

Economic Indicators for the Laramie Area



Pictured is the New Wyoming Technology Business Center at the University of Wyoming

Wyoming Center for Business & Economic Analysis, Inc.

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PREFACE

Readers should note that the *Economic Indicators for the Laramie Area* is published twice a year. An *Annual Trends* edition is published in March of each year and then a third quarter edition is published in September of each year. This report is for the third quarter of 2010.

BUSINESS TRENDS

Table 1 provides a socio-economic profile for Albany County and the City of Laramie. The population for the county in 2009 rose 2.7 percent or by 880 persons from 2008's figure of 33,099. The city's population growth rate for 2009 was similar posting a 2.5 percent increase (712 persons). Laramie's population stood at 28,850 by July 2009. The Profile provides additional details for the interested reader.

TABLE 1

Laramie/Albany County Profile 2010

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE
	YEAR	VALUE	YEAR	VALUE	IN VALUE
DEMOGRAPHY					
Total Population - Laramie ¹	2009	28,850	2008	27,664	4.3%
Total Population - Albany County	2009	33,979	2008	33,099	2.7%
Total Male Population	2009	17,784	2008	17,319	2.7%
Total Female Population	2009	16,195	2008	15,780	2.6%
Population - Under 18 Years Old	2008	6,159	2007	5,870	4.9%
Population - 65 Years & Older	2009	2,899	2008	2,839	2.1%
Median Age	2009	24.6	2008	24.5	0.4%
% of Population - White Alone (Non-Hispanic)	2008	93.7%	2007	93.1%	0.6%
% of Population - Native American Alone	2008	1.1%	2007	1.2%	-8.3%
% of Population - Hispanic or Latino	2008	7.9%	2007	7.7%	2.6%
% of Households (HH) Headed by Married Couples	2000	42.0%	1990	46.2%	-9.1%
% of HH Headed by Single Female (w/own children <18 yrs.)	2000	7.5%	1990	8.0%	-6.3%
WEATHER & GEOGRAPHY					
Total Area (sq. miles) ¹	2000	4,273	-	-	
Water Area (sq. miles)	2000	36	-	-	
Mean Elevation (ft.)	2000	7,163	-	-	
Normal Mean Temperature (F) - Laramie ²	1966-2007	40.4	1971-2000	40.3	0.2%
Average Annual Precipitation (inches) - Laramie ²	1966-2007	10.7	1971-2000	11.7	-8.8%
Average Wind Speed (mph)	1996-2006	12.4	1992-2002	12.2	1.6%
CRIME & LAW ENFORCEMENT					
Crimes ³	2008	1,060	2007	1,056	0.4%
Crimes per 100,000 Persons	2008	3,425	2007	3,471	-1.3%
Murders per 100,000 Persons	2008	3.2	2007	0.0	N/A
Rapes per 100,000 Persons	2008	16.2	2007	3.0	438.5%
Robberies per 100,000 Persons	2008	6.5	2007	15.2	-57.5%
Aggravated Assaults per 100,000 Persons	2008	84.0	2007	51.7	62.5%
Burglaries per 100,000 Persons	2008	433.0	2007	292.1	48.2%
Larcenies & Thefts per 100,000 Persons	2008	2,720.5	2007	2637.9	3.1%
Motor Vehicle Thefts per 100,000 Persons	2008	161.6	2007	213.0	-24.2%
EDUCATION					
% of Pop. (25 yrs. & older) with High School Degree	2000	93.5%	1990	89.3%	4.7%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2000	44.1%	1990	38.5%	14.5%
ACT Average Composite Score (range 1-36)	2008-09	20.2	2007-08	22.9	-11.8%
Official Enrollment Albany County School District	2009	3,579	2008	3,544	1.0%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE
	YEAR	VALUE	YEAR	VALUE	IN VALUE
Pupil -Teacher Ratio in Public Schools ⁴	2006-07	8.50	2005-06	8.09	5.1%
Public High School Graduation Rate ⁵	2007-08	87.3%	2006-07	85.4%	2.2%
Expenditures Per Pupil in Public Schools (\$)	2008-09	\$10,256	2007-08	\$10,011	2.4%
Total School Enrollments	2009	3,754	2008	3,730	0.6%
% of Students in Private Schools	2009	2.0%	2008	2.1%	-8.1%
% of Students Home-Schooled	2009	2.7%	2008	2.8%	-6.3%
Fall Semester Full-Time Equivalent (FTE) Enrollment at the University of Wyoming ⁶	2009	9,577	2008	9,276	3.2%
Average Student Age at UW (Spring Semester)	2009	28	2008	28	0.0%
4 -Year Graduation Rate at UW	2002	22.9%	2001	26.2%	-12.6%
Average Faculty Salary at UW (in thousands)	2008-09	\$76.2	2007-08	\$72.2	5.5%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College (Albany County Campus) ⁷	2009	705	2008	713	-1.1%
HOUSING					
Average Rent for 2-3 Bedroom House (\$) ⁸	4Q09	\$873	4Q08	\$870	0.3%
Average Rent for 2 Bedroom Apartment (\$)	4Q09	\$627	4Q08	\$597	5.0%
Average Rent for 2-3 Bedroom Mobile Home (\$)	4Q09	\$608	4Q08	\$599	1.5%
Rental Vacancy Rate ¹²	4Q09	6.78%	4Q08	3.93%	72.5%
Albany County's Economy					
Median Household Income ¹¹	2008	\$43,557	2007	\$40,768	6.8%
Per Capita Personal Income (\$) ⁹	2008	\$35,993	2007	\$34,955	3.0%
Employment & Labor					
Average Annual Pay (\$) ¹⁰	2008	33,891	2007	32,331	4.8%
Total Non-farm Jobs ⁹	2008	21,539	2007	21,053	2.3%
% of Jobs in Mining	2008	0.3%	2007	0.2%	21.7%
% of Jobs in Government	2008	36.4%	2007	36.5%	-0.3%
% of Jobs in Construction	2008	6.0%	2007	6.0%	0.7%
% of Jobs in Manufacturing	2008	2.4%	2007	2.9%	-16.5%
% of Jobs in Leisure & Hospitality	2008	10.8%	2007	10.1%	6.5%
% of Jobs in Professional & Business Services	2008	6.5%	2007	6.6%	-1.9%

Sources:

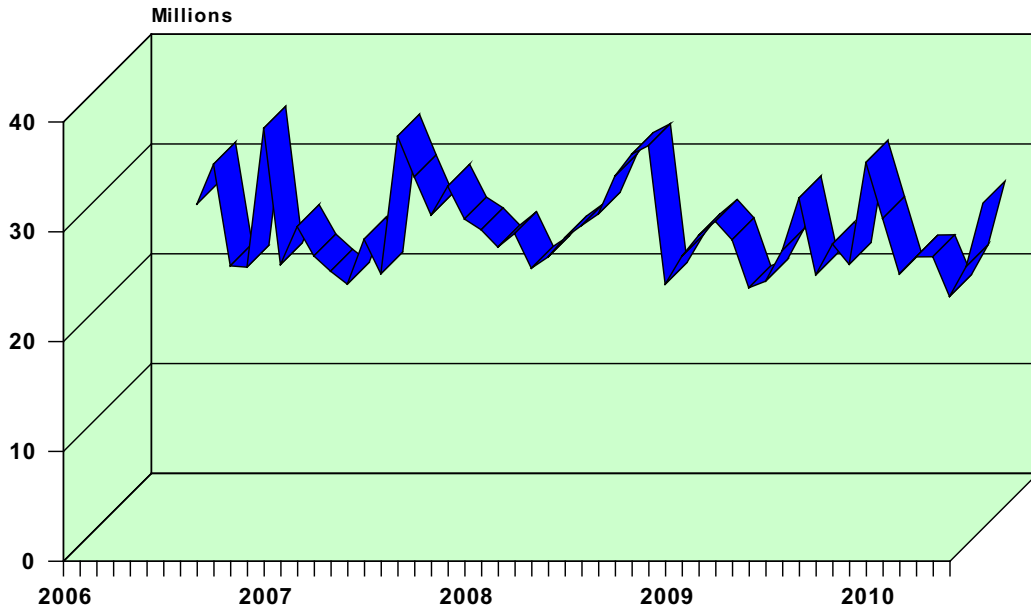
- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Division of Criminal Investigation
- 4 Albany County School District
- 5 Wyoming Department of Education
- 6 Office of Institutional Analysis, University of Wyoming
- 7 Laramie County Community College
- 8 State of Wyoming, Dept. of Admin. & Info., Economic Analysis Division
- 9 U.S. Commerce Department, Bureau of Economic Analysis
- 10 Wyoming Department of Employment
- 11 U.S. Census Bureau - Small Area Income & Poverty Estimates
- 12 Wyoming Housing Database Partnership

For the first half of 2010, the Albany County economy appeared to have weathered the national recession remarkably well. It appeared to have begun moving strongly up the right side of the typical V-shaped recession pattern. The remaining question is whether it can sustain this recovery pattern in the months ahead given the shaky and uncertain movements in national economic matters.

We also saw strong growth in some areas. One such example would be retail sales. This series grew 7.0 percent from second quarter 2009 and by 2.7 percent from first quarter 2010. Current sales were at \$74,566,000 by the end of the quarter. They were down by 5.3 percent from the comparable period in 2008 however. Table 2 below presents these details while Table 3 provides monthly statistics for 2010 and 2009. Monthly year-to-date figures had 2010 sales down 6.6 percent from 2009 sales, so there remains a way to go before full recovery as seen in Graph 1.

GRAPH 1
Retail Sales, Albany County

Monthly Totals
2006-2010



Other general business indicators (auto registrations and enplanements) also moved positively during the second quarter. Registrations increased 3.3 percent from this time one year ago while enplanements rose more modestly, 0.4 percent. Both series remained well below 2008 levels where both were down by greater than 20 percent. See Graph 3 for enplanements.

TABLE 2
QUARTERLY GENERAL BUSINESS STATISTICS

BUSINESS	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
Auto Registrations New & Used	200	140	114	145	-27.50	3.33	26.82
Enplanements - Laramie Regional Airport	802	619	570	622	-22.49	0.38	9.06
Total Retail Sales (\$000)	78,721	69,705	72,597	74,566	-5.28	6.97	2.71

Monthly lodging tax receipts reported in the last two columns of Table 3 posted a 29 percent decline from its 2009 monthly average, but when compared over the first 6 months of 2009, the decrease was only 2.9 percent. This loss in lodging receipts can be attached to the drop off in over-the-road trucking volumes since the inception of the Great Recession. It will be interesting to see if this series rebounds over the latter half of 2010.

TABLE 3
MONTHLY GENERAL BUSINESS STATISTICS

	NEW CAR AND TRUCK SALES		ENPLANEMENTS LARAMIE REGIONAL AIRPORT		RETAIL SALES (\$000)		TOTAL SALES AND USE TAX COLLECTIONS (\$000)		1% SALES AND USE TAX RECEIPTS		LODGING TAX RECEIPTS	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
JAN	124	102	515	500	26,675	23,157	2,304	2,142	372,206	346,463	38,720	34,380
FEB	100	115	610	600	27,947	24,713	2,660	2,526	818,277	410,554	29,066	29,133
MAR	127	126	651	610	26,268	24,728	2,317	2,278	375,822	369,142	32,859	36,304
APR	123	129	623	618	21,904	21,105	2,015	1,992	325,156	321,126	39,563	40,366
MAY	119	145	618	595	22,495	23,850	1,999	2,180	322,572	351,389	37,246	43,574
JUN	179	161	617	652	25,306	29,612	2,264	2,563	363,742	413,655	54,899	47,930
JUL	151		682		30,077		2,724		438,095		63,325	
AUG	171		673		23,077		2,277		363,818		66,947	
SEP	160		724		25,890		2,544		405,163		80,839	
OCT	119		680		24,035		2,567		408,113		87,877	
NOV	104		654		33,315		2,928		470,436		70,810	
DEC	120		670		28,202		2,518		407,043		47,854	
AVG.	133	130	643	596	26,266	24,527	2,427	2,280	422,537	368,721	54,167	38,615

Various series on the distribution sales tax collections presented in Graph 2 and Table 4 below, showed that these vital local government revenues increased by high single digit rates (7.0% +) from this time one year ago. However, all measures remained below comparable 2008 levels.

GRAPH 2
1% OPTIONAL SALES AND USE TAX DISTRIBUTIONS
ALBANY COUNTY
MONTHLY AVERAGE
1990 - 2010

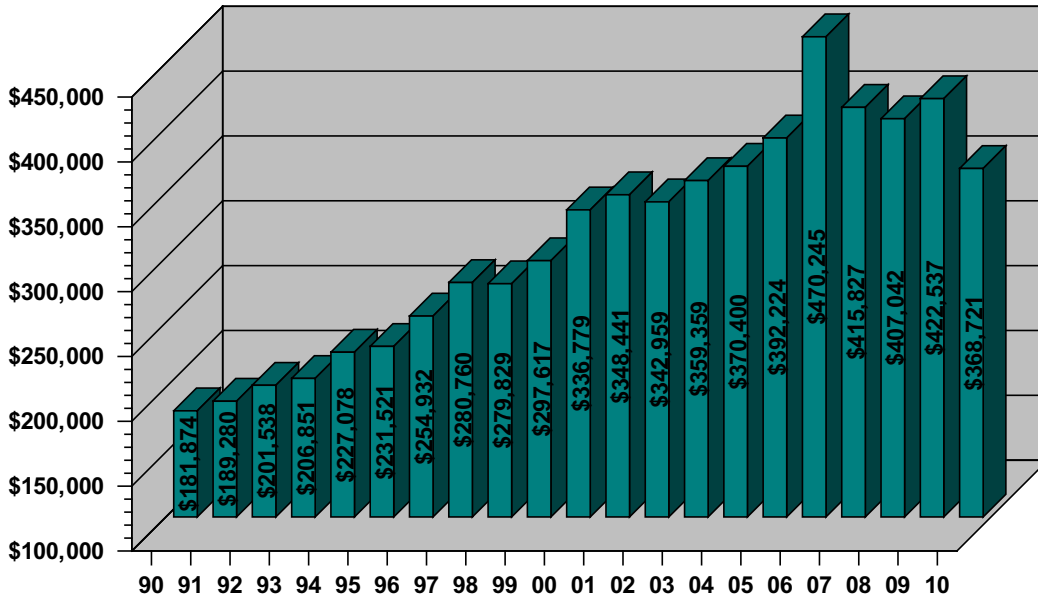


TABLE 4
SALES TAX STATISTICS

TAXES	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
Total Tax Collections (\$000)	7,077	6,278	6,946	6,736	-4.83	7.29	-3.03
Actual Receipts to County Entities (\$000) (b)	2,450	2,175	3,219	2,345	-4.30	7.82	-27.16
Total 1% Sales & Use Tax Distributions (\$000)	1,141	1,011	1,126	1,086	-4.81	7.39	-3.55
Total Lodging Tax Distributions (\$)	135,524	131,708	99,817	131,871	-2.70	0.12	32.11

(B) 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 these revenues distributed to municipalities change over time and presently it is 29.5%

GRAPH 3
ENPLANEMENTS, LARAMIE AIRPORT

QUARTERLY AVERAGE
2000 - 2010

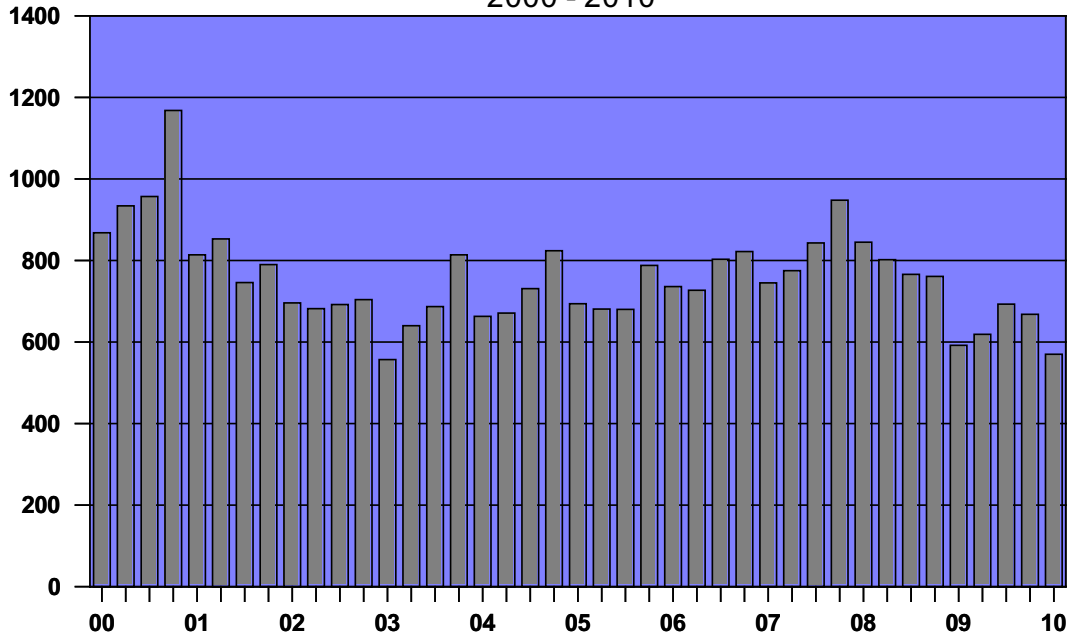


Table 5 presents current credit union performance data. These financial institutions weathered the downturn quite well over the past two years.

TABLE 5
CREDIT UNION STATISTICS

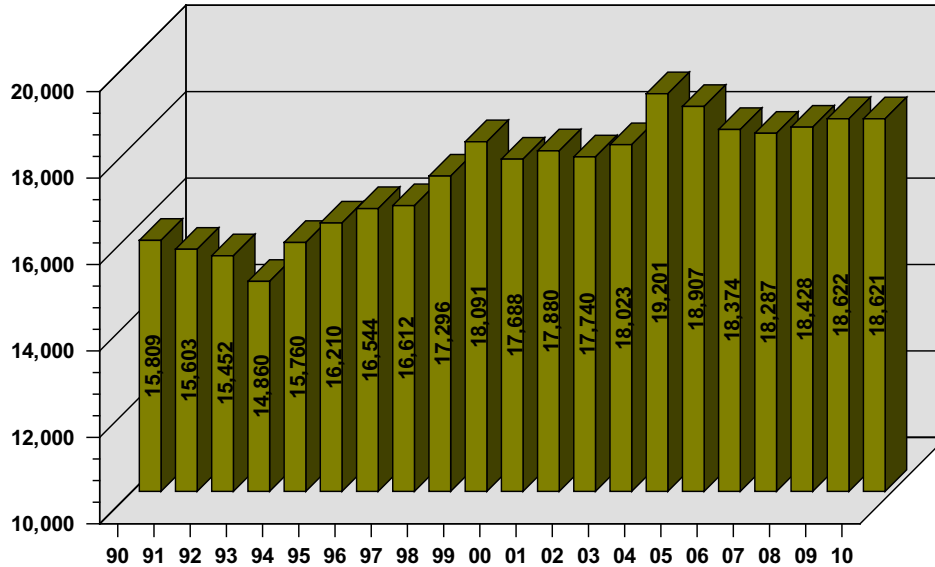
CREDIT UNION DATA	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
Deposits (\$000)	187,927	211,355	230,405	239,493	27.44	13.31	3.94
Total Loans (\$000)	114,838	127,118	139,359	145,136	26.38	14.17	4.15
Net Income Y-T-D (\$)	833,043	528,732	307,900	761,674	-8.57	44.06	147.38
Delinquencies (\$)	911,221	1,246,779	1,523,267	1,486,719	63.16	19.24	-2.40
Memberships	23,338	21,906	22,679	23,109	-0.98	5.49	1.90

EMPLOYMENT

Between second quarters 2009 and 2010, the local labor force increased 1.2 percent while the number of employed persons remained unchanged. Average monthly employment for the first half of 2010 ran at 18,621 while the comparable figure for all of 2009 was 18,622. How many communities across the country can say they lost virtually no jobs between 2009 and 2010?

GRAPH 4
EMPLOYMENT, ALBANY COUNTY

MONTHLY AVERAGE
1990 - 2010



The balance of the labor market indicators provided in Tables 6 and 7 clearly demonstrated the rebound in economic activity during the second quarter of this year. Additional encouragement could be found in the large gain in help-wanted advertisements, up 23 percent from this time one year ago and up 59 percent from first quarter 2010. If this strength continues, it would demonstrate employers' willingness to begin hiring again. As Graph 5 presents, help-wanted advertising has a steep climb before returning to its long-term growth trend.

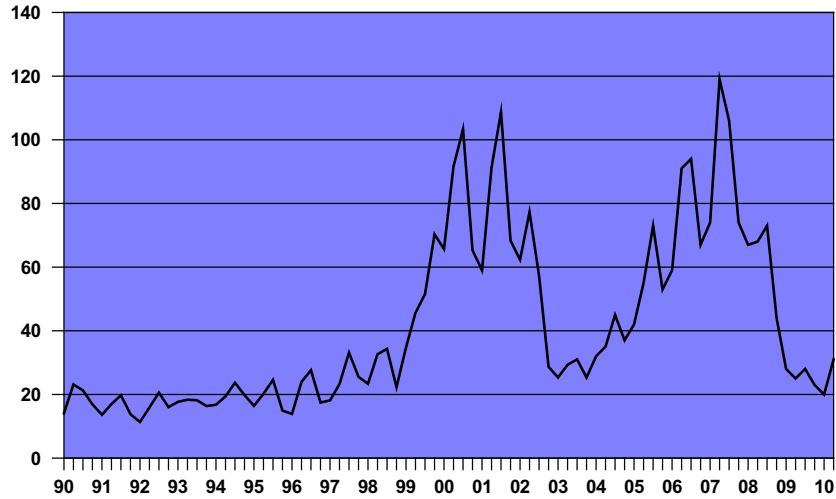
TABLE 6
QUARTERLY LABOR MARKET STATISTICS

EMPLOYMENT	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
Total Civilian Labor Force (LAUS)	18,792	19,266	19,778	19,492	3.72	1.17	-1.45
Total Employment (LAUS)	18,324	18,530	18,707	18,536	1.16	0.03	-0.91
Total Unemployment (LAUS)	469	735	1,072	956	103.98	30.01	-10.79
Unemployment Rate (LAUS)	2.5%	3.8%	5.4%	4.9%	96.75	28.31	-9.36
Initial Unemployment Claims	16	29	32	24	51.06	-19.32	-26.04
Help Wanted Ads	68	25	20	31	-54.63	23.28	59.32

GRAPH 5

HELP - WANTED ADS, LARAMIE

QUARTERLY AVERAGES
1990 - 2010



Immediately below, Graph 6 presents unemployment numbers while clearly demonstrating that county's economy has not totally escaped the pain of the national recession entirely.

GRAPH 6

UNEMPLOYMENT, ALBANY COUNTY

MONTHLY AVERAGE
1990 - 2009

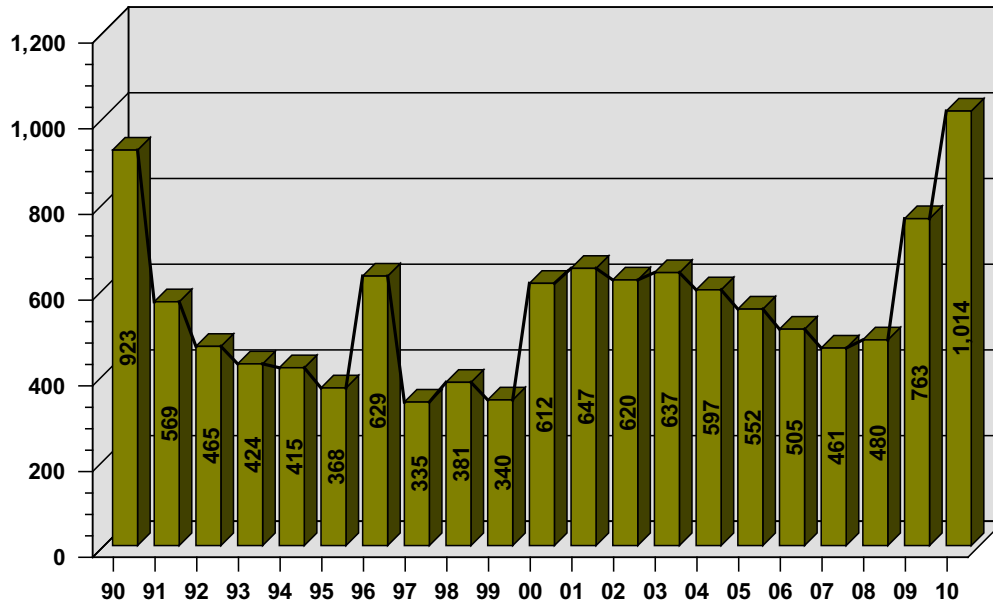


TABLE 7

ANNUAL LABOR MARKET STATISTICS

	TOTAL CIVILIAN LABOR FORCE		TOTAL EMPLOYMENT		TOTAL UNEMPLOYMENT		UNEMPLOYMENT RATE		INITIAL UNEMPLOYMENT CLAIMS		HELP WANTED ADS	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
JAN	18,888	19,382	18,172	18,278	716	1,104	3.8%	5.7%	31	33	30	18
FEB	19,519	19,902	18,845	18,837	674	1,065	3.5%	5.4%	24	33	24	18
MAR	19,710	20,051	18,954	19,005	756	1,046	3.8%	5.2%	22	30	31	23
APR	19,596	20,242	18,996	19,296	600	946	3.1%	4.7%	43	19	25	28
MAY	19,451	19,671	18,730	18,726	721	945	3.7%	4.8%	14	22	32	29
JUN	18,750	18,562	17,865	17,585	885	977	4.7%	5.3%	31	30	20	36
JUL	18,254		17,496		758		4.2%		25		30	
AUG	17,837		17,117		720		4.0%		21		25	
SEP	20,013		19,310		703		3.5%		16		28	
OCT	20,270		19,412		858		4.2%		26		27	
NOV	20,376		19,538		838		4.1%		25		22	
DEC	19,959		19,034		925		4.6%		33		20	
AVG	19,385	19,635	18,622	18,621	763	1,014	3.9%	5.2%	26	28	26	25

WAGES, EARNINGS & INCOME

Recently released data by the Wyoming Department of Employment reported that total Albany County payrolls increased by 3.6 percent between fourth quarter 2008 and fourth quarter 2009. Price inflation over the same period was negative at 0.3 percent. Combined, these are two more good signs of how well the local economy has weathered the national recession to date. Total 2009 fourth quarter payroll was calculated at \$143,594,000.

The average weekly wage for the county over the final quarter of 2009 was \$699 as compared to \$672 in fourth quarter 2008, an increase of 4.0 percent. When annualized that equated to \$36,348 for 2009 and \$34,944 for 2008. Table 8 presents Average Weekly Wages from 2001 through 2009 with the latter still being preliminary.

The U.S. Bureau of Economic Analysis reported that average wage for Albany County in 2008 was \$31,407 by comparison.

TABLE 8
AVERAGE WEEKLY WAGES
BLS QUARTERLY CENSUS OF EMPLOYMENT AND WAGES
2001 - 2009

YEAR	FIRST QUARTER	SECOND QUARTER	THIRD QUARTER	FOURTH QUARTER	ANNUAL	% CHANGE
2001	446	475	484	489	474	-
2002	485	491	537	521	508	7.17%
2003	494	524	526	545	522	2.76%
2004	480	518	519	500	504	-3.45%
2005	531	562	573	572	559	10.91%
2006	551	584	593	614	586	4.83%
2007	581	628	630	647	622	6.14%
2008	621	648	666	672	652	4.82%
2009P	639	674	682	699	674	3.37%

Source: Wyoming Housing Database Partnership
P-Preliminary

Table 9 provides household income by income brackets for Albany County households for 2008. Twenty-nine percent of all households made less than \$25,000 while 15.6 percent made \$75,000 and more in 2008. Only 2.2 percent made \$200k or more. The comparable statistics at the national level were:

Less than \$25k – 23.3 percent; greater than \$75k – 33.2 percent and greater than \$200k – 4.2 percent.

TABLE 9
HOUSEHOLD INCOME
2008 INFLATION ADJUSTED

	ESTIMATE
TOTAL:	13,944
LESS THAN \$ 10,000	1,465
\$10,000 TO \$14,999	721
\$15,000 TO \$19,999	782
\$20,000 TO \$24,999	1,025
\$25,000 TO \$29,999	929
\$30,000 TO \$34,999	816
\$35,000 TO \$39,999	792
\$40,000 TO \$44,999	595
\$45,000 TO \$49,999	655
\$50,000 TO \$59,999	872
\$60,000 TO \$74,999	1,270
\$75,000 TO \$99,999	1,848
\$100,000 TO \$124,999	1,024
\$125,000 TO \$149,999	487
\$150,000 TO \$199,999	354
\$200,000 OR MORE	309

Source: U.S. Census Bureau, ACS 3 yr. Average

DEMOGRAPHICS

Table 10 presents population estimates from the U.S. Census Bureau from 2000 through 2009 for Albany County and the City of Laramie. The County's population grew by 6.1 percent between April 2000 and July 2009 while the City population increased at a rate of 5.3 percent for the same period. Most if not all of this growth for both areas was due to natural population increases (birth minus deaths) with little, if any, due to net migration.

TABLE 10
POPULATION ESTIMATES AND ANNUAL GROWTH
ALBANY COUNTY
2000 - 2009

YEAR	ALBANY COUNTY	PERCENT CHANGE	CITY OF LARAMIE	PERCENT CHANGE	HOUSEHOLDS
2000	32,014	-0.55%	27,204	-0.75%	13,269
2001	32,209	0.61%	27,485	1.03%	
2002	32,275	0.20%	27,504	0.07%	
2003	32,484	0.65%	27,614	0.40%	
2004	32,752	0.83%	27,798	0.67%	
2005	32,610	-0.43%	27,694	-0.37%	
2006	32,757	0.45%	27,899	0.74%	
2007	32,479	-0.85%	27,638	-0.94%	
2008	33,099	1.91%	28,138	1.81%	13,944
2009	33,979	2.66%	28,850	2.53%	

Source: U.S. Census Bureau estimates

Table 11 provides enrollment statistics for various schools located within Albany County. Total enrollment in District No. 1 decreased by 1.0 percent during the second quarter of 2009. Enrollment numbers for the University of Wyoming and LCCC were not available for second quarter 2010.

Enrollment at the Wyoming Technical Institute skyrocketed during the first half of this year. Second quarter enrollment stood 51 percent above second quarter 2009, up by 398 students.

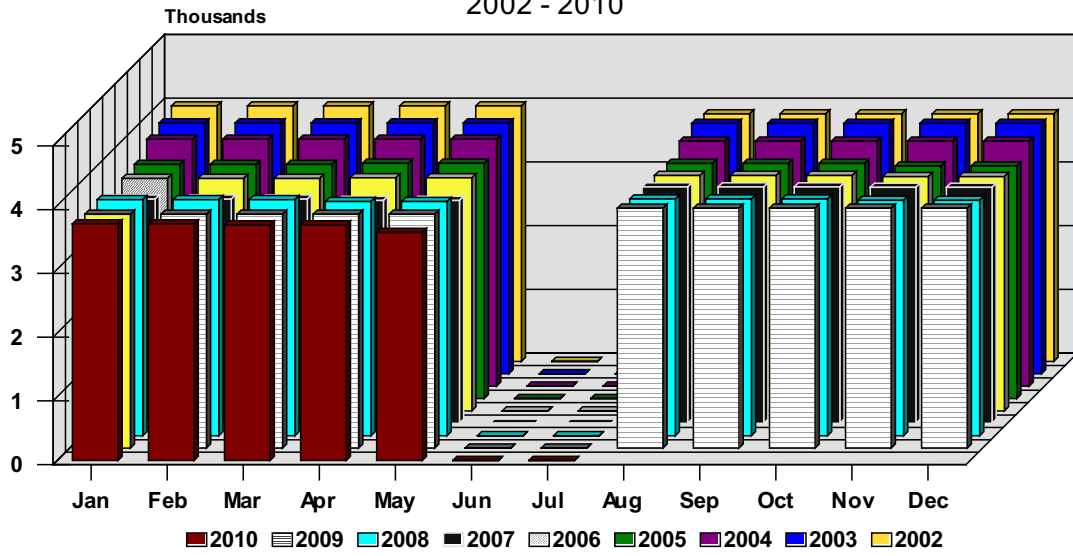
TABLE 11
QUARTERLY SCHOOL ENROLLMENTS

EDUCATION	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
School Enrollments District #1	3,473	3,498	3,532	3,462	-0.32	-1.03	-1.97
Private Schools	93	67	80	80	-13.98	19.40	0.00
Home Schools	129	104	95	95	-26.36	-8.65	0.00
Total School Enrollment	3,674	3,669	3,707	3,637	-1.01	-0.87	-1.88
University of Wyoming (Headcount)	2,960	2,993	8,964	N/A	N/A	N/A	N/A
University of Wyoming (FTE)	1,082	1,914	9,759	N/A	N/A	N/A	N/A
LCCC - Albany Co. campus (Headcount)	241	225	1,318	N/A	N/A	N/A	N/A
LCCC - Albany Co. campus (FTE)	69	70	755	N/A	N/A	N/A	N/A
Wyoming Technical Institute	863	777	1,224	1,175	36.17	51.11	-4.00

Note: University of Wyoming figures are for the main campus only.

GRAPH 7
ALBANY COUNTY SCHOOLS, TOTAL ENROLLMENT

MONTHLY TOTALS
 2002 - 2010



HOUSING

The level of new construction activity during the first half of 2010 generally remained below 2009 levels, but second quarter action jumped sharply from first quarter 2010. New residential construction permits within the City of Laramie remained stable over the first half of this year when compared to 2009 and in rural areas this series averaged 8 per month as compared to 11 per month in 2009. There was little new multi-family construction through the first half of 2010 as compared to 2009. Tables 12, 13 and 14 provide additional details.

Residential dollar valuation also did well through June of 2010. This indicator averaged 1.11 million dollars per month thus far this year as compared to 0.938 million dollars for all of 2009, up 18 percent.

Finally, the average selling price of an existing home in Albany County declined 3.2 percent in 2009 (\$215,069) as compared to 2008 (\$222,515).

TABLE 12

QUARTERLY CONSTRUCTION STATISTICS

CONSTRUCTION	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
Single Fam Bldg Permits - Laramie	11	9	5	9	-20.59	3.85	68.75
Total Bldg Permits - Laramie	162	277	93	163	0.62	-41.35	74.91
Rural Bldg Permits	13	13	4	11	-13.16	-13.16	175.00
Value of Authorized Construction (\$000)	4,638	6,743	6,387	4,667	0.62	-30.78	-26.93
Residential (\$000)	1,754	1,397	713	1,501	-14.47	7.39	110.46
Total Business Construction (\$000)	326	300	4,370	1,434	340.22	378.55	-67.18

GRAPH 8

SINGLE-FAMILY BUILDING PERMITS, LARAMIE

QUARTERLY TOTALS
1994 - 2010

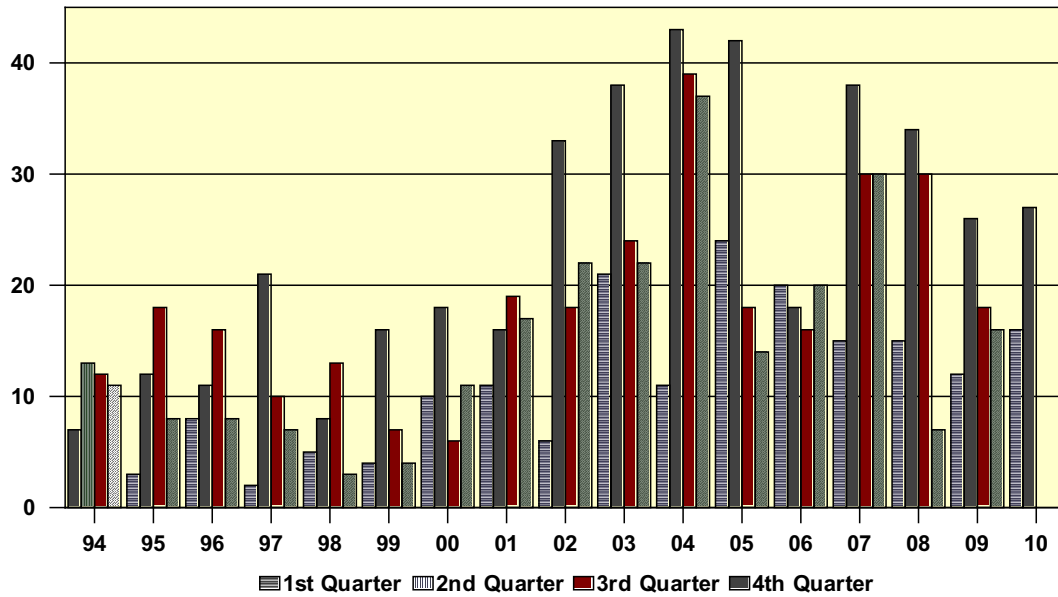


TABLE 13
HOUSING PROFILE
ALBANY COUNTY
2009 & 2010

HOUSING PROFILE ALBANY COUNTY 2009						
AUTHORIZED CONSTRUCTION BY PERMIT						
MONTH	SINGLE FAMILY	MOBILE/ MODULAR	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
JAN	3	0	0	0	0	3
FEB	6	1	0	0	0	7
MAR	7	0	0	0	0	7
APR	12	3	0	0	12	27
MAY	6	3	0	4	0	13
JUN	13	0	0	0	0	13
JUL	16	4	0	0	0	20
AUG	8	1	0	0	0	9
SEP	3	4	0	0	13	20
OCT	9	0	0	0	0	9
NOV	7	2	0	0	0	9
DEC	6	0	0	0	0	6
YTD	96	18	0	4	25	143

HOUSING PROFILE ALBANY COUNTY 2010						
AUTHORIZED CONSTRUCTION BY PERMIT						
MONTH	SINGLE FAMILY	MOBILE/ MODULAR	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
JAN	4	0	0	0	0	4
FEB	2	0	0	4	0	6
MAR	11	1	0	0	0	12
APR	6	1	0	0	0	7
MAY	13	1	0	0	0	14
JUN	18	0	0	0	0	18
JUL						0
AUG						0
SEP						0
OCT						0
NOV						0
DEC						0
YTD	54	3	0	4	0	61

TABLE 14

MONTHLY RESIDENTIAL CONSTRUCTION

	SINGLE FAMILY BUILDING PERMITS - LARAMIE		RURAL BUILDING PERMITS - ALBANY COUNTY		RESIDENTIAL CONSTRUCTION (\$000)	
	2009	2010	2009	2010	2009	2010
JAN	2	4	4	1	464	469
FEB	4	2	6	2	438	242
MAR	6	10	8	9	658	1,428
APR	10	6	18	5	1,306	711
MAY	6	8	8	13	998	2,001
JUN	10	13	12	15	1,888	1,791
JUL	11		22		2,021	
AUG	5		18		667	
SEP	2		13		315	
OCT	8		7		951	
NOV	3		1		718	
DEC	5		11		831	
AVG	6	7	11	8	938	1,107

DEVELOPMENT

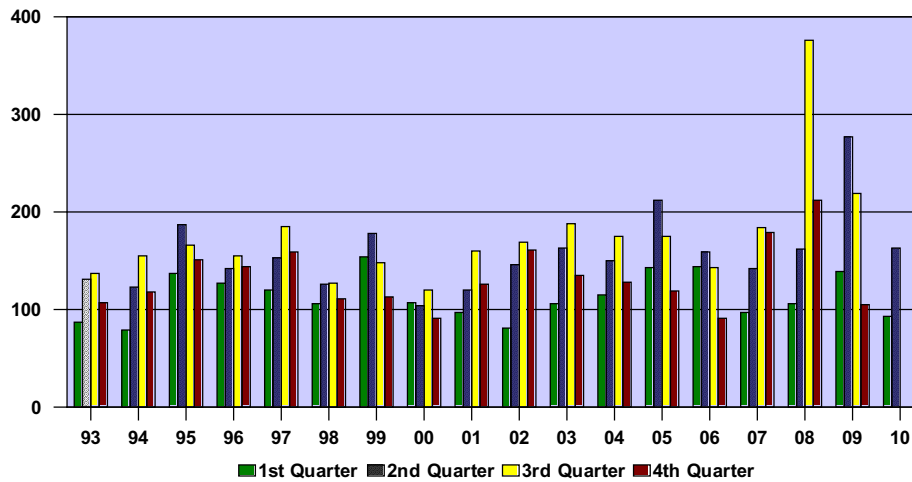
Total building permits averaged 128 per month for the first six months of 2010 versus 185 per month for all of 2009, down 31 percent. Table 15 below presents this data.

Total business construction in dollar values, however, mushroomed in the first quarter of this year and pushed the year-over-year gain to 379 percent. This jump was primarily due to the construction of a new 13 million dollar building on the University's campus, the construction of a mini storage unit complex and two new office buildings. Thus far in 2010, new commercial and industrial construction has swamped all such construction in 2009.

TABLE 15
CONSTRUCTION

	TOTAL BUILDING PERMITS - LARAMIE		BUSINESS CONSTRUCTION (\$000)		VALUE OF AUTHORIZED CONSTRUCTION (\$000)	
	2009	2010	2009	2010	2009	2010
JAN	134	88	0	750	3,240	1,670
FEB	107	107	0	12,260	2,710	15,224
MAR	176	84	0	100	2,274	2,268
APR	270	150	0	853	4,684	2,885
MAY	270	155	0	1,724	3,989	5,211
JUN	292	183	899	1,724	11,555	5,906
JUL	257		0		8,239	
AUG	215		0		16,374	
SEP	186		0		16,148	
OCT	142		285		3,845	
NOV	103		90		2,362	
DEC	69		0		2,159	
AVG.	185	128	106	2,902	6,465	5,527

GRAPH 9
TOTAL BUILDING PERMITS, LARAMIE
QUARTERLY AVERAGES
1993 - 2010

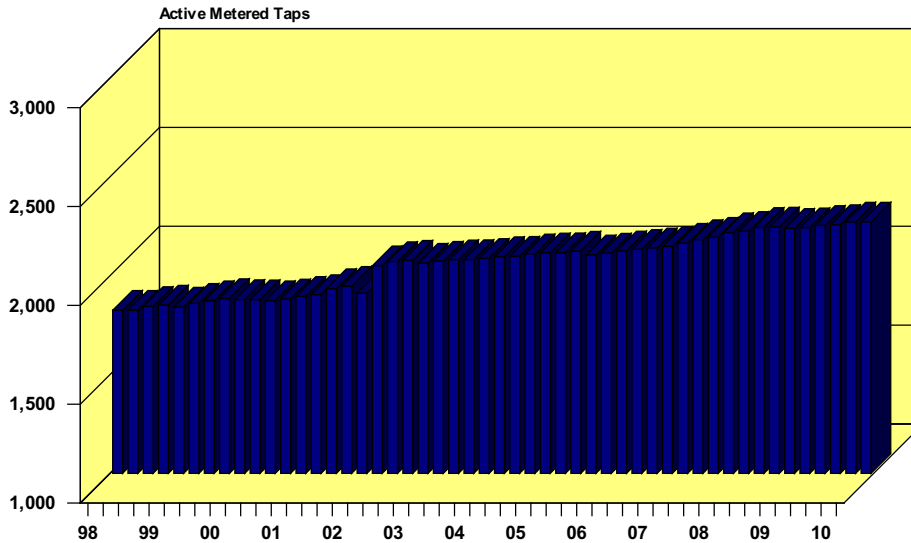


Utility data also provide a measure of local economic development and as presented in Table 16 below commercial electrical hookups grew 1.3 percent during second quarter 2010 as compared to second quarter 2009 and were 2.1 percent higher than second quarter 2008. Residential hookups declined year-over-year and mirrored the soft new residential construction market discussed earlier in the report. Overall, utility numbers showed that there was continued real growth in the local economy over the first half of 2010 and even during most of 2009.

TABLE 16
QUARTERLY UTILITY INDICATORS

UTILITIES	A 2Q08	B 2Q09	C 1Q10	D 2Q10	% CHANGE A TO D	% CHANGE B TO D	% CHANGE C TO D
Residential Electric Hookups - Active Meters	13,470	13,625	13,660	13,586	0.86	-0.29	-0.54
Commercial Electric Hookups - Active Meters	2,224	2,242	2,271	2,271	2.13	1.32	0.03
Industrial Electric Hookups - Active Meters	21	19	19	19	-8.06	0.00	0.00
Residential Gas Hookups - Active Meters	10,106	10,106	10,177	10,177	0.70	0.70	0.00
Commercial Gas Hookups - Active Meters	1,157	1,157	1,174	1,174	1.47	1.47	0.00
Metered Water Taps	8,559	8,693	8,722	8,755	2.29	0.71	0.38

GRAPH 10
COMMERCIAL ELECTRIC POWER, LARAMIE
QUARTERLY AVERAGES
1998 - 2010



DATA SOURCES

1. Automobile Registrations:
Albany County Clerk
 2. Construction, Permits, Valuation, Residential:
Laramie City Engineering Department
 3. Employment:
Wyoming Department of Employment
 4. Help-Wanted Index:
Wyoming Center for Business & Economic Analysis, Inc.
 5. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information
 6. Utilities:
Electrical - Pacific Power
Natural Gas - Source Gas
 7. Water Usage - Metered Taps:
Laramie City Building Department
 8. Enplanements:
Laramie Regional Airport
 9. Educational Data:
Albany County School District #1
St. Laurence Private School
University Of Wyoming
Laramie County Community College
Wyoming Technical Institute
 10. Rural Building Permits:
Albany County Planning Office
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SPONSORS

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Laramie Economic Development Corporation
Laramie Area Chamber of Commerce
1st Interstate Bank of Laramie
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