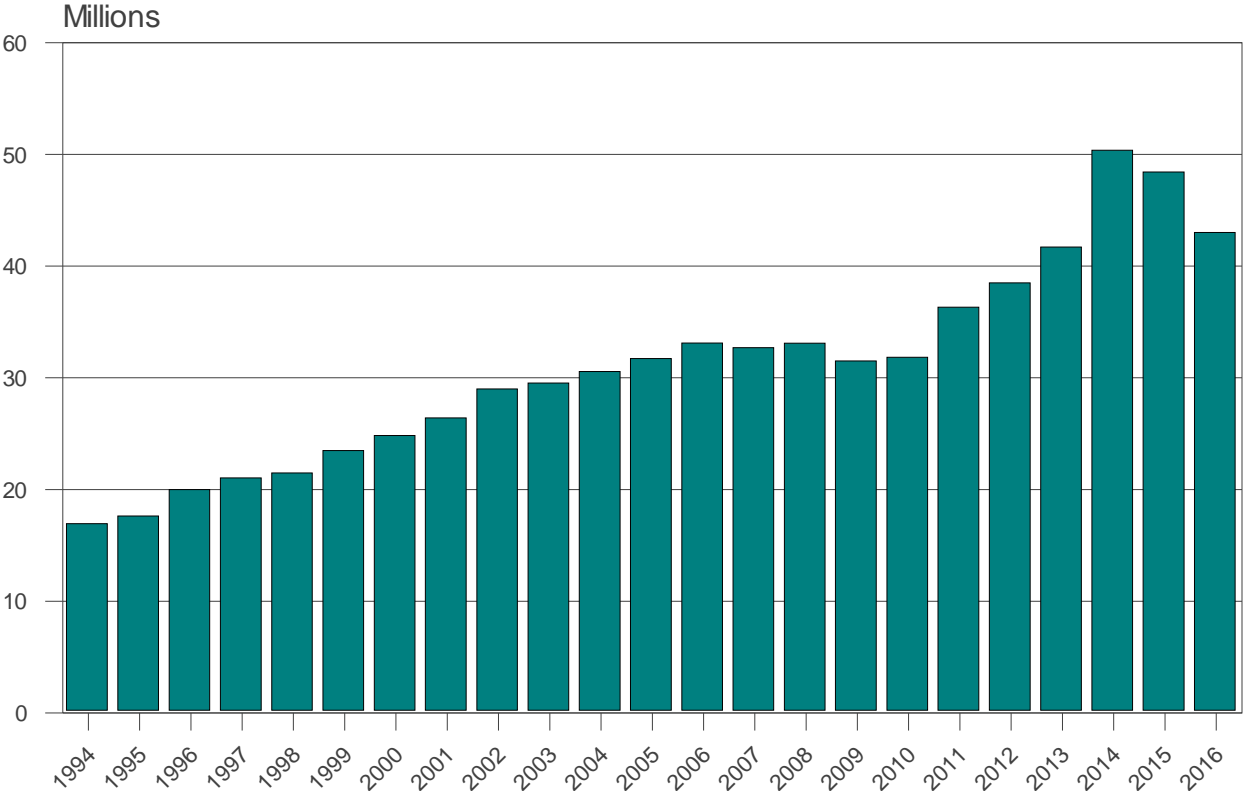
\*2008 - \$1,076,784

\*2009 - \$1,791,000

\*2010 - \$895,500

Source: WCBEA from Wyoming Department of Revenue

Figure 1. Laramie County Sales and Use Taxes, Total Tax Receipts, 1994-2016



Source: WCBEA from Wyoming Department of Revenue

**Table 1.3**

**Laramie County Lodging Tax Receipts**  
**Annual Totals**  
**1988-2016**  
**(Dollars)**

Year	Lodging Tax Receipts <sup>1</sup>	% Change
1988	202,981	
1989	222,653	9.7%
1990	228,378	2.6%
1991	246,751	8.0%
1992	262,981	6.6%
1993	283,747	7.9%
1994	302,640	6.7%
1995	316,596	4.6%
1996	326,421	3.1%
1997	321,721	-1.4%
1998	344,509	7.1%
1999	362,725	5.3%
2000	399,193	10.1%
2001	400,237	0.3%
2002	453,918	13.4%
2003	582,681	28.4%
2004	646,724	11.0%
2005	691,081	6.9%
2006	845,936	22.4%
2007	1,128,773	33.4%
2008	1,156,118	2.4%
2009	1,058,485	-8.4%
2010	1,244,406	17.6%
2011	1,381,347	11.0%
2012	1,291,774	-6.5%
2013	1,319,517	2.1%
2014	1,800,299	36.4%
2015	1,899,869	5.5%
2016	1,708,156	-10.1%

Notes: <sup>1</sup>Lodging Tax Receipts: 7/1/87 to 3/31/03 - 2%;  
4/1/03 to 3/31/07 - 3%; effective 4/1/07 - 4%

Source: WCBEA from Wyoming Department of Revenue & Taxation

**Table 1.4**

**Growth Rates  
Laramie County  
2002 - 2016**

Year	Laramie County <sup>1</sup>		City of Cheyenne <sup>1</sup>		Employment (CES)		BEA Employment		Annual Mean Wages	
	Population	% Change	Population	% Change	# Jobs	% Change	# Jobs	% Change	\$	% Change
2002	83,226	0.8%	54,332	0.7%	39,208	2.7%	54,653	3.6%	30,320	3.9%
2003	84,084	1.0%	54,852	1.0%	40,242	2.6%	55,820	2.1%	31,020	2.3%
2004	85,427	1.6%	55,693	1.5%	40,775	1.3%	56,659	1.5%	31,870	2.7%
2005	85,732	0.4%	55,845	0.3%	41,725	2.3%	57,785	2.0%	31,870	0.0%
2006	86,819	1.3%	56,468	1.1%	42,908	2.8%	58,781	1.7%	33,230	4.3%
2007	87,654	1.0%	56,958	0.9%	44,150	2.9%	61,206	4.1%	35,770	7.6%
2008	89,077	1.6%	57,829	1.5%	45,158	2.3%	62,364	1.9%	37,560	5.0%
2009	90,430	1.5%	58,658	1.4%	44,133	-2.3%	61,794	-0.9%	39,160	4.3%
2010	92,271	2.0%	59,901	2.1%	43,342	-1.8%	61,446	-0.6%	40,070	2.3%
2011	92,663	0.4%	60,383	0.8%	44,192	2.0%	62,839	2.3%	41,280	3.0%
2012	94,894	2.4%	61,767	2.3%	44,792	1.4%	63,541	1.1%	42,260	2.4%
2013	96,006	1.2%	62,568	1.3%	46,100	2.9%	65,566	3.2%	43,000	1.8%
2014	96,469	0.5%	62,860	0.5%	46,858	1.6%	66,232	1.0%	44,050	2.4%
2015	97,121	0.7%	63,335	0.8%	47,117	1.4%	66,805	0.9%	45,270	2.8%
2016	N/A	-	N/A	-	46,150	-2.1%	N/A	-	N/A	-
<b>10 Year Avg.</b>		<b>1.17%</b>		<b>1.16%</b>		<b>1.34%</b>		<b>1.71%</b>		<b>3.20%</b>
<b>5 Year Avg.</b>		<b>1.03%</b>		<b>1.12%</b>		<b>1.05%</b>		<b>1.69%</b>		<b>2.47%</b>

Source: Wyoming Department of A&I, Economic Analysis Division (EAD), Population Estimates as of July 1

Source: Wyoming Department of A&I, Economic Analysis Division (EAD), Population Estimates as of July 1

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Current Employment Statistics

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Labor, Bureau of Labor Statistics, Occupational Employment Statistics, May reports

Year	Personal Income		Per Capita Personal Income		Real Per Capita Personal Income		Real County GDP		Residential Electric	
	\$	% Change	\$	% Change	\$	% Change	(\$000,000)	% Change	# Hookups	% Change
2002	2,635,475	7.0%	31,666	6.1%	17,602	4.4%	3,672	4.6%	31,330	1.2%
2003	2,822,827	7.1%	33,572	6.0%	18,246	3.7%	3,884	5.8%	31,776	1.4%
2004	2,977,611	5.5%	34,856	3.8%	18,452	1.1%	4,035	3.9%	32,340	1.8%
2005	3,134,161	5.3%	36,558	4.9%	18,719	1.4%	4,152	2.9%	35,065	8.4%
2006	3,418,239	9.1%	39,372	7.7%	19,530	4.3%	4,481	7.9%	35,121	0.2%
2007	3,557,326	4.1%	40,584	3.1%	19,577	0.2%	4,711	5.1%	35,057	-0.2%
2008	3,946,515	10.9%	44,305	9.2%	20,578	5.1%	5,044	7.1%	35,136	0.2%
2009	3,751,603	-4.9%	41,486	-6.4%	19,341	-6.0%	4,599	-8.8%	35,318	0.5%
2010	3,922,390	4.6%	42,509	2.5%	19,491	0.8%	4,689	2.0%	35,478	0.5%
2011	4,395,422	12.1%	47,434	11.6%	21,091	8.2%	4,806	2.5%	35,062	-1.2%
2012	4,581,460	4.2%	48,280	1.8%	21,028	-0.3%	4,855	1.0%	35,334	0.8%
2013	4,650,418	1.5%	48,439	0.3%	20,789	-1.1%	4,798	-1.2%	35,621	0.8%
2014	4,740,484	1.9%	49,140	1.4%	20,760	-0.1%	4,817	0.4%	36,023	1.1%
2015	4,836,235	2.0%	49,796	1.3%	21,011	1.2%	4,832	0.3%	36,330	0.9%
2016	N/A	-	N/A	-	N/A	-	N/A	-	36,626	0.8%
<b>10 Year Avg.</b>		<b>5.02%</b>		<b>3.81%</b>		<b>1.64%</b>		<b>2.39%</b>		<b>1.15%</b>
<b>5 Year Avg.</b>		<b>4.35%</b>		<b>3.30%</b>		<b>1.57%</b>		<b>0.61%</b>		<b>0.88%</b>

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis

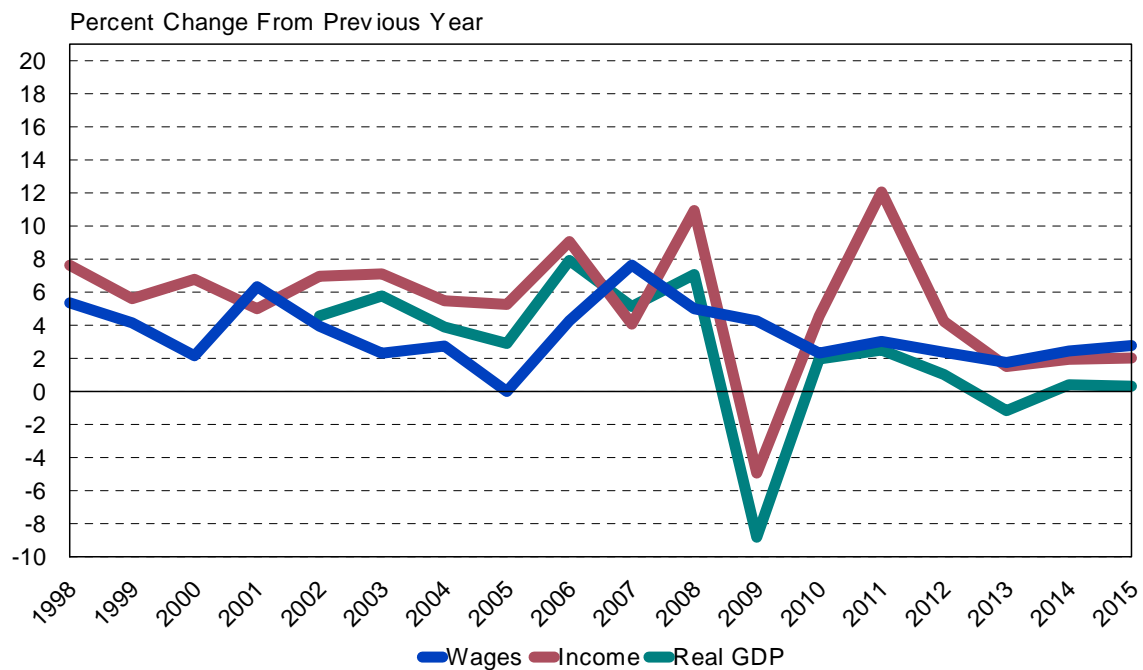
Source: Black Hills Corporation

Figure 2. Laramie County Growth Rates, Population and Employment, 1998-2016



Sources: WCBEA from U.S. Census Bureau and Wyoming Department of Workforce Services, Current Employment Statistics.

Figure 3. Laramie County Growth Rates, Wages, Personal Income and Real GDP, 1998-2015



Sources: WCBEA from U.S. Department of Labor, Bureau of Labor Statistics and U.S. Department of Commerce, Bureau of Economic Analysis

**Table 1.5**

**Laramie County Gross Domestic Product  
2002 - 2015**

Year	Real GDP <sup>1</sup>	Real GDP % Change	Nominal GDP <sup>2</sup>	Nominal GDP % Change	Real Per Capita GDP	Real Per Capita GDP % Change
2002	3,672	4.6%	2,910	6.5%	44,117	3.7%
2003	3,884	5.8%	3,189	9.6%	46,189	4.7%
2004	4,035	3.9%	3,450	8.2%	47,228	2.2%
2005	4,152	2.9%	3,779	9.5%	48,426	2.5%
2006	4,481	7.9%	4,285	13.4%	51,613	6.6%
2007	4,711	5.1%	4,710	9.9%	53,742	4.1%
2008	5,044	7.1%	5,137	9.1%	56,621	5.4%
2009	4,599	-8.8%	4,599	-10.5%	50,853	-10.2%
2010	4,689	2.0%	4,835	5.1%	50,856	0.0%
2011	4,806	2.5%	5,225	8.1%	51,900	2.1%
2012	4,855	1.0%	5,424	3.8%	51,188	-1.4%
2013	4,798	-1.2%	5,414	-0.2%	49,967	-2.4%
2014	4,817	0.4%	5,529	2.1%	49,972	0.0%
2015	4,832	0.3%	5,584	1.0%	49,755	-0.4%
<b>Average</b>		<b>2.4%</b>		<b>5.4%</b>		<b>1.2%</b>

Note: <sup>1</sup>Data are in millions of chained 2009 dollars

<sup>2</sup>Data are in millions of current dollars

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis



**Table 1.6**

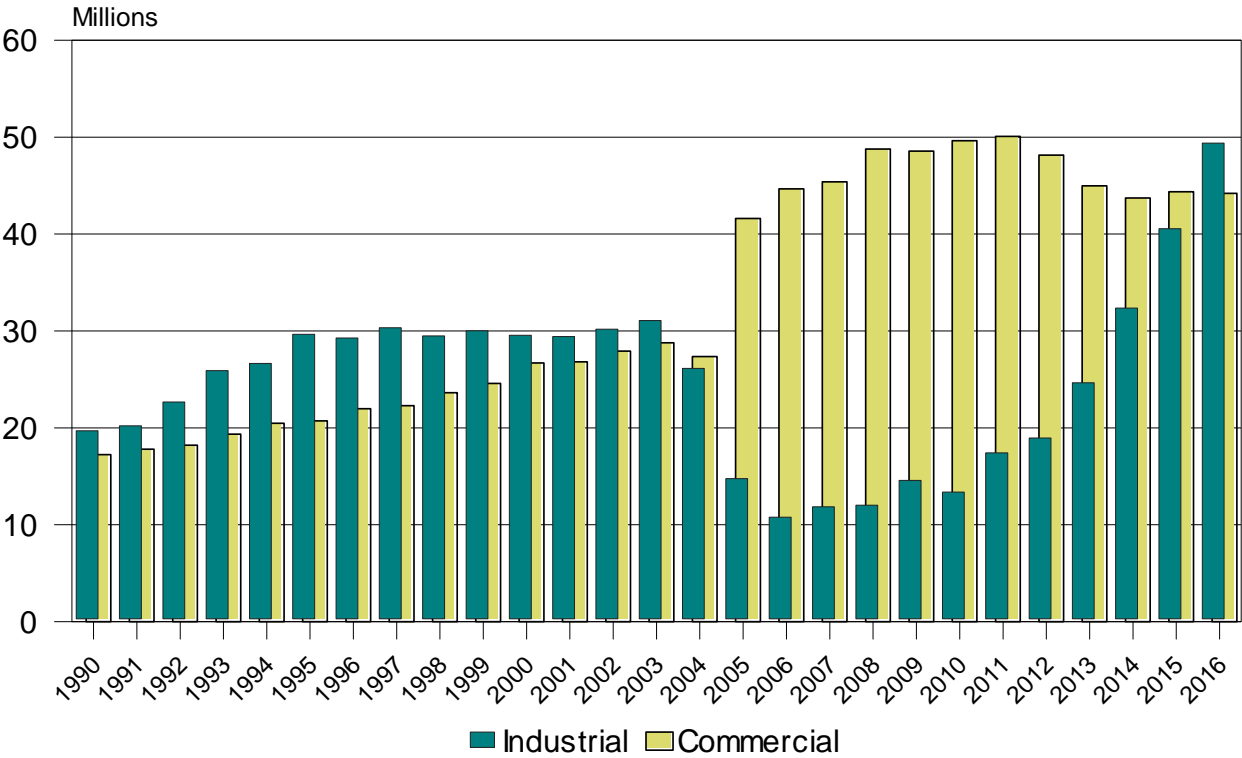
**Cheyenne Electrical Power Sales**  
**Monthly Average**  
**(Measured in KWH)**  
**1990 - 2016**

Year	Industrial	Commercial	Residential
1990	19,708,183	17,242,640	N/A
1991	20,206,789	17,804,254	14,471,997
1992	22,678,954	18,213,299	15,461,257
1993	25,888,948	19,363,148	16,100,752
1994	26,660,488	20,470,098	16,153,544
1995	29,646,805	20,722,672	16,378,051
1996	29,274,837	21,981,947	16,909,734
1997	30,333,102	22,289,679	17,007,344
1998	29,496,366	23,627,902	17,198,608
1999	30,008,744	24,583,751	17,489,479
2000	29,558,994	26,688,059	18,315,332
2001	29,422,453	26,817,975	17,687,186
2002	30,183,684	27,929,167	18,096,770
2003	31,074,855	28,776,711	18,475,063
*2004	26,128,505	27,358,136	30,991,326
*2005	14,761,200	41,602,707	42,421,787
*2006	10,787,692	44,657,625	20,757,341
2007	11,868,049	45,400,412	21,165,873
2008	12,014,921	48,779,417	21,278,735
2009	14,566,015	48,560,547	21,260,937
2010	13,379,674	49,638,083	21,561,223
2011	17,433,096	50,079,146	19,032,806
2012	18,964,595	48,144,494	21,953,797
2013	24,654,654	44,978,791	22,446,590
2014	32,369,361	43,724,181	21,424,153
2015	40,540,248	44,375,879	21,329,301
2016	49,375,542	44,204,283	21,552,647

\* The variance in the average use per month for industrial and commercial customers between 2004-2006 and prior years is the result of customer classification differences between the two accounting systems utilized by Cheyenne, Light, Fuel & Powers's corporate owners (now Black Hills Corporation). The total of industrial and commercial customers remains consistent for the two years and prior years.

Source: WCBEA from Black Hills Corporation

Figure 4. Cheyenne Commercial and Industrial Electric Power Sales, Monthly Average, 1990-2016



Note: Power Consumption is measured in KWH.  
 Source: WCBEA from Black Hills Power Corporation

**Table 1.7**

**Cheyenne Gas Consumption**  
**Monthly Average**  
**(Measured in MCF)**  
**1992-2016**

<b>Year</b>	<b>Industrial</b>	<b>Commercial</b>	<b>Residential</b>
1992	64,192	131,956	215,981
1993	63,294	152,432	243,881
1994	54,535	140,474	227,168
1995	62,276	142,419	232,901
1996	59,469	143,344	247,028
1997	55,996	140,290	247,759
1998	58,969	124,638	211,119
1999	60,765	120,926	206,842
2000	61,456	123,062	204,375
2001	58,687	131,003	201,329
2002	56,454	124,940	210,776
2003	56,620	120,830	201,057
2004	N/A	179,150	211,275
2005	60,373	120,787	198,367
2006	59,344	112,464	193,828
2007	55,401	105,777	198,413
2008	57,487	124,734	215,187
2009	60,231	124,949	209,717
2010	49,264	122,462	207,426
2011	62,084	125,695	214,336
2012	59,165	113,454	186,456
2013	59,458	131,022	221,151
2014	43,828	127,143	210,430
2015	53,386	126,602	195,919
2016	46,376	127,196	201,537

Source: WCBEA from Black Hills Corporation

**Table 1.8**

**Cheyenne Utility Hookups**  
**Monthly Average**  
**1992 - 2016**

<b>Year</b>	<b>Average Metered Water Taps</b>	<b>Average Residential Electric Hookups</b>	<b>Average Residential Gas Hookups</b>
1992	17,537	27,743	23,183
1993	17,721	27,966	23,452
1994	17,926	28,476	23,900
1995	18,154	28,851	24,299
1996	18,444	29,295	24,696
1997	18,691	29,794	25,490
1998	18,890	30,319	25,864
1999	19,100	30,421	25,994
2000	19,193	30,806	26,415
2001	19,355	30,946	26,643
2002	19,532	31,330	27,122
2003	19,832	31,776	27,668
2004	20,246	32,340	28,357
2005	20,721	35,065	29,175
2006	21,225	35,121	29,859
2007	21,600	35,057	30,185
2008	21,678	35,136	30,400
2009	21,929	35,318	30,672
2010	22,048	35,478	31,205
2011	22,338	35,062	31,679
2012	22,581	35,334	31,929
2013	22,863	35,621	32,227
2014	23,104	36,023	32,670
2015	23,336	36,330	33,165
2016	23,587	36,626	33,539

Source: WCBEA from Cheyenne Board of Public Utilities and Black Hills Corporation

**Table 1.9****Laramie County Auto Registrations (Titles)**

Annual Total

1997 - 2016

Year	Titles
1997	31,181
1998	31,022
1999	32,625
2000	33,381
2001	35,092
2002	36,808
2003	36,353
2004	35,724
2005	36,737
2006	36,021
2007	36,242
2008	35,229
2009	32,445
2010	33,146
2011	38,177
2012	36,757
2013	35,765
2014	35,466
2015	37,215
2016	38,556

Source: WCBEA from Laramie County Clerk

**Table 1.10****Laramie County Enplanements****Annual Total****1997 - 2016**

<b>Year</b>	<b>Enplanements</b>
1997	21,839
1998	19,035
1999	19,500
2000	22,646
2001	24,426
2002	21,391
2003	17,182
2004	16,167
2005	14,372
2006	14,681
2007	16,888
2008	15,314
2009	11,155
2010	17,426
2011	22,776
2012	13,952
2013	10,777
2014	4,438
2015	2,275
2016	2,360

Note: The decline in 2012 reflects the loss of a regional airline serving the Cheyenne market.

Source: WCBEA from Cheyenne Regional Airport

**Table 1.11**

**Tourism Activity**  
**Monthly Averages**  
**2007 - 2016**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Available Rooms	68,411	66,142	69,263	69,788	69,794	70,457	71,850	74,962	76,103	80,481
Nights Occupied	46,272	39,232	38,274	44,530	45,603	43,898	45,860	48,855	46,616	42,829
Occupancy Rate (%)	67.6	59.3	55.2	63.7	65.3	62.4	63.7	65.0	61.2	53.0
Average Room Rate (\$)	67.58	72.40	70.08	70.45	74.34	76.08	79.50	86.29	89.41	90.90
Visit Cheyenne Walk-in Count	4,015	3,934	4,495	4,189	4,918	3,463	3,922	4,629	4,271	3,831
Trolley Ridership	1,023	1,041	1,231	1,019	1,426	1,074	1,389	1,648	1,713	1,954
Pine Bluffs Info. Center	12,924	9,172	8,740	7,629	9,590	9,345	10,180	11,040	8,164	8,145
I-25 State Visitor Center	6,837	6,401	6,174	6,650	7,177	5,726	12,504	13,010	13,496	12,890
Old West Museum Paid Visitor	2,921	2,591	2,644	2,082	1,942	1,514	1,740	2,145	2,083	2,259
State Museum	1,734	1,824	1,865	2,262	2,135	2,713	3,158	4,428	3,851	3,264

Note: Numbers reported are a monthly average for each year.

Source: WCBEA from Visit Cheyenne

**Table 1.12****Laramie County Oil Production and Active Wells**

(a)

**Monthly Average and Annual Total****2011 - 2016**

Year	Oil Production			Active Wells	
	Average Monthly Oil Production (barrels)	Total Annual Oil Production (barrels)	Annual Percentage Change in Total Production	Average Monthly Active Wells	Annual Percentage Change
2011	69,865	838,381		127	
2012	89,239	1,070,871	27.7%	145	14.2%
2013	116,453	1,397,437	30.5%	158	9.0%
2014	317,316	3,807,797	172.5%	194	22.8%
2015	426,806	5,121,672	34.5%	224	15.5%
2016	405,494	4,865,931	-5.0%	243	8.5%

Source: WCBEA from Wyoming Oil and Gas Conservation Commission

**Oil Spot Prices and Spuds**

(b)

**Monthly Average****2011 - 2016**

Year	Oil Prices		Spuds	
	Average Monthly Oil Price (per barrel)	Annual Percentage Change	Total Annual Spuds	Annual Percentage Change
2011	\$94.87		39	
2012	\$94.11	-0.8%	42	7.7%
2013	\$97.91	4.0%	31	-26.2%
2014	\$93.26	-4.7%	115	271.0%
2015	\$48.69	-47.8%	62	-46.1%
2016	\$43.14	-11.4%	10	-83.9%

Source: WCBEA from Energy Information Administration, crude oil in dollars per barrel, spot prices West Texas Intermediate, Cushing, OK



## Employment Trends

This Employment Trends section presents a comprehensive overview of past and current employment statistics and trends.

Table 2.1 presents job totals, (these totals include both full and part-time jobs), by industrial sector. This allows for the measurement of job growth, by sector, over time. The source of these data is the Bureau of Economic Analysis (BEA) which is part of the U.S. Department of Commerce and is considered the best source of jobs data<sup>1</sup>. BEA data generally lag by at least one year, so the most current data for this report are 2015.

- The total number of jobs in Laramie County in 2015 was 66,805. This was an increase of just 573 jobs (0.9 percent) over 2014.
- The 2015 Annual Trends report predicted a decline in employment in both the Mining and the Transportation and Warehousing sectors. Employment in both of these sectors declined from 2014 to 2015. Mining sector employment dropped from 922 to 912 jobs (-1.1 percent) and Transportation and Warehousing employment dropped from 4,169 to 4,128 (-1.0 percent).
- For the last two years, (2013 and 2014), employment data for the Arts, Entertainment and Recreation sector has been unavailable due to the risk of disclosure. Employment data were reported for 2015. There were 875 jobs in this sector for 2015, compared with 854 in 2012.
- Government remained the primary employer in Laramie County with a total of 17,503 jobs. This was an increase of just 71 jobs (0.4 percent) from 2014 to 2015. The importance of the public sector to the Laramie County economy is clear. In 2015 this sector accounted for 26.2 percent of all jobs in Laramie County and generated 40.1 percent of all earnings by place of work. This significant public sector presence remained the source of greater economic stability here in Laramie County, especially as compared with the rest of the state.
- Unemployment rose in Wyoming from 4.2 percent in 2015 to 5.0 percent in 2016. During the same time period, unemployment also rose in Laramie County, from 3.9 to 4.1 percent, but remained

<sup>1</sup> BEA data are based on Current Employment Statistics, Quarterly Census of Employment and Wages and Internal Revenue Service data and include full- and part-time employees, civilian government employees, agricultural and household employees, estimates/adjustments for employment not covered by the state Unemployment Insurance program and the Unemployment Compensation for Federal Employees program, and estimates for employment in farms, religious organizations, railroads, military and residents employed by international organizations.

### Employment Trends

#### Tables and Figures

<b>Table 2.0</b>	<b>Labor Force Averages (2002-2016)</b>
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<b>Table 2.3</b>	<b>Employers by Industry (2005-2015)</b>
<b>Table 2.4</b>	<b>BEA Proprietors (1987-2015)</b>
<b>Figure 6</b>	<b>Proprietor Income vs. Annual Wages (2003-2015)</b>
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below the state unemployment. Despite the increase in unemployment over the last year, Laramie County's unemployment rate remained at or below what economists call full employment. This means that Laramie County has very few workers available for work, which may put the County at a disadvantage when it comes to trying to attract even moderately large employers.

- Table 2.4 presents BEA data on the number of non-farm and farm proprietors, plus average incomes for both groups through 2015. From 2014 to 2015 the number of non-farm proprietors increased by 340 (2.6 percent) while the number of farm proprietors declined by 8 (-0.8 percent). Average farm income decreased from 2014 to 2015 – from \$23,767 to \$12,348, a decrease of 48.0 percent. However, there is substantial variation in the data as annual averages for farm income over the past 10 years have ranged from \$7,536 to \$55,017.
- Table 2.5 contains job projections from 2014 to 2018 using BEA employment data as the baseline. This table also contains actual jobs data for 2014 and 2015, allowing for a comparison between actual and projected results. For 2014, the total employment projection was 67,758; this projection was for 1526 more jobs than were actually counted in that year. The projection overestimated employment by 2.3 percent. Much of the overestimate for 2014 was attributable to differences in the estimated and actual employment in the construction and retail sectors. The 2015 projections were more accurate – the projection of total jobs included 567 more jobs than were counted.
- In Table 2.5, the projections for 2016 and 2017 have been revised, and projections for 2018 have been added. Projections are almost always made by extrapolating past trends into the future. Given the current instability/volatility in the Wyoming economy, these forecasts should, again this year, be viewed with caution.
- Table 2.6 lists data from LEADS showing major employers in the Cheyenne area, those with 100 or more employees. The largest employers continued to be mostly government, (federal, state and local), or military, (F.E. Warren Air Force Base and the Wyoming National Guard). Magpul Industries, a firearms manufacturer, relocated from Colorado to Laramie County in 2014 and has increased its employment each year, from 182 workers in 2014, to 275 workers in 2015, to 349 workers in 2016. Dyno Nobel reduced its workforce by 45 workers over the last year. These layoffs were directly related to the decline in the coal mining industry. Dyno Nobel produces and sources about one million tons of ammonium nitrate annually, a primary ingredient in mining blasting work.

**Table 2.0**

**Labor Force Averages  
For Wyoming, Laramie County & Cheyenne  
2002 - 2016**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016 <sup>1</sup>
<b>Labor Force</b>															
Wyoming	269,546	273,620	274,794	276,527	281,247	286,560	293,279	300,120	303,297	306,815	307,425	306,571	306,933	306,012	301,158
Laramie County	40,826	41,853	41,577	41,359	41,432	41,835	41,835	43,841	46,182	47,167	47,736	48,581	48,859	48,910	48,052
Cheyenne	27,201	27,890	27,707	27,556	27,600	27,864	28,329	28,843	29,857	30,627	31,024	31,623	31,826	31,874	31,263
<b>Employed<sup>2</sup></b>															
Wyoming	258,650	261,970	264,321	266,630	272,336	278,486	284,310	281,150	283,744	289,019	291,076	292,157	294,207	293,262	285,419
Laramie County (LAUS)	391,313	40,011	39,737	39,658	39,830	40,350	40,350	41,003	43,092	44,249	44,989	46,262	46,744	47,022	46,066
Laramie County (CES)	39,208	40,242	40,775	41,725	42,908	44,150	45,158	44,133	43,342	44,192	44,792	46,100	46,875	47,117	46,150
Cheyenne	26,002	26,587	26,405	26,353	26,467	26,813	27,154	27,125	27,979	28,854	29,318	30,185	30,508	30,690	30,043
<b>Unemployed</b>															
Wyoming	10,896	11,650	10,473	9,897	8,911	8,074	8,969	18,970	19,553	17,796	16,349	14,414	12,726	12,750	15,739
Laramie County	1,695	1,842	1,840	1,701	1,602	1,485	1,485	2,838	3,090	2,918	2,747	2,319	2,115	1,888	1,986
Cheyenne	1,199	1,303	1,302	1,203	1,133	1,051	1,175	1,718	1,878	1,773	1,706	1,438	1,318	1,184	1,220
<b>Unemployment Rate</b>															
Wyoming	4.0	4.3	3.8	3.6	3.2	2.8	3.1	6.3	6.4	5.8	5.3	4.7	4.3	4.2	5.0
Laramie County	4.2	4.4	4.4	4.1	3.9	3.5	3.5	6.5	6.7	6.2	5.8	4.8	4.3	3.9	4.1
Cheyenne	4.4	4.7	4.7	4.4	4.1	3.8	4.1	6.0	6.3	5.8	5.5	4.5	4.1	3.7	3.9

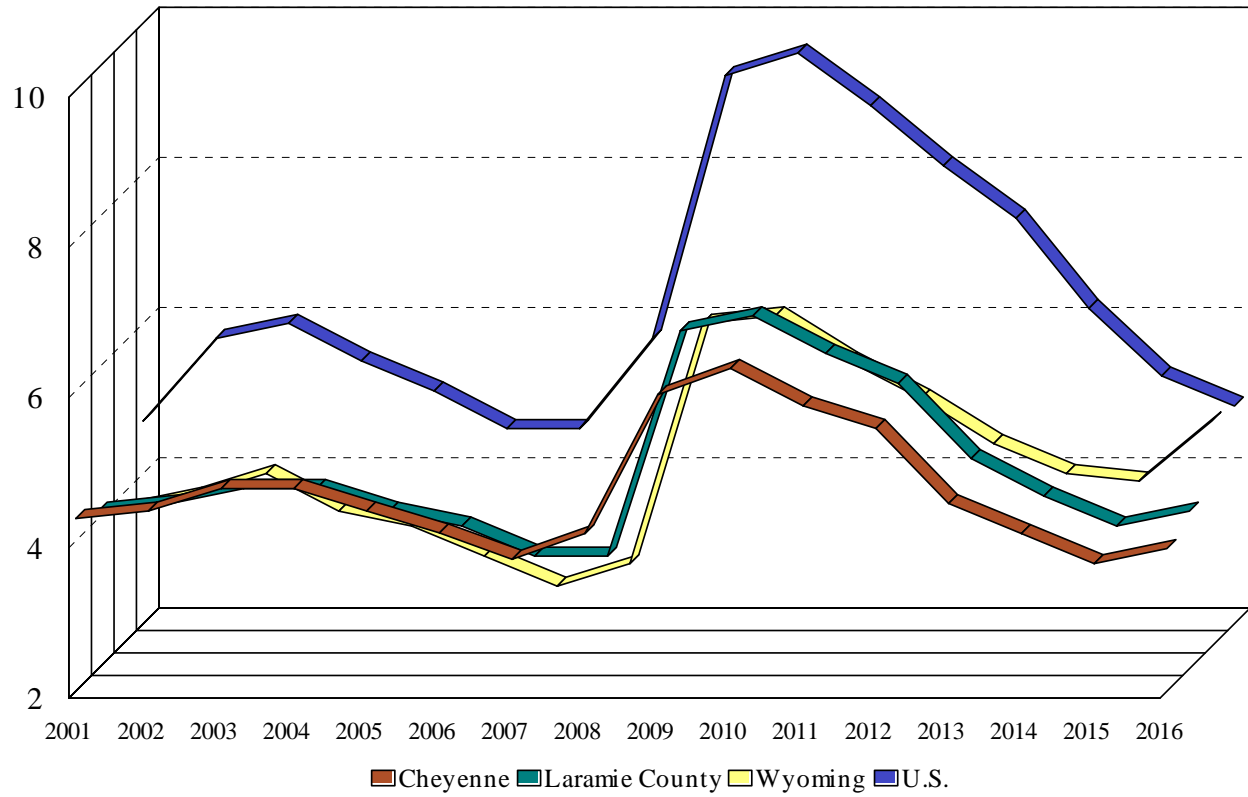
Notes: <sup>1</sup>Figures are not benchmarked. Benchmarking is completed on an annual basis to account for survey error, or variance, in the estimates including sampling error and nonsampling error. Benchmarked data determine final employment levels. Figures for 2002-2015 are benchmarked.

<sup>2</sup> 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 where individuals are reported as employed, unemployed or not in the labor force. These data include employment for both agriculture and nonagricultural industries. CES data are 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.

Because of changes in the estimation methodology, there is a break in the data set between 2009 and 2010. Therefore, pre-2010 data are not comparable to data from 2010 to present.

Source: WCBEA from Wyoming Department of Workforce Services, Labor Market Information

Figure 5. Cheyenne, Laramie County, Wyoming and U.S. Unemployment Rates, 2001-2016



Source: WCBEA from Wyoming Department of Workforce Services, Labor Market Information and U.S. Department of Labor, Bureau of Labor Statistics

**Table 2.1**

**Laramie County Employment  
Full & Part Time Employment By Industry  
2003 - 2015**

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Total Employment</b>	55,820	56,659	57,785	58,781	61,206	62,364	61,794	61,446	62,839	63,541	65,566	66,232	66,805
<b>By Type</b>													
Wage and salary employment	46,098	46,686	47,352	48,204	49,403	50,352	49,298	48,723	49,547	50,261	51,574	52,245	52,486
Proprietors employment	9,722	9,973	10,433	10,577	11,803	12,012	12,496	12,723	13,292	13,280	13,992	13,987	14,319
Farm proprietors employment	678	652	636	608	722	780	836	898	963	995	980	995	987
Nonfarm proprietors employment	9,044	9,321	9,797	9,969	11,081	11,232	11,660	11,825	12,329	12,285	13,012	12,992	13,332
<b>By Industry</b>													
Farm employment	917	886	854	820	916	999	1,056	1,135	1,252	1,339	1,320	1,325	1,339
Nonfarm employment	54,903	55,773	56,931	57,961	60,290	61,365	60,738	60,311	61,587	62,202	64,246	64,907	65,466
Private nonfarm employment	38,706	39,410	40,296	41,479	43,498	44,257	43,330	42,783	44,058	44,674	46,600	47,475	47,963
Forestry, fishing, and related activities	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	221	194	210	221	(D)	(D)	(D)	(D)	(D)	(D)	649	922	912
Utilities	116	116	132	134	150	155	142	144	142	146	154	172	201
Construction	3,483	3,583	3,816	4,253	4,079	4,186	3,882	3,564	3,745	3,903	4,403	4,336	4,397
Manufacturing	1,614	1,701	1,720	1,778	1,792	1,852	1,689	1,607	1,669	1,552	1,587	1,576	1,569
Wholesale trade	906	909	967	1,013	1,008	1,064	1,022	1,006	1,062	1,177	1,228	1,336	1,389
Retail trade	7,054	6,940	7,163	7,075	7,260	7,099	6,913	6,668	6,750	6,769	7,036	6,854	7,149
Transportation and warehousing	2,602	2,889	3,027	3,199	3,649	3,625	3,443	3,421	3,610	3,630	3,703	4,169	4,128
Information	(D)	(D)	(D)	(D)	1,188	1,229	1,242	1,241	1,285	1,344	1,383	1,437	1,445
Finance and insurance	2,420	2,380	2,411	2,357	2,553	2,890	3,323	3,428	3,685	3,659	3,813	3,722	3,688
Real estate and rental and leasing	1,824	2,035	2,254	2,394	2,931	3,006	2,846	2,920	2,969	2,957	3,114	3,299	3,410
Professional, scientific, and technical services	2,368	2,536	2,580	2,592	2,710	2,792	2,645	2,708	2,699	2,775	2,893	2,966	3,000
Management of companies and enterprises	220	202	234	259	201	200	177	204	173	132	232	275	(D)
Administrative and waste management services	2,709	2,377	2,142	2,321	2,521	2,451	2,439	2,488	2,509	2,561	2,587	2,578	2,527
Educational services	338	388	433	508	504	493	517	565	557	547	590	593	626
Health care and social assistance	3,747	3,911	4,045	4,196	4,554	4,682	4,767	4,771	4,819	4,814	4,809	4,786	4,723
Arts, entertainment, and recreation	689	679	695	711	764	770	772	768	806	854	(D)	(D)	875
Accommodation and food services	4,328	4,462	4,436	4,385	4,445	4,545	4,385	4,198	4,304	4,338	4,448	4,677	4,747
Other services, except public administration	2,718	2,765	2,722	2,765	2,762	2,652	2,604	2,519	2,672	2,713	2,921	2,736	2,717
Government and government enterprises	16,197	16,363	16,635	16,482	16,792	17,108	17,408	17,528	17,529	17,528	17,646	17,432	17,503
Federal, civilian	2,612	2,630	2,576	2,492	2,518	2,587	2,695	2,683	2,664	2,583	2,588	2,567	2,643
Military	3,807	3,840	3,728	3,558	3,437	3,445	3,478	3,575	3,594	3,565	3,646	3,479	3,465
State and local	9,778	9,893	10,331	10,432	10,837	11,076	11,235	11,270	11,271	11,380	11,412	11,386	11,395
State government	3,938	3,960	3,994	4,001	4,119	4,220	4,234	4,195	4,191	4,229	4,219	4,190	4,208
Local government	5,840	5,933	6,337	6,431	6,718	6,856	7,001	7,075	7,080	7,151	7,193	7,196	7,187

N/A - Data are not available

Note: (D) Not shown to avoid disclosure of confidential information. Estimates for this item are included in the totals.

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 2.2**

**Current Employment Statistics**  
**Laramie County Nonagricultural Wage and Salary Employment**  
**Employment In Thousands**  
**1997 - 2016**

	1997 (fb)	1998 (fb)	1999 (fb)	2000 (fb)	2001 (fb)	2002 (fb)	2003 (fb)	2004 (fb)	2005 (fb)	2006 (fb)	2007 (fb)	2008 (fb)	2009 (fb)	2010 (fb)	2011 (fb)	2012 (fb)	2013 (fb)	2014 (fb)	2015 (pb)	2016 (p)
<b>Total Nonfarm</b>	35.8	36.4	37.2	37.9	38.2	39.2	40.2	40.8	41.7	42.9	44.2	45.2	44.1	43.3	44.2	44.8	46.1	46.9	47.1	46.2
<b>Total Private</b>	24.5	24.9	25.7	26.2	26.3	27.1	28.0	28.4	29.0	30.1	30.9	31.6	30.2	29.5	30.2	30.8	32.1	33.0	33.2	32.4
Goods Producing	3.7	3.8	4.0	3.9	3.9	4.0	4.1	4.2	4.4	4.9	4.8	4.9	4.5	4.1	4.3	4.3	4.9	5.1	5.2	5.0
Natural Resources, Mining and Construction	2.2	2.2	2.4	2.3	2.3	2.5	2.6	2.7	2.9	3.3	3.1	3.3	3.0	2.7	2.9	3.0	3.5	3.8	41.9	41.4
Manufacturing	1.5	1.5	1.5	1.7	1.5	1.5	1.5	1.6	1.6	1.6	1.6	1.7	1.5	1.4	1.4	1.3	1.3	1.4	1.4	1.4
Service Providing	32.2	32.7	33.1	34.1	34.3	35.3	36.2	36.6	37.4	37.9	39.4	40.3	39.6	39.3	39.9	40.6	41.4	41.7	3.8	3.6
Private Service Providing	20.8	21.2	21.6	22.4	22.4	23.2	23.9	24.2	24.6	25.1	26.2	26.7	25.7	25.5	25.9	26.6	27.4	28.0	28.0	27.4
Trade, Transportation, and Utilities	7.2	7.6	7.6	8.1	8.1	8.2	8.5	8.6	9.0	9.2	9.8	9.8	9.1	9.0	9.3	9.6	10.0	10.3	10.5	10.3
Wholesale Trade	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.9	0.8	0.8	0.8	0.9	1.0	1.0	1.0	1.0
Retail Trade	4.9	5.1	5.0	5.3	5.3	5.4	5.5	5.5	5.6	5.6	5.7	5.7	5.3	5.2	5.3	5.4	5.5	5.4	5.7	5.7
Transportation and Utilities	1.7	1.8	1.9	2.1	2.1	2.1	2.3	2.4	2.6	2.8	3.3	3.3	3.0	3.0	3.2	3.2	3.5	3.9	3.8	3.7
Information	0.9	0.9	1.1	1.2	1.1	1.0	1.1	1.0	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	1.1
Financial Activities	1.8	1.8	1.8	1.8	1.8	1.9	2.0	2.0	2.0	2.0	2.0	2.2	2.2	2.2	2.2	2.2	2.2	2.3	2.3	2.2
Professional and Business Services	3.1	3.1	3.3	3.3	3.4	3.5	3.4	3.3	3.2	3.3	3.4	3.4	3.2	3.2	3.2	3.3	3.4	3.4	3.3	3.2
Education and Health Services	2.1	2.2	2.2	2.3	2.3	2.7	3.0	3.2	3.3	3.5	3.8	3.9	4.0	4.1	4.2	4.3	4.3	4.3	4.2	4.3
Leisure and Hospitality	4.3	4.2	4.2	4.2	4.2	4.3	4.3	4.4	4.4	4.4	4.5	4.6	4.4	4.3	4.3	4.4	4.6	4.8	4.8	4.7
Other Services	1.4	1.4	1.4	1.5	1.5	1.6	1.6	1.7	1.7	1.7	1.7	1.7	1.7	1.6	1.6	1.7	1.8	1.7	1.6	1.6
<b>Government</b>	11.4	11.5	11.5	11.7	11.9	12.1	12.3	12.4	12.8	12.8	13.2	13.6	13.9	13.8	14.0	14.0	14.0	13.9	14.0	14.0
Federal Government	2.4	2.4	2.4	2.5	2.5	2.5	2.6	2.6	2.6	2.5	2.5	2.6	2.7	2.7	2.7	2.6	2.6	2.5	2.6	2.7
State Government	3.4	3.4	3.4	3.4	3.6	3.8	3.9	3.8	3.9	3.9	4.0	4.1	4.1	4.0	4.0	4.0	4.0	4.0	4.0	3.9
Local Government	5.6	5.7	5.7	5.8	5.9	5.8	5.8	5.9	6.3	6.5	6.7	7.0	7.1	7.1	7.3	7.4	7.4	7.4	7.4	7.4

Notes: (fb) final benchmark, (pb) preliminary benchmark, (p) preliminary data. Each year, the CES survey employment estimates are benchmarked to comprehensive counts of employment for the month of March.

Sources: 1996-2015 data: WCBEA from Wyoming Department of Workforce Services, Labor Market Information

2016 data: WCBEA from U.S. Department of Commerce, Bureau of Labor Statistics

**Table 2.3**

**Laramie County Employers  
Covered Employment  
2005 - 2015**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Total</b>	3,040	3,084	3,168	3,238	3,222	3,279	3,350	3,484	3,506	3,550	3,575
Agriculture	20	22	21	23	27	30	35	37	39	38	38
Mining	19	18	20	18	17	23	27	33	33	38	39
Utilities	6	10	9	10	8	8	9	10	10	9	10
Construction	449	457	454	445	437	414	438	461	471	472	454
Manufacturing	76	74	81	83	75	75	69	71	69	66	65
Wholesale Trade	158	163	183	181	166	174	167	175	180	175	178
Retail Trade	346	334	343	338	321	317	323	330	318	316	311
Transportation & Warehousing	110	119	130	136	127	127	135	134	132	148	157
Information	52	55	59	55	59	54	58	60	67	66	67
Finance & Insurance	185	181	193	190	196	222	218	216	212	212	202
Real Estate, Rental & Leasing	115	120	118	124	119	128	131	133	129	133	138
Services	1,369	1,389	1,412	1,489	1,526	1,548	1,582	1,668	1,687	1,719	0
Professional & Business Services	368	384	402	436	448	459	484	513	523	505	0
Management of Companies & Enterprises	25	26	26	22	19	17	15	16	17	17	10
Administrative & Waste Services	238	234	238	261	259	261	265	288	281	288	281
Educational Services	30	34	39	40	40	44	50	52	50	50	46
Health Care & Social Assistance	245	253	260	277	297	299	303	311	344	370	412
Arts, Entertainment, & Recreation	32	32	32	31	28	27	27	30	33	36	32
Accommodation & Food Services	203	198	192	194	204	199	199	203	203	205	219
Other Services	228	228	223	228	231	242	239	255	236	248	242
Government	135	142	145	146	144	159	158	156	159	158	157
Federal Government	53	55	58	58	57	68	67	65	66	64	60
State Government	56	60	60	61	61	64	64	64	66	67	70
Local Government	26	27	27	27	26	27	27	27	27	27	27

Source: WCBEA from Wyoming Department of Workforce Services, Labor Market Information, Quarterly Census of Employment and Wages, Q4 data

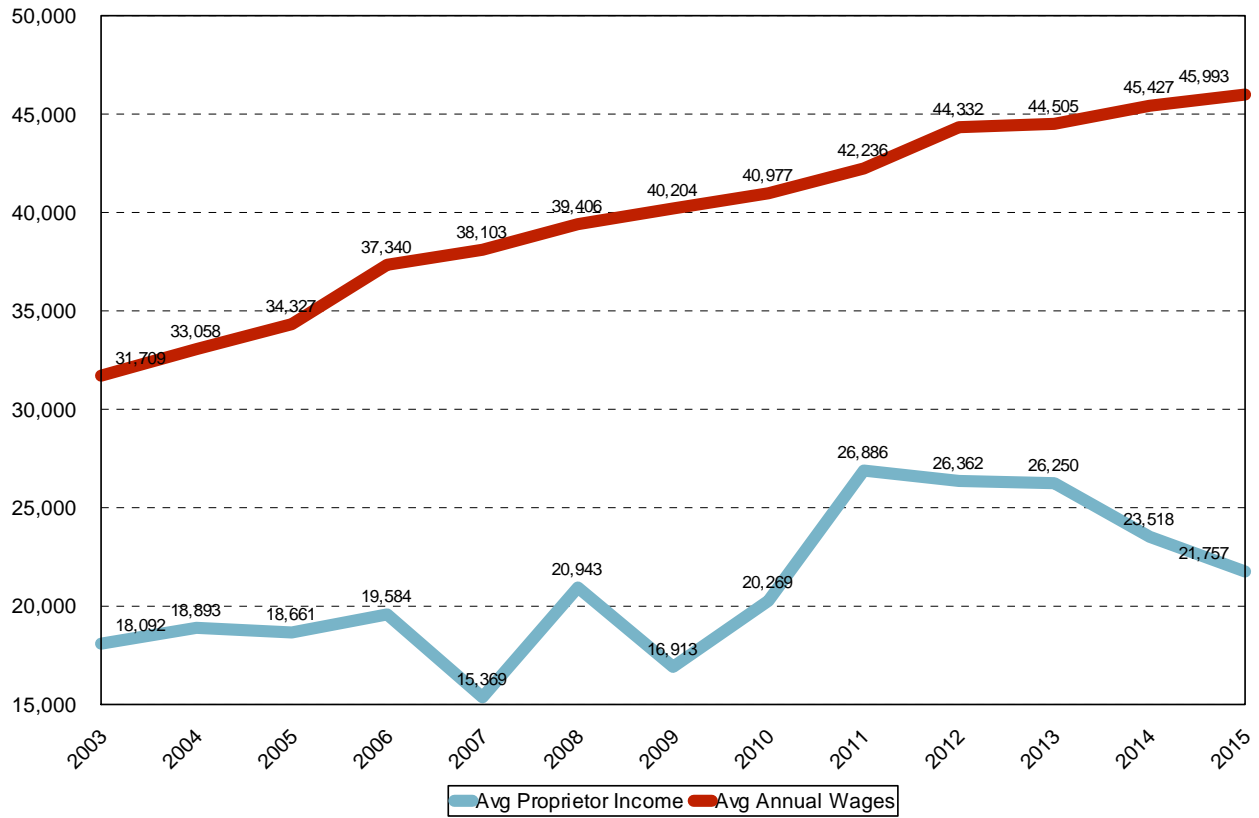
**Table 2.4****Laramie County Proprietors  
1987 - 2015**

<b>Year</b>	<b>Non-Farm Proprietors</b>	<b>Avg Non-Farm Proprietor Income</b>	<b>Farm Proprietors</b>	<b>Avg Farm Proprietor Income</b>	<b>Total Proprietors</b>
1987	6,383	\$8,314	547	\$10,501	6,930
1988	6,817	\$7,298	550	\$8,516	7,367
1989	6,578	\$8,846	558	\$10,081	7,136
1990	6,747	\$8,874	557	\$18,788	7,304
1991	7,150	\$8,621	563	\$19,686	7,713
1992	6,999	\$9,674	582	\$21,249	7,581
1993	7,285	\$10,633	582	\$26,531	7,867
1994	7,976	\$11,474	579	\$6,914	8,555
1995	7,958	\$13,422	584	\$16,793	8,542
1996	8,237	\$14,207	580	\$10,743	8,817
1997	8,607	\$12,082	586	\$30,536	9,193
1998	8,623	\$14,494	610	\$16,174	9,233
1999	8,384	\$15,880	628	\$11,013	9,012
2000	8,880	\$17,157	660	\$11,905	9,540
2001	8,433	\$18,225	679	\$17,931	9,112
2002	8,803	\$18,740	749	-\$3,997	9,552
2003	9,044	\$18,820	678	\$8,378	9,722
2004	9,321	\$19,636	652	\$8,273	9,973
2005	9,797	\$18,854	636	\$15,689	10,433
2006	9,969	\$20,318	608	\$7,536	10,577
2007	11,081	\$15,576	722	\$12,183	11,803
2008	11,232	\$20,898	780	\$21,597	12,012
2009	11,660	\$17,571	836	\$7,730	12,496
2010	11,825	\$20,376	898	\$18,862	12,723
2011	12,329	\$24,689	963	\$55,017	13,292
2012	12,285	\$27,119	995	\$17,016	13,280
2013	13,012	\$27,055	980	\$15,567	13,992
2014	12,992	\$23,499	995	\$23,767	13,987
2015	13,332	\$22,453	987	\$12,348	14,319

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis



Figure 6. Cheyenne, Laramie County Average Proprietor Income vs. Average Annual Wages, 2003-2015



Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 2.5**

**Laramie County Employment Projections**  
**Jobs by Place of Work**  
**2014 - 2018**

	Actual 2014 <sup>2</sup>	Projected 2014	Actual Less Projected 2014	Actual 2015 <sup>(p)</sup>	Projected 2015	Actual Less Projected 2015	Projected 2016 <sup>3</sup>	Projected 2017	Projected 2018
Total Employment <sup>1</sup>	66,232	67,758	-1,526	66,805	67,372	-567	65,469	64,885	64,762
<b>Private</b>									
Farm proprietors	995	914	81	987	1,035	-48	966	957	957
Mining <sup>4</sup>	922	N/A	N/A	912	N/A	N/A	N/A	N/A	N/A
Utilities	172	135	37	201	169	32	206	212	217
Construction	4,336	5,046	-710	4,397	4,465	-68	4,177	3,968	3,968
Manufacturing	1,576	1,932	-356	1,569	1,647	-78	1,559	1,550	1,540
Transportation & Warehousing	4,169	3,955	214	4,128	4,295	-167	3,966	3,926	3,887
Wholesale Trade	1,336	1,114	222	1,389	1,346	43	1,374	1,359	1,344
Retail Trade	6,854	7,491	-637	7,149	6,934	215	7,108	7,066	7,025
Finance, Insurance & Real Estate	7,021	7,122	-101	7,098	6,908	190	6,956	6,886	6,886
Professional & Tech. Services	2,966	3,128	-162	3,000	3,127	-127	3,050	3,101	3,151
Administrative & Management	2,578	2,843	-265	2,527	2,955	-428	2,577	2,567	2,556
Information	1,437	1,328	109	1,445	1,453	-8	1,373	1,387	1,401
Educational Services	593	619	-26	626	637	-11	631	636	641
Health Care & Social Assistance	4,786	5,172	-386	4,723	4,919	-196	4,716	4,709	4,701
Arts, Entertainment, & Recreation	(D)	N/A	(D)	875	N/A	N/A	N/A	N/A	N/A
Accommodation & Food Services	4,766	4,565	201	4,747	4,775	-28	4,720	4,768	4,817
Other Services	2,736	3,077	-341	2,717	2,902	-185	2,622	2,529	2,441
<b>Government</b>									
Federal Civilian	2,567	2,742	-175	2,643	2,565	78	2,736	2,736	2,736
Military	3,479	3,616	-137	3,465	3,492	-27	3,452	3,452	3,452
State & Local Government	11,386	11,742	-356	11,395	11,431	-36	11,338	11,281	11,225

Notes: <sup>1</sup>Sector totals will not equal Total Employment due to non-disclosures as shown above (D) and in the Forestry, Fishing and Related

Activities sector as well as WCBEA reporting elections.

<sup>2</sup>BEA revises data annually to account for new and revised source data as well as new or improved estimating methodologies.

<sup>3</sup>2016 projections provided because 2016 actual data are not yet available.

<sup>4</sup>WCBEA does not project mining employment due to lack of historical data.

(D) Not shown to avoid disclosure of confidential information; estimates are included in totals.

(p) Preliminary BEA data.

Source: WCBEA and U.S. Department of Commerce, Bureau of Economic Analysis

**Table 2.6**

**Major Employers in the Cheyenne Area  
(100 or more employees)  
2012 - 2017**

Company	Product	2012	2013	2014	2015	2016	2017
State of Wyoming	Government Services	3,397	3,409	3,377	3,317	4,054 <sup>b</sup>	4,103 <sup>b</sup>
F.E. Warren A.F.B.	Military	4,325	3,660	3,361	3,361	3,644	4,020
Laramie Co. School Dist. #1	Education K-12	2,157 <sup>a</sup>	2,178	2,190	2,204	2,271	2,271
Cheyenne Regional Medical Center	Health Care	1,667	1,763	1,750	1,812	1,900	1,900
Federal Government	Government Services	1,785	1,814	1,773	1,703	1,728	1,728
Wyoming National Guard	Military	1,048	1,230	1,031	1,059	1,130	1,130
Veterans' Affairs Medical Ctr.	Health Care	603	650	650 <sup>a</sup>	702	720	980
Sierra Trading Post	Outlet Catalogue/Retail	587	684	735	877	878	878
Union Pacific Railroad	Transportation, Rail	594	600	615	660	660 <sup>a</sup>	660
Laramie County Community College	Academic, Vocational & Community Service Education	570	800 <sup>d</sup>	830 <sup>d</sup>	752 <sup>d</sup>	587	587
City of Cheyenne	Government Services	550	570	575	560	565	563
Laramie County Government	Government Services	366	383	383	392	396	389
EchoStar Communications	Satellite Uplink Center	360	396	390	380	380	380
Magpul Industries <sup>e</sup>	Firearms				182	275	349
Crete Carrier Corp	Trucking	195	195	164	182	185	286
Holly-Frontier Oil	Oil Refinery	292 <sup>a</sup>	292 <sup>a</sup>	292 <sup>a</sup>	301	300	285
Simon Contractors	Heavy Construction	120 <sup>a</sup>	153	139	175	200	250
Allstate Call Center	Insurance	218	218	218	225	240	240
BlueCross/Blue Shield	Health Plans	205	205	192	217	260	230
Laramie Co. School Dist. #2	Education K-12	226	224	222	229	215	227
Life Care Cheyenne	Long-Term Care	196 <sup>a</sup>	196 <sup>a</sup>	196 <sup>a</sup>	196 <sup>a</sup>	196 <sup>a</sup>	196
Reiman Corporation <sup>f</sup>	Construction					170	173
Blue Federal Credit Union (formerly Warren)	Credit Union	135	144	147	154	169	169
Little America	Hotel & Resort	136	202	145	158	158	149
Dyno Nobel	Fertilizer & Industrial Ammonium Nitrate Mfg.	157	204	208	221	180	135
Great Lakes Aviation	Airlines	259 <sup>a</sup>	259 <sup>a</sup>	259 <sup>a</sup>	150	130	121
Magic City Enterprises	Rehabilitation/Recycling Facility	249	224	223	210	120	121
Empres Health and Rehabilitation (formerly Mountain Towers)	Long-Term Care	115	118	120	120 <sup>a</sup>	120 <sup>a</sup>	120
Charter Business	Communications	129 <sup>a</sup>	129 <sup>a</sup>	123	119	119 <sup>a</sup>	119
Taco Johns Inc.	Food Service Headquarters	115	110	110	110 <sup>a</sup>	91	116
Halladay Motors Inc. <sup>g</sup>	Automobile Sales and Service						111
United States Postal Service	Government Services	212	216	190	195	195	110
Wyoming Tribune-Eagle	News and Printing Services	110	106	106	106	93	107
VAE Nortrak	Rail supply manufacturer	160	153	143	180	185	104
Gator Industries	Manufacture Cable Harness	94	100	100	100 <sup>a</sup>	100 <sup>a</sup>	100 <sup>a</sup>
Mountain Regional Services, Inc.	Disability Services	110	130	120	100	73	73
APW Wyott Corporation <sup>c</sup>	Manufacturing	130	141	111	0	0	0
<b>Totals</b>		<b>21,572</b>	<b>21,856</b>	<b>21,188</b>	<b>21,409</b>	<b>22,687</b>	<b>23,480</b>

Notes: <sup>a</sup>Current count not provided by employer; prior year data reported

<sup>b</sup>2016 data include job sharing

<sup>c</sup>Company closed in 2014

<sup>d</sup>Part-time employees were counted as full-time equivalent employees

<sup>e</sup>Magpul Industries started production in Cheyenne on January 12, 2015

<sup>f</sup>Data first became available in 2016

<sup>g</sup>Data first became available in 2017

Data represent employment levels based on interviews conducted in previous December (i.e., 2016 levels based on December 2015 interviews)

Data include locally based employees only

Previous years counts may adjust as companies are added or removed from the listing

Source: WCBEA from Cheyenne LEADS employer interviews

**Table 2.7**

**Firms by Size and Industry**  
**Laramie County**  
**Number of Establishments by Employment-size class <sup>1</sup>**  
**2014**

2014	Total Firms	Total Employees	Firm Size								
			1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
Forestry, fishing, hunting, agriculture	5	(D)	3	2	0	0	0	0	0	0	0
Mining	23	427	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Utilities	14	(D)	9	1	1	2	1	0	0	0	0
Construction	300	2,215	183	61	28	22	5	1	0	0	0
Manufacturing	70	1,257	39	7	11	5	5	3	0	0	0
Wholesale trade	127	1,049	68	30	18	8	3	0	0	0	0
Retail trade	364	6,099	137	99	73	33	11	9	1	1	0
Transportation & warehousing	123	(D)	68	22	14	10	3	4	1	1	0
Information	74	(D)	41	12	10	7	2	1	1	0	0
Finance & insurance	204	1,753	134	29	24	12	3	2	0	0	0
Real estate & rental & leasing	165	653	126	25	11	2	0	1	0	0	0
Professional, scientific & tech. services	496	2,414	394	54	30	11	4	2	1	0	0
Management of companies & enterprises	18	159	12	1	2	2	1	0	0	0	0
Admin, support, waste mgt, remed. serv.	174	1,179	113	30	19	7	4	1	0	0	0
Educational services	35	353	18	6	7	3	1	0	0	0	0
Health care and social assistance	348	6,608	167	74	51	38	10	6	0	1	1
Arts, entertainment & recreation	41	382	26	6	3	5	0	1	0	0	0
Accommodation & food services	196	4,106	48	26	41	64	15	2	0	0	0
Other services (except public admin.)	271	1,445	162	69	32	6	2	0	0	0	0
Unclassified establishments.	8	(D)	8	0	0	0	0	0	0	0	0
<b>Total</b>											

Notes: <sup>1</sup> Does not include proprietors, government, household services, or railroad workers.

(D) Not shown to avoid disclosure of confidential information

Source: WCBEA from U.S. Census Bureau, County Business Patterns

## Wages, Earnings & Income Trends

The Wages, Earnings and Income Trends section presents data series on average wages, earnings, and personal income for residents of Laramie County. The most recent income data available are for 2015. Statistics for 2016 are not yet available. The U.S. Census Bureau provides various income measures using the American Community Survey (ACS). The ACS provides 1-year, 3-year, and 5-year estimates. The 1-year estimate is available for geographic areas with 65,000+ persons. The 3-year estimate is available for areas with at least 20,000 persons. The 5-year estimates are available for the 1-year and 3-year areas **and** areas with less than 20,000 persons. The 5-year estimates, while not as timely, are based on 5 times as many sample cases as 1-year estimates.<sup>2</sup>

### Wages, Earnings & Income Trends

#### Tables and Figures

Table 3.0	Income & Average Wages (2006-2016)
Figure 7	Average Wage and Average Compensation Per Job (1999-2015)
Table 3.1	Average Annual Earned Income (2007-2015)
Table 3.2	Per Capita Personal Income (1989-2015)
Figure 8	Per Capita Personal Income (1989-2015)
Table 3.3	Personal Income and Earnings by Industry (2005-2015)
Figure 9	Personal Income (1980-2015)
Table 3.4	Total Payroll (2006-2015)

The key thing to note about the 1-year, 3-year and 5-year estimates is that they should NOT be compared with each other. Comparisons may be made from 1-year estimate to 1-year estimate and from 5-year estimate to 5-year estimate (as long as they are not overlapping). However, accurate comparisons cannot be made between the data series. For example, it is not statistically appropriate to compare 1-year estimates to 5-year estimates.

- Income figures will vary depending upon which estimate is used. The ACS income estimates are published at the 90 percent confidence level; the end result is that reported income measures can vary widely from year-to-year in both absolute size and in the rates of change. **Extreme caution is encouraged when drawing definitive conclusions about income measures.** The footnotes in Table 3.0 identify which of the estimates are being used.
- Table 3.0 (a) presents ACS 5-year estimates of household income in Laramie County. In 2015 median household income was \$60,706 and average (mean) household income was \$74,184. The mean is the arithmetic average of a set of numbers. The mean is particularly sensitive to outliers – numbers that are significantly larger or smaller than the rest of the numbers in the set. In this particular case Laramie County’s mean income is much higher than the median income because of the effect of high income households.

<sup>2</sup> ACS 3-year estimates have been discontinued. The last period for which these estimates were available was 2011-2013. Past 3-year estimates will remain available, but no new 3-year estimates will be produced.

- Table 3.0(c) shows 2015 Earnings by Gender. Median earnings for males in 2015 were \$49,526 and \$37,994 for females. Male median earnings were 30.4 percent higher than female median earnings. Male mean (average) earnings were 27.5 percent higher than female mean earnings. This large wage gap in Laramie County is consistent with the State of Wyoming’s persistent wage gap. As of 2015 Wyoming had the largest gender wage gap out of 50 states plus the District of Columbia.<sup>3</sup>
- Figure 9 shows the percentage changes in growth in annual personal income for the United States, the State of Wyoming, and Laramie County. Recession years are highlighted in gray. Fluctuations in Laramie County’s personal income closely mirror both national and state income changes in most years. The magnitude of changes in both state and local personal income is greater than those on a national level in some years. This difference is a function of the State of Wyoming’s dependence on the inherently volatile mineral industry. Comparing the fluctuations in personal income at the state level and in Laramie County shows that annual changes are greater at the state level relative to the county, providing evidence that Laramie County’s economy is more stable than that of the State.
- Table 3.1 presents data on Average Annual Earned Income by sector in Laramie County in 2015. Average annual earned income across all sectors rose from \$42,900 to \$44,239 (3.1 percent) between 2014 and 2015. The two sectors with the highest average annual earned incomes were Management of Companies and Enterprises (\$85,163) and Utilities (\$82,784). The Mining sector slipped to third in 2015 with a decrease in average annual earned income from \$80,145 to \$70,486 (-12.1 percent).
- Per capita personal income in Laramie County remained substantially higher than the national average. In 2015, per capita personal income in the county was \$49,796, 3.5 percent higher than the national per capital income of \$48,112. At the state level, the difference is more pronounced. Per capita income in 2015 for the State of Wyoming was \$56,081, 16.6 percent higher than the national average. These data are shown in Table 3.2.

<sup>3</sup> “Wage Gap: State Rankings 2015”, National Women’s Law Center, [www.nwlc.org](http://www.nwlc.org)

**Table 3.0****2015 Household Income****Laramie County****(a)**

	Households	% of Households
<b>Total Households: *</b>	<b>37,294</b>	
Less than \$10,000	1,408	3.8%
\$10,000 to \$14,999	1,655	4.4%
\$15,000 to \$24,999	3,454	9.3%
\$25,000 to \$34,999	3,674	9.9%
\$35,000 to \$49,999	5,196	13.9%
\$50,000 to \$74,999	7,028	18.8%
\$75,000 to \$99,999	5,410	14.5%
\$100,000 to \$149,999	6,517	17.5%
\$150,000 to \$199,999	1,872	5.0%
\$200,000 or more	1,080	2.9%
<b>Mean and Median Income</b>		
Median household income	\$60,706	
Mean household income	\$74,184	

\* 90 percent confidence level margin of error

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

**Median Household Income****Laramie County****(b)**

Year	Median Household Income	Percent Change
2006	\$50,907	13.7%
2007	\$52,521	3.2%
2008	\$56,820	8.2%
2009	\$60,781	7.0%
2010	\$48,784	-19.7%
2011	\$50,053	2.6%
2012	\$54,192	8.3%
2013	\$61,661	13.8%
2014	\$57,551	-6.7%
2015	\$60,599	5.3%

Source: WCBEA from U.S. Census Bureau, American Community Survey, 1 Year Estimates

**2015 Earnings by Gender****Population 16 Years and Over****(Full-time, year-round)****Laramie County****(c)**

	Males	Females
<b>Total:</b>	<b>20,993</b>	<b>15,560</b>
\$1 to \$9,999 or loss	231	373
\$10,000 to \$14,999	336	762
\$15,000 to \$24,999	2,372	2,069
\$25,000 to \$34,999	3,002	3,548
\$35,000 to \$49,999	4,639	3,734
\$50,000 to \$64,999	3,821	2,692
\$65,000 to \$74,999	1,868	825
\$75,000 to \$99,999	2,750	778
\$100,000 or more	1,931	762
<b>Mean and Median Earnings</b>		
Median earnings	\$49,526	\$37,994
Mean earnings	\$57,622	\$45,184

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

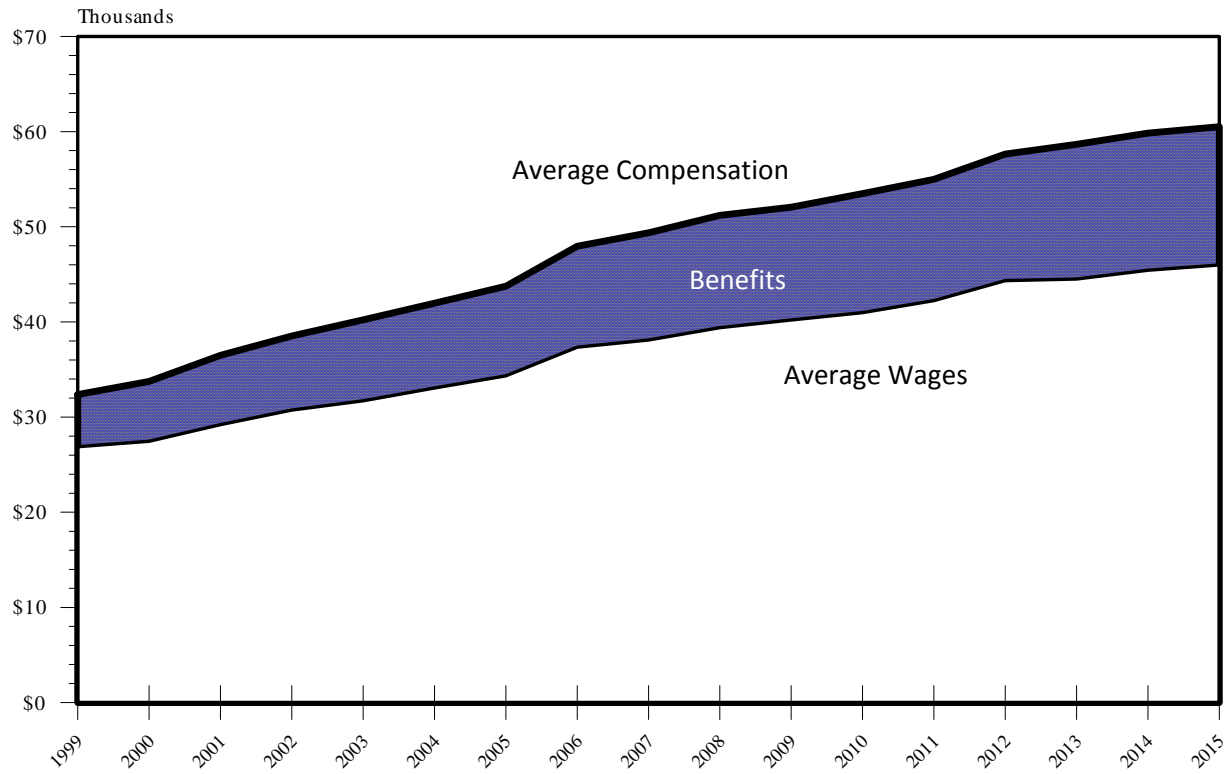
**Average Wage and Compensation Per Job****Laramie County****(d)**

Year	Compensation	Percent Change	Wages <sup>1</sup>	Percent Change
2006	\$47,959	9.6%	37,340	8.8%
2007	\$49,364	2.9%	38,103	2.0%
2008	\$51,200	3.7%	39,406	3.4%
2009	\$52,061	1.7%	40,204	2.0%
2010	\$53,490	2.7%	40,977	1.9%
2011	\$54,976	2.8%	42,236	3.1%
2012	\$57,643	4.9%	44,332	5.0%
2013	\$58,656	1.8%	44,505	0.4%
2014	\$59,837	1.1%	45,427	2.0%
2015	\$60,510	1.1%	45,993	1.2%

<sup>1</sup> Does not include benefits

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 7. Laramie County Average Wage and Average Compensation per Job, 1999-2015



Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis



**Table 3.1**

**Laramie County Average Annual Earned Income<sup>1</sup>**  
**(Dollars)**  
**2007 - 2015**

	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Average Annual Earned Income</b>	36,179	37,453	38,376	39,052	40,209	41,899	42,146	42,900	44,239
<b>Private</b>	32,097	32,929	33,358	33,904	35,438	37,674	37,973	38,792	40,274
Agriculture	26,611	29,016	28,093	28,613	29,640	29,705	30,238	33,033	35,828
Mining	50,856	47,333	53,586	57,499	60,970	75,608	74,022	80,145	70,486
Utilities	62,855	71,890	73,294	73,346	78,000	81,380	80,028	81,484	82,784
Construction	40,430	41,782	40,313	39,611	41,158	42,276	46,046	47,606	49,179
Manufacturing	46,904	49,231	49,517	53,846	60,398	57,343	58,916	62,296	65,247
Wholesale Trade	45,604	46,722	47,619	48,191	50,232	53,105	52,260	56,251	56,381
Retail Trade	23,673	24,284	24,674	24,934	26,026	29,250	26,052	26,793	27,872
Transportation & Warehousing	34,320	36,621	37,440	38,597	39,871	41,262	41,795	41,418	42,237
Information	41,444	41,574	42,913	42,744	44,109	45,032	47,047	47,957	51,363
Finance & Insurance	43,966	43,745	44,590	45,890	46,527	51,636	51,493	54,353	59,033
Real Estate & Rental & Leasing	33,904	31,837	32,656	35,035	35,243	36,205	38,792	39,663	42,887
Professional & Business Services	48,802	49,920	54,587	51,220	54,366	57,382	56,160	57,551	63,076
Mgmt of Companies & Enterprises	61,334	56,550	51,012	54,847	62,426	68,432	68,887	71,838	85,163
Administrative & Waste Services	20,865	22,971	24,596	24,466	24,453	25,077	25,038	25,844	27,313
Educational Services	23,010	24,622	26,273	26,000	25,558	25,675	25,506	27,755	25,727
Health Care & Social Assistance	36,985	38,285	38,363	40,092	41,444	46,098	43,602	44,005	45,864
Arts, Entertainment & Recreation	12,181	12,532	12,181	12,389	13,039	13,000	14,742	15,145	15,405
Accommodation & Food Services	16,055	14,599	14,404	14,911	15,327	17,134	20,137	17,407	17,771
Other Services	29,653	27,742	27,859	28,639	31,070	31,382	34,749	31,486	32,578
<b>Government</b>	45,591	47,723	49,179	49,868	50,453	51,194	51,740	52,676	53,547
Federal Government	57,655	59,553	59,696	61,360	62,478	63,206	62,361	64,545	63,323
State Government	49,361	52,455	54,691	56,420	56,836	57,473	57,915	58,747	60,437
Local Government	38,714	40,456	41,886	41,795	42,315	43,329	44,460	45,110	46,319

Notes: <sup>1</sup> Compiled using quarterly data of average weekly wages

Source: WCBEA from Wyoming Department of Workforce Services, Quarterly Census of Employment and Wages

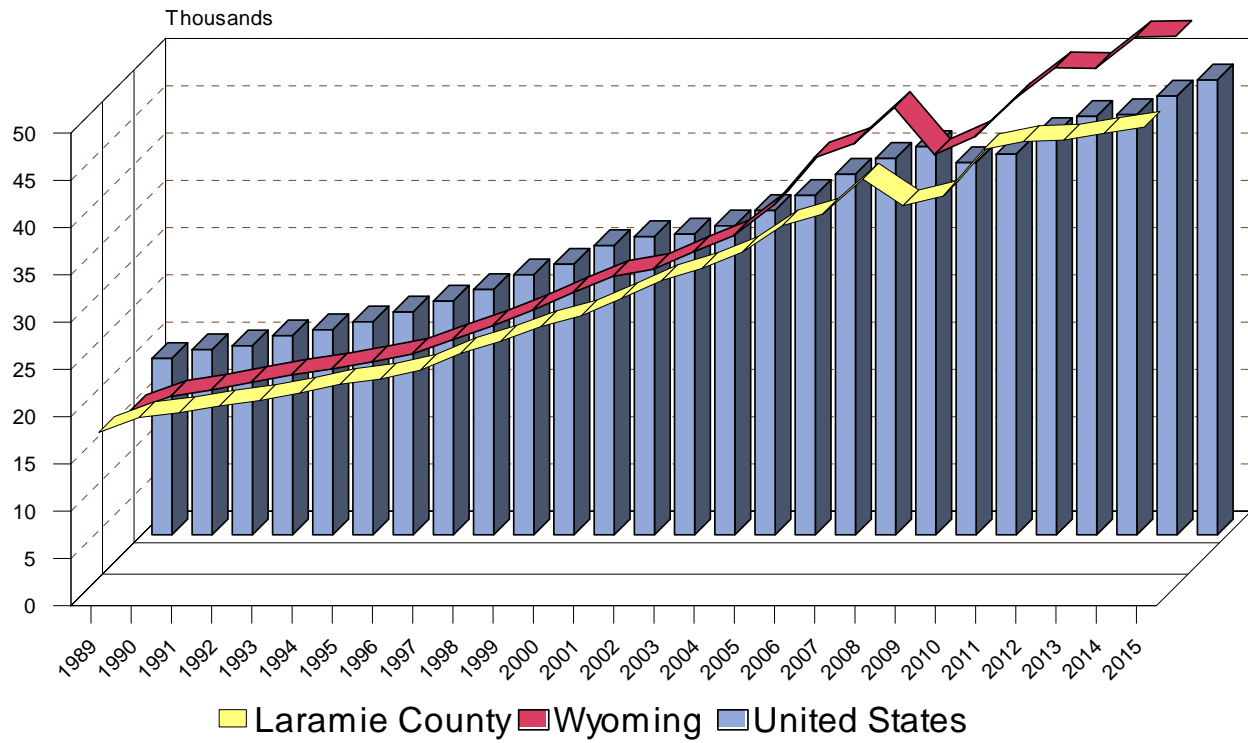
**Table 3.2**

**Per Capita Personal Income**  
**Laramie County**  
**1989 - 2015**

<b>Year</b>	<b>Laramie County</b>	<b>Wyoming</b>	<b>United States</b>	<b>Percent Difference Laramie County and U.S.</b>
1989	\$17,517	\$16,472	\$18,653	-6.1%
1990	\$19,085	\$17,989	\$19,591	-2.6%
1991	\$19,590	\$18,649	\$19,985	-2.0%
1992	\$20,303	\$19,457	\$21,060	-3.6%
1993	\$20,882	\$20,250	\$21,698	-3.8%
1994	\$21,670	\$20,868	\$22,538	-3.9%
1995	\$22,593	\$21,626	\$23,568	-4.1%
1996	\$23,149	\$22,440	\$24,728	-6.4%
1997	\$24,095	\$23,967	\$25,950	-7.1%
1998	\$25,871	\$25,430	\$27,510	-6.0%
1999	\$27,158	\$27,085	\$28,627	-5.1%
2000	\$28,709	\$28,959	\$30,602	-6.2%
2001	\$29,846	\$30,681	\$31,540	-5.4%
2002	\$31,666	\$31,416	\$31,815	-0.5%
2003	\$33,572	\$33,264	\$32,692	2.7%
2004	\$34,856	\$34,974	\$34,316	1.6%
2005	\$36,558	\$38,232	\$35,904	1.8%
2006	\$39,372	\$43,208	\$38,144	3.2%
2007	\$40,584	\$44,719	\$39,821	1.9%
2008	\$44,305	\$48,541	\$41,082	7.8%
2009	\$41,486	\$43,549	\$39,376	5.4%
2010	\$42,509	\$45,449	\$40,277	5.5%
2011	\$47,434	\$49,478	\$42,453	11.7%
2012	\$48,280	\$52,739	\$44,267	9.1%
2013	\$48,439	\$52,677	\$44,462	8.9%
2014	\$49,140	\$56,004	\$46,414	6.9%
2015	\$49,796	\$56,081	\$48,112	3.5%

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 8. Laramie County, Wyoming and U.S. Per Capita Personal Income, 1989-2015



Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 3.3**

**Laramie County Personal Income and Earnings by Industry**  
 (Thousands of Dollars)  
 2005 - 2015

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Total Personal Income</b>	3,134,161	3,418,239	3,557,326	3,946,515	3,751,603	3,922,390	4,395,422	4,581,460	4,650,418	4,740,484	4,836,235
<b>Derivation of Total Personal Income</b>											
Earnings by Place of Work	2,266,395	2,518,941	2,620,123	2,829,567	2,777,860	2,864,065	3,081,253	3,247,273	3,392,406	3,455,153	3,487,453
Less: Personal Contributions for Social Insurance <sup>1</sup>	263,241	321,698	337,923	349,775	353,783	359,356	341,590	367,283	422,576	438,756	440,763
Plus: Adjustment for Residence	-30,016	-39,411	-48,073	-57,952	-63,119	-62,818	-67,629	-73,859	-76,173	-71,121	-71,915
Equals: Net Earn. by Place of Residence	1,973,138	2,157,832	2,234,127	2,421,840	2,360,958	2,441,891	2,672,034	2,806,131	2,893,657	2,945,276	2,974,775
Plus: Dividends, Interest, and Rent <sup>2</sup>	733,817	799,931	831,585	949,029	765,566	799,675	1,032,331	1,084,101	1,053,196	1,064,776	1,091,388
Plus: Transfer Payments	427,206	460,476	491,614	575,646	625,079	680,824	691,057	691,228	703,565	730,432	770,072
<b>Industry Earnings</b>											
Farm	18,804	12,948	18,408	27,041	18,427	28,245	64,782	33,020	33,210	40,873	28,379
Nonfarm	2,247,591	2,505,993	2,601,715	2,802,526	2,759,433	2,835,820	3,016,471	3,214,253	3,359,196	3,414,280	3,459,074
Private	1,318,429	1,530,726	1,544,938	1,667,578	1,581,376	1,617,839	1,775,723	1,930,493	2,021,105	2,045,192	2,059,487
Ag. Serv., For., Fish, and Other <sup>3</sup>	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Mining	18,139	43,039	(D)	(D)	(D)	(D)	(D)	(D)	66,540	59,062	39,380
Construction	153,705	188,411	191,374	200,609	180,412	165,475	181,334	205,388	240,521	243,066	246,148
Manufacturing	90,198	99,819	107,760	116,355	100,995	103,298	122,511	109,366	116,207	127,486	133,892
Transportation and Warehousing	170,963	187,162	211,743	215,352	203,717	207,939	224,542	238,938	248,520	261,965	254,819
Wholesale Trade	41,438	46,554	50,195	55,039	53,067	58,394	62,015	79,382	80,134	86,253	77,465
Retail Trade	172,980	175,627	177,690	184,210	179,279	192,838	213,410	229,952	219,319	216,365	230,006
Finance and insurance	84,593	89,109	88,936	97,817	101,169	105,832	105,763	116,277	122,513	127,080	129,923
Real estate and rental and leasing	44,107	36,939	31,027	42,257	50,956	58,967	82,404	101,392	103,262	98,214	103,749
Information	(D)	(D)	60,726	63,591	69,777	66,286	69,107	74,116	77,037	79,893	83,188
Utilities	10,657	11,725	13,493	16,070	14,106	14,471	15,674	15,871	17,227	19,124	22,454
Services	481,019	593,679	578,532	604,698	601,263	609,039	641,405	699,606	718,690	715,931	730,455
Professional & business services	106,496	113,774	122,126	138,889	135,348	129,623	139,196	150,318	151,136	159,486	165,043
Management of Companies & Enterprises	11,919	16,176	13,245	11,339	6,856	5,937	5,248	7,107	8,481	7,334	(D)
Administrative & Waste Services	39,941	45,274	51,540	55,606	61,181	59,872	62,042	67,139	72,198	75,962	75,743
Educational Services	8,020	10,423	10,942	11,114	11,589	12,380	12,878	13,506	13,267	13,162	11,682
Healthcare & Social Assistance	166,315	180,271	200,351	220,207	223,139	235,887	245,787	267,792	260,014	263,528	267,987
Arts, Entertainment, & Recreation	4,246	4,321	5,104	5,462	5,666	5,801	6,154	6,712	(D)	(D)	6,733
Accommodation & Food Service	78,174	149,079	93,902	86,449	81,367	80,634	84,889	96,912	116,439	107,716	112,473
Other services	65,908	74,361	81,322	75,632	76,117	78,905	85,211	90,120	97,155	88,743	90,794
Government & Government Enterprises	929,162	975,267	1,056,777	1,134,948	1,178,057	1,217,981	1,240,748	1,283,760	1,338,091	1,369,088	1,399,587
Federal, Civilian	188,170	188,962	199,079	211,941	221,496	224,017	233,325	231,122	230,513	236,141	248,564
Military	226,144	224,563	224,355	228,956	241,726	259,773	268,751	278,576	276,261	272,597	262,192
State government	225,929	245,322	272,438	299,951	307,210	317,124	318,420	332,479	350,366	359,754	370,787
Local government	288,919	316,420	360,905	394,100	407,625	417,067	420,252	441,583	480,951	500,596	518,044

Notes: <sup>1</sup>Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.

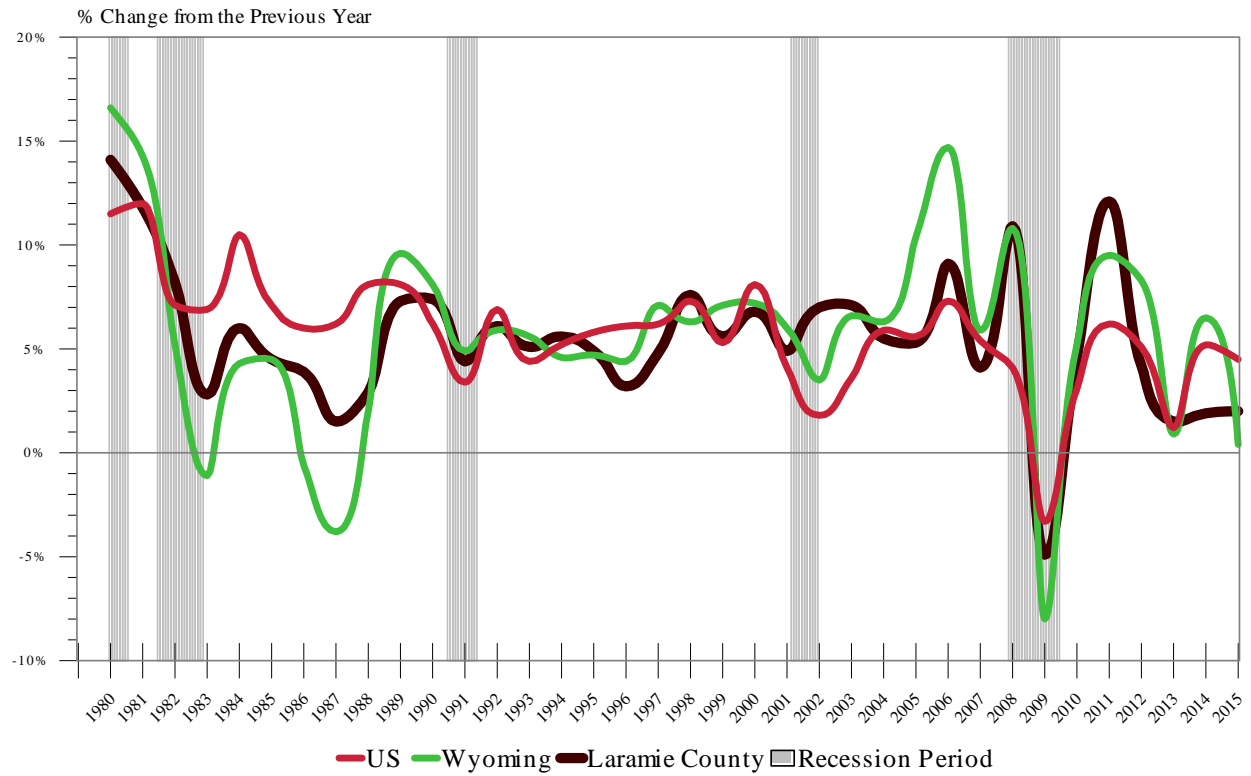
<sup>2</sup>Includes the capital consumption adjustment for rental income of persons.

<sup>3</sup>Other<sup>3</sup> consists of wages and salaries of US residents employed by international organizations and foreign embassies and consulates in the United States.

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 9. Laramie County, Wyoming and U.S.  
Annual Percentage Change in Personal Income, 1980-2015



Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 3.4**

**Laramie County Total Payroll**  
**Covered Employment by Standard Industrial Classification**  
**(Dollars)**  
**2006 - 2015**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
<b>Total Payroll</b>	1,471,097,550	1,556,111,653	1,646,454,767	1,651,892,395	1,657,948,847	1,734,056,381	1,833,229,568	1,897,789,079	1,968,546,998	2,037,818,976
<b>Private Employment</b>	932,336,567	963,664,246	1,006,304,094	979,037,456	974,883,246	1,043,927,637	1,135,267,034	1,190,663,201	1,251,834,712	1,298,640,701
Agriculture	4,975,212	5,858,146	6,917,063	7,845,101	7,974,743	8,214,691	9,147,726	9,833,027	10,925,637	11,945,096
Mining	5,772,466	4,386,129	4,969,916	5,180,188	3,227,818	8,950,204	16,069,304	18,271,221	36,746,444	31,713,717
Utilities	7,688,851	8,751,922	10,171,282	9,820,991	9,915,796	10,685,601	11,346,358	11,905,631	13,338,731	15,935,085
Construction	114,832,073	122,655,250	130,697,518	116,426,319	103,906,955	111,481,622	119,007,166	153,122,829	156,794,955	160,613,254
Manufacturing	69,267,208	76,519,006	82,499,186	73,518,033	76,410,802	88,636,643	76,581,505	79,486,491	85,441,010	87,798,883
Wholesale Trade	34,793,021	37,446,002	40,436,474	39,806,629	39,004,251	41,041,985	48,854,179	50,342,810	56,422,191	56,440,862
Retail Trade	131,240,773	136,485,731	137,208,929	130,458,372	129,864,713	138,066,401	159,202,396	146,390,669	145,875,391	159,442,478
Transportation & Warehousing	61,206,000	78,702,198	84,023,272	81,026,659	84,789,912	92,851,663	99,439,524	104,852,909	125,262,815	126,530,128
Information	40,775,374	43,096,401	44,546,399	46,529,919	46,284,346	48,391,153	51,344,774	53,136,597	55,950,520	59,933,250
Finance & Insurance	62,844,823	64,978,552	71,044,384	75,856,516	75,535,004	76,608,000	83,684,314	85,715,539	91,352,904	100,327,377
Real Estate & Rental & Leasing	15,378,661	17,780,746	17,073,501	15,931,975	17,560,796	18,039,263	20,222,251	21,846,836	23,153,669	25,014,509
Services	381,192,104	351,977,510	376,716,170	376,636,754	380,408,110	400,960,411	440,367,564	455,758,642	450,569,905	462,946,062
Professional & Business Services	70,776,586	61,091,129	81,258,603	82,278,379	78,346,016	81,625,782	86,998,429	89,006,158	92,861,694	101,537,201
Mgmt of Companies & Enterprises	9,373,629	14,502,788	8,233,161	5,001,495	4,149,174	3,910,860	5,226,787	6,260,857	5,559,084	3,475,413
Administrative & Waste Services	30,901,987	28,937,489	38,095,141	39,122,905	40,152,127	40,446,882	41,747,994	41,964,586	44,994,859	43,931,942
Educational Services	4,485,436	4,936,644	5,204,090	5,502,544	5,837,783	5,977,167	6,411,418	6,310,818	6,642,068	6,182,578
Health Care & Social Assistance	117,796,016	131,271,554	142,131,911	146,551,102	154,012,466	163,678,223	184,088,711	175,000,127	177,943,948	184,142,402
Arts, Entertainment, & Recreation	3,147,717	3,657,106	3,683,910	3,531,027	3,383,917	3,560,767	3,783,961	4,323,156	4,577,058	4,742,780
Accommodation & Food Services	111,807,944	68,027,373	62,624,143	59,681,905	59,438,623	62,617,221	70,670,357	84,987,353	77,377,408	78,745,864
Other Services	32,902,789	39,553,427	35,485,211	34,967,397	35,088,004	39,143,509	41,439,907	47,905,587	40,613,786	40,187,882
<b>Government</b>	538,760,983	592,447,407	640,150,673	672,854,939	683,065,601	690,128,744	697,962,534	707,125,878	716,712,286	739,178,275
Federal Government	136,304,292	144,382,915	153,343,770	160,120,805	163,960,722	165,429,574	162,087,394	160,211,778	163,783,608	164,993,074
State Government	176,929,458	194,156,562	211,961,307	222,447,138	226,172,146	228,067,806	229,117,402	230,258,496	231,431,857	238,359,987
Local Government	225,527,233	253,907,930	274,845,596	290,286,996	292,932,733	296,631,364	306,757,741	316,655,604	321,496,821	335,825,214

Source: WCBEA from Wyoming Department of Workforce Services, Quarterly Covered Employment and Wages

## Demographic Trends

The Demographic Trends section presents population data and population forecasts for both Cheyenne and Laramie County. Table 4.0 presents population details for Census Designated Places as of the 2010 Decennial Census. These data have not been updated since 2010.

- Table 4.1 provides population estimates from the Wyoming Department of Administration and Information, Economic Analysis Division (EAD) through 2015 and projections for 2016 to 2020. These projections show Laramie County’s population topping 100,000 and Cheyenne’s population topping 65,000 in 2018.
- Table 4.2 (a) contains data on the age distribution of Laramie County residents. The median age of Laramie County residents was 36.4 in 2015. This varied only slightly from the median age of 36.8 in the previous year. The median age peaked in 2010 at 38.2 and has consistently been lower since then.
- The population 65 years of age and older continued to increase, from 13,762 in 2014 to 14,266 in 2015 (3.7 percent). The 55 to 64 year age cohort also increased, from 12,625 to 12,660. These two cohorts together accounted for 27.7 percent of the population, evidence of the aging of Laramie County’s population.
- The number of workers in the prime working age cohort (25 to 44 years) increased from 25,238 in 2014 to 25,736 in 2015, an increase of 2.0 percent.
- Table 4.4 contains migration statistics for Laramie County from 2000 through the first half of 2016. In-migration has exceeded out-migration through this entire time period; however there was a noticeable decrease in the rate beginning in 2011. In 2015 the net number of migrants, (in-migrants minus out-migrants), was 655. In the first half of 2016, the net number was 369.
- Tables 4.4 (b) and 4.5, together with Figures 10 and 11, provide insights into the role that commuters play in Laramie County’s economy. From 2009 through 2013, 49,198 workers **worked** in Laramie County. Of those 44,853 (91.2 percent) lived in the county and 4,345 (8.8 percent) lived outside the county. From 2009 through 2013, a total of 46,840 workers **lived** in Laramie County.

Demographic Trends	
Tables and Figures	
Table 4.0	Census Detail (1990-2010)
Table 4.1	Population & Household Estimates (1990-2020)
Figure 10	Population Forecasts (1990-2020)
Table 4.2	Population Profile (2000-2015)
Table 4.3	Population by Race & Ethnicity (1980-2010)
	Population by Age & Gender (2000-2015)
Table 4.4	Migration & Commuters (2000-2015)
Figure 11	Commuting Flows (1990-2015)
Figure 12	Net Commuting Residential Adjustment (1990-2015)
Table 4.5	Commuter Income Flows (1990-2015)
Table 4.6	Education Profiles & ACT Scores
Table 4.7	School Enrollments (1991-2016)
Figure 13	School Enrollments (1997-2016)

Again, 44,853 (95.8 percent) worked in Laramie County and 1,987 (4.2 percent) worked outside the county. The U.S. Census Bureau publishes data on commuting from two different sources – the Household Survey (American Community Survey or ACS) and Data from Employers (LEHD Origin-Destination Employment Statistics or LODES). These two data sources tell conflicting stories based on differing methods of data collection. ACS data report the commuting pattern for the primary job only; LODES data are employer-based and report commuting patterns for primary and secondary covered employment jobs. The location of work in the ACS data is the actual location of work during the week in question; in the LODES data set, the location of work is the physical or mailing address of the employer (which may or may not reflect the location of work). ACS data do not cover persons on vacation or on sick leave; LODES data include all covered employment employees with positive earnings for a single firm during the first two quarters of each year. We report the ACS data in this report as it is generally considered more reliable for long-term research purposes. The Census Bureau is currently working on a pilot program to develop a person-level integration of these two data sources that will enable a better understanding of the differences between the two data sets and their relative strengths.<sup>4</sup>

- Table 4.5 presents data on the inflow and outflow of earnings and the net resident adjustment between the two. The inflow of earnings is the amount of money brought back into the county's economy by Laramie County residents who commute to work outside of the county. The outflow of earnings represents workers who commute into the county for work but live outside of the county and take their earnings back to their county of residence. For example – in 2015, \$120,705,000 flowed into the county and \$192,620,000 flowed out of the county, resulting in a net outflow of \$71,915,000. The pattern has been consistent over time – net outflows have been larger than inflows. This means that more dollars left the local economy than were returned by Laramie County residents working outside Laramie County. While these may look like large numbers, the net outflow of \$71,915,000 represents only 1.5 percent of total personal income in Laramie County. Though the BEA has made substantial revisions to past years' data, the general pattern remains unchanged; commuters both into and out of Laramie County do not have a significant impact on the local economy.
- Table 4.6 presents data on the level of education attained by Laramie County residents. In 2015, 92.2 percent of the population had graduated from high school and 27.5 percent had a Bachelor's degree or higher. There is moderate variation in these estimates from one year to the next which makes year-to-year comparisons problematic.
- Table 4.7 contains data on public and private school enrollments within Laramie County. Total public school enrollment (LCSD1 and LSCD2) increased from 14,999 in 2015 to 15,240 in 2016 (1.6 percent). From 2015 to 2016, elementary school enrollment dropped by 0.9 percent, junior high enrollment rose by 4.9 percent, and high school enrollment rose by 0.1 percent. In 2016, 203 students attended Poder Academy, a K-8 public charter school.

<sup>4</sup> Graham, M. R., Kutzbach, M. J., & McKenzie, B. (2014.). Design Comparison of LODES and ACS Commuting Products. Retrieved March 20, 2017, from <https://ideas.repec.org/p/cen/wpaper/14-38.html>.



- Table 4.7 also presents Laramie County Community College (LCCC) enrollments. Enrollments at LCCC have fallen steadily since the end of the Great Recession, and were down again this year. From 2015 to 2016 enrollment declined by 1.3 percent (31 full time equivalent (FTE) students).
- Home schooled enrollments, which had declined steadily between 2009 and 2012, have now risen for the past four years. Enrollments rose from 255 in 2012 to 269 in 2013 (5.5 percent); from 269 in 2013 to 306 in 2014 (13.8 percent); from 306 in 2014 to 322 in 2015 (5.2 percent) and from 322 in 2015 to 328 in 2016 (1.9 percent).

**Table 4.0****Census Population Detail  
1990-2010**

	1990	2000	2010	10 yr % Change	20 yr % Change
Cheyenne City	50,008	53,011	59,466	12.2%	18.9%
Burns	N/A	285	301	5.6%	N/A
Fox Farm/College	2,965	3,272	3,647	11.5%	23.0%
Pine Bluffs	1,054	1,153	1,129	-2.1%	7.1%
Ranchettes	4,038	4,869	5,798	19.1%	43.6%
South Greeley	3,723	4,201	4,217	0.4%	13.3%
Warren AFB	3,832	4,440	3,072	-30.8%	-19.8%
Albin Town	120	120	181	50.8%	50.8%
Carpenter CDP			94	N/A	N/A
<b>Subtotal</b>	65,740	71,351	77,905	9.2%	18.5%
Balance of County	7,402	10,256	13,833	34.9%	86.9%
<b>Total</b>	73,142	81,607	91,738	12.4%	25.4%

Source: WCBEA from U.S. Census Bureau Decennial Census 1990, 2000, 2010

**Table 4.1**

**Population Estimates and Projections**  
**Laramie County**  
**1990 - 2020**

Year	Laramie County Population <sup>1</sup>	City of Cheyenne Population <sup>1</sup>	Laramie County Households
1990	73,142	50,008	28,092 <sup>2</sup>
1991	73,978	50,327	28,584 <sup>3</sup>
1992	75,826	51,326	29,084 <sup>3</sup>
1993	77,495	52,191	29,593 <sup>3</sup>
1994	78,885	52,858	30,111 <sup>3</sup>
1995	79,513	53,007	30,638 <sup>3</sup>
1996	80,186	53,182	31,174 <sup>3</sup>
1997	80,328	53,002	31,719 <sup>3</sup>
1998	80,522	52,856	32,274 <sup>3</sup>
1999	81,009	52,899	32,837 <sup>3</sup>
2000	81,825	53,474	31,927 <sup>2</sup>
2001	82,554	53,934	32,364 <sup>4</sup>
2002	83,226	54,332	32,808 <sup>4</sup>
2003	84,084	54,852	33,257 <sup>4</sup>
2004	85,427	55,693	33,713 <sup>4</sup>
2005	85,732	55,845	34,394 <sup>3</sup>
2006	86,819	56,468	33,463 <sup>3</sup>
2007	87,654	56,958	33,640 <sup>3</sup>
2008	89,077	57,829	33,276 <sup>3</sup>
2009	90,430	58,658	33,871 <sup>3</sup>
2010	92,271	59,901	35,790 <sup>2</sup>
2011	92,663	60,383	36,566 <sup>3</sup>
2012	94,894	61,767	36,736 <sup>3</sup>
2013	96,006	62,568	36,859 <sup>3</sup>
2014	96,469	62,860	37,364 <sup>3</sup>
2015	97,121	63,335	37,294 <sup>3</sup>
2016	98,100	63,590	37,996 <sup>4</sup>
2017	99,140	64,264	38,399 <sup>4</sup>
2018	100,380	65,068	38,879 <sup>4</sup>
2019	101,640	65,885	39,367 <sup>4</sup>
2020	102,770	66,617	39,804 <sup>4</sup>

Sources: <sup>1</sup>WCBEA from Wyoming Department of Administration & Information,

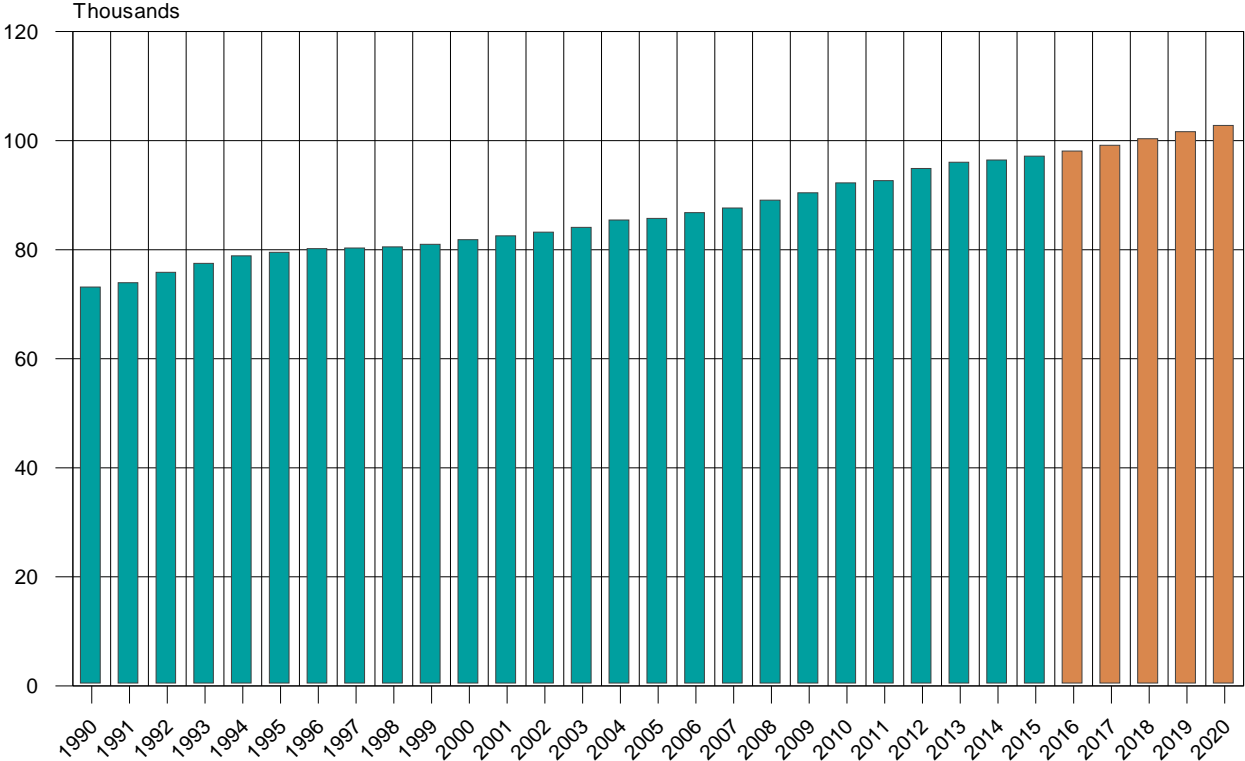
Economic Analysis Division (EAD), Population Estimates as of July 1 of each year. Data for 2016 through 2020 represent population projections by EAD.

<sup>2</sup>WCBEA from U.S. Census Bureau, Decennial Census

<sup>3</sup>WCBEA from U.S. Census Bureau, Household unit estimates

<sup>4</sup>WCBEA projections

Figure 10. Laramie County Population and Population Projections, 1990-2020



Sources: WCBEA from Wyoming Department of Administration & Information, Economic Analysis Division (EAD), population Estimates as of July 1 each year. See table 4.1 for additional detail.

Note: Data for 2016 through 2020 represent EAD population projections.

**Table 4.2**

## Laramie County Population Profiles 2000 - 2015

(a)

	2000	2008	2009	2010	2011	2012	2013	2014	2015
<b>Census Population<sup>1</sup></b>	81,825	89,077	90,430	92,271	92,663	94,894	96,006	96,469	97,121
<b>Age Distribution<sup>1</sup></b>									
Less than 5	5,387	6,294	6,294	6,745	6,645	6,493	6,390	6,380	6,305
5 - 19 years	17,981	17,483	17,483	18,125	18,004	18,298	18,602	18,560	18,636
20 - 44 years	30,305	35,635	35,635	30,415	30,589	31,873	32,326	32,671	33,026
45 - 64 years	18,756	23,702	23,702	25,252	25,417	25,613	25,445	25,096	24,888
65 and over	9,396	10,512	10,512	11,734	12,008	12,617	13,243	13,762	14,266
Less than 5	5,387	6,294	6,294	6,745	6,645	6,493	6,390	6,380	6,305
5 to 9 years	5,922	5,748	5,748	6,259	6,347	6,509	6,690	6,641	6,676
10 to 14 years	6,084	5,828	5,828	5,916	5,883	5,985	6,056	6,164	6,253
15 to 19 years	5,975	5,907	5,907	5,950	5,774	5,804	5,856	5,755	5,707
20 to 24 years	5,530	12,702	12,702	6,498	6,585	7,182	7,331	7,433	7,290
25 to 34 years	11,521	11,118	11,118	12,523	12,737	13,244	13,496	13,763	14,170
35 to 44 years	13,254	11,815	11,815	11,394	11,267	11,447	11,499	11,475	11,566
45 to 54 years	11,647	13,397	13,397	13,511	13,301	13,220	12,875	12,471	12,228
55 to 64 years	7,109	10,305	10,305	11,741	12,116	12,393	12,570	12,625	12,660
65 and over	9,396	10,512	10,512	11,734	12,008	12,617	13,243	13,762	14,266
<b>Additional Data<sup>2</sup></b>									
Median Age	35.3	35.8	36.6	38.2	37.0	37.1	36.4	36.8	36.4
Persons Per Household	2.45	2.58	2.50	2.36	2.42	2.64	2.62	2.44	2.52

Source: <sup>1</sup>WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1.

<sup>1</sup>Note: Previous WCBEA Trends reported population statistics from the U.S. Census Bureau, American Community Survey 1 Year Estimates.

<sup>2</sup>WCBEA from U.S. Census Bureau, Decennial Census 2000 and American Community Survey 1 Year Estimates for years 2008-2015

## Laramie County Income Profiles 2000 - 2015

(b)

	2000	2008	2009	2010	2011	2012	2013	2014	2015
<b>Per Capita Income</b>	19,634	29,907	24,903	26,608	28,024	28,463	28,761	28,934	33,278
<b>Median Household Income</b>	30,607	56,820	49,744	48,784	54,053	54,192	61,661	57,551	60,599
<b>Median Family Income</b>	46,536	70,306	59,985	62,337	71,589	68,441	80,429	73,201	75,770

Source: <sup>1</sup>WCBEA from U.S. Census Bureau, Decennial Census 2000 and American Community Survey 1 Year Estimates for years 2008-2015

**Table 4.3**

**Population by Race and Ethnicity  
1980 - 2010**

(a)

Year	White	Black	Native American	Asian	Other	Two or more races	Totals	Hispanic (Ethnicity)
<b>Laramie County</b>								
1980	63,127	1,967	422	530	2,603	N/A	<b>68,649</b>	6,625
1990	66,280	2,218	528	821	3,295	N/A	<b>73,142</b>	7,310
2000	72,563	2,124	782	777	3,267	2,094	<b>81,607</b>	8,897
2010	81,205	2,248	1,020	976	3,478	2,811	<b>91,738</b>	11,978
<b>Wyoming</b>								
1980	446,488	3,364	7,094	1,969	10,642	N/A	<b>469,557</b>	24,499
1990	427,061	3,606	9,479	2,806	10,636	N/A	<b>453,588</b>	25,524
2000	454,670	3,722	11,435	2,771	12,301	8,883	<b>493,782</b>	31,669
2010	511,279	4,748	13,763	4,426	17,049	12,361	<b>563,626</b>	50,231

Source: WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Decennial Census Wyoming Data.

Note: People of Hispanic origin may be of any race. Native American is defined as American Indian and Alaska Native. Asian is defined as Asian and or Other Pacific Islander.

**Population by Age and Gender**

**Laramie County  
2000 - 2015**

(b)

Age	2000			2010			2015			% Change 2010 to 2015
	Male	Female	Total	Male	Female	Total	Male	Female	Total	
Under 5	2,745	2,642	<b>5,387</b>	3,447	3,298	<b>6,745</b>	3,208	3,097	<b>6,305</b>	-6.5%
5 to 19	9,215	8,766	<b>17,981</b>	9,262	8,863	<b>18,125</b>	9,560	9,076	<b>18,636</b>	2.8%
20 to 24	2,985	2,545	<b>5,530</b>	3,415	3,083	<b>6,498</b>	4,074	3,216	<b>7,290</b>	12.2%
25 to 34	6,101	5,420	<b>11,521</b>	6,356	6,167	<b>12,523</b>	7,404	6,766	<b>14,170</b>	13.2%
35 to 54	12,548	12,353	<b>24,901</b>	12,535	12,370	<b>24,905</b>	12,161	11,633	<b>23,794</b>	-4.5%
55 to 64	3,507	3,602	<b>7,109</b>	5,807	5,934	<b>11,741</b>	6,164	6,496	<b>12,660</b>	7.8%
65 and Over	3,956	5,440	<b>9,396</b>	5,258	6,476	<b>11,734</b>	6,494	7,772	<b>14,266</b>	21.6%
<b>Total</b>	<b>41,057</b>	<b>40,768</b>	<b>81,825</b>	<b>46,080</b>	<b>46,191</b>	<b>92,271</b>	<b>49,065</b>	<b>48,056</b>	<b>97,121</b>	<b>5.3%</b>

Source: WCBEA from Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1 of each year.

**Table 4.4****Laramie County Migration Data<sup>1</sup>**  
**2000 - 2016****(a)**

<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Migrants</b>
<b>2000</b>	3,052	2,439	613
<b>2001</b>	3,007	2,294	713
<b>2002</b>	2,822	1,978	844
<b>2003</b>	2,577	1,793	784
<b>2004</b>	2,565	2,254	311
<b>2005</b>	2,545	2,116	429
<b>2006</b>	2,519	2,009	510
<b>2007</b>	2,678	2,072	606
<b>2008</b>	2,735	2,085	650
<b>2009</b>	2,714	1,672	1,042
<b>2010</b>	2,805	1,478	1,327
<b>2011</b>	2,516	1,987	529
<b>2012</b>	2,534	2,276	258
<b>2013</b>	2,728	2,269	459
<b>2014</b>	2,887	2,392	495
<b>2015</b>	3,061	2,406	655
<b>1st half 2016</b>	1,521	1,152	369
<b>Total</b>	<b>45,266</b>	<b>34,672</b>	<b>10,594</b>

<sup>1</sup> Driver Licenses Exchanged & Surrendered

Source: WCBEA from Wyoming Housing Database Partnership Reports

**Table 4.4**
**Commuters in and out of Laramie County**
**2013**
**(b)**

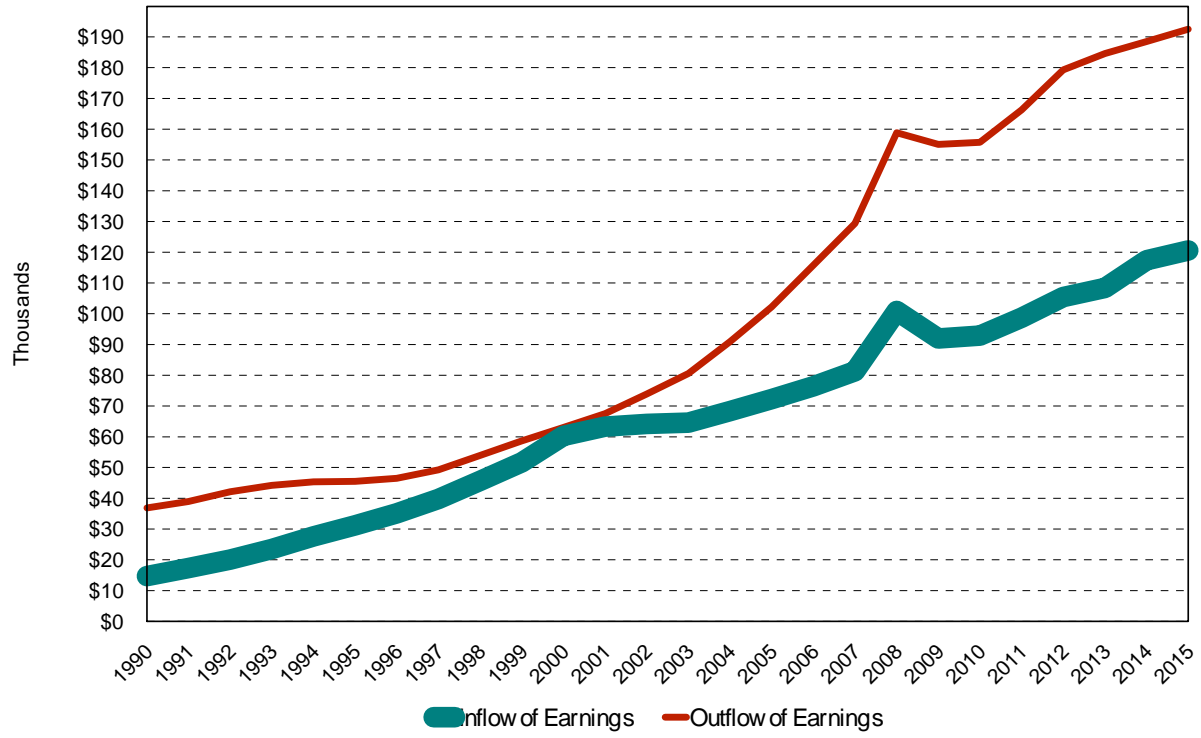
Workers that live in Laramie County and commute out to:					Workers that work in Laramie County and commute in from:				
Receiving Counties	State	2013	% of Total	Cumulative %	Source Counties	State	2013	% of Total	Cumulative %
Larimer	CO	230	11.6%	11.6%	Larimer County	CO	1,306	30.1%	30.1%
Weld	CO	220	11.1%	22.6%	Weld County	CO	862	19.8%	49.9%
Sweetwater	WY	172	8.7%	31.3%	Albany County	WY	466	10.7%	60.6%
Natrona	WY	171	8.6%	39.9%	Adams County	CO	126	2.9%	63.5%
Albany	WY	156	7.9%	47.8%	Goshen County	WY	108	2.5%	66.0%
Denver	CO	127	6.4%	54.2%	Carbon County	WY	65	1.5%	67.5%
Kimball	NE	91	4.6%	58.7%	El Paso County	CO	62	1.4%	68.9%
Pennington	SD	70	3.5%	62.3%	Logan County	CO	62	1.4%	70.4%
Cheyenne	NE	59	3.0%	65.2%	Platte County	WY	57	1.3%	71.7%
Platte	WY	51	2.6%	67.8%	Kimball County	NE	48	1.1%	72.8%
Douglas	NE	50	2.5%	70.3%	Fergus County	MT	47	1.1%	73.9%
Lincoln	WY	39	2.0%	72.3%	Jefferson County	CO	46	1.1%	74.9%
Arapahoe	CO	37	1.9%	74.1%	Gulf County	FL	42	1.0%	75.9%
Carbon	WY	37	1.9%	76.0%	Tooele County	UT	41	0.9%	76.8%
Monroe	NY	36	1.8%	77.8%	Natrona County	WY	36	0.8%	77.7%
Adams	CO	32	1.6%	79.4%	Park County	WY	34	0.8%	78.4%
Cook	IL	32	1.6%	81.0%	Fremont County	WY	33	0.8%	79.2%
Scotts Bluff	NE	28	1.4%	82.4%	Kent County	MI	32	0.7%	79.9%
Niobrara	WY	28	1.4%	83.8%	Polk County	WI	30	0.7%	80.6%
Franklin	KS	27	1.4%	85.2%	Garfield County	CO	27	0.6%	81.2%
Lancaster	NE	26	1.3%	86.5%	Wyandotte County	KS	27	0.6%	81.9%
McKenzie	ND	24	1.2%	87.7%	Contra Costa County	CA	26	0.6%	82.5%
Park	WY	18	0.9%	88.6%	Muscatine County	IA	25	0.6%	83.0%
Boulder	CO	17	0.9%	89.5%	Pennington County	SD	24	0.6%	83.6%
Campbell	WY	17	0.9%	90.3%	Park County	CO	23	0.5%	84.1%
Philadelphia	PA	15	0.8%	91.1%	Boone County	IL	23	0.5%	84.6%
Converse	WY	15	0.8%	91.8%	Converse County	WY	23	0.5%	85.2%
Goshen	WY	15	0.8%	92.6%	Pueblo County	CO	22	0.5%	85.7%
Richland	MT	12	0.6%	93.2%	Otter Tail County	MN	22	0.5%	86.2%
Clark	NE	12	0.6%	93.8%	San Bernardino	CA	21	0.5%	86.7%
Edmunds	SD	12	0.6%	94.4%	Scotts Bluff County	NE	21	0.5%	87.2%
Lincoln	NE	11	0.6%	95.0%	Manatee County	FL	19	0.4%	87.6%
All other counties		<u>100</u>	5.0%	100.0%	All other counties		<u>539</u>	12.4%	100.0%
<b>Total Laramie County residents commuting out of county for work</b>		<b>1,987</b>			<b>Total Laramie County workers that commute in from other counties</b>		<b>4,345</b>		

Note: Data represent most current data available. Data though 2015 will be released in early 2018.

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 Year Estimates

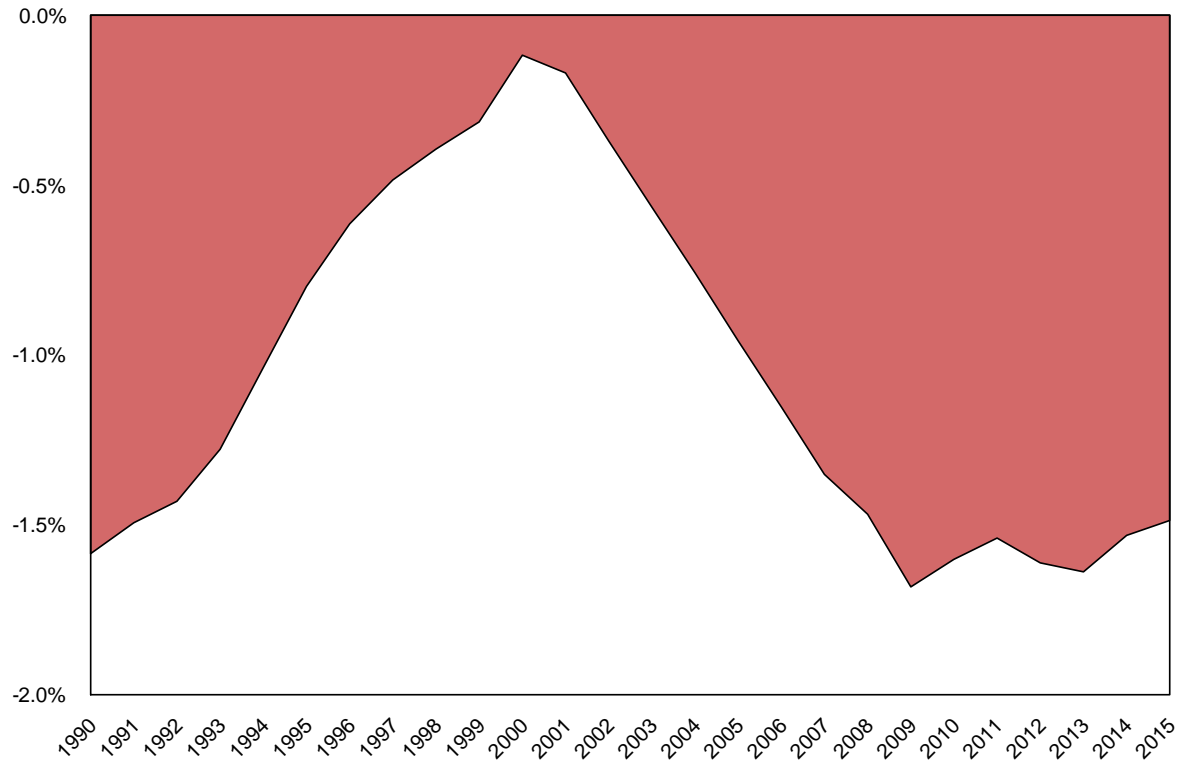


Figure 11. Earnings Flows by Commuters into and out of Laramie County, 1990-2015



Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

Figure 12. Laramie County Net Residential Adjustment as a Percentage of Total Personal Income, 1990-2015



Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 4.5**

**Commuter Income Flows**  
**Laramie County**  
**1990 - 2015**

<b>Year</b>	<b>Inflows of Earnings (\$000)</b>	<b>Outflow of Earnings (\$000)</b>	<b>Net Resident Adjustments (\$000)</b>	<b>Net Adjustment as a % of TPI<sup>1</sup></b>
1990	14,840	36,969	-22,129	-1.6%
1991	17,422	39,066	-21,644	-1.5%
1992	20,195	42,217	-22,022	-1.4%
1993	23,612	44,285	-20,673	-1.3%
1994	27,743	45,467	-17,724	-1.0%
1995	31,272	45,609	-14,337	-0.8%
1996	35,215	46,606	-11,391	-0.6%
1997	39,884	49,362	-9,478	-0.5%
1998	45,777	54,070	-8,293	-0.4%
1999	51,812	58,803	-6,991	-0.3%
2000	60,356	63,148	-2,792	-0.1%
2001	63,417	67,594	-4,177	-0.2%
2002	64,285	74,024	-9,739	-0.4%
2003	64,722	80,662	-15,940	-0.6%
2004	68,440	91,019	-22,579	-0.8%
2005	72,306	102,322	-30,016	-1.0%
2006	76,506	115,917	-39,411	-1.2%
2007	81,391	129,464	-48,073	-1.4%
2008	100,996	158,948	-57,952	-1.5%
2009	92,061	155,180	-63,119	-1.7%
2010	93,001	155,819	-62,818	-1.6%
2011	98,802	166,431	-67,629	-1.5%
2012	105,510	179,369	-73,859	-1.6%
2013	108,513	184,686	-76,173	-1.6%
2014	117,483	188,604	-71,121	-1.5%
2015	120,705	192,620	-71,915	-1.5%

Notes: <sup>1</sup>TPI=Total Personal Income

Source: WCBEA from U.S. Department of Commerce, Bureau of Economic Analysis

**Table 4.6**

**Laramie County Education Profiles  
2000 - 2015**

**(a)**

	2000 <sup>1</sup>	2008 <sup>2</sup>	2009 <sup>2</sup>	2010 <sup>2</sup>	2011 <sup>2</sup>	2012 <sup>2</sup>	2013 <sup>2</sup>	2014 <sup>2</sup>	2015 <sup>2</sup>
<b>Total Population 25+</b>	<b>53,041</b>	<b>56,799</b>	<b>58,454</b>	<b>61,558</b>	<b>61,715</b>	<b>62,201</b>	<b>63,961</b>	<b>65,009</b>	<b>64,281</b>
<b>Educational Attainment</b>									
Elementary (K-8)	3.0%	2.4%	2.6%	2.3%	1.3%	1.9%	0.9%	2.4%	1.6%
High School, no diploma	7.8%	6.6%	6.9%	3.9%	6.2%	5.8%	3.8%	4.7%	6.3%
High School graduate	26.5%	28.8%	25.9%	31.0%	26.3%	30.8%	24.2%	24.8%	25.9%
Some College, no degree	30.0%	28.3%	30.6%	28.0%	24.2%	27.3%	30.3%	22.9%	26.8%
Associate's Degree	9.2%	9.9%	11.8%	12.2%	14.5%	10.4%	12.7%	14.4%	12.0%
Bachelor's Degree	15.4%	15.8%	13.5%	14.4%	18.8%	15.6%	16.7%	20.7%	17.0%
Graduate or Professional School Degree	8.1%	8.2%	8.7%	8.3%	8.8%	8.1%	11.5%	10.0%	10.5%
Percent High School Graduates	89.2%	91.0%	90.5%	93.9%	92.6%	92.2%	95.4%	92.8%	92.2%
Percent Bachelor's degree or higher	23.5%	24.0%	22.2%	22.7%	27.6%	23.7%	28.2%	30.7%	27.5%

Source: <sup>1</sup>WCBEA from U.S. Census Bureau Decennial Census<sup>2</sup>WCBEA from U.S. Census Bureau, American Community Survey 1 Year Estimates

**Average ACT Scores  
2004 - 2016**

**(b)**

	2004	2005	2006	2008	2009	2010	2011	2012	2013	2014	2015	2016
Laramie County <sup>1</sup>	22.1	22.3	22.3	21.4	20.6	19.1	20.5	N/A	20.1	20.4	20.1	20.6
Wyoming <sup>2</sup>	21.4	21.4	21.6	21.1	20.0	20.0	20.3	20.3	19.8	20.1	20.2	20.0
United States <sup>2</sup>	20.9	20.9	21.1	21.1	21.1	21.0	21.1	21.1	20.9	21.0	21.0	20.8

Source: <sup>1</sup>WCBEA from Wyoming Department of Education, ACT, PLAN and EXPLORE Averages District Level, LCSD#1<sup>2</sup>WCBEA from ACT, 2015 ACT National and State Scores, <http://www.act.org/newsroom/data/2015/index.html>

**Table 4.7**

**Public and Private School Enrollment  
Cheyenne and Laramie County  
1991 - 2016**

Year	Elementary	Junior High	Senior High	Poder Academy <sup>1</sup>	Private <sup>2</sup>	Home Schooled	Total Public School	LCCC Headcount <sup>3</sup>	LCCC FTE
1991	8,180	2,194	4,000	N/A	N/A	N/A	14,374	3,483	2,058
1992	8,186	2,381	4,106	N/A	N/A	96	14,673	3,564	2,127
1993	8,363	2,408	4,231	N/A	N/A	118	15,002	3,448	2,130
1994	8,250	2,405	4,207	N/A	N/A	149	14,862	3,434	1,869
1995	8,212	2,341	4,345	N/A	N/A	190	14,898	3,279	1,690
1996	8,036	2,378	4,410	N/A	N/A	221	14,824	3,220	1,590
1997	7,822	2,505	4,413	N/A	N/A	238	14,740	3,218	1,553
1998	7,782	2,410	4,406	N/A	N/A	269	14,598	3,035	1,697
1999	7,711	2,360	4,252	N/A	N/A	305	14,323	3,524	1,665
2000	7,555	2,339	4,303	N/A	N/A	333	14,197	3,431	1,620
2001	7,532	2,364	4,303	N/A	N/A	346	14,199	3,178	1,600
2002	7,415	2,333	4,276	N/A	N/A	326	14,024	3,331	1,863
2003	7,285	2,325	4,315	N/A	N/A	317	13,925	3,951	2,292
2004	7,104	2,318	4,285	N/A	N/A	305	13,707	3,818	2,279
2005	7,053	2,368	4,223	N/A	N/A	295	13,644	4,028	2,309
2006	7,168	2,191	4,367	N/A	N/A	331	13,726	3,544	2,307
2007	7,263	2,067	4,374	N/A	N/A	357	13,704	3,972	2,463
2008	7,459	2,058	4,257	N/A	N/A	380	13,774	4,149	2,412
2009	7,738	2,090	4,239	N/A	N/A	377	14,067	4,493	2,542
2010	7,782	2,122	4,192	N/A	N/A	336	14,096	4,865	2,826
2011	8,004	2,175	4,107	N/A	N/A	291	14,286	5,095	2,850
2012	8,014	2,151	4,162	N/A	N/A	255	14,327	4,845	2,695
2013	8,260	2,182	4,151	N/A	N/A	269	14,593	4,607	2,602
2014	8,400	2,137	4,211	N/A	241	306	14,748	4,284	2,380
2015	8,532	2,243	4,224	N/A	230	322	14,999	4,054	2,344
2016	8,456	2,354	4,227	203	239	328	15,240	4,032	2,313

Notes: <sup>1</sup>For the third quarter of 2016 and going forward, data for Total School Enrollment include Poder Academy, a public charter school that opened in 2012 as a kindergarten through third-grade school. The school has added a grade every year and is now a kindergarten through sixth-grade school.

<sup>2</sup>Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only.

<sup>3</sup>Footnote for School Districts: LCCC Headcount and FTE numbers are for the Cheyenne Campus and F.E. Warren AFB only and do not include the Albany County Campus.

1991 forward figures for Elementary, Junior High and Senior High represent the official yearly Oct 1 Enrollment from Wyoming Department of Education. Elementary includes K-6, Junior High includes 7-8 and Senior High includes 9-12

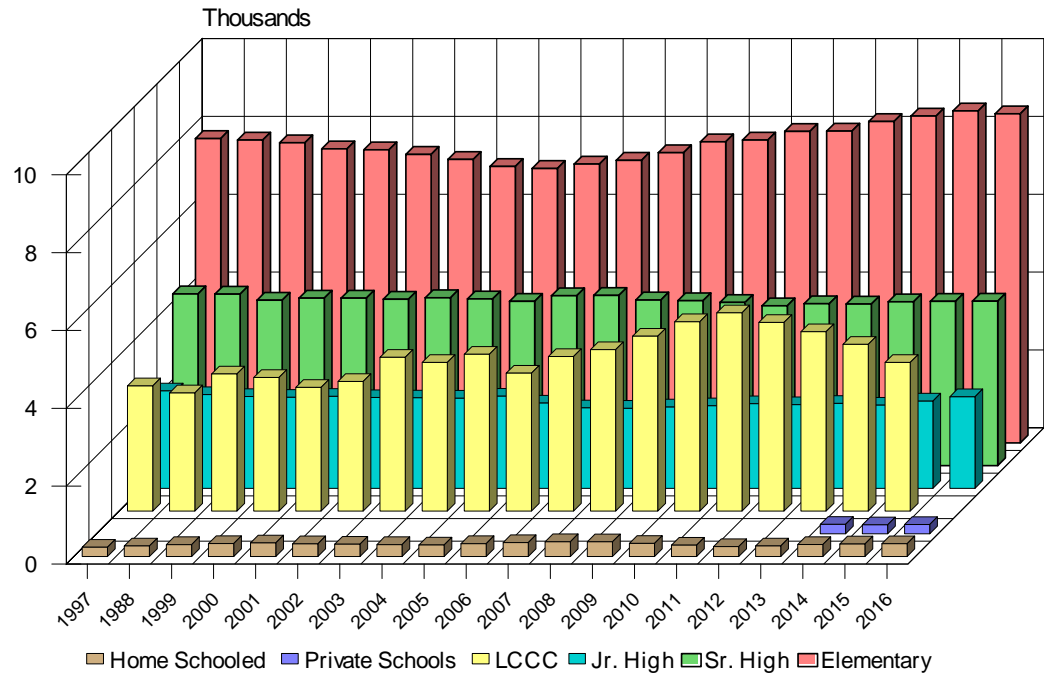
Sources: WCBEA from:

Laramie County School District #1, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

Laramie County School District #2, Wyoming Department of Education, Statistical Report Series #2, Historical Enrollment by Grade by District

Laramie County Community College  
Cheyenne area Private Schools

Figure 13. Laramie County Public School and College Enrollment, 1997-2016



Sources: WCBEA from Wyoming Department of Education, Laramie County Community College and Cheyenne area private schools.  
 Notes: Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only. See table 4.7 for additional detail.

## Housing Trends

The Housing Trends section contains data compiled from various sources that may be useful in assessing the local housing market.

Housing data from Core Logic have been included in both the Economic Indicators and Annual Trends reports for the last four years. Unfortunately the cost of these data is now prohibitive and the data are no longer included in our reports. We have obtained a few similar data series from RealtyTrac and these data series will be included going forward.

- Foreclosure and negative equity loan data were previously obtained from Core Logic. Core Logic measured the foreclosure rate as the percentage of homeowners with a first-lien mortgage that were in some state of the foreclosure process. RealtyTrac reports the number of newly initiated foreclosures, regardless of lien status. The WCBEA@LCCC then measures the foreclosure rate as the percentage of homeowners with a mortgage who have a **newly initiated foreclosure**. The difference in calculation methods makes it inaccurate to make comparisons between the two data series. As a result we have included only data from RealtyTrac.
- As seen in Table 5.0, in 2016 in Laramie County there were 175 pre-foreclosure filings and a foreclosure rate of 1.04 percent. The average monthly number of negative equity loans was 655.
- Table 5.1 presents data obtained from the Cheyenne Board of Realtors. From 2015 to 2016 the average monthly number of residential units available for sale rose from 237 to 242 (2.1 percent) in the city of Cheyenne and from 105 to 109 (3.8 percent) in the county.
- The total number of units – city **and** county -- sold rose from 1,931 in 2015 to 1,948 in 2016 (0.9 percent). In the city the average selling price rose from \$213,453 to \$224,499 (5.2 percent) and in the county the average selling price rose from \$325,566 to \$349,838 (7.5 percent)
- Table 5.5 presents data on building permits issued in the city of Cheyenne and Laramie County. In the city, the number of building permits for new single-family homes fell from 218 in 2015 to 173 in 2016 (20.6 percent) and new apartments/duplexes fell from 17 in 2015 to 6 in 2016 – however the number of building permits in 2015 was unusually high. In the county outside the city of Cheyenne the number of single family building permits rose – from 152 in 2015 to 174 in

## Housing Trends

### Tables and Figures

Table 5.0	Laramie County RealtyTrac Analysis (2016)
Table 5.1	Residentials for Sale, Sold & Price (1989-2016)
Table 5.2	Cheyenne Housing Rental Rates (2000-2016)
Table 5.3	Laramie County Housing Profile (1986-2016)
Figure 14	New Residential Housing Permits (2000-2016)
Table 5.4	City of Cheyenne Housing Profile (2015)
Table 5.5	Building Permits (2003-2016)
Table 5.6	Residential Construction Activity (1988-2016)
Table 5.7	Historic Housing Occupancy (1960-2010)
Table 5.8	Vacancy Rates (2001-2016)

2016 (14.5 percent). One multi-family building permit was issued in the county – this was the first multi-family building permit to be issued since 2006. This development contains a total of 60 units.

- Housing rental rates in Cheyenne are presented in Table 5.2. Rental rates for single-family homes increased from \$1,126 to \$1,141 (1.3 percent) from second quarter 2015 to second quarter 2016. Rental rates for apartments decreased, from \$786 in the second quarter of 2015 to \$779 in the second quarter of 2016 (-0.9 percent).
- Table 5.8 presents apartment vacancy rates in Laramie County. Vacancy rates at large apartment complexes rose from 3.0 percent in the fourth quarter of 2015 to 5.0 percent in the fourth quarter of 2016. This higher vacancy rate represented a change in the rental market. The last time this vacancy rate was at 5.0 percent or above was in the fourth quarter of 2009.



**Table 5.0****Laramie County RealtyTrac Analysis  
2016**

	Households <sup>1</sup>	Owner Occupied Households <sup>1</sup>		Owner Occupied Households with a Mortgage <sup>2</sup>		Total Unique Pre-Foreclosure Filings <sup>3</sup>	Foreclosure Rate <sup>4</sup>	Average Monthly Negative Equity Loans <sup>5</sup>
		#	% of Total Households	#	% of Owner Occupied Households			
2016	37,294	25,632	68.7%	16,823	65.6%	175	1.04%	655

<sup>1</sup>WCBEA from U.S. Census Bureau, American Community Survey, 5 year estimates.

<sup>2</sup>WCBEA from U.S. Census Bureau, American Community Survey, 5 year estimates and Wyoming Community Development Authority (WCDA).

<sup>3</sup>The number of mortgages where the lender has initiated foreclosure proceedings and it has been made known through public notice.

<sup>4</sup>The number of newly initiated foreclosures as a percentage of households with a mortgage.

<sup>5</sup>The number of mortgages that are in negative equity, calculated as the difference between the current value of the property and the mortgage debt on the property.

Sources: WCBEA from RealtyTrac, U.S. Census Bureau 2015 American Community Survey 5 year Estimates and WCDA.

**Table 5.1**

**Residential for Sale, Sold & Price**  
**1989 - 2016**

Year	Average Residential Units For Sale		Average Days On The Market <sup>1</sup>		Average Selling Price		Laramie County Average Sales Price Reported by Assessor <sup>3</sup>	Total Units Sold - City & Rural
	City	Rural	City	Rural	City	Rural		
1989	645	114	n/a		\$66,900	\$88,133	n/a	1,364
1990	575	113	n/a		\$67,667	\$86,833	n/a	1,231
1991	467	84	n/a		\$65,350	\$96,317	n/a	1,481
1992	320	54	34		\$70,250	\$104,633	n/a	1,634
1993	222	44	53		\$76,808	\$104,867	n/a	1,710
1994	240	59	47		\$81,775	\$123,725	n/a	1,872
1995	133	42	16		\$87,924	\$139,313	n/a	n/a
1996	330	78	59		\$88,868	\$129,079	n/a	2,135
1997	407	82	68		\$99,140	\$144,695	n/a	2,093
1998	453	114	97		\$100,053	\$156,345	n/a	2,393
1999	380	121	129		\$107,081	\$154,805	\$110,429	2,899
2000	345	117	126		\$108,509	\$168,607	\$119,107	1,321
2001	333	99	112		\$114,819	\$186,935	\$123,583	1,508
2002	247	110	102		\$123,556	\$195,434	\$131,599	1,497
2003	271	102	98		\$136,139	\$216,344	\$145,087	1,605
2004	371	111	116		\$147,921	\$231,846	\$155,467	1,858
2005	475	145	120	129 <sup>2</sup>	\$161,219	\$248,114	\$165,743	1,879
2006	680	189	89	93	\$172,455	\$253,026	\$179,338	1,840
2007	717	172	85	101	\$175,088	\$261,145	\$191,863	1,586
2008	670	205	89	110	\$174,366	\$251,418	\$202,304	1,360
2009	456	132	78	128	\$172,355	\$261,529	\$193,759	1,331
2010	487	166	75	97	\$182,630	\$262,112	\$208,842	1,291
2011	412	162	82	102	\$180,676	\$265,153	\$197,700	1,348
2012	345	140	72	86	\$191,846	\$285,984	\$206,659	1,510
2013	316	130	67	79	\$200,079	\$296,570	\$215,288	1,711
2014	281	128	59	83	\$205,864	\$302,432	\$220,878	1,797
2015	237	105	43	65	\$213,453	\$325,566	\$230,987	1,931
2016	242	109	45	71	\$224,499	\$349,838	N/A	1,948

Notes: <sup>1</sup>As of January 2006, Cheyenne Board of Realtors (CBR) changed the calculation of the days on the market to the number of days from the day listed to the day under contract. Prior to 2006, days on the market was calculated from day listed to the day of closing.

<sup>2</sup>CBR began reporting average days on the market separately for city and rural areas.

<sup>3</sup>Source: WCBEA from Laramie County Assessor's Office

Sources: WCBEA from Cheyenne Board of Realtors and Wyoming Housing Database Partnership

**Table 5.2**

**Cheyenne Housing Rental Rates  
2000 - 2016**

Quarter/Year	House	Apartment	Mobile Home	Mobile Home Lot Rent
2Q00	\$651	\$441	\$497	\$203
4Q00	\$637	\$440	\$498	\$205
2Q01	\$681	\$453	\$485	\$209
4Q01	\$757	\$470	\$566	\$208
2Q02	\$730	\$480	\$555	\$214
4Q02	\$762	\$478	\$487	\$215
2Q03	\$820	\$503	\$521	\$225
4Q03	\$843	\$528	\$524	\$224
2Q04	\$854	\$542	\$553	\$219
4Q04	\$839	\$569	\$579	\$227
2Q05	\$829	\$542	\$594	\$243
4Q05	\$816	\$573	\$546	\$221
2Q06	\$860	\$551	\$631	\$245
4Q06	\$835	\$564	\$588	\$252
2Q07	\$864	\$558	\$575	\$230
4Q07	\$864	\$557	\$594	\$239
2Q08	\$899	\$601	\$559	\$290
4Q08	\$856	\$587	\$616	\$266
2Q09	\$892	\$587	\$576	\$293
4Q09	\$902	\$594	\$633	\$265
2Q10	\$936	\$621	\$630	\$309
4Q10	\$983	\$640	\$597	\$276
2Q11	\$991	\$654	\$656	\$287
4Q11	\$1,057	\$649	\$586	\$284
2Q12	\$965	\$649	\$667	\$308
4Q12	\$1,072	\$673	\$753	\$316
2Q13	\$1,034	\$678	\$768	\$315
4Q13	\$1,085	\$708	\$855	\$354
2Q14	\$1,143	\$769	\$809	\$363
4Q14	\$1,129	\$772	\$782	\$378
2Q15	\$1,126	\$786	\$817	\$396
4Q15	\$1,121	\$793	\$826	\$394
2Q16	\$1,141	\$779	\$864	\$398

Definitions: House - 2 or 3 bedroom, single-family, excluding gas or electric.

Apartment - 2 bedroom, unfurnished, excluding gas or electric

Mobile Homes - Total monthly expenses, including water and lot rent

Mobile Home Lot Rent - Single wide, including water

Source: WCBEA from State of Wyoming Economic Analysis Division

**Table 5.3**

**Housing Profile**  
**Laramie County**  
**1986 - 2016**

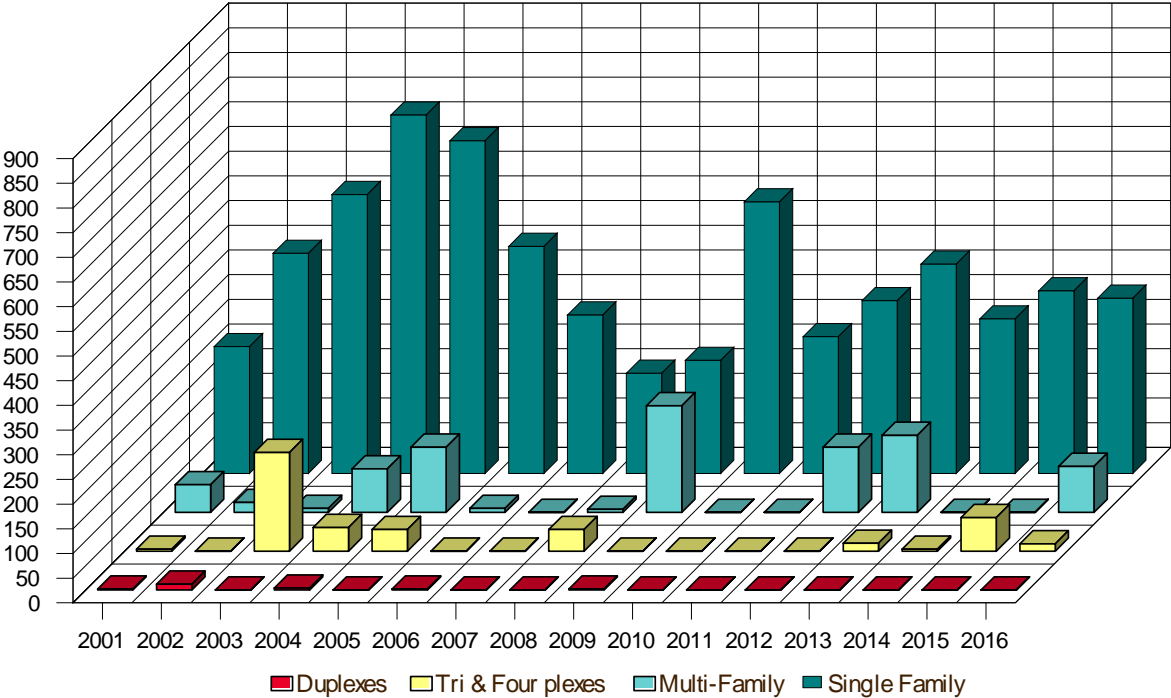
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation SFU	
	SFU	Duplex Units	Tri & Four Plex	Multi-Family	Total Units	\$000s of Real 2015 \$	% Change
1986	377	4	16	11	408	88.5	
1987	190	0	24	0	214	118.6	34.0%
1988	160	2	0	162	324	131.8	11.1%
1989	100	0	20	0	120	145.3	10.2%
1990	79	0	0	0	79	158.5	9.1%
1991	91	0	0	0	91	158.2	-0.2%
1992	229	2	4	8	243	153.4	-3.0%
1993	263	4	16	0	283	160.8	4.8%
1994	353	0	4	12	369	153.2	-4.7%
1995	258	22	4	14	298	149.3	-2.5%
1996	302	2	68	292	664	154.3	3.3%
1997	254	6	17	198	475	151.5	-1.8%
1998	320	24	4	121	469	151.6	0.1%
1999	289	0	4	30	323	167.3	10.4%
2000	245	0	0	0	245	185.1	10.6%
2001	257	2	4	56	319	189.6	2.4%
2002	446	12	0	20	478	174.6	-7.9%
2003 <sup>1</sup>	565	0	200	8	773	173.0	-0.9%
2004	726	4	48	88	866	175.3	1.3%
2005	674	0	44	132	850	184.3	5.1%
2006	460	2	0	8	470	204.0	10.7%
2007	321	0	0	0	321	189.8	-7.0%
2008	203	0	44	6	253	143.2	-24.6%
2009	229	2	0	216	447	183.9	28.4%
2010	550	0	0	0	550	179.8	-2.2%
2011	277	0	0	0	277	195.2	8.6%
2012	350	0	0	132	482	158.5	-18.8%
2013	424	0	16	156	596	175.2	10.5%
2014	313	0	4	0	317	181.9	3.8%
2015	370	0	68	0	438	184.9	1.6%
2016	355	0	15	93	463	N/A	N/A

Notes: N/A - Data are not available

<sup>1</sup>Estimates since 2003 calculated by the Wyoming Center for Business & Economic Analysis  
 Estimates prior to 2003 were calculated by the Census Bureau

Sources: WCBEA from U.S. Census Bureau and Wyoming Housing Database Partnership

Figure 14. Laramie County New Residential Housing Units, 2001-2016



Source: WCBEA from City of Cheyenne Building Safety Department

**Table 5.4**

**Housing Profile  
Cheyenne Area  
2004 - 2016**

(a)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Total Housing Units</b>	25,789	26,376	26,672	26,876	27,053	27,444	27,682	27,879	28,261	28,711	28,912	29,198	29,428
<b>Single Family Units</b>													
Total Units	18,740	19,183	19,477	19,681	19,808	19,981	20,219	20,416	20,666	20,935	21,132	21,350	21,523
% of Total	72.7%	72.7%	73.0%	73.2%	73.2%	72.8%	73.0%	73.2%	73.1%	72.9%	73.1%	73.2%	73.1%
<b>Multi-Family Units</b>													
Total Units	7,049	7,193	7,195	7,195	7,245	7,463	7,463	7,463	7,595	7,767	7,771	7,839	7,905
% of Total	27.3%	27.3%	27.0%	26.8%	26.8%	27.2%	27.0%	26.8%	26.9%	27.1%	26.9%	26.8%	26.9%

Notes: End of year figures -- Do not account for demolished condemned units.

Source: WCBEA from City of Cheyenne Building Safety Department

**Households by Unit Type**

**Laramie County  
2015**

(b)

Unit Type	Tenure			% of Total
	Own	Rent	Total	
Single-Family Unit	21,279	3,618	24,897	66.8%
Duplex	1,523	2,028	3,551	9.5%
Tri- or Four-Plex	78	2,228	2,306	6.2%
Apartment	159	2,618	2,777	7.4%
Mobile Home	2,562	1,170	3,732	10.0%
Boat, RV, Van, Etc.	31	0	31	0.1%
<b>Total</b>	<b>25,632</b>	<b>11,662</b>	<b>37,294</b>	<b>100.0%</b>

Source: WCBEA from U.S. Census Bureau, American Community Survey, 5 year estimates

**Table 5.5****Building Permits**City of Cheyenne  
2003 - 2016

(a)

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Total Single Family	454	509	443	294	204	127	173	238	197	250	269	197	218	173	<b>3,746</b>
New Apartments/ Duplex	50	24	16	1	0	12	2	0	0	2	5	1	17	6	<b>136</b>
Mobile Homes/ Constr. Trailers	22	36	10	10	7	8	12	1	0	1	2	0	1	1	<b>111</b>
Demolish	24	24	33	28	13	32	17	0	0	2	1	0	0	0	<b>174</b>

Source: WCBEA from City of Cheyenne Safety Department

**Building Permits**Laramie County (not including City of Cheyenne)  
2003 - 2016

(b)

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total
Total Rural Single Family Permits <sup>1</sup>	182	219	231	166	117	76	56	74	80	100	146	116	152	174	<b>1,889</b>
Total Multi-Family Permits	80	58	24	8	0	0	0	0	0	0	0	0	0	1	<b>171</b>

<sup>1</sup> Does not include Mobile or Modular Home permits.

Source: WCBEA from Laramie County Planning and Development Office

**Table 5.6**

**Residential Construction Activity**  
**City of Cheyenne**  
**1988 - 2016**

Year	Housing Permits	Five Year Average <sup>1</sup>	New Net Housing Units <sup>2</sup>	New Permit Valuation
1988	160	143	115	\$8,091,088
1989	100	129	76	\$4,674,833
1990	79	112	49	\$4,345,707
1991	91	85	55	\$4,861,916
1992	229	86	141	\$11,470,136
1993	263	103	206	\$16,648,538
1994	353	132	234	\$15,110,883
1995	258	158	194	\$12,686,701
1996	237	268	551	\$16,005,852
1997	189	260	386	\$13,349,673
1998	218	206	346	\$13,419,234
1999	175	215	204	\$14,639,384
2000	143	192	143	\$15,069,862
2001	158	177	210	\$17,125,015
2002	262	191	279	\$29,060,916
2003	404	228	604	\$36,668,479
2004	509	295	606	\$67,770,878
2005	443	355	587	\$65,952,762
2006	295	383	296	\$49,764,021
2007	204	371	204	\$32,930,502
2008	139	318	177	\$23,947,298
2009	175	251	391	\$46,116,022
2010	238	210	238	\$37,359,022
2011	197	191	197	\$33,107,179
2012	253	200	382	\$51,318,559
2013	276	228	441	\$55,016,206
2014	198	232	201	\$36,044,582
2015	236	232	286	\$45,253,232
2016	179	228	239	\$40,029,855

Notes: <sup>1</sup>The five year average is a moving average. For example, the five year average of 232 in 2015 represents the mean number of Housing Permits issued from 2011 through 2015.

<sup>2</sup>Housing units are defined as New Residences, Townhouses, Condominiums, Multi-plexes and Apartment units.

1983 - 1988: Reported Apartment permits were not extended into units.

1989 - 1991: No new apartments or multi-plexed units were built.

Source: WCBEA from City of Cheyenne Building Safety Department



**Table 5.7****Historic Housing Occupancy  
Laramie County  
1960-2010**

	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Total Units	19,236	19,437	27,275	30,507	34,213	40,462
Owner Occupied Units	10,377	11,220	16,930	18,406	22,054	25,533
% of Total	53.9%	57.7%	62.1%	60.3%	64.4%	68.0%
Renter Occupied Units	7,871	6,646	8,362	9,686	9,873	12,043
% of Total	40.9%	34.2%	30.7%	31.8%	28.9%	32.0%
Vacant	988	1,571	1,983	2,415	2,286	2,886
% of Total	5.1%	8.1%	7.3%	7.9%	6.7%	7.1%

Source: WCBEA from U.S. Census of Population and Housing

**Table 5.8**

**Vacancy Rates**  
**Laramie County**  
**2001 - 2016**

Year	Large Apartment Complexes Only <sup>1</sup>			Vacancy Rate <sup>2</sup>
	Avg # units Sampled	Avg # units Vacant	% Vacant	
2Q01	862	27	3.2%	3.9
4Q01	858	18	2.1%	2.0
2Q02	847	21	2.5%	0.8
4Q02	803	20	2.5%	2.4
2Q03	808	18	2.3%	1.8
4Q03	817	26	3.2%	3.4
2Q04	814	21	2.6%	3.0
4Q04	805	41	5.1%	5.3
2Q05	852	29	3.4%	4.0
4Q05	879	43	4.9%	4.8
2Q06	920	40	4.3%	2.4
4Q06	903	39	4.3%	4.0
2Q07	893	52	5.9%	2.3
4Q07	838	31	3.7%	2.0
2Q08	822	30	3.6%	2.8
4Q08	855	29	3.4%	4.2
2Q09	864	30	3.5%	3.6
4Q09	870	46	5.3%	4.2
2Q10	873	35	4.0%	3.5
4Q10	896	36	4.0%	4.4
2Q11	750	24	3.2%	1.9
4Q11	757	28	3.7%	3.5
2Q12	752	20	2.7%	2.3
4Q12	730	14	1.9%	2.0
2Q13	946	16	1.7%	2.3
4Q13	845	13	1.5%	4.5
2Q14	794	11	1.4%	3.1
4Q14	862	30	3.5%	4.2
2Q15	987	8	0.8%	3.8
4Q15	986	30	3.0%	4
2Q16	994	27	2.7%	4.3
4Q16	994	49	5.0%	N/A

Notes:<sup>1</sup>WCBEA proprietary database

<sup>2</sup>Wyoming Housing Database Partnership

Source: WCBEA from proprietary data and Wyoming Housing Database Partnership

## Development Trends

The Development Trends section presents data on commercial and industrial development in Cheyenne and Laramie County.

- In 2016 the city of Cheyenne annexed 881 acres; this was a large increase over 2015 when 274 acres were annexed. These 881 acres annexed in 2016 increased the size of Cheyenne by 5.2 percent. Most of this increase was in a single large parcel of land located in the southeastern part of the metropolitan area.
- Table 6.1 contains detailed information on the level of commercial construction within the city borders. The total number of permits increased from 134 in 2015 to 154 in 2016 (14.9 percent). The total valuation of all permits rose by 151.1 percent. The largest part (~78 percent) of this dramatic increase was associated with the capitol renovation project.
- The value of new industrial/commercial construction declined in the both the city and the county in 2016. Total new dollar valuation was \$15.8 million in the city and \$5.8 million in the county. See Table 6.2 for details. In the city of Cheyenne a new hotel accounted for about 37 percent and two new service stations together accounted for about 28 percent of the total new dollar valuation.
- Vacancy statistics for commercial properties are presented in Table 6.3. This table presents quarterly data through the fourth quarter of 2016. The number of office space properties decreased from 45 in the fourth quarter of 2015 to 43 in the fourth quarter of 2016 and vacancy rates declined as well. Some of this decrease was the result of the ongoing three-year Wyoming Capitol Building renovation and restoration project which displaced state office workers who then had to be relocated throughout the city.
- The number of vacant warehouse properties averaged 23.5 over the year, with quarterly average vacancy rate of 8.3 percent. One large warehouse property, (212,000 square feet), remained vacant in 2016. Another large warehouse/retail property, with over 75,000 square feet, became available at the end of 2015 and remained available through 2016.
- The number of available retail properties decreased from an average of 57.5 per quarter in 2015 to an average of 52.8 per quarter in 2016 (-8.2 percent). However, vacant retail square footage rose

### Development Trends

#### Tables and Figures

<b>Table 6.0</b>	<b>Annexation Trends (1985-2016)</b>
<b>Table 6.1</b>	<b>Commercial Construction Activity (1989-2016)</b>
<b>Figure 15</b>	<b>Residential and Commercial Construction Valuation (1989-2016)</b>
<b>Table 6.2</b>	<b>New Commercial/Industrial Construction (2006-2016)</b>
<b>Table 6.3</b>	<b>Commercial Property For Sale &amp; Lease (2014-2016)</b>
<b>Table 6.4</b>	<b>Assessed Real Property Values (2006-2016)</b>
<b>Figure 16</b>	<b>Assessed Real &amp; Personal Property Values (2006-2016)</b>
<b>Table 6.5</b>	<b>Major Property Tax Districts (2006-2016)</b>
<b>Figure 17</b>	<b>Major Property Tax Districts - Revenues (2006-2016)</b>

from a quarterly average of 286,486 in 2015 to an average of 367,799 in 2016, an increase of 28.4 percent.

- The retail vacancy rate in the first quarter of 2016 was 8.0 percent, but ended the year, in the fourth quarter, at 9.4 percent. Quarterly average lease rates for retail properties fell from \$14.87/square foot in 2015 to \$14.07 in 2016. Lease rates for retail properties declined during 2016, from \$14.06 in the first quarter to \$13.25 in the fourth quarter.
- Data on the assessed value of real and personal property are found in Table 6.4. Combined, property valuation for the city of Cheyenne and Laramie County was \$1.39 billion, an increase of 0.5 percent over 2015. Total city valuation was \$633.1 million dollars in 2016, an increase of 5.1 percent over 2015 and total county valuation was \$758.6 million dollars, a decrease of -3.1 percent from 2015.
- The decrease in the assessed value in the county was almost entirely a result of the decrease in industrial valuation. Industrial valuation in the county declined from \$459.1 million to \$393.9 million, a decrease of 14 percent. This Laramie County decrease was consistent with the statewide decline in production industrial valuation.
- Table 6.5 presents property tax revenues generated for various local governmental entities. The city of Cheyenne's property tax revenues rose 5.1 percent from 2015 to 2016. This provided the city with additional revenue of \$247,486. Laramie County's property tax revenues rose just 0.5 percent which resulted in an increase of \$82,669 in tax revenue.

## Economic Development

- Laramie County's economic development organization, **Cheyenne LEADS**, reported that it worked with 21 new prospects in 2016. Of these new prospects 11 were in manufacturing; 1 was engaged in energy/oil; 1 in technology; 1 in data centers; and 3 in distribution.
- Six firms committed to Cheyenne and in total, created 108 new jobs and added over \$88 million in capital investments. At the end of 2016, there were 16 prospects still in play.
- Existing firms committed to expansions that generated 250 new jobs and added over \$4.4 million in capital investments.

**Table 6.0**

**Annexation Trends**  
**City of Cheyenne**  
**1985 - 2016**

Year	Acres Annexed	City Size Sq. Mi.	Annual Growth %
1985	18.79	17.08	
1986	6.14	17.09	0.1%
1987	156.89	17.33	1.4%
1988	19.65	17.36	0.2%
1989	1152.63 <sup>1</sup>	19.16	10.4%
1990	306.10	19.64	2.5%
1991	114.21	19.82	0.9%
1992	54.08	19.91	0.5%
1993	22.01	19.94	0.2%
1994	12.96	19.96	0.1%
1995	307.82	20.44	2.4%
1996	18.11	20.47	0.1%
1997	66.66	20.57	0.5%
1998	0.99	20.57	0.0%
1999	640.00	21.20	3.1%
2000	6.25	21.30	0.5%
2001	48.73	21.38	0.4%
2002	942.53	21.70	1.5%
2003	93.67	22.10	1.8%
2004	74.00	22.22	0.5%
2005	332.82	22.74	2.3%
2006	945.53 <sup>2</sup>	24.22	6.5%
2007	39.33	24.31	0.4%
2008	185.26	24.60	1.2%
2009	205.45	24.92	1.3%
2010	177.87	25.15	0.9%
2011	214.11	25.48	1.3%
2012	123.20	25.52	0.2%
2013	897.78	26.93	5.5%
2014	30.33	26.97	0.1%
2015	273.70	27.30	1.2%
2016	881.03	28.73	5.2%
<b>Total</b>	<b>8,368.63</b>		

Notes: <sup>1</sup>Includes the Cheyenne Business Parkway: 1069.2 Acres

<sup>2</sup>Does not include the North Range Business Park.

Source: WCBEA from City of Cheyenne Engineer's Office

1982 - 2007 Data: City of Cheyenne Building and  
Engineering Department Annual Report.

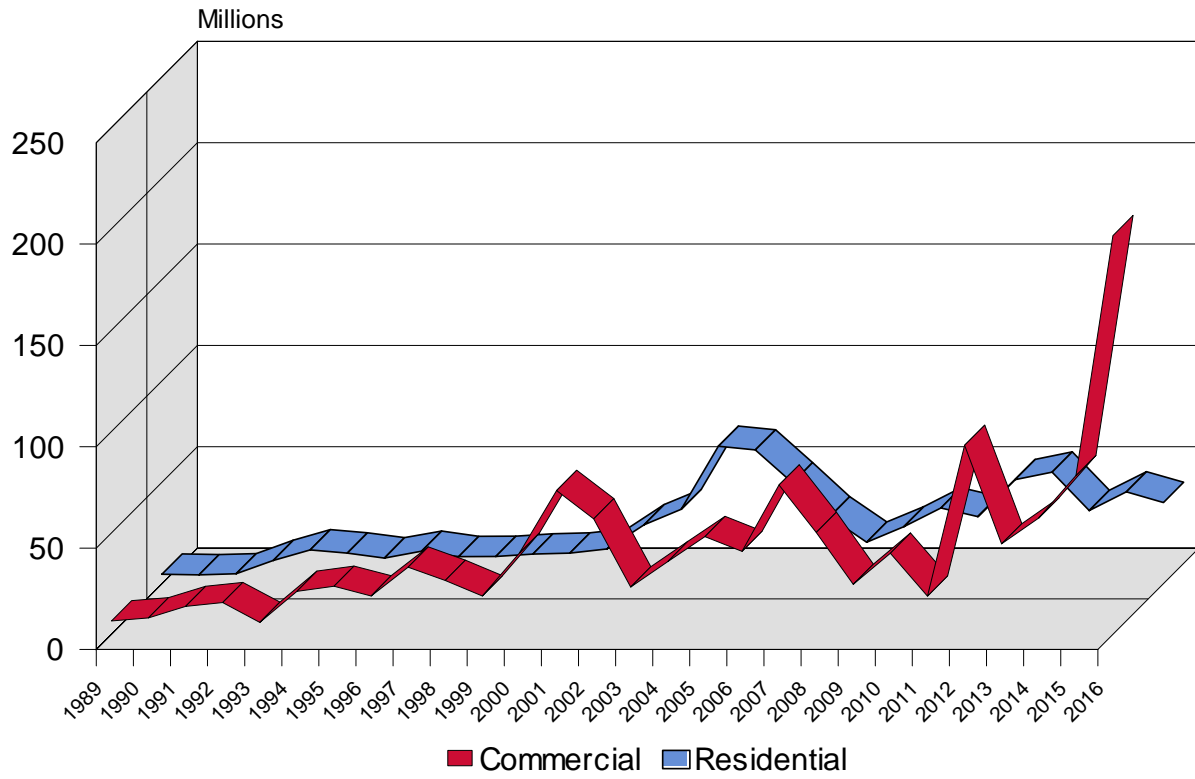
**Table 6.1**

**Commercial Construction Activity  
City of Cheyenne  
1989 - 2016**

Year	New Construction		Additions & Remodels		Annual Total		Percent Change	
	Permits	Valuation	Permits	Valuation	Permits	Valuation	Permits	Valuation
1989	7	\$3,375,503	106	\$3,261,830	113	\$6,637,333	-	-
1990	12	\$4,572,715	106	\$3,559,211	118	\$8,131,926	4.4%	22.5%
1991	11	\$7,275,590	124	\$6,484,012	135	\$13,759,602	14.4%	69.2%
1992	15	\$9,750,000	92	\$5,891,709	107	\$15,641,709	-20.7%	13.7%
1993	11	\$2,700,325	113	\$3,205,416	124	\$5,905,741	15.9%	-62.2%
1994	29	\$10,871,043	118	\$10,359,677	147	\$21,230,720	18.5%	259.5%
1995	20	\$16,434,056	133	\$7,295,663	153	\$23,729,872	4.1%	11.8%
1996	19	\$12,925,969	121	\$6,029,289	140	\$18,955,258	-8.5%	-20.1%
1997	19	\$20,839,102	168	\$12,317,511	187	\$33,156,613	33.6%	74.9%
1998	32	\$12,161,139	134	\$14,437,090	166	\$26,598,229	-11.2%	-19.8%
1999	20	\$7,846,454	142	\$11,044,908	162	\$18,891,362	-2.4%	-29.0%
2000	31	\$24,320,755	191	\$15,831,825	222	\$40,152,580	37.0%	112.5%
2001	50	\$51,451,096	166	\$19,480,513	216	\$70,931,609	-2.7%	76.7%
2002	38	\$21,573,880	190	\$26,125,665	241	\$56,970,212	11.6%	-19.7%
2003	13	\$6,485,220	124	\$15,901,576	154	\$23,364,196	-36.1%	-59.0%
2004	19	\$18,912,595	142	\$16,961,616	161	\$35,874,211	4.5%	53.5%
2005	65	\$35,703,309	116	\$12,515,338	181	\$48,218,647	12.4%	34.4%
2006	62	\$30,680,571	87	\$10,286,203	149	\$40,966,774	-17.7%	-15.0%
2007	51	\$40,113,164	103	\$33,570,621	154	\$73,683,785	3.4%	79.9%
2008	33	\$28,163,235	109	\$22,082,443	142	\$50,245,678	-7.8%	-31.8%
2009	20	\$3,857,698	61	\$20,823,825	81	\$24,681,523	-43.0%	-50.9%
2010	14	\$27,254,322	84	\$12,754,133	98	\$40,008,455	21.0%	62.1%
2011	10	\$3,909,712	105	\$14,937,762	115	\$18,847,474	17.3%	-52.9%
2012	18	\$51,346,615	110	\$41,893,966	128	\$93,240,581	11.3%	394.7%
2013	18	\$26,633,403	99	\$17,975,533	117	\$44,608,936	-8.6%	-52.2%
2014	20	\$31,960,257	113	\$25,381,807	133	\$57,342,064	13.7%	28.5%
2015	26	\$62,126,950	108	\$16,200,252	134	\$78,327,202	0.8%	36.6%
2016	22	\$15,817,459	132	\$180,827,259	154	\$196,644,718	14.9%	151.1%

Source: WCBEA from City of Cheyenne Building Safety Department

Figure 15. City of Cheyenne Residential and Commercial Construction Valuation, 1989-2016



Sources: WCBEA from City of Cheyenne Building Safety Department

**Table 6.2****New Commercial/Industrial Construction  
2006 - 2016**

<b>Year</b>	<b>City</b>	<b>County</b>	<b>Total</b>	<b>% change</b>
2006	\$30,680,571	\$2,599,690	<b>\$30,683,171</b>	
2007	\$40,113,164	\$26,894,834	<b>\$67,007,998</b>	118.4%
2008	\$28,163,235	\$9,150,632	<b>\$37,313,867</b>	-44.3%
2009	\$3,857,698	\$33,090,252	<b>\$36,947,950</b>	-1.0%
2010	\$27,254,322	\$54,285,457	<b>\$81,539,779</b>	120.7%
2011	\$3,909,712	\$22,999,557	<b>\$26,909,269</b>	-67.0%
2012	\$51,346,615	\$115,559,215	<b>\$166,905,830</b>	520.3%
2013	\$26,633,403	\$20,642,263	<b>\$47,275,666</b>	-71.7%
2014	\$31,960,257	\$204,856,374	<b>\$236,816,631</b>	113.6%
2015	\$62,126,950	\$45,561,092	<b>\$107,688,042</b>	-273.1%
2016	\$15,817,459	\$5,771,837	<b>\$21,589,296</b>	-80.0%

Sources: WCBEA from City of Cheyenne Building Safety Department and Laramie County Planning & Development



**Table 6.3**

**Commercial Property  
For Sale & Lease (1,500 Sq. Ft. and Above)  
2014 - 2016**

Property Type	# Properties	Square Footage	Avg. Lease Rate	Min./Max. Rate	Vacancy Rate
<b>First Quarter 2014</b>					
Warehouse	30	501,203	\$6.71	2.12 - 19.00	9.0% <sup>(FR)</sup>
Retail	59	532,281	\$14.80	7.50 - 23.50	6.6% <sup>(FR)</sup>
Office Space	65	368,456	\$13.85	5.94 - 24.00	13.7% <sup>(FR)</sup>
<b>Second Quarter 2014</b>					
Warehouse	24	448,235	\$7.69	2.12 - 16.00	8.3% <sup>(FR)</sup>
Retail	57	327,561	\$14.64	7.50 - 23.50	5.2% <sup>(FR)</sup>
Office Space	59	380,057	\$13.83	5.94 - 22.00	14.5% <sup>(FR)</sup>
<b>Third Quarter 2014</b>					
Warehouse	25	461,778	\$7.50	2.12 - 16.00	8.4% <sup>(FR)</sup>
Retail	62	337,471	\$14.33	7.50 - 23.50	5.0% <sup>(FR)</sup>
Office Space	55	358,816	\$14.00	5.94 - 22.00	13.9% <sup>(FR)</sup>
<b>Fourth Quarter 2014</b>					
Warehouse	21	432,928	\$8.54	2.12 - 17.00	7.3% <sup>(FR)</sup>
Retail	65	281,530	\$14.45	8.00 - 23.50	5.8% <sup>(FR)</sup>
Office Space	51	338,602	\$14.10	7.00 - 22.00	13.1% <sup>(FR)</sup>
<b>First Quarter 2015</b>					
Warehouse	32	601,283	\$8.86	2.82 - 16.00	9.6% <sup>(FR)</sup>
Retail	58	269,238	\$14.64	8.00 - 23.50	6.2% <sup>(FR)</sup>
Office Space	51	312,436	\$14.67	7.00 - 22.00	13.9% <sup>(FR)</sup>
<b>Second Quarter 2015</b>					
Warehouse	26	467,720	\$8.83	2.82 - 16.00	9.1% <sup>(FR)</sup>
Retail	57	248,238	\$15.19	8.00 - 23.50	6.3% <sup>(FR)</sup>
Office Space	45	301,708	\$14.93	10.00 - 20.45	13.5% <sup>(FR)</sup>
<b>Third Quarter 2015</b>					
Warehouse	18	329,488	\$8.69	6.00 - 15.00	6.4% <sup>(FR)</sup>
Retail	56	270,383	\$15.04	8.00 - 23.50	5.9% <sup>(FR)</sup>
Office Space	42	296,517	\$14.80	6.67 - 27.00	13.5% <sup>(FR)</sup>
<b>Fourth Quarter 2015</b>					
Warehouse	23	446,356	\$9.06	5.88 - 15.00	8.7% <sup>(FR)</sup>
Retail	59	358,084	\$14.64	8.00 - 23.50	8.6% <sup>(FR)</sup>
Office Space	45	303,949	\$15.07	6.67 - 27.00	14.0% <sup>(FR)</sup>
<b>First Quarter 2016</b>					
Warehouse	27	422,238	\$7.62	1.00 - 13.00	8.2%
Retail	54	334,764	\$14.06	8.00 - 20.00	8.0%
Office Space	36	261,183	\$13.43	5.67 - 22.00	12.0%
<b>Second Quarter 2016</b>					
Warehouse	24	433,384	\$7.69	1.00 - 13.00	8.4%
Retail	53	365,346	\$14.64	8.00 - 24.00	8.8%
Office Space	40	240,958	\$13.68	5.67 - 22.00	10.5%
<b>Third Quarter 2016</b>					
Warehouse	21	414,326	\$7.66	1.00 - 13.00	8.0%
Retail	50	369,653	\$14.36	8.00 - 24.00	8.8%
Office Space	45	290,894	\$14.28	6.19 - 22.00	13.3%
<b>Fourth Quarter 2016</b>					
Warehouse	22	443,050	\$8.06	4.50 - 13.00	8.5%
Retail	54	401,434	\$13.25	8.00 - 24.00	9.4%
Office Space	43	269,819	\$13.62	8.00 - 22.00	12.4%

Note: FR=Final Revision

**Table 6.4**

**Assessed Real and Personal Property Value  
Laramie County  
2006 - 2016**

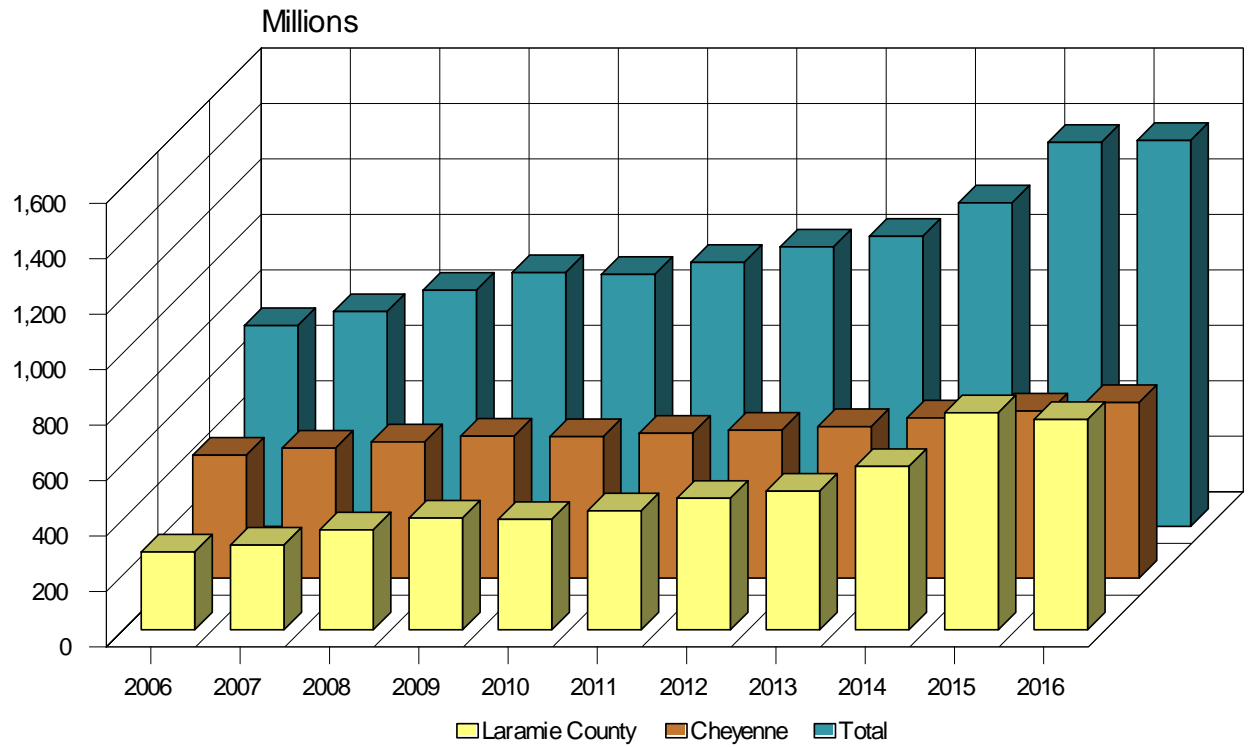
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Total</b>											
City (\$)	443,234,610	468,742,963	491,136,898	512,011,815	510,335,674	522,506,425	533,191,527	546,175,351	577,640,123	602,314,817	633,142,098
County (\$)	280,900,035	305,750,575	360,546,473	403,268,293	398,392,120	429,369,837	474,450,028	499,979,970	589,237,324	782,647,869	758,645,746
<b>Residential</b>											
City (\$)	299,464,953	301,267,635	311,440,645	315,919,042	325,783,658	336,012,459	340,928,907	351,192,921	364,624,106	376,283,694	400,482,865
County (\$)	144,933,887	165,856,111	177,212,824	180,771,757	181,815,093	189,475,613	193,035,691	198,696,636	208,964,245	216,096,457	225,761,591
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
<b>Commercial</b>											
City (\$)	108,951,158	130,952,222	134,384,568	139,307,754	137,905,101	138,513,675	144,763,758	149,188,739	157,521,658	163,287,705	165,313,797
County (\$)	17,670,759	17,911,527	29,672,137	30,955,419	30,196,669	30,822,423	32,007,724	34,652,660	63,890,725	70,972,473	101,444,916
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
<b>Industrial<sup>1</sup></b>											
City (\$)	27,214,048	27,508,729	35,091,021	47,042,892	37,312,702	39,078,802	38,957,272	35,488,431	45,386,285	52,554,162	56,600,373
County (\$)	81,885,058	93,770,212	123,697,989	161,134,802	155,640,370	178,172,414	217,416,235	232,767,593	281,186,079	459,099,414	393,869,098
Assessed % of Actual Value	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50	11.50
<b>Agricultural<sup>2</sup></b>											
City (\$)	1,096	5,633	4,203	4,213	5,622	4,841	5,256	2,266	2,943	3,043	3,345
County (\$)	25,397,071	12,994,233	13,369,278	14,719,375	16,698,431	17,678,952	18,833,694	19,790,334	22,044,898	23,382,049	24,882,546
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
<b>Vacant</b>											
City (\$)	7,603,355	9,008,744	10,216,461	9,737,914	9,328,333	8,896,648	8,536,334	10,302,994	10,105,131	10,186,213	10,741,718
County (\$)	11,013,260	15,218,492	16,594,245	15,686,940	14,041,815	13,220,435	13,156,684	14,072,747	13,151,377	13,097,476	12,687,595
Assessed % of Actual Value	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50

Notes: <sup>1</sup>Fluctuations in valuations are due primarily to changes in mineral valuations.

<sup>2</sup>As of 2007, Agricultural data refers to land only. All other data such as improvements and personal property are now included in residential or commercial data.

Source: WCBEA from Laramie County Assessor's Office

Figure 16. Assessed Real and Personal Property Values, Cheyenne and Laramie County, 2006-2016



Source: WCBEA from Laramie County Assessor's Office

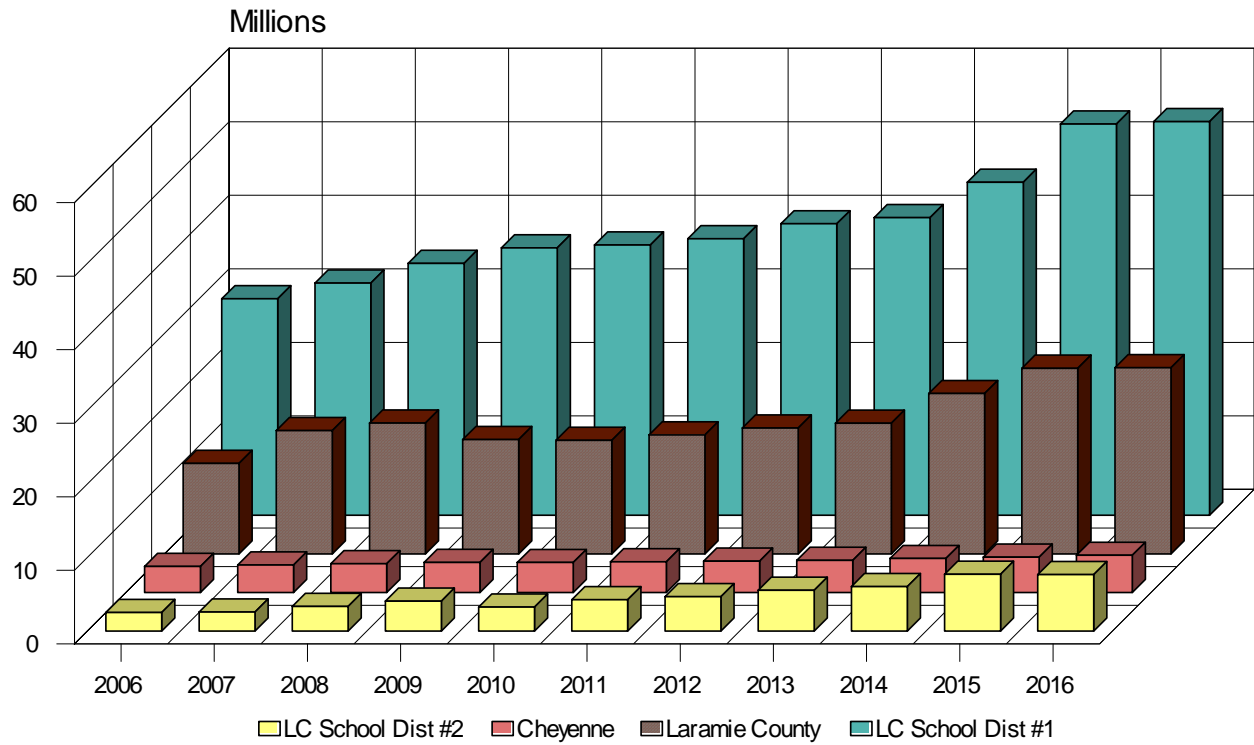
**Table 6.5**

**Major Property Tax Districts  
Revenues  
2006 - 2016**

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>City of Cheyenne</b>											
Value (\$)	443,234,610	468,742,963	491,167,735	512,011,815	510,335,674	522,506,425	533,191,527	546,175,351	577,640,126	602,206,337	633,142,098
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	3,545,877	3,749,944	3,929,342	4,096,095	4,082,685	4,180,051	4,265,532	4,369,403	4,621,121	4,817,651	5,065,137
<b>Laramie County</b>											
Value (\$)	724,134,645	774,493,538	851,683,371	915,280,108	908,727,794	951,876,262	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844
Mill Levy	17.00	21.66	20.91	17.00	17.00	17.00	17.00	17.00	18.69	18.23	18.20
Revenue (\$)	12,310,289	16,775,530	17,808,699	15,559,762	15,448,372	16,181,896	17,129,906	17,784,640	21,808,939	25,247,870	25,330,539
<b>LCSD #1</b>											
Value (\$)	669,240,204	717,792,802	778,434,192	826,511,245	835,786,729	855,006,652	901,103,052	920,033,773	1,029,384,392	1,209,350,376	1,217,062,612
Mill Levy	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	29,446,569	31,582,883	34,251,104	36,366,495	36,774,616	37,620,293	39,648,534	40,481,486	45,292,913	53,211,417	53,550,755
<b>LCSD #2</b>											
Value (\$)	54,894,441	56,700,736	73,249,179	88,768,863	72,941,065	96,869,610	106,538,503	126,121,548	137,493,055	175,612,310	174,725,232
Mill Levy	45.89	45.91	45.91	45.91	44.90	44.00	44.00	44.00	44.00	44.00	44.00
Revenue (\$)	2,519,106	2,603,131	3,362,870	4,075,379	3,275,054	4,262,263	4,687,694	5,549,348	6,049,694	7,726,942	7,687,910
<b>LC Conservation District</b>											
Value (\$)	724,134,645	774,493,538	851,683,371	915,280,108	908,727,794	951,876,262	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844
Mill Levy	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Revenue (\$)	362,067	387,247	425,842	457,640	454,364	475,938	503,821	523,078	583,439	692,481	695,894
<b>South Cheyenne Water &amp; Sewer</b>											
Value (\$)	27,264,776	27,498,980	29,021,285	30,630,610	31,578,226	34,558,849	35,451,592	37,120,879	38,206,295	40,877,618	43,624,219
Mill Levy	2.49	3.54	3.60	5.16	5.28	5.13	5.76	7.82	3.99	4.38	8.00
Revenue (\$)	67,889	97,346	104,477	158,054	166,733	177,287	204,201	290,285	152,443	179,044	348,994
<b>Weed and Pest District</b>											
Value (\$)	724,134,645	774,493,538	851,683,371	915,280,108	908,727,794	951,876,262	1,007,641,555	1,046,155,321	1,166,877,447	1,384,962,686	1,391,787,844
Mill Levy	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Revenue (\$)	1,086,202	1,161,740	1,277,525	1,372,920	1,363,092	1,427,814	1,511,462	1,569,233	1,750,316	2,077,444	2,087,682

Source: WCBEA from Laramie County Assessor's Office

Figure 17. Major Property Tax Districts, Revenues, 2006-2016



Source: WCBEA from Laramie County Assessor's Office