

Economic Indicators for Greater Cheyenne

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TABLE OF CONTENTS

FRONT MATTER	
Preface	ii
ECONOMIC ANALYSIS	
Economic Indicators Analysis	1
Data Tables	3
Cheyenne/Laramie County Profile	12
Economic Indicator Graphs.....	13
Data Sources.....	20

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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, LLC. There is NO CHARGE for this publication.

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

NEW TABLE

In this issue of the Economic Indicators for Greater Cheyenne, readers are presented with a new table. Table 1A presents, on a year-to-date basis, statistics for new residential construction in Laramie County by type of unit constructed. For instance, through September 2005, 528 single-family residential homes have been permitted as compared to the same period in 2004, when 591 had been permitted. Thus far in 2005, the construction of new single-family homes is down by 61 units or 10.7 percent. This table provides users with the most up to date statistics on the local housing market.

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

ECONOMIC INDICATORS

ANALYSIS

EMPLOYMENT

Third quarter 2005 labor statistics suggested a slow down in job growth has befallen the Capitol City. The county's labor force increased marginally (0.2%) from third quarter 2004 and new job creation was only fractionally better, up 0.5 percent. Only 202 jobs were created from one year ago according to these preliminary quarterly figures. The county's unemployment rate dropped from 4.2 percent last year at this time to 4.0 percent currently which was a 5 percent improvement. Small growth in new job creation and a decreasing unemployment rate, suggests a very small differential exists between the demand for workers and the available supply of workers. We may very well have a developing situation where local employers need more workers but they cannot find them even after they have raised wages and benefits. Thus in coming months, new job growth may be choked off. However, more data and more time will be needed to confirm this trend.

An added boost to this idea can be seen in the large increase in help-wanted advertisements over third quarter 2004. Current ads increased 45 percent over third quarter 2004. The monthly average this quarter was 192 versus 132 last year at this time.

GENERAL BUSINESS ACTIVITY

Retail sales, as measured by total taxable sales, rose substantially from third quarter 2004, up 17.5 percent. Given the volatilities associated with the administrative reporting of sales tax collections, readers should not assume that this large and unanticipated increase is permanent or sustainable into the future. The change in auto registrations was more moderate in comparison this quarter. This indicator increased 6.7 percent from one year ago and rose 1.2 percent from the first quarter. It can probably be safe to assume that some of this increase can be attributed to auto manufacturers' incentive driven sales campaigns in face of soaring gasoline prices.

In the other transportation area, local airline boardings did not fare as well as car sales this quarter. Enplanements decreased 16 percent from one year ago and remained 20 percent below third quarter 2003 levels.

It appears the county also followed another national trend during the quarter. Due to changes in national bankruptcy laws, there was a surge in bankruptcy filings across the nation and local bankruptcy statistics mirrored the trend. Third quarter filings jumped 58 percent from second quarter 2005 and 24 percent from third quarter 2004. The series also ran 73 percent higher than levels from 2 years ago.

CONSTRUCTION

With 3 quarters of 2005 construction statistics now available, it is safe to conclude that there has been a marked slow down in residential construction this year. Commercial and industrial construction, however, has done very well. The total dollar value of the latter as of the end of the third quarter stood at 33.8 million dollars. By comparison, the total dollar value of commercial construction for all of 2004 was a mere 18.9 million dollars. Thus with a full quarter remaining in 2005, commercial construction has already exceeded last year's total by 79 percent.

City single-family building permits decreased 22 percent from third quarter 2004 and also stood 6 percent lower than third quarter 2003. Permits for areas outside of the city, on the other hand, increased 27 percent from this time last year and 12 percent from two years ago. As mentioned in the Preface, as of the end of September 2005, 528 single-family permits had been issued for the entire county as compared to 591 in 2004. This was a decline of 10.7 percent.

Table 1A presents further housing data for Laramie County. Thus far in 2005, no apartment duplexes have been built, nor have there been any multi-family housing units (5 or more units in a structure). In comparison by the end of the 3rd quarter 2004, 92 housing units had been constructed in either duplexes or multi-family structures. Forty-four new units have been constructed in tri and four-plex structures thus far in 2005 as compared to 32 in 2004. In total, 572 new housing units have been built in 2005 thus far. This was a decline of 143 units or a 20 percent decrease from 2004's year-to-date total of 715.

Table 2 presents additional data on the greater Cheyenne housing market. The number of homes for sale, both

city and rural, ran at an average of 645 per month during the 3rd quarter of 2005 as compared to 551 during the 3rd quarter of 2004. This was an increase of 17 percent from one year ago. The number of homes sold increased 13 percent by comparison. The average number of days a home stayed on the market jumped 26 percent this quarter when compared to 3rd quarter 2004. The average number of days was 125 in the current quarter versus 99 in 3rd quarter 2004.

Selling prices remained firm over the quarter. City prices were ahead of comparable 2004 figures by 8.8 percent and rural prices were up by almost 4.5 percent. The average home within Cheyenne city limits sold for \$159,679 during the quarter with rural homes selling for \$251,677. Finally the total dollar volume of homes sold increased 31 percent over one year ago.

The continued rise in the number of homes available for sale in 2005 suggests a growing disequilibrium between the demand for homes and the available supply with the current supply greater than demand. This disequilibrium in single-family homes is having an impact on other housing types. Apartment vacancy rates have consistently risen over the first 3 quarters of this year and the average vacancy rate in large apartment complexes increased to 4.2 percent this quarter. This rate was 31 percent higher than last year (3.2%) and 91 percent higher than two years ago (2.2%). On the positive side, it dropped from the second quarter's rate of 5.3 percent.

TOURISM

Third quarter tourism statistics for Laramie County were mixed overall. For instance the number of room nights occupied fell 8 percent from last year at this time and the overall occupancy rate was also down 1 percent. Average room rates, however, increased almost 11 percent from third quarter 2004.

Various counts of visitors were also mixed. Trolley rider ship rose 13 percent from this time last year and the visitor count at Cheyenne's I-25 center increased 7 percent. However, visitor counts at the Pine Bluff Information Center dropped 3% as did the number of paid visitors to the Old West Museum.

SCHOOL ENROLLMENTS

Official school enrollments for fall 2005 in Laramie County School District No. 1 decreased by 113 students (-0.9%) from fall 2004 or from 12,884 in 2004 to 12,771 in 2005. In District No. 2, they increased by 0.5 percent or by 4 students. Private school enrollments, however, fell sharply, off 18 percent or 95 students. A large portion of this decrease occurred at St. Mary's school which saw enrollment drop from 286 in the fall of 2004 to 195 this year. Homing schooling numbers rose 6 percent or by 17 students. In total, countywide enrollments registered a loss of 187 students (-1.3%) from one year ago.

TABLE 1

	A 3Q03	B 3Q04	C 2Q05	D 3Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT							
Total Civilian Labor Force	42,155	42,637	42,815	42,739	1.39	0.24	-0.18
Total Employment	40,638	40,830	40,989	41,032	0.97	0.49	0.10
Total Unemployment	1,774	1,807	1,827	1,707	-3.78	-5.53	-6.57
Unemployment Rate	4.2%	4.2%	4.3%	4.0%	-4.76	-4.76	-6.98
Initial Unemployment Claims	34	46	36	35	2.94	-23.91	-2.78
Help Wanted Ads	56	132	196	192	242.86	45.45	-2.04
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	3,359	3,175	3,347	3,388	0.86	6.71	1.22
Enplanements - Cheyenne Airport	1,510	1,430	1,172	1,205	-20.20	-15.73	2.82
Total Taxable Sales (\$000)	356,075	346,844	326,810	407,400	14.41	17.46	24.66
Bankruptcies	30	42	33	52	73.33	23.81	57.58
CONSTRUCTION							
Single Fam Bldg Permits - Chey	125	152	105	118	-5.60	-22.37	12.38
Single Fam Bldg Permits - LarCo	58	51	77	65	12.07	27.45	-15.58
Total Bldg Permits - (Chey) (a)	269	243	243	209	-22.30	-13.99	-13.99
Septic Permits - (Rural)	29	29	33	28	-3.45	-3.45	-15.15
Value of Authorized Construction (\$000)	10,609	10,892	10,573	11,687	10.16	7.30	10.54
Residential (\$000)	3,582	6,188	5,337	6,056	69.07	-2.13	13.47

(a) Data includes building and non-building.

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

All other figures reported under Employment and General Business Activity are an average of figures for the three months.

Single Family Building Permits are a total of the figures for three months. All other construction figures are an averaged total.

Housing Profile

Laramie County

2004 Authorized Construction by Permit

Month	SFU	DUPLEX UNITS	TRI & FOUR PLEX	Multi- Family	TOTAL UNITS
January	40	4	0	0	44
February	54	0	0	16	70
March	72	0	8	0	80
April	69	0	24	0	93
May	71	0	0	6	77
June	81	0	0	0	81
July	88	0	0	66	154
August	41	0	0	0	41
September	75	0	0	0	75
October					
November					
December					
Year to Date	591	4	32	88	715

Housing Profile

Laramie County

2005 Authorized Construction by Permit

Month	SFU	DUPLEX UNITS	TRI & FOUR PLEX	Multi- Family	TOTAL UNITS
January	69	0	8	0	77
February	43	0	0	0	43
March	51	0	12	0	63
April	32	0	0	0	32
May	79	0	12	0	91
June	71	0	0	0	71
July	59	0	0	0	59
August	55	0	0	0	55
September	69	0	12	0	81
October	0				
November	0				
December	0				
Year to Date	528	0	44	0	572

TABLE 2

	A 3Q03	B 3Q04	C 2Q05	D 3Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a)							
Residential Units For Sale	332	437	440	489	47.29	11.90	11.14
Rural Residential Units For Sale	102	114	137	156	52.94	36.84	13.87
Avg. Residentials Sold	123	141	147	159	29.27	12.77	8.16
Total Volume Residentials Sold (\$000,000)	23.5	26.4	29.8	34.6	47.23	31.06	16.11
Avg. Residential Sale Price (\$)	140,340	146,738	158,022	159,679	13.78	8.82	1.05
Avg. Rural Sale Price (\$)	230,270	240,795	236,051	251,677	9.30	4.52	6.62
Residential Avg. Days on Market	99	99	150	125	26.26	26.26	-16.67
VACANCIES							
Furnished Apartments	5	4	3	6	20.00	50.00	100.00
Unfurnished Apartments	33	62	84	72	118.18	16.13	-14.29
Homes and Duplexes	24	81	62	64	166.67	-20.99	3.23
Mobile Homes	24	16	11	16	-33.33	0.00	45.45
Sampled Apts. % Vacancy (b) (Large Complexes Only)	2.2%	3.2%	5.3%	4.2%	90.91	31.25	-20.75

(a) Includes: Residential single family, condominium, townhouse and mobile homes through 1991.
Mobile homes were deleted as of 1992.

(b) Sample Sizes : 3Q03 Sample Size = 803
3Q04 Sample Size = 812
2Q05 Sample Size = 852
3Q05 Sample Size = 856

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

TABLE 3

	A 3Q03	B 3Q04	C 2Q05	D 3Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
Total Sales Tax Collections (\$000)	18,280	17,799	16,718	20,867	14.15	17.24	24.82
Wholesale and Retail Tax Collections (\$000)	11,021	9,285	8,934	10,980	-0.37	18.26	22.90
Actual Receipts to County Entities (\$000) (a)	7,687	7,594	7,146	8,900	15.78	17.20	24.55
1% Sales and Use Tax Collections	3,561	3,468	3,268	4,074	14.41	17.47	24.66
3% Lodging Tax Collections (b)	232,003	236,626	118,069	250,785	8.10	5.98	112.41
1% Special Purpose Tax (\$000) (c)	3,562	3,438	3,266	4,073	14.35	18.47	24.71
CREDIT UNION DATA							
Deposits (\$000)	316,875	361,919	367,871	374,099	18.06	3.37	1.69
Total Loans (\$000)	232,314	279,844	301,124	308,853	32.95	10.37	2.57
Net Income Y-T-D (\$)	3,540,950	3,290,485	2,844,136	5,014,617	41.62	52.40	76.31
Delinquencies (\$)	2,430,707	2,009,998	2,360,239	2,669,510	9.82	32.81	13.10
Memberships	55,095	61,307	62,866	62,856	14.09	2.53	-0.02
BANKING DATA							
Deposits (\$000)	485,610	547,730	486,747	499,649	2.89	-8.78	2.65
Total Loans (\$000)	340,275	344,735	337,740	339,379	-0.26	-1.55	0.49
Net Income Y-T-D (\$000)	7,673	9,510	3,723	5,501	-28.31	-42.16	47.76

(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%. At that time, the percentage of these revenues distributed to municipalities changed from 35% to 29.5%

(b) As of April 1, 2003 the 2% Lodging Tax increased to 3% . The lag in actual receipts caused large variations in 3rd quarter data.

(c) Tax went into effect on January 1, 2001.

(d) As of Jan 1, 2000, one of the Credit Unions discontinued reporting their statistics.

Note: Figures reported Under the heading of Financial Activities, are Y-T-D as of that quarter.

TABLE 4

	A 3Q03	B 3Q04	C 2Q05	D 3Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh	31	N/A	N/A	N/A	N/A	N/A	N/A
Residential Gas Usage (‘000) Mcf	61	N/A	N/A	N/A	N/A	N/A	N/A
Metered Taps - Water (CBPU)	19,915	20,328	20,678	20,799	4.44	2.32	0.59
Metered Taps - Water (SCW & SD)	3,159	3,182	3,198	3,219	1.90	1.16	0.66
HUMAN SERVICES							
Total Emergency Room Visits	2,587	2,488	2,361	2,513	-2.86	1.00	6.44
Safehouse - # of People Sheltered	33	39	16	25	-24.24	-35.90	56.25
Comea Shelter - Nights Lodging	1,233	1,519	1,217	1,353	9.73	-10.93	11.18
DPASS - AFDC Distributions	87	82	67	68	-21.84	-17.07	1.49
School Enrollments							
Laramie County District #1	13,066	12,884	12,982	12,771	-2.26	-0.88	-1.63
Laramie County District #2	859	869	876	873	1.63	0.46	-0.34
Private Schools	428	518	518	423	-1.17	-18.34	-18.34
Home Schooling	323	286	286	303	-6.19	5.94	5.94
Total School Enrollment	14,676	14,557	14,662	14,370	-2.09	-1.28	-1.99
LCCC Enrollment - FTE (Lar Co Campus)	2,494	2,604	2,687	2,649	6.21	1.73	-1.41
LCCC Enrollment - Headcount (Lar Co Campus)	4,003	3,967	4,767	4,286	7.07	8.04	-10.09

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 3Q03	B 3Q04	C 2Q05	D 3Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	27,438	29,840	27,354	27,852	1.51	-6.66	1.82
Nights Occupied	21,523	22,946	17,688	21,168	-1.65	-7.75	19.67
Occupancy Rate	78.3%	76.8%	64.7%	76.0%	-2.94	-1.04	17.47
Average Room Rate (\$)	72.22	70.90	59.87	78.43	8.60	10.62	31.00
CACVB Visitor Walk-in Count	2,460	5,780	3,043	5,638	129.19	-2.46	85.28
Trolley Ridership	1,186	1,561	1,321	1,757	48.15	12.56	33.01
Pine Bluffs Info Center	15,468	15,499	12,621	15,099	-2.39	-2.58	19.63
I-25 State Visitor Center	11,830	10,232	6,456	10,918	-7.71	6.70	69.11
Old West Museum Paid Visitor	7,999	6,519	2,878	6,318	-21.02	-3.08	119.53

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT														
Total Civilian Labor Force	42,763 43,571	42,766 43,458	42,995 43,196	42,461 43,111	41,933 42,342	42,429 42,993	43,022 43,639	42,586 42,633	42,302 41,945	42,723 0	43,272 0	43,140 0	42,699 42,988	2004 2005
Total Employment	40,408 41,331	40,702 41,608	40,961 41,267	40,671 41,295	40,183 40,460	40,544 41,211	41,217 41,856	40,852 41,001	40,421 40,240	40,737 0	41,336 0	41,139 0	40,764 41,141	2004 2005
Total Unemployment	2,355 2,240	2,064 1,850	2,034 1,929	1,790 1,816	1,750 1,882	1,885 1,782	1,805 1,783	1,734 1,632	1,881 1,705	1,986 0	1,936 0	2,001 0	1,935 1,847	2004 2005
Unemployment Rate	5.5% 5.1%	4.8% 4.3%	4.7% 4.5%	4.2% 4.2%	4.2% 4.4%	4.4% 4.1%	4.2% 4.1%	4.1% 3.8%	4.4% 4.1%	4.6% 0.0%	4.5% 0.0%	4.6% 0.0%	4.5% 4.3%	2004 2005
Initial Unemployment Claims	35 92	88 68	42 51	64 47	49 29	37 32	42 23	45 28	57 45	60 0	73 0	95 0	57 46	2004 2005
Help Wanted Ads	67 129	66 139	93 166	90 211	76 176	79 201	81 186	167 201	148 190	131 0	113 0	94 0	100 178	2004 2005
GENERAL BUSINESS ACTIVITY														
Auto Registrations	2,673 2,536	2,642 2,654	3,340 3,488	3,274 3,034	3,094 3,484	3,465 3,522	3,086 3,080	3,391 3,619	3,048 3,465	2,676 0	2,438 0	2,597 0	2,977 3,209	2004 2005
Enplanements - Chey. Airport	1,160 1,251	1,151 1,169	1,282 1,309	1,340 1,132	1,340 1,211	1,377 1,172	1,470 1,141	1,468 1,250	1,352 1,223	1,515 0	1,372 0	1,340 0	1,347 1,206	2004 2005
Total Taxable Sales (\$)	98,221,700 102,296,728	128,302,200 128,389,432	118,873,500 138,876,961	112,062,200 89,703,948	102,618,600 117,903,408	128,180,700 119,203,125	94,877,815 111,123,200	125,018,851 172,744,700	126,947,830 123,531,700	123,994,630 0	127,690,411 0	118,971,649 0	117,146,674 122,641,467	2004 2005
Bankruptcies	22 8	25 22	53 46	13 45	42 29	43 35	41 38	48 38	36 80	33 0	39 0	28 0	35 38	2004 2005

TABLE 7

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
HOUSING														
Residential Units for Sale	285 391	285 403	303 474	331 431	371 437	427 451	439 479	445 493	427 496	374 0	382 0	381 0	371 451	2004 2005
Rural Residential Units For Sale	91 143	101 150	102 134	99 140	115 136	117 135	117 157	110 162	114 148	118 0	127 0	126 0	111 145	2004 2005
Residential Sold	91 87	90 105	133 117	142 130	142 145	139 165	150 149	127 162	145 165	144 0	140 0	132 0	131 136	2004 2005
Total Volume Residential Sold (\$000,000)	15.2 18.3	13.1 21.2	25.9 23.7	26.8 25.9	27.9 29.8	25.0 33.8	27.5 30.3	25.6 34.1	26.2 39.4	28.1 0.0	27.0 0.0	24.9 0.0	24.4 28.5	2004 2005
Residential Sale Price	137,538 149,901	137,990 159,352	151,464 147,098	143,016 153,760	160,882 154,640	140,268 165,666	149,279 153,222	146,980 154,207	143,956 171,607	156,361 0	152,086 0	155,234 0	147,921 156,606	2004 2005
Rural Sale Price	199,608 246,730	222,013 229,609	208,615 241,965	224,657 230,104	234,917 240,854	231,654 237,196	240,215 260,387	241,045 246,783	241,125 247,861	236,531 0	255,330 0	246,436 0	231,846 242,388	2004 2005
Furnished Apartments	8 8	10 12	8 5	9 4	7 3	3 4	2 6	4 5	8 6	7 0	6 0	8 0	7 6	2004 2005
Unfurnished Apartments	73 110	58 113	79 92	83 75	68 89	60 87	58 85	52 73	77 59	81 0	80 0	111 0	73 87	2004 2005
Homes & Duplexes	78.25 83.00	85.6 64.80	81.5 51.50	69.0 60.30	71.0 61.80	58.0 62.50	87.0 60.20	73.6 69.50	81.8 63.50	80.0 0.00	67.0 0.00	79.0 0.00	76 64	2004 2005
Mobile Homes	28 20	27 15	25 16	25 11	22 11	20 13	23 13	12 16	13 20	11 0	22 0	19 0	20 15	2004 2005
Sampled Apartments % Vacant	2.4% 2.9%	3.3% 3.4%	3.4% 2.7%	3.4% 4.7%	3.2% 5.8%	3.5% 5.4%	3.2% 4.5%	3.3% 4.0%	3.1% 4.3%	4.6% 4.2%	5.3%	6.3%	3.8% 3.8%	2004 2005
CONSTRUCTION														
Single Family Bldg. Permits (Chey)	24 60	38 21	53 31	38 20	56 50	38 35	67 36	30 33	55 49	32 0	48 0	27 0	42 37	2004 2005
Single Family Bldg. Permits (LarCo)	18 9	18 22	19 20	31 12	16 29	34 36	20 23	11 22	20 20	12 0	8 0	12 0	18 21	2004 2005
Septic Permits - Rural	14 18	26 17	25 20	36 24	20 39	38 35	23 23	38 40	27 22	30 0	25 0	17 0	27 26	2004 2005
Total Building Permits	150 181	207 148	266 158	298 159	247 299	364 272	303 194	197 208	228 225	172 0	183 0	142 0	230 205	2004 2005
Value of Authorized Const (\$000)	3,807,637 17,477,836	8,403,276 6,616,056	9,049,220 18,781,438	12,225,691 9,441,909	15,048,171 12,512,956	14,218,115 9,763,858	14,634,798 13,073,100	5,428,649 8,659,601	12,611,464 13,328,016	8,117,361 0	11,244,382 0	16,506,539 0	10,941,275 12,183,863	2004 2005
Residential (\$000)	2,581,137 8,018,614	5,891,576 2,943,498	6,526,599 5,073,691	5,508,375 3,049,197	7,922,836 7,487,951	5,918,864 5,474,259	8,259,311 5,727,233	3,331,504 5,116,803	6,974,132 7,322,575	4,147,181 0	6,704,225 0	4,005,047 0	5,647,566 5,579,313	2004 2005

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)	3,071 N/A	2,789 N/A	2,944 N/A	2,676 N/A	2,793 N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	2,855	2004 2005
Residential Gas Usage (Mcf) ('000)	4,065 N/A	3,600 N/A	3,232 N/A	2,014 N/A	1,737 N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	N/A N/A	2,930	2004 2005
Metered Water Taps (CBFU)	20,038 20,481	20,033 20,503	20,106 20,607	20,123 20,626	20,199 20,671	20,278 20,736	20,283 20,745	20,329 20,829	20,372 20,824	20,357 0	20,399 0	20,438 0	20,246 20,669	2004 2005
Metered Water Taps (SCW & SD)	3,167 3,192	3,170 3,192	3,170 3,198	3,170 3,198	3,170 3,198	3,175 3,198	3,180 3,200	3,182 3,228	3,183 3,228	3,187 0	3,187 0	3,191 0	3,178 3,204	2004 2005
HUMAN SERVICES														
Total Emergency Room Visits	2,269 2,450	2,343 2,420	2,253 2,506	2,321 2,379	2,458 2,386	2,486 2,317	2,486 2,693	2,493 2,419	2,485 2,428	2,355 0	2,268 0	2,304 0	2,377 2,444	2004 2005
Safehouse - Number of People Sheltered	18 19	24 25	30 19	19 19	32 22	21 7	27 36	36 23	53 16	21 0	22 0	18 0	27 21	2004 2005
Comea Shelter - Total Nights Lodging	880 1,122	914 924	885 896	948 1,317	1,196 1,195	1,332 1,138	1,409 1,372	1,519 1,392	1,629 1,294	1,104 0	1,075 0	1,035 0	1,161 1,183	2004 2005

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	5,008,222	6,531,606	6,055,312	5,712,534	5,232,361	6,531,150	4,850,586	6,422,765	6,526,011	6,333,577	6,539,176	6,076,754	5,985,005	2004
	5,212,636	6,523,661	7,085,685	4,574,207	6,005,224	6,138,214	5,680,784	8,834,550	6,351,296	0	0	0	6,267,362	2005
Wholesale and Retail Sales and Use Tax Collections	3,181,709	4,229,762	3,721,081	3,359,522	3,353,178	4,050,154	2,465,285	3,361,154	3,458,231	3,368,759	3,740,579	3,019,066	3,442,373	2004
	3,117,897	3,740,131	3,426,312	2,572,068	3,121,055	3,240,531	2,895,348	4,984,329	3,100,195	0	0	0	3,355,318	2005
Actual Receipts to County Entities	2,122,311	2,768,387	2,564,304	2,420,025	2,213,932	2,763,017	2,080,910	2,734,576	2,778,591	2,713,497	2,794,263	2,605,505	2,546,610	2004
	2,238,293	2,818,440	3,046,946	1,959,145	2,579,652	2,607,649	2,429,259	3,773,118	2,697,287	0	0	0	2,683,310	2005
1% Sales and Use Tax Receipts	982,217	1,283,022	1,188,735	1,120,622	1,026,186	1,281,807	948,778	1,250,189	1,269,478	1,239,946	1,276,904	1,189,716	1,171,467	2004
	1,022,967	1,283,894	1,388,770	897,039	1,179,034	1,192,031	1,111,232	1,727,447	1,235,317	0	0	0	1,226,415	2005
3% Lodging Tax Receipts	28,183	37,000	39,532	37,608	36,409	42,061	49,055	92,673	94,897	53,774	72,392	63,139	53,894	2004
	32,075	31,212	51,820	32,756	38,295	47,018	55,452	96,198	99,135	0	0	0	53,773	2005
TOURISM														
Available Rooms	29,889	27,966	29,933	28,914	29,925	25,830	30,307	30,274	28,939	27,185	27,240	N/A	28,764	2004
	28,205	25,446	27,928	26,801	28,078	27,182	28,184	28,187	27,184	0	0	0	27,466	2005
Nights Occupied	14,272	17,964	14,887	15,931	18,598	21,191	24,955	23,845	20,037	16,619	13,629	N/A	18,357	2004
	15,473	14,154	13,950	15,179	17,173	20,712	22,583	21,549	19,373	0	0	0	17,794	2005
Occupancy Percentage	47.8%	64.2%	49.7%	55.1%	62.1%	82.0%	82.3%	78.8%	69.2%	61.1%	50.0%	45.1%	62.3%	2004
	54.9%	55.6%	49.9%	56.6%	61.2%	76.2%	80.1%	76.5%	71.3%	0.0%	0.0%	0.0%	64.7%	2005
Average Room Rate (\$)	\$49.46	\$49.43	\$51.37	\$52.65	\$55.39	\$61.77	\$92.42	\$62.29	\$58.00	\$55.16	\$54.53	\$52.06	\$57.88	2004
	\$53.99	\$53.66	\$54.23	\$54.39	\$59.00	\$66.23	\$102.96	\$68.99	\$63.35	\$0.00	\$0.00	\$0.00	\$64.09	2005
CACVB Visitor Walk-In Count	400	350	732	532	1,484	3,665	9,086	4,832	3,422	1,810	642	851	2,317	2004
	684	588	1,050	1,032	2,973	5,125	7,951	4,944	4,018	0	0	0	3,152	2005
Trolley Ridership	156	37	66	442	1,669	1,331	1,775	2,011	896	902	886	1,198	947	2004
	91	44	1,211	727	1,257	1,978	2,031	1,854	1,387	0	0	1,176	2005	
Pine Bluffs Information Center	Clsd	Clsd	Clsd	Clsd	Clsd	15,283	19,068	15,964	11,465	7,986	Clsd	Clsd	13,953	2004
	Clsd	Clsd	Clsd	Clsd	9,806	15,436	18,771	15,604	10,921	0	0	0	14,108	2005
Wyoming State Museum	913	1,153	1,183	1,674	2,291	2,846	4,150	2,740	1,672	1,606	952	1,163	1,862	2004
	916	1,463	1,478	1,756	2,394	2,371	3,736	2,490	1,497	0	0	0	2,011	2005
I-25 State Visitor Center	1,624	1,335	2,477	2,982	5,700	9,662	14,819	9,428	6,449	3,724	1,510	1,509	5,102	2004
	1,144	1,371	1,896	2,503	6,053	10,812	15,361	9,807	7,585	0	0	0	6,281	2005
Old West Museum Paid Visitor	1,675	872	1,992	1,689	2,937	5,072	13,501	2,683	3,372	117	706	1,612	3,019	2004
	N/A	597	1,730	1,386	1,742	5,505	12,677	2,847	3,431	0	0	0	3,739	2005

(*) As of April 1, 2003 the 2% Lodging Tax increased to 3%. The lag in actual receipts caused large variations in 3rd quarter data.

CHEYENNE/LARAMIE COUNTY PROFILE 2004

Cheyenne, Wyoming, is located near the geographical and time center of North America. Strategically situated at a major transportation hub (the intersection of Interstates 25 and 80 and two major railroads), it is a developing center of commerce. Only 90 minutes north of Denver, Colorado, Cheyenne sits as the northern anchor city of the Front Range of the Rocky Mountains. Cheyenne is the capital city of Wyoming, the seat of Laramie County and the site of Warren Air Force Base.

Approx. City Population	54,374
Approx. MSA Population	81,607
Approx. County Population	84,083

Employment Percentage by Industry

Farming	1.7	Fin., Ins. & RE	8.3
Mining	0.3	Services	30.9
Construction	6.1	Gov't.....	28.4
Manufacturing.....	3.0	Retail Trade	12.9
Trans & Util	4.4	Wholesale	1.6

Major Private Sector Employers

United Medical Centers	Frontier Refining
Union Pacific Railroad	JELD WEN
Lowe's	WalMart
Sierra Trading Post	Life Care Cheyenne
Echo Star Communications	Blue Cross/Blue Shield

Employed Workforce Demographics

Age 16 - 19	5.4%	Male	50.0%
Age 20 - 44	56.9%	Female	50.0%
Age 45+	37.7%		

Taxes

No State Income Tax (personal or corporate);
 No Inventory Tax; 4% State Sales Tax; 2% Local Sales Tax; Gasoline Tax \$0.09/gallon; Property Tax - 71.00 mills on 9.5% of residential market value.

Weather Normals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Min Temp	11	20	23	32	41	48	54	50	42	30	25	16
Max Temp	35	37	42	56	66	78	86	83	74	63	46	38
Rainfall	0.6	0.6	0.6	1.4	2.4	2.2	1.9	1.8	0.6	0.6	0.8	0.6
Snowfall	7.0	6.1	11.9	9.7	0.0	0.0	0.0	0.0	0.0	3.7	6.9	6.1

Organized Labor Influence

Percentage Union Employees/All Employees..... 14.0%

Law Enforcement

89 police officers
 64 sheriff's deputies, provide protection outside the city
 83 city firefighter employees and 9 county-wide volunteer districts
 Fire Rating: City (3)
 District #1 (7)
 District #2 (9)

Area Crime Rate (1/20/05) per 100,000

	U.S. (2003)	Lar Co. (2003)	U.S. (2003)	Lar Co. (2003)
Robberies	142.2	44.5	Homicides	5.7
Rapes	32.1	42.6	Assaults	295.0
Burglaries	740.5	478.4	Car Thefts	433.4

Housing

Average Sales Price: Cheyenne.....	\$147,921
Close-in Rural	\$231,846

Education

Average Pupil/Teacher.....	14.41
Expenditure/student.....	\$8,179
Average ACT 2002 Score	22.1

Income

Per Capita (2002 BEA, 81st Rank)	\$30,949
Median Household Income (2000)	\$39,607
Mean Household Income (2000)	\$45,252
Average Wage per Job (2003)	\$30,718

Demographics Cheyenne Workers

Households - County (2003).....	35,243
Households - City (2000).....	22,324

Employed Workforce Characteristics

Employment - Laramie County	42,386
Unemployment Rate	4.2%

Average Weekly Wages

Agriculture	442	Retail Trade	426
Mining	834	FIRE	627
Construction	662	Local Government.....	590
Manufacturing.....	786	State Government.....	772
Transportation.....	554	Federal Government	923
Wholesale Trade	771	Information	747
Healthcare	714	Real Estate	518

Inflation (CPI)

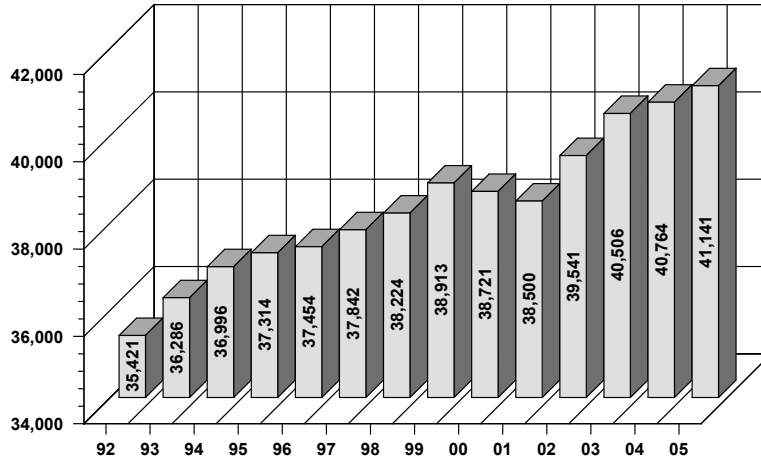
U.S.....	2.8%	Cheyenne.....	4.4%
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Race (2000)

White	69,027
Hispanic.....	8,897
Black.....	2,124
Native American	693
Asian.....	866
Total.....	81,607

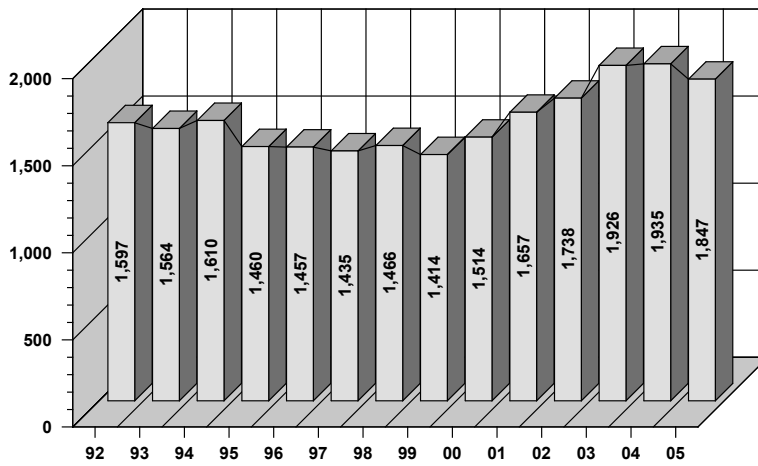
LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE
1992 - 2005



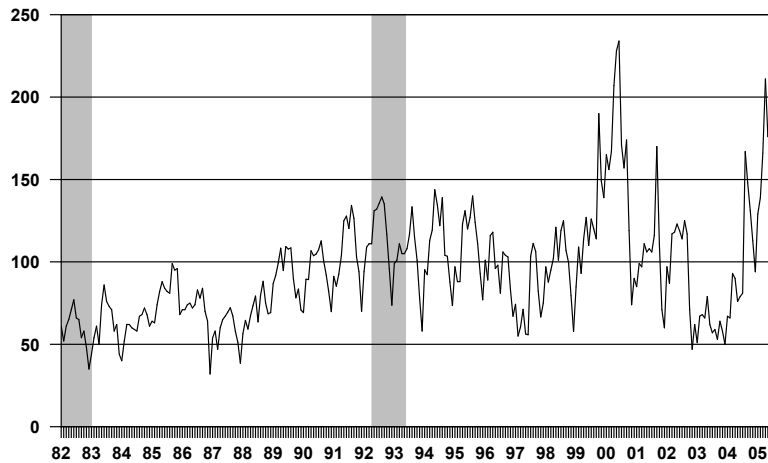
LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE
1992 - 2005



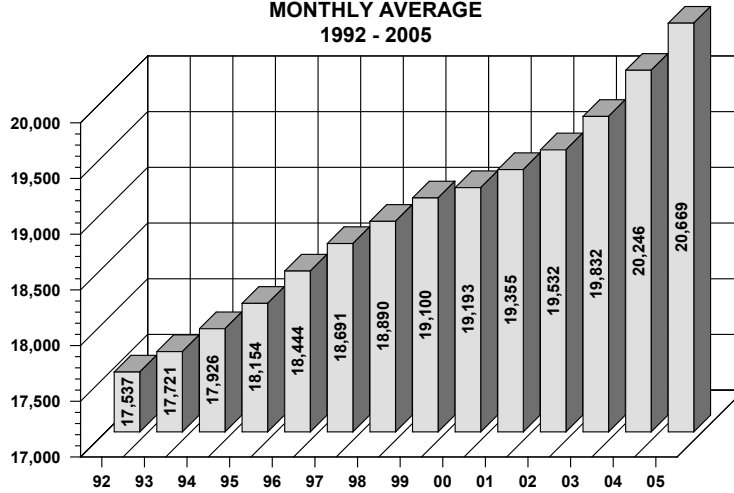
HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS
1982 - 2005



CHEYENNE METERED WATER TAPS

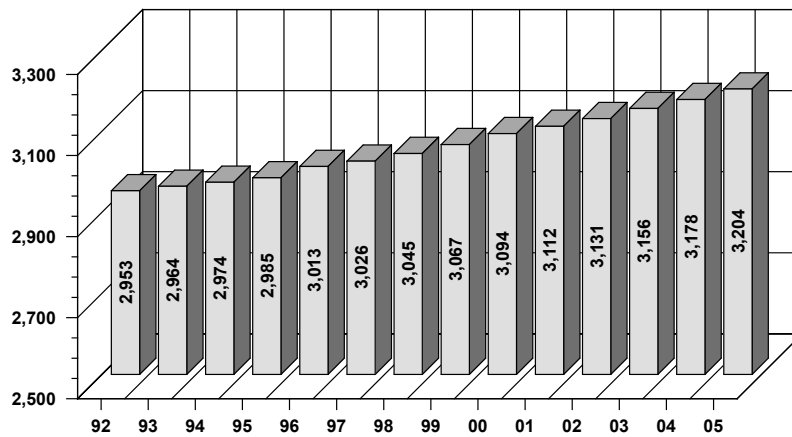
MONTHLY AVERAGE
1992 - 2005



Metered Water Taps (CBPU)

SOUTH CHEYENNE METERED WATER TAPS

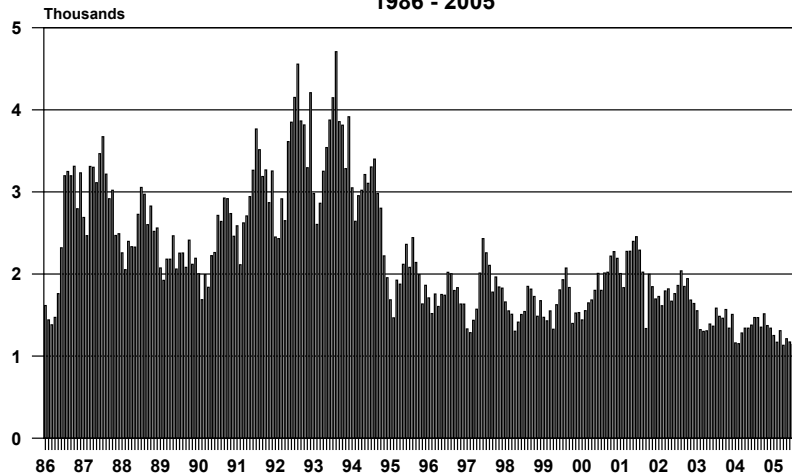
MONTHLY AVERAGE
1992 - 2005



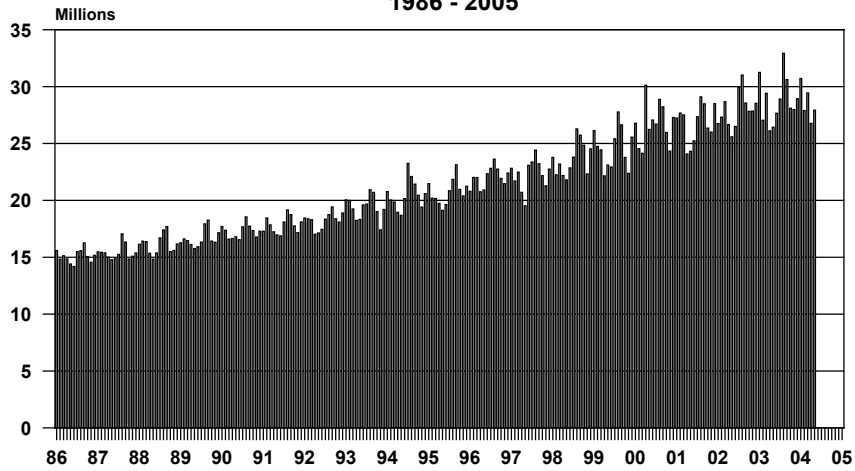
Metered Water Taps (SCW&SD)

ENPLANEMENTS, CHEYENNE AIRPORT

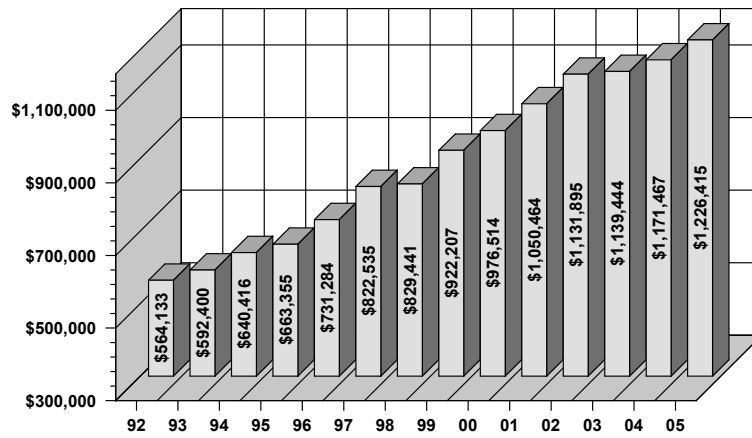
MONTHLY TOTALS
1986 - 2005



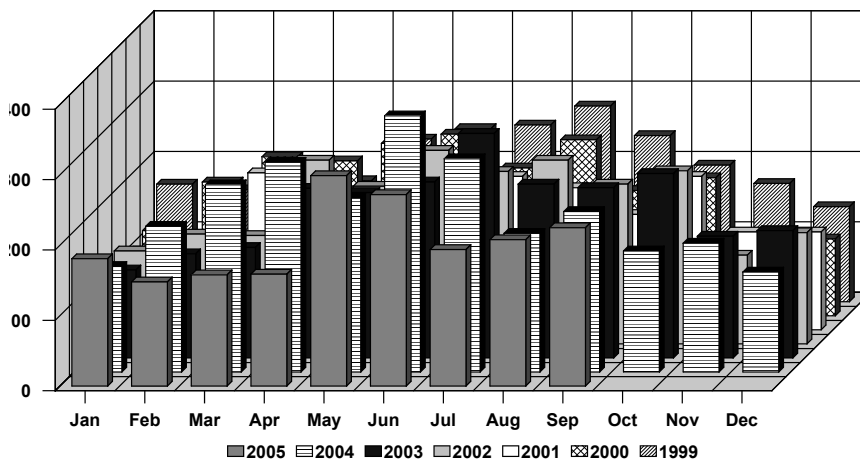
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE
MONTHLY TOTALS
1986 - 2005



LARAMIE COUNTY 1% OPTIONAL
SALES AND USE TAX RECEIPTS
MONTHLY AVERAGE
1992 - 2005

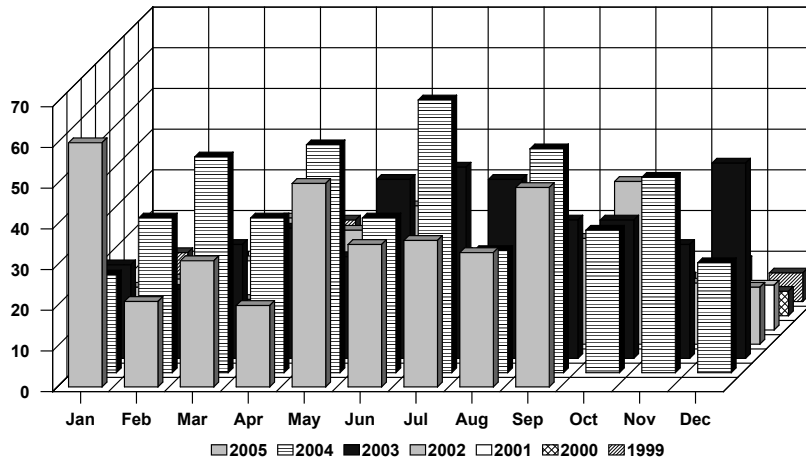


TOTAL BUILDING PERMITS, CHEYENNE
MONTHLY TOTALS
1999 - 2005



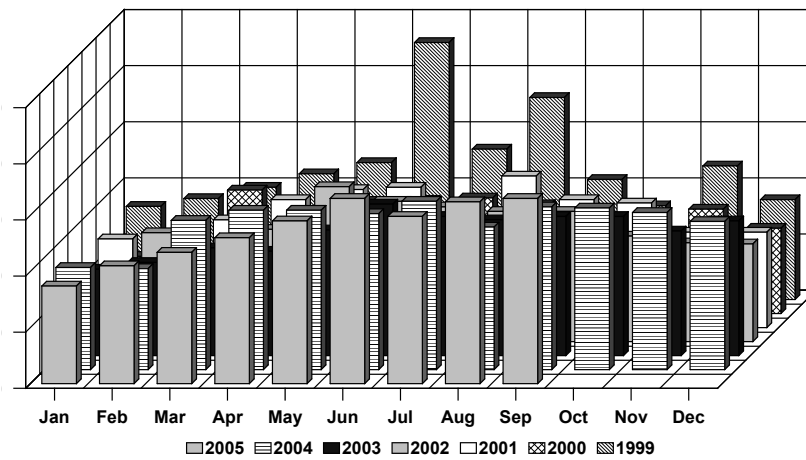
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
1999 - 2005



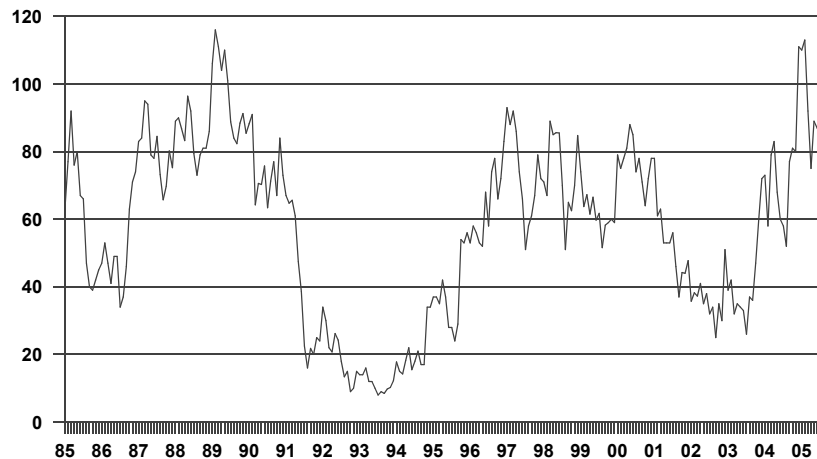
RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS
1999 - 2005



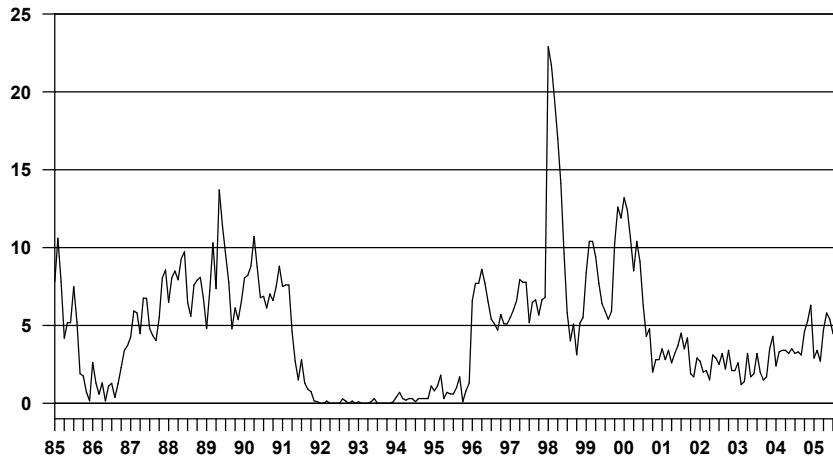
UNFURNISHED APARTMENT VACANCIES, CHEYENNE

MONTHLY TOTALS
1985 - 2005



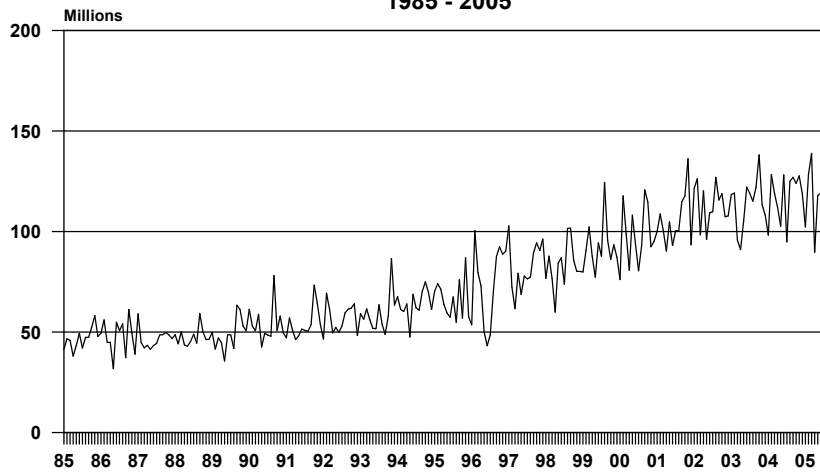
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

**MONTHLY TOTALS
1985 - 2005**



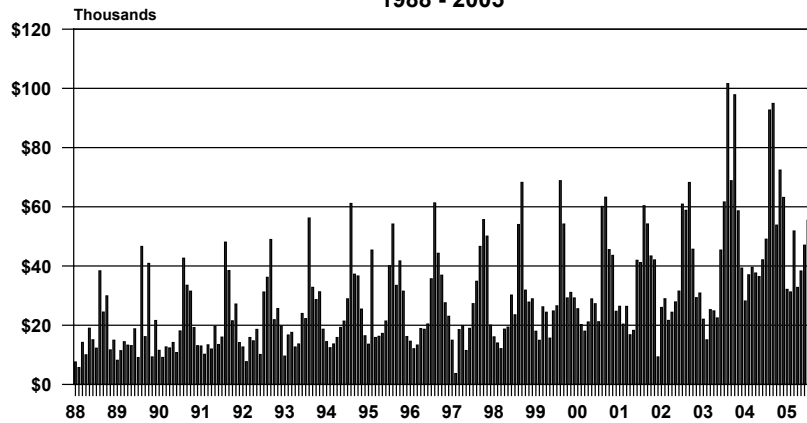
TOTAL TAXABLE SALES, LARAMIE COUNTY

**MONTHLY TOTALS
1985 - 2005**



3% LODGING TAX RECEIPTS, LARAMIE COUNTY

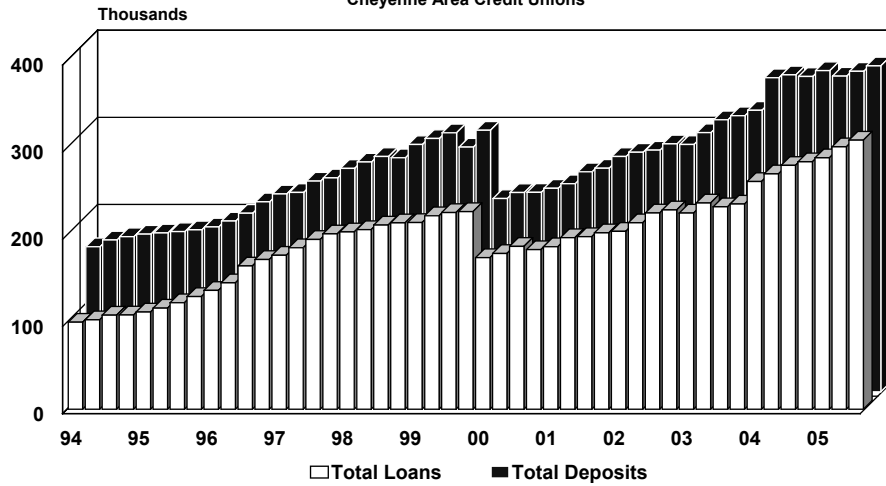
**MONTHLY TOTALS
1988 - 2005**



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

TOTAL LOANS AND DEPOSITS

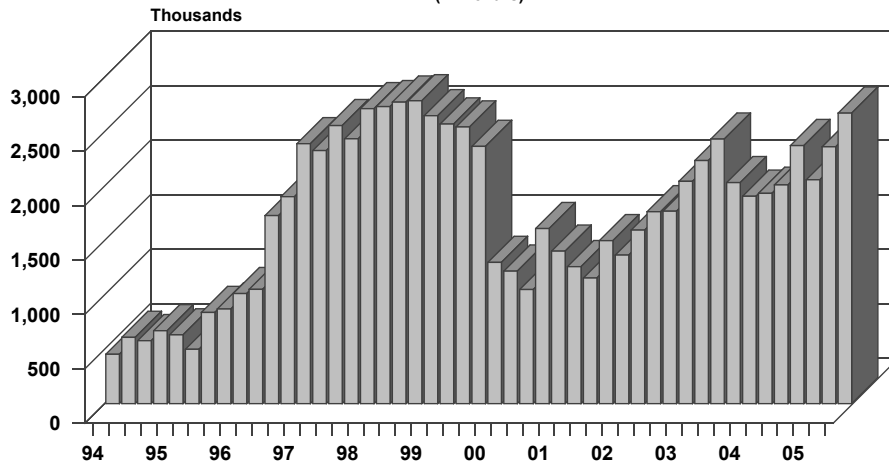
Cheyenne Area Credit Unions



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

DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

(in Dollars)

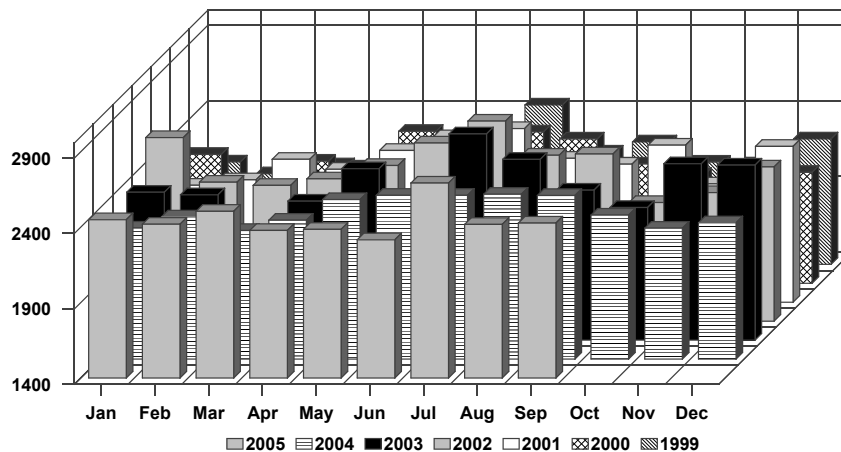


a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.

TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS

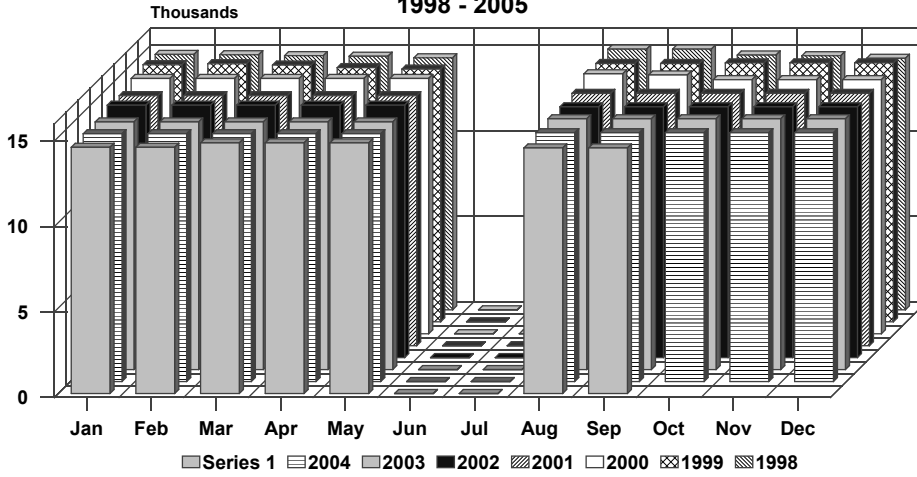
1999 - 2005



LARAMIE COUNTY SCHOOLS

MONTHLY TOTALS

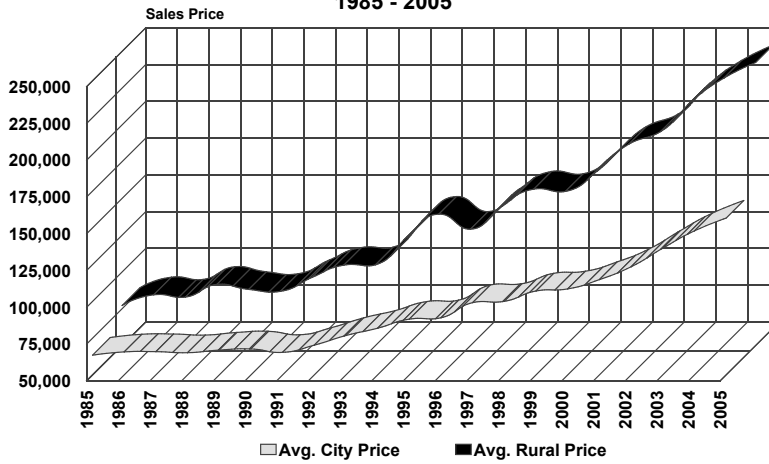
1998 - 2005



AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

LARAMIE COUNTY

1985 - 2005



*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 Agency
4. Employment:
Wyoming Department of Employment
5. Help-Wanted Index:
Center for Business and Economic Data
Laramie County Community College
6. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information - DA
7. Utilities, Electrical, and Natural Gas:
Excel Energy
8. Water Usage - Metered Taps:
Board of Public Utilities
South Cheyenne Sewer & Water District
9. Enplanements:
Cheyenne Airport Board
10. Housing:
Center for Business and Economic Data/
Cheyenne Board of Realtors
11. Human Services:
Cheyenne Police Department, United Medical Center,
Safehouse, Comea Shelter, Department of Family Services,
Laramie County School Districts No. 1 and No. 2, private
schools.
12. Financial Data:
Cheyenne Area Credit Unions (8)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau
14. Banking Data:
Cheyenne Area Credit Unions (9)
Cheyenne Area Banks (5)

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