

ND DEPOSITS

REVENUE

WORKFORCE

INDICATORS

September 2017 • Volume XXXIII • Number 3

TOURISM
DEMOGRAPHICS

BUSINESS

PROPERTIES
SALE PRICES

WYO

HOUSING

E COUNTY

ECONOMICS

FINANCE

CONSTRUCTION

WYOMING

WORKFORCE

LOANS

INVEST

COMMERCIAL PROPERTY

SCHOOLS

ECONOMY

JOBS

ANALYSIS

ECONOMIC INDICATORS FOR GREATER CHEYENNE

INDICATORS

HOUSING

WORKFORCE

LABOR

UTILITIES

CAPITAL

PROJECT

JOBS

FINANCIAL

DEMOGRAPHICS

REVENUE

INVEST

FINANCE

ACTIVITY

ECONOMICS

WORKFORCE

LARAMIE COUNTY

LOANS AND DEPOSITS

Wyoming Center for Business & Economic Analysis @ LCCC

1400 East College Drive • Cheyenne, WY 82007

307-778-1151 • wyomingeconomicdata.com

Table of Contents

Front Matter

Preface	ii
Economic Indicators for the Second Quarter of 2017	
Overview	2
Labor Market	4
General Business Activity	9
Government Finances	13
Financial Sector	16
Residential Construction	20
Commercial Property Vacancies	26
Residential Housing Market	28
Apartment Vacancies	30
Demographics and Tourism	33
Detailed Tables.....	37
Cheyenne/Laramie County Profile	41
Data Sources	43

Communications

WCBEA Phone: 307.778.1151
Editor email: drogers@lccc.wy.edu
Staff email: jmcguire@lccc.wy.edu
Website: www.wyomingeconomicdata.com
Mailing Address: Wyoming Center for Business and Economic Analysis @ LCCC
1400 E College Drive
Cheyenne, WY 82007

Editor	Denise Rogers
Research Assistance	Jo McGuire
Editorial Assistance	R.T. O’Gara
Cover Design	Cheyenne LEADS

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.

Preface

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

Sign up for notification of publication releases at www.wyomingeconomicdata.com or send us an email at staff@wyomingeconomicdata.com.

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

Economic Indicators Analysis

Economic Indicators for the Second Quarter 2017

Overview

Laramie County has not yet returned to the level of economic activity it experienced prior to the decline in energy prices and the subsequent downturn in the Wyoming economy, but there were some encouraging signs in the second quarter of 2017. Most of the major indicators posted positive gains over the last year including: jobs, retail sales, tax collections, oil activity, and residential construction in the city of Cheyenne.

From the second quarter of 2016 to the second quarter of 2017, both the Local Area Unemployment Statistics (LAUS) data and the Current Employment Statistics data indicated an increase in the number of jobs in Laramie County. The LAUS data showed a gain of 1,878 jobs (4.1%) while the Current Employment Statistics (CES) data indicated a gain of 233 jobs (0.5%).

However, from the first to second quarter of 2017, LAUS data reported a decrease of 735 jobs (-1.5%), while CES data indicated an increase of 1,100 during the same time period (2.4%) in Laramie County. The two sources of employment data often tell contradictory stories and this was the case again this quarter. The LAUS data indicated that fewer Laramie County residents were working. The CES data reflect a count of jobs not workers, and showed an increase in the number of jobs in the county. The increase in CES jobs over the last quarter may be a result of multiple job holding by both residents and non-residents alike, i.e. one person with more than one job. This possible explanation raises issues about the local labor market. If Laramie County residents are working more than one job, they are likely to be doing it out of economic necessity. If more Laramie County jobs are being held by nonresidents, then local employers may be unable to find an adequate number of suitable local workers to fill job vacancies.

The general level of economic activity in Laramie County – as measured by retail sales – increased by 10.2 percent over the last quarter and 13.4 percent over the last year. Sales tax collections and tax receipts to local government entities generally move in the same direction and were both up over the last quarter and year-over-year. Total sales tax collections increased 14.0 percent over the last year and 9.0 percent from first to the second quarter of 2017. Total tax receipts by local governments rose 14.0 percent over the last year and 8.7 percent over the last quarter.

It was encouraging to see both a quarterly and a year-over-year increase in total tax collections in Laramie County, but it is worth noting that the \$25,796,000 in tax collections in the second quarter of 2017, was lower than quarterly tax collections in any quarter of 2014, 2015, and three of the four quarters of 2016. Laramie County has not yet returned to the level of economic activity it experienced prior to the decline in energy prices.

Oil activity picked up over the last year in Laramie County -- oil production was up 25.5 percent, the number of active wells was up 14.3 percent, and the 23 spuds, (newly drilled oil wells), in the first two quarters of 2017 exceeded the total of 11 for all of 2016.

Residential construction was up over the last year in the city of Cheyenne, but down in the rural part of Laramie County. In the city of Cheyenne the number of single-family building permits rose from 47 in the second quarter of 2016 to 57 in the second quarter of 2017 (21.3%). Outside Cheyenne, single-family building permits fell from 60 in the second quarter of 2016 to 43 in the second quarter of 2017 (-28.3%).

The average monthly value of authorized construction in the city of Cheyenne fell by 7.1 percent over the last year, but rose 43.3 percent from the first to the second quarter of 2017. The largest part of this increase was construction associated with the new airport.

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

Labor Market

From the second quarter of 2016 to the second quarter of 2017, both the Local Area Unemployment Statistics (LAUS) data and the Current Employment Statistics data indicated an increase in the number of jobs in Laramie County. The LAUS data showed a gain of 1,878 jobs (4.1%) while the Current Employment Statistics (CES) data indicated a gain of 233 jobs (0.5%).

From the first to second quarter of 2017, LAUS data reported a decrease of 735 jobs (-1.5%), while CES data indicated an increase of 1,100 during the same time period (2.4%). The two sources of employment data often tell contradictory stories and this was the case again this quarter. It is important to remember the difference between the LAUS data and the CES data.¹ LAUS data are based on a survey of households and CES data are based on a survey of employers. The LAUS data indicated that fewer Laramie County residents were working. The CES data reflect a count of **jobs** not workers and showed an increase in the number of jobs in the county. The increase in CES jobs over the last quarter may be a result of multiple job holding by both residents and non-residents alike, i.e. one person with more than one job. This possible explanation raises issues about the local labor market. If Laramie County residents are working more than one job, they are likely to be doing it out of economic necessity. If more Laramie County jobs are being held by nonresidents, then local employers may be unable to find an adequate number of suitable local workers to fill job vacancies.

The number of unemployed workers fell over the last year, from 1,990 in the second quarter of 2016 to 1,737 in the second quarter of 2017 (-12.7%). The number of unemployed workers also fell over the last quarter, from 2,133 in the first quarter to 1,736 in the second quarter of 2017 (-18.6%).

The average monthly unemployment rate fell over the last year, from 4.2 percent in the second quarter of 2016 to 3.5 percent in the second quarter of 2017. The unemployment rate also fell over the last quarter, from an average monthly rate of 4.2 percent in the first quarter to 3.5 percent in the second quarter of 2017.

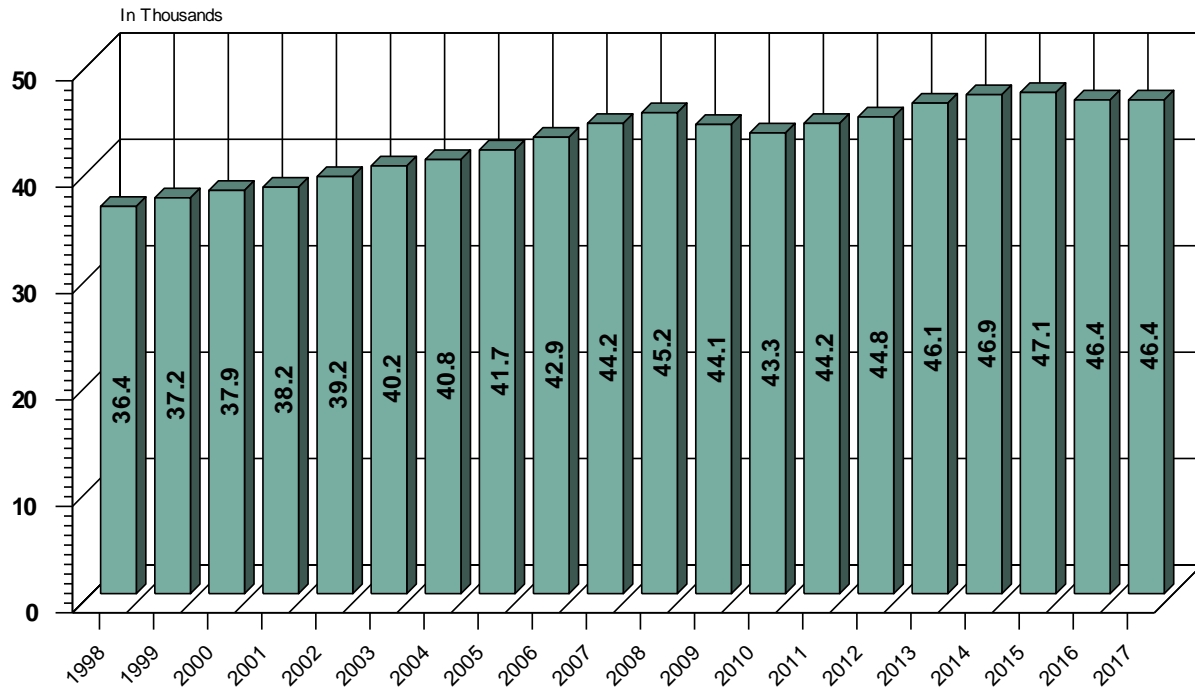
The unemployment rate in the state of Wyoming has also fallen over the past year, from 5.7 percent in the second quarter of 2016 to 4.1 percent in the second quarter of 2017. However, unlike Laramie County, the decline in Wyoming's unemployment rate can be attributed, at least in part, to a reduction in the overall labor force. The labor force will decline when people stop looking for jobs or because they leave the state. As a result of the current economic downturn, the state of Wyoming is losing population. Unlike the state of Wyoming, both the population and the civilian labor force of Laramie County has increased, though only slightly, over the last two years.

¹ For more information regarding the LAUS methodology, please see <https://doe.state.wy.us/lmi/laus/toc.htm>, Brief Explanation of the LAUS methodology (posted on 05/15/2017). For more information regarding the CES methodology, please see <https://www.bls.gov/sae/sample.htm>.

Initial unemployment claims were down over the last year from a monthly average of 56 in the second quarter of 2016 to a monthly average of 50 in the second quarter of 2017 (-11.8%). Initial unemployment claims also fell over the last quarter, from 83 in the first quarter to 50 in the second quarter of 2017 (40.2%). The number of help wanted ads fell over the last year from a monthly average of 760 in the second quarter of 2016 to 565 in the second quarter of 2017 (-25.7%). The number of help wanted ads rose over the last quarter, from a monthly average of 543 in the first quarter to 565 in the second quarter of 2017 (4.0%).

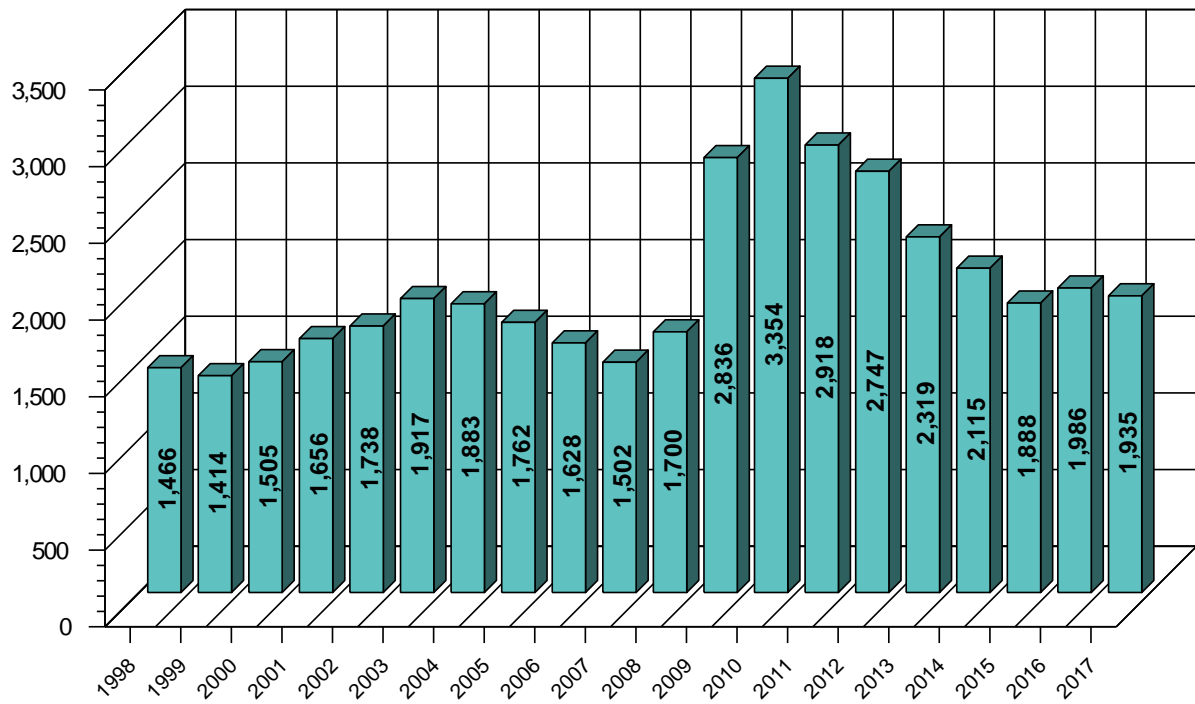
See Table 1 below for additional details.

Figure 1. Laramie County Employment, 1998-2017, Monthly Averages



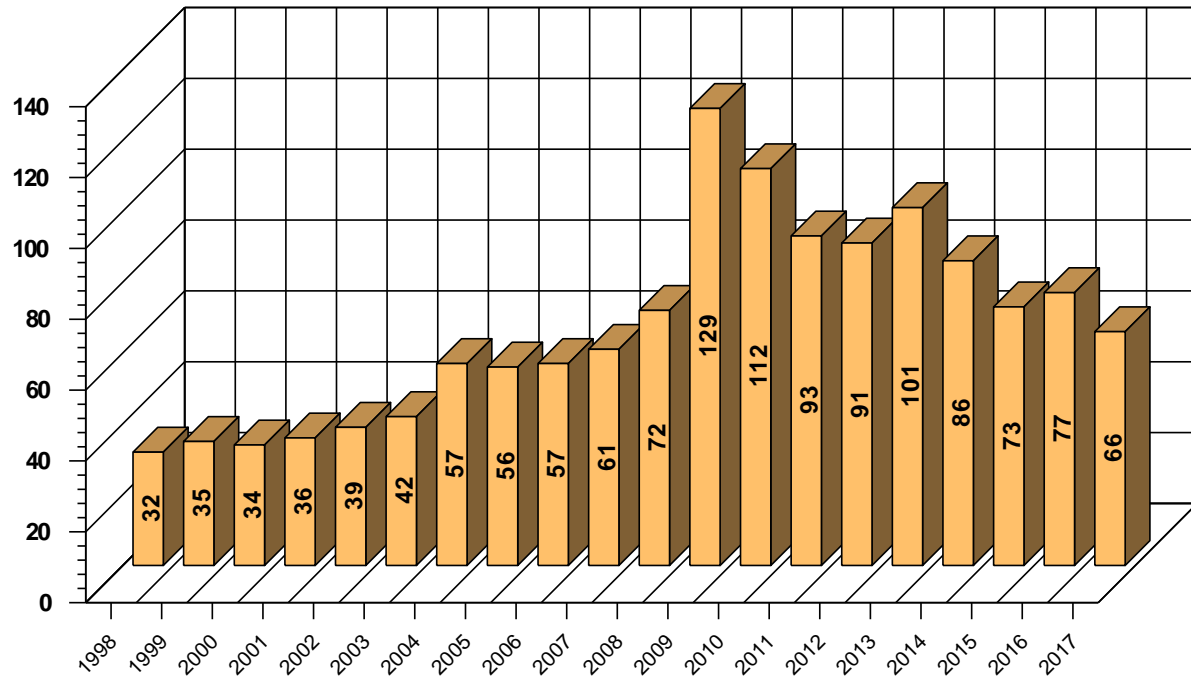
Source: WCBEA from Bureau of Labor Statistics, Current Employment Statistics (CES).

Figure 2. Laramie County Unemployment, 1998-2017, Monthly Averages



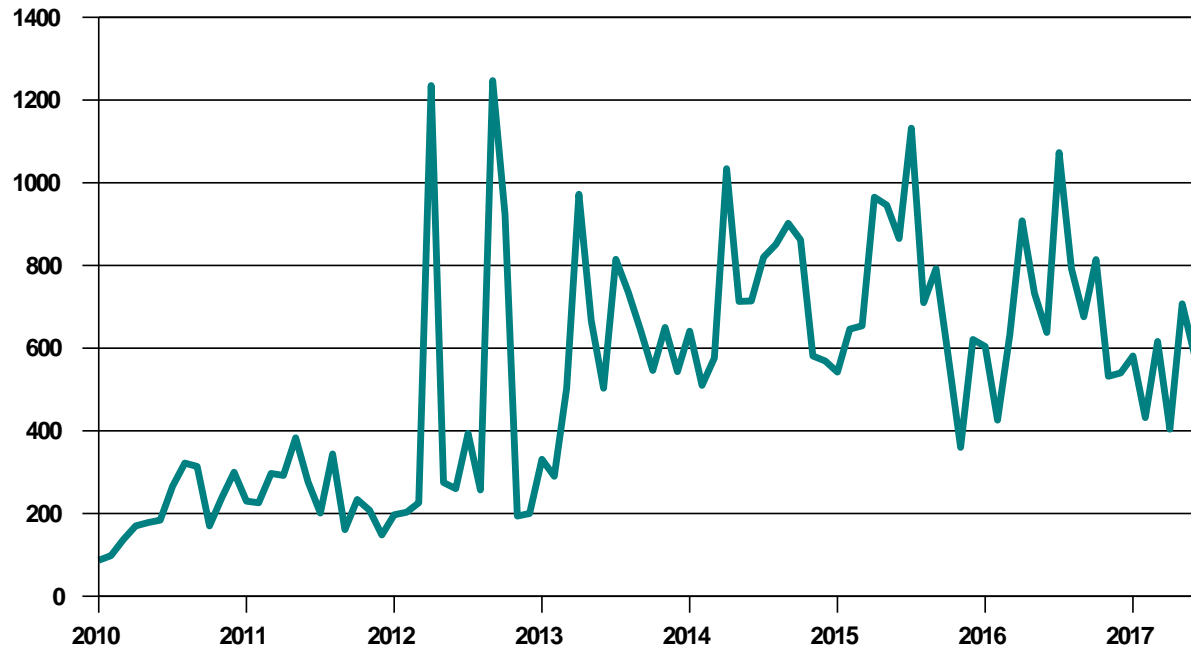
Source: WCBEA from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

Figure 3. Laramie County Initial Unemployment Claims, 1998-2017, Monthly Averages



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

Figure 4. Help Wanted Ads, Cheyenne 2010-2017, Monthly Totals



Source: WCBEA from Wyoming Department of Workforce Services

Table 1. Laramie County Labor Market

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Avg Monthly Civilian Labor Force (LAUS)	48,806	47,662	50,419	49,288	0.99	3.41	-2.24
Avg Monthly Employment (LAUS)	47,010	45,673	48,286	47,551	1.15	4.11	-1.52
Avg Monthly Employment (CES)	47,300	46,700	45,833	46,933	-0.78	0.50	2.40
Avg Monthly Unemployment (LAUS)	1,796	1,990	2,133	1,737	-3.25	-12.68	-18.55
Avg Monthly Unemployment Rate (LAUS)	3.7	4.2	4.2	3.5	-4.50	-15.20	-16.54
Avg Monthly Initial Unemployment Claims (LAUS)	61	56	83	50	-18.58	-11.83	-40.16
Avg Monthly Help Wanted Ads	925	760	543	565	-38.98	-25.67	3.99

Source: Labor Market statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which are collected through household surveys in which 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 (employer) records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls. Data for help wanted ads come from Wyoming Department of Workforce Services.

General Business Activity

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

Estimated retail sales for the second quarter of 2017 were \$320,816,000. This was an increase of 13.4 percent from one year ago and an increase of 10.2 percent from the first quarter of 2017. Detailed information about retail sales by subsector is available in Table 3A in the Government Finances section of this report.

Average monthly enplanements – defined as commercial passenger boardings – decreased over the last year, from 128 in the second quarter of 2016 to 79 in the second quarter of 2017 (-38.2%).

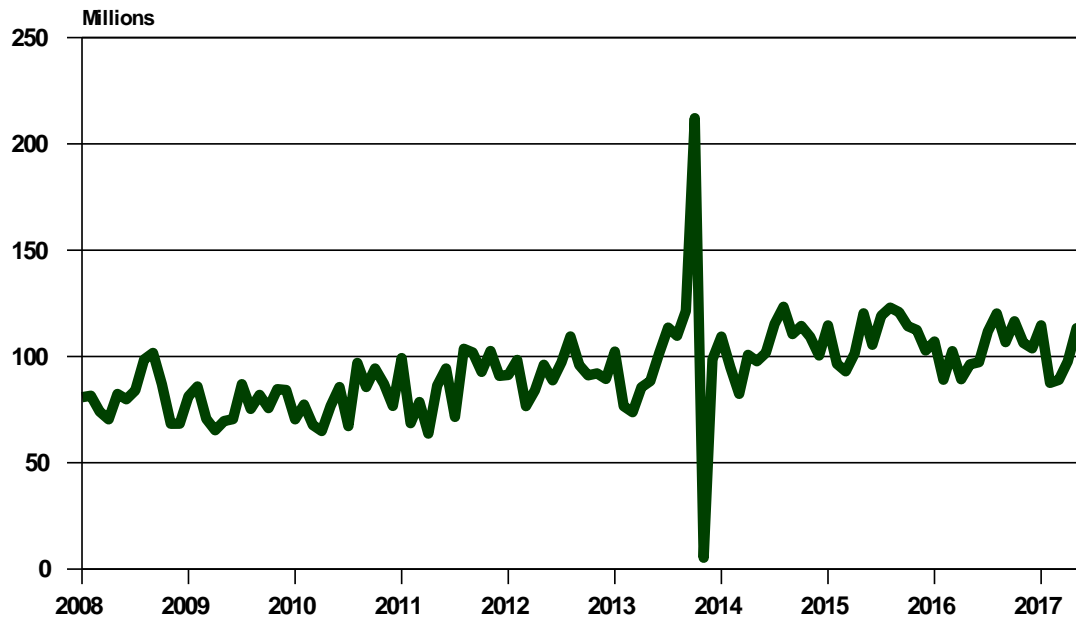
Average monthly auto registrations rose from 2,875 in the first quarter to 3,408 in the second quarter of 2017 (18.5%) and rose 4.2 percent year-over-year.

Bankruptcies were up over the last year from a monthly average of 16 in the second quarter of 2016 to a monthly average of 18 in the second quarter of 2017. The average monthly number of bankruptcies also rose quarterly, from 13 in the first quarter to 18 in the second quarter of 2017.

Table 2A provides information on the oil sector and oil activity in Laramie County. National oil prices fell from an average of \$52 per barrel in the first quarter to \$48 in the second quarter of 2017 (-6.8%). Oil prices were up year-over-year, from \$45 to \$48 per barrel (6.2%). These price fluctuations were accompanied by expected fluctuations in production – average monthly oil production fell by 10.1 percent from the first to the second quarter of 2017, but was up 25.5 percent year-over-year.

The number of active wells in the county rose over the last year, from a monthly average of 243 in the second quarter of 2016 to 278 in the second quarter of 2017 (14.3%). The average number of wells remained unchanged at 278 from the first to the second quarter of 2017. The number of spuds – defined as a newly drilled oil well – is an indicator of future activity in this sector. In 2014 there were 115 spuds in Laramie County. The number of spuds fell to 62 in 2015 and to 11 in 2016. As of the end of the second quarter of 2017, 23 spuds were drilled.

Figure 5. Laramie County Retail Sales, 1998-2017, Monthly Totals

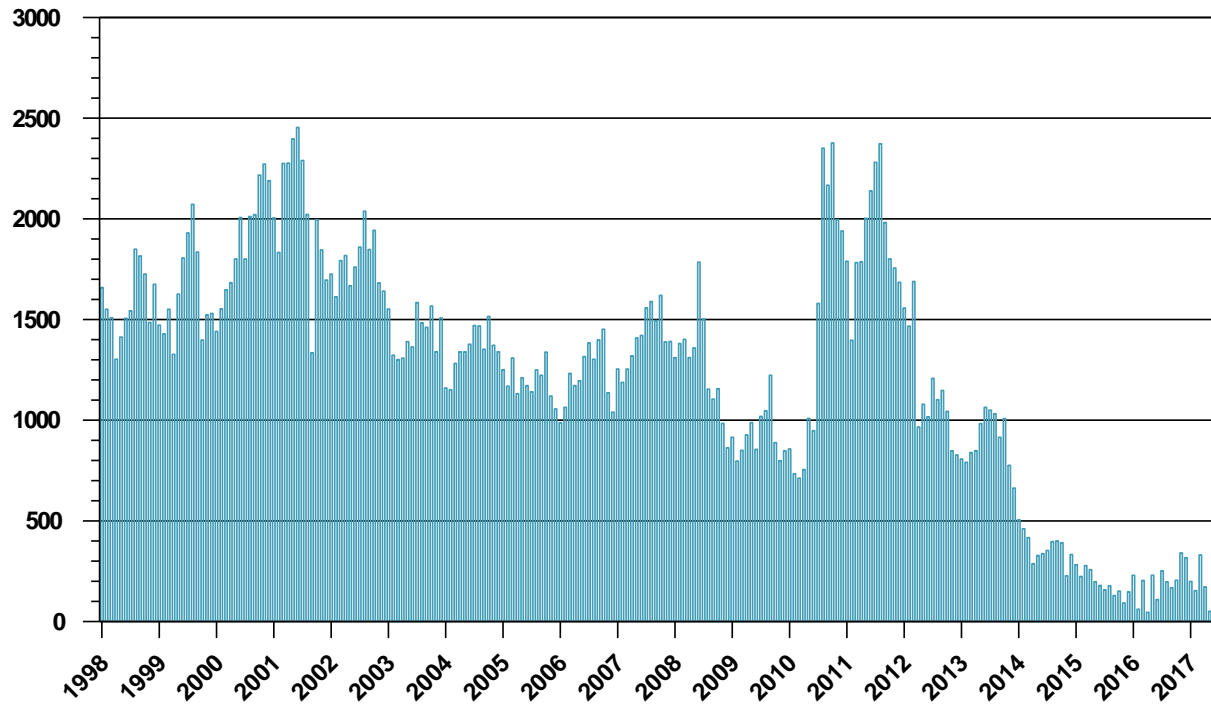


Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Notes: Retail sales are estimated by WCBEA from Laramie County specific purpose sales and use tax collections.

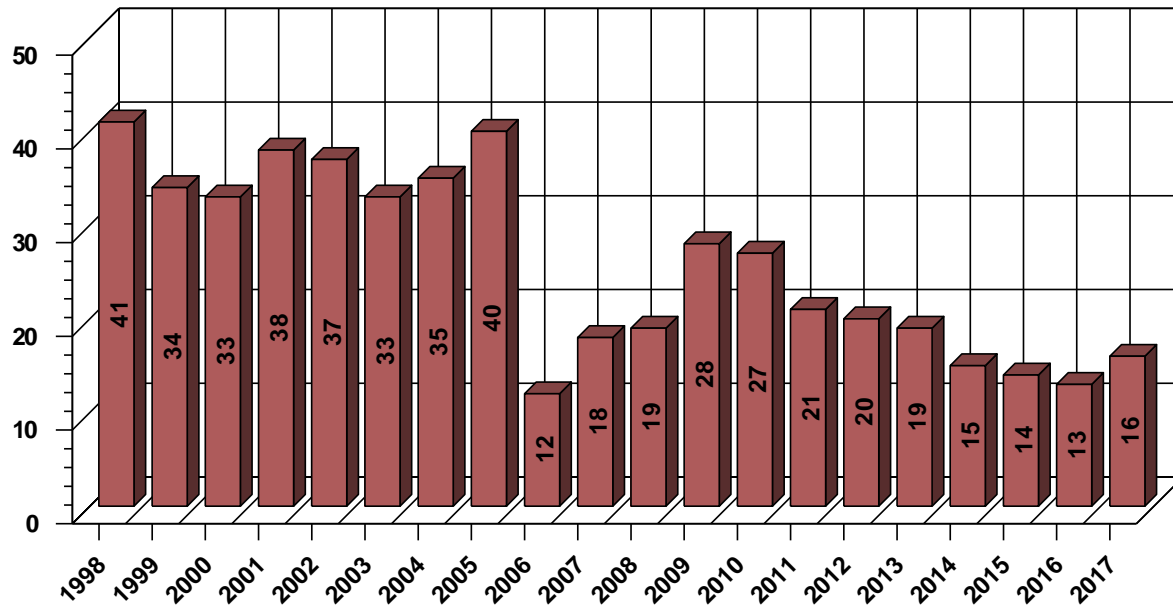
The significant increase in retail sales in October 2013, followed by a significant decline in November 2013 was due to large retail tax collections on purchases of peripheral computer equipment and software by data centers under construction in the county that were later deemed tax exempt and refunded.

Figure 6. Enplanements, Cheyenne Airport, 1998-2017, Monthly Totals



Source: WCBEA from Cheyenne Regional Airport

Figure 7. Laramie County Bankruptcies, 1998-2017, Monthly Averages



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

Table 2. General Business Activity in Laramie County

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Total Retail Sales (\$000)	327,179	282,947	291,237	320,816	-1.94	13.38	10.16
Avg Monthly Enplanements - Cheyenne Regional Airport	212	128	228	79	-62.52	-38.18	-65.15
Avg Monthly Auto Registrations New & Used	3,348	3,270	2,875	3,408	1.77	4.20	18.53
Avg Monthly Bankruptcies	16	16	13	18	10.42	12.77	32.50

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

Other data sources include: WCBEA from Cheyenne Regional Airport,
Laramie County Clerk,
U.S. Clerk of Bankruptcy Court.

Table 2A. Oil Activity in Laramie County

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Avg Monthly Oil Production (Barrels)	357,012	408,688	570,441	512,775	43.63	25.47	-10.11
Avg Monthly Oil Prices, Per Barrel (\$)	58	45	52	48	-16.61	6.24	-6.81
Avg Monthly Active Wells	219	243	278	278	26.94	14.25	0.12
Avg Monthly Applications for Permit to Drill ¹		147	225	146		-0.45	-34.87
	2014	2015	2016	YTD 2017	% Chg 2014 - 2015	% Chg 2015 - 2016	% Chg 2016 - 2017
Spuds ²	115	62	11	23	-46.09	-82.26	N/A

Notes: ¹Historical data are not reported for Applications for Permit to Drill prior to the second quarter of 2016 due to recent changes in the permit rules. Prior to February 2016, permits were active for a period of 1 year. Since February 2016, permits are active for a period of 2 years.

²Spuds refer to new wells. To "spud" a well means to begin drilling operations.

Sources: Wyoming Oil and Gas Conservation Commission and Cushing, OK, West Texas Intermediate crude oil spot price.

Government Finances

Table 3 provides information on tax collections and receipts.

The Wyoming state sales and use tax is 4.0 percent. Local and optional taxes may be assessed if approved by voters. Laramie County imposes a 1.0 percent optional sales and use tax, and recently renewed the additional 1.0 percent specific purpose sales and use tax (effective October 1, 2017). Specific purpose sales taxes are designed to raise a specific amount of money for approved projects within the county. Once the monetary threshold is reached to fund the approved projects, the tax ceases to be collected. Sales taxes are imposed on retail sales of goods and services subject to taxation. Use taxes are imposed when purchases are made out-of-state and brought into Wyoming for storage, use or consumption. Lodging taxes may be imposed by counties or cities on lodging services defined as overnight accommodations for transient guests (less than 30 continuous days). Lodging services are also subject to sales taxes. The lodging tax in Laramie County is 4.0 percent. (Total tax imposed on lodging services is 10.0 percent.)

A portion (31%) of state sales and use tax collections are distributed to the counties. In Laramie County, these state sales and use tax collections are then distributed to the county as well as the cities of Cheyenne, Burns, Pine Bluffs, and Albin, based on population.

Both total tax collections and tax receipts by local government entities rose in the second quarter of 2017. Total tax collections rose 14.0 percent over the last year and 9.0 percent from the first to the second quarter of 2017. Total tax receipts by local governments rose 14.0 percent over the last year and 8.7 percent over the last quarter.

While it was encouraging to see both a quarterly and a year-over-year increase in tax collections in Laramie County, it is worth noting that the \$25,796,000 in tax collections in the second quarter of 2017, was lower than quarterly tax collections in any quarter of 2014, 2015, and three of the four quarters of 2016. Laramie County has not yet returned to the level of economic activity it experienced prior to the decline in energy prices and the subsequent downturn in the Wyoming economy.

Lodging tax receipts were up 3.0 percent over the last year, from the second quarter of 2016 to the second quarter of 2017, and up 19.0 percent from the first to the second quarter of 2017. This increase in lodging tax receipts may have been, at least in part, associated with the increase in oil and gas activity we have seen in Laramie County over the last year. As indicated in the General Business Activity section of this report, oil production and the number of active wells have both increased over the last year.

Table 3A presents Laramie County total taxable sales and estimated retail sales by subsector. From the second quarter of 2016 to the second quarter of 2017, all but three of the fourteen subsectors had an increase in retail sales. Four subsectors are consistently the top contributors, accounting for about 60 percent of retail sales in Laramie County – Automobile Sales, Eating and Drinking Places, Building Material & Garden, and General Merchandise Stores. Of these top four subsectors, there were increases over the quarter in Automobile Sales (24.8%), Building Material and Garden (31.1%), and Eating and

Drinking Places (12.6%). Only General Merchandise Stores had a decrease in sales (-4.3%) from the first quarter of 2017.

Table 3. Laramie County Government Tax Collections and Receipts

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Tax Collections							
Total Sales and Use Tax Collections 4% State, 1% Optional, & Lodging (\$000) ¹	26,533	22,629	23,675	25,796	-2.78	13.99	8.96
Tax Receipts							
Total Sales and Use Tax Receipts - 4% State and 1% Local Optional (\$000) ²	11,409	9,759	10,235	11,128	-2.46	14.03	8.72
4% State (\$000)	6,206	5,321	5,580	6,069	-2.20	14.06	8.76
1% Local Optional (\$000)	5,203	4,438	4,655	5,058	-2.78	13.98	8.66
Lodging Tax Receipts	359,937	322,105	278,705	331,703	-7.84	2.98	19.02
1% Special Purpose Tax Receipts (\$000)	5,215	4,434	4,655	1,860	-64.33	-58.05	-60.04

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

Notes: ¹Includes the 4% Sales and Use Tax, the 1% Optional Sales and Use Tax, the Out of State Sales and Use Tax, as well as interest payments penalties and application fees.

²Includes the 4% Sales and Use Tax, the 1% Optional Sales and Use Tax, the Out of State Use Tax, and the Out of State Sales Tax.

Data represent 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.

The percentage of sales & use tax collections distributed to counties is 31%.

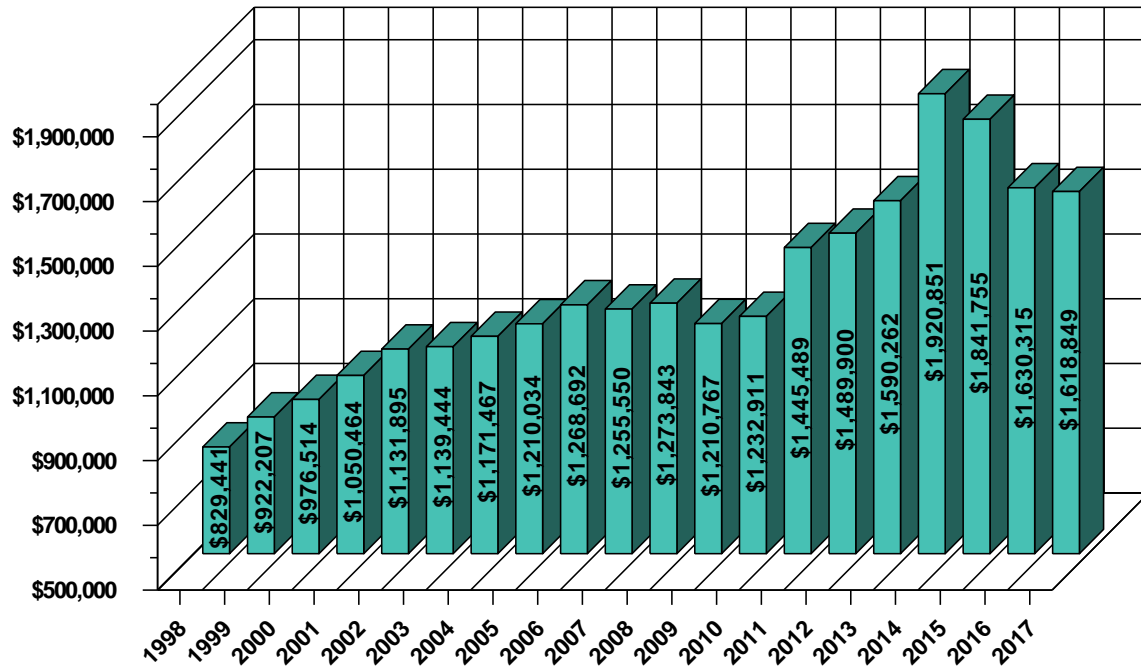
Data reported represent quarterly totals.

Table 3A. Laramie County Total Taxable Sales and Estimated Retail Sales by Subsector

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Total Taxable Sales (\$000)	520,289	443,760	465,489	505,820	-2.78	13.98	8.66
Total Retail Sales (\$000)	327,179	282,947	291,237	320,816	-1.94	13.38	10.16
Auto Dealers and Parts	20,131	17,912	18,669	20,245	0.57	13.02	8.44
Gasoline Stations	13,432	12,706	12,222	13,476	0.33	6.06	10.26
Home Furniture and Furnishings	8,154	8,731	8,475	9,227	13.16	5.68	8.88
Electronic and Appliance Stores	32,652	6,223	11,389	14,515	-55.55	133.26	27.45
Building Material & Garden	48,602	44,867	37,916	49,723	2.31	10.82	31.14
Grocery and Food Stores	5,973	6,328	6,363	5,791	-3.04	-8.47	-8.99
Liquor Stores	4,240	4,410	4,464	4,492	5.95	1.86	0.63
Clothing and Shoe Stores	11,830	10,872	11,778	10,559	-10.75	-2.88	-10.35
Department Stores	10,315	8,505	14,015	8,233	-20.18	-3.20	-41.26
General Merchandise Stores	31,251	31,943	34,854	33,367	6.77	4.46	-4.27
Miscellaneous Retail	19,015	18,177	19,839	18,629	-2.03	2.49	-6.10
Lodging Services	11,833	8,133	9,764	11,110	-6.11	36.61	13.79
Eating and Drinking Places	47,897	45,843	42,828	48,223	0.68	5.19	12.60
Automobile Sales	61,855	58,299	58,663	73,226	18.38	25.61	24.82

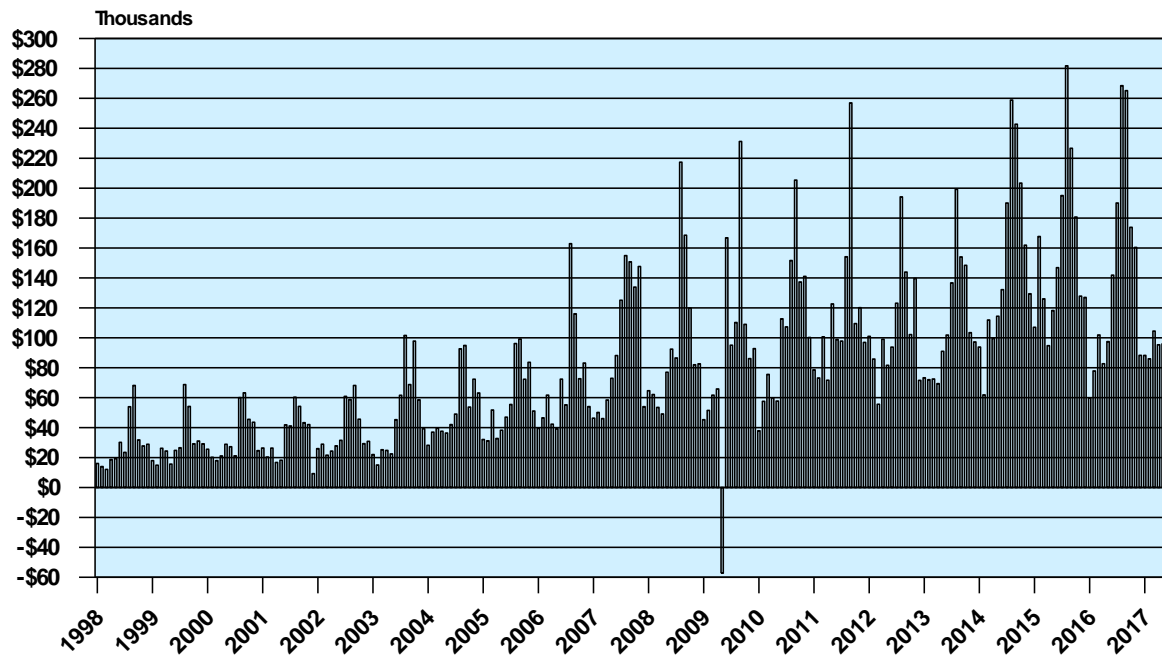
Source: WCBEA analysis from Wyoming Department of Revenue

Figure 8. Laramie County 1% Optional Sales and Use Tax Receipts, 1998-2017, Monthly Averages



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

Figure 9. Laramie County Lodging Tax Receipts, 1998-2017, Monthly Totals



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

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

Financial Sector

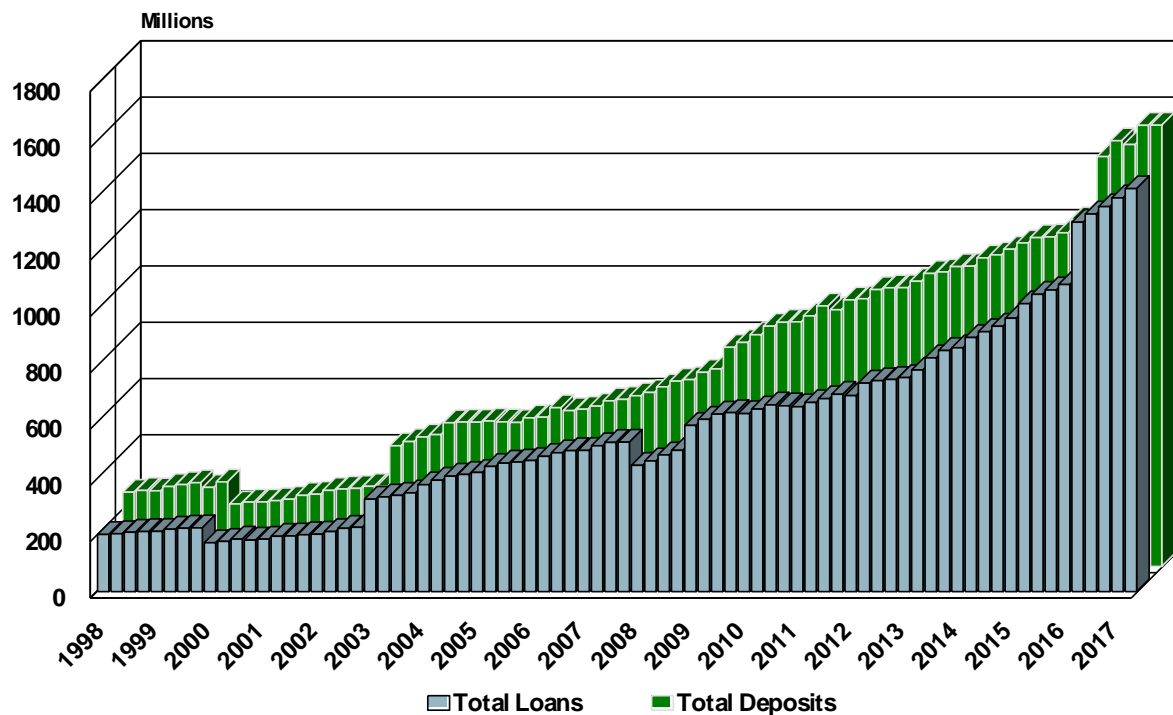
Table 4 provides information on credit unions and commercial banks in Laramie County.

Deposits to and loans from Laramie County credit unions grew this quarter. Deposits were up 7.7 percent over the last year and 0.02 percent from the first to the second quarter of 2017. Credit union loans grew by 9.1 percent over the last year and 2.4 percent from the first to the second quarter of 2017.

Data on total deposits in all FDIC-insured institutions (commercial banks) in Laramie County are available only on an annual basis and were updated in the December 2016 Economic Indicators report. Total deposits in commercial banks were up 31.0 percent over the three-year period from 2013 to 2016, 26.2 percent over the two-year period from 2014 to 2016 and 16.0 percent over the most recent year, from 2015 to 2016.

Table 4A shows commercial banks, their total deposits, and their market share. This table is also updated annually. The largest bank in Laramie County is Wells Fargo Bank with \$595,103,000 in deposits representing a 33.3 percent market share. The five largest banks together have a 70.6 percent share of the market. That is, these five largest banks taken together hold 70.6 percent of all deposits in Laramie County commercial banks.

Figure 10. Total Loans and Deposits, Cheyenne Area Credit Unions, 1998-2017

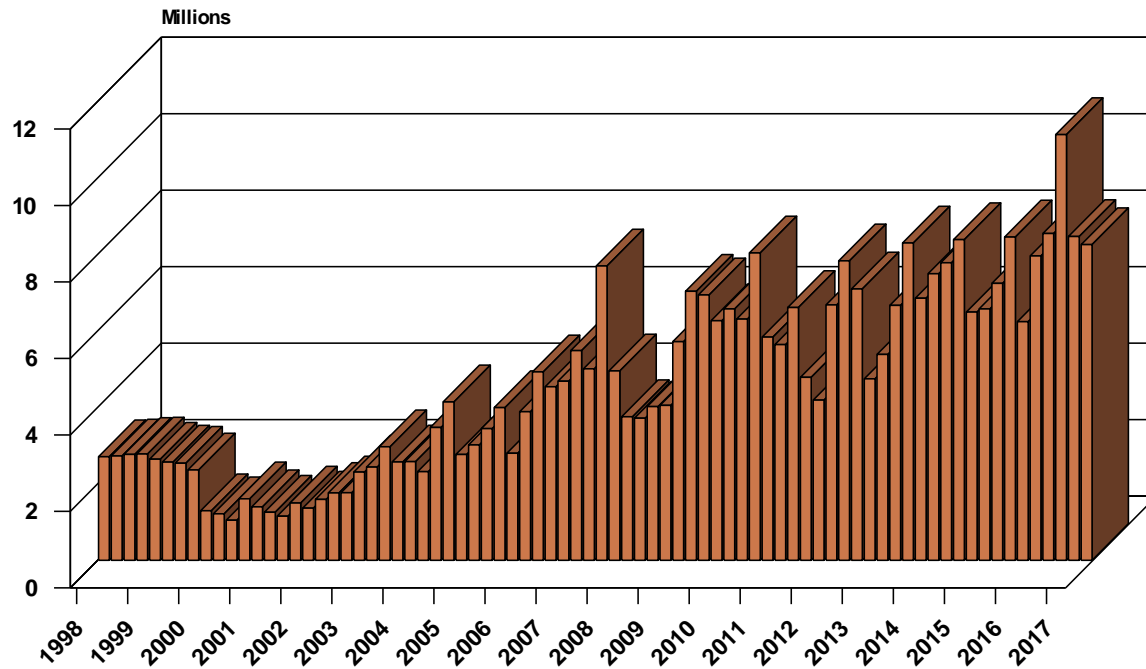


Source: WCBEA from National Credit Union Administration data.

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

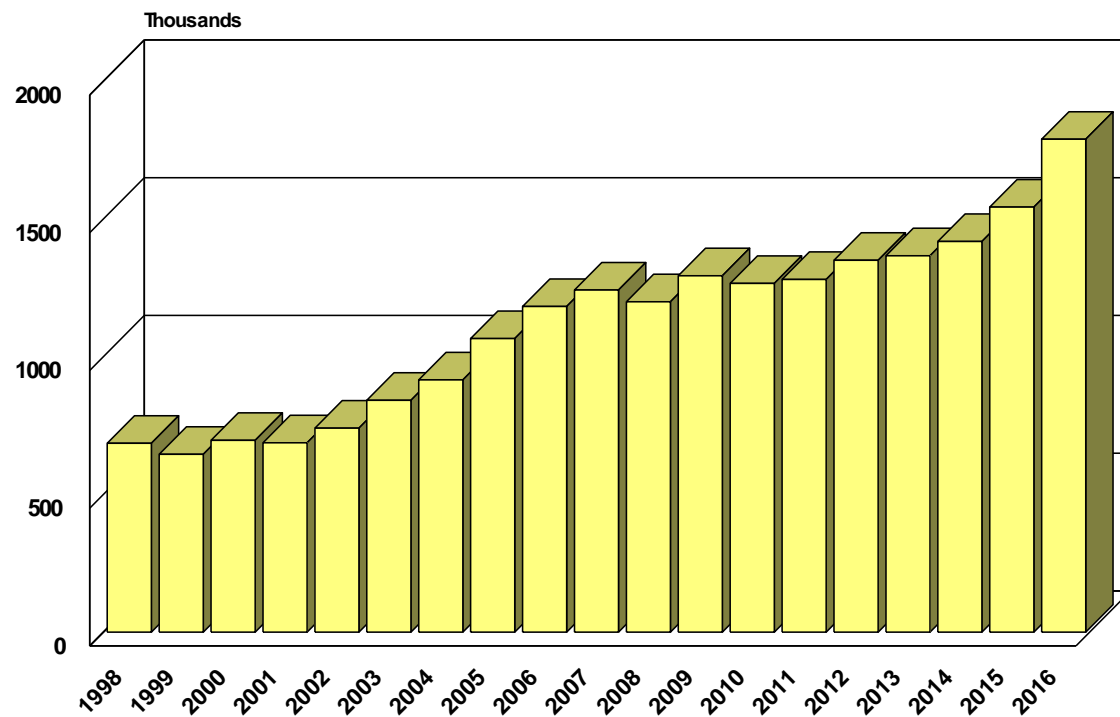
Beginning in 2003, the data reflect two additional credit unions.

Figure 11. Delinquencies, Cheyenne Area Credit Unions, 1998-2017



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

Figure 12. Total Deposits, Laramie County Banks, 1998-2016



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

Table 4. Laramie County Financial Institutions

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Credit Union Data							
Deposits (\$000)	1,170,802	1,456,191	1,567,510	1,567,887	33.92	7.67	0.02
Loans (\$000)	1,023,303	1,312,921	1,399,391	1,432,300	39.97	9.09	2.35
Net Income YTD (\$)	6,173,965	4,811,647	2,728,830	5,340,741	-13.50	11.00	N/A
Delinquencies (\$)	6,574,628	7,961,284	8,468,692	8,256,786	25.59	3.71	-2.50
Memberships	117,305	137,958	141,697	143,686	22.49	4.15	1.40
	FY 2013	FY 2014	FY 2015	FY 2016	3 Year % Chg FY 2013 - FY 2016	2 Year % Chg FY 2014 - FY 2016	1 Year % Chg FY 2015 - FY 2016
Banking Data							
Deposits (\$000) ¹	1,366,555	1,418,528	1,543,334	1,789,595	30.96	26.16	15.96

Sources: WCBEA from National Credit Union Administration data and Federal Deposit Insurance Corporation.

Notes: ¹Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD). Data are available on an annual basis and represent deposits on June 30 of each year.

Table 4A. Banking Deposit Market Share, Laramie County Institutions, 2016

Institution Name	State (Hqtrd)	No. of Branches Inside of Laramie County	Deposits in Laramie County (000s)	Institution Market Share	Cumulative Market Share
Wells Fargo Bank, National Association	SD	2	595,103	33.3%	33.3%
ANB Bank	CO	2	231,248	12.9%	46.2%
First Interstate Bank	MT	2	171,461	9.6%	55.8%
Wyoming Bank & Trust	WY	2	141,871	7.9%	63.7%
Bank of the West	CA	3	123,632	6.9%	70.6%
Wyoming State Bank	WY	2	92,084	5.1%	75.7%
Jonah Bank of Wyoming	WY	2	89,803	5.0%	80.8%
U.S. Bank National Association	OH	2	88,513	4.9%	85.7%
Security First Bank	WY	2	50,246	2.8%	88.5%
Platte Valley Bank	WY	2	45,795	2.6%	91.1%
Pinnacle Bank - Wyoming	WY	2	37,957	2.1%	93.2%
Cheyenne State Bank	WY	1	37,265	2.1%	95.3%
Points West Community Bank	NE	1	26,371	1.5%	96.7%
Farmers State Bank	WY	1	21,131	1.2%	97.9%
Firs Tier Bank	NE	1	16,490	0.9%	98.8%
Oregon Trail Bank	WY	1	13,075	0.7%	99.6%
Central Bank and Trust	WY	1	7,550	0.4%	100.0%
AMG National Trust Bank	CO	1	-	0.0%	100.0%
All Institutions			1,789,595	100.0%	

Source: WCBEA from FDIC Deposit Market Share Report. 2016 data represent 18 institutions and 29 branch banks.

Note: Banking data reflect deposits as of June 30, 2016.

Residential Construction

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

In the city of Cheyenne the number of single-family residential building permits issued fell from 67 in the first quarter to 57 in the second quarter of 2017 (-14.9%). Outside Cheyenne, the number of single-family building permits increased slightly, from 42 in the first quarter to 43 in the second quarter (2.4%).

In the city of Cheyenne the number of single-family building permits rose over the last year – from 47 in the second quarter of 2016 to 57 in the second quarter of 2017 (21.3%), while outside Cheyenne single-family building permits fell, from 60 in the second quarter of 2016 to 43 in the second quarter of 2017 (-28.3%).

Housing data from Core Logic were 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 longer included in our report.

While the average monthly value of authorized construction fell 7.1 percent over the last year, from the second quarter of 2016 to the second quarter of 2017, there was a 43.3 percent increase from the first to the second quarter of 2017. The largest part of this increase was construction associated with the new airport.

The Utilities section of Table 5 presents data on utility usage in Laramie County. Average monthly commercial and industrial power usage decreased 2.1 percent from the first to the second quarter of 2017 and decreased 0.6 percent from one year ago.

The rate of growth in average monthly metered water taps remained well below 1.0 percent for both the Cheyenne Board of Public Utilities and the South Cheyenne Water & Sewer District over the last year. Most new water taps are residential and this low rate of increase was consistent with the very low population growth in Laramie County.

Table 5. Laramie County Construction

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Construction							
Total Single-Family Bldg Permits - City	55	47	67	57	3.64	21.28	-14.93
Total Single-Family Bldg Permits - Rural	38	60	42	43	13.16	-28.33	2.38
Avg Monthly Building permits (All Construction) - City ¹	167	151	163	171	2.60	13.00	5.12
Avg Monthly Septic Permits - Rural	12	13	11	18	43.24	32.50	65.63
Avg Monthly Value of Authorized Construction - City (\$000)	15,548	13,276	8,608	12,331	-20.69	-7.12	43.25
Avg Monthly Value New Residential Construction - City (\$000)	4,084	4,955	4,230	5,087	24.57	2.67	20.27
Utilities							
Avg Monthly Commercial & Industrial Power Usage ('000,000) Kwh	80	94	95	93	16.17	-0.61	-2.08
Avg Monthly Residential Gas Usage ('000) Mcf	165	194	372	166	1.05	-14.21	-55.27
Avg Monthly Metered Water Taps (CBPU)	23,292	23,548	23,631	23,776	2.08	0.97	0.61
Avg Monthly Metered Water Taps (SCWSD)	3,335	3,339	3,350	3,356	0.65	0.52	0.18

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

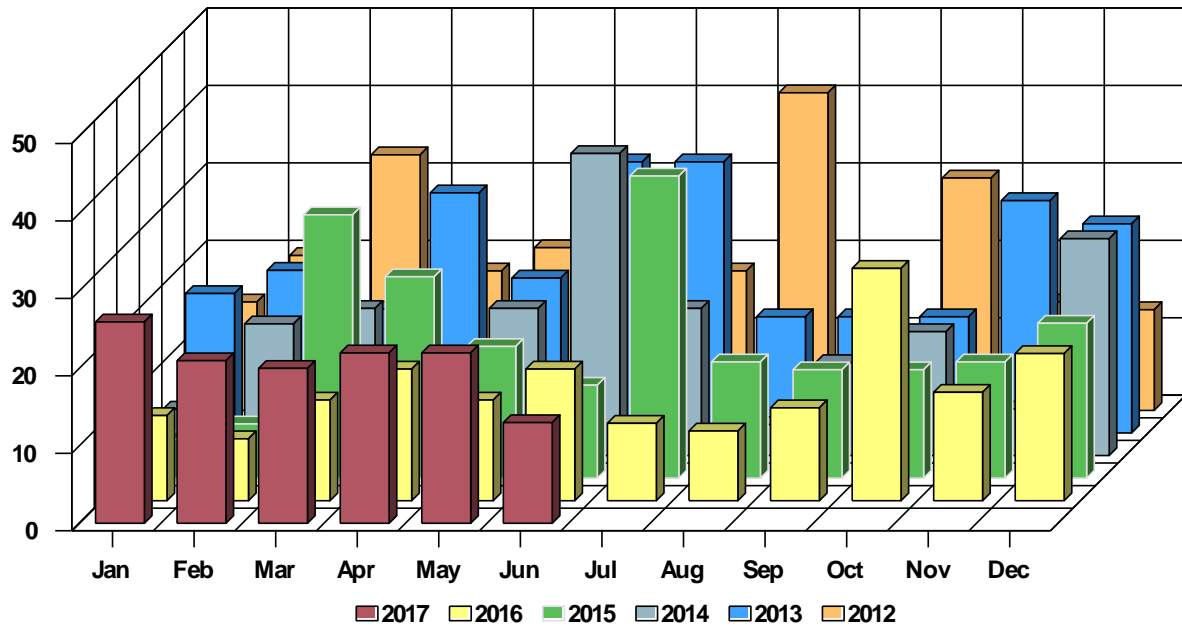
Note: ¹Data include building and non-building permits.

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

2012													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	22	22	46	29	32	34	27	46	12	39	21	20	350
Manufactured	1	1	0	0	7	0	2	2	1	2	0	0	16
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family	0	0	0	0	0	0	0	0	54	0	78	0	132
Total	23	23	46	29	39	34	29	48	67	41	99	20	498
2013													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	26	18	21	47	37	53	45	28	33	31	36	40	415
Manufactured	0	0	0	1	2	1	2	1	0	0	1	0	8
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	16	0	0	0	16
Multi-family	0	0	0	0	156	0	0	0	0	0	0	0	156
Total	26	18	21	48	195	54	47	29	49	31	37	40	595
2014													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	11	24	24	22	27	57	41	14	20	22	14	37	313
Manufactured	0	1	0	1	0	1	0	0	0	0	0	0	3
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	4	4
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	11	25	24	23	27	58	41	14	20	22	14	41	320
2015													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	10	19	48	40	29	24	64	26	24	24	22	40	370
Manufactured	0	0	0	2	1	0	8	0	0	8	1	4	24
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	20	12	8	0	0	8	20	68
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	10	19	48	42	30	44	84	34	24	32	31	64	462
2016													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	17	13	32	34	36	37	37	32	23	42	26	26	355
Manufactured	0	0	2	1	1	1	2	0	0	0	0	0	7
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	4	0	0	0	0	0	0	0	0	5	6	0	15
Multi-family	0	0	0	0	93	0	0	0	0	0	0	0	93
Total	21	13	34	35	130	38	39	32	23	47	32	26	470
2017													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	35	34	40	38	34	28							209
Manufactured	1	0	0	2	0	0							3
Duplex	0	0	0	0	0	0							0
Tri & Four Plex	0	0	0	12	6	36							54
Multi-family	0	0	0	0	0	0							0
Total	36	34	40	52	40	64							266

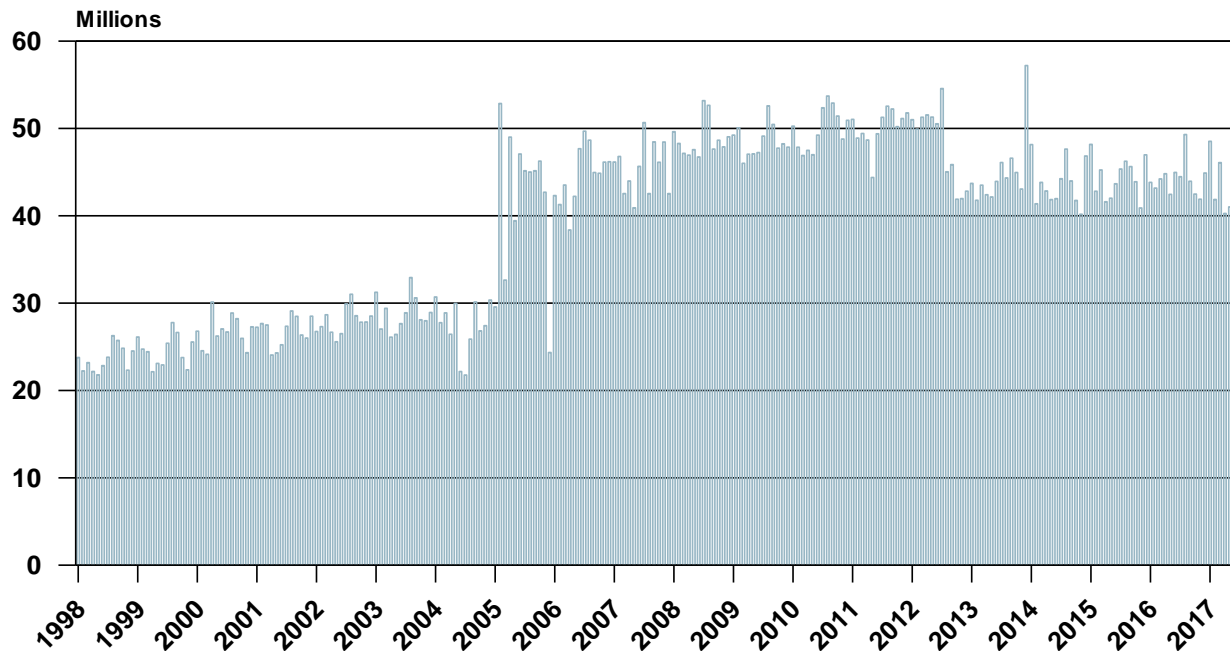
Source: WCBEA from Laramie County Planning & Development.

Figure 13. City of Cheyenne Single-Family Building Permits, 2012-2017, Monthly Totals



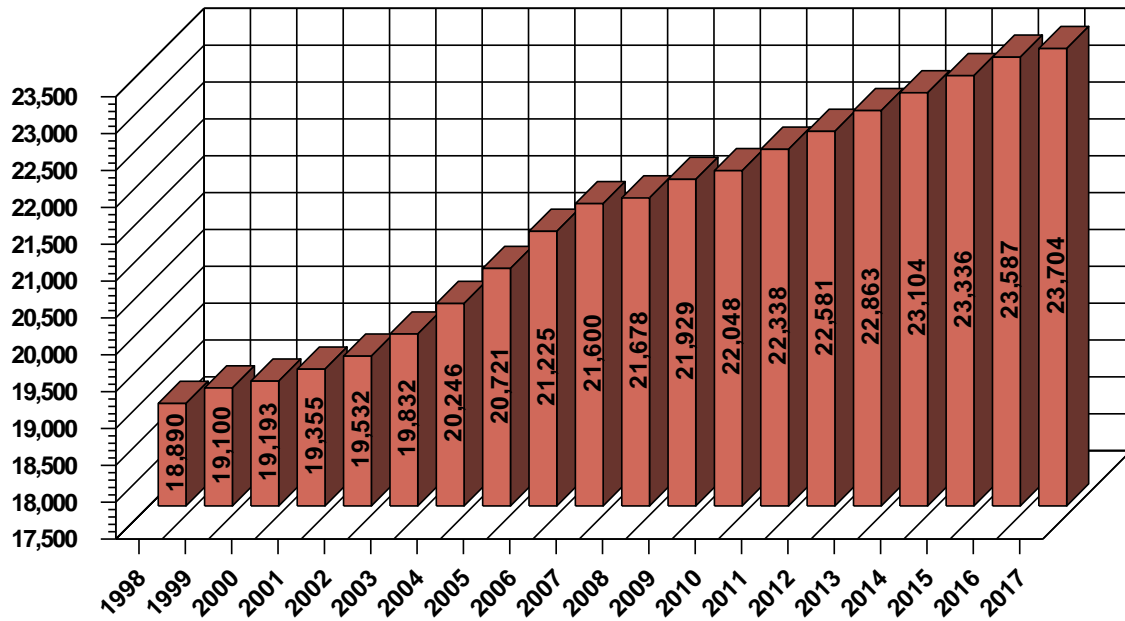
Source: WCBEA from City of Cheyenne Building Safety Department.

Figure 14. City of Cheyenne Commercial Electric Power Sales, 1998-2017, Monthly Totals



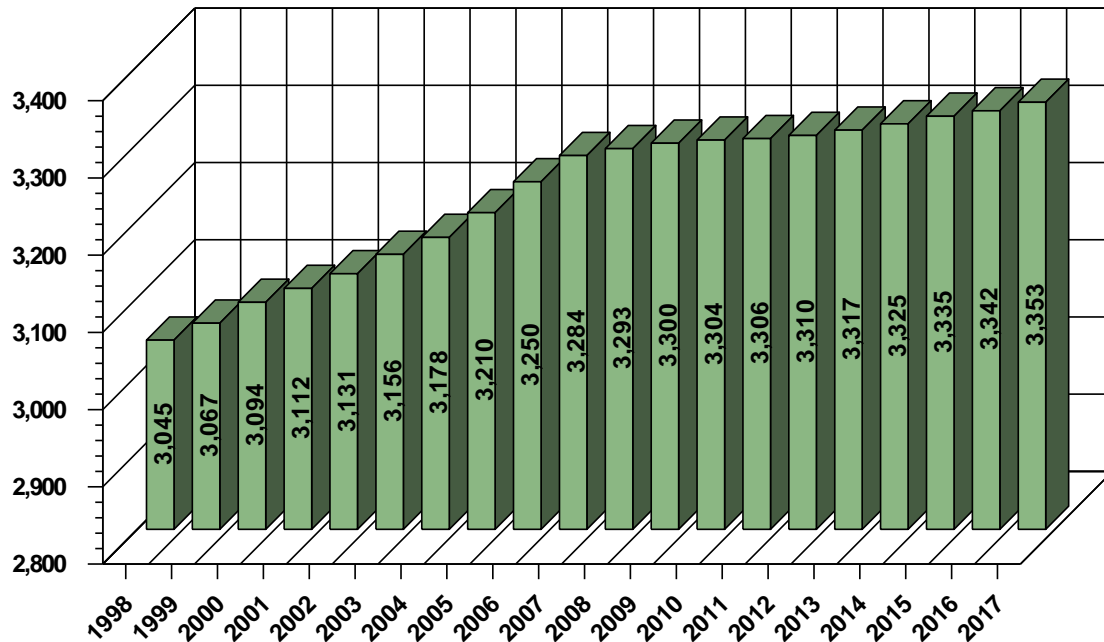
Source: WCBEA from Black Hills Power Corporation.

Figure 15. City of Cheyenne Metered Water Taps, 1998-2017, Monthly Average



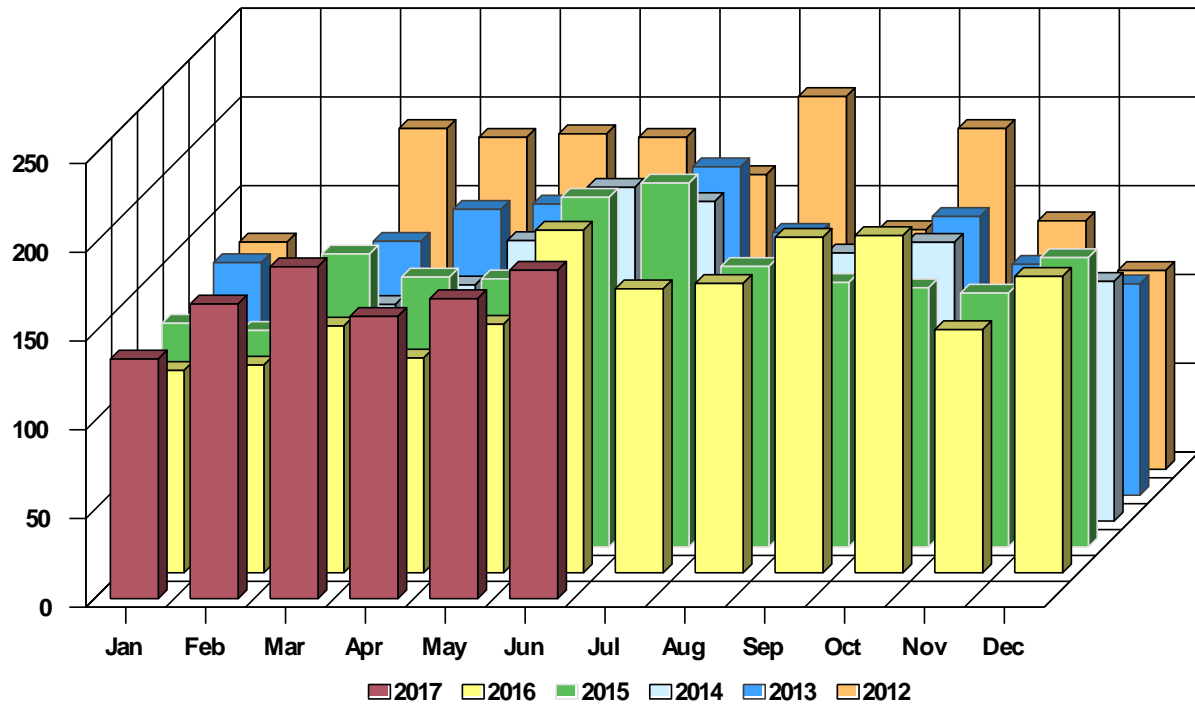
Source: WCBEA from Cheyenne Board of Public Utilities.

Figure 16. South Cheyenne Metered Water Taps, 1998-2017, Monthly Average



Source: WCBEA from South Cheyenne Water & Sewer District.

Figure 17. City of Cheyenne Total Building Permits, 2012-2017, Monthly Totals



Source: WCBEA from City of Cheyenne Building Safety Department.

Note: Data include building and non-building permits.

Commercial Property Vacancies

By the end of second quarter of 2017, there were 120 active properties on the local commercial real estate market, representing a small increase (2.6%) from both the first quarter of 2017 and one year ago. While available office space properties remained relatively flat over the quarter, available warehousing and retail space both increased; in the case of retail, the vacancy rate increased to 12.2 percent, the highest rate recorded since this report's inception in 2009.

Over the current quarter, the number of available warehousing units increased 16.7 percent (+4), the total square footage increased by 6.6 percent and the overall vacancy rate increased from 8.8 percent to 9.4 percent. The average lease rate increased to \$8.24/sf as compared to \$7.98/sf at the end of the first quarter. Total vacant square footage ended the quarter at 484,820 sf as compared to 454,408 sf at the end of the first quarter of 2017, an increase of 6.7 percent.

The number of available retail properties decreased from the first quarter 2017 (-2) while the overall vacancy rate increased from 9.6 to 12.2 percent. This is primarily due to the inclusion of the vacated Kmart retail space (104,828 sf). Vacancies at area malls also continued to increase; the vacancy rate at Frontier Mall increased from 9 percent to 11 percent from the first quarter to the second quarter of 2017. The total amount of vacant retail space ended the quarter at 422,579 sf as compared to 333,624 sf at the end of first quarter 2017. In addition to the former Kmart space, other large properties remained vacant, including the former Sutherlands (76,749 sf), Cole Safeway store (44,358 sf) and the Grier and Nuss buildings (19,715 sf).

The number of available office properties increased 2.0 percent by the end of second quarter 2017 (+1 unit) while the amount of total square footage decreased by about 3,300 sf. The vacancy rate for this property type decreased from 12.8 to 12.4 percent over the quarter. The vacancy rate is up from one year ago when it was 10.5 percent at the end of the second quarter 2016. Total vacant office space by the quarter's end stood at 269,645 sf compared to first quarter 2017's total of 278,295 sf. Two large downtown buildings, the Hynds building and the former Z's Furniture, remain vacant and together represent 29.1 percent of the total vacant square footage of office space.

By the end of the current quarter, the volume of available medical space increased substantially to 29,742 sf due to the addition of a former surgical center. The vacancy rate for this property type nearly doubled from 3.2 percent in the first quarter of 2017 to 6.3 percent in the second quarter. One year ago the vacancy rate for medical space stood at 10.8 percent.

NOTE: For a complete listing of available commercial properties in the Greater Cheyenne area and discussion of changes in the commercial building market over the second quarter of 2017, please see the Wyoming Center for Economic Analysis @ LCCC's homepage (www.wyomingeconomicdata.com) and click on Commercial Property Opportunities.

Table 6. Commercial Property for Sale and Lease, Cheyenne, 1,500 sq. ft. and up, 2014-2017

Property Type	# Properties	Square Footage	Avg. Lease Rate	Min./Max. Rate	Vacancy Rate
Third Quarter 2014					
Warehouse	25	461,778	\$7.50	2.12 - 16.00	8.4% ^(FR)
Retail	62	337,471	\$14.33	7.50 - 23.50	5.0% ^(FR)
Office Space	55	358,816	\$14.00	5.94 - 22.00	13.9% ^(FR)
Fourth Quarter 2014					
Warehouse	21	432,928	\$8.54	2.12 - 17.00	7.3% ^(FR)
Retail	65	281,530	\$14.45	8.00 - 23.50	5.8% ^(FR)
Office Space	51	338,602	\$14.10	7.00 - 22.00	13.1% ^(FR)
First Quarter 2015					
Warehouse	32	601,283	\$8.86	2.82 - 16.00	9.6% ^(FR)
Retail	58	269,238	\$14.64	8.00 - 23.50	6.2% ^(FR)
Office Space	51	312,436	\$14.67	7.00 - 22.00	13.9% ^(FR)
Second Quarter 2015					
Warehouse	26	467,720	\$8.83	2.82 - 16.00	9.1% ^(FR)
Retail	57	248,238	\$15.19	8.00 - 23.50	6.3% ^(FR)
Office Space	45	301,708	\$14.93	10.00 - 20.45	13.5% ^(FR)
Third Quarter 2015					
Warehouse	18	329,488	\$8.69	6.00 - 15.00	6.4% ^(FR)
Retail	56	270,383	\$15.04	8.00 - 23.50	5.9% ^(FR)
Office Space	42	296,517	\$14.80	6.67 - 27.00	13.5% ^(FR)
Fourth Quarter 2015					
Warehouse	23	446,356	\$9.06	5.88 - 15.00	8.7% ^(FR)
Retail	59	358,084	\$14.64	8.00 - 23.50	8.6% ^(FR)
Office Space	45	303,949	\$15.07	6.67 - 27.00	14.0% ^(FR)
First Quarter 2016					
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%
Second Quarter 2016					
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%
Third Quarter 2016					
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%
Fourth Quarter 2016					
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%
First Quarter 2017					
Warehouse	24	461,908	\$7.98	4.50 - 13.00	8.8%
Retail	44	372,206	\$13.34	8.00 - 24.00	9.6%
Office Space	49	278,295	\$14.05	8.00 - 22.00	12.8%
Second Quarter 2017					
Warehouse	28	492,320	\$8.24	4.50 - 14.50	9.4%
Retail	42	455,448	\$13.00	8.00 - 20.00	12.2%
Office Space	50	274,990	\$14.03	8.00 - 22.00	12.4%

Source: WCBEA from Laramie County Assessor property database.

Note: FR=final revision. Statistics through 2015 are now final and will no longer be revised going forward.

Vacancy rates for 2016 are based upon recently revised 2015 baseline numbers.

Residential Housing Market

Table 7 provides data on the local residential housing market, both city and rural areas. Housing data from Core Logic were 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.

The Cheyenne Board of Realtors reported a 33.8 percent increase in the supply of homes for sale in the city of Cheyenne and a 16.5 percent increase in the supply of homes for sale in the rural part of Laramie County from the first to the second quarter of 2017.

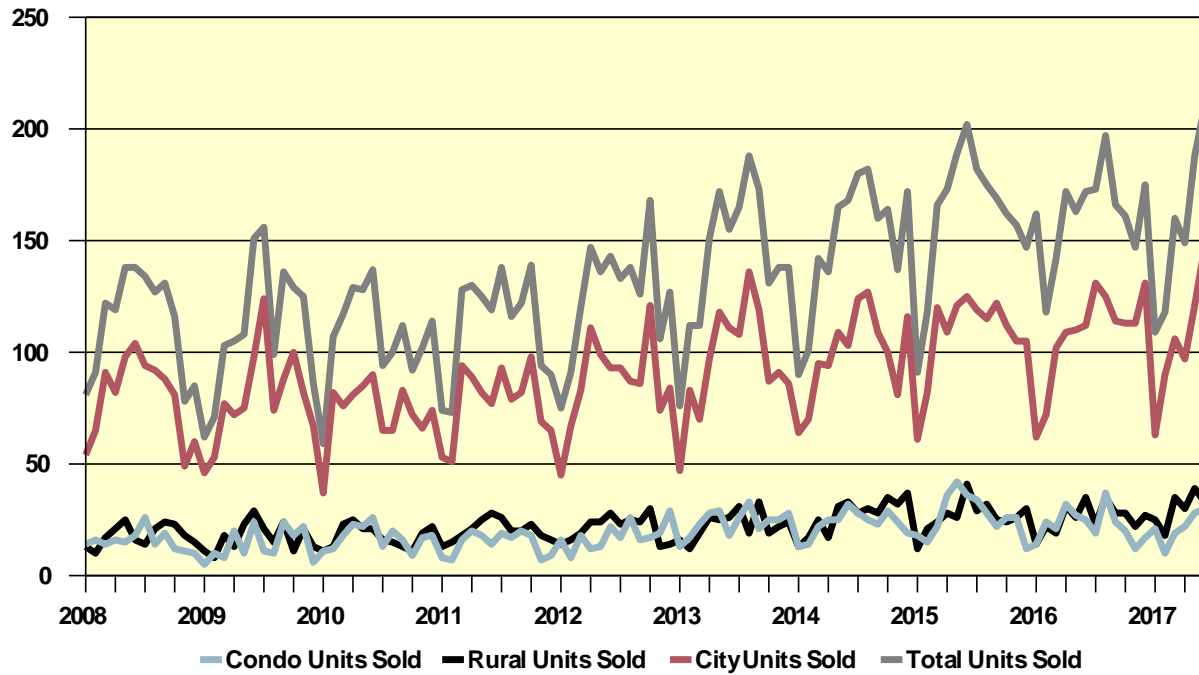
Over the last year, the supply of homes for sale was up in the city of Cheyenne; it increased from a monthly average of 225 units for sale in the second quarter of 2016 to a monthly average of 272 units for sale in the second quarter of 2017. There was a 4.3 percent decrease in the supply of homes for sale in rural Laramie County over the last year, from a monthly average of 108 in the second quarter of 2016 to a monthly average of 103 in the second quarter of 2017.

The average sales price for homes in the city of Cheyenne rose over the last quarter, from \$228,674 in the first quarter to \$237,933 (4.0%) in the second quarter of 2017. The average sales price was also up over the last year, from \$229,872 in the second quarter of 2016 to \$237,933 in the second quarter of 2017 (3.5%).

The average sales price for homes in rural Laramie County rose from \$339,380 to \$353,059 (4.0%) from the first to the second quarter of 2017. Year-over-year the average sales price for homes in rural Laramie County rose slightly from \$351,577 in the second quarter of 2016 to \$353,059 in the second quarter of 2017 (0.4%).

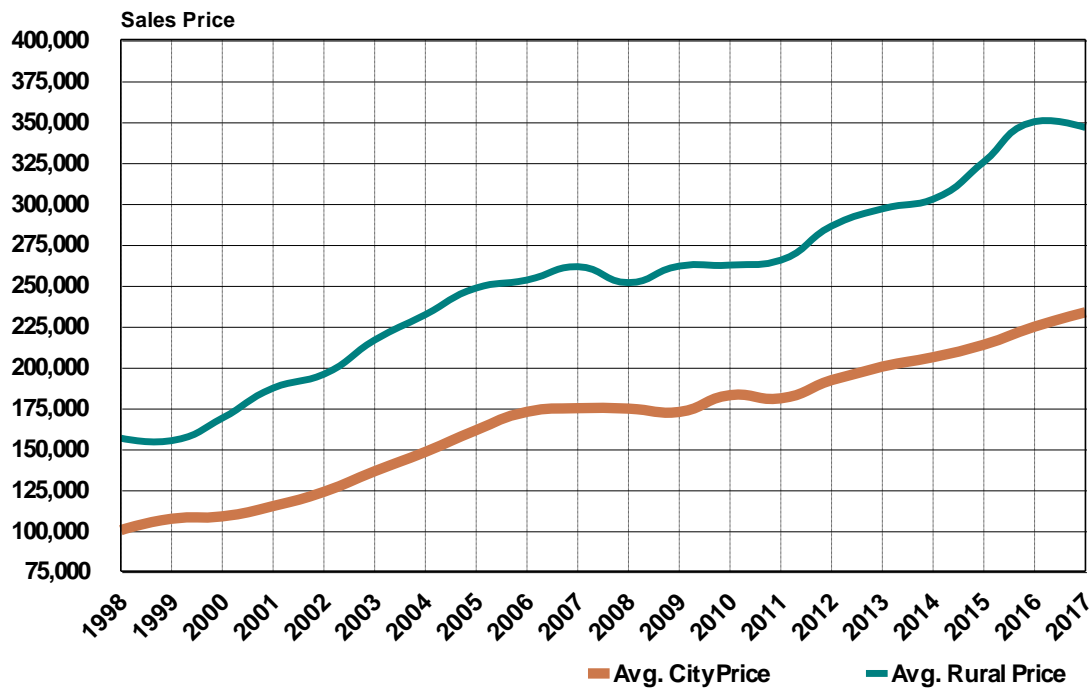
Table 7 also contains foreclosure data. RealtyTrac reports the number of newly initiated foreclosures, regardless of lien status. The WCBEA@LCCC then measures the foreclosure rate as the percentage of homeowners with a mortgage who have a **newly initiated foreclosure**. In second quarter of 2017 there were 12 foreclosures initiated in Laramie County. This is a decrease of 65.7 percent from the first quarter of 2017 and a 64.7 percent decrease year-over-year. The average monthly foreclosure rate declined from 0.2 percent in the first quarter to 0.1 percent in the second quarter of 2017. The total number of negative equity loans increased from 651 in the first quarter to 751 in the second quarter of 2017 (15.4%) and rose by 49.0 percent over the last year. While these look like striking changes, the number of negative equity loans has historically fluctuated by large amounts.

Figure 18. Laramie County Residential Units Sold, 2008-2017, Monthly Totals



Source: WCBEA from Cheyenne Board of Realtors.

Figure 19. Laramie County Average City and Rural Residential Sale Prices, 1998-2017



Source: WCBEA from Cheyenne Board of Realtors.

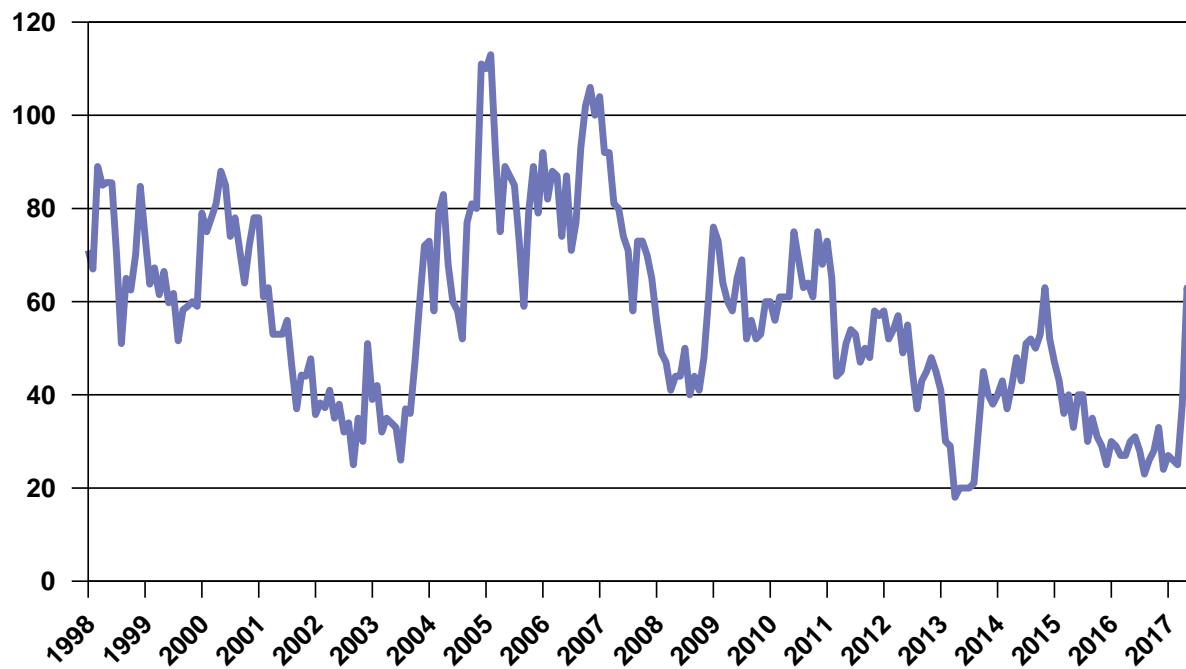
Apartment Vacancies

The vacancy rate in sampled apartments rose from 5.0 in the first quarter to 5.2 percent in the second quarter of 2017. One year ago, in the second quarter of 2016, the vacancy rate was 2.7 percent. The vacancy rate two years ago was 7.5 percent; however, this rate was artificially high due to a significant number of newly constructed apartments that were quickly absorbed by the rental market. The last time the true vacancy rate was consistently in the 5.0 percent range was in 2009.

The significant increase in the number of unfurnished apartments – from 26 in the first quarter to 50 in the second quarter of 2017 – is the result of the entry of the Carter Cottages development into the rental market.

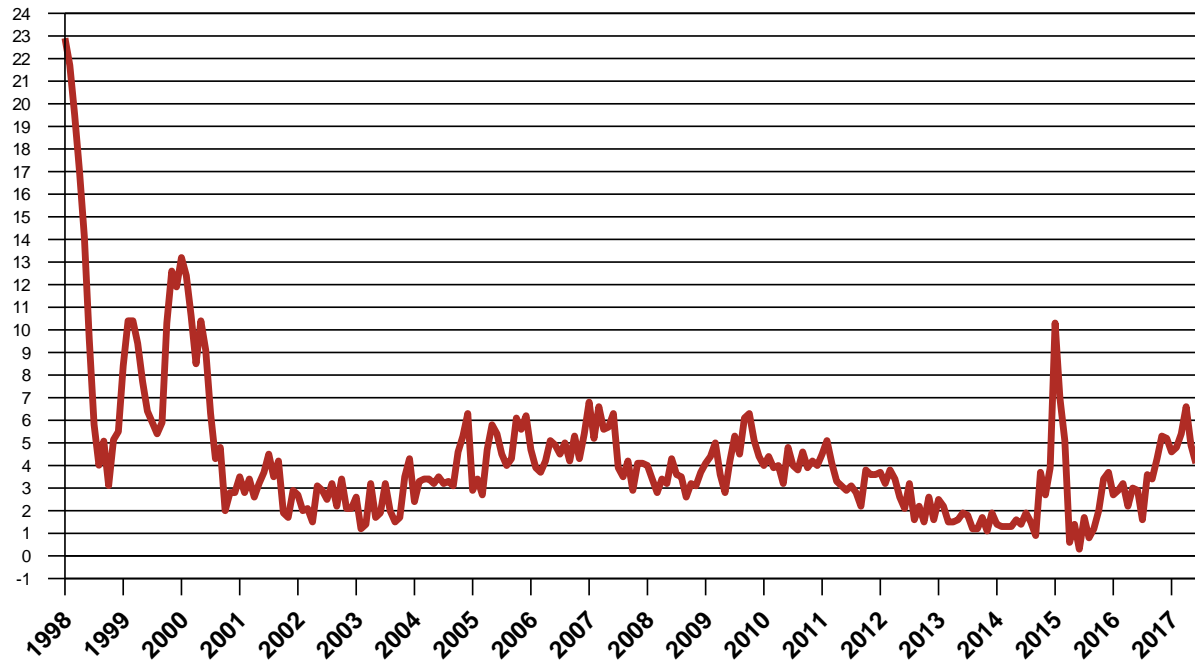
Table 7 below presents the above data.

Figure 20. City of Cheyenne Unfurnished Apartment Vacancies, 1998-2017, Monthly Totals



Source: WCBEA from Wyoming Eagle Tribune.

Figure 21. City of Cheyenne Sampled Apartments Vacancy Rate, 1998-2017, Monthly



Source: WCBEA large apartment complex sample.

Table 7. Laramie County Residential Housing Market

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
RealtyTrac							
Foreclosure Initiations							
Total Foreclosure Initiations ¹	N/A	34	35	12	-	-64.7	-65.7
Avg Monthly Foreclosure Rate ²	N/A	0.2%	0.2%	0.1%	-	-64.4	-65.7
Additional Data							
Total Negative Equity Loans ³	N/A	504	651	751	-	49.0	15.4
Cheyenne Board of Realtors							
Avg Monthly Residentials Sold	188	169	129	182	-3.0	7.9	41.3
City							
Avg Monthly Units For Sale	220	225	203	272	23.7	20.9	33.8
Avg Sale Price (\$)	226,797	229,872	228,674	237,933	4.9	3.5	4.0
Avg Days on Market ⁴	44	39	53	38	-13.6	-2.6	-27.8
Rural							
Avg Monthly Units For Sale	99	108	89	103	4.7	-4.3	16.5
Avg Sale Price (\$)	324,106	351,577	339,380	353,059	8.9	0.4	4.0
Vacancies⁵							
Avg Monthly Furnished Apartments	2	2	3	1	-61.4	-56.0	-70.5
Avg Monthly Unfurnished Apartments	38	29	26	50	33.3	70.8	93.1
Avg Monthly Homes and Duplexes	16	20	17	11	-30.2	-43.3	-36.3
Avg Monthly Mobile Homes	6	5	5	3	-50.2	-41.6	-37.6
Sampled Apartments Vacancy Rate ⁶	0.8%	2.7%	5.0%	5.2%	571.9	92.0	5.1
Avg Monthly Sample Sizes	987	994	1,015	1,016	-	-	-

Sources: WCBEA from RealtyTrac and Cheyenne Board of Realtors.

Notes: Unless otherwise noted, data represent quarterly averages.

¹ The number of mortgages where the lender has initiated foreclosure proceedings and it has been made known through public notice.

² The number of newly initiated foreclosures as a percentage of housing units with a mortgage. Data on housing units with a mortgage were obtained from the Wyoming Community Development Authority (WCDA) (<http://www.wyomingcda.com/documents/Laramie%20County.pdf>). According to the WCDA, there are 25,130 owner-occupied households and 31.3 percent of these households do not hold a mortgage.

³ The number of mortgages that are in negative equity, calculated as the difference between the current value of the property and the initial mortgage amount on the property.

⁴ Average days on market calculated as number of days from the listing date to the date the property is under contract.

⁵ Vacancy data are obtained from the Wyoming Tribune Eagle.

⁶ Vacancy rate is calculated from WCBEA large apartment complex sample.

Demographics and Tourism

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

The number of people sheltered at the Safehouse decreased from a monthly average of 58 in the first quarter to 54 in the second quarter of 2017 (-6.9%), but increased from a monthly average of 50 to 54 over the last year (8.1%). The Comea Shelter recorded an 8.4 percent increase in the number of unit stays (nights of lodging) provided from the first to the second quarter of 2017, and a 6.8 percent increase over the last year.

There has been a fairly consistent decline since 2013 in the number of Department of Family Services (DFS) – Temporary Assistance for Needy Families (TANF) distributions. However, these distributions increased over the last year, from 115 to 121 (5.2%) and also increased from the first to the second quarter of this year (5.2%).

With the exception of the number of visitors to Visit Cheyenne (16.4%), tourism numbers declined over the last year. Trolley ridership (-30.2%), the Old West Museum (-19.1%) and the number of visitors to the Pine Bluffs Information Center (-14.9%) and the I-25 State Visitors Center (-3.9%) all declined.

Table 8. Laramie County Demographics

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Human Services							
Emergency Room Visits	3,427	3,361	3,425	3,407	-0.6	1.4	-0.5
Safehouse - # Sheltered	37	50	58	54	45.0	8.1	-6.9
Comea Shelter - Nights lodging	2,059	2,527	2,491	2,700	31.1	6.8	8.4
DFS/TANF Distributions	129	115	115	121	-6.4	5.2	5.2
School Enrollments							
Laramie County School District #1	13,403	13,554	13,671	13,625	1.7	0.5	-0.3
Laramie County School District #2	1,000	981	998	1,000	0.1	1.9	0.2
Private Schools ¹	241	219	258	258	7.1	17.8	0.0
Home Schooling	325	318	338	338	4.0	6.3	0.0
Poder Academy	N/A	N/A	189	198	-	-	4.9
Total School Enrollment ²	14,969	14,969	15,453	15,419	3.0	3.0	-0.2
LCCC Enrollment - FTE (Laramie County Sites)	1,996	1,953	2,586	N/A	-	-	-
LCCC Enrollment - Headcount (Laramie County)	3,677	3,612	4,548	N/A	-	-	-

Notes: All data represent monthly averages for the quarter.

N/A – Not available

¹Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only.

²For 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.

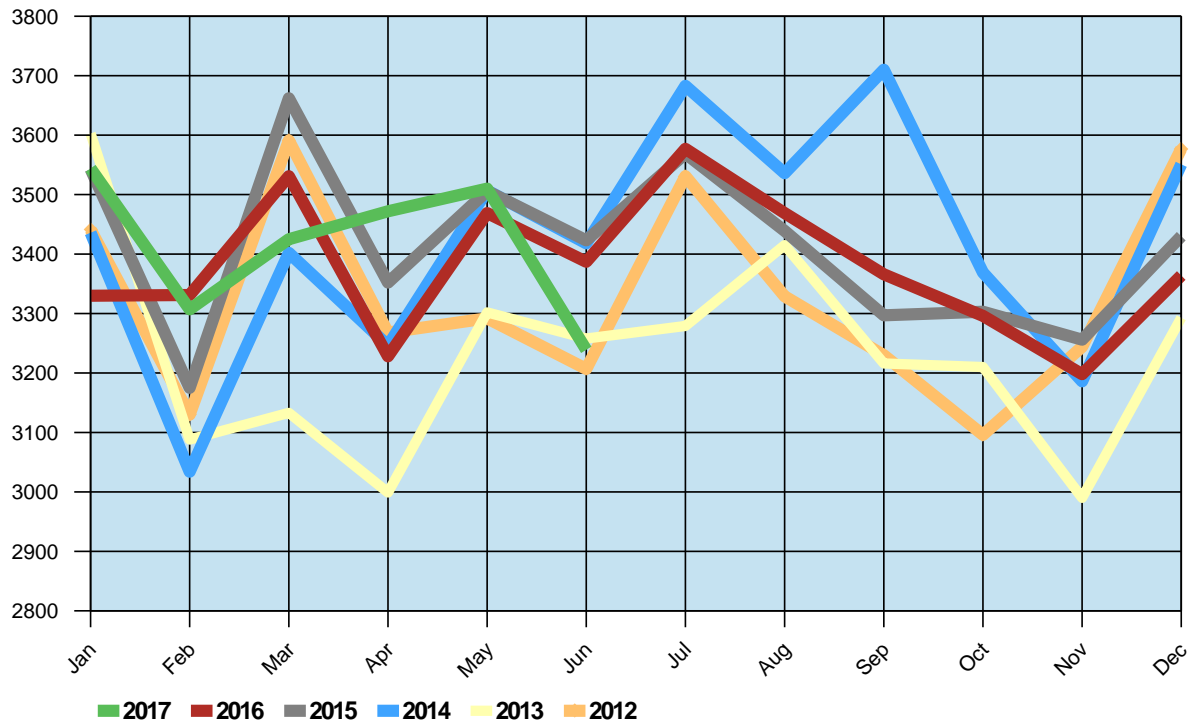
Sources: WCBEA from Cheyenne Regional Medical Center,
Safehouse Services,
Comea Shelter,
Wyoming Department of Family Services,
Laramie County School District #1,
Laramie County School District #2, and
Laramie County Community College

Table 9. Laramie County Tourism Data

	2Q 2015	2Q 2016	1Q 2017	2Q 2017	2 Year % Chg 2Q/2015 - 2Q/2017	1 Year % Chg 2Q/2016 - 2Q/2017	Qtrly % Chg 1Q/2017 - 2Q/2017
Avg Monthly Accomodations Data							
Available Rooms	75,894	80,322	81,200	82,082	8.15	2.19	1.09
Nights Occupied	51,276	47,823	33,777	47,753	-6.87	-0.15	41.38
Occupancy Rate (%)	67.6	59.4	41.6	58.2	-13.94	-2.13	39.71
Average Room Rate	\$87.64	\$89.54	\$81.06	\$88.01	0.42	-1.72	8.57
Avg Monthly Visitor Data							
Visit Cheyenne Walk-in Count	4,879	3,568	1,717	4,152	-14.90	16.36	141.82
Trolley Ridership	2,603	2,971	501	2,074	-20.30	-30.17	314.04
Pine Bluffs Info Center	7,368	8,246	4,405	7,022	-4.70	-14.85	59.39
I-25 State Visitor Center	16,631	16,067	4,087	15,447	-7.12	-3.86	277.95
Old West Museum Paid Visitor	1,652	2,343	703	1,895	14.71	-19.14	169.51

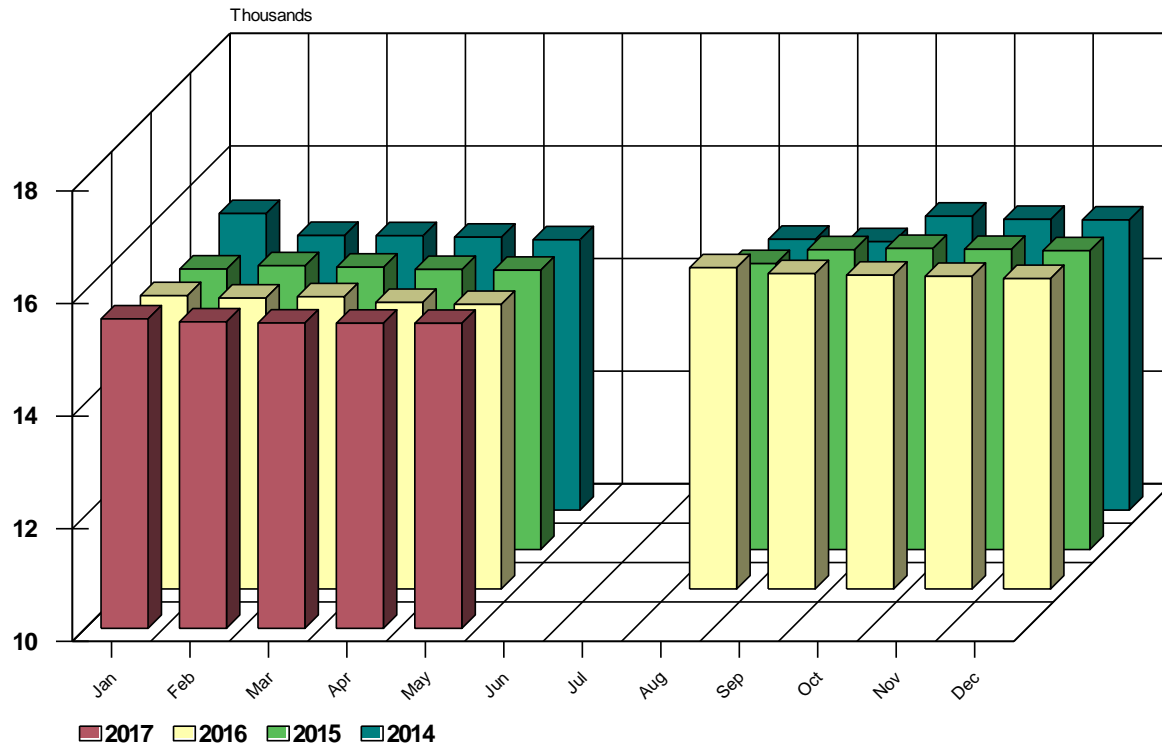
Source: WCBEA from Visit Cheyenne.

Figure 22. Emergency Room Visits, CRMC, 2012-2017, Monthly Totals



Source: WCBEA from Cheyenne Regional Medical Center.

Figure 23. Laramie County Total School Enrollment, 2014-2017, Monthly Totals



Notes: Laramie County private school enrollment data were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only. Total enrollment data prior to 2014 are not presented for this reason.

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.

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

Detailed Tables

Table 10. Employment, Labor Force and General Business Activity

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Employment														
Total Civilian Labor Force (LAUS)	48,350	48,292	48,506	48,236	47,402	47,349	47,705	47,093	46,970	48,079	49,162	49,481	48,052	2016
	50,051	50,622	50,584	49,912	49,322	48,630							49,854	2017
Total Employment (LAUS)	45,925	46,102	46,373	46,295	45,512	45,211	45,794	45,195	45,215	46,262	47,443	47,470	46,066	2016
	47,737	48,569	48,552	48,208	47,602	46,842							47,918	2017
Total Employment (CES)	46,200	46,200	46,700	46,800	47,000	46,200	46,100	45,900	45,700	45,800	45,700	45,500	46,150	2016
	45,600	46,000	45,900	46,400	47,100	47,300							46,383	2017
Total Unemployment (LAUS)	2,425	2,190	2,133	1,941	1,890	2,138	1,911	1,898	1,755	1,817	1,719	2,011	1,986	2016
	2,314	2,053	2,032	1,704	1,720	1,788							1,935	2017
Unemployment Rate (LAUS)	5.0	4.5	4.4	4.0	4.0	4.5	4.0	4.0	3.7	3.8	3.5	4.1	4.1	2016
	4.6	4.1	4.0	3.4	3.5	3.7							4	2017
Initial Unemployment Claims	133	78	74	73	58	38	49	72	48	74	90	139	77	2016
	133	62	54	38	57	54							66	2017
Help Wanted Ads	604	426	633	908	733	638	1,073	792	676	814	532	540	697	2016
	581	432	616	404	707	583							554	2017
General Business Activity														
Auto Registrations	2,332	2,817	3,389	3,261	3,000	3,550	3,179	3,879	4,002	3,554	2,511	3,082	3,213	2016
	2,454	2,809	3,362	3,019	3,468	3,736							3,141	2017
Enplanements - CYS	230	61	204	46	230	109	252	197	168	205	341	317	197	2016
	199	153	331	172	51	15							154	2017
Retail Sales (\$)	107,048,500	89,045,200	102,503,300	89,293,500	96,319,900	97,333,200	111,799,400	120,231,200	106,750,700	116,602,300	106,352,500	103,811,500	103,924,267	2016
	114,660,100	87,593,100	88,984,200	97,624,400	113,311,100	109,880,600							102,008,917	2017
Bankruptcies	10	10	8	10	20	17	13	11	20	14	13	11	13	2016
	7	8	25	20	18	15							16	2017

Employment data sources: Please see Table 1 footnote for a detailed description of the employment data sources.

General Business Activity data sources: WCBEA from Laramie County Clerk, Cheyenne Regional Airport, and U.S. Clerk of Bankruptcy Court. Retail sales from WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.

Table 11. Housing and Construction

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Housing														
Real Estate Data														
Total Residential Units for Sale	346	333	356	367	387	426	474	472	478	471	437	379	411	2016
	342	333	337	405	465	488							395	2017
Total Residential Units Sold	162	118	142	172	163	172	173	197	166	161	147	175	162	2016
	109	118	160	149	188	210							156	2017
Average Residential Sold Price (City)	\$214,584	\$188,463	\$218,472	\$218,509	\$223,415	\$247,692	\$229,309	\$231,440	\$225,796	\$238,110	\$223,232	\$234,971	\$224,499	2016
	\$236,302	\$231,124	\$218,596	\$234,219	\$237,291	\$242,290							\$233,304	2017
Rental Data														
Furnished Apartments	1	2	1	2	2	2	2	3	1	1	2	2	2	2016
	3	4	2	1	1	1							2	2017
Unfurnished Apartments	30	29	27	27	30	31	28	23	26	28	33	24	28	2016
	27	26	25	38	63	50							38	2017
Homes & Duplexes	32	29	26	24	19	17	20	25	22	29	25	26	24	2016
	21	18	14	11	11	11							14	2017
Mobile Homes	6	6	5	5	6	5	5	5	5	7	7	8	6	2016
	7	4	3	3	3	3							4	2017
Sampled Apartments % Vacant	2.7%	2.9%	3.2%	2.2%	3.0%	2.9%	1.6%	3.6%	3.4%	4.3%	5.3%	5.2%	3.4%	2016
	4.6%	4.8%	5.4%	6.6%	4.2%	3.2%							4.8%	2017
Construction														
City														
Single-Family Permits	11	8	13	17	13	17	10	9	12	30	14	19	14	2016
	26	21	20	22	22	13							21	2017
Total Building Permits	114	117	139	121	140	193	160	163	189	190	137	167	153	2016
	135	166	187	159	169	185							167	2017
Value of Authorized Construction	\$7,012,893	\$3,850,687	\$4,244,978	\$9,114,659	\$20,429,651	\$10,284,024	\$33,185,984	\$7,284,114	\$72,238,125	\$74,805,634	\$8,284,200	\$4,973,733	\$21,309,057	2016
	\$6,450,213	\$5,997,481	\$13,375,446	\$16,600,261	\$9,861,488	\$10,530,259							\$10,469,191	2017
Residential Permit Value	\$2,977,153	\$1,605,848	\$2,098,986	\$3,644,196	\$7,684,164	\$3,536,791	\$1,901,388	\$2,532,662	\$2,805,296	\$5,178,745	\$2,710,102	\$3,354,524	\$3,335,821	2016
	\$4,249,834	\$4,599,300	\$3,841,097	\$4,689,594	\$5,307,117	\$5,265,299							\$4,658,707	2017
Rural														
Single-Family Permits	6	5	19	17	19	24	20	22	11	12	12	7	15	2016
	9	13	20	16	12	15							14	2017
Septic Permits	7	8	11	14	13	13	18	27	19	18	18	19	15	2016
	6	12	14	19	19	15							14	2017

Real Estate data source: WCBEA from Cheyenne Board of Realtors.

Rental data sources: WCBEA from Wyoming Tribune Eagle and WCBEA large apartment complex sample.

Construction data sources: WCBEA from City of Cheyenne Building Safety Department and Laramie County Planning & Development.

Construction notes: Data are not seasonally adjusted. Single-family permits include attached and detached homes.

Table 12. Utilities, Human Services and School Enrollments

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Utilities														
Commercial & Industrial Power (Kwh) (0,000)	8,938	8,987	8,839	9,669	9,017	9,492	9,712	10,563	9,306	9,074	9,148	9,549	9,358	2016
	10,004	9,317	9,282	4,032	9,022	9,767							8,571	2017
Residential Gas Usage (Mcf) ('000)	419	362	288	273	208	101	53	51	59	97	147	360	202	2016
	449	369	298	206	183	111							269	2017
Metered Water Taps (CBPU)	23,386	23,479	23,489	23,492	23,558	23,595	23,614	23,721	23,771	23,663	23,658	23,617	23,587	2016
	23,610	23,591	23,693	23,682	23,783	23,862							23,704	2017
Metered Water Taps (SCW&SD)	3,338	3,338	3,339	3,339	3,339	3,339	3,342	3,347	3,347	3,347	3,347	3,347	3,342	2016
	3,348	3,350	3,353	3,355	3,357	3,357							3,353	2017
Human Services														
Total Emergency Room Visits	3,330	3,331	3,531	3,228	3,469	3,387	3,577	3,469	3,366	3,296	3,198	3,364	3,379	2016
	3,544	3,307	3,425	3,472	3,510	3,239							3,416	2017
Safehouse - Number of People Sheltered	29	46	39	42	48	59	71	69	68	63	61	63	55	2016
	61	55	57	57	45	59							56	2017
Comea Shelter - Total Nights Lodging	2,223	2,035	2,258	2,246	2,344	2,990	3,447	3,743	3,291	3,647	3,570	3,689	2,957	2016
	2,223	2,492	2,759	2,670	2,759	2,670							2,596	2017
School Enrollments														
Laramie County District #1	13,689	13,641	13,667	13,571	13,536	-	-	13,889	13,797	13,778	13,754	13,717	13,704	2016
	13,710	13,668	13,635	13,625	13,625	-	-						13,652	2017
Laramie County District #2	983	988	985	981	981	-	-	1,008	1,003	999	1,000	1,005	993	2016
	1,001	998	995	1,001	999	-	-						999	2017
Total School Enrollment	15,209	15,166	15,189	15,089	15,054	-	-	15,706	15,601	15,574	15,552	15,513	14,773	2016
	15,496	15,443	15,422	15,420	15,418	-	-						14,899	2017
LCCC Enrollment - FTE (Laramie County Sites)	2,702	2,702	2,702	2,702	2,702	455	455	2,668	2,668	2,668	2,668	2,668	2,313	2016
	2,586	2,586	2,586	2,586	2,586	N/A							2,586	2017
LCCC Enrollment - Headcount (Laramie County Sites)	4,800	4,800	4,800	4,800	4,800	1,237	1,237	4,383	4,383	4,383	4,383	4,383	4,032	2016
	4,548	4,548	4,548	4,548	4,548	N/A							4,548	2017

Utilities data sources: WCBEA from Black Hills Energy Corporation, Cheyenne Board of Public Utilities (CBPU) and South Cheyenne Water & Sewer District (SCW&SD).

Human Services data sources: WCBEA from Cheyenne Regional Medical Center, Safehouse Services and Comea Shelter.

School Enrollments data sources: WCBEA from Laramie County School District #1, Laramie County School District #2, and Laramie County Community College.

Notes: Data are not seasonally adjusted.

N/A – Not available

For the third quarter of 2016 and going forward, data for Total School Enrollment include Poder Academy.

Table 13. Taxes and Tourism

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
Taxes														
Tax Collections - 4% State, 1% Optional, & Lodging	\$9,138,880	\$7,584,478	\$7,903,599	\$7,358,376	\$7,583,340	\$7,687,459	\$8,301,596	\$9,096,506	\$9,115,557	\$9,723,645	\$8,589,587	\$8,166,150	\$8,354,098	2016
	\$9,193,715	\$7,212,764	\$7,269,016	\$8,008,106	\$8,759,427	\$9,028,248							\$8,245,213	2017
Tax Collections - Wholesale and Retail Sales and Use Tax	\$4,320,820	\$3,411,147	\$3,949,734	\$3,468,072	\$3,550,327	\$3,402,633	\$4,242,457	\$4,032,129	\$3,609,536	\$4,194,241	\$3,761,043	\$3,900,030	\$3,820,181	2016
	\$4,503,333	\$3,140,125	\$3,323,854	\$3,561,652	\$4,059,541	\$3,880,691							\$3,744,866	2017
Tax Receipts to County Entities - 4% State & 1% Optional	\$3,913,946	\$3,278,723	\$3,411,211	\$3,187,109	\$3,278,624	\$3,293,178	\$3,542,051	\$3,844,859	\$3,860,710	\$4,168,632	\$3,688,575	\$3,539,609	\$3,583,936	2016
	\$3,984,341	\$3,116,386	\$3,134,564	\$3,458,767	\$3,785,629	\$3,883,285							\$3,560,495	2017
Tax Receipts - 1% Optional Sales and Use Tax	\$1,780,246	\$1,493,175	\$1,551,049	\$1,448,593	\$1,490,619	\$1,498,388	\$1,612,677	\$1,752,258	\$1,757,850	\$1,896,460	\$1,676,064	\$1,685,271	\$1,636,888	2016
	\$1,811,596	\$1,418,152	\$1,425,146	\$1,572,839	\$1,719,990	\$1,765,369							\$1,618,849	2017
Tax Receipts - Lodging Tax	\$59,790	\$77,871	\$101,954	\$82,696	\$97,520	\$141,889	\$190,153	\$268,528	\$265,148	\$173,843	\$160,453	\$88,311	\$142,346	2016
	\$88,226	\$85,936	\$104,543	\$95,348	\$95,922	\$140,433							\$101,735	2017
Tourism														
Available Rooms	77,562	70,784	78,368	75,840	83,917	81,210	83,917	83,917	81,210	83,917	81,210	83,917	80,481	2016
	83,917	75,796	83,886	81,180	83,886	81,180							81,641	2017
Nights Occupied	31,344	33,758	36,101	41,888	49,049	54,294	57,997	61,399	51,196	43,108	33,063	28,909	43,509	2016
	33,703	32,169	35,459	37,263	49,229	56,767							40,765	2017
Occupancy Percentage	39.5	46.4	44.6	54.5	57.6	66.2	68.6	72.6	62.6	50.5	39.7	33.5	53.0	2016
	40.2	42.4	42.3	45.9	58.7	69.9							49.9	2017
Average Room Rate	\$82.91	\$86.29	\$84.90	\$82.68	\$88.67	\$97.28	\$131.74	\$98.48	\$91.75	\$84.59	\$82.04	\$79.52	\$90.90	2016
	\$81.82	\$80.02	\$81.34	\$81.89	\$87.63	\$94.50							\$84.53	2017
Visit Cheyenne Walk-In Count	1,910	1,155	1,297	1,457	3,120	6,128	10,521	7,668	5,798	2,924	1,604	2,391	3,831	2016
	1,710	1,390	2,051	1,718	3,977	6,761							2,935	2017
Trolley Ridership	119	628	107	706	5,310	2,896	2,500	2,074	2,124	1,076	187	5,715	1,954	2016
	984	208	311	428	3,290	2,505							1,288	2017
Pine Bluffs Information Center	4,359	4,437	6,609	5,977	6,726	12,035	16,852	14,986	8,339	7,492	5,065	4,858	8,145	2016
	3,245	4,277	5,694	5,585	5,792	9,688							5,714	2017
Wyoming State Museum	2,117	1,656	2,197	2,545	2,835	4,200	7,316	4,531	3,483	4,199	1,871	2,215	3,264	2016
	2,268	2,189	2,857	2,602	4,161	5,100							3,196	2017
I-25 State Visitor Center	3,899	4,454	6,044	7,219	15,242	25,741	31,779	23,168	19,659	9,440	4,092	3,937	12,890	2016
	3,228	3,432	5,601	6,318	13,445	26,578							9,767	2017
Old West Museum Paid Visitor	292	246	1,521	1,145	2,544	3,340	10,255	2,358	2,767	1,442	606	597	2,259	2016
	386	324	1,399	1,421	1,784	2,479							1,299	2017

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

Tourism data source: WCBEA from Visit Cheyenne.

Cheyenne and Laramie County Profile

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Demography					
Total Population - Cheyenne ¹	2016	64,019	2015	63,404	1.0%
Total Population - Laramie County ¹	2016	98,136	2015	97,183	1.0%
Total Male Population ¹	2015	49,065	2014	48,621	0.9%
Total Female Population ¹	2015	48,056	2014	47,848	0.4%
% of Population - Under 20 Years Old ¹	2015	25.7%	2014	25.9%	-0.8%
% of Population - 65 Years & Older ¹	2015	14.7%	2014	14.3%	2.8%
Median Age ²	2015	36.7	2014	36.8	-0.3%
% of Population - White Alone (Non-Hispanic) ¹	2015	78.6%	2014	78.8%	-0.3%
% of Population - Native American Alone ¹	2015	0.7%	2014	0.7%	0.0%
% of Population - Hispanic or Latino ¹	2015	14.5%	2014	14.3%	1.7%
Households - County ²	2015	37,740	2014	38,705	-2.5%
Average Household Size - County ²	2015	2.5	2014	2.4	3.3%
Households - Cheyenne ³	2015	25,130	2014	25,007	0.5%
% of Households (HH) Headed by Married Couples ²	2015	46.7%	2014	50.3%	-7.2%
% of HH Headed by Single Female (w/own children <18 yrs.) ²	2015	8.4%	2014	3.8%	121.1%
Weather & Geography					
Total Area (sq. miles) ⁴	2010	2,686	-	-	-
Total Area (sq. miles) ¹¹ - Cheyenne	2016	28.73	2015	27.30	5.2%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) ⁵	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne ⁵	1981 - 10	58.6	1971 - 00	58.1	0.9%
Avg Min Temperature (F) - Cheyenne ⁵	1981 - 10	33.9	1971 - 00	33.5	1.2%
Average Annual Precipitation (inches) - Cheyenne ⁵	1981 - 10	15.9	1971 - 00	15.5	2.8%
Average Daily Wind Speed (mph) ⁵	1996 - 08	12.1	1996 - 06	12.4	-2.4%
Crime & Law Enforcement⁶					
Crimes	2016	3,184	2015	2,481	28.3%
Crimes per 10,000 Persons	2016	324.4	2015	255.3	27.1%
Homicides per 10,000 Persons	2016	0.8	2015	0.3	-
Rapes per 10,000 Persons	2016	3.7	2015	1.9	98.1%
Robberies per 10,000 Persons	2016	1.8	2015	1.7	4.9%
Aggravated Assaults per 10,000 Persons	2016	18.6	2015	11.9	56.2%
Burglaries per 10,000 Persons	2016	48.6	2015	43.9	10.6%
Larcenies & Thefts per 10,000 Persons	2016	224.6	2015	184.9	21.5%
Motor Vehicle Thefts per 10,000 Persons	2016	26.3	2015	12.0	118.4%
Education					
% of Pop. (25 yrs. & older) with High School Diploma or higher ²	2015	92.1%	2014	92.9%	-0.9%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher ²	2015	27.5%	2014	30.7%	-10.4%
Pupil -Teacher Ratio in LCSD #1 ⁷	2015 - 16	13.4	2014 - 15	13.0	3.1%
Pupil -Teacher Ratio in LCSD #2 ⁷	2015 - 16	9.7	2014 - 15	10.0	-2.9%
Expenditures Per Pupil in LCSD #1 ⁷	2015 - 16	\$18,315	2014 - 15	\$18,952	-3.4%
Expenditures Per Pupil in LCSD #2 ⁷	2015 - 16	\$21,636	2014 - 15	\$22,038	-1.8%
LCSD #1 Enrollment ⁸	2015 - 16	14,029	2013 - 14	13,761	1.9%
LCSD #2 Enrollment ⁸	2015 - 16	970	2013 - 14	987	-1.7%
Total School Enrollments Laramie County ⁹	2015 - 16	15,807	2014 - 15	N/A	-
% of Students in Private Schools ⁹	2015 - 16	1.5%	2014 - 15	N/A	-
% of Students Home-Schooled ⁹	2015 - 16	2.1%	2014 - 15	N/A	-
ACT Average Composite Score (range 1-36) LCSD #1 ¹⁰	2015 - 16	20.6	2014 - 15	20.1	2.5%
ACT Average Composite Score (range 1-36) LCSD #2 ¹⁰	2015 - 16	20.9	2014 - 15	20.6	1.5%
LCSD #1 Graduation Rate ¹¹	2015 - 16	78.8%	2014 - 15	71.6%	10.1%
LCSD #2 Graduation Rate ¹¹	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) ¹²	2015	2,686.8	2014	2,698.4	-0.4%
Average Student Age at LCCC (Fall Semester) ¹²	2015	26.9	2014	26.7	0.8%
Median Student Age at LCCC (Fall Semester) ¹²	2015	22.5	2014	22.3	0.8%
3 -Year Graduation Rate at LCCC ¹²	2014	23.0%	2013	N/A	-
3 - Year Rate of Transfer from LCCC ¹²	2014	18.4%	2013	N/A	-
Housing					
Average Rent for 2-3 Bedroom House (\$) ¹³	4Q16	\$1,129	2Q16	\$1,141	-1.1%
Average Rent for 2 Bedroom Apartment (\$) ¹³	4Q16	\$787	2Q16	\$779	1.0%
Average Rent for 2-3 Bedroom Mobile Home (\$) ¹³	4Q16	\$848	2Q16	\$864	-1.9%
Average Sales Price - Cheyenne ¹⁴	2016	\$224,499	2015	\$213,453	5.2%
Average Sales Price - Rural Laramie County ¹⁴	2016	\$349,838	2015	\$325,566	7.5%
Laramie County's Economy					
Median Household Income ²	2015	\$60,599	2014	\$57,551	5.3%
Mean Household Income ²	2015	\$80,196	2014	\$70,617	13.6%
Per Capita Personal Income (\$) ¹⁵	2015	\$49,796	2014	\$49,140	1.3%
Average Wage per Job ¹⁵	2015	\$45,993	2014	\$45,427	1.2%
Average Annual Pay (\$) ¹⁶	2015	\$43,760	2014	\$42,903	2.0%
Employment & Labor					
Employment ¹⁷	2016	46,150	2015	47,117	-2.1%
Unemployment Rate ¹⁸	2016	4.1%	2015	3.9%	5.1%
Total Non-farm Jobs ¹⁵	2015	65,466	2014	64,907	0.9%
Percent of Jobs in Selected Industries					
% 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%
Labor Force Demographics²					
% 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%
CPI					
U.S. CPI ¹⁹	2016	240.0	2015	237.0	1.3%
Annual Inflation Rate - Cheyenne ¹³	4Q16	3.1%	2Q16	1.0%	210.0%

Sources:

¹Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1

²U.S. Census Bureau, American Community Survey, 1 Year Estimates

³U.S. Census Bureau, American Community Survey, 5 Year Estimates

⁴U.S. Census Bureau, State and County QuickFacts

⁵Western Regional Climate Center

⁶Wyoming Division of Criminal Investigation

⁷Wyoming Department of Education Statistical Report Series 3, District Financial Profile

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

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

¹⁰Wyoming Department of Education, Assessment Reports

¹²Laramie County Community College, Institutional Research Office

¹³Wyoming Department of Administration & Information,

¹⁴Cheyenne Board of Realtors

¹⁵U.S. Department of Commerce, Bureau of Economic Note: Non-farm employment data include proprietors

¹⁶U.S. Department of Labor, Bureau of Labor Statistics

¹⁷Wyoming Department of Workforce Services, Labor Market Information, CES Data

¹⁸Wyoming Department of Workforce Services, Labor Market Information, LAUS Data

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

Data Sources

Automobile Registrations:

- Laramie County Clerk

Banking Data:

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

Bankruptcies:

- U.S. Clerk of Bankruptcy Court

Building Permits:

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

Employment:

- Wyoming Department of Workforce Services

Enplanements:

- Cheyenne Regional Airport

Housing:

- Cheyenne area apartment complexes
- Cheyenne Board of Realtors
- RealtyTrac

Human Services:

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

Oil:

- Wyoming Oil and Gas Commission

Planning and Development:

- City of Cheyenne Planning Commission
- Laramie County Planning Commission

Taxes:

- Wyoming Department of Revenue

Schools:

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

Tourism:

- Visit Cheyenne

Utilities:

- Cheyenne Board of Public Utilities
- Black Hills Power Corporation
- South Cheyenne Water & Sewer District

