

# **Economic Indicators for Greater Cheyenne**

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Volume XXV, Number 3  
September 2009

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## **PREFACE**

If you would like to receive future issues of this publication, please detach the last page, complete it, and return it to the Wyoming Center for Business & Economic Analysis, Inc. There is NO CHARGE for one copy of this publication.

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# ECONOMIC INDICATORS

## ANALYSIS

### EMPLOYMENT

The demand for workers continued to decrease during the second quarter of 2009, but the rate of decrease slowed from first quarter 2009. Job growth measured by data supplied by firms rose 1.1 percent from the first quarter of this year, but still fell 1.2 percent from second quarter 2008. The fact that establishments reported an increase in hiring from the first quarter of this year is quite encouraging given the continued large loss of jobs at the national level. Also both the number of persons unemployed and the unemployment rate improved during the current quarter. The number of unemployed workers fell by 251 from first quarter 2009 (2,347) to 2,096 this quarter, a decline of 10.7 percent. The unemployment rate dropped to 5.1 percent this quarter as compared to 5.6 percent in the first quarter.

Help-wanted advertisement also rose 17 percent from the first quarter, but they remained 58 percent below second quarter 2008. This suggests it will be some months before the Laramie County economy returns to pre-2009 employment levels.

New and revised personal income statistics for Laramie County were just released by the federal government. Preliminary total personal income for 2008 was estimated at 3.972 billion dollars which was an increase of 6.0 percent over revised 2007 personal income of 3.749 billion dollars. By comparison, the gain in personal income in 2006 was 7.9 percent. Between 2006 and 2008 personal income growth was 13.5 percent whereas overall price inflation ran at 6.8 percent, thus residents experienced solid gains in real income.

### GENERAL BUSINESS ACTIVITY

From second quarter 2008 through second quarter 2009, the four general business economic indicators took a pretty solid hammering. All, but one, were down by double-digit rates. Bankruptcies fared the worse, up by 110 percent from this time in 2008. Enplanements were next, off 38 percent followed by truck and auto registrations which declined 10.5 percent. Retail sales declined 11.7 percent from second quarter 2008 and were off by 13.6 percent from first quarter 2009.

For the first six months of 2009, retail sales declined 5.5 percent from the same comparable period in 2008. Total sales tax revenues flowing to local government entities decreased by 11 percent from second quarter 2008 and fell 15 percent from first quarter 2009. Monthly average receipts in 2008 ran at \$2,759,500 and through the first six months of 2009, the average has been \$2,526,901, a decline \$232,600 per month or 8.4 percent. Tables 3 and 9 present more comprehensive data.

### CONSTRUCTION

New construction activity, residential and commercial, throughout the county remained weak over the course of the second quarter. New commercial and industrial construction was practically non-existent. There was one positive glimmer; permits for new single-family residential homes within city limits rose 38 percent from second quarter 2008. There were 51 such permits issued during the quarter as compared to 37 one year ago. However, rural permits dropped from 30 this time one year ago to 15 at this point.

On a year-to-date basis, single family permits were down 11.2 percent from 2008. Table 1A provides further details.

Total permits decreased 6 percent from one year ago while the dollar value of all new construction plunged 53 percent from this time last year and 74 percent from two years ago.

Total new commercial construction within the city over the second quarter of 2009 was equal to \$330,000 which was only a fraction of second quarter 2008's total of \$14,762,000. For the first six months of this year, the total value of new commercial construction was \$2,638,000. For the same period in 2008, the comparable total was \$15,882,000. Second quarter commercial construction, therefore, was six times less than it was one year ago.

### REAL ESTATE MARKET

#### *Residential Housing*

Table 2 presents current statistics on the Cheyenne and Laramie County residential housing market. The Board of Realtors changed their reporting methods at the beginning of 2009. These changes rendered their publicly reported data inaccurate for Cheyenne and Laramie County, and thus we are struggling to find creditable data that accurately measures the local housing market. The housing data presented in this report have been filtered in order to provide a better, but not perfect, picture of current housing conditions.

The number of homes for sale within city limits dropped sharply from 2007 and 2008 which would imply there has been a marked improvement (a 30% reduction in the supply of homes) in the housing market. Given current labor market conditions, the general decline in the local economy over the past year, and a 20 percent increase in the average number of days a home sits on the market, this reported large reduction in the supply of homes should be considered doubtful. The positive movement in the supply of rural homes for sale appears more reasonable, down 12 percent from one year.

There was a sharp increase (50%) in the average number of homes sold during the second quarter when compared to first quarter 2009 with the average moving from 83 to 125 per month currently. Also the decline from second quarter 2008 was only 9.2 percent. Even with these positive movements, the increase in sales was not great enough to reduce the available supply of houses by the amounts reported immediately above. The gain in sales can be attributed to normal seasonal variation, improved pricing from a buyer's perspective and attractive mortgage interest rates.

The average selling price for city homes, \$169,275 in the current quarter, was down 3 percent from last year and up 6.5 percent from the first quarter of this year. Rural selling prices have remained flat for the past four quarters, hovering near \$252,000.

### ***Housing Vacancies***

There appeared to be some tightening in the rental housing market during the second quarter. The number of unfurnished apartments available for rent declined 14 percent from the first quarter of 2009, but did increase 41 percent from second quarter 2008. Vacancies at large apartment complexes fell 2.8 percent this quarter with the rate falling to 3.5 percent currently as compared to 3.6 percent in second quarter 2008 and 4.5 percent in the first quarter of this year. The other vacancy series also indicated tightening. See Table 2 for the details.

### **COMMERCIAL PROPERTY VACANCIES**

By the end of the second quarter, there were at least 30 retail spaces available for sale or lease within Cheyenne. This was an increase of 66 percent from first quarter when there were 18 properties available. The total available square footage was 100,710 at the end of the current quarter as compared to 75,000 square feet last quarter, an increase of 34 percent.

Available warehouse properties also rose sharply over the second quarter. There were 23 properties available at the end of the first quarter and 36 by the end of the second quarter. Square footage went from 329,041 last quarter to 1,496,041 this quarter which was a five-fold increase in available space. Lease rates dropped to approximately \$4.30 per square foot from \$5.72 during the first quarter of 2009.

The trend was the same for commercial office space over the second quarter with the number of such properties up by 64 percent, from 50 to 82. Leasable space rose from 320,417 sq. ft. in the first quarter to 496,107 sq. ft. by the end of the second quarter. Rental rates ranged from a low of \$5 per square foot to a high of \$18 per square foot.

### **FINANCES**

Deposit and loan activity at both banks and credit unions were quite positive during the second quarter. Bank deposits rose 28 percent and credit union deposits increased 18 percent which suggested households are saving more. Also there was no indication that local financial institutions had curtailed lending activity with credit union loans up briskly at 32 percent followed by a 10 percent increase in bank loans during the current quarter. However, delinquencies at credit unions were not healthy. They rose 52 percent from this time one year ago.

### **TOURISM**

Table 5 presents tourism statistics for the first half of 2009 and suggests that this sector was off to a slow start for the first half of its season. The most critical series declined from second quarter 2008. Nights occupied were down 7 percent. The overall occupancy rate was off by 5.6 percent and the average room rate fell 8 percent. The number of paid visitors at the Old West Museum dropped 19 percent from second quarter 2008 and was down 25 percent from second quarter 2007. These results would be expected given the national recession.

**TABLE 1**

	A 2Q07	B 2Q08	C 1Q09	D 2Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>EMPLOYMENT*</b>							
Total Civilian Labor Force (LAUS)	41,933	42,368	41,926	41,240	-1.65	-2.66	-1.64
Total Employment (LAUS)	40,393	40,856	39,579	39,144	-3.09	-4.19	-1.10
Total Employment (CES )	44,267	45,467	44,400	44,933	1.51	-1.17	1.20
Total Unemployment (LAUS)	1,540	1,512	2,347	2,096	36.13	38.62	-10.68
Unemployment Rate (LAUS)	3.7%	3.6%	5.6%	5.1%	37.33	42.33	-9.21
Initial Unemployment Claims	52	44	148	107	106.41	142.11	-27.48
Help Wanted Ads	208	133	48	56	-72.93	-57.69	16.89
<b>GENERAL BUSINESS ACTIVITY</b>							
Auto Registrations New & Used	3,319	3,220	2,473	2,883	-13.13	-10.46	16.58
Enplanements - Cheyenne Airport	1,383	1,485	854	923	-33.24	-37.82	8.12
Retail Sales (\$000)	226,219	232,680	237,830	205,474	-9.17	-11.69	-13.60
Bankruptcies	21	17	25	36	69.84	109.80	42.67
<b>CONSTRUCTION</b>							
Single Fam Bldg Permits - Chey	79	37	34	51	-35.44	37.84	50.00
Single Fam Bldg Permits - LarCo	31	30	11	15	-51.61	-50.00	36.36
Total Bldg Permits - (Chey) (a)	179	136	107	128	-28.31	-5.64	19.94
Septic Permits - (Rural)	20	16	9	9	-56.67	-45.83	-3.70
Value of Authorized Construction (\$000)	21,025	11,573	5,893	5,498	-73.85	-52.50	-6.71
Residential (\$000)	4,079	1,968	1,737	2,716	-33.42	38.03	56.37

\* 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 1A**

<b>Housing Profile Laramie County 2008 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	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

<b>Housing Profile Laramie County 2009 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	15	0	0	0	15
February	14	0	0	0	14
March	16	0	0	0	16
April	9	0	0	0	9
May	19	0	0	0	19
June	38	0	0	0	38
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	111	0	0	0	111

**TABLE 2**

	A 2Q07	B 2Q08	C 1Q08	D 2Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>HOUSING (a)</b>							
City Residential Units For Sale	732	682	477	475	-35.1	-30.4	-0.4
Rural Residential Units For Sale	182	220	191	193	6.0	-12.3	1.0
Avg. Total Residentials Sold	167	137	83	125	-25.1	-8.8	50.6
Avg. City Residential Sale Price (\$)	176,665	174,954	158,995	169,275	-4.2	-3.2	6.5
Avg. Rural Residential Sale Price (\$)	270,974	253,426	252,129	252,648	-6.8	-0.3	0.2
Residential Avg. Days on Market (b)	78	78	105	93	19.2	19.2	-11.4
<b>VACANCIES (c)</b>							
Furnished Apartments	4	4	6	4	0.0	0.0	-33.3
Unfurnished Apartments	78	43	71	61	-21.8	41.9	-14.1
Homes and Duplexes	46	32	40	26	-43.5	-18.8	-35.0
Mobile Homes	11	9	8	4	-63.6	-55.6	-50.0
Sampled Apartments % Vacancy (d) (Large Complexes Only)	5.9%	3.6%	4.5%	3.5%	-40.7	-2.8	-22.2

- (a) Cheyenne Board of Realtors data is no longer accurate for Laramie County.  
Data presented below is not from the Board of Realtors but has been filtered to present only Cheyenne and Laramie County market conditions.
- (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) Source: Wyoming Center for Business & Economic Analysis, Inc.
- (d) Average Sample Sizes: 2Q07 893  
2Q08 822  
1Q09 861  
2Q09 864

n/a = not available

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

**TABLE 3**

	A 2Q07	B 2Q08	C 1Q09	D 2Q09	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)	18,133	18,528	19,273	16,436	-9.36	-11.29	-14.72
Actual Receipts to County Entities (\$000) (a)	7,692	7,837	8,181	6,980	-9.25	-10.94	-14.68
1% Sales & Use Tax Receipts (\$000)	3,535	3,611	3,772	3,211	-9.19	-11.08	-14.89
Lodging Tax Receipts	219,603	218,568	158,612	175,410	-20.12	-19.75	10.59
1% Special Purpose Tax Receipts (\$000)	3,534	1,831	3,748	3,203	-9.37	74.94	-14.55
Retail Sales - Eating and Drinking Places (\$000)	31,898	34,529	32,998	34,317	7.58	-0.61	4.00
<b>CREDIT UNION DATA</b>							
Deposits (\$000)	593,483	658,099	701,605	778,724	31.21	18.33	10.99
Total Loans (\$000)	518,783	465,031	503,159	612,700	18.10	31.75	21.77
Net Income Y-T-D (\$)	4,286,553	3,881,338	-4,483,553	1,863,309	-56.53	-51.99	-141.56
Delinquencies (\$)	5,485,217	3,757,133	4,052,585	5,718,123	4.25	52.19	41.10
Memberships	89,742	88,997	91,710	93,212	3.87	4.74	1.64
<b>BANKING DATA</b>							
Deposits (\$000)	593,435	490,652	606,240	626,669	5.60	27.72	3.37
Total Loans (\$000)	377,091	362,926	411,476	400,029	6.08	10.22	-2.78
Net Income Y-T-D (\$000)	4,565	3,346	1,477	2,952	-35.34	-11.78	99.83

(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 2Q07	B 2Q08	C 1Q09	D 2Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>UTILITIES</b>							
Commercial Electric Power (‘000,000) Kwh	44	47	48	47	8.30	0.09	-2.71
Residential Gas Usage (‘000) Mcf	159	184	338	185	15.75	0.09	-45.48
Metered Taps - Water (CBPU)	21,554	21,360	21,794	21,895	1.58	2.50	0.46
Metered Taps - Water (SCW & SD)	3,284	3,291	3,297	3,299	0.47	0.25	0.06
<b>HUMAN SERVICES</b>							
Total Emergency Room Visits	2,518	2,914	3,021	3,148	25.02	8.03	4.20
Safehouse - # of People Sheltered	25	23	17	28	10.67	20.29	66.00
Comea Shelter -Nights Lodging	1,251	1,206	1,148	1,667	33.28	38.25	45.28
DPASS - AFDC Distributions	69	92	123	119	72.95	29.71	-3.24
<b>SCHOOL ENROLLMENTS</b>							
Laramie County District #1	12,280	12,263	12,537	12,537	2.09	2.23	0.00
Laramie County District #2	890	900	837	836	-6.07	-7.11	-0.12
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	13,936	13,897	14,212	14,211	1.97	2.26	-0.01
LCCC Enrollment - FTE (Lar Co Sites)	531	565	2,830	559	5.21	-1.18	-80.26
LCCC Enrollment - Headcount (Lar Co Sites)	1,650	1,639	4,817	1,677	1.64	2.32	-65.19

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 2Q07	B 2Q08	C 1Q09	D 2Q09	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>TOURISM</b>							
Available Rooms	27,275	32,525	30,457	31,851	16.78	-2.07	4.58
Nights Occupied	20,613	20,672	14,516	19,158	-7.06	-7.32	31.98
Occupancy Rate	75.4%	63.5%	0	59.9%	-20.51	-5.67	25.56
Average Room Rate (\$)	\$64.61	\$73.76	65	\$67.87	5.05	-7.99	4.08
CACVB Visitor Walk-in Count	4,507	4,694	1,350	4,702	4.32	0.17	248.27
Trolley Ridership	1,221	991	190	1,386	13.54	39.85	629.65
Pine Bluffs Info Center	13,576	7,875	N/A	8,618	-36.52	9.44	N/A
I-25 State Visitor Center	7,574	6,903	2,209	7,597	0.31	10.06	243.93
Old West Museum Paid Visitor	2,955	2,738	958	2,217	-24.99	-19.05	131.47

**TABLE 6**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>EMPLOYMENT*</b>														
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	41,667	41,239	40,979	41,503							41,583	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	39,385	39,423	38,951	39,058							39,362	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	44,500	44,800	45,500							44,667	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	2,282	1,816	2,028	2,445							2,222	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%	4.4%	4.9%	5.9%							5.3%	2009
Initial Unemployment Claims	140	62	64	49	39	45	57	34	44	58	80	195	72	2008
	205	118	121	82	112	128							128	2009
Help Wanted Ads	113	136	111	116	122	161	137	135	121	107	68	65	116	2008
	45	46	54	52	65	52							52	2009
<b>GENERAL BUSINESS ACTIVITY</b>														
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	2,725	2,794	3,131							2,678	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	927	988	855							889	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	52,135,400	55,988,300	55,667,500							60,957,367	2009
Bankruptcies	9	16	22	20	15	16	29	23	16	19	24	21	19	2008
	19	22	34	25	31	36							28	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
<b>HOUSING</b>														
Total Residential Units for Sale	826	837	833	866	895	945	971	960	924	884	817	736	875	2008
	726	750	769	760	728	759							749	2009
Total Residential Units Sold	85	97	125	125	142	145	141	138	143	120	79	91	119	2008
	67	74	108	106	113	155							104	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
	148,290	159,875	168,819	169,262	169,084	169,480							164,135	2009
Furnished Apartments	3	4	3	6	5	2	3	5	6	7	9	7	5	2008
	5	7	6	6	5	2							5	2009
Unfurnished Apartments	56	49	47	41	44	44	50	40	44	41	48	61	47	2008
	76	73	64	60	58	65							66	2009
Homes & Duplexes	47	34	25	38	34	24	32	30	25	21	31	34	31	2008
	42	45	33	30	27	21							33	2009
Mobile Homes	9	11	10	9	9	10	8	8	10	8	9	12	9	2008
	11	5	7	4	5	3							6	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%	3.6%	2.8%	4.2%							4.0%	2009
<b>CONSTRUCTION</b>														
Single Family Bldg. Permits (Cheyenne)	8	10	18	9	20	8	17	8	15	5	5	4	11	2008
	11	11	12	6	16	29							14	2009
Single Family Bldg. Permits (Laramie County)	2	8	12	10	3	17	8	2	5	3	4	2	6	2008
	4	3	4	3	3	9							4	2009
Septic Permits - Rural	4	13	13	21	12	12	16	18	20	17	5	12	14	2008
	12	4	11	8	9	9							9	2009
Total Building Permits	93	91	120	115	157	136	168	127	136	105	88	75	118	2008
	122	101	98	102	131	152							118	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	1,933,045	8,125,762	6,434,715							5,695,667	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	1,014,657	2,791,287	4,341,035							2,226,161	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
<b>UTILITIES</b>														
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	4,705	4,709	4,724							4,778	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	2,821	1,740	973							2,615	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	21,849	21,864	21,971							21,844	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	3,298	3,299	3,301							3,298	2009
<b>HUMAN SERVICES</b>														
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	2,972	3,254	3,218							3,085	2009
Safehouse - Number of People Sheltered	23	32	21	23	23	23	36	24	29	40	21	17	26	2008
	17	14	19	29	26	28							22	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	1,518	1,748	1,736							1,408	2009
<b>SCHOOL ENROLLMENTS</b>														
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	12,537	-	-	-	-	-	-	-	12,537	2009
Laramie County District #2	905	905	905	900	900	-	-	841	841	841	837	837	871	2008
	837	837	837	836	836	-	-	-	-	-	-	-	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	13,373	13,373	-	-	-	-	-	-	-	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	2,830	2,830	559							2,453	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	4,817	4,817	1,677							4,301	2009

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	6,368,365	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	5,748,907	5,124,251	5,562,399							5,951,451	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	2,904,282	2,534,431	2,598,152							3,099,607	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	2,435,155	2,228,917	2,315,991							2,526,901	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	1,123,485	1,022,888	1,064,308							1,163,861	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	65,863	(57,279)	166,826							55,670	2009
<b>TOURISM</b>														
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	28,230	35,130	32,193							31,154	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	14,839	20,140	22,495							16,837	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%	52.6%	57.3%	69.9%							53.8%	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	\$65.97	\$64.92	\$72.72							\$66.54	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	1,455	5,025	7,625							3,026	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	172	1,894	2,093							788	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	3,967	13,203								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	1,405	2,495	3,153							1,903	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	3,539	7,408	11,845							4,903	2009
Old West Museum	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	1,241	1,853	3,556							1,587	2009

## CHEYENNE/LARAMIE COUNTY PROFILE

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
<b>Demography</b>					
Total Population - Cheyenne <sup>1</sup>	2008	56,915	2007	56,251	1.2%
Total Population - Laramie County	2008	87,542	2007	86,480	1.2%
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%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>1</sup>	2000	2,688	-	-	
Total Area (sq. miles) <sup>11</sup> - 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 <sup>2</sup>	1949-06	45.9	1971-00	44.9	2.23%
Average Annual Precipitation (inches) - Cheyenne <sup>2</sup>	1949-06	14.6	1971-00	15.5	-5.50%
Average Wind Speed (mph)	1996-06	12.4	1992-02	12.6	-1.59%
<b>Crime &amp; Law Enforcement</b>					
Crimes <sup>3</sup>	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%
<b>Education</b>					
% of Pop. (25 yrs. and older) with High School Diploma <sup>1</sup>	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 <sup>4</sup>	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 <sup>5</sup>	2007-08	56.6%	2006-07	74.3%	-23.89%

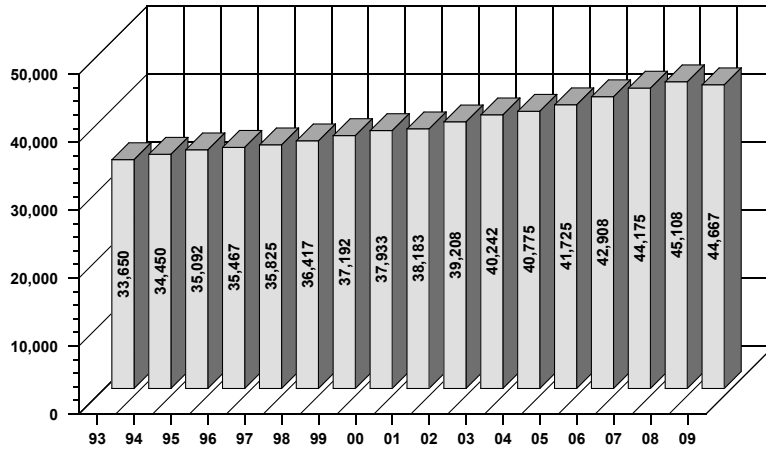
LCSD #2 Graduation Rate	2007-08	70.8%	2006-07	82.8%	-14.46%
Average Student Age at LCCC (Fall Semester)	2008	27	2007	28	-3.57%
3 - Year Graduation Rate at LCCC	2008	25.0%	2007	19.0%	31.58%
3 - Year Rate of Transfer from LCCC	2008	49.0%	2007	30.0%	63.33%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College <sup>7</sup>	2008	2,837	2007	2,782	1.98%
<b>Housing</b>					
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 <sup>14</sup>	2008	\$173,476	2007	\$174,613	-0.7%
Average Sales Price - Close-in Rural	2008	\$253,321	2007	\$259,920	-2.5%
<b>Laramie County's Economy</b>					
Median Household Income <sup>1</sup>	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%
<b>Employment &amp; Labor</b>					
Employment <sup>12</sup>	2008	45,025	2007	44,175	1.92%
Unemployment Rate <sup>13</sup>	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%
<b>Employed Workforce Demographics<sup>1</sup></b>					
% 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%
<b>CPI</b>					
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\*

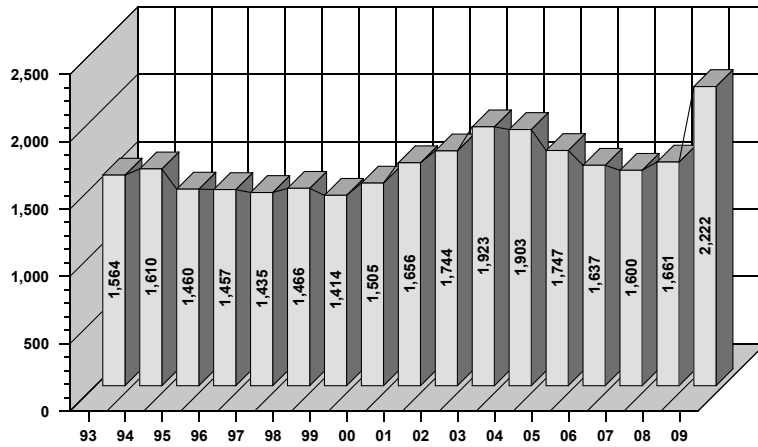
Monthly Average  
1993 - 2009



\* Current Employment Statistics (CES)

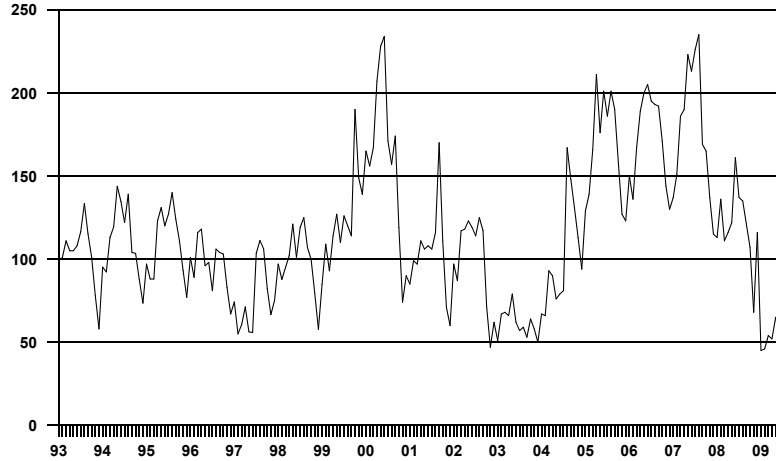
### LARAMIE COUNTY UNEMPLOYMENT

Monthly Average  
1993 - 2009



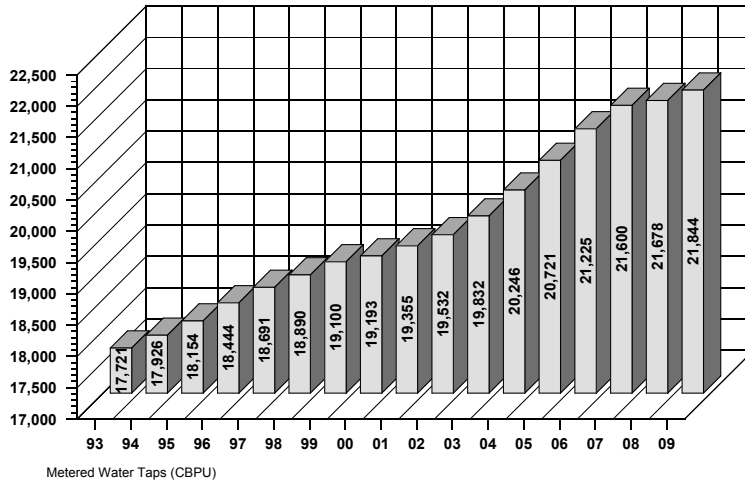
### HELP - WANTED ADS, CHEYENNE

Monthly Totals  
1993 - 2009



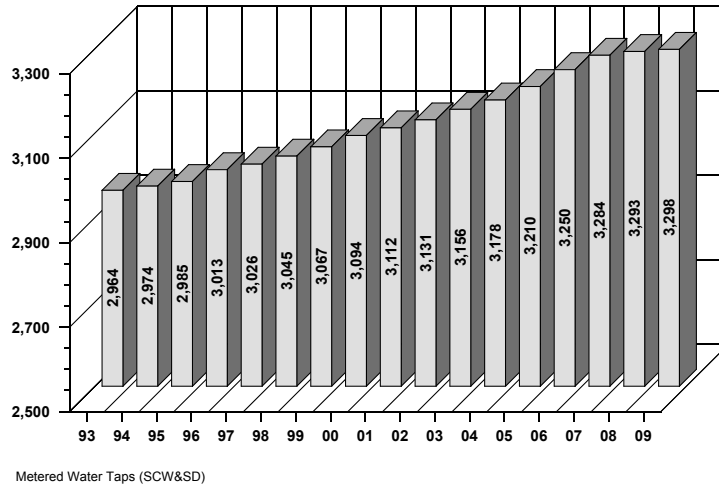
### CHEYENNE METERED WATER TAPS

Monthly Average  
1993 - 2009



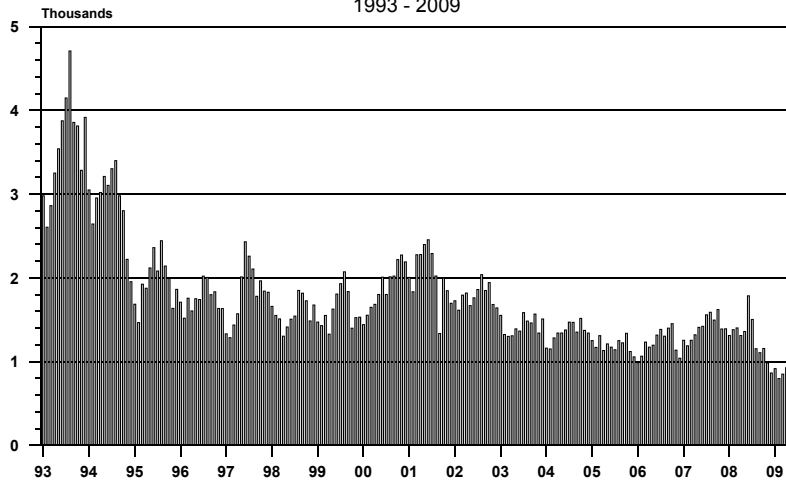
### SOUTH CHEYENNE METERED WATER TAPS

Monthly Average  
1993 - 2009



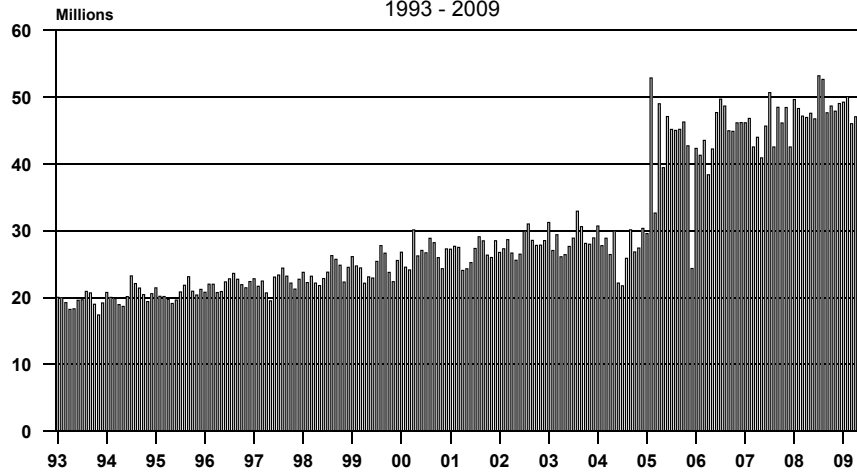
### ENPLANEMENTS, CHEYENNE AIRPORT

Monthly Totals  
1993 - 2009



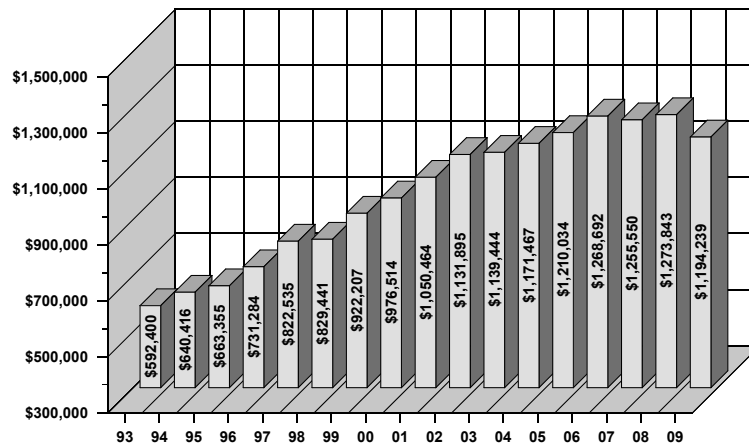
## COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

Monthly Totals  
1993 - 2009



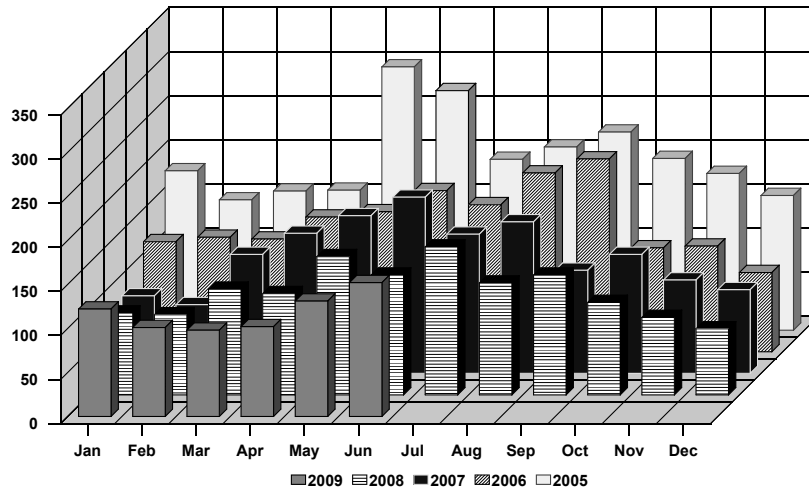
## LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

Monthly Average  
1993 - 2009



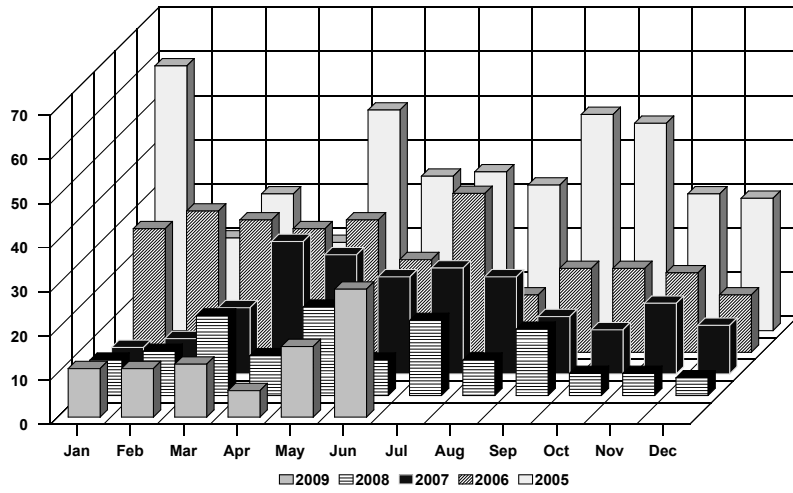
## TOTAL BUILDING PERMITS, CHEYENNE

Monthly Totals  
2005 - 2009



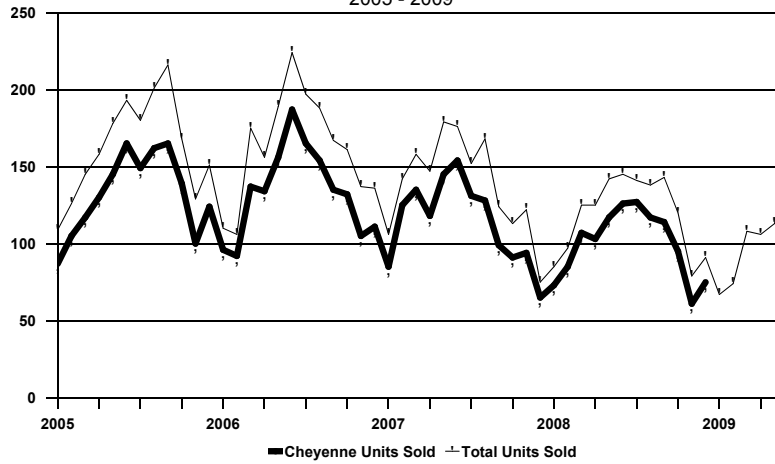
### SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

Monthly Totals  
2005 - 2009



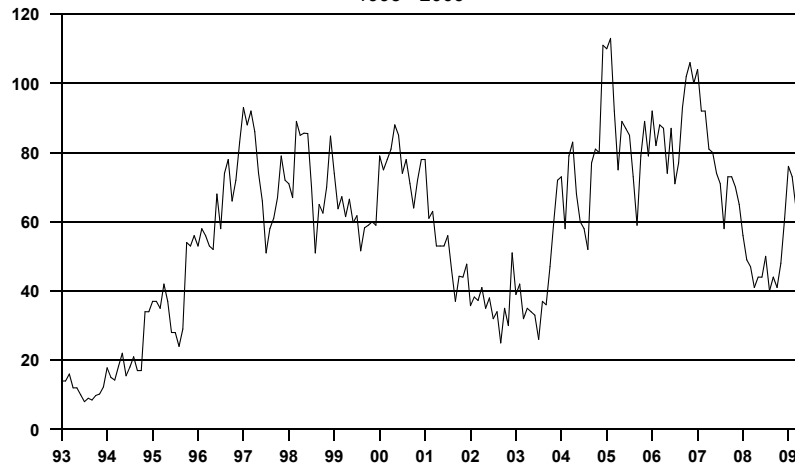
### RESIDENTIAL UNITS SOLD

Monthly Totals  
2005 - 2009

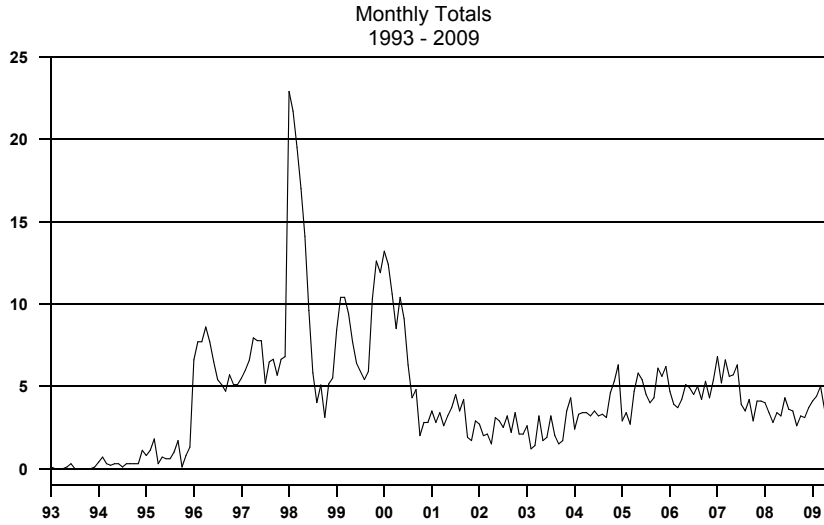


### UNFURNISHED APARTMENT VACANCIES, CHEYENNE

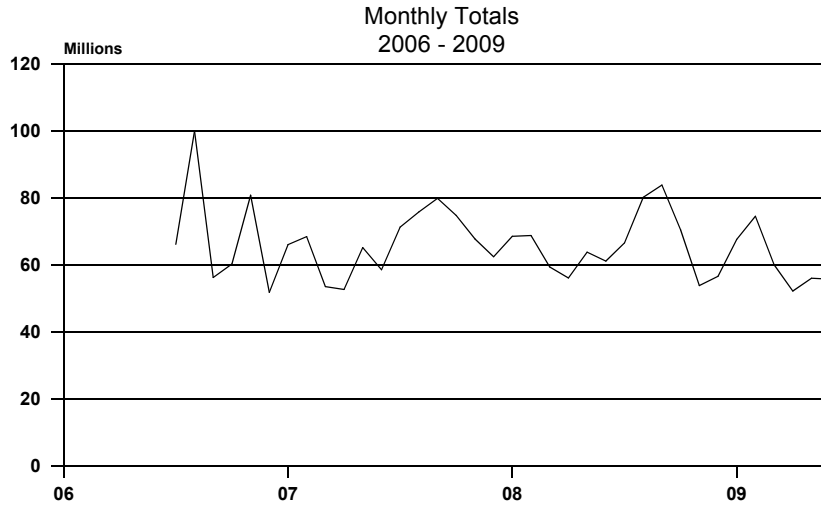
Monthly Totals  
1993 - 2009



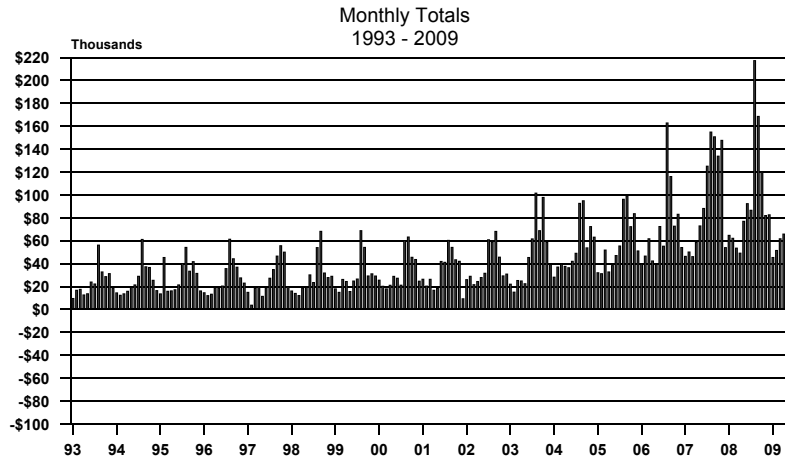
### SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE



### RETAIL SALES, LARAMIE COUNTY

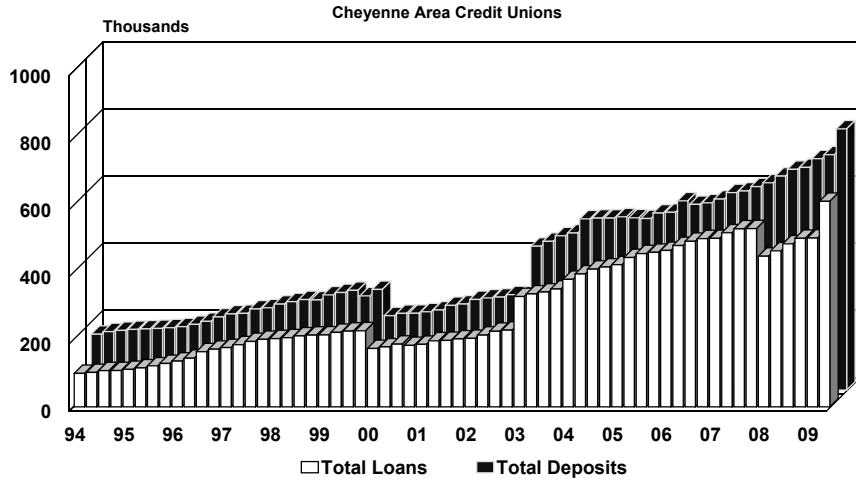


### LODGING TAX RECEIPTS, LARAMIE COUNTY



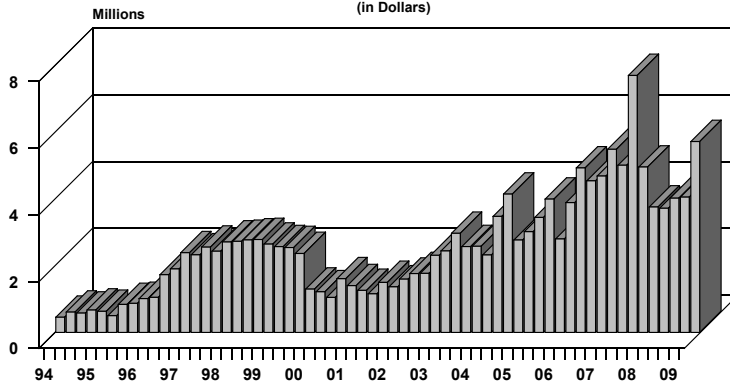
2% Lodging Tax effective 7/1/87 thru 3/31/03  
3% Lodging Tax effective 4/1/03 thru 3/31/07  
4% Lodging Tax effective 4/1/07

# TOTAL LOANS AND DEPOSITS



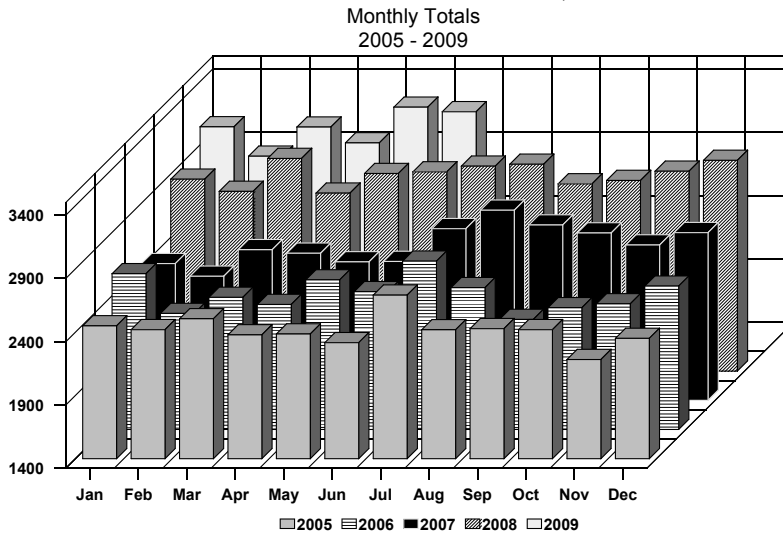
a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.  
 b) Beginning in 2003, the data reflects two additional credit unions

# DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS



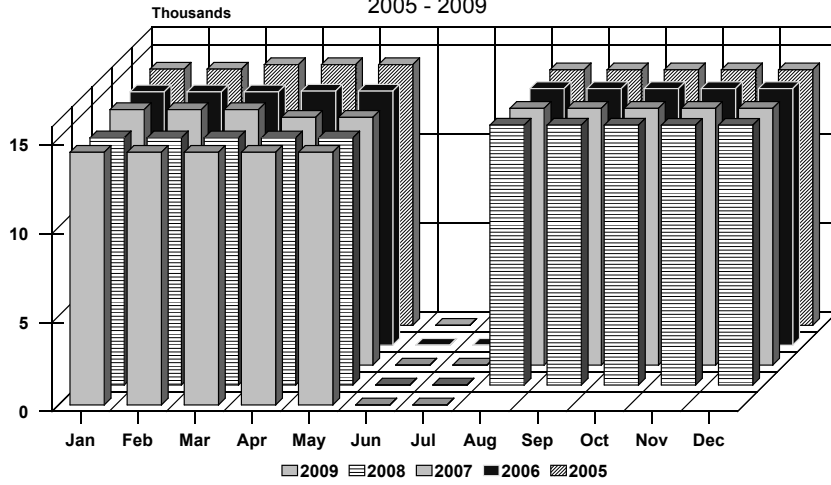
a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.  
 b) Beginning in 2003, the data reflects two additional credit unions

# TOTAL EMERGENCY ROOM VISITS, CHEYENNE



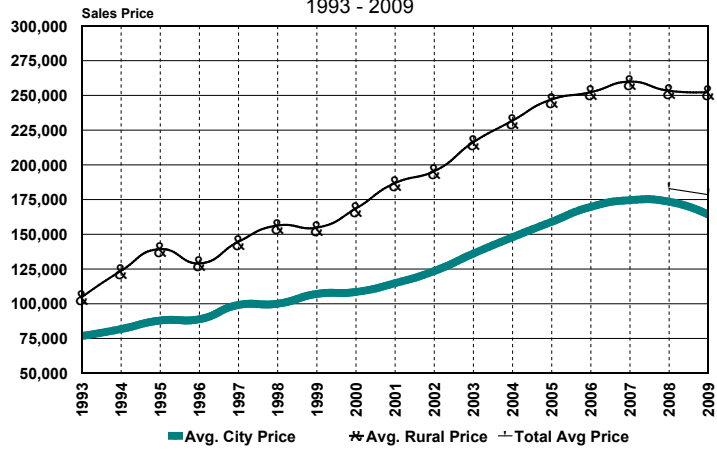
# LARAMIE COUNTY SCHOOLS

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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