

# **Economic Indicators for Greater Cheyenne**

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## **PREFACE**

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# ECONOMIC INDICATORS

## ANALYSIS

We dispensed with the Sectorial analysis in this issue of the Economic Indicators for Greater Cheyenne in order to focus on two separate topics. One topic references the Gross Domestic Product of Laramie County and the second will cover current U.S. Census Bureau population estimates for the county.

Before journeying into these two new topics, a few words about Cheyenne's economic performance in the third quarter of 2007 are required. Employment growth remained strong, running at a rate of 3.0 percent. Financial institutions and retail businesses continued to fare well thus far in 2007. New residential construction, while soft through the second quarter, dropped further during the third quarter and is now in a pronounced slump. The market for existing residential housing softened further this quarter and surprisingly, apartment vacancy rates dropped during the current quarter. Commercial construction, however, remained robust.

### LARAMIE COUNTY'S GROSS DOMESTIC PRODUCT

In late September 2007, the Bureau of Economic Analysis (BEA) released estimates of local gross domestic products (GDP) for Metropolitan Statistical Areas (MSA) throughout the United States. Laramie and Natrona Counties were included in these prototype statistics. Local area GDP statistics have long been needed because they provide a very good singular and comprehensive measure of economic growth for the county's economy.

GDP figures for a metropolitan area are sub-state counterparts to the nation's GDP which is the best known and most comprehensive measure of the nation's economic performance. GDP measures the final dollar value of all goods and services produced by an economic system within a specified time period.

The GDP figures just released only covered years 2001 through 2005 and are presented in the tables below

for both Laramie and Natrona counties. These are real dollar estimates which mean inflation has been removed. In 2001, local GDP was \$2.745 billion dollars and by 2005, it had grown to \$3.038 billion dollars. The greater Cheyenne economy grew at a rate of 2.6 percent over this period and was ranked 293rd out of 363 MSAs. The national economy, by comparison, grew at an average rate of 2.7 percent.

As can be seen, Natrona County's economic output is larger than Cheyenne's output. By 2005, Casper's GDP stood at 3.594 billion dollars which was 15 percent larger than Cheyenne's GDP and is due to its mining and oil related sectors. Casper's GDP grew at an average rate of 2.8 percent over the period.

**TABLE A.**  
**Laramie County**  
**Gross Domestic Product**  
(2001 - 2006)

YEAR	REAL GDP	% CHANGE
2001	2,745	--
2002	2,874	4.7
2003	2,957	2.9
2004	3,016	2.0
2005	3,038	0.7

**TABLE B.**  
**Natrona County**  
**Gross Domestic Product**  
(2001 - 2005)

YEAR	REAL GDP	% CHANGE
2001	3,069	--
2002	3,193	4.0
2003	3,224	1.0
2004	3,459	7.3
2005	3,594	3.9

## POPULATION ESTIMATES

The most recent population estimate for Laramie County was recently released by the U.S. Census Bureau. That agency estimated the population total at 85,384 as of July 2006. The population after the 2000 Census was 81,607 and thus there has been a gain of 3,777 persons over this six year period. Percentage wise, this was an increase of 4.6 percent. On a simple annual average basis, the rate of increase was 0.77 percent.

The Bureau's 2006 estimate attributes most of this growth to natural increases which are births minus deaths or 3,335 persons. There was an additional gain of 442 persons due to net migration which is the difference between the number of persons leaving the state as compared to those entering the state.

However, there is another interesting data set that calls into the question the accuracy of the Census Bureau population estimates for the county. This other data set tracks population migration via Wyoming driver licenses. The Wyoming Department of Transportation keeps track of the total number of driver licenses exchanges by persons moving into and out of Laramie County. These data indicate that there has been a net increase of 4,204 persons from the 2000 Census through the end of 2006. Table C. below presents these migration statistics.

**TABLE C.**  
**Driver's Licenses**  
**Exchanged and Surrendered**  
**2000 through first half 2007**

YEAR	IN-MIGRANTS	OUT-MIGRANTS	NET MIGRANTS
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007 (6/30/07)	1,286	966	320
<b>TOTAL</b>			<b>4,524</b>

So if the Census Bureau's natural increase of 3,335 is correct and if we subtract the Census net migration figure (442) from driver license exchange total (4,204), we have adjusted net migration at 3,762 through 2006 and a new population estimate of 88,704 (81,607 + 3,335 + 3,762 = 88,704) for Laramie County, an increase of 8.7 percent since 2000. The assumption, of course, is that the driver's license exchange statistics are correct along with the natural population increase as reported by the Census Bureau. If both are correct, then the annual growth rate in population changes from 0.77 percent as reported above to 1.45 percent which is a substantial difference. This new growth rate leads to some further interesting results. Table D. presents population forecasts through 2012 using both low and high growth rates. If the high growth rate 1.45 percent is correct and if it holds for the next 5 years, the county's population will be close to 100,000 by 2012.

**TABLE D.**  
**Laramie County Population Forecasts**  
**2007 - 2012**

	FORECAST LOW RANGE	FORECAST HIGH RANGE
2007	85,982	90,677
2008	86,584	91,946
2009	86,930	93,234
2010	87,278	94,539
2011	87,627	95,862
2012	87,977	97,205

**TABLE 1**

	A 3Q05	B 3Q06	C 2Q07	D 3Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>EMPLOYMENT*</b>							
Total Civilian Labor Force (LAUS)	42,537	41,860	42,491	42,303	-0.55	1.06	-0.44
Total Employment (LAUS)	40,925	40,340	40,851	40,834	-0.22	1.22	-0.04
Total Employment (CES )	42,200	43,233	30,833	44,567	5.61	3.08	44.54
Total Unemployment (LAUS)	1,612	1,520	1,640	1,469	-8.85	-3.33	-10.42
Unemployment Rate (LAUS)	3.8%	3.6%	3.9%	3.5%	-7.90	-4.46	-10.14
Initial Unemployment Claims	35	45	52	43	21.90	-4.48	-17.95
Help Wanted Ads	192	193	208	210	9.48	8.91	1.06
<b>GENERAL BUSINESS ACTIVITY</b>							
Auto Registrations New & Used	3,388	3,255	3,319	3,215	-5.12	-1.24	-3.14
Enplanements - Cheyenne Airport	1,205	1,362	1,348	1,524	26.45	11.87	13.03
Total Taxable Sales (\$000)	407,400	421,419	371,079	427,150	4.85	1.36	15.11
Bankruptcies	52	16	19	18	-65.38	12.50	-5.26
<b>CONSTRUCTION</b>							
Single Fam Bldg Permits - Chey	118	68	79	59	-50.00	-13.24	-25.32
Single Fam Bldg Permits - LarCo	65	50	31	14	-78.46	-72.00	-54.84
Total Bldg Permits - (Chey) (a)	209	196	179	149	-28.71	-23.98	-16.76
Septic Permits - (Rural)	30	21	20	13	-56.67	-38.10	-35.00
Value of Authorized Construction (\$000)	11,687	10,226	21,025	20,406	74.60	99.55	-2.94
Residential (\$000)	6,056	3,830	4,079	3,042	-49.76	-20.57	-25.41

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

(a) Data includes building and non-building.

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

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

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

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

**TABLE 1 A**

<b>Housing Profile Laramie County 2006 Authorized Construction by Permit</b>					
<b>MONTH</b>	<b>SFU</b>	<b>DUPLEX UNITS</b>	<b>TRI &amp; FOUR PLEX</b>	<b>MULTI- FAMILY</b>	<b>TOTAL UNITS</b>
January	39	0	0	0	39
February	54	0	0	0	54
March	56	0	0	0	56
April	41	0	0	0	41
May	48	0	0	0	48
June	33	0	0	0	33
July	59	2	0	0	61
August	26	0	0	0	26
September	33	0	0	8	41
October	26	0	0	0	26
November	28	0	0	0	28
December	17	0	0	0	17
Year to Date	460	2	0	8	470

<b>Housing Profile Laramie County 2007 Authorized Construction by Permit</b>					
<b>MONTH</b>	<b>SFU</b>	<b>DUPLEX UNITS</b>	<b>TRI &amp; FOUR PLEX</b>	<b>MULTI- FAMILY</b>	<b>TOTAL UNITS</b>
January	13	0	0	0	13
February	18	0	0	0	18
March	29	0	0	0	29
April	48	0	0	0	48
May	33	0	0	0	33
June	29	0	0	0	29
July	31	0	0	0	31
August	34	0	0	0	34
September	23	0	0	0	23
October					0
November					0
December					0
Year to Date	258	0	0	0	258

**TABLE 2**

	A 3Q05	B 3Q06	C 2Q07	D 3Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>HOUSING (a)</b>							
Residential Units For Sale	489	722	732	750	53.3	3.8	2.4
Rural Residential Units For Sale	156	191	182	181	16.2	-5.1	-0.4
Avg. Residentials Sold	159	151	139	119	-24.9	-21.0	-14.1
Total Volume Residentials Sold (\$000,000)	34.6	34.5	31.7	27.3	-21.1	-20.9	-14.0
Avg. Residential Sale Price (\$)	159,679	174,808	176,665	169,147	5.9	-3.2	-4.3
Avg. Rural Sale Price (\$)	251,677	258,801	270,974	250,644	-0.4	-3.2	-7.5
Residential Avg. Days on Market (b)	131	67	78	81	-38.4	20.5	3.5
<b>VACANCIES</b>							
Furnished Apartments	6	5	4	4	-34.4	-21.3	-1.7
Unfurnished Apartments	72	80	78	67	-6.3	-15.7	-13.5
Homes and Duplexes	64	52	46	37	-42.0	-28.6	-19.3
Mobile Homes	16	23	11	13	-16.9	-42.2	20.9
Sampled Apts. % Vacancy (c) (Large Complexes Only)	4.2%	4.6%	5.9%	3.8%	-8.4	-16.4	-34.8

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

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

(c) Sample Sizes: 3Q05 Sample Size = 856  
 3Q06 Sample Size = 920  
 2Q07 Sample Size = 893  
 3Q07 Sample Size = 840

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

**TABLE 3**

	A 3Q05	B 3Q06	C 2Q07	D 3Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>FINANCIAL ACTIVITY</b>							
4%, 1%, & Lodging Tax Collections (\$000)	20,867	20,794	18,133	21,149	1.35	1.71	16.63
Wholesale & Retail Tax Collections (\$000)	10,980	10,353	8,091	9,936	-9.51	-4.03	22.81
Actual Receipts to County Entities (\$000) (a)	8,900	8,779	7,692	8,880	-0.22	1.15	15.45
1% Sales & Use Tax Receipts (\$000)	4,074	4,039	3,535	4,092	0.43	1.30	15.73
3% Lodging Tax Receipts	250,785	334,213	219,603	430,927	71.83	28.94	96.23
1% Special Purpose Tax Receipts (\$000)	4,073	4,037	3,534	4,092	0.46	1.35	15.76
<b>CREDIT UNION DATA</b>							
Deposits (\$000)	374,099	396,619	425,268	429,613	14.84	8.32	1.02
Total Loans (\$000)	308,853	337,676	346,652	353,181	14.35	4.59	1.88
Net Income Y-T-D (\$)	3,791,617	3,642,059	2,964,006	4,374,699	15.38	20.12	47.59
Delinquencies (\$)	2,669,510	3,567,684	3,974,672	3,948,645	47.92	10.68	-0.65
Memberships	62,856	63,367	60,908	60,895	-3.12	-3.90	-0.02
<b>BANKING DATA</b>							
Deposits (\$000)	555,464	565,098	593,435	601,956	8.37	6.52	1.44
Total Loans (\$000)	384,846	388,159	377,091	372,937	-3.09	-3.92	-1.10
Net Income Y-T-D (\$000)	5,692	6,794	4,565	7,833	37.61	15.29	71.58

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

**TABLE 4**

	A 3Q05	B 3Q06	C 2Q07	D 3Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>UTILITIES</b>							
Commercial Electric Power (‘000,000) Kwh (a)	45	48	44	47	4.94	-1.62	8.52
Residential Gas Usage (‘000) Mcf (a)	52	58	159	56	7.21	-3.88	-65.02
Metered Taps - Water (CBPU)	20,799	21,184	21,554	21,692	4.29	2.40	0.64
Metered Taps - Water (SCW & SD)	3,219	3,255	3,284	3,289	2.17	1.04	0.15
<b>HUMAN SERVICES</b>							
Total Emergency Room Visits	2,513	2,507	2,518	2,221	-11.62	-11.41	-11.80
Safehouse - # of People Sheltered	25	31	25	35	40.00	12.90	40.00
Comea Shelter - Nights Lodging	1,353	1,343	1,251	920	-32.00	-31.50	-26.46
DPASS - AFDC Distributions	68	80	69	75	10.29	-6.25	8.70
<b>School Enrollments</b>							
Laramie County District #1	12,833	12,777	12,280	12,780	-0.41	0.02	4.07
Laramie County District #2	873	892	890	928	6.30	4.04	4.27
Private Schools	423	407	407	380	-10.17	-6.63	-6.63
Home Schooling	303	359	359	354	16.83	-1.39	-1.39
Total School Enrollment	14,432	14,435	13,936	14,442	0.07	0.05	3.63
LCCC Enrollment - FTE (Lar Co Campus)	2,649	2,684	529	2,782	5.02	3.65	425.91
LCCC Enrollment - Headcount (Lar Co Campus)	4,286	4,387	1,619	4,826	12.60	10.01	198.09

CPBU - Cheyenne Board of Public Utilities  
 SCW&SD - South Cheyenne Water & Sewer District

(a) CLFP went through 3 customer information system changes from 6/04 - 1/05, creating discrepancies in historical comparisons.

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

**TABLE 5**

	A 3Q05	B 3Q06	C 2Q07	D 3Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>TOURISM</b>							
Available Rooms	27,852	28,778	27,275	28,463	2.19	-1.09	4.36
Nights Occupied	21,168	22,899	20,613	21,512	1.63	-6.06	4.36
Occupancy Rate	76.0%	79.6%	75.4%	75.6%	-0.48	-4.98	0.31
Average Room Rate (\$)	\$78.43	\$80.71	\$64.61	\$89.29	13.84	10.63	38.19
CACVB Visitor Walk-in Count	5,638	9,831	4,507	8,909	58.02	-9.38	97.68
Trolley Ridership	1,757	1,835	1,221	1,518	-13.62	-17.29	24.30
Pine Bluffs Info Center	15,099	14,430	13,576	14,165	-6.19	-1.84	4.34
I-25 State Visitor Center	10,918	14,367	7,574	14,362	31.55	-0.03	89.63
Old West Museum Paid Visitor	6,318	7,403	2,955	3,373	-46.61	-54.44	14.15

**TABLE 6**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>EMPLOYMENT*</b>														
Total Civilian Labor Force (LAUS)	41,697	42,549	42,658	42,068	41,852	42,144	41,847	41,976	41,756	41,954	42,506	42,228	42,103	2006
	42,231	42,411	42,656	42,544	42,398	42,532	43,122	42,064	41,723	0	0	0	42,409	2007
Total Employment (LAUS)	39,768	40,775	40,963	40,487	40,269	40,527	40,340	40,440	40,239	40,387	40,897	40,507	40,467	2006
	40,227	40,700	40,852	40,922	40,749	40,882	41,456	40,616	40,429	0	0	0	40,759	2007
Total Employment (CES)	41,600	42,100	42,200	42,800	43,000	43,800	43,200	43,100	43,400	42,800	42,800	39,700	42,542	2006
	42,500	42,800	43,300	43,700	44,300	4,500	44,700	44,500	44,500	0	0	0	39,422	2007
Total Unemployment (LAUS)	1,929	1,774	1,695	1,581	1,583	1,617	1,507	1,536	1,517	1,567	1,609	1,721	1,636	2006
	2,004	1,711	1,804	1,622	1,649	1,650	1,666	1,448	1,294	0	0	0	1,650	2007
Unemployment Rate (LAUS)	4.6%	4.2%	4.0%	3.8%	3.8%	3.8%	3.6%	3.7%	3.6%	3.7%	3.8%	4.1%	3.9%	2006
	4.7%	4.0%	4.2%	3.8%	3.9%	3.9%	3.9%	3.4%	3.1%	0.0%	0.0%	0.0%	3.9%	2007
Initial Unemployment Claims	86	73	52	39	53	33	46	45	43	55	58	102	57	2006
	136	56	43	55	40	61	55	31	42	0	0	0	58	2007
Help Wanted Ads	150	136	167	189	200	205	195	193	192	171	144	130	173	2006
	137	151	186	190	223	213	226	235	169	0	0	0	192	2007
<b>GENERAL BUSINESS ACTIVITY</b>														
Auto Registrations	2,624	2,517	3,224	2,891	3,559	3,488	3,123	3,495	3,146	3,097	2,720	2,137	3,002	2006
	2,632	2,707	3,203	3,001	3,564	3,391	3,226	3,587	2,831	0	0	0	3,127	2007
Enplanements - Chey. Airport	987	1,064	1,232	1,172	1,196	1,316	1,384	1,303	1,399	1,452	1,136	1,040	1,223	2006
	1,254	1,188	1,254	1,320	1,409	1,314	1,556	1,544	1,471	0	0	0	1,368	2007
Total Taxable Sales (\$)	130,407,297	133,385,777	133,705,808	96,148,385	140,164,148	132,063,253	127,643,703	176,989,654	116,785,857	131,595,457	135,779,848	102,830,484	129,791,639	2006
	131,904,475	124,071,475	107,389,836	120,112,440	131,160,499	119,806,351	148,176,017	151,218,867	127,754,754	0	0	0	129,066,079	2007
Bankruptcies	2	8	11	6	17	12	23	12	13	15	18	11	12	2006
	10	14	21	21	18	24	15	24	15	18				2007

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

**TABLE 7**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>HOUSING</b>														
Residential Units for Sale	601	614	622	635	677	719	720	717	728	733	714	677	680	2006
	666	684	687	721	737	737	765	730	754	0	0	0	720	2007
Rural Residential Units For Sale	177	175	182	204	209	215	206	190	178	182	180	168	189	2006
	154	159	166	172	182	192	183	185	176	0	0	0	174	2007
Residential Sold	96	92	137	134	156	187	165	154	135	132	105	111	134	2006
	85	125	135	118	145	154	131	128	99	0	0	0	124	2007
Total Volume Residential Sold (\$000,000)	18.7	17.2	31.0	26.6	35.7	39.0	36.8	35.1	31.7	29.8	28.3	23.5	29.4	2006
	18.3	24.9	29.5	28.5	33.5	33.2	29.2	30.5	22.2	0.0	0.0	0.0	27.8	2007
Residential Sale Price	163,969	164,136	162,923	168,131	166,466	165,174	183,905	170,599	169,919	174,270	191,902	155,982	169,781	2006
	161,622	169,477	175,916	178,338	170,545	181,112	178,977	165,225	163,240	0	0	0	171,606	2007
Rural Sale Price	232,740	205,564	271,113	225,271	280,907	234,520	235,906	256,882	283,616	258,776	264,653	278,011	252,330	2006
	219,314	234,082	275,899	292,245	255,760	264,918	280,114	254,750	217,068	0	0	0	254,906	2007
Furnished Apartments	4	4	4	3	2	4	5	5	5	6	3	5	4	2006
	8	6	3	4	5	3	5	4	3	0	0	0	4	2007
Unfurnished Apartments	92	82	88	87	74	87	71	77	93	102	106	100	88	2006
	104	92	92	81	80	74	71	58	73	0	0	0	81	2007
Homes & Duplexes	60	56	48	52	37	52	54	45	56	54	59	69	53	2006
	65	52	53	52	48	38	37	43	32	0	0	0	47	2007
Mobile Homes	13	14	13	13	14	12	20	22	26	21	20	19	17	2006
	16	11	16	11	10	13	13	13	14	0	0	0	13	2007
Sampled Apartments % Vacant	4.7%	3.9%	3.7%	4.2%	5.1%	4.9%	4.5%	5.0%	4.2%	5.3%	4.3%	5.4%	4.6%	2006
	6.8%	5.2%	6.6%	5.6%	5.7%	6.3%	3.9%	3.5%	4.2%	0.0%	0.0%	0.0%	5.3%	2007
<b>CONSTRUCTION</b>														
Single Family Bldg. Permits (Chey)	33	14	15	30	35	28	16	22	26	23	17	10	22	2006
	10	7	22	6	23	30	15	18	6	16	0	0	15	2007
Single Family Bldg. Permits (LarCo)	3	2	6	0	2	3	3	21	8	6	5	3	5	2006
	2	2	4	6	4	10	1	3	4	7	0	0	4	2007
Septic Permits - Rural	1,304,073	1,333,858	1,337,058	961,484	1,401,641	1,320,633	1,217,988	1,711,448	1,109,410	1,257,506	1,299,349	969,856	1,268,692	2006
	1,260,596	1,182,266	1,015,449	1,142,675	1,253,156	1,139,615	1,421,787	1,452,216	1,217,575	0	0	0	1,231,704	2007
Total Building Permits	125	130	128	153	159	183	167	203	219	118	120	90	150	2006
	88	78	135	159	179	200	158	172	117	135	0	0	143	2007
Value of Authorized Const (\$000)	7,479,308	8,339,982	29,257,171	7,559,394	7,784,228	9,095,753	12,306,535	8,356,622	10,016,324	6,354,630	6,071,075	9,236,495	10,154,793	2006
	6,938,017	16,890,137	15,229,717	13,978,656	11,905,234	37,190,475	35,475,495	17,924,019	7,818,422	3,971,956	0	0	18,150,019	2007
Residential (\$000)	4,900,448	5,249,353	5,274,816	4,848,798	4,227,574	3,946,972	5,694,021	2,415,272	3,381,015	3,004,722	3,667,712	3,153,318	4,147,002	2006
	1,083,469	1,472,949	2,795,881	4,933,569	4,772,856	2,529,676	3,620,376	2,963,695	2,542,703	1,472,860	0	0	2,968,353	2007

Note: Data is not seasonally adjusted.

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

**TABLE 8**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>UTILITIES</b>														
Commercial Electric Power (Kwh) ('0,000)	4,232	4,129	4,352	3,837	4,222	4,768	4,968	4,866	4,495	4,487	4,614	4,618	4,466	2006
	4,615	4,680	4,254	4,398	4,091	4,566	5,067	4,254	4,846	0	0	0	4,530	2007
Residential Gas Usage (Mcf) ('000)	3,401	3,525	3,293	2,096	1,571	751	551	541	658	1,351	2,418	3,105	1,938	2006
	4,134	3,810	3,030	2,293	1,562	928	579	532	562	0	0	0	1,936	2007
Metered Water Taps (CBPU)	20,896	20,945	21,018	21,220	21,324	21,450	21,137	21,211	21,204	21,471	21,411	21,410	21,225	2006
	21,438	21,453	21,460	21,485	21,585	21,593	21,651	21,743	21,682	0	0	0	21,566	2007
Metered Water Taps (SCW & SD)	3,231	3,233	3,236	3,241	3,245	3,250	3,250	3,250	3,265	3,265	3,265	3,265	3,250	2006
	3,267	3,272	3,274	3,279	3,286	3,288	3,289	3,289	3,289	0	0	0	3,281	2007
<b>HUMAN SERVICES</b>														
Total Emergency Room Visits	2,631	2,317	2,444	2,388	2,582	2,489	2,730	2,521	2,270	2,362	2,393	2,533	2,472	2006
	2,480	2,380	2,590	2,562	2,494	2,497	2,756	2,902	2,785				2,605	2007
Safehouse - Number of People Sheltered	16	22	47	26	11	20	45	21	27	24	25	19	25	2006
	22	15	16	19	24	32	38	35	33				26	2007
Comea Shelter - Total Nights Lodging	958	1,060	1,051	921	1,343	1,324	1,467	1,379	1,184	1,310	1,249	1,196	1,204	2006
	1,104	952	1,208	1,239	1,278	1,237	1,453	1,471	1,308				1,250	2007
<b>SCHOOL ENROLLMENTS</b>														
Laramie County District #1	12,663	12,663	12,663	12,713	12,713	0	0	12,777	12,777	12,777	12,777	12,777	12,730	2006
	12,713	12,713	12,713	12,280	12,280	0	0	12,780	12,780				12,608	2007
Laramie County District #2	861	861	861	852	852	0	0	892	892	892	892	892	875	2006
	892	892	892	890	890	0	0	928	928				902	2007
Total School Enrollment	14,250	14,250	14,250	14,291	14,291	0	0	14,435	14,435	14,435	14,435	14,435	14,351	2006
	14,371	14,371	14,371	13,936	13,936	0	0	14,442	14,442				14,267	2007
LCCC Enrollment - FTE (Lar Co Campus)	2,665	2,665	2,665	2,665	2,665	512	512	2,667	2,667	2,667	2,667	2,667	2,307	2006
	2,914	2,914	2,914	2,914	2,914	529	531	2,782	2,782				2,355	2007
LCCC Enrollment - Headcount (Lar Co Campus)	4,616	4,616	4,616	4,616	4,616	1,171	1,171	3,421	3,421	3,421	3,421	3,420	3,544	2006
	3,950	3,950	3,950	3,950	3,950	1,619	1,650	4,826	4,826				3,630	2007

Note: Data is not seasonally adjusted.

**TABLE 9**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>TAXES</b>														
4%, 1%, & Lodging Tax Collections	6,641,385	6,798,643	6,834,255	4,904,348	7,130,538	6,754,850	6,222,030	8,838,171	5,733,348	6,445,307	6,662,373	4,968,452	6,494,475	2006
	6,435,204	6,032,919	5,197,672	5,851,414	6,417,588	5,864,451	7,314,377	7,513,054	6,321,162				6,327,538	2007
Wholesale and Retail Sales and Use Tax Collections	3,588,257	3,972,022	3,624,616	1,916,515	3,666,623	3,522,487	3,141,793	4,762,184	2,448,909	2,966,566	3,348,029	2,415,194	3,281,100	2006
	3,245,266	3,380,458	2,543,508	2,575,681	2,772,814	2,742,227	3,415,166	3,575,906	2,945,086				3,021,790	2007
Actual Receipts to County Entities	2,853,742	2,911,969	2,913,001	2,100,481	3,052,782	2,876,872	2,655,760	3,723,341	2,400,065	2,730,389	2,806,343	2,094,176	2,759,910	2006
	2,737,141	2,565,575	2,199,015	2,490,755	2,719,182	2,481,677	3,093,362	3,146,734	2,640,038				2,674,831	2007
1% Sales and Use Tax Receipts	1,304,073	1,333,858	1,337,058	961,484	1,401,641	1,320,633	1,217,988	1,711,448	1,109,410	1,257,506	1,299,349	969,856	1,268,692	2006
	1,260,596	1,182,266	1,015,449	1,142,675	1,253,156	1,139,615	1,421,787	1,452,216	1,217,575				1,231,704	2007
3% Lodging Tax Receipts	39,519	46,552	61,714	42,313	39,260	72,414	55,252	162,892	116,069	72,710	83,169	54,072	70,495	2006
	46,359	50,177	46,093	58,473	72,950	88,180	125,139	154,973	150,815				88,129	2007
<b>TOURISM</b>														
Available Rooms	30,033	26,791	30,119	29,037	30,151	28,076	29,391	30,138	26,805	27,528	26,844	n/a	28,628	2006
	27,686	24,853	27,502	26,606	28,058	27,162	28,179	28,052	29,158				27,473	2007
Nights Occupied	12,969	16,425	18,074	16,974	19,820	23,345	24,295	23,002	21,401	18,679	14,349	n/a	19,030	2006
	16,857	15,026	16,052	15,877	23,150	22,811	22,556	21,609	20,372				19,368	2007
Occupancy Percentage	43.2%	61.3%	60.0%	58.5%	65.7%	83.1%	82.7%	76.3%	79.8%	67.9%	53.5%	47.7%	65.0%	2006
	60.9%	60.5%	58.4%	59.7%	82.5%	84.0%	80.0%	77.0%	69.9%				70.3%	2007
Average Room Rate (\$)	54.70	52.78	56.39	57.72	61.09	69.10	103.75	71.03	67.36	66.13	61.30	61.04	\$65.20	2006
	61.26	71.41	61.59	61.25	59.34	73.25	111.86	80.74	75.26				\$72.88	2007
CACVB Visitor	700	909	1,469	1,543	3,923	7,232	15,979	8,799	4,716	2,451	963	905	4,132	2006
Walk-In Count	831	789	1,172	1,620	4,400	7,502	12,618	7,711	6,399				4,782	2007
Trolley Ridership	284	991	1,739	175	1,838	2,864	2,196	1,495	1,815	844	127	1,045	1,284	2006
	784	238	274	156	1,646	1,860	2,411	1,245	897				1,057	2007
Pine Bluffs Information Center	closed	closed	closed	closed	9,335	15,252	17,363	14,367	11,561	7,653	closed	closed	12,589	2006
	closed	closed	closed	closed	11,677	15,475	17,432	14,401	10,661				13,929	2007
Wyoming State Museum	875	1,543	2,088	1,502	2,495	4,061	4,061	2,525	2,182	1,329	758	619	2,003	2006
	1,058	1,119	1,191	1,997	1,929	3,120	3,524	2,610	1,724				2,030	2007
I-25 State Visitor Center	1,344	1,187	2,380	3,786	5,939	17,672	17,672	13,980	11,450	6,512	4,214	2,551	7,391	2006
	1,969	1,297	2,237	2,929	7,204	12,588	16,280	15,064	11,743				7,923	2007
Old West Museum	905	890	1,747	1,679	2,164	5,227	16,004	3,180	3,024	2,279	891	1,332	3,277	2006
Paid Visitor	459	560	1,595	1,040	2,406	5,420	3,524	3,548	3,047				2,400	2007

## CHEYENNE/LARAMIE COUNTY PROFILE 2006

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

Approx. City Population (July, 2005) ..... 55,731  
 Approx. County Population (July, 2005)..... 85,163

### Employment Percentage by Industry

Farming.....1.1	Fin., Ins. & RE..... 7.5
Mining.....0.4	Services ..... 31.2
Construction.....6.3	Gov't ..... 28.3
Manufacturing.....3.0	Retail Trade ..... 12.6
Trans & Ware.....5.0	Wholesale..... 1.6

### Major Private Sector Employers

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

### Employed Workforce Demographics

Age 16 - 19 .....5.9%	Male..... 52.1%
Age 20 - 44 .....54.8%	Female..... 47.9%
Age 45+ .....39.3%	

### Taxes

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

### Weather Normals

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

### Organized Labor Influence

Percentage Union Employees/All Employees..... 14.0%

### Law Enforcement

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

### Area Crime Rate per 100,000

	2004		2005	
	U.S.	Lar Co.	U.S.	Lar Co.
Robberies	136.7	20.1	140.7	25.7
Rapes	32.4	37.8	31.7	33.8
Burglaries	730.3	505.5	726.7	439.6
Homicides	5.5	1.2	5.6	5.8
Assaults	288.6	129.9	291.1	113.1
Car Thefts	421.5	137.0	416.7	156.2

### Housing

Average Sales Price (2006): Cheyenne ..... \$169,781  
 Close-in Rural..... \$252,330

### Education

Average Pupil/Teacher ..... 13.85  
 Expenditure/student ..... \$10,288  
 Average ACT 2006 Score..... 21.1

### Income

Per Capita (2004 BEA) ..... \$34,599  
 Median Household Income  
 (2005 US Census Bureau)..... \$44,790  
 Mean Household Income  
 (2005 US Census Bureau)..... \$60,060  
 Average Wage per Job (2004 BEA) ..... \$33,429

### Demographics Cheyenne Workers

Households - County (2005)..... 34,394  
 Households - City (2000)..... 23,782

### Employed Workforce Characteristics

Employment - Laramie County..... 42,642  
 Unemployment Rate ..... 3.9%

### Average Weekly Wages

(2006 2nd Qtr Wyoming Dept. of Labor)

Agriculture .....488	Retail Trade ..... 445
Mining.....863	Finance & Insurance.... 794
Construction.....691	Local Government..... 702
Manufacturing .....797	State Government..... 869
Transportation.....601	Federal Government . 1,046
Wholesale Trade.....790	Information ..... 798
Healthcare .....691	Real Estate ..... 544

### Inflation

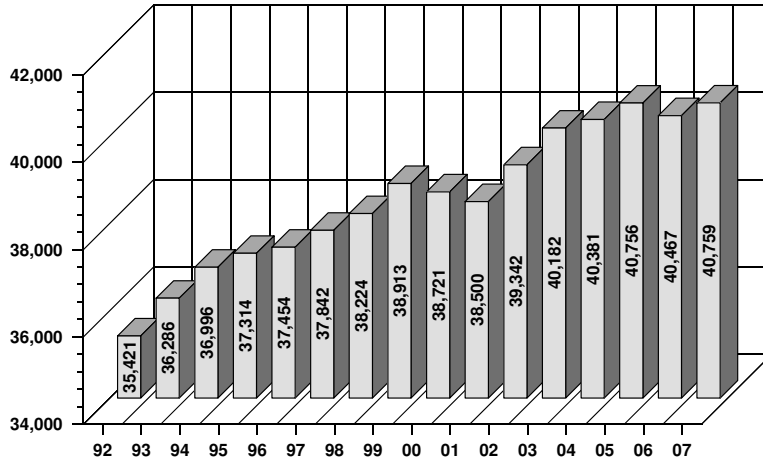
U.S. (2006).....3.2% Cheyenne (4Q06) ..... 3.5%

### Race (2005)

White ..... 67,958
Hispanic..... 9,027
Black ..... 2,080
Native American ..... 633
Asian ..... 554
Other..... 1,541
Total ..... 81,793

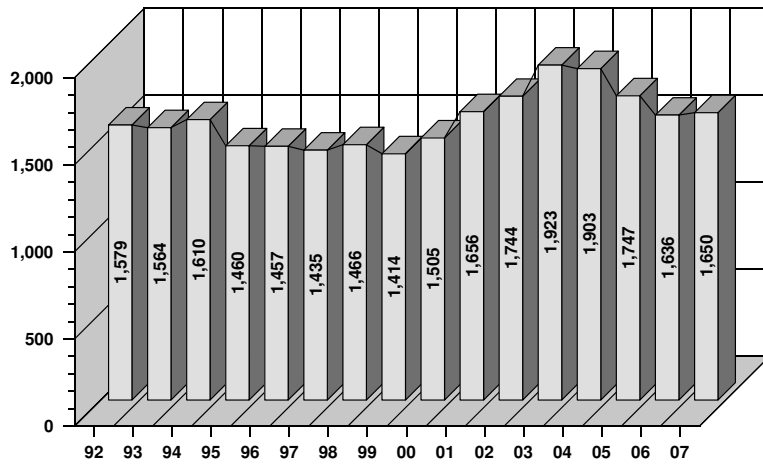
### LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE  
1992 - 2007



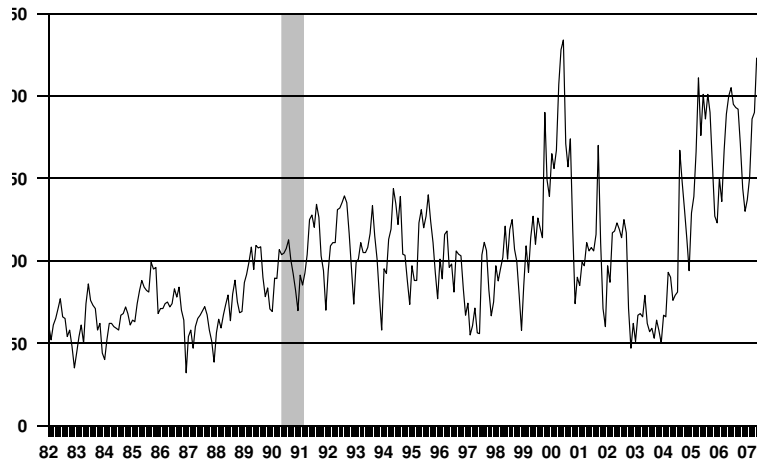
### LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE  
1992 - 2007



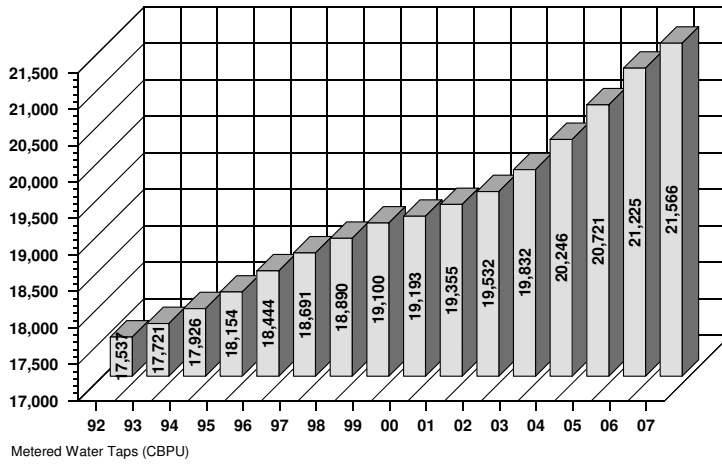
### HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS  
1982 - 2007



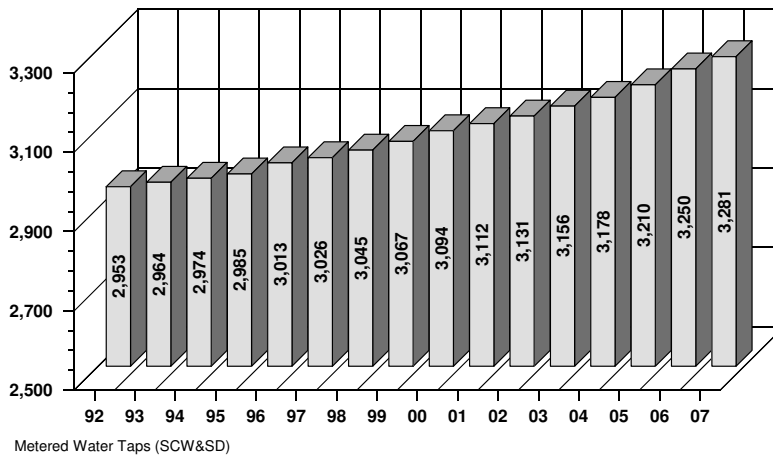
### CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE  
1992 - 2007



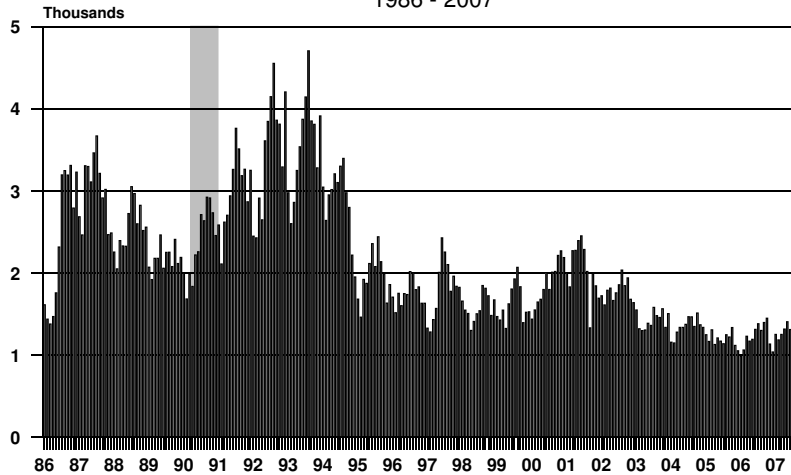
### SOUTH CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE  
1992 - 2007



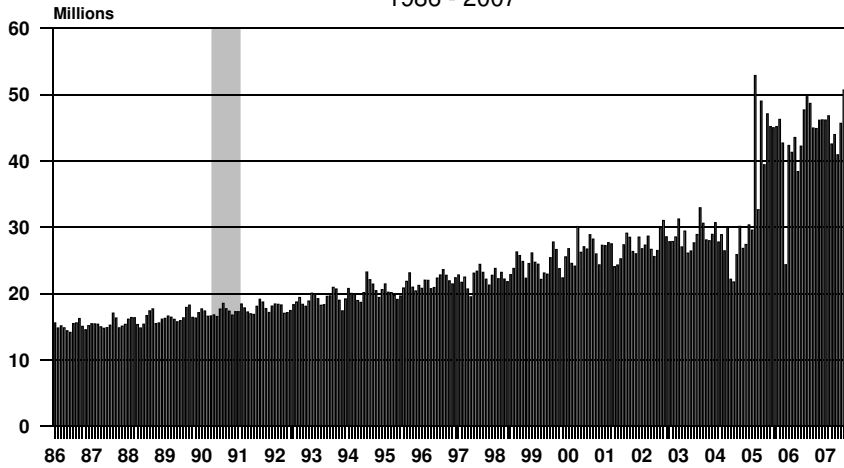
### ENPLANEMENTS, CHEYENNE AIRPORT

MONTHLY TOTALS  
1986 - 2007



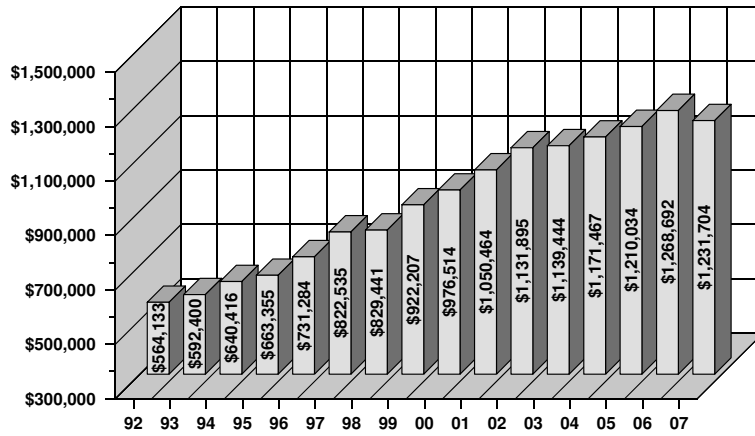
## COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

MONTHLY TOTALS  
1986 - 2007



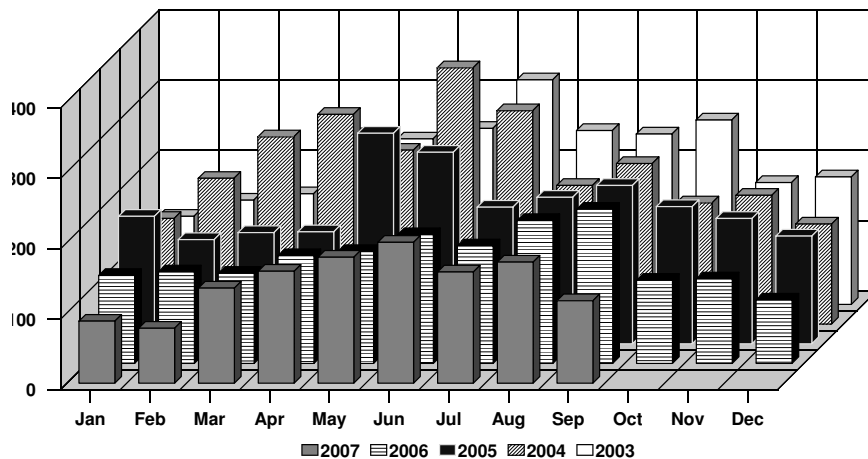
## LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

MONTHLY AVERAGE  
1992 - 2007



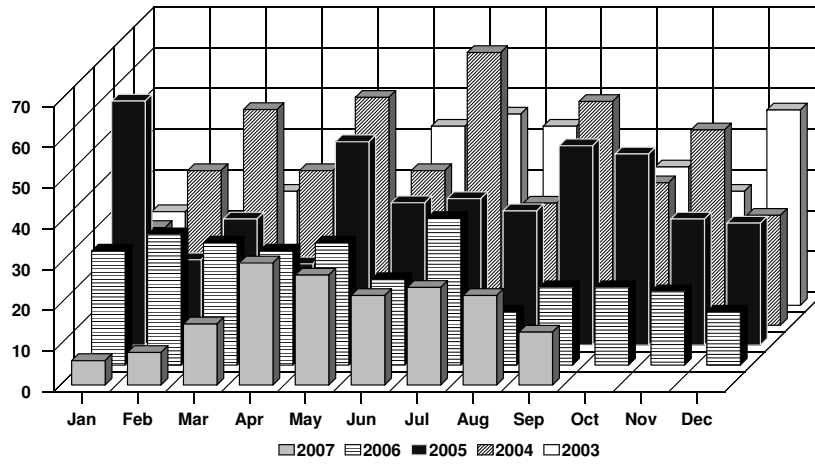
## TOTAL BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS  
2003 - 2007



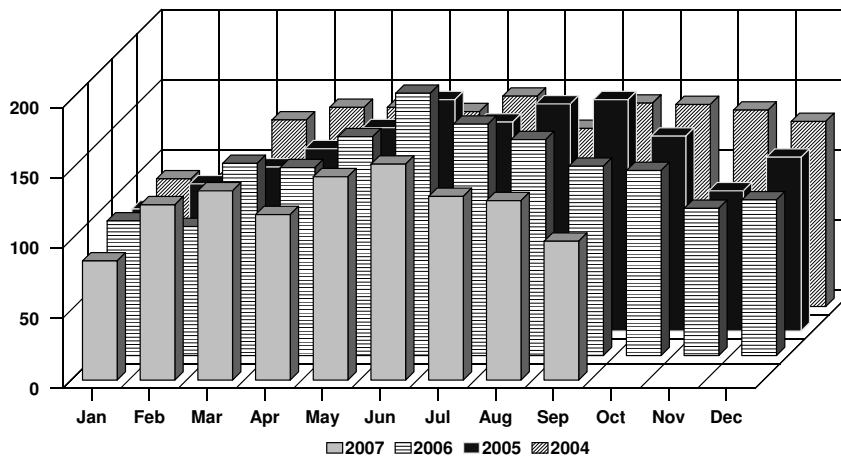
### SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS  
2003 - 2007



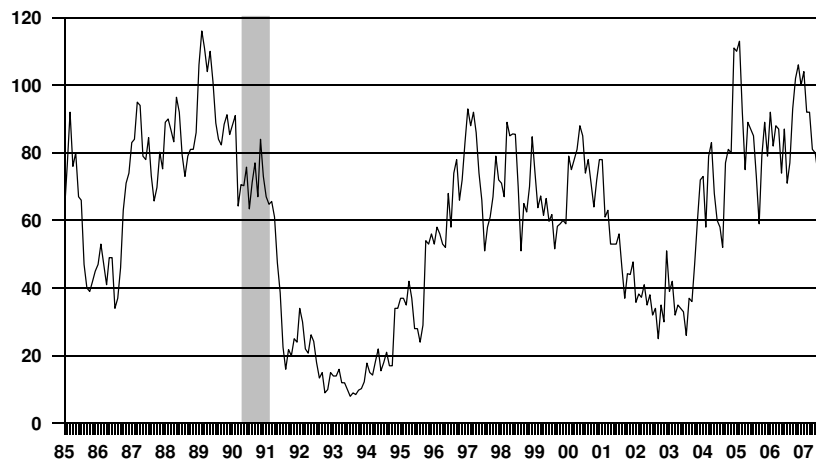
### RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS  
2004 - 2007



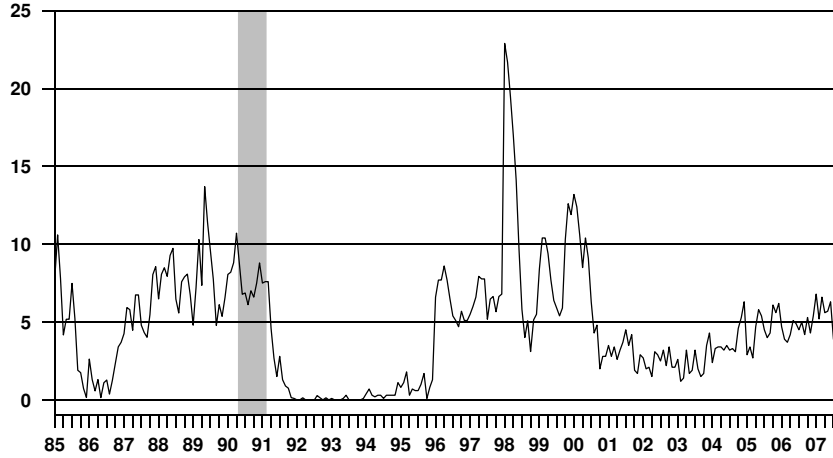
### UNFURNISHED APARTMENT VACANCIES, CHEYENNE

MONTHLY TOTALS  
1985 - 2007



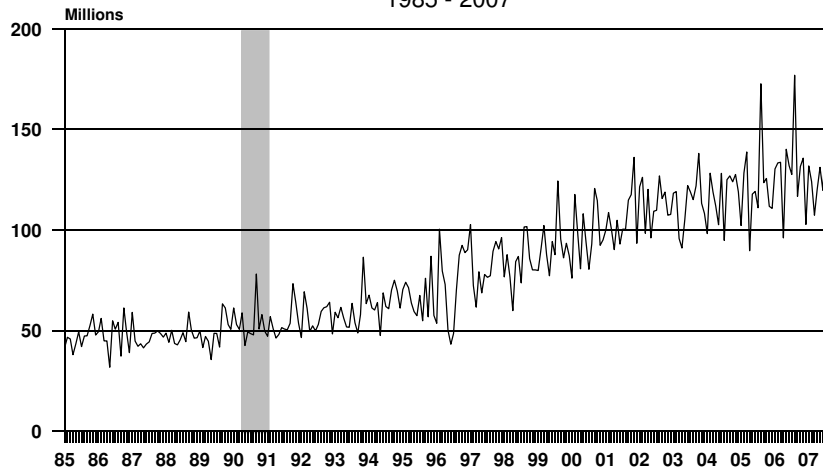
**SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE**

MONTHLY TOTALS  
1985 - 2007



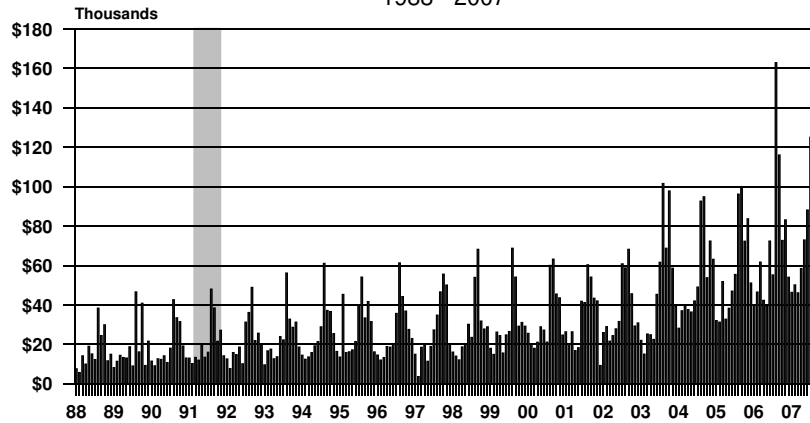
**TOTAL TAXABLE SALES, LARAMIE COUNTY**

MONTHLY TOTALS  
1985 - 2007



**3% LODGING TAX RECEIPTS, LARAMIE COUNTY**

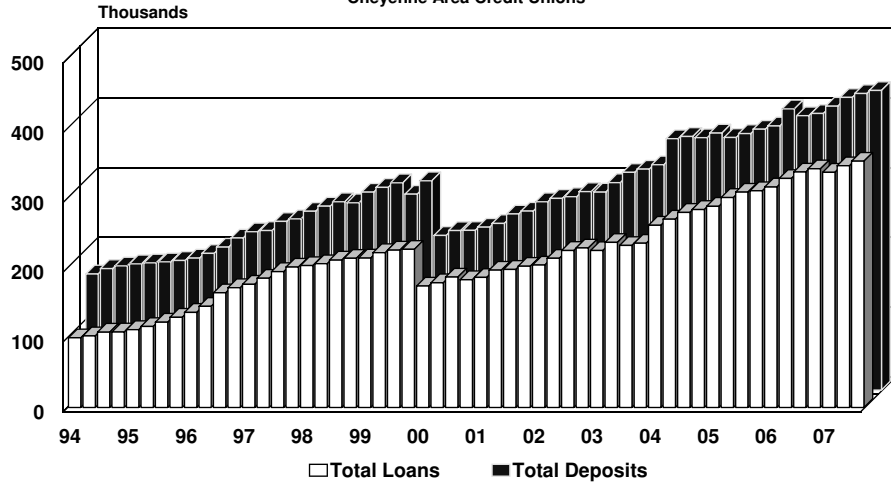
MONTHLY TOTALS  
1988 - 2007



2% Lodging Tax Commenced August 1987.  
2% Lodging Tax increased to 3% as of April 1, 2003.

## TOTAL LOANS AND DEPOSITS

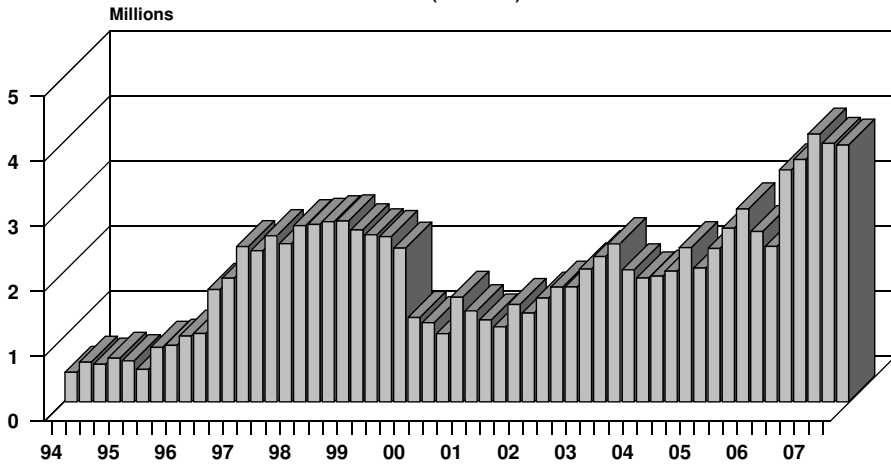
Cheyenne Area Credit Unions



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.

## DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

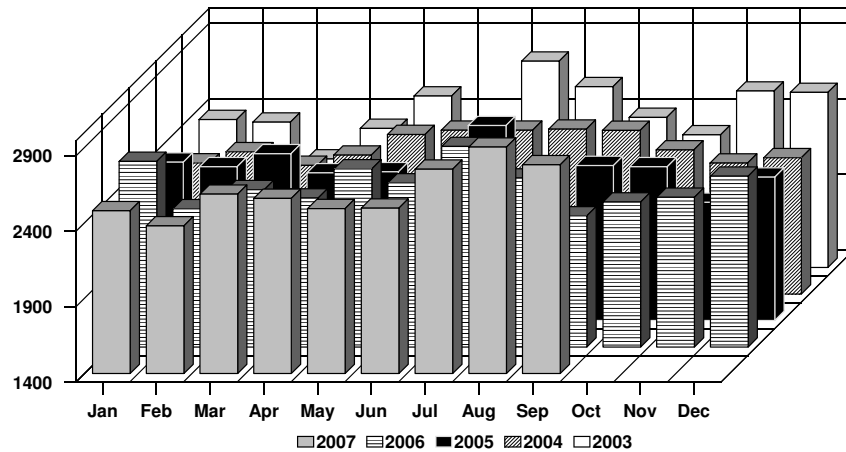
(in Dollars)



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.

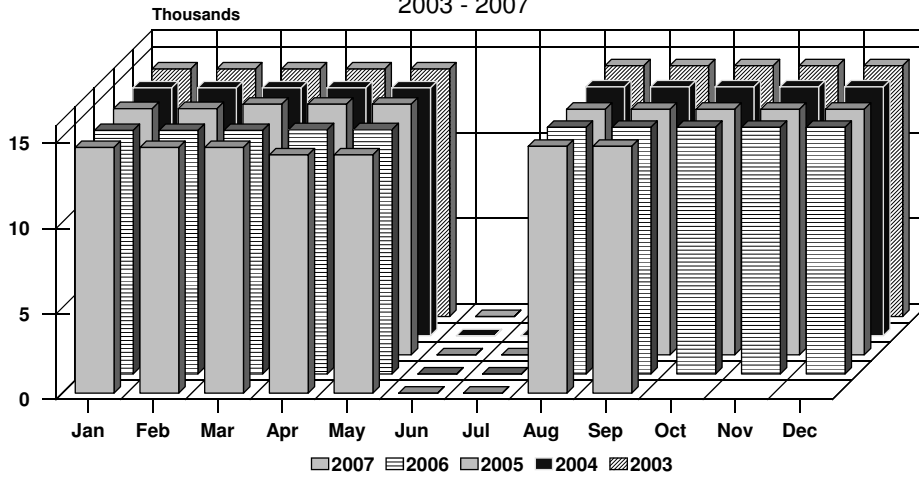
## TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS  
2003 - 2007



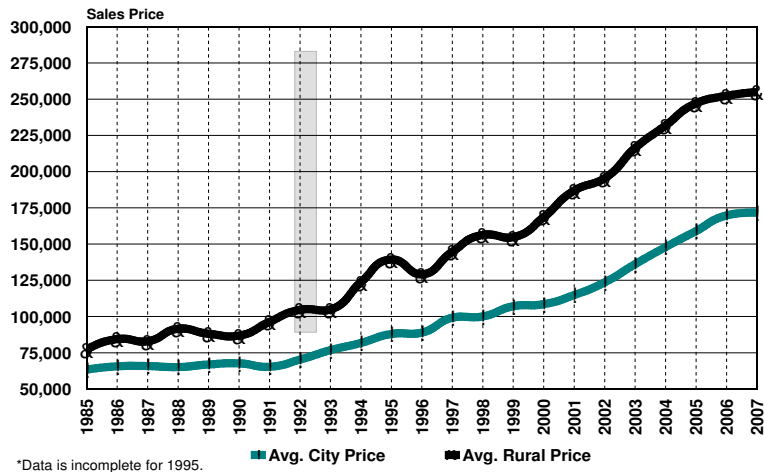
# LARAMIE COUNTY SCHOOLS

MONTHLY TOTALS  
2003 - 2007



## AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

LARAMIE COUNTY  
1985 - 2007



## DATA SOURCES

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