

Economic Indicators for Greater Cheyenne

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PREFACE

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ECONOMIC INDICATORS

ANALYSIS

EMPLOYMENT

With six months of 2007 data now available, Cheyenne's employment picture remained robust. The average monthly rate of new job creation ran at a 2.4 percent rate for the first half of 2007 as compared to 2006's monthly average of 2.53 percent. The expectation is that the current rate will rise to 2006's rate by year end. Establishment survey data pegged second quarter 2007 employment at 44,433, up 2.9 percent from second quarter 2006 employment which was reported at 43,200 by comparison.

Such strong job growth should tend to drive down unemployment levels but this has not been the case thus far in 2007. The number of employed persons rose during the first half of 2007. On average there were 1,740 individuals on the unemployed rolls per month through June as compared to 1,636 per month during all of 2006, an increase of 6.4 percent. The unemployment rate has moved in a similar pattern with the number of unemployed. The monthly average thus far in 2007 was 4.3 percent as compared to 3.9 percent in 2006. We should add that second quarter unemployment rate for 2007 stood at 3.9 percent. Table 1 presents additional details of the county's current labor market conditions.

The near term outlook for future labor demand remained strong. Help-wanted ads are a proxy measure for worker demand and this indicator continued to grow during the first half of this year. The number of workers needed per week averaged 183 through the end of June 2007 as compared to 173 per week in 2006, a rise of 5.8 percent.

GENERAL BUSINESS ACTIVITY

Economic indicators designed to track general business conditions in Laramie County, with one exception, moved positively over the first half of this year. Enplanements, the number of paying passengers boarding aircraft, averaged 1,290 per month for the first six months of 2007, a gain of 5.5 percent over the annual 2006 average of 1,223.

The number of automobile titles issued increased 2.7 percent per month through the end of the second quarter as compared to the 2006 monthly growth rate of -1.9 percent. This series suggest local consumers are continuing to spend for durable goods.

Bankruptcy statistics were on the rise during the first half of this year and, therefore, sent a potential negative impression about general economic conditions. However, given the fact that bankruptcy regulations were changed in 2006 which caused a sharp reduction in the number of filings last year, makes interpreting the current trend problematic. Last year's data were artificially lowered due to the change in regulations and thus this year's trend may actually be return to the long term trend. In other words, even though current statistics are negative when compared to the recent past, they may well be within normal long-term bounds and thus are sending an incorrect signal.

Estimates of total retail sales have been revised upward for 2006 and 2007 on a year-to-date basis in an attempt to capture food retail sales that are no longer subject to sales tax. Estimated retail sales for 2006 equaled 1.558 billion dollars and averaged 129.8 million dollars per month. Thus far in 2007, monthly retail sales have been running at 122.4 million dollars, a decline of 5.7% from the 2006 monthly average even after the revisions.

CONSTRUCTION

After sagging during the first quarter of this year, activity in the local construction sector picked up during the second quarter. Total permits issued for the quarter increased by 8.5 percent over second quarter 2006 comparable data. The dollar valuation of all construction shot up 258 percent from second quarter 2006 compliments of a 22.3 million dollar remodeling project at East High. Without this project, the gain in construction valuation would have been 67 percent. Average monthly permits issued for construction within city limits remained 6.7 percent below 2006 levels

however. Monthly valuation thus far in 2007 has averaged \$17 million as compared to \$10.2 in 2006, an increase of 67.6 percent.

However, softness remained in residential construction. Single-family permits issued by the city remained unchanged from this time one year ago with a total of 79 issued during the second quarter. Single-family permits issued for the county declined by 12 from one year ago, a drop of 28 percent. The total dollar value of new residential construction rose 7 percent from second quarter 2006. However, the average value of each city permit fell to \$152,070 during the second quarter as compared to \$167,347 for second quarter 2006, off by 9.1 percent. There were a spate of low income housing permits that hit the books in June and these drove the average lower. The value of each residential permit issued in the county also fell during the quarter. The average permit was valued at \$212,283 in the second quarter versus \$253,684 in the second quarter of 2006, a decline of 16.3 percent.

It should also be noted that thus far in 2007, there has been no new construction of multi-family housing (apartments) in either the city or county.

While new home construction continued to decline, the sale of homes which remained slightly ahead of 2006 levels in the first quarter of 2007 dropped below comparable 2006 figures in the second quarter of 2007. The average number of homes sold was 139 per month in the second quarter as compared to 159 in the second quarter of 2006, a decline of 12.6 percent. The monthly average, year-to-date, is off by 5.2 percent from last year.

Average residential selling prices for city homes (\$172,835) and rural homes (\$257,036) for the first six months of 2007 increased by approximately 2 percent over 2006 prices. This rate of increase was well below recent past increases. For example 2006 prices were 6.8 percent ahead of comparable 2005 prices while 2005 prices were 7.5 percent higher than 2004 prices.

Even though home sale prices have continued to move marginally ahead in 2007, the number of city residential units for sale remained well ahead of past years. One might argue that there is now a glut of homes for sale. Thus far in 2007, the number of homes for sale has averaged 705 per month as compared to 680 in 2006, an increase of 3.6 percent. However, in 2005 the monthly average was 475 and thus, in less than 24 months there has been a 48 percent increase in the supply of homes available for sale in the City of Cheyenne. The supply of rural homes, on the other hand, has decreased thus far in 2007 when

compared to 2006, down 9.5 percent through June. The monthly average stood at 171 as of June versus 189 for all of 2006. When compared to 2005's average, the current average remained 18 percent higher.

Given the rapid rise in the number of homes available for sale, the decline in the rate of increase in home prices and the drop in new home construction, it should be of little surprise that the number of days a home sits on the market waiting to be sold has also increased sharply in recent months. The current average is 88 days which is up 10 days from the 2006 average of 78 or 12.8 percent. Both of these figures are artificially below real market conditions due to a change in the definition of "days on the market." Prior to this change which was made in late 2005, "days on the market" included the time it took to close on a sale whereas the current definition omits the days between a home going under contract for sale and the actual closing date of that contract. One should add approximately 30 days to the above average days on the market for a better approximation of the length of time a home current sits on the market.

FINANCES

Bank and credit union statistics for this quarter reported strong gains over second quarter 2007 statistics. Bank net income rose 9.9 percent from one year ago while credit unions report an increase of 36 percent. Deposits at banks rose 1.2 percent while credit union deposits increased 8.1 percent. Loans at the credit unions rose 5.5 percent while bank loans slipped 2.6 percent from one year ago. The one negative series was the dollar value of delinquencies at credit unions. This indicator rose 66 percent from second quarter 2006.

TOURISM

Early tourism statistics presented in Table 5 suggest this local economic sector is off to a good year. The hotel/motel occupancy rate increased 9.1 percent from one year ago. Nights occupied rose 2.8 percent with the average room rate up 3.1 percent from this time one year. Lodging taxes, however, ran 14.4 percent behind 2006 levels through the end of the second quarter. The monthly average thus far in 2007 was \$60,372 as compared to \$70,495 for all of 2006. Paid visitor counts at the Old West Museum dropped 2.2 percent from second quarter 2006 while the visitor count at the I-25 State Visitor Center fell 17 percent for the same time period.

TABLE 1

	A 2Q05	B 2Q06	C 1Q07	D 2Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT*							
Total Civilian Labor Force (LAUS)	42,629	42,021	42,433	42,491	-0.32	1.12	0.14
Total Employment (LAUS)	40,837	40,428	40,593	40,851	0.03	1.05	0.64
Total Employment (CES)	41,800	43,200	42,867	44,433	6.30	2.85	3.65
Total Unemployment (LAUS)	1,792	1,594	1,840	1,640	-8.48	2.89	-10.87
Unemployment Rate (LAUS)	4.2%	3.8%	4.3%	3.9%	-7.14	2.63	-9.30
Initial Unemployment Claims	36	42	78	52	44.44	23.81	-33.33
Help Wanted Ads	196	198	158	208	6.12	5.05	31.65
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	3,347	3,313	2,847	3,319	-0.84	0.18	16.58
Enplanements - Cheyenne Airport	1,172	1,228	1,232	1,348	15.02	9.77	9.42
Total Taxable Sales (\$000)	326,810	368,376	363,366	371,079	13.55	0.73	2.12
Bankruptcies	36	12	15	19	-47.22	58.33	26.67
CONSTRUCTION							
Single Fam Bldg Permits - Chey	105	79	29	79	-24.76	0.00	172.41
Single Fam Bldg Permits - LarCo	77	43	31	31	-59.74	-27.91	0.00
Total Bldg Permits - (Chey) (a)	243	165	100	179	-26.34	8.48	79.00
Septic Permits - (Rural)	34	31	13	20	-41.18	-35.48	53.85
Value of Authorized Construction (\$000)	10,572	8,146	13,019	21,025	98.87	158.09	61.49
Residential (\$000)	5,337	4,341	1,784	4,079	-23.58	-6.04	128.63

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

(a) Data includes building and non-building.

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

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

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

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

TABLE 1 A

Housing Profile Laramie County 2006 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
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

Housing Profile Laramie County 2007 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	13	0	0	0	13
February	18	0	0	0	18
March	29	0	0	0	29
April	48	0	0	0	48
May	33	0	0	0	33
June	29	0	0	0	29
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	170	0	0	0	170

TABLE 2

	A 2Q05	B 2Q06	C 1Q07	D 2Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a)							
Residential Units For Sale	440	677	679	732	66.4	8.1	7.8
Rural Residential Units For Sale	137	209	160	182	32.8	-12.9	13.8
Avg. Residentials Sold	147	159	115	139	-5.4	-12.6	20.9
Total Volume Residentials Sold (\$000,000)	29.8	33.7	24.2	31.6	6.0	-6.2	30.6
Avg. Residential Sale Price (\$)	158,022	166,590	169,005	176,665	11.8	6.0	4.5
Avg. Rural Sale Price (\$)	236,051	246,899	243,098	270,974	14.8	9.8	11.5
Residential Avg. Days on Market (b)	131	74	97	79	-39.7	6.8	-18.6
VACANCIES							
Furnished Apartments	3	3	6	4	33.3	33.3	-33.3
Unfurnished Apartments	84	82	96	78	-7.1	-4.9	-18.8
Homes and Duplexes	62	47	57	46	-25.8	-2.1	-19.3
Mobile Homes	11	13	14	11	0.0	-15.4	-21.4
Sampled Apts. % Vacancy (Large Complexes Only) (c)	5.3%	4.7%	6.2%	5.9%	11.3	25.5	-4.8

(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:

2Q05 Sample Size = 852

2Q06 Sample Size = 920

1Q07 Sample Size = 899

2Q07 Sample Size = 893

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

TABLE 3

	A 2Q05	B 2Q06	C 1Q07	D 2Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
4%, 1%, & Lodging Tax Collections (\$000)	16,718	18,790	17,666	18,133	8.47	-3.49	2.65
Wholesale & Retail Tax Collections (\$000)	8,934	9,106	9,169	8,091	-9.44	-11.15	-11.76
Actual Receipts to County Entities (\$000) (a)	7,146	8,030	7,502	7,692	7.63	-4.22	2.53
1% Sales & Use Tax Receipts (\$000)	3,268	3,684	3,458	3,535	8.18	-4.03	2.24
3% Lodging Tax Receipts	118,069	153,987	142,630	219,603	86.00	42.61	53.97
1% Special Purpose Tax Receipts (\$000)	3,266	3,665	3,457	3,534	8.23	-3.57	2.24
CREDIT UNION DATA							
Deposits (\$000)	367,871	393,495	419,754	425,268	15.60	8.07	1.31
Total Loans (\$000)	301,124	328,469	337,365	346,652	15.12	5.54	2.75
Net Income Y-T-D (\$)	2,844,136	2,183,249	1,571,675	2,964,006	4.21	35.76	88.59
Delinquencies (\$)	2,360,239	2,390,424	4,118,496	3,974,672	68.40	66.27	-3.49
Memberships	62,866	63,671	63,015	60,908	-3.11	-4.34	-3.34
BANKING DATA							
Deposits (\$000)	542,382	586,647	579,372	593,435	9.41	1.16	2.43
Total Loans (\$000)	383,919	387,282	378,460	377,091	-1.78	-2.63	-0.36
Net Income Y-T-D (\$000)	3,919	4,153	1,840	4,565	16.48	9.93	148.10

(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 2Q05	B 2Q06	C 1Q07	D 2Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh (a)	45	43	45	44	-3.67	1.77	-3.30
Residential Gas Usage (‘000) Mcf (a)	168	147	366	159	-5.02	8.23	-56.45
Metered Taps - Water (CBPU)	20,678	21,331	21,450	21,554	4.24	1.05	0.48
Metered Taps - Water (SCW & SD)	3,198	3,245	3,271	3,284	2.69	1.20	0.40
HUMAN SERVICES							
Total Emergency Room Visits	2,361	2,486	2,483	2,518	6.65	1.29	1.41
Safehouse - # of People Sheltered	16	19	18	25	56.25	31.58	38.89
Comea Shelter - Nights Lodging	1,217	1,196	1,088	1,251	2.79	4.60	14.98
DPASS - AFDC Distributions	67	70	74	69	2.99	-1.43	-6.76
School Enrollments							
Laramie County District #1	12,982	12,713	12,713	12,280	-5.41	-3.41	-3.41
Laramie County District #2	876	852	892	890	1.60	4.46	-0.22
Private Schools	423	518	407	407	-3.78	-21.43	0.00
Home Schooling	286	303	359	359	25.52	18.48	0.00
Total School Enrollment	14,662	14,291	14,371	13,936	-4.95	-2.48	-3.03
LCCC Enrollment - FTE (Lar Co Campus)	512	514	2,914	529	3.32	2.92	-81.85
LCCC Enrollment - Headcount (Lar Co Campus)	1,534	1,171	3,950	1,619	5.54	38.26	-59.01

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 2Q05	B 2Q06	C 1Q07	D 2Q07	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	27,354	29,088	26,680	27,275	-0.29	-6.23	2.23
Nights Occupied	17,688	20,046	15,978	20,613	16.54	2.83	29.01
Occupancy Rate	64.7%	69.1%	59.9%	75.4%	16.54	9.12	25.88
Average Room Rate (\$)	\$59.87	\$62.64	\$64.75	\$64.61	7.92	3.14	-0.22
CACVB Visitor Walk-in Count	3,043	4,233	931	4,507	48.11	6.47	384.10
Trolley Ridership	1,321	1,626	432	1,221	-7.57	-24.91	182.64
Pine Bluffs Info Center	12,621	12,294	Clsd	13,576	7.57	10.43	N/A
I-25 State Visitor Center	6,456	9,132	1,834	7,574	17.32	-17.06	312.98
Old West Museum Paid Visitor	2,878	3,023	871	2,955	2.68	-2.25	239.27

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT*														
Total Civilian Labor Force (LAUS)	41,697	42,549	42,658	42,068	41,852	42,144	41,817	42,003	41,731	41,954	42,506	42,228	42,101	2006
	42,231	42,411	42,656	42,544	42,398	42,532	0	0	0	0	0	0	42,462	2007
Total Employment (LAUS)	39,768	40,775	40,963	40,487	40,269	40,527	40,309	40,471	40,212	40,387	40,897	40,507	40,464	2006
	40,227	40,700	40,852	40,922	40,749	40,882	0	0	0	0	0	0	40,722	2007
Total Employment (CES)	41,600	42,100	42,200	42,800	43,000	43,800	43,900	43,700	43,100	42,800	42,800	39,700	42,625	2006
	42,500	42,800	43,300	43,700	44,300	45,300	0	0	0	0	0	0	43,650	2007
Total Unemployment (LAUS)	1,929	1,774	1,695	1,581	1,583	1,617	1,508	1,532	1,519	1,567	1,609	1,721	1,636	2006
	2,004	1,711	1,804	1,622	1,649	1,650	0	0	0	0	0	0	1,740	2007
Unemployment Rate (LAUS)	4.6%	4.2%	4.0%	3.8%	3.8%	3.8%	3.6%	3.6%	3.6%	3.7%	3.8%	4.1%	3.9%	2006
	4.7%	4.0%	4.2%	3.8%	3.9%	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%	2007
Initial Unemployment Claims	86	73	52	39	53	33	46	45	43	55	58	102	57	2006
	136	56	43	55	40	61	0	0	0	0	0	0	65	2007
Help Wanted Ads	150	136	167	189	200	205	195	193	192	171	144	130	173	2006
	137	151	186	190	223	213	0	0	0	0	0	0	183	2007
GENERAL BUSINESS ACTIVITY														
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	0	0	0	0	0	0	3,083	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	0	0	0	0	0	0	1,290	2007
Total Taxable Sales (\$)	130,407,297	133,385,777	133,705,808	96,148,385	140,164,148	132,083,253	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	131,160,489	119,806,351	0	0	0	0	0	0	122,407,513	2007
Bankruptcies	2	8	11	6	17	12	23	12	13	15	18	11	12	2006
	10	14	21	13	17	26	0	0	0	0	0	0	17	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
HOUSING														
Residential Units for Sale	601	614	622	635	677	719	720	717	728	733	714	677	680	2006
	666	684	687	721	737	737	0	0	0	0	0	0	705	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	0	0	0	0	0	0	171	2007
Residential Sold	96	92	137	134	156	187	165	154	135	132	105	111	134	2006
	85	125	135	118	145	154	0	0	0	0	0	0	127	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	33.1	33.2	0.0	0.0	0.0	0.0	0.0	0.0	27.9	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	0	0	0	0	0	0	172,835	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	0	0	0	0	0	0	257,036	2007
Furnished Apartments	4	4	4	3	2	4	5	5	5	6	3	5	4	2006
	8	6	3	4	5	3	0	0	0	0	0	0	5	2007
Unfurnished Apartments	92	82	88	87	74	87	71	77	93	102	106	100	88	2006
	104	92	92	81	80	74	0	0	0	0	0	0	87	2007
Homes & Duplexes	60	56	48	52	37	52	54	45	56	54	59	69	53	2006
	65	52	53	52	48	38	0	0	0	0	0	0	51	2007
Mobile Homes	13	14	13	13	14	12	20	22	26	21	20	19	17	2006
	16	11	16	11	10	13	0	0	0	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	2007
CONSTRUCTION														
Single Family Bldg. Permits (Chey)	28	38	30	28	30	21	36	13	19	19	19	13	25	2006
	6	8	15	30	27	22	0	0	0	0	0	0	18	2007
Single Family Bldg. Permits (LarCo)	11	16	26	13	18	12	23	13	14	7	9	4	14	2006
	7	10	14	18	6	7	0	0	0	0	0	0	10	2007
Septic Permits - Rural	33	14	15	30	35	28	16	22	26	23	17	10	22	2006
	10	7	22	6	23	30	0	0	0	0	0	0	16	2007
Total Building Permits	125	130	128	153	159	183	167	203	219	118	120	90	150	2006
	88	78	135	159	179	200	0	0	0	0	0	0	140	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	0	0	0	0	0	0	17,022,039	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	0	0	0	0	0	0	2,931,400	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
UTILITIES														
Commercial Electric Power ('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	0	0	0	0	0	0	4,434	2007
Residential Gas Usage (Mcf)	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	0	0	0	0	0	0	2,626	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	0	0	0	0	0	0	21,502	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	0	0	0	0	0	0	3,278	2007
HUMAN SERVICES														
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	0	0	0	0	0	0	2,501	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	0	0	0	0	0	0	21	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	0	0	0	0	0	0	1,170	2007
SCHOOL ENROLLMENTS														
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	0	0	0	0	0	12,540	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	0	0	0	0	0	891	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	0	0	0	0	0	14,197	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	0	0	0	0	0	0	2,516	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	0	0	0	0	0	0	3,562	2007

Note: Data is not seasonally adjusted.

TABLE 9

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
TAXES														
4%, 1%, & Lodging Tax Collections	6,641,385	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	0	0	0	0	0	0	5,966,541	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	4,762,164	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	0	0	0	0	0	0	2,876,659	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	0	0	0	0	0	0	2,532,224	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	0	0	0	0	0	0	1,165,626	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	0	0	0	0	0	0	60,372	2007
TOURISM														
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	0	0	0	0	0	0	26,978	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	0	0	0	0	0	0	18,296	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	67.7%	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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.68	2007
CACVB Visitor Walk-In Count	700	909	1,469	1,543	3,923	7,232	15,979	8,799	4,716	2,451	963	905	4,132	2006
	831	789	1,172	1,620	4,400	7,502	0	0	0	0	0	0	2,719	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	0	0	0	0	0	0	826	2007
Pine Bluffs Information Center	Clsd	Clsd	Clsd	Clsd	9,335	15,252	17,363	14,367	11,561	7,653	Clsd	Clsd	12,589	2006
	Clsd	Clsd	Clsd	Clsd	11,677	15,475	0	0	0	0	0	0	13,576	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	0	0	0	0	0	0	1,736	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	0	0	0	0	0	0	4,704	2007
Old West Museum Paid Visitor	905	890	1,747	1,679	2,164	5,227	16,004	3,180	3,024	2,279	891	1,332	3,277	2006
	459	560	1,595	1,040	2,406	5,420	0	0	0	0	0	0	1,913	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

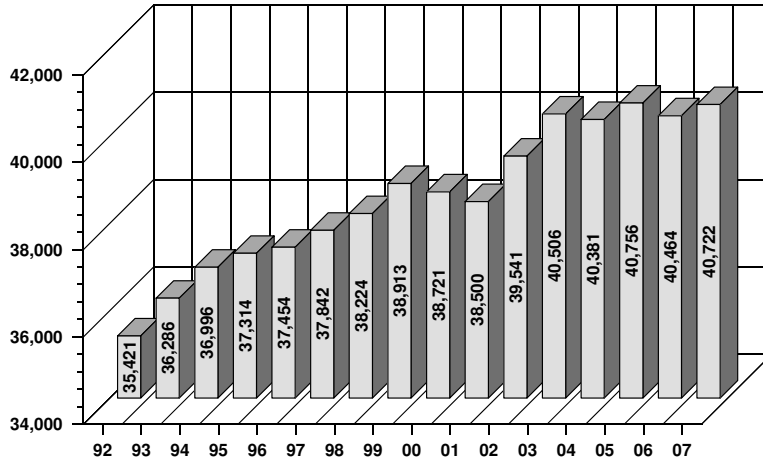
U.S. (2006).....3.2% Cheyenne (4Q06) 3.5%

Race (2005)

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

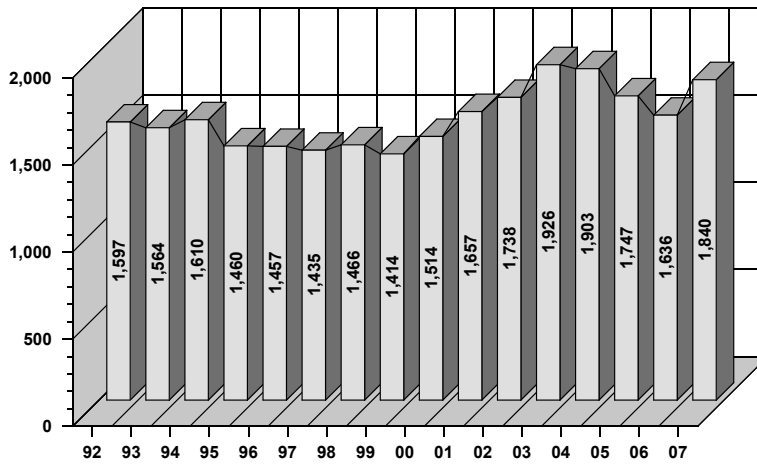
LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE
1992 - 2007



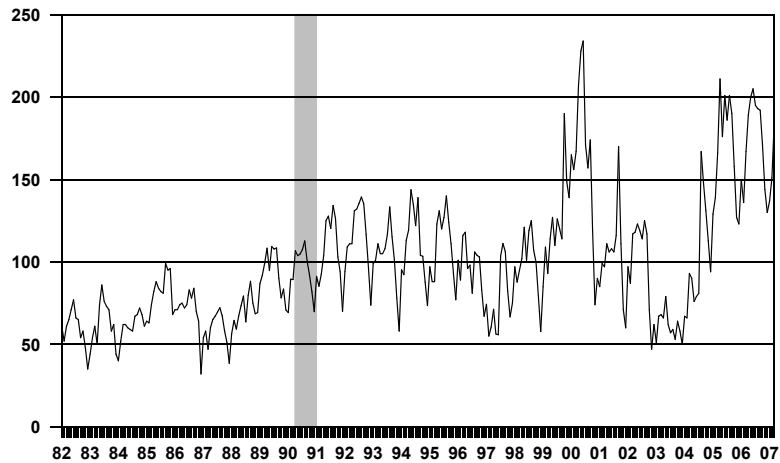
LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE
1992 - 2007



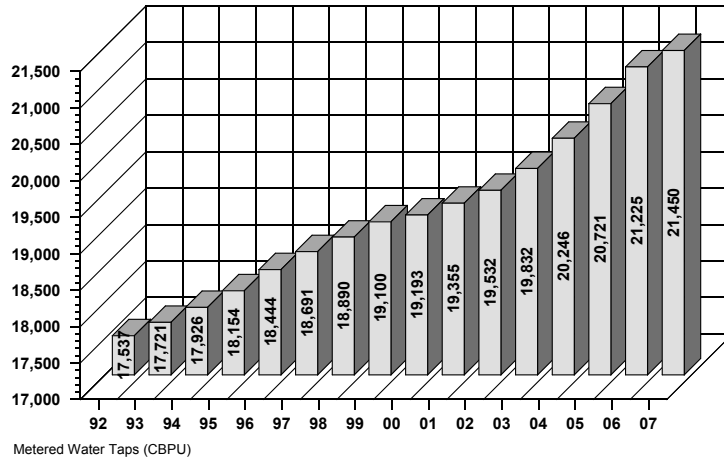
HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS
1982 - 2007



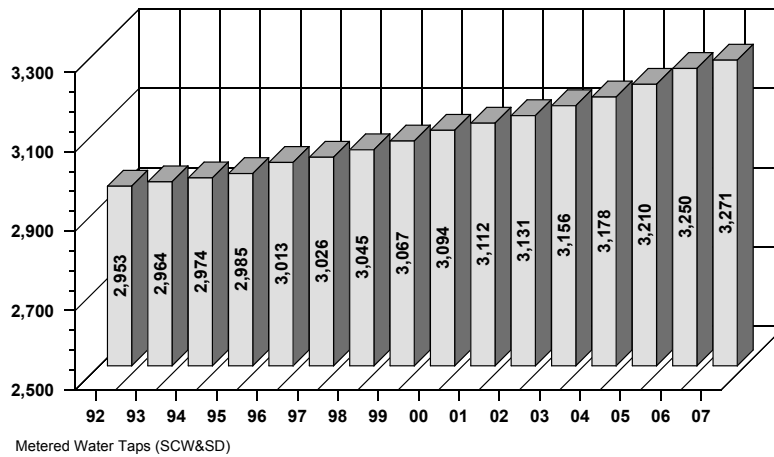
CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2007



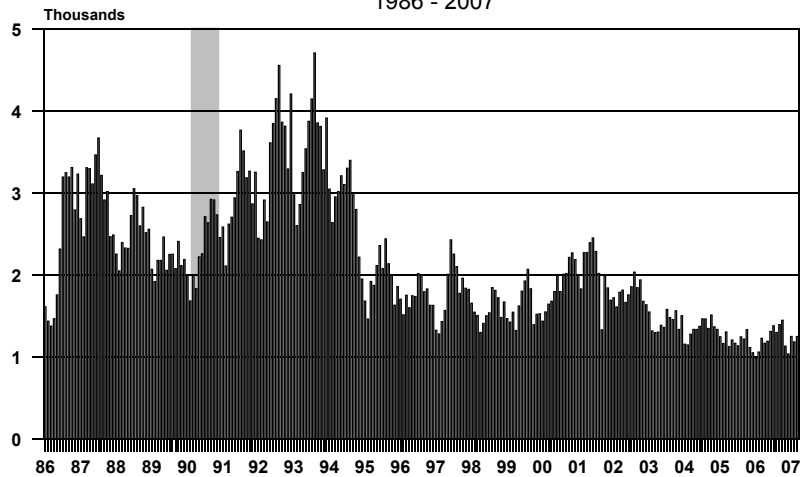
SOUTH CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2007



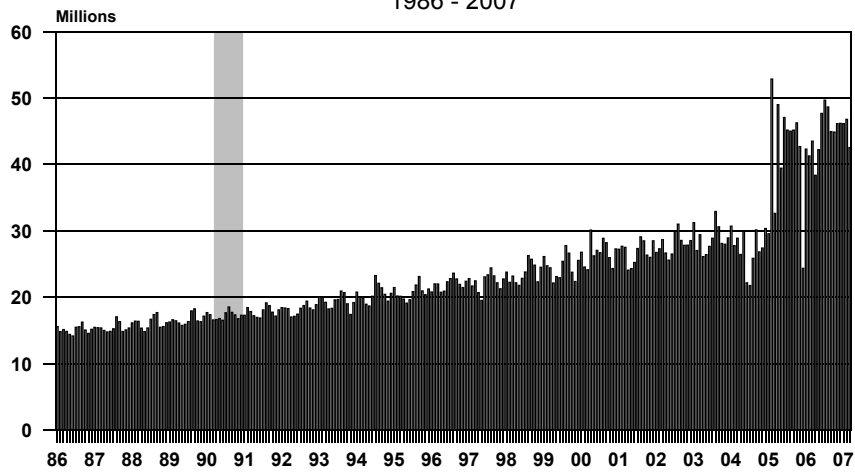
ENPLANEMENTS, CHEYENNE AIRPORT

MONTHLY TOTALS
1986 - 2007



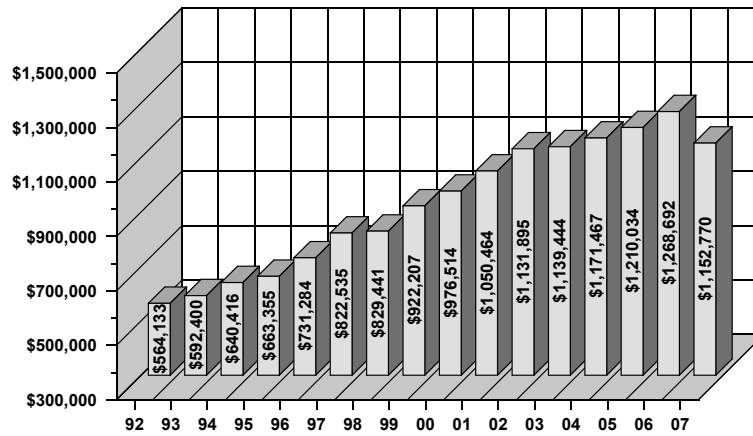
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

MONTHLY TOTALS
1986 - 2007



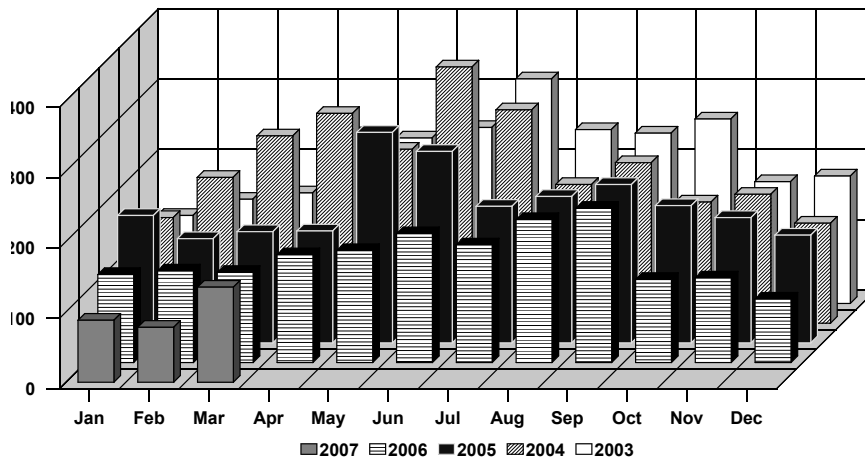
LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

MONTHLY AVERAGE
1992 - 2007



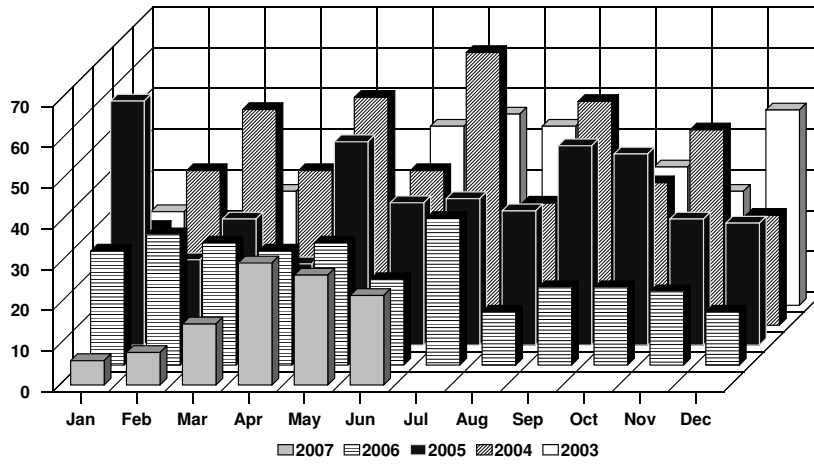
TOTAL BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
2003 - 2007



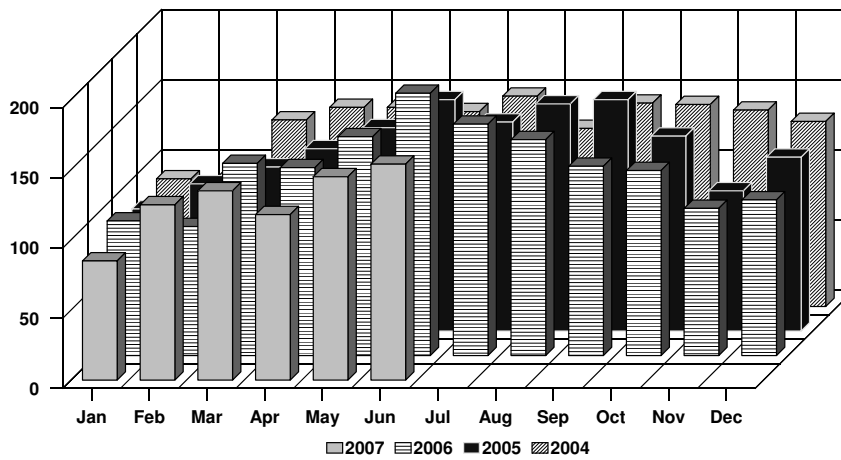
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
2003 - 2007



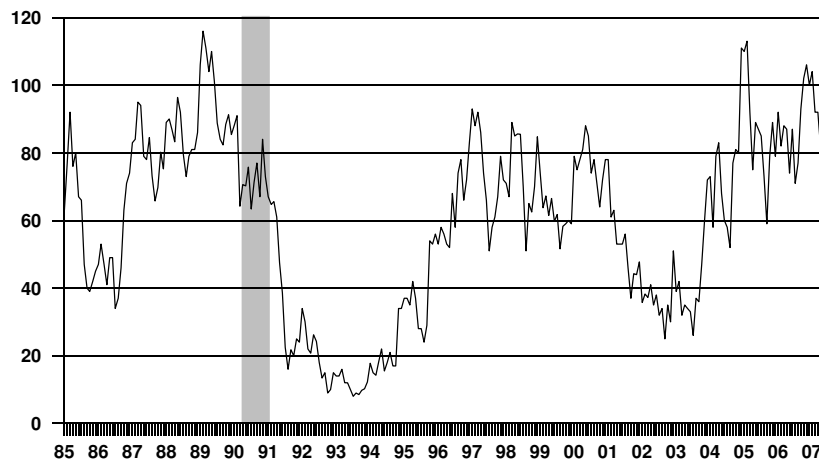
RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS
2004 - 2007



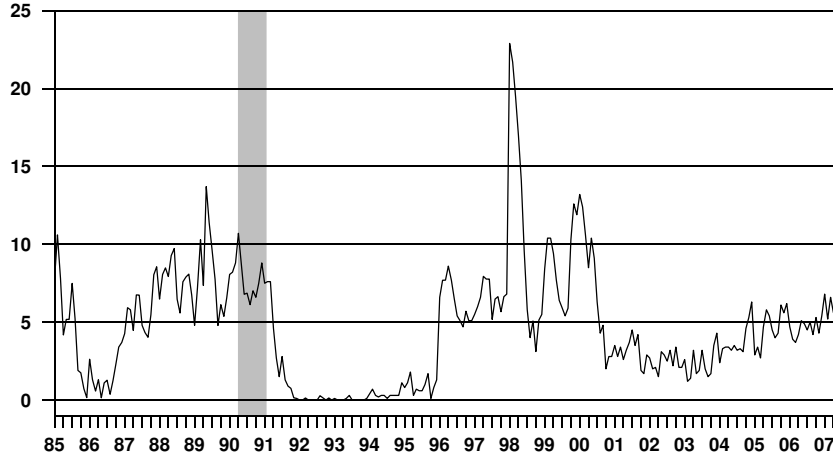
UNFURNISHED APARTMENT VACANCIES, CHEYENNE

MONTHLY TOTALS
1985 - 2007



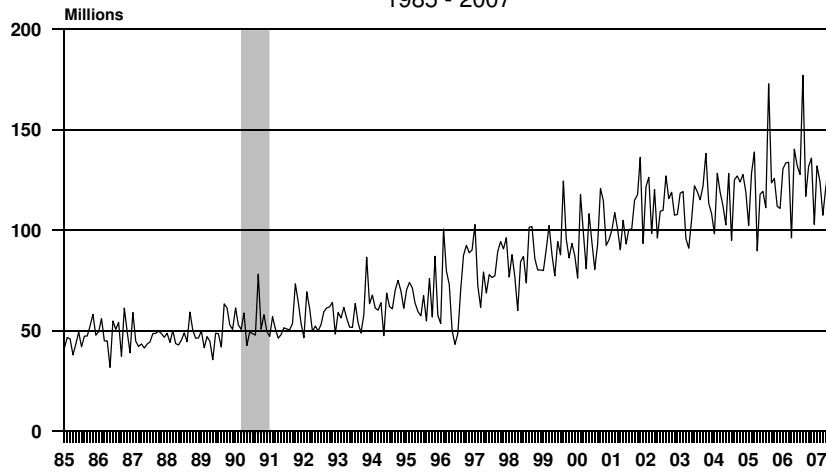
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

MONTHLY TOTALS
1985 - 2007



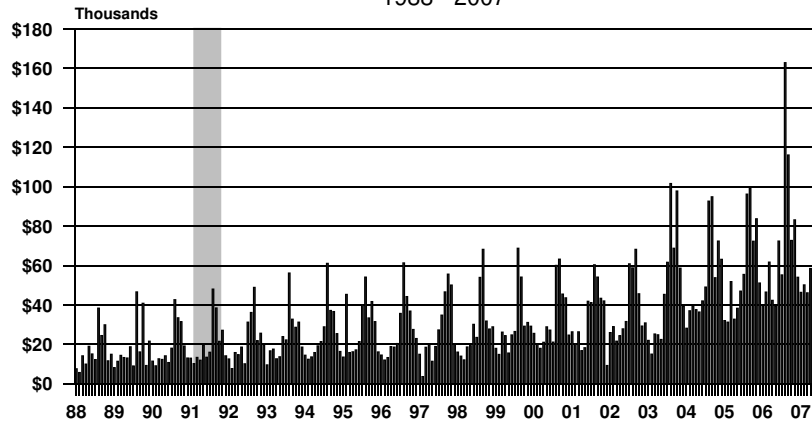
TOTAL TAXABLE SALES, LARAMIE COUNTY

MONTHLY TOTALS
1985 - 2007



3% LODGING TAX RECEIPTS, LARAMIE COUNTY

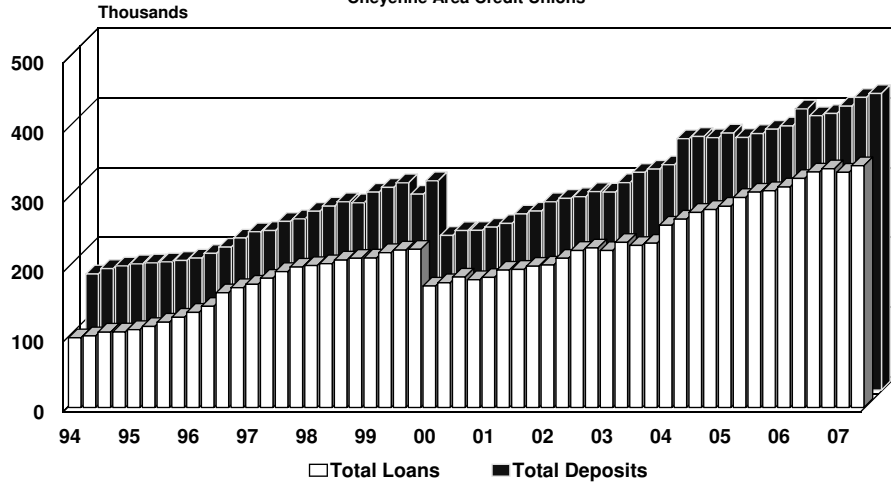
MONTHLY TOTALS
1988 - 2007



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

TOTAL LOANS AND DEPOSITS

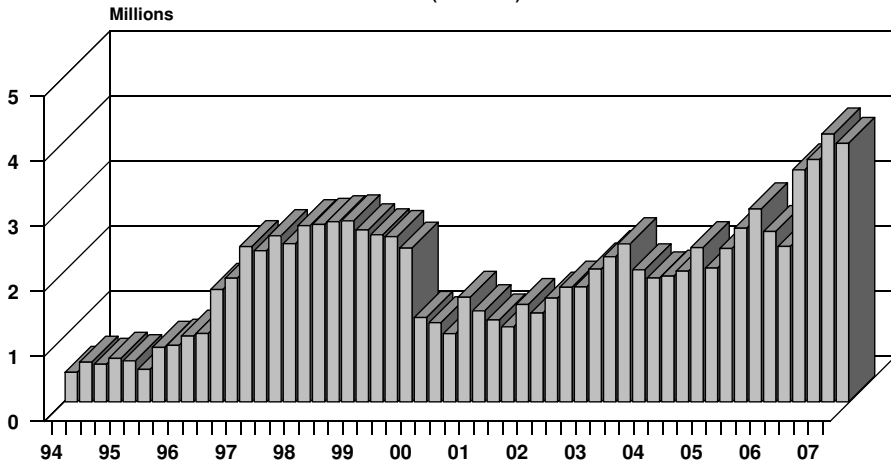
Cheyenne Area Credit Unions



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

DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

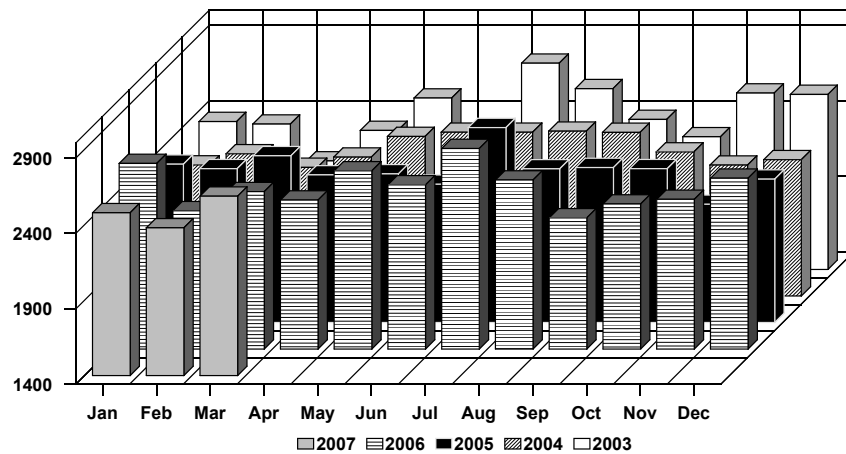
(in Dollars)



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

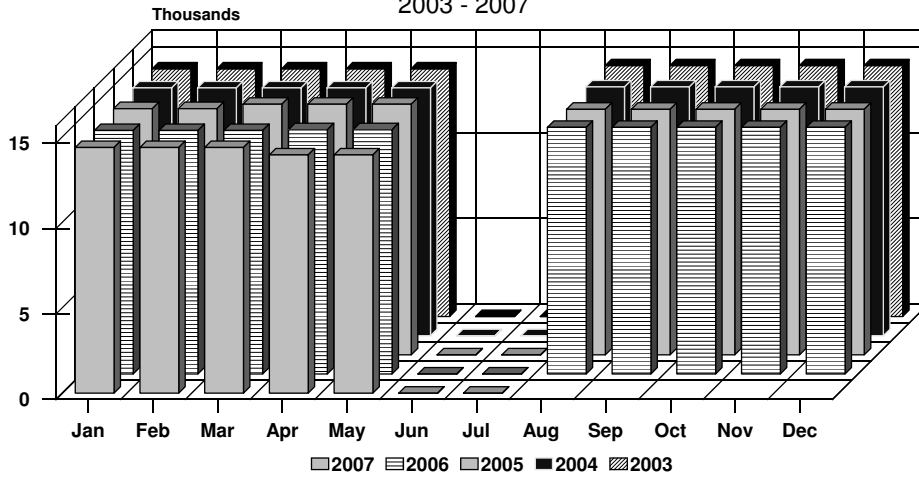
TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS
2003 - 2007



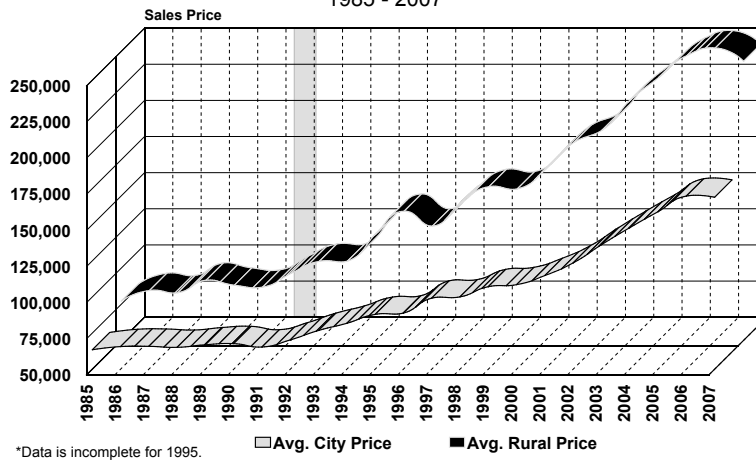
LARAMIE COUNTY SCHOOLS

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 Index:
Wyoming Center for Business & Economic Analysis, LLC.
6. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information - DA
7. Utilities, Electrical, and Natural Gas:
Cheyenne Light, Fuel and 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, United Medical Center,
Safehouse, Comea Shelter, Department of Family Services,
Laramie County School Districts No. 1 and No. 2, private
schools.
12. Financial Data:
Cheyenne Area Credit Unions (8)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau
14. Banking Data:
Cheyenne Area Banks (5)

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