



Economic Indicators for Greater Cheyenne

Wyoming Center for Business & Economic Analysis

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Photos courtesy of Peter G. Arnold

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PREFACE

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Also this publication can be found in PDF form on the WCBEA's website (**www.wyomingeconomicdata.com**).

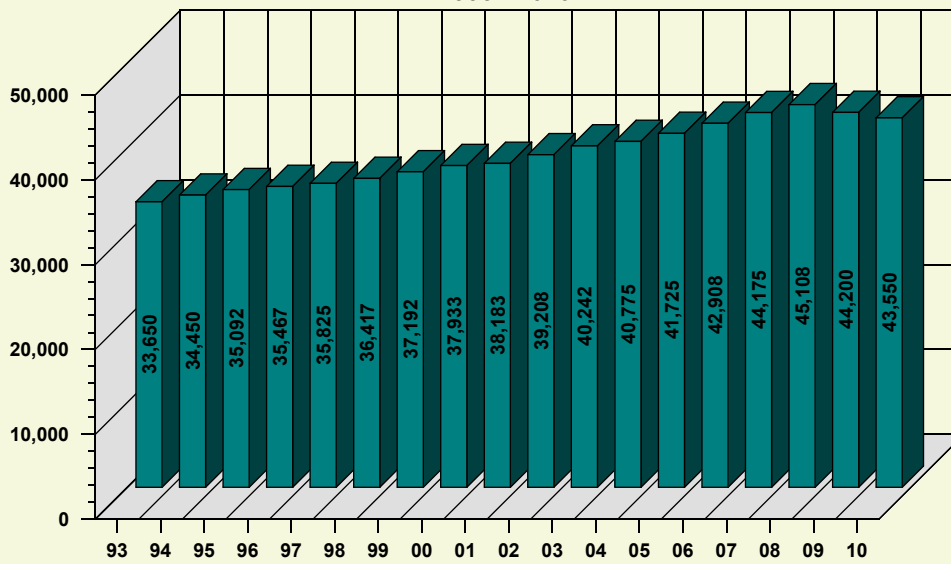
THE CENTER'S STAFF SINCERELY APPRECIATES THE CONTINUING
AND PAST COOPERATION OF THE DATA SOURCES LISTED IN THE BIBLIOGRAPHY.

**ECONOMIC INDICATORS
ANALYSIS**

EMPLOYMENT

By the end of the second quarter, there were clear signals of improvement in the local Laramie County labor market. LAUS statistics reported a 1 percent increase in job growth from this time one year ago. Job growth measured by data supplied by firms (CES), however, fell by 0.5 percent over the same period (Graph 1). More importantly, this latter series has posted 5 consecutive monthly increases since January 2010. By the end of June, the series stood at 44,500 as compared to 42,800 in January 2010, a gain of 1,700 jobs. While current results are most encouraging, readers should be aware that in June 2008, the comparable figure was 46,000 which meant there still remains a loss of 1,500 jobs since the onset of the national recession.

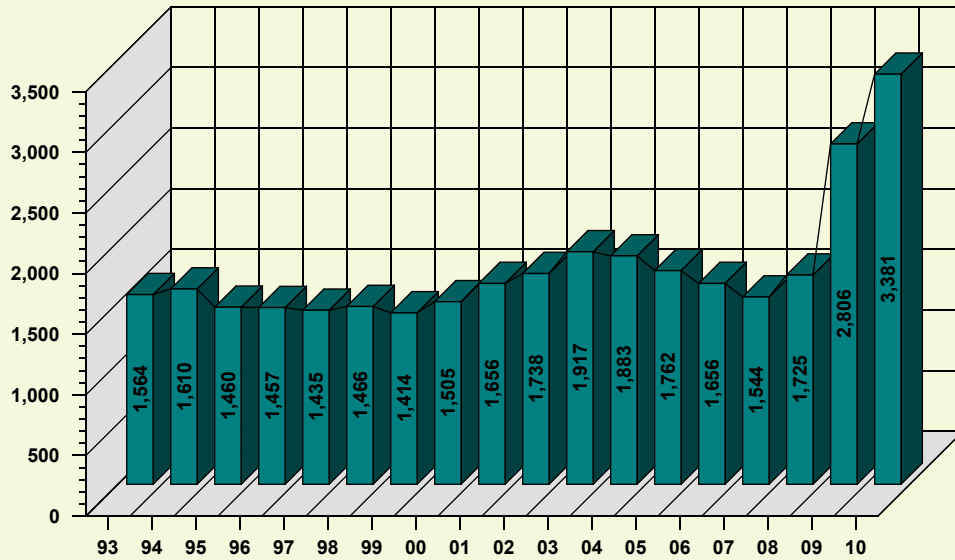
GRAPH 1
LARAMIE COUNTY EMPLOYMENT*
Monthly Average
1993 - 2010



* Current Employment Statistics (CES)

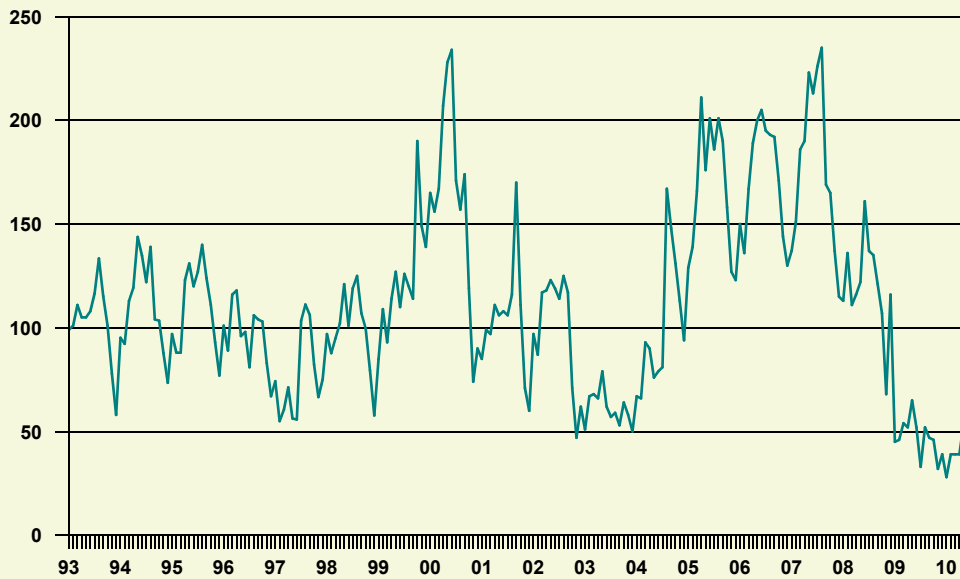
Like employment numbers, the unemployment rate also dropped substantially over the first half of 2010. It stood at 9.1 percent in January and by June it had fallen to 7.0 percent which was a positive improvement of 23 percent. The average unemployment rate for the second quarter was 7.1 percent as compared to 3.6 percent during the second quarter of 2008. Graph 2 below presents long-term trends in the number of unemployed workers).

GRAPH 2
LARAMIE COUNTY UNEMPLOYMENT
 Monthly Average
 1993 - 2010



Help-wanted advertisements (Graph 3), a proxy measure for near-term demand for workers, rose 33 percent from first quarter 2010, but remained 65 percent behind comparable 2008 figures suggesting local employers remain hesitant in adding new workers to their payrolls.

GRAPH 3
HELP - WANTED ADS, CHEYENNE
 Monthly Totals
 1993 - 2010

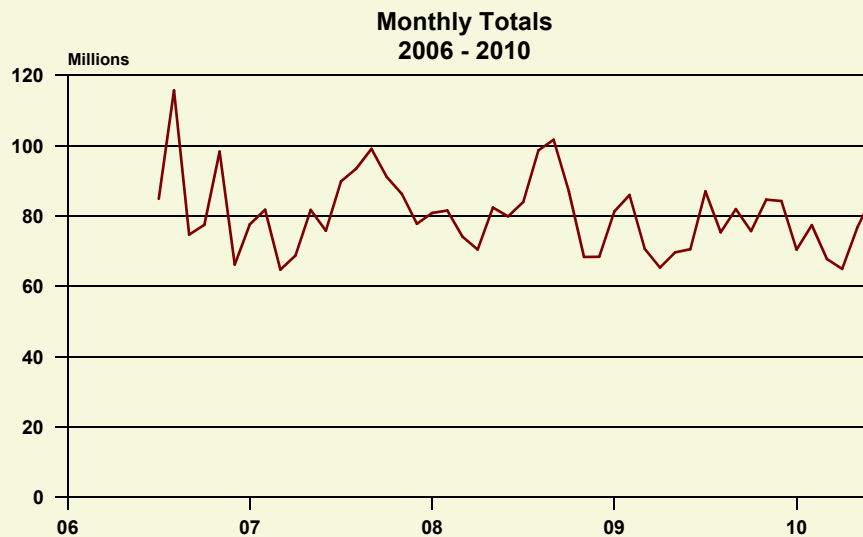


GENERAL BUSINESS ACTIVITY

The U.S. Bureau of Economic Analysis (BEA) just released preliminary 2009 personal income statistics for Laramie County. The resiliency of the local economy to the national recession was apparent in these new statistics. Local personal income in 2009 rose 0.5 percent from 2008. The latter, in turn, was ahead of 2007 by 4.7 percent. National personal income, on the other hand, fell 1.7 percent between 2008 and 2009 and grew 4.0 percent between 2007 and 2008. Local personal income growth outpaced national income growth in both periods. Preliminary total personal income for 2009 was estimated at 3.934 billion dollars as compared to 3.915 billion dollars in 2008. This was a 19 million dollar increase and using this preliminary number and a rough calculation, this increase in personal income would be approximately equal to adding 484 new jobs to the local economy at 2008's annual average wage of \$39,242.

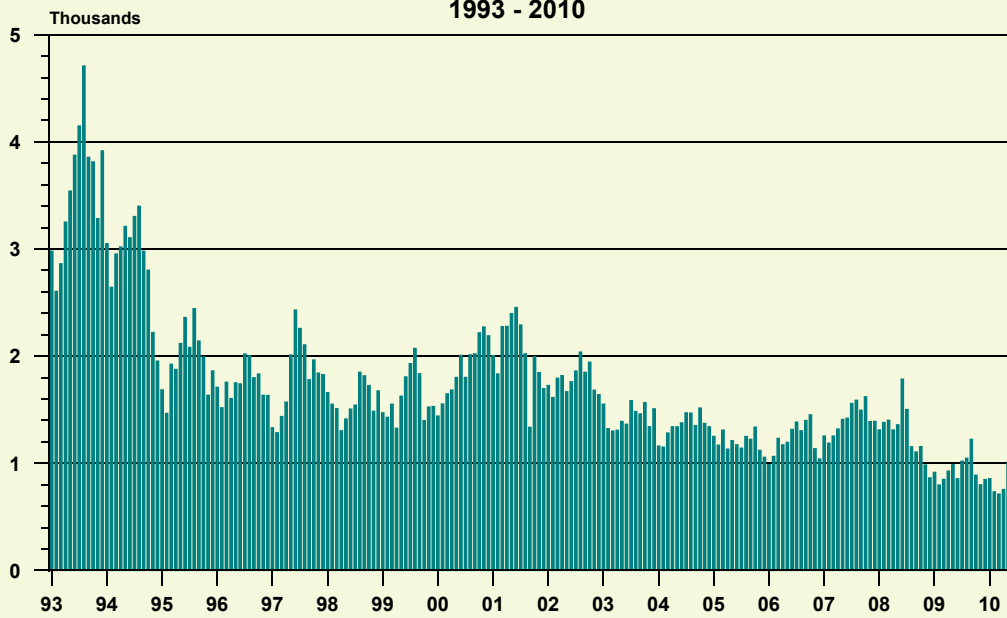
Quarterly retail sales posted good gains this quarter. The series increased 5.5 percent from first quarter 2010 and more importantly rose 10.7 percent from second quarter 2009. However, when compared on a year-to-date basis (January through June), 2010 retail sales were unchanged. Just released July 2010 statistics show on a year-to-date basis, retail sales fell 3.8 percent. The declines in retail sales in 2010 can be mostly attributed to two sectors: department stores and general merchandise stores with the latter reporting a drop in sales of just less than 5 million dollars year-to-date.

GRAPH 4
RETAIL SALES, LARAMIE COUNTY



Auto registrations and enplanements increased from first quarter 2010 levels, but remained slightly below second quarter 2009 numbers and well behind second quarter 2008 levels.

GRAPH 5
ENPLANEMENTS, CHEYENNE AIRPORT
Monthly Totals
1993 - 2010

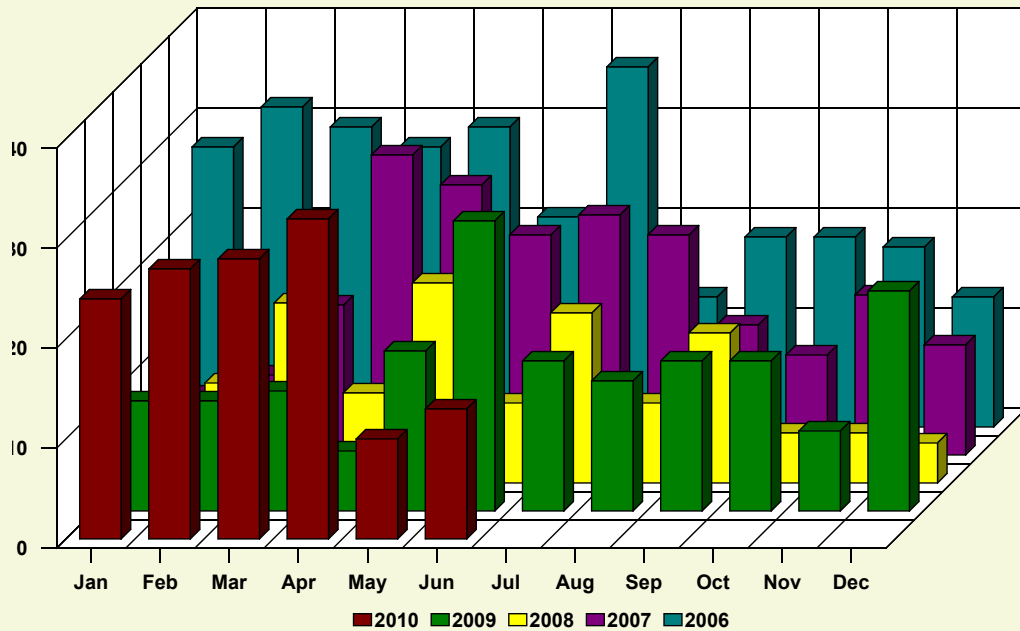


Bankruptcies continued their recent two year volatile trend, bouncing within a fairly large range as can be seen in Table 1.

CONSTRUCTION

New residential construction decreased by double digit rates from first quarter 2010 in both the City of Cheyenne and rural areas of the county. One can look to the expiration of the federal home buyer tax credit program as being the prime culprit in explaining this falloff. However, new home construction during the second quarter was still moderately ahead of second quarter 2009 levels with city permits up 8 percent (see Graph 6) and county permits up 33 percent. Table 1a provides data on the number of new housing permits issued by month throughout the county. Through June 2010, 177 single-family housing permits had been issued as compared to 111 through June of 2009, an increase of 59 percent.

GRAPH 6
Monthly Totals
2006 - 2010



Total new building activity picked up from the first quarter (10.6%) and from this time one year ago (2.9%). More impressive was the fact, this series was only 2 percent less than it was two years ago.

GRAPH 7
MONTHLY TOTALS
2006 - 2010

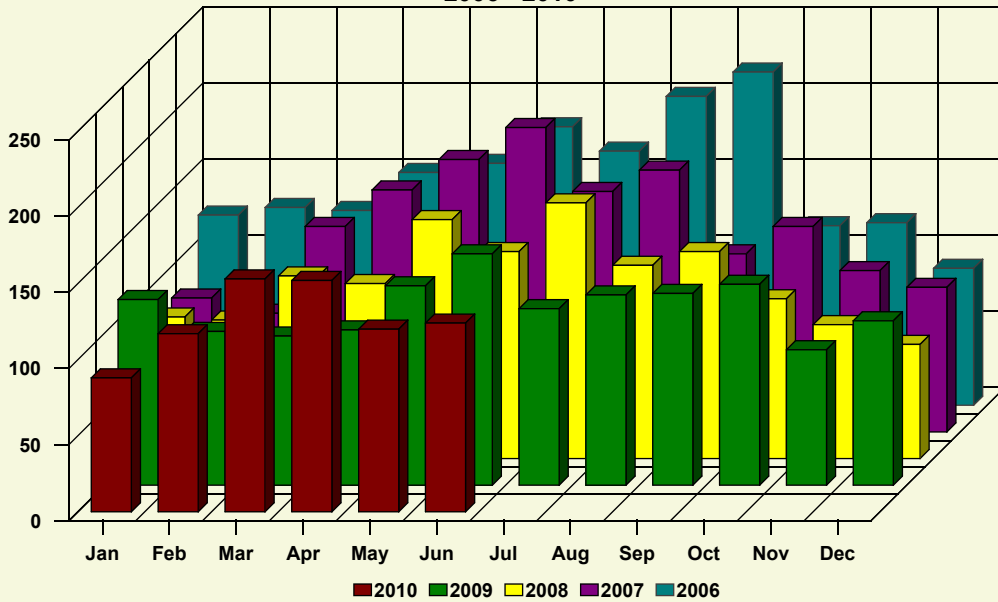


Table 1 presents the dollar valuation of authorized construction within city limits. This indicator increased 3.5 percent from one year ago, but fell 7.1 percent from first quarter 2010. Over the first six months of this year, the monthly average ran at 5.9 million dollars versus 5.7 million for the comparable period in 2009. This represented an increase of 3.8 percent.

As mentioned in the June issue of the *Economic Indicators*, there was no new private sector commercial or industrial construction in the county or city over the first four months of 2010. However, since then there have been eight permits filed for new projects with a total valuation of 53.7 million dollars. The largest being the NCAR super computer center.

REAL ESTATE MARKET

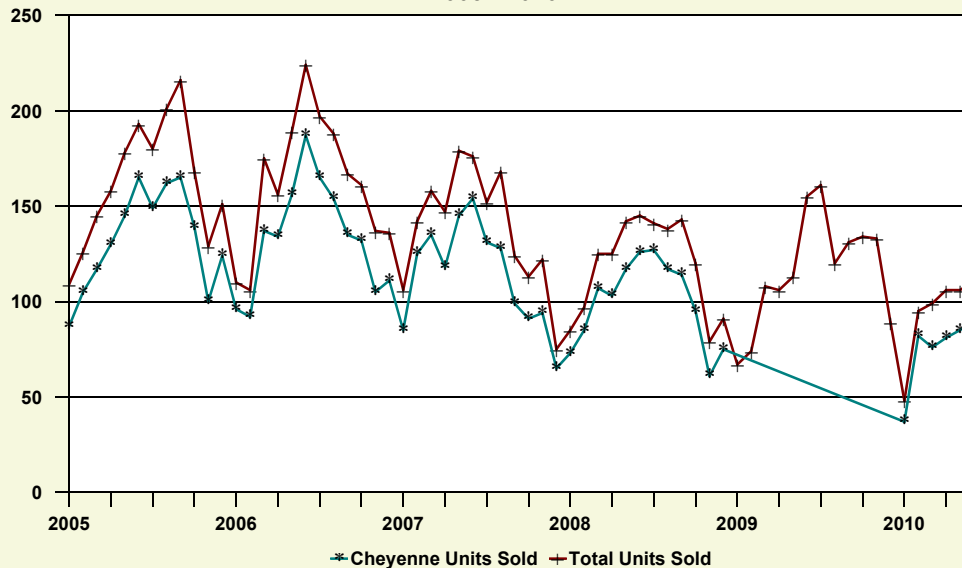
Residential Housing

The first half of Table 2 presents current statistics on the Cheyenne and Laramie County residential housing market with these data supplied by the Cheyenne Board of Realtors. This data is internally generated by that group, is not verifiable by independent third parties and, therefore, should be viewed as asymmetric market information.

The total supply of homes for sale in both the city and rural areas averaged 699 per month during the second quarter of 2010 as compared to 668 one year ago. This was an increase of 4.6 percent from second quarter 2009. By the end of June, there were approximately 314 bank owned properties in Laramie County most of which would not be included in the supply figures just mentioned.

The number of homes sold rose 34 percent from the first quarter of this year, but declined 14 percent from one year ago. Second quarter 2010 sales were down 21 percent from two years ago also. On a year-to-date basis, a total of 565 homes were sold (city and rural) versus 626 over the comparable period in 2009. Sales, then, have fallen 9.7 percent year over year. During the first six months of 2008, total home sales were equal to 719.

GRAPH 8
RESIDENTIAL UNITS SOLD
Monthly Totals
2005 - 2010

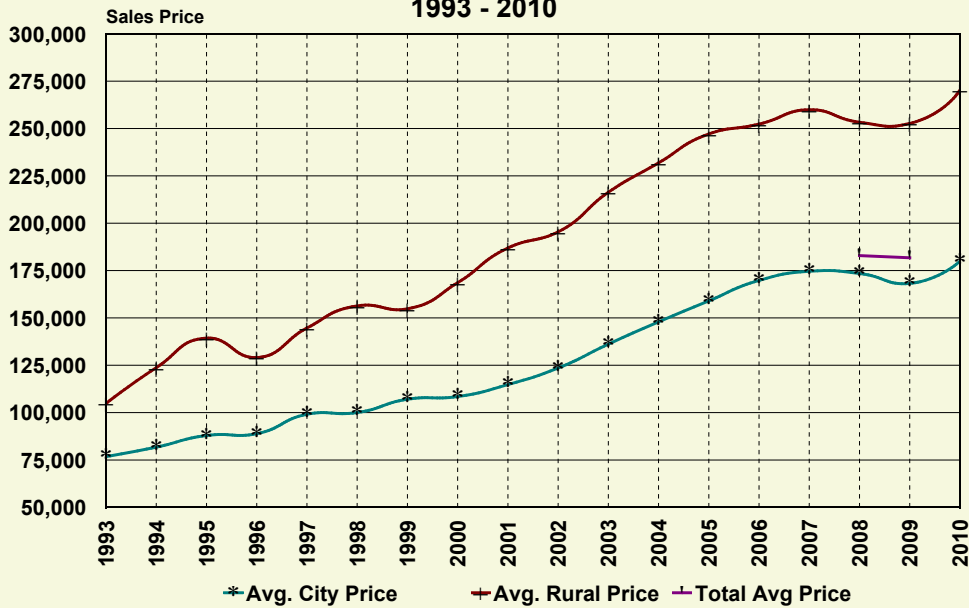


Within city limits, the average sales price of a home stood at \$187,226 during the second quarter, up 10.6 percent from one year ago, 7.0 percent from 2008 and 8.5 percent from first quarter 2010. The average rural selling price was \$279,497 during the current quarter with it registering similar percentage gains as city homes.

The Board's reported selling prices should not be viewed as a measure of inflation or home appreciation. Both are substantially less than these figures. The Wyoming Board of Equalization released recent statistics reporting that average appraised residential improved property values rose 2.0 percent between 2008 and 2009 for Laramie County. Between 2007 and 2008, the average price decreased by 2.9 percent. The 2009 average price was \$178,475 according to the BOE.

The Wyoming Housing Database Partnership reported in June 2010 that the average selling price of an existing single-family home in Laramie County in 2009 was \$193,759 as compared to \$202,304 in 2008. This was a decline of 4.2 percent.

GRAPH 9
AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES
LARAMIE COUNTY
1993 - 2010



*Data is incomplete for 1995.
 Source: Cheyenne Board of Realtors

The length of time a home remained on the market fell 23 percent (17 days) from the first quarter of this year and reportedly dropped 37 percent (34 days) from one year ago. One might reference footnote (a) at the bottom of Table 2 when trying to reconcile these results against actual local and national economic trends.

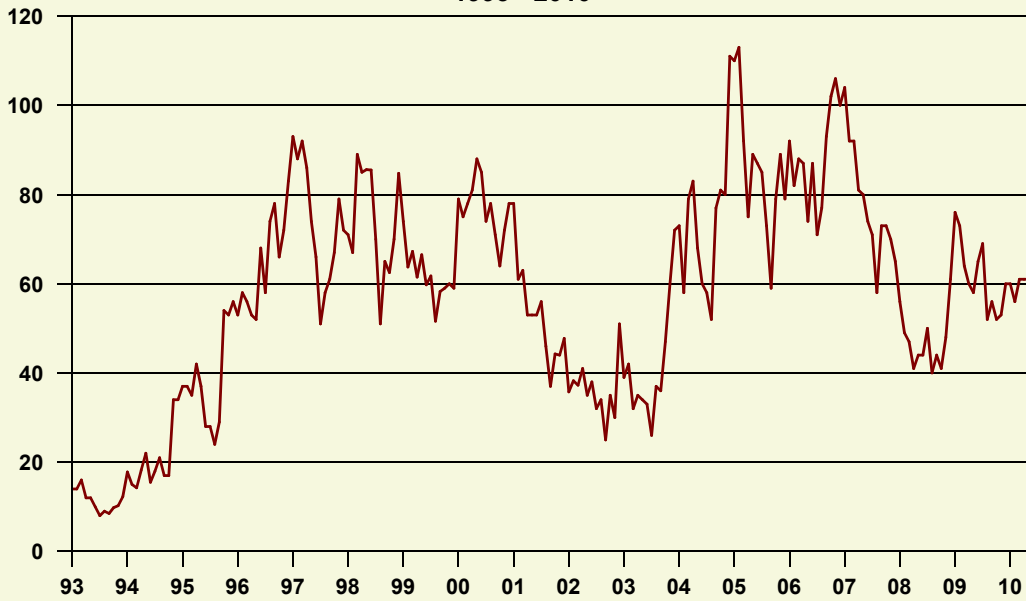
Housing Vacancies

Most indicators measuring community-wide apartment vacancies during second quarter 2010 posted small changes in the absolute number of units available for rent. Vacancies in large apartment complexes rose 14.5 percent from this time one year ago, but that only equated to an average monthly increase of 5 units.

Graphs 9 and 10 below provide historical vacancy trends while Table 2 presents current data.

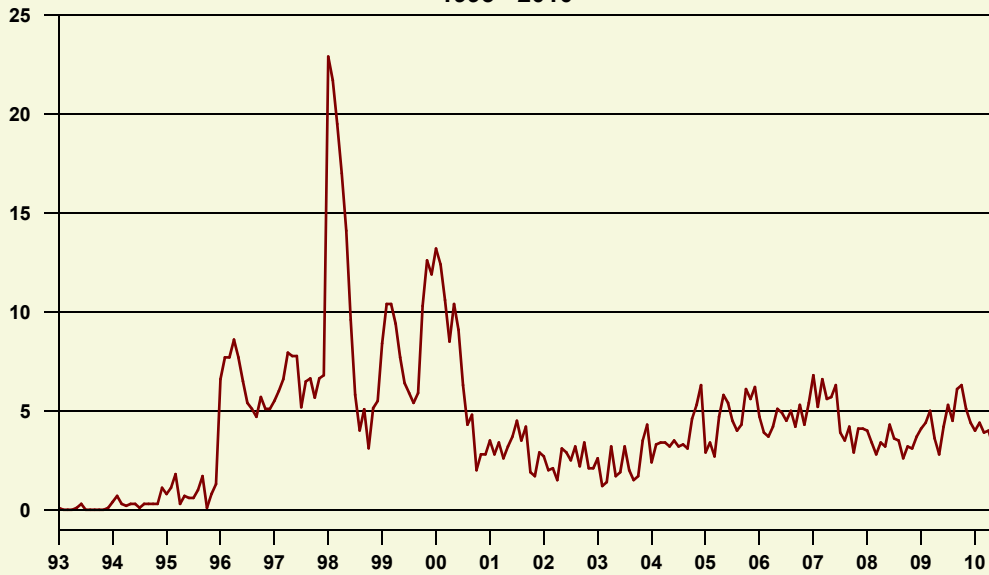
GRAPH 10
UNFURNISHED APARTMENT VACANCIES, CHEYENNE

Monthly Totals
1993 - 2010



GRAPH 11
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

Monthly Totals
1993 - 2010



Commercial Property Vacancies

By the end of the second quarter, there were no less than 66 retail properties available for sale or lease within Cheyenne. This was an increase of 25 percent from first quarter 2010 when there were 53 properties available. The total available square footage was 376,641 at the end of the current quarter as compared to 343,180 square feet from last quarter, an increase of 9.8 percent. The overall vacancy rate for retail properties fell to 8.1 percent during the second quarter of this year as compared to 8.7 percent during the first quarter.

Available warehouse properties also increased over the second quarter. There were 45 properties available at the end of the first quarter and 54 by the end of the second quarter. Square footage available stood at 755,892 by the end of this quarter as compared to 521,350 in the first quarter of 2010, an increase of 45 percent. The overall vacancy rate at the end of the second quarter was 15.5 percent versus 11.5 percent in the first quarter. The average lease rate was \$5.57 per square foot up from \$5.23 last quarter.

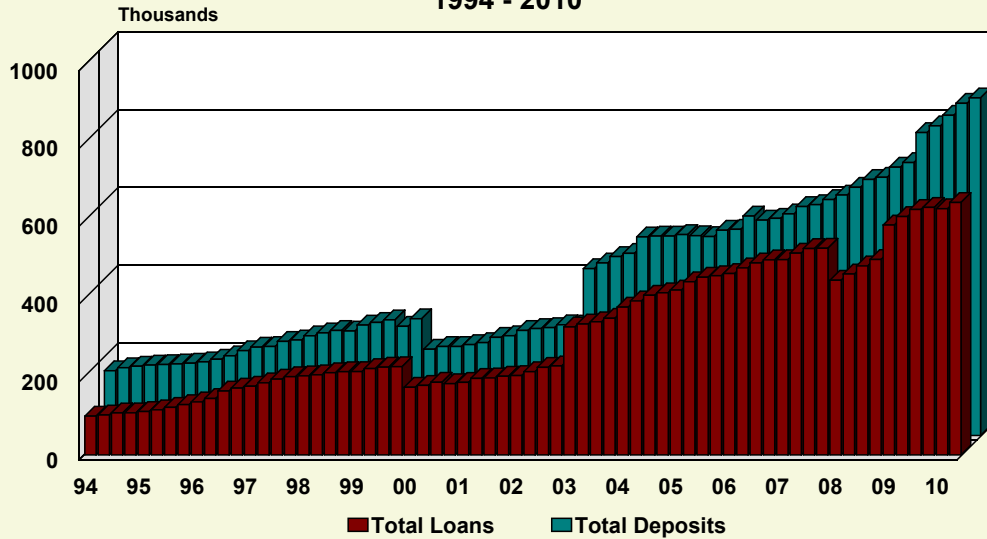
There was little change in the number of commercial office properties available between the first two quarters of this year, 86 versus 88. Total square footage increased 6.2 percent during the current quarter while the average lease rate declined 15.1 percent to an average of \$12.18. The vacancy rate averaged 22.8 percent for this class of property during the second quarter of 2010.

For additional details on commercial properties please refer to the Data Center's website: (www.wyomingeconomicdata.com).

FINANCES

Deposits at both banks and credit unions registered strong gains during the second quarter. Loans rose by 6.0 percent from this time one year ago at local credit unions, but local banks saw loans fall 9.7 percent (39 million dollars) from second quarter 2009. This series also fell 21.5 percent from first quarter 2010.

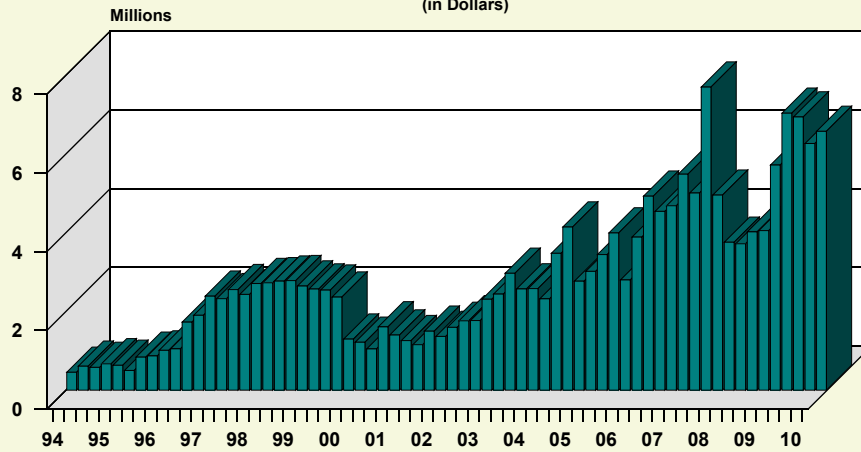
GRAPH 12
TOTAL LOANS AND DEPOSITS
 Cheyenne Area Credit Unions
 1994 - 2010



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

The dollar value of delinquencies also increased at credit unions over the current quarter. They were up by 15 percent from one year ago, 75 percent from two years ago and 5 percent from first quarter 2010. Graph 13 presents historical delinquency statistics and shows the recent surge in delinquencies.

GRAPH 13
DELINQUENCIES
Cheyenne Area Credit Unions
1994 - 2010
 (in Dollars)



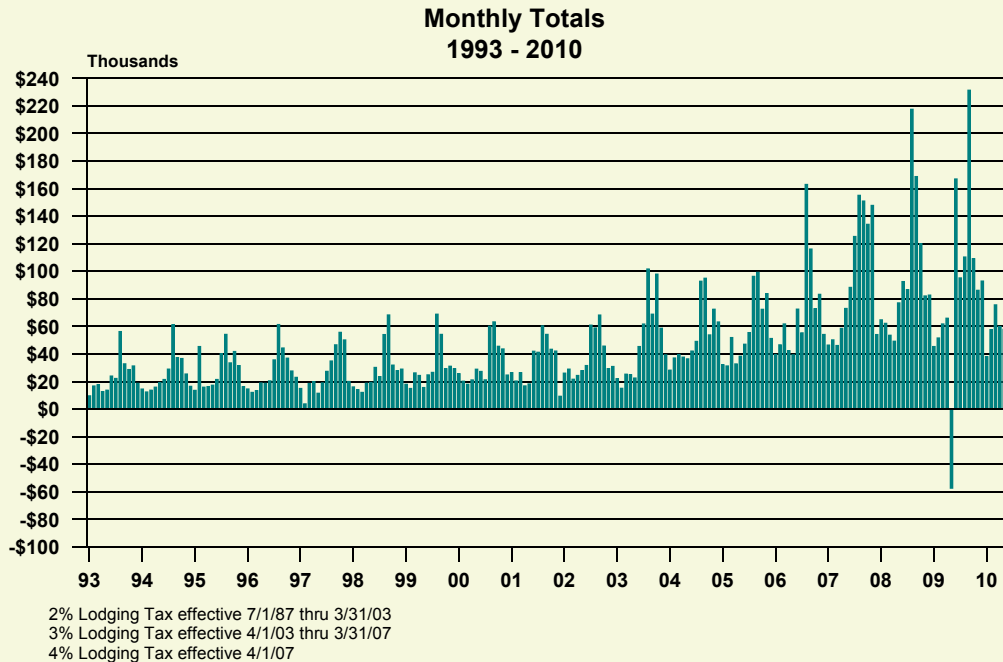
a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.
 b) Beginning in 2003, the data reflects two additional credit unions

TOURISM

Tourism statistics as presented in Table 5 provided some conflicting results for the first half of 2010. Hotel and motel numbers showed positive results. The average occupancy rate increased with an 11.4 percent increase from second quarter 2009. It was also up fractionally from two years ago, 2.0 percent. The average room rate remained unchanged from one year ago, but was down 7.3 percent from two years ago. The current room rents for \$66.48 per night.

Lodging tax receipts, however, did very well this quarter, up 31.3 percent from one year ago and 5.4 percent from two years ago.

GRAPH 14 LODGING TAX RECEIPTS, LARAMIE COUNTY



The second half of Table 5 presents visitation rates at various local venues and all five reported decreases. Trolley ridership was the largest loser, down 22 percent from this time in 2009, followed by a drop of 18.3 percent in visitors at the Old West Museum.

TABLE 1

	A 2Q08	B 2Q09	C 1Q10	D 2Q10	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT*							
Total Civilian Labor Force (LAUS)	42,671	42,497	42,895	43,490	1.92	2.34	1.39
Total Employment (LAUS)	41,141	40,031	39,209	40,414	-1.77	0.96	3.07
Total Employment (CES)	45,467	44,267	43,067	44,033	-3.15	-0.53	2.24
Total Unemployment (LAUS)	1,530	2,465	3,686	3,076	101.00	24.77	-16.55
Unemployment Rate (LAUS)	3.6%	5.8%	8.6%	7.1%	97.24	22.03	-17.67
Initial Unemployment Claims	44	107	136	98	121.05	-8.70	-28.12
Help Wanted Ads	133	56	35	47	-64.83	-16.87	32.70
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	3,220	2,883	2,484	2,821	-12.38	-2.15	13.60
Enplanements - Cheyenne Airport	1,485	923	768	904	-39.12	-2.09	17.76
Total Retail Sales (\$000)	232,680	205,474	215,531	227,356	-2.29	10.65	5.49
Bankruptcies	17	36	26	34	98.04	-5.61	31.17
CONSTRUCTION							
Single Fam Bldg Permits - Chey	37	51	79	55	48.65	7.84	-30.38
Single Fam Bldg Permits - LarCo	30	15	23	20	-33.33	33.33	-13.04
Total Bldg Permits - (Chey) (a)	136	128	119	132	-2.94	2.86	10.61
Septic Permits - (Rural)	16	10	5	16	-2.08	62.07	193.75
Value of Authorized Construction (\$000)	11,573	5,498	6,128	5,691	-50.83	3.51	-7.13
Residential (\$000)	1,968	2,716	3,991	2,881	46.44	6.09	-27.80

* 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 1A

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	9	0	0	0	9
May	19	0	0	0	19
June	38	0	0	0	38
July	21	0	0	0	21
August	17	0	0	0	17
September	23	2	0	216	241
October	20	0	0	0	20
November	13	0	0	0	13
December	24	0	0	0	24
Year to Date	229	2	0	216	447

Housing Profile Laramie County 2010 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	29	0	0	0	29
February	35	0	0	0	35
March	38	0	0	0	38
April	38	0	0	0	38
May	18	0	0	0	18
June	19	0	0	0	19
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	177	0	0	0	177

TABLE 2

	A 2Q08	B 2Q09	C 1Q10	D 2Q10	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING							
Avg. City Residential Units For Sale	682	475	425	527	-22.7	10.9	24.0
Avg. Rural Residential Units For Sale	220	193	143	172	-21.8	-10.9	20.0
Avg. Residentials Sold (City and Rural)	137	125	81	108	-21.4	-13.9	33.5
Avg. City Residential Sale Price (\$)	174,954	169,275	172,612	187,226	7.0	10.6	8.5
Avg. Rural Residential Sale Price (\$)	253,426	252,648	261,096	279,497	10.3	10.6	7.0
Residential Avg. Days on Market (a)	78	93	76	59	-24.8	-36.9	-22.5
VACANCIES (b)							
Furnished Apartments	4	4	3	2	-38.3	-38.3	-1.3
Unfurnished Apartments	43	61	59	65	52.2	7.3	11.5
Homes and Duplexes	32	26	25	24	-25.9	-8.8	-5.6
Mobile Homes	9	4	7	8	-12.6	96.7	17.4
Sampled Apartments % Vacancy (Large Complexes Only) (c)	3.6%	3.5%	4.1%	4.0%	11.4	14.5	-2.0

(a) 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.

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

(c) Average Sample Sizes: 2Q08 822
 2Q09 864
 1Q10 872
 2Q10 873

n/a = not available

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

TABLE 3

	A 2Q08	B 2Q09	C 1Q10	D 2Q10	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
4%, 1%, & Lodging Tax Collections (\$000)	18,528	16,436	17,250	17,916	-3.30	9.01	3.86
Actual Receipts to County Entities (\$000) (a)	7,837	6,980	7,283	7,616	-2.83	9.11	4.57
1% Sales & Use Tax Receipts (\$000)	3,611	3,211	3,292	3,491	-3.30	8.74	6.05
Lodging Tax Receipts	218,568	175,410	171,051	230,330	5.38	31.31	34.66
1% Special Purpose Tax Receipts (\$000)	1,831	3,203	3,376	3,489	90.56	8.93	3.35
Retail Sales - Eating and Drinking Places (\$000)	34,529	34,317	33,877	34,675	0.42	1.04	2.36
CREDIT UNION DATA							
Deposits (\$000)	658,099	778,724	853,838	867,633	31.84	11.42	1.62
Total Loans (\$000)	547,686	612,700	632,898	648,936	18.49	5.91	2.53
Net Income Y-T-D (\$)	3,881,338	1,863,309	1,443,095	2,962,761	-23.67	59.01	105.31
Delinquencies (\$)	3,757,133	5,718,123	6,265,815	6,574,227	74.98	14.97	4.92
Memberships	88,997	93,212	94,871	96,773	8.74	3.82	2.00
BANKING DATA							
Deposits (\$000)	490,652	626,669	682,829	686,126	39.84	9.49	0.48
Total Loans (\$000)	362,926	400,029	459,991	361,064	-0.51	-9.74	-21.51
Net Income Y-T-D (\$000)	3,346	2,952	2,382	3,355	0.28	13.67	40.86

(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 2Q08	B 2Q09	C 1Q10	D 2Q10	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh	47	47	48	48	1.73	1.65	-0.91
Residential Gas Usage (‘000) Mcf	184	185	380	185	0.47	0.38	-51.24
Metered Taps - Water (CBPU)	21,360	21,895	21,993	22,100	3.46	0.94	0.49
Metered Taps - Water (SCW & SD)	3,291	3,299	3,303	3,304	0.40	0.14	0.04
HUMAN SERVICES							
Total Emergency Room Visits	2,914	3,148	3,096	3,274	12.35	4.00	5.74
Safehouse - # of People Sheltered	23	28	22	24	4.35	-13.25	7.46
Comea Shelter - Nights Lodging	1,206	1,667	1,477	1,566	29.82	-6.10	6.00
DPASS - AFDC Distributions	92	119	122	120	30.80	0.84	-1.10
SCHOOL ENROLLMENTS							
Laramie County District #1	12,263	12,537	13,204	13,204	7.67	5.32	0.00
Laramie County District #2	900	836	864	852	-5.33	1.91	-1.39
Private Schools	380	432	474	474	24.74	9.72	0.00
Home Schooling	354	406	347	347	-1.98	-14.53	0.00
Total School Enrollment	13,897	14,211	14,889	14,877	7.05	4.69	-0.08
LCCC Enrollment - FTE (Lar Co Sites)	565	558	3,340	N/A	N/A	N/A	N/A
LCCC Enrollment - Headcount (Lar Co Sites)	1,639	1,636	5,717	N/A	N/A	N/A	N/A

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 2Q08	B 2Q09	C 1Q10	D 2Q10	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	64,883	68,523	68,850	69,615	7.29	1.59	1.11
Nights Occupied	42,862	41,441	30,800	46,922	9.47	13.23	52.34
Occupancy Rate (%)	66.1	60.5	44.8	67.4	2.02	11.38	50.34
Average Room Rate	\$71.71	\$66.84	\$65.00	\$66.48	-7.29	-0.53	2.28
CACVB Visitor Walk-in Count	4,694	4,702	1,541	4,113	-12.38	-12.53	166.94
Trolley Ridership	991	1,386	220	1,085	9.45	-21.74	393.18
Pine Bluffs Info Center	7,875	8,618	2,592	7,737	-1.76	-10.23	198.48
I-25 State Visitor Center	6,903	7,597	1,720	7,421	7.51	-2.32	331.54
Old West Museum Paid Visitor	2,738	2,217	619	1,812	-33.83	-18.26	192.73

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT*														
Total Civilian Labor Force (LAUS)	42,314	42,496	42,675	42,225	42,271	42,994	43,958	43,465	42,747	43,143	43,203	42,966	42,871	2009
	42,963	42,794	42,928	43,027	43,550	43,893							43,193	2010
Total Employment (LAUS)	39,459	39,836	40,042	40,061	39,827	40,206	41,153	40,644	39,888	40,001	40,111	39,560	40,066	2009
	39,048	39,143	39,436	39,879	40,535	40,828							39,812	2010
Total Employment (CES)	43,600	43,600	44,000	43,600	44,600	44,600	45,200	44,700	44,500	44,100	44,000	43,900	44,200	2009
	42,800	43,100	43,300	43,400	44,200	44,500							43,550	2010
Total Unemployment (LAUS)	2,855	2,660	2,633	2,164	2,444	2,788	2,805	2,821	2,859	3,142	3,092	3,406	2,806	2009
	3,915	3,651	3,492	3,148	3,015	3,065							3,381	2010
Unemployment Rate (LAUS)	6.7%	6.3%	6.2%	5.1%	5.8%	6.5%	6.4%	6.5%	6.7%	7.3%	7.2%	7.9%	6.5%	2009
	9.1%	8.5%	8.1%	7.3%	6.9%	7.0%							7.8%	2010
Initial Unemployment Claims	205	118	121	82	112	128	129	67	72	174	111	224	129	2009
	177	121	111	91	109	94							117	2010
Help Wanted Ads	45	46	54	52	65	52	33	52	47	46	32	39	47	2009
	28	39	39	39	54	48							41	2010
GENERAL BUSINESS ACTIVITY														
Auto Registrations	2,207	2,424	2,789	2,725	2,794	3,131	2,988	3,010	3,226	2,408	2,418	2,325	2,704	2009
	2,079	2,413	2,959	3,057	2,088	3,319							2,653	2010
Enplanements - Chey. Airport	915	795	850	927	988	855	1,019	1,047	1,223	889	799	848	930	2009
	857	734	712	755	1,009	948							836	2010
Retail Sales (\$)	81,260,900	85,930,600	70,638,400	65,314,000	69,633,400	70,526,600	86,983,400	75,335,400	81,938,500	75,686,900	84,638,000	84,225,500	77,675,967	2009
	70,412,400	77,384,600	67,734,100	64,936,200	76,761,200	85,658,900							73,814,567	2010
Bankruptcies	19	22	34	31	36	40	21	32	30	29	16	27	28	2009
	17	27	33	37	32	32							30	2010

* 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	726	750	769	760	728	759	766	736	703	663	647	625	719	2009
	509	571	625	651	707	739							634	2010
Total Residential Units Sold	67	74	108	106	113	155	161	120	131	134	133	89	116	2009
	48	95	99	106	106	111							94	2010
Average Residential Sold Price (city)	148,290	159,875	168,819	169,262	169,084	169,480	172,689	171,817	171,768	172,956	172,597	172,211	168,237	2009
	159,157	192,030	166,649	197,183	178,587	185,909							179,919	2010
Furnished Apartments	5	7	6	6	5	2	3	2	1	3	2	3	4	2009
	4	2	1	2	3	3							2	2010
Unfurnished Apartments	76	73	64	60	58	65	69	52	56	52	53	60	61	2009
	60	56	61	61	61	75							62	2010
Homes & Duplexes	42	45	33	30	27	21	29	32	29	36	34	29	32	2009
	29	22	24	22	28	22							24	2010
Mobile Homes	11	5	7	4	5	3	4	6	7	7	6	6	6	2009
	8	7	6	9	8	7							7	2010
Sampled Apartments % Vacant	4.1%	4.4%	5.0%	3.6%	2.8%	4.2%	5.3%	4.5%	6.1%	6.3%	5.1%	4.4%	4.6%	2009
	4.0%	4.4%	3.9%	4.0%	3.2%	4.8%							4.1%	2010
CONSTRUCTION														
Single Family Bldg. Permits (Cheyenne)	11	11	12	6	16	29	15	13	15	15	8	22	14	2009
	24	27	28	32	10	13							22	2010
Single Family Bldg. Permits (Laramie County)	4	3	4	3	3	9	6	4	8	5	5	2	5	2009
	5	8	10	6	8	6							7	2010
Septic Permits - Rural	12	5	11	8	10	11	13	10	13	7	6	6	9	2009
	4	2	10	8	21	18							11	2010
Total Building Permits	122	101	98	102	131	152	116	125	126	132	89	108	117	2009
	88	117	153	152	120	124							126	2010
Value of Authorized Const (\$000)	5,465,622	7,114,095	5,100,763	1,933,045	8,125,762	6,434,715	6,518,073	3,420,525	32,148,862	5,931,856	7,705,695	5,601,683	7,958,391	2009
	6,487,065	6,021,209	5,874,732	6,654,231	5,187,932	5,230,015							5,909,197	2010
Residential (\$000)	1,516,537	1,807,564	1,885,885	1,014,657	2,791,287	4,341,035	2,599,540	2,359,017	2,840,005	2,152,278	1,226,998	3,543,027	2,339,819	2009
	4,110,572	3,554,584	4,306,958	4,524,975	1,792,987	2,325,417							3,435,916	2010

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)	4,924	5,007	4,601	4,705	4,709	4,724	4,912	5,259	5,046	4,775	4,824	4,786	4,856	2009
	5,026	4,785	4,691	4,749	4,699	4,923							4,812	2010
Residential Gas Usage (Mcf) ('000)	3,834	3,421	2,898	2,821	1,740	973	622	558	589	1,597	2,567	3,545	2,097	2009
	4,228	3,728	3,439	2,570	1,970	1,017							2,825	2010
Metered Water Taps (CBPU)	21,790	21,779	21,813	21,849	21,864	21,971	22,021	22,001	22,051	22,028	21,993	21,984	21,929	2009
	21,959	22,001	22,018	22,043	22,053	22,205							22,047	2010
Metered Water Taps (SCW & SD)	3,297	3,297	3,298	3,298	3,299	3,301	3,301	3,301	3,301	3,301	3,301	3,301	3,300	2009
	3,302	3,302	3,304	3,304	3,304	3,304							3,303	2010
HUMAN SERVICES														
Total Emergency Room Visits	3,099	2,867	3,097	2,972	3,254	3,218	3,309	3,325	3,309	3,575	2,914	2,809	3,146	2009
	3,188	2,935	3,166	3,072	3,454	3,296							3,185	2010
Safehouse - Number of People Sheltered	17	14	19	29	26	28	37	28	21	35	22	26	25	2009
	27	19	21	21	31	20							23	2010
Comea Shelter - Total Nights Lodging	1,240	1,036	1,167	1,518	1,748	1,736	1,914	1,670	1,382	1,562	1,418	1,370	1,480	2009
	1,154	1,573	1,704	1,497	1,633	1,567							1,521	2010
SCHOOL ENROLLMENTS														
Laramie County District #1	12,537	12,537	12,537	12,537	12,537	-	-	12,693	12,693	12,693	12,693	12,693	12,615	2009
	13,204	13,204	13,204	13,204	13,204	-	-						13,204	2010
Laramie County District #2	837	837	837	836	836	-	-	879	871	878	871	881	856	2009
	871	861	860	852	852	-	-						859	2010
Total School Enrollment	14,212	14,212	14,212	14,211	14,211	-	-	14,393	14,385	14,392	14,385	14,395	14,301	2009
	14,896	14,886	14,885	14,877	14,877	-	-						14,884	2010
LCCC Enrollment - FTE (Lar Co Sites)	2838.58	2830.41	2830.41	2830.41	2830.41	558.34	558.34	3037.75	3037.75	3037.75	3037.75	3037.75	2,539	2009
	3340.24	3340.24	3340.24	3340.24	3340.24	N/A							3,340	2010
LCCC Enrollment - Headcount (Lar Co Sites)	4,859	4,817	4,817	4,817	4,817	1,636	1,636	5,269	5,269	5,269	5,269	5,269	4,479	2009
	5,717	5,717	5,717	5,717	5,717	N/A							5,717	2010

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	6,855,597	6,711,504	5,706,048	5,748,907	5,124,251	5,562,399	6,699,216	5,998,337	6,649,449	5,728,647	7,074,880	6,445,824	6,192,088	2009
	5,450,422	6,323,638	5,476,284	5,431,003	5,804,014	6,680,589							5,860,992	2010
Wholesale and Retail Sales and Use Tax Collections	3,941,069	3,717,995	2,901,712	2,904,282	2,534,431	2,598,152	3,446,636	2,824,497	2,696,615	2,727,567	3,537,237	3,314,813	3,095,417	2009
	2,762,476	3,276,317	2,645,930	2,714,193	2,758,270	3,301,486							2,909,779	2010
Actual Receipts to County Entities	2,922,873	2,849,929	2,408,540	2,435,155	2,228,917	2,315,991	2,913,599	2,522,379	2,757,181	2,413,832	3,013,805	2,735,114	2,626,443	2009
	2,332,458	2,628,031	2,322,624	2,309,070	2,476,086	2,830,478							2,483,124	2010
1% Sales and Use Tax Receipts	1,342,912	1,316,118	1,113,454	1,123,485	1,022,888	1,064,308	1,376,508	1,160,294	1,264,933	1,108,263	1,382,362	1,253,673	1,210,767	2009
	1,068,117	1,156,859	1,067,172	1,058,979	1,135,120	1,297,206							1,130,575	2010
Lodging Tax Receipts	45,343	51,530	61,739	65,863	(57,279)	166,826	95,078	110,222	231,200	109,023	86,125	92,815	88,207	2009
	37,933	57,561	75,556	59,895	57,750	112,685							66,897	2010
TOURISM														
Available Rooms	70,029	63,252	70,029	67,770	70,029	67,770	71,145	71,145	68,850	71,145	68,850	71,145	69,263	2009
	71,145	64,260	71,145	68,850	71,145	68,850							69,233	2010
Nights Occupied	31,597	28,158	31,523	35,583	41,527	47,214	53,338	48,815	46,233	42,648	28,591	25,688	38,410	2009
	27,896	30,677	33,828	38,008	47,902	54,857							38,861	2010
Occupancy Percentage	45.1	44.5	45.0	52.5	59.3	69.7	75.0	68.6	67.2	59.9	41.5	36.1	55.4	2009
	39.2	47.7	47.5	55.2	67.3	79.7							56.1	2010
Average Room Rate (\$)	65.42	67.37	63.79	63.27	64.44	72.80	98.61	73.21	71.36	67.90	64.48	64.60	69.77	2009
	64.59	66.72	63.70	63.01	64.95	71.49							65.74	2010
CACVB Visitor Walk-In Count	1,219	1,079	1,752	1,455	5,025	7,625	14,133	8,238	5,719	2,640	2,570	2,479	4,495	2009
	1,216	1,343	2,063	1,672	3,552	7,114							2,827	2010
Trolley Ridership	253	248	69	172	1,894	2,093	1,962	1,526	993	1,204	83	4,270	1,231	2009
	144	244	272	350	1,278	1,627							653	2010
Pine Bluffs Information Center	closed	closed	closed	3,967	8,685	13,203	16,133	13,363	9,784	6,611	3,941	2,973	8,740	2009
	2,828	1,897	3,051	3,900	5,432	13,878							5,164	2010
Wyoming State Museum	1,393	1,529	1,441	1,405	2,495	3,153	3,692	2,458	1,360	1,676	803	979	1,865	2009
	1,205	1,147	1,835	1,941	2,833	3,053							2,002	2010
I-25 State Visitor Center	2,134	1,811	2,682	3,539	7,408	11,845	17,449	11,591	8,310	3,516	2,214	1,588	6,174	2009
	1,763	1,414	1,982	3,813	7,326	11,124							4,570	2010
Old West Museum	503	571	1,799	1,241	1,853	3,556	12,653	2,665	3,002	1,977	1,115	795	2,644	2009
	340	392	1,125	822	1,683	2,931							1,216	2010

CHEYENNE/LARAMIE COUNTY PROFILE

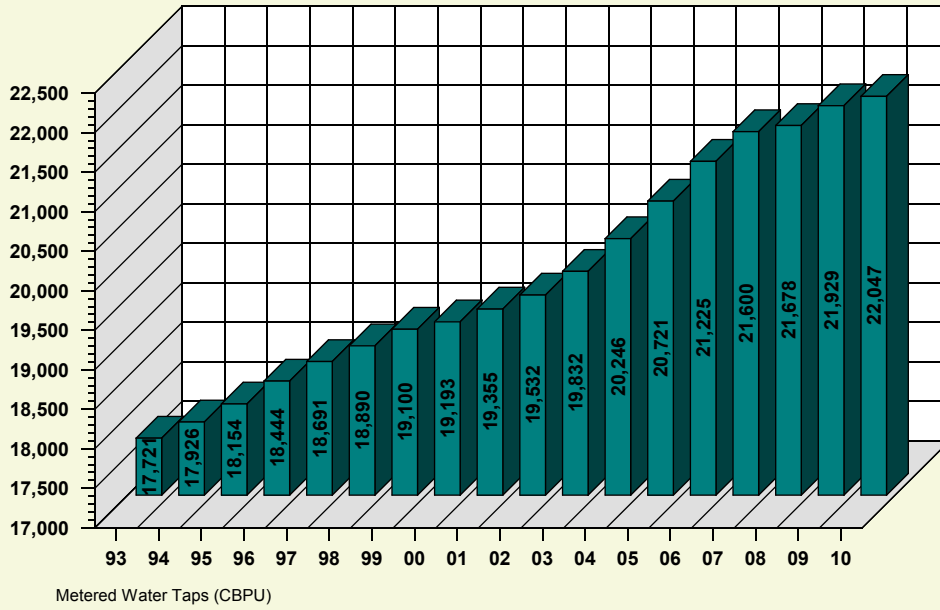
ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
Demography					
Total Population – Cheyenne ¹	2008	56,915	2007	56,251	1.2%
Total Population – Laramie County	2008	87,542	2007	86,480	1.23%
Total Male Population	2008	43,990	2007	43,200	1.83%
Total Female Population	2008	43,552	2007	42,641	2.14%
% of Population – Under 20 Years Old	2008	28.8%	2007	27.9%	3.19%
% of Population – 65 Years & Older	2008	12.0%	2007	11.8%	1.69%
Median Age	2008	35.8	2007	36.1	-0.83%
% of Population – White Alone (Non-Hispanic)	2008	85.7%	2007	81.4%	5.28%
% of Population – Native American Alone	2008	1.8%	2007	2.1%	-14.29%
% of Population – Hispanic or Latino	2008	11.7%	2007	11.3%	3.54%
Households – County	2008	33,025	2007	33,640	-1.83%
Average Household Size – County	2008	2.6	2007	2.5	4.00%
Households – City	2007	22,929	2000	23,782	-3.59%
% of Households (HH) Headed by Married Couples	2008	47.8%	2007	50.4%	-5.16%
% of HH Headed by Single Female (w/own children <18 yrs.)	2008	11.0%	2007	11.1%	-0.90%
Weather & Geography					
Total Area (sq. miles) ¹	2000	2,688	-	-	
Total Area (sq. miles) ¹¹ – Cheyenne	2008	24.6	2007	24.4	0.99%
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	2008	3,327	2007	3,233	2.91%
Crimes per 100,000 Persons	2008	2,912.5	2007	2,795.9	4.17%
Homicides per 100,000 Persons	2008	2.6	2007	1.7	54.49%
Rapes per 100,000 Persons	2008	25.4	2007	29.4	-13.65%
Robberies per 100,000 Persons	2008	26.3	2007	13.8	90.31%
Aggravated Assaults per 100,000 Persons	2008	107.7	2007	93.4	15.29%
Burglaries per 100,000 Persons	2008	360.7	2007	330.4	9.16%
Larcenies and Thefts per 100,000 Persons	2008	2,263.8	2007	2,227.7	1.62%
Motor Vehicle Thefts per 100,000 Persons	2008	126.1	2007	101.2	24.57%
Education					
% of Pop. (25 yrs. & older) with High School Diploma ¹	2008	91.0%	2007	90.2%	0.89%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2008	24.1%	2007	24.2%	-0.41%
Pupil-Teacher Ratio in LCSD #1 ⁴	2006-07	10.38	2005-06	10.36	0.19%
Pupil-Teacher Ratio in LCSD #2	2006-07	7.46	2005-06	6.53	14.24%
Expenditures Per Pupil in LCSD #1 (\$)	2008-09	\$13,813	2007-08	\$13,175	4.84%
Expenditures Per Pupil in LCSD #2 (\$)	2008-09	\$20,353	2007-08	\$19,564	4.03%
LCSD #1 Enrollment Fall Semester	2009	13,205	2008	12,933	2.10%
LCSD #2 Enrollment Fall Semester	2009	872	2008	841	3.69%
Total School Enrollments Laramie County Fall Semester	2009	14,395	2008	14,611	-1.48%
% of Students in Private Schools	2009	3.3%	2008	3.0%	11.15%
% of Students Home-Schooled	2009	2.8%	2008	2.4%	18.99%
ACT Average Composite Score (range 1-36) LCSD #1	2008-09	20.6	2007-08	21.4	-3.74%
ACT Average Composite Score (range 1-36) LCSD #2	2008-09	20.1	2007-08	20.4	-1.47%
LCSD #1 Graduation Rate ⁵	2007-08	56.6%	2006-07	74.3%	-23.82%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
Average Student Age at LCCC (Fall Semester)	2009	27	2008	27	0.00%
3 – Year Graduation Rate at LCCC	2009	25.3%	2008	25.0%	1.20%
3 – Year Rate of Transfer from LCCC	2009	24.9%	2008	49.0%	-49.18%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College ⁷	2009	3,021	2008	2,837	6.49%
Housing					
Average Rent for 2-3 Bedroom House (\$)⁸	2Q09	\$892	2Q08	\$899	-0.78%
Average Rent for 2 Bedroom Apartment (\$)	2Q09	\$587	2Q08	\$601	-2.33%
Average Rent for 2-3 Bedroom Mobile Home (\$)	2Q09	\$576	2Q08	\$559	3.04%
Average Sales Price – Cheyenne	2009	\$168,237	2008	\$173,476	-3.0%
Average Sales Price – Close-in Rural	2009	\$252,674	2008	\$253,321	-0.3%
Laramie County's Economy					
Median Household Income ¹	2008	\$56,820	2007	\$52,521	8.19%
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 Job	2007	\$37,206	2006	\$36,433	2.12%
Average Annual Pay (\$)¹⁰	2007	\$35,074	2006	\$35,308	-0.66%
Employment & Labor					
Employment ¹²	2009	44,525	2008	45,108	-1.29%
Unemployment Rate ¹³	2009	6.1%	2008	3.9%	56.41%
Total Non-farm Jobs⁹	2007	60,893	2006	59,169	2.91%
% of Jobs in Farming	2007	1.39%	2006	1.49%	-6.86%
% of Jobs in Mining	2007	N/A	2006	0.42%	N/A
% of Jobs in Government	2007	27.10%	2006	27.42%	-1.20%
% of Jobs in Construction	2007	6.80%	2006	7.22%	-5.74%
% of Jobs in Manufacturing	2007	2.91%	2006	2.98%	-2.40%
% of Jobs in Trans. and Ware.	2007	5.94%	2006	5.34%	11.09%
% of Jobs in FIRE	2007	8.15%	2006	8.05%	1.25%
% of Jobs in Services	2007	30.92%	2006	30.65%	0.88%
% of Jobs in Retail Trade	2007	12.19%	2006	12.27%	-0.61%
% of Jobs in Wholesale	2007	1.68%	2006	1.69%	-0.62%
Employed Workforce Demographics¹					
% of Workforce Age 16-19 ¹	2008	5.3%	2007	6.2%	-13.53%
% of Workforce Age 20-44	2008	53.9%	2007	53.9%	0.07%
% of Workforce Age 45+	2008	40.7%	2007	39.9%	2.00%
% of Workforce Male	2008	55.7%	2007	53.5%	4.00%
% of Workforce Female	2008	44.3%	2007	46.5%	-4.61%
CPI					
U.S. CPI	2009	214.5	2008	215.3	-0.37%
Annual Inflation Rate – Cheyenne	2Q09	0.2%	2Q08	6.9%	-97.10%

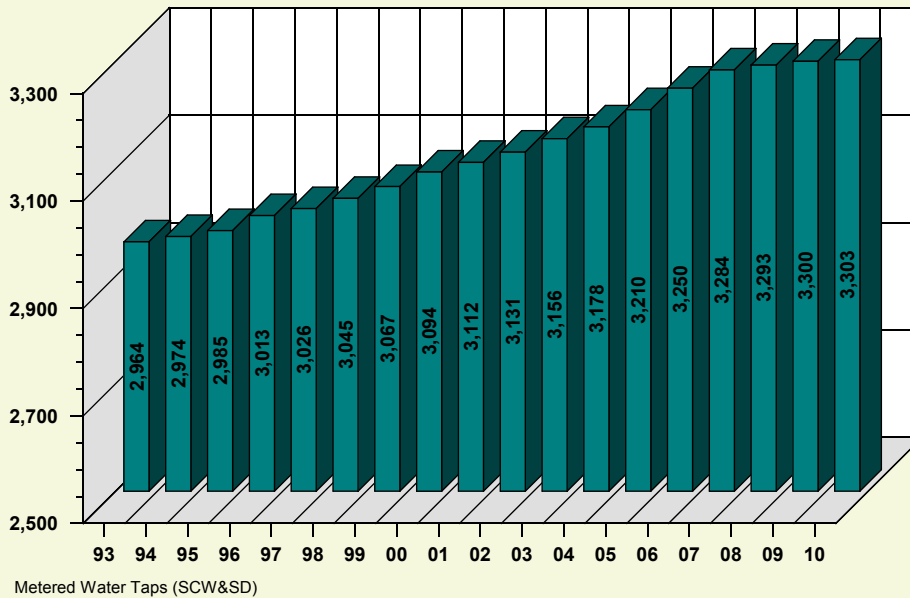
Sources:

- 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 U.S. Department of Labor, Bureau of Labor Statistics
- 11 City of Cheyenne
- 12 Wyoming Department of Employment, CES Data
- 13 Wyoming Department of Employment, LAUS Data

GRAPH 15
CHEYENNE METERED WATER TAPS
 Monthly Average
 1993 - 2010

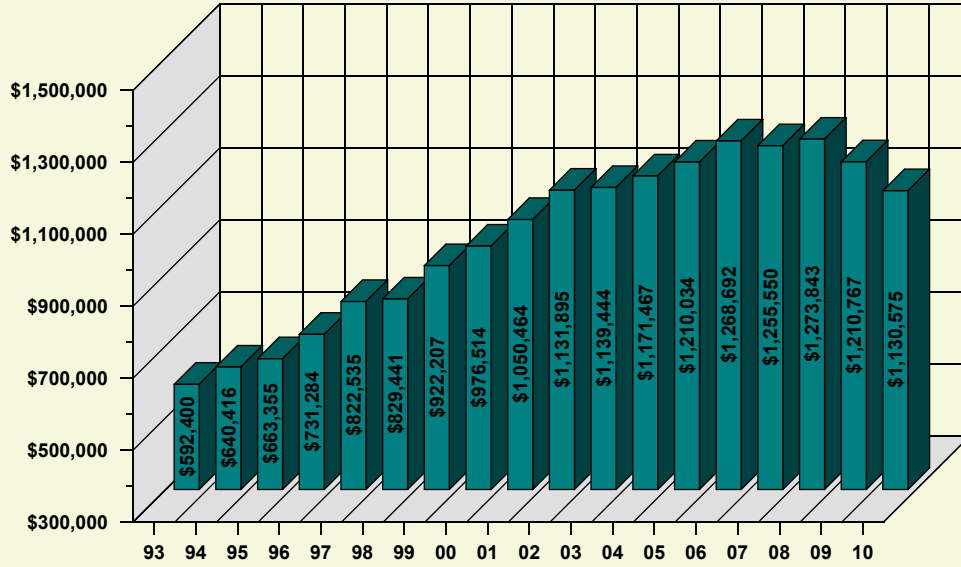


GRAPH 16
SOUTH CHEYENNE METERED WATER TAPS
 Monthly Average
 1993 - 2010



GRAPH 17
LARAMIE COUNTY 1% OPTIONAL
SALES AND USE TAX RECEIPTS

Monthly Average
1993 - 2010



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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