

Economic Indicators for Greater Cheyenne

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PREFACE

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ECONOMIC INDICATORS

ANALYSIS

EMPLOYMENT

First quarter 2009 labor market statistics for Laramie County presented in Table 1 reported a fairly sharp deterioration in labor market conditions. Job growth declined 2.5 percent according to LAUS statistics (persons) or increased by 0.5 percent according to CES data (jobs) from first quarter 2008. The county's labor force also declined from one year ago.

More importantly, the number of unemployed persons rose by 28 percent or by 512 from first quarter 2008. The total number of unemployed individuals averaged 2,346 over the current quarter as compared to 1,834 during the first quarter of 2008. From 4th quarter 2008, this series rose 43 percent. Likewise, Laramie County's unemployment rate rose by nearly parallel rates to the number of unemployed. It rose from 3.9 percent in fourth quarter 2008 to 5.6 percent in this quarter, up 45 percent. Last year at this time, it stood at 4.3 percent.

Initial unemployment claims also shot up over the quarter, rising 67 percent from first quarter 2008 and 33 percent from 4th quarter 2008 while the number of help-wanted advertisements plummeted, down 60 percent from this time one year ago and 40 percent from 4th quarter 2008. These changes are a harbinger for future local labor market conditions. Expect further deterioration in the county's employment environment over the next few quarters.

GENERAL BUSINESS ACTIVITY

Three of the four economic indicators presented in this section moved negatively over the course of first quarter 2009. Auto registrations declined 14 percent from first quarter 2008, but were only down fractionally from 4th quarter 2008, -0.4 percent. Airplane boardings by paying customers dropped 37 percent from one year ago and 15 percent from 4th quarter 2008. The current quarterly average was 854 as compared to 1,365 during the first quarter of 2008. The number of local bankruptcies also rose this quarter, up 56 percent from one year ago and 17 percent from last quarter.

Retail sales provided the only positive movement in this section. This series increased 2.8 percent from this time one year ago and also posted an 11.8 percent increase from 4th quarter 2008. While retail sales have not risen at forecasted rates by local government officials and have caused local governments to reassess upcoming budget expenditures, this critical indicator stood in sharp contrast to national retail spending trends. The latter was down 11.4 percent from April 2008.

CONSTRUCTION

Some construction statistics for the greater Cheyenne area hinted that the worst might be over for this sector, but the data suggested it will most likely be a bumpy ride over

the next quarter or two. The number of new single-family building permits issued within the city in the first quarter of this year decreased by only 2 from one year ago. Even better, they were up 17 percent (+ 5 permits) from two years ago. Residential permits for non-city areas, however, fell 50 percent from 22 in first quarter 2008 to 11 in first quarter 2009. The dollar value of residential construction remained weak, off 14 percent from first quarter 2008 but only down 3 percent from two years ago.

Total permits (building and non-building) rose 6 percent from this time one year ago and 7 percent from two years ago. The valuation of all construction, however, decreased by 40 percent over first quarter 2009 when compared to first quarter 2008. Commercial construction was the exception. It rose 206 percent from first quarter 2008.

REAL ESTATE MARKET

Residential Housing

We are very sorry to report that the Cheyenne Board of Realtors once again changed their methods for reporting residential real estate market conditions for Cheyenne and Laramie County beginning with January 2009. The data found in Table 2 under *Housing* is no longer comparable to past data. The data does not accurately reflect market conditions in Laramie County. These changes inflate or otherwise distort local market conditions, and we urge users to view these statistics with extreme caution.

The Board made two significant changes in their reporting methodology. First, it incorporated data from Platte, Albany and other counties with Laramie County data. Second, they no longer provide data for activity within Cheyenne city limits and for rural areas outside of city limits. This second change inflates the average selling price of a home because it combines rural residential sales with city sales. Rural residences because they include acreage always sell at much higher prices than city residences, approximately 45 percent.

Further, the newly revamped Board data reported the March 2009 average selling price at \$193,988 and the January price at \$164,537 which means housing prices have increased 18 percent in the last two months. Please see Table 7 for more details. It should be noted that there were 251 observations (sales) in the calculations of average selling prices for the first three months of 2009. With such large variation in the reported averages given the number of data points, one cannot help but be concerned with the accuracy of the reported results.

Housing Vacancies

Vacancy rates, with one exception, rose during this reporting period. The number of unfurnished apartments increased by 39 percent for this time last year while the vacancy rate at large apartment complexes (4.5%) registered a 32 percent

increase. Mobile home vacancies dropped by an average of 2 units this quarter but stood 46 percent lower than the comparable rate two years ago.

Commercial Properties

At this time one year ago, we launched a comprehensive commercial property database project for Laramie County. The database contains property information such as location, property size, structure type, square footage, market valuation, ownership and current use such as retail, office space, warehousing, medical, restaurant, etc. The database is a download of the County’s Assessor’s database and can be queried in hundreds of ways. In addition, we began to compile statistics on the number and type of commercial and industrial properties available for lease and sale beginning

in September of 2008. Below are some of the results from these two efforts. We will continue to report and expand on this information in the months and years ahead.

A few miscellaneous items first. There are 20 commercial properties in the county that are 100,000 square feet or larger. One, however, is a barn. Of the remaining 19, the largest facility is 1,119,750 square feet and smallest is 100,926. These 19 buildings total 4,009,751 square feet and are valued by the Assessor at \$219,179,028.

Table A presents a summary of commercial structures by type of usage. This is not a comprehensive listing and is current through of December 31, 2007. Comparable statistics for 2008 will not be available until 4th quarter 2009. The classifications within Table A are directly from the County Assessor’s database.

**TABLE A.
COMMERCIAL PROPERTY BY USAGE**

Usage	Number	Average Size	Total Footage	Average Value	Maximum Sq. Ft.	Minimum Sq. Ft.
Automotive Centers	18	8,729	157,116	\$496,991	30,184	3,040
Banks	24	8,133	195,196	\$1,261,916	28,505	3,058
Central Banks	4	24,126	96,502	\$3,107,501	46,124	10,090
Bars/Taverns	16	7,587	121,392	\$460,756	23,461	3,406
Cold Storage Warehouse	2	4,055	8,110	\$113,595	5,010	3,100
Auto Dealerships	10	30,161	301,613	\$2,423,878	62,850	12,929
Day Care Centers	4	4,633	18,532	\$324,701	5,400	3,120
Discount Stores	9	44,384	399,460	\$1,789,706	105,237	4,328
Distribution Warehouses	23	24,444	562,203	\$844,229	144,761	4,050
Equipment Buildings	13	9,080	118,052	\$2,409,850	30,803	3,040
Extended Stay Motels	2	23,145	46,290	\$1,915,625	37,024	9,266
Fast Food Restaurants	12	4,442	53,304	\$629,044	7,000	3,144
Hotels—Full Service	3	90,223	270,669	\$4,604,811	144,086	40,276
Hotels—Limited Service	5	38,572	192,862	\$2,396,734	49,701	25,000
Industrial Light Mfg.	30	32,746	982,377	\$1,300,995	210,708	3,584
Industrial Flex Mall Bldg.	3	19,867	59,600	\$1,048,795	21,000	17,600
Light Commercial Utility	36	5,234	188,420	\$331,173	11,008	3,125
Mall Anchor Dept. Store	3	81,399	244,196	\$2,346,847	86,478	74,794
Medical Offices	37	11,728	433,922	\$1,433,106	150,716	3,110
Mega Warehouse	2	702,583	1,405,165	\$3,268,742	1,119,750	285,415
Mega Warehouse Store	1	219,274	219,274	\$1,217,123	219,274	219,274
Mini Warehouses	103	6,638	683,721	\$1,017,599	22,695	3,200
Mini-Mart Convenience Stores	5	4,952	24,762	\$789,212	7,412	3,256
Mixed Retail w/Office Units	14	16,406	229,683	\$391,998	25,223	4,414
Mixed Retail w/Res Units	26	7,350	191,119	\$299,318	16,729	3,113
Motels	31	14,656	454,328	\$1,131,244	48,197	3,178
Neighborhood Shopping Centers	48	15,708	753,973	\$1,145,388	76,823	4,013
Office Buildings	129	13,829	1,783,916	\$1,343,071	175,193	3,024
Regional Shopping Centers	2	320,808	641,616	\$7,746,564	320,808	320,808
Restaurants	34	5,422	184,359	\$571,569	9,297	3,124
Retail Stores	95	9,701	921,615	\$579,473	138,212	3,004
Service Garages	81	7,614	616,772	\$396,512	31,567	3,032
Storage Warehouse	121	11,836	1,432,177	\$428,181	76,512	3,084
SuperMarkets	8	40,265	322,124	\$2,720,313	61,056	20,263
Truck Stop Restaurants	11	10,901	119,910	\$1,151,304	28,356	4,821
Warehouse Discount Store	5	84,684	423,419	\$4,850,022	148,152	5,590

Commercial Property Listings

Our list of commercial and industrial properties for sale or lease showed that by the end of 2008, there were no less than 15 warehouses available for sale or lease with a total of 161,327 square feet. The average asking rental rate was approximately \$5.94 per square foot. The minimum rate was \$4.00 and the high \$13.06. By the end of the first quarter of 2009, there were 23 warehouse properties available containing 329,041 square feet of space. Rates fell to approximately \$5.72 per foot.

There were 13 retail properties available during the last quarter of 2008 with a minimum square footage of 59,290 available for sale or lease. An average rental rate was not available. By March of 2009, the number of retail properties had grown to 18 with at least 75,000 square feet available.

There were at minimum 38 commercial office properties available for lease or sale by the end of 2008. These properties contained at least 200,000 square feet of available space which would suggest a vacancy rate of approximately 11.2 percent. Average rental rates were \$12.73 per square foot. The highest rate asked was \$18 per foot and the lowest was \$8.00.

By the end of the first quarter of 2009, the number of commercial office properties had grown to at least 50 with an additional leasable space of 120,417 added to the total above.

FINANCES

Local credit unions had an interesting first quarter this year. As Table 3 presents, they experienced very solid increases in total deposits, loans, memberships and also saw the amount of loan delinquencies decrease by 18.2 percent from first quarter 2008. All these movements were quite positive given the financial crisis that hit the national economy in late 2008. It turned out, however, that they did not escape the latter event unscathed. Total net income was actually a substantial loss of \$4,483,553 by the end of first quarter 2009 as compared to a positive income figure of \$7,138,319 in 4th quarter 2008.

Briefly these losses were due to losses experienced by the National Credit Union Corporate Credit Union system which owns significant securities backed by residential mortgages. The Corporate CU system essentially insures credit unions across the country. As the underlying mortgages deteriorated, the value of the securities fell creating massive unrealized losses on these securities which in turn placed a liquidity strain on the corporate system due to the fact it held \$64 billion in mortgage and asset-backed securities. In order to avoid failure in the corporate system, the National Credit Union Administration (NCUA) created an Insurance Guarantee Stabilization Plan and assessed its membership premiums to fund this plan. For Cheyenne credit unions, the value of these premiums or assessments totaled \$5,677,153 in the first quarter of this year. Had these assessments not be levied, net reported income would have been a positive \$1,193,600.

TABLE 1

	A 1Q07	B 1Q08	C 4Q08	D 1Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT*							
Total Civilian Labor Force (LAUS)	41,929	42,326	42,485	41,847	-0.19	-1.13	-1.50
Total Employment (LAUS)	39,976	40,492	40,840	39,501	-1.19	-2.45	-3.28
Total Employment (CES)	42,833	44,167	45,400	44,400	3.66	0.53	-2.20
Total Unemployment (LAUS)	1,953	1,834	1,645	2,346	20.12	27.94	42.64
Unemployment Rate (LAUS)	4.7%	4.3%	3.9%	5.6%	19.25	29.36	44.75
Initial Unemployment Claims	78	89	111	148	89.74	66.92	33.33
Help Wanted Ads	158	120	80	48	-69.51	-59.86	-39.87
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	2,847	2,875	2,484	2,473	-13.12	-13.97	-0.44
Enplanements - Cheyenne Airport	1,232	1,365	1,001	854	-30.68	-37.42	-14.69
Retail Sales (\$000)	187,807	196,504	180,655	201,973	7.54	2.78	11.80
Bankruptcies	15	16	21	25	66.67	56.25	17.19
CONSTRUCTION							
Single Fam Bldg Permits - Chey	29	36	14	34	17.24	-5.56	142.86
Single Fam Bldg Permits - LarCo	31	22	9	11	-64.52	-50.00	22.22
Total Bldg Permits - (Chey) (a)	100	101	89	107	7.00	5.94	19.78
Septic Permits - (Rural)	13	11	11	9	-30.77	-20.59	-20.59
Value of Authorized Construction (\$000)	13,019	9,780	6,667	5,893	-54.73	-39.74	-11.60
Residential (\$000)	1,784	2,009	738	1,737	-2.65	-13.57	135.33

* 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: Retail 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 2008 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	10	0	0	0	10
February	18	0	8	0	26
March	30	0	16	0	46
April	19	0	8	0	27
May	23	0	0	0	23
June	25	0	0	0	25
July	25	0	0	0	25
August	10	0	0	0	10
September	20	0	8	0	28
October	8	0	0	0	8
November	9	0	4	6	19
December	6	0	0	0	6
Year to Date	203	0	44	6	253

Housing Profile Laramie County 2009 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	15	0	0	0	15
February	14	0	0	0	14
March	16	0	0	0	16
April					0
May					0
June					0
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	45	0	0	0	45

TABLE 2

	A 1Q07	B 1Q08	C 4Q08	D Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a) (c)							
Total Residential Units For Sale	839	832	812	763	-9.0	-8.3	-6.1
Avg. Total Residentials Sold	135	102	97	84	-38.2	-18.2	-13.4
Total Volume Residentials Sold (\$000,000)	24.2	18.4	17.4	n/a	n/a	n/a	n/a
Avg. Total Residential Sale Price (\$)	n/a	178,478	179,971	176,590	n/a	-1.1	-1.9
Residential Avg. Days on Market (b)	97	113	93	105	8.2	-7.1	13.3
VACANCIES (d)							
Furnished Apartments	6	3	7	6	2.8	105.6	-16.9
Unfurnished Apartments	96	51	50	71	-26.2	38.9	42.1
Homes and Duplexes	57	35	29	40	-29.6	14.6	38.8
Mobile Homes	14	10	10	8	-45.7	-24.0	-21.1
Sampled Apartments % Vacancy (e) (Large Complexes Only)	6.2%	3.4%	3.4%	4.5%	-27.6	32.0	33.8

(a) Source: Cheyenne Board of Realtors

(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) 2009 housing data is no longer comparable to past statistics because the Cheyenne Board of Realtors no longer reports specific Laramie County housing results.

(d) Source: Wyoming Center for Business & Economic Analysis, Inc.

(e) Average Sample Sizes: 1Q07 899
 1Q08 822
 4Q08 855
 1Q09 861

n/a = not available

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

TABLE 3

	A 1Q07	B 1Q08	C 4Q08	D 1Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
4%, 1%, & Lodging Tax Collections (\$000)	17,666	18,596	19,271	19,273	9.10	3.64	0.01
Wholesale & Retail Tax Collections (\$000)	9,169	9,571	9,420	10,561	15.18	10.34	12.11
Actual Receipts to County Entities (\$000) (a)	7,502	7,875	8,087	8,181	9.06	3.89	1.17
1% Sales & Use Tax Receipts (\$000)	3,458	3,632	3,744	3,772	9.09	3.87	0.76
Lodging Tax Receipts	142,630	180,366	284,603	158,612	11.20	-12.06	-44.27
1% Special Purpose Tax Receipts (\$000)	3,457	3,631	1,764	3,748	8.43	3.23	112.54
CREDIT UNION DATA							
Deposits (\$000)	854,589	637,940	689,715	701,605	-17.90	9.98	1.72
Total Loans (\$000)	489,396	449,137	502,398	503,159	2.81	12.03	0.15
Net Income Y-T-D (\$)	4,555,820	2,034,445	7,138,319	-4,483,553	-198.41	-320.38	-162.81
Delinquencies (\$)	3,883,743	4,954,430	4,021,262	4,052,585	4.35	-18.20	0.78
Memberships	91,269	88,230	90,623	91,710	0.48	3.94	1.20
BANKING DATA							
Deposits (\$000)	579,372	605,023	611,775	606,240	4.64	0.20	-0.90
Total Loans (\$000)	378,460	408,305	406,732	411,476	8.72	0.78	1.17
Net Income Y-T-D (\$000)	1,840	1,579	7,353	1,477	-19.72	-6.45	-79.91

(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 1Q07	B 1Q08	C 4Q08	D 1Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh	45	48	49	48	7.65	0.92	-0.18
Residential Gas Usage (‘000) Mcf	366	403	213	338	-7.54	-16.03	59.24
Metered Taps - Water (CBPU)	21,450	21,673	21,820	21,794	1.60	0.56	-0.12
Metered Taps - Water (SCW & SD)	3,271	3,290	3,297	3,297	0.81	0.22	0.01
HUMAN SERVICES							
Total Emergency Room Visits	2,483	2,939	2,983	3,021	21.67	2.79	1.26
Safehouse - # of People Sheltered	18	25	16	17	-7.41	-33.33	2.04
Comea Shelter - Nights Lodging	1,088	1,165	1,375	1,148	5.48	-1.49	-16.55
DPASS - AFDC Distributions	74	106	127	123	66.67	16.35	-2.63
SCHOOL ENROLLMENTS							
Laramie County District #1	12,713	12,263	12,936	12,537	-1.38	2.23	-3.08
Laramie County District #2	892	905	838	837	-6.17	-7.51	-0.16
Private Schools	407	380	432	432	6.14	13.68	0.00
Home Schooling	359	354	406	406	13.09	14.69	0.00
Total School Enrollment	14,371	13,902	14,612	14,212	-1.11	2.23	-2.74
LCCC Enrollment - FTE (Lar Co Sites)	2,914	2,765	2,837	2,830	-2.87	2.37	-0.24
LCCC Enrollment - Headcount (Lar Co Sites)	3,950	3,520	4,546	4,817	21.95	36.85	5.96

CPBU - Cheyenne Board of Public Utilities

SCW&SD - South Cheyenne Water & Sewer District

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

TABLE 5

	A 1Q07	B 1Q08	C 4Q08	D 1Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	26,680	30,132	32,621	30,457	14.16	1.08	-6.63
Nights Occupied	15,978	14,847	16,081	14,516	-9.15	-2.23	-9.73
Occupancy Rate	59.9%	49.5%	45.3%	47.7%	-20.31	-3.57	5.37
Average Room Rate (\$)	\$64.75	\$66.65	\$68.00	\$65.21	0.71	-2.17	-4.11
CACVB Visitor Walk-in Count	931	1,078	2,204	1,350	45.01	25.23	-38.75
Trolley Ridership	432	96	1,226	190	-56.02	97.92	-84.50
Pine Bluffs Info Center	closed	closed	2,803	N/A	N/A	N/A	N/A
I-25 State Visitor Center	1,834	1,978	3,835	2,209	20.45	11.68	-42.40
Old West Museum Paid Visitor	871	1,371	1,191	958	9.95	-30.15	-19.57

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT*														
Total Civilian Labor Force (LAUS)	42,197	42,209	42,572	42,325	41,887	42,437	43,045	42,521	41,729	42,397	42,727	42,331	42,365	2008
	42,230	41,882	41,430										41,847	2009
Total Employment (LAUS)	40,234	40,462	40,781	40,914	40,392	40,856	41,388	40,714	40,237	40,941	41,144	40,436	40,708	2008
	39,722	39,631	39,151										39,501	2009
Total Employment (CES)	43,800	44,100	44,600	44,400	45,200	46,100	45,700	45,400	45,000	45,300	45,500	45,400	45,042	2008
	44,300	44,400	44,500										44,400	2009
Total Unemployment (LAUS)	1,963	1,747	1,791	1,411	1,495	1,581	1,657	1,807	1,492	1,456	1,583	1,895	1,657	2008
	2,508	2,251	2,279										2,346	2009
Unemployment Rate (LAUS)	4.7%	4.1%	4.2%	3.3%	3.6%	3.7%	3.8%	4.2%	3.6%	3.4%	3.7%	4.5%	3.9%	2008
	5.9%	5.4%	5.5%										5.6%	2009
Initial Unemployment Claims	140	62	64	49	39	45	57	34	44	58	80	195	72	2008
	205	118	121										148	2009
Help Wanted Ads	113	136	111	116	122	161	137	135	121	107	68	65	116	2008
	45	46	54										48	2009
GENERAL BUSINESS ACTIVITY														
Auto Registrations	2,779	2,848	2,997	3,137	3,309	3,214	3,317	3,102	3,073	2,995	2,080	2,378	2,936	2008
	2,207	2,424	2,789										2,473	2009
Enplanements - Chey. Airport	1,311	1,381	1,402	1,311	1,359	1,785	1,503	1,154	1,105	1,156	984	863	1,276	2008
	915	797	850										854	2009
Retail Sales (\$)	68,483,800	68,712,000	59,308,500	56,026,200	63,751,600	61,056,500	66,496,000	80,109,600	83,782,100	70,376,500	53,750,400	56,528,300	65,698,458	2008
	67,556,700	74,440,000	59,976,300										67,324,333	2009
Bankruptcies	9	16	22	20	15	16	29	23	16	19	24	21	19	2008
	19	22	34										25	2009

* 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														
Total Residential Units for Sale	826	837	833	866	895	945	971	960	924	884	817	736	875	2008
	739	769	781										763	2009
Total Residential Units Sold	85	97	125	125	142	145	141	138	143	120	79	91	119	2008
	67	76	108										84	2009
Average Residential Sold Price	172,078	173,404	189,952	184,062	198,888	172,065	187,759	183,315	193,322	179,972	187,051	172,889	182,896	2008
	164,537	171,244	193,988										176,590	2009
Furnished Apartments	3	4	3	6	5	2	3	5	6	7	9	7	5	2008
	5	7	6										6	2009
Unfurnished Apartments	56	49	47	41	44	44	50	40	44	41	48	61	47	2008
	76	73	64										71	2009
Homes & Duplexes	47	34	25	38	34	24	32	30	25	21	31	34	31	2008
	42	45	33										40	2009
Mobile Homes	9	11	10	9	9	10	8	8	10	8	9	12	9	2008
	11	5	7										8	2009
Sampled Apartments % Vacant	4.0%	3.4%	2.8%	3.4%	3.2%	4.3%	3.6%	3.5%	2.6%	3.2%	3.1%	3.7%	3.4%	2008
	4.1%	4.4%	5.0%										4.5%	2009
CONSTRUCTION														
Single Family Bldg. Permits (Cheyenne)	8	10	18	9	20	8	17	8	15	5	5	4	11	2008
	11	11	12										11	2009
Single Family Bldg. Permits (Laramie County)	2	8	12	10	3	17	8	2	5	3	4	2	6	2008
	4	3	4										4	2009
Septic Permits - Rural	4	13	13	21	12	12	16	18	20	17	5	12	14	2008
	12	4	11										9	2009
Total Building Permits	93	91	120	115	157	136	168	127	136	105	88	75	118	2008
	122	101	98										107	2009
Value of Authorized Const (\$000)	18,046,516	4,596,322	6,698,578	9,667,997	21,340,789	3,711,583	59,989,546	13,029,479	20,845,285	11,726,114	3,346,548	4,927,703	14,827,205	2008
	5,465,622	7,114,095	5,100,763										5,893,493	2009
Residential (\$000)	1,416,955	1,627,085	2,983,865	2,146,983	3,043,872	711,646	2,570,802	1,187,251	2,571,022	796,130	732,486	685,333	1,706,119	2008
	1,516,537	1,807,564	1,885,885										1,736,662	2009

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 (Kwh) ('0,000)	4,962	4,828	4,714	4,695	4,757	4,674	5,318	5,264	4,764	4,866	4,789	4,904	4,878	2008
	4,924	5,007	4,601										4,844	2009
Residential Gas Usage (Mcf) ('000)	4,721	3,999	3,361	2,690	1,810	1,030	627	536	672	1,142	1,996	3,237	2,152	2008
	3,834	3,421	2,898										3,384	2009
Metered Water Taps (CBPU)	21,661	21,671	21,688	21,332	21,348	21,401	21,837	21,859	21,874	21,893	21,749	21,819	21,678	2008
	21,790	21,779	21,813										21,794	2009
Metered Water Taps (SCW & SD)	3,290	3,290	3,290	3,291	3,291	3,291	3,293	3,293	3,296	3,297	3,297	3,297	3,293	2008
	3,297	3,297	3,298										3,297	2009
HUMAN SERVICES														
Total Emergency Room Visits	1,149	1,061	1,192	1,115	1,031	1,026	1,074	1,075	1,011	1,113	1,023	1,054	1,077	2008
	3,099	2,867	3,097										3,021	2009
Safehouse - Number of People Sheltered	23	32	21	23	23	23	36	24	29	40	21	17	26	2008
	17	14	19										17	2009
Comea Shelter - Total Nights Lodging	1,383	1,076	1,037	932	1,256	1,431	1,399	1,335	1,360	1,223	1,314	1,589	1,278	2008
	1,240	1,036	1,167										1,148	2009
SCHOOL ENROLLMENTS														
Laramie County District #1	12,263	12,263	12,263	12,263	12,263	-	-	12,936	12,936	12,936	12,936	12,936	12,600	2008
	12,537	12,537	12,537			-	-						12,537	2009
Laramie County District #2	905	905	905	900	900	-	-	841	841	841	837	837	871	2008
	837	837	837			-	-						837	2009
Total School Enrollment	13,902	13,902	13,902	13,897	13,897	-	-	14,615	14,615	14,615	14,611	14,611	14,257	2008
	13,374	13,374	13,374			-	-						13,374	2009
LCCC Enrollment - FTE (Lar Co Sites)	2,765	2,765	2,765	2,766	2,767	565	565	2,798	2,798	2,839	2,839	2,839	2,422	2008
	2839	2830	2830										2,833	2009
LCCC Enrollment - Headcount (Lar Co Sites)	4,755	4,755	4,755	4,755	4,755	1,639	1,639	4,546	4,546	4,859	4,859	4,859	4,227	2008
	4,859	4,817	4,817										4,831	2009

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	6,368,365	6,529,894	5,697,795	5,645,420	6,572,486	6,309,731	6,622,254	7,815,116	7,849,268	6,887,413	6,352,064	6,031,799	6,556,800	2008
	6,855,597	6,711,504	5,706,048										6,424,383	2009
Wholesale and Retail Sales and Use Tax Collections	3,341,358	3,407,881	2,821,418	2,679,760	3,337,000	3,004,524	3,328,977	3,985,217	4,148,770	3,568,568	3,051,091	2,800,424	3,289,582	2008
	3,941,069	3,717,995	2,901,712										3,520,259	2009
Actual Receipts to County Entities	2,702,430	2,758,184	2,414,593	2,402,028	2,773,788	2,661,539	2,803,835	3,232,563	3,278,403	2,881,983	2,666,567	2,538,193	2,759,509	2008
	2,922,873	2,849,929	2,408,540										2,727,114	2009
1% Sales and Use Tax Receipts	1,245,211	1,273,420	1,113,708	1,106,431	1,278,460	1,225,732	1,287,935	1,496,839	1,514,449	1,337,008	1,232,493	1,174,432	1,273,843	2008
	1,342,912	1,316,118	1,113,454										1,257,495	2009
Lodging Tax Receipts	64,707	62,143	53,516	49,166	76,985	92,417	86,608	217,365	168,608	119,923	82,025	82,654	96,343	2008
	45,343	51,530	61,739										52,871	2009
TOURISM														
Available Rooms	31,326	29,483	29,586	31,874	33,345	32,355	32,853	33,042	32,058	33,361	31,881	n/a	31,924	2008
	30,235	28,940	32,197										30,457	2009
Nights Occupied	12,233	17,413	14,894	17,066	20,958	23,991	25,515	23,248	21,468	18,782	13,380	n/a	18,995	2008
	15,164	13,795	14,588										14,516	2009
Occupancy Percentage	39.1%	59.1%	50.3%	53.5%	62.9%	74.2%	77.7%	70.4%	67.0%	56.3%	42.0%	37.6%	57.5%	2008
	50.2%	47.7%	45.3%										47.7%	2009
Average Room Rate (\$)	\$65.24	\$67.15	\$67.55	\$70.13	\$74.22	\$76.93	\$115.93	\$82.14	\$76.68	\$69.83	\$69.35	\$64.82	\$75.00	2008
	\$65.75	\$65.43	\$64.44										\$65.21	2009
CACVB Visitor Walk-In Count	947	1,003	1,284	1,578	5,377	7,126	10,768	7,324	5,185	2,942	2,029	1,641	3,934	2008
	1,219	1,079	1,752										1,350	2009
Trolley Ridership	59	205	23	425	1,199	1,350	1,765	1,580	2,206	470	0	3,207	1,041	2008
	253	248	69										190	2009
Pine Bluffs Information Center	closed	closed	closed	closed	8,526	13,010	14,546	13,237	9,996	2,803	closed	closed	10,353	2008
	closed	closed	closed	closed										2009
Wyoming State Museum	910	1,839	1,696	1,350	2,328	2,846	3,839	2,495	1,705	1,454	836	591	1,824	2008
	1,393	1,529	1,441										1,454	2009
I-25 State Visitor Center	1,600	1,695	2,638	3,747	5,640	11,321	14,378	13,172	11,111	6,098	3,492	1,915	6,401	2008
	2,134	1,811	2,682										2,209	2009
Old West Museum Paid Visitor	431	878	1,864	996	2,417	4,802	11,937	1,975	2,220	1,077	1,665	830	2,591	2008
	503	571	1,799										958	2009

CHEYENNE/LARAMIE COUNTY PROFILE

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Demography					
Total Population - Cheyenne ¹	2007	55,641	2006	55,314	0.59%
Total Population - Laramie County	2007	86,353	2006	85,384	1.13%
Total Male Population	2007	42,908	2006	43,246	-0.78%
Total Female Population	2007	43,445	2006	42,138	3.10%
% of Population - Under 20 Years Old	2007	29.6%	2005	27.4%	8.03%
% of Population - 65 Years and Older	2007	11.9%	2005	12.0%	-0.83%
Median Age	2007	36.4	2006	36.0	1.11%
% of Population - White Alone (Non-Hispanic)	2007	81.0%	2006	82.7%	-2.06%
% of Population - Native American Alone	2007	0.5%	2006	1.3%	-61.54%
% of Population - Hispanic or Latino	2007	11.4%	2006	10.8%	5.56%
Households - County	2007	33,261	2006	37,532	-11.38%
Households - City	2000	23,782	1990	20,243	17.48%
% of Households (HH) Headed by Married Couples	2007	52.6%	2005	51.1%	2.94%
% of HH Headed by Single Female (w/own children <18 yrs.)	2007	7.8%	2005	11.3%	-30.97%
Weather & Geography					
Total Area (sq. miles) ¹	2000	2,688	-	-	
Total Area (sq. miles) ¹¹ - Cheyenne	2008	24.6	2007	24.36	1.03%
Water Area (sq. miles)	2000	1.6	-	-	
Mean Elevation (ft.)	2000	6,100	-	-	
Normal Mean Temperature (F) - Cheyenne ²	1949-06	45.9	1971-00	44.9	2.23%
Average Annual Precipitation (inches) - Cheyenne ²	1949-06	14.6	1971-00	15.5	-5.50%
Average Wind Speed (mph)	1996-06	12.4	1992-02	12.6	-1.59%
Crime & Law Enforcement					
Crimes ³	2007	3,233	2006	3,082	4.90%
Crimes per 100,000 Persons	2007	2,791.8	2006	2,619.7	6.57%
Homicides per 100,000 Persons	2007	1.7	2006	1.7	0.00%
Rapes per 100,000 Persons	2007	29.4	2006	32.3	-8.98%
Robberies per 100,000 Persons	2007	13.0	2006	24.7	-47.26%
Aggravated Assaults per 100,000 Persons	2007	93.3	2006	84.2	10.87%
Burglaries per 100,000 Persons	2007	329.9	2006	340.9	-3.21%
Larcenies and Thefts per 100,000 Persons	2007	2,224.5	2006	2,002.6	11.08%
Motor Vehicle Thefts per 100,000 Persons	2007	100.2	2006	133.5	-24.92%
Education					
% of Pop. (25 yrs. and older) with High School Diploma ¹	2007	90.2%	2006	90.5%	-0.33%
% of Pop. (25 yrs. and older) with Bachelor's Degree	2007	24.2%	2006	22.3%	8.52%
Pupil - Teacher Ratio in LCSD #1 ⁴	2006-07	14.10	2005-06	13.85	1.81%
Pupil - Teacher Ratio in LCSD #2	2006-07	10.31	2005-06	8.95	15.20%
Expenditures Per Pupil in LCSD #1 (\$)	2006-07	\$11,028	2005-06	\$9,623	14.60%
Expenditures Per Pupil in LCSD #2 (\$)	2006-07	\$14,036	2005-06	\$13,393	4.80%
LCSD #1 Enrollment Fall Semester	2008	12,936	2007	12,776	1.25%
LCSD #2 Enrollment Fall Semester	2008	837	2007	928	-9.81%
Total School Enrollments Laramie County Fall Semester	2008	14,611	2007	14,443	1.16%
% of Students in Private Schools	2008	3.0%	2007	2.6%	13.46%
% of Students Home-Schooled	2008	2.8%	2007	2.5%	10.80%
ACT Average Composite Score (range 1-36) LCSD #1	2007-08	21.4	2006-07	22.0	-2.73%
ACT Average Composite Score (range 1-36) LCSD #2	2007-08	20.4	2006-07	22.3	-8.74%
LCSD #1 Graduation Rate ⁵	2007-08	56.6%	2006-07	74.3%	-23.89%

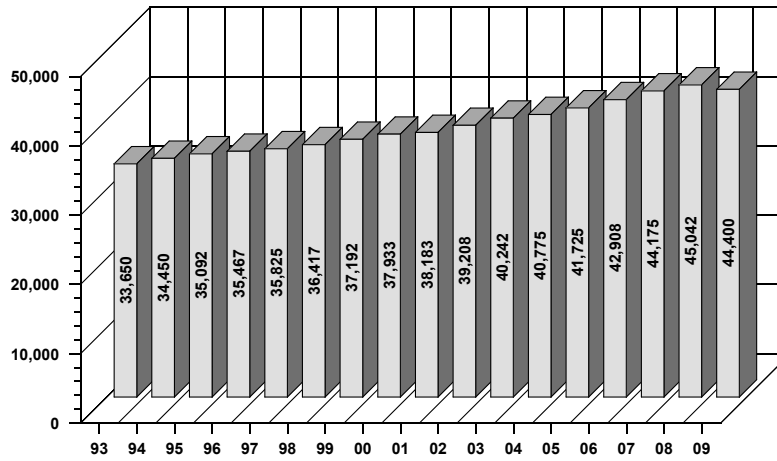
LCSD #2 Graduation Rate	2007-08	70.8%	2006-07	82.8%	-14.46%
Average Student Age at LCCC (Fall Semester)	2008	27	2007	28	-3.57%
3 - Year Graduation Rate at LCCC	2008	25.0%	2007	19.0%	31.58%
3 - Year Rate of Transfer from LCCC	2008	49.0%	2007	30.0%	63.33%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College ⁷	2008	2,837	2007	2,782	1.98%
Housing					
Average Rent for 2-3 Bedroom House (\$)³	2Q08	\$899	2Q07	\$864	4.05%
Average Rent for 2 Bedroom Apartment (\$)	2Q08	\$601	2Q07	\$558	7.71%
Average Rent for 2-3 Bedroom Mobile Home (\$)	2Q08	\$559	2Q07	\$575	-2.78%
Average Sales Price - Cheyenne ¹⁴	2008	\$173,476	2007	\$174,613	-0.7%
Average Sales Price - Close-in Rural	2008	\$253,321	2007	\$259,920	-2.5%
Laramie County's Economy					
Median Household Income ¹	2007	\$52,521	2006	\$50,907	3.17%
Mean Household Income	2007	\$72,279	2006	\$60,322	19.82%
Per Capita Personal Income (\$)⁹	2006	\$39,647	2005	\$36,922	7.38%
Average Wage per Job⁹	2007	\$37,206	2006	\$36,433	2.12%
Average Annual Pay (\$)¹⁰	2007	\$35,074	2006	\$35,308	-0.66%
Employment & Labor					
Employment ¹²	2008	45,025	2007	44,175	1.92%
Unemployment Rate ¹³	2008	3.9%	2007	3.8%	2.63%
Total Non-farm Jobs⁹	2006	59,688	2005	58,146	2.65%
% of Jobs in Farming	2006	1.48%	2005	1.53%	-3.29%
% of Jobs in Mining	2006	0.39%	2005	0.39%	-0.44%
% of Jobs in Government	2006	27.65%	2005	28.57%	-3.23%
% of Jobs in Construction	2006	7.49%	2005	6.74%	11.17%
% of Jobs in Manufacturing	2006	3.00%	2005	3.00%	-0.13%
% of Jobs in Trans. and Ware.	2006	5.44%	2005	5.19%	4.84%
% of Jobs in FIRE	2006	8.41%	2005	8.17%	2.91%
% of Jobs in Services	2006	5.06%	2005	4.98%	1.69%
% of Jobs in Retail Trade	2006	12.47%	2005	12.82%	-2.71%
% of Jobs in Wholesale	2006	1.71%	2005	1.68%	1.90%
Employed Workforce Demographics¹					
% of Workforce Age 16-19	2005	5.9%	2004	6.1%	-3.28%
% of Workforce Age 20-44	2005	54.8%	2004	59.4%	-7.74%
% of Workforce Age 45+	2005	39.3%	2004	34.5%	13.91%
% of Workforce Male	2005	52.1%	2004	53.9%	-3.34%
% of Workforce Female	2005	47.9%	2004	46.1%	3.90%
CPI					
U.S. CPI	2008	215.3	2007	207.3	3.86%
Annual Inflation Rate - Cheyenne	2Q08	6.9%	2Q07	2.1%	228.57%

Sources:

- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Division of Criminal Investigation
- 4 Laramie County School Districts #1 and #2
- 5 Wyoming Department of Education
- 6 Office of Institutional Analysis, University of Wyoming
- 7 Laramie County Community College
- 8 State of Wyoming, Dept. of Admin. & Info., Economic Analysis Division
- 9 U.S. Commerce Department, Bureau of Economic Analysis
- 10 Wyoming Department of Employment, QCEW Data
- 11 City of Cheyenne
- 12 Wyoming Department of Employment, CES Data
- 13 Wyoming Department of Employment, LAUS Data
- 14 Cheyenne Board of Realtors

LARAMIE COUNTY EMPLOYMENT*

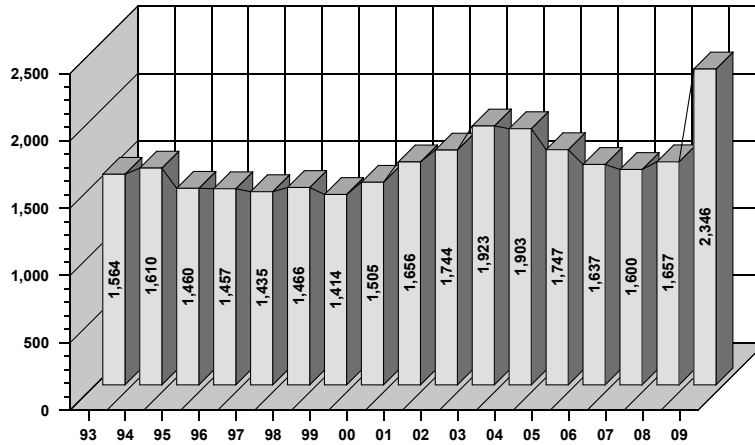
Monthly Average
1993 - 2009



* Current Employment Statistics (CES)

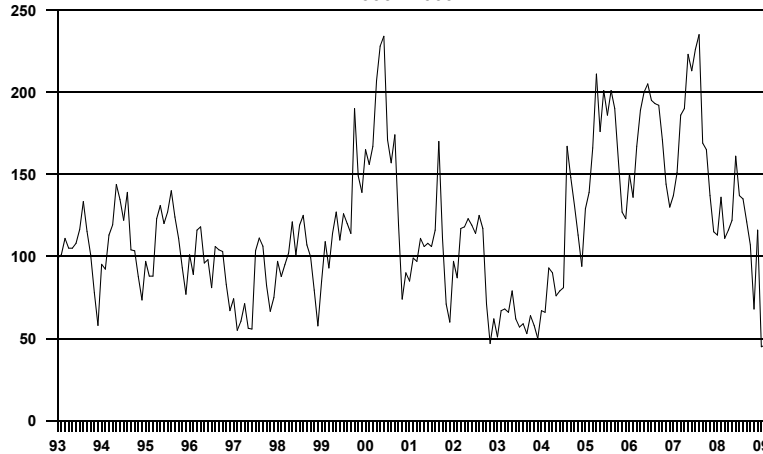
LARAMIE COUNTY UNEMPLOYMENT

Monthly Average
1993 - 2009



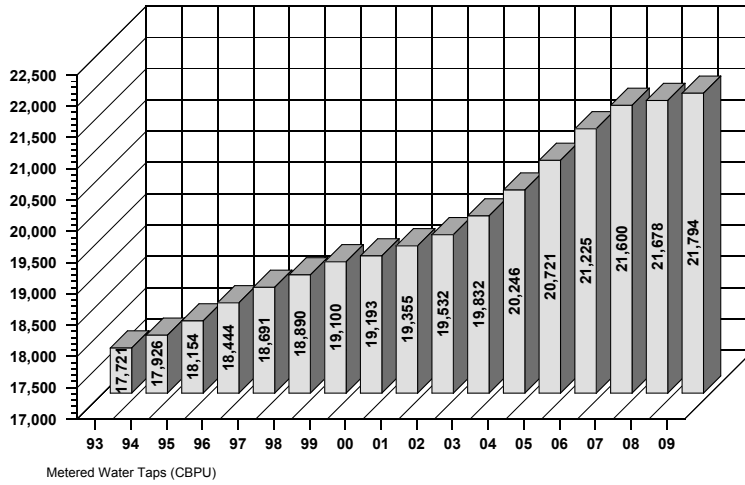
HELP - WANTED ADS, CHEYENNE

Monthly Totals
1993 - 2009



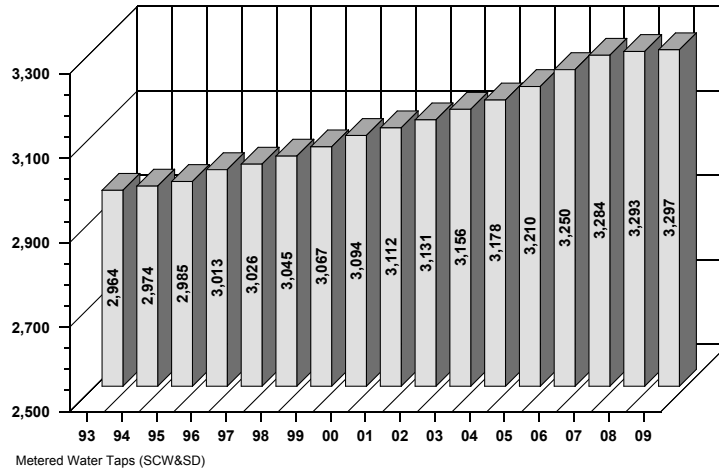
CHEYENNE METERED WATER TAPS

Monthly Average
1993 - 2009



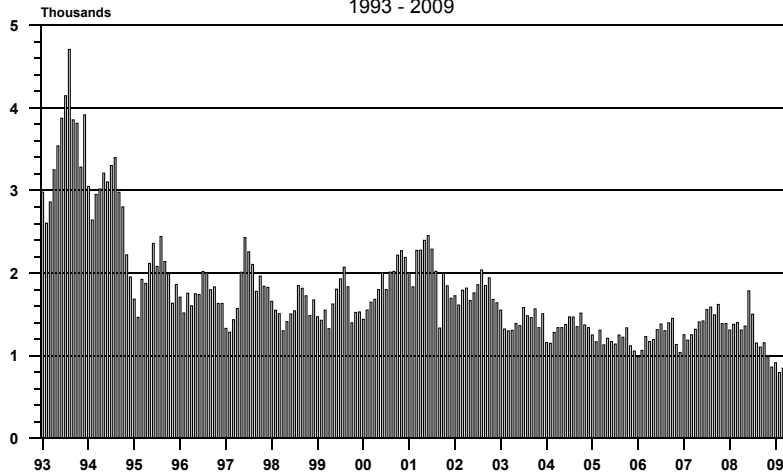
SOUTH CHEYENNE METERED WATER TAPS

Monthly Average
1993 - 2009



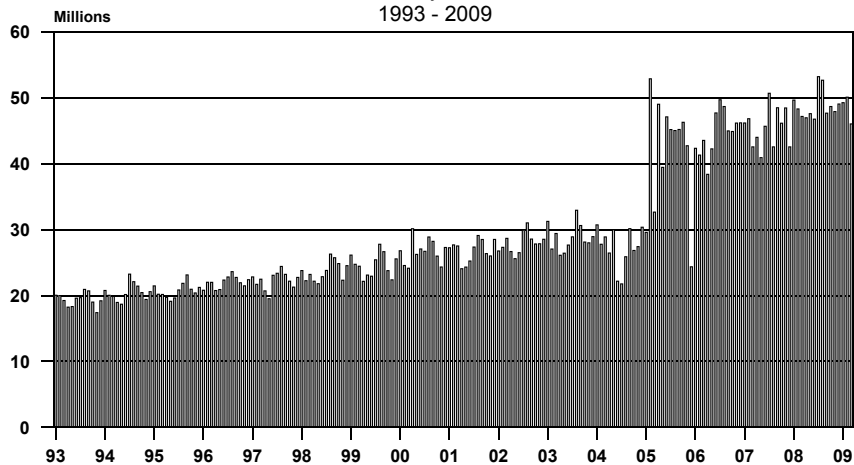
ENPLANEMENTS, CHEYENNE AIRPORT

Monthly Totals
1993 - 2009



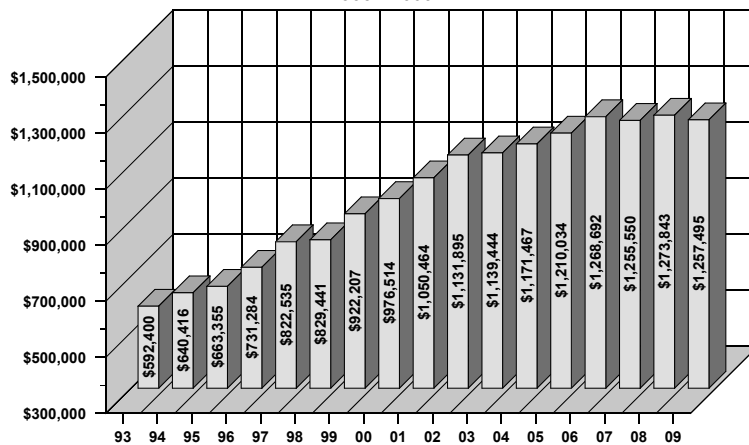
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

Monthly Totals
1993 - 2009



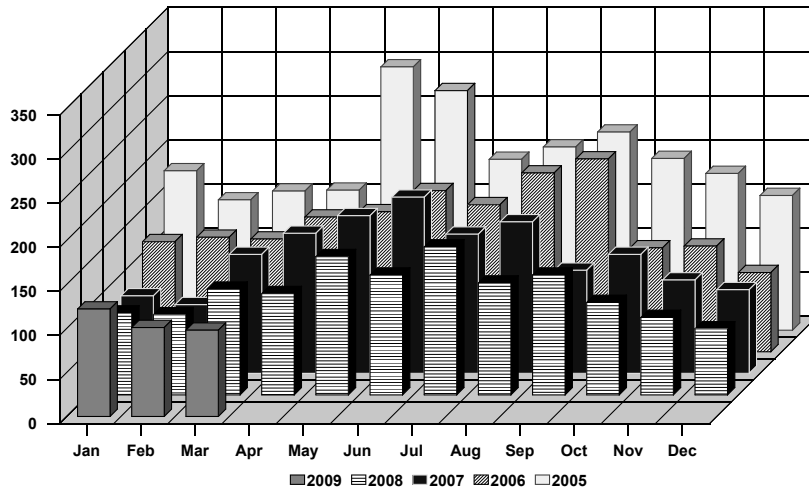
LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

Monthly Average
1993 - 2009



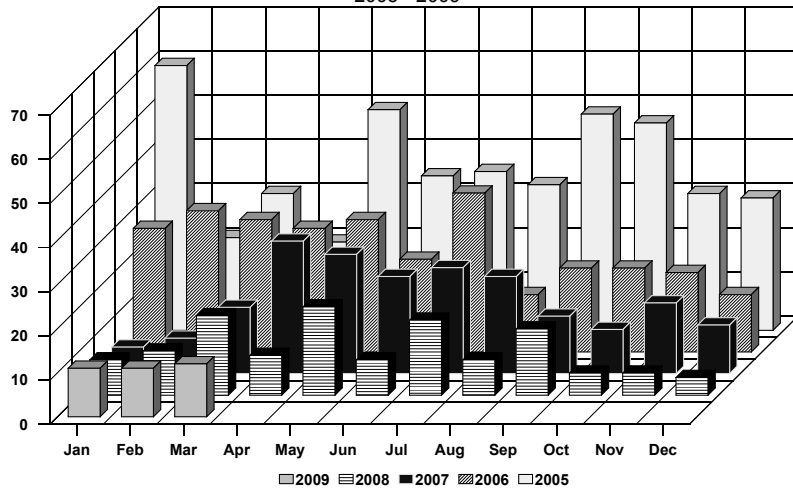
TOTAL BUILDING PERMITS, CHEYENNE

Monthly Totals
2005 - 2009



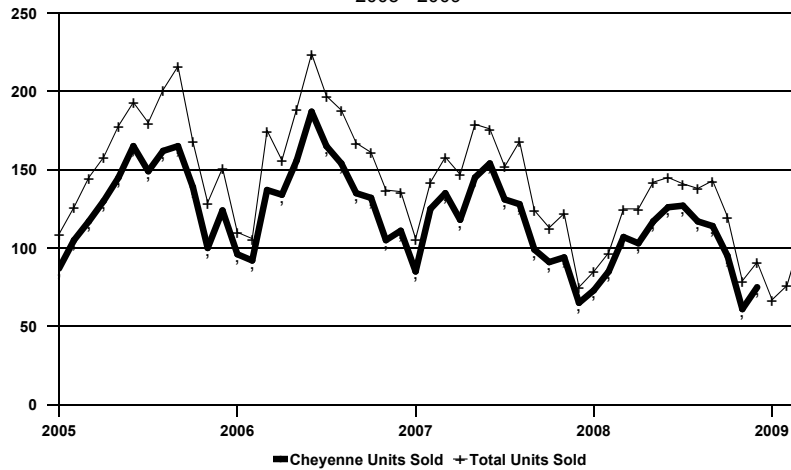
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

Monthly Totals
2005 - 2009



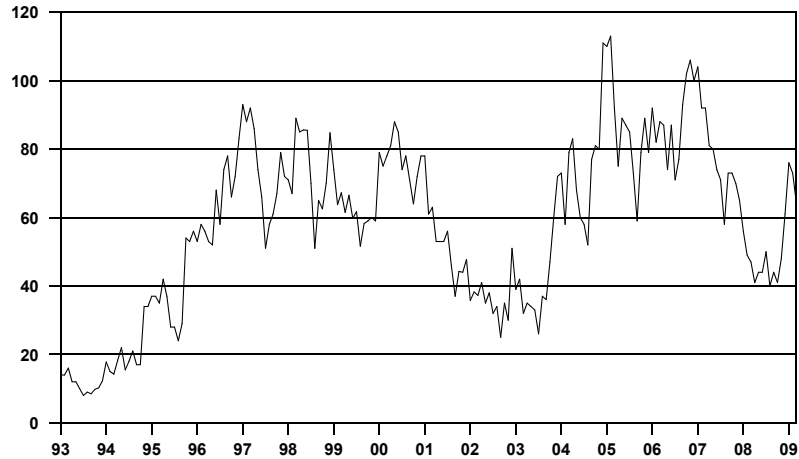
RESIDENTIAL UNITS SOLD

Monthly Totals
2005 - 2009

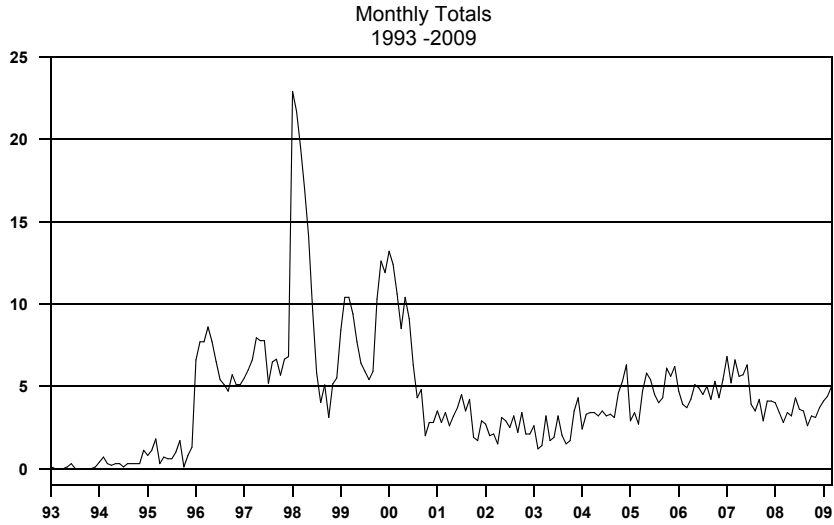


UNFURNISHED APARTMENT VACANCIES, CHEYENNE

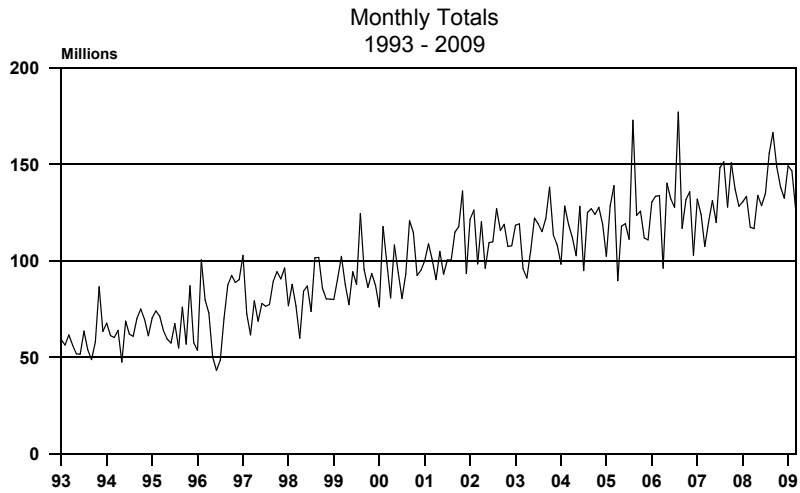
Monthly Totals
1993 - 2009



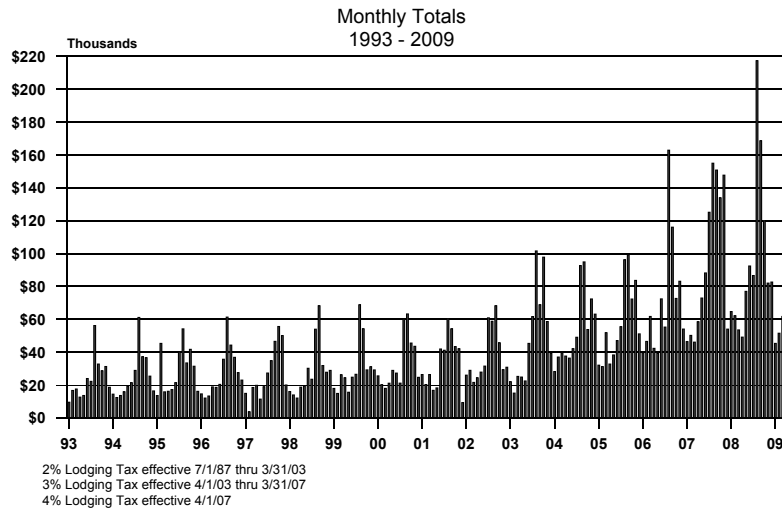
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE



TOTAL TAXABLE SALES, LARAMIE COUNTY

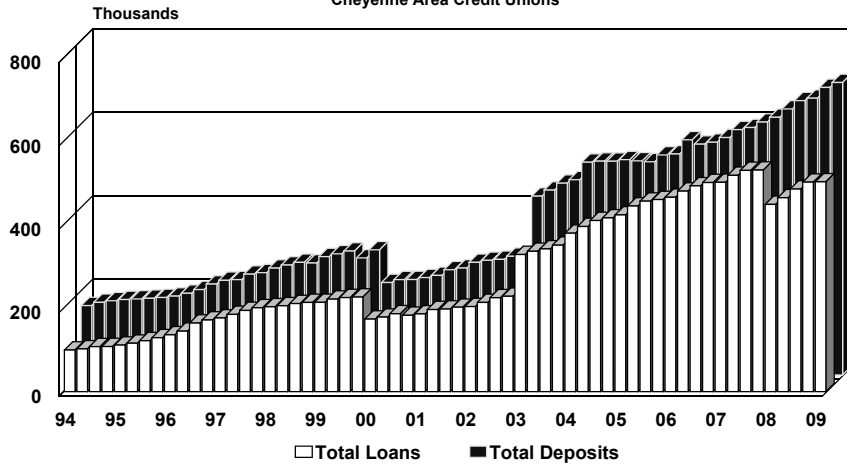


LODGING TAX RECEIPTS, LARAMIE COUNTY



TOTAL LOANS AND DEPOSITS

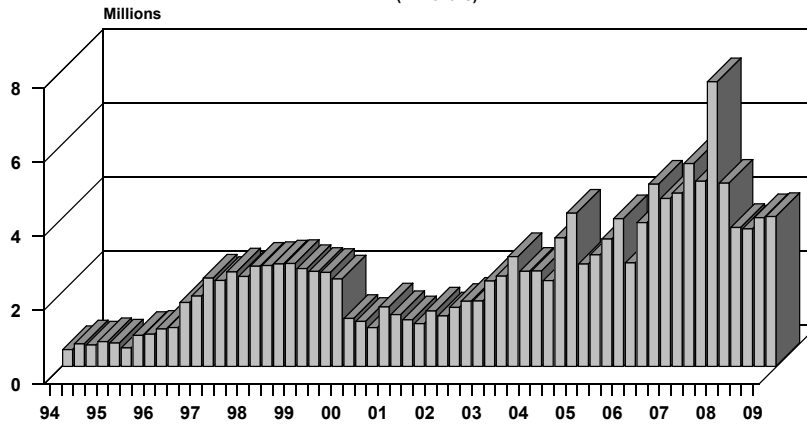
Cheyenne Area Credit Unions



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.
 b) Beginning in 2003, the data reflects two additional credit unions

DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

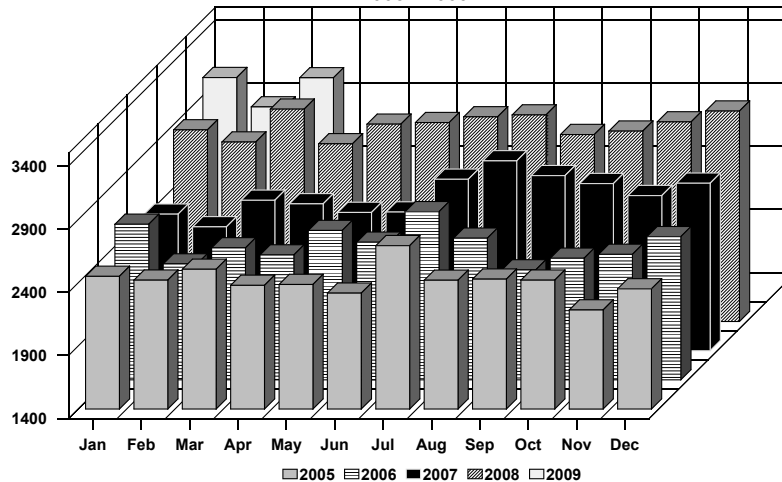
(in Dollars)



a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.
 b) Beginning in 2003, the data reflects two additional credit unions

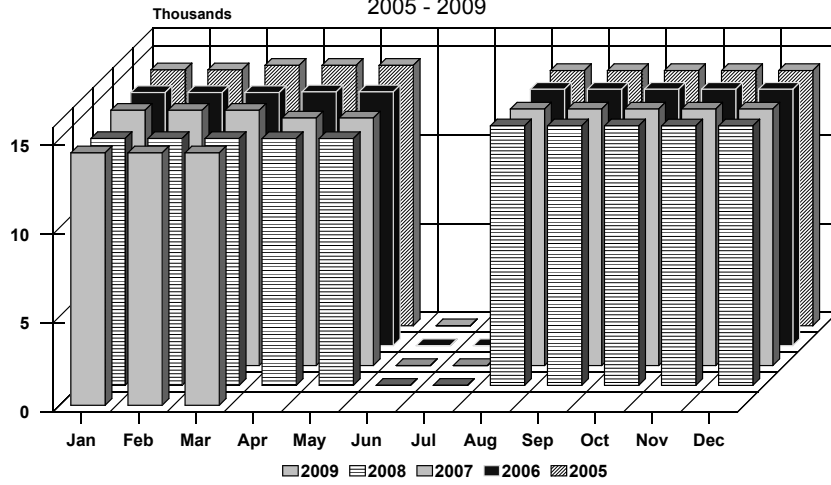
TOTAL EMERGENCY ROOM VISITS, CHEYENNE

Monthly Totals
2005 - 2009



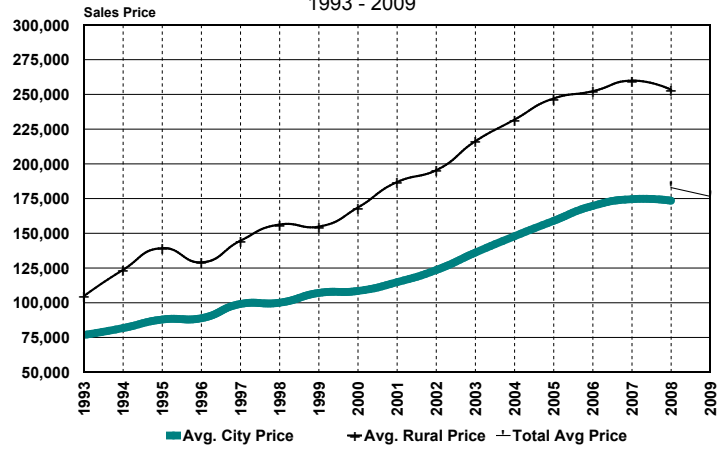
LARAMIE COUNTY SCHOOLS

Monthly Totals
2005 - 2009



AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

Laramie County
1993 - 2009



*Data is incomplete for 1995.

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
Laramie County Planning & Development Office
4. Employment:
Wyoming Department of Employment
5. Help-Wanted Advertisements:
Wyoming Center for Business & Economic Analysis, Inc.
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, Inc.
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 (9)
Cheyenne Area Banks (6)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau

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