

# Economic Indicators for Greater Cheyenne



**Wyoming Center for  
Business & Economic Analysis**  
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## PREFACE

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**ECONOMIC INDICATORS  
ANALYSIS**

## OVERALL FIRST QUARTER 2011 RESULTS

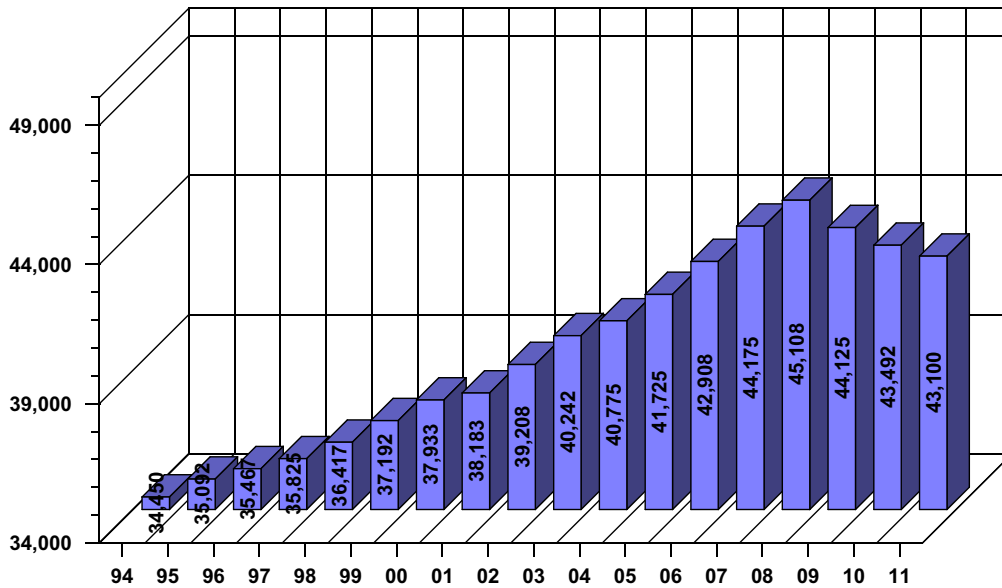
First quarter 2011 data for the Greater Cheyenne economy is in and compiled. The numbers pointed to strengthening growth from 1st quarter 2010, but a number of indicators weakened from 4th quarter 2010. The latter results were unexpected given the strong growth trends shown during 4th quarter 2010.

There was job growth on a year-over-year basis (500 jobs) but the rate of increase was meager (1.17%). We had hoped to see a higher rate in new job creation because the current total employment level of 43,100 still lagged 4th quarter 2008's peak of 45,400 by 2,300 jobs. If this annual gain of 500 jobs is maintained going forward, it will take over 4.5 years just to get back to that peak number. However, given the number of new development activities currently underway in Cheyenne and the county, we remain optimistic that by yearend 2011, job growth should be running at a higher level. Also added to this equation was the fact that the number of claims for unemployment insurance declined by 6.9 percent from first quarter 2010. Most importantly, the number of help-wanted advertisements during the current quarter stood 57 percent higher than those posted during 1<sup>st</sup> quarter 2010 and signal that employers have started to hire again which should serve to boost the growth rate in new job creation as 2011 proceeds.

GRAPH 1

### LARAMIE COUNTY EMPLOYMENT\*

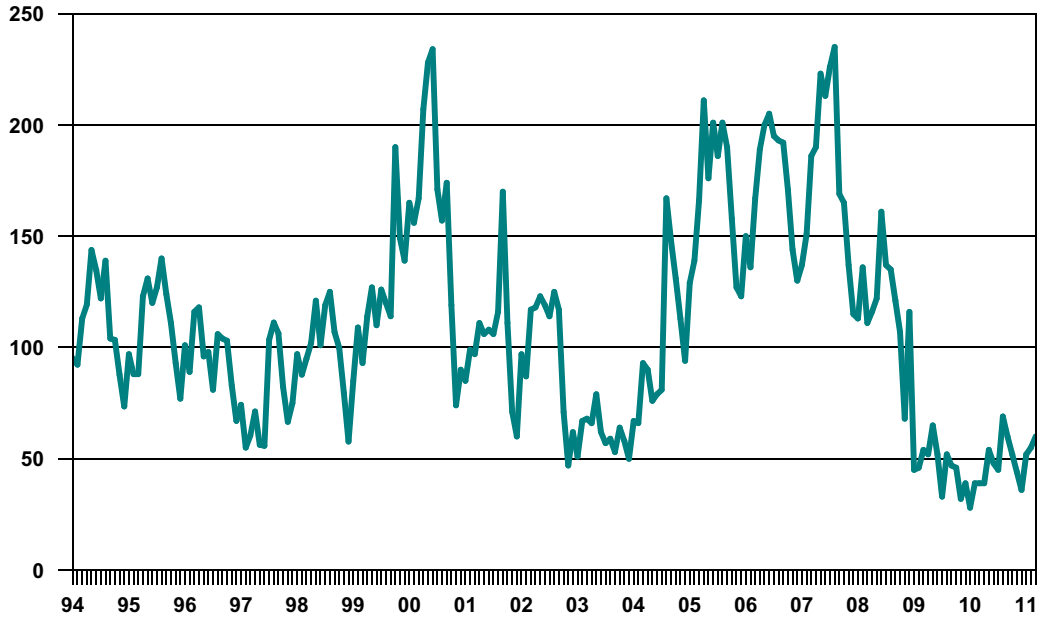
Monthly Average  
1994 - 2011



\* Current Employment Statistics (CES)

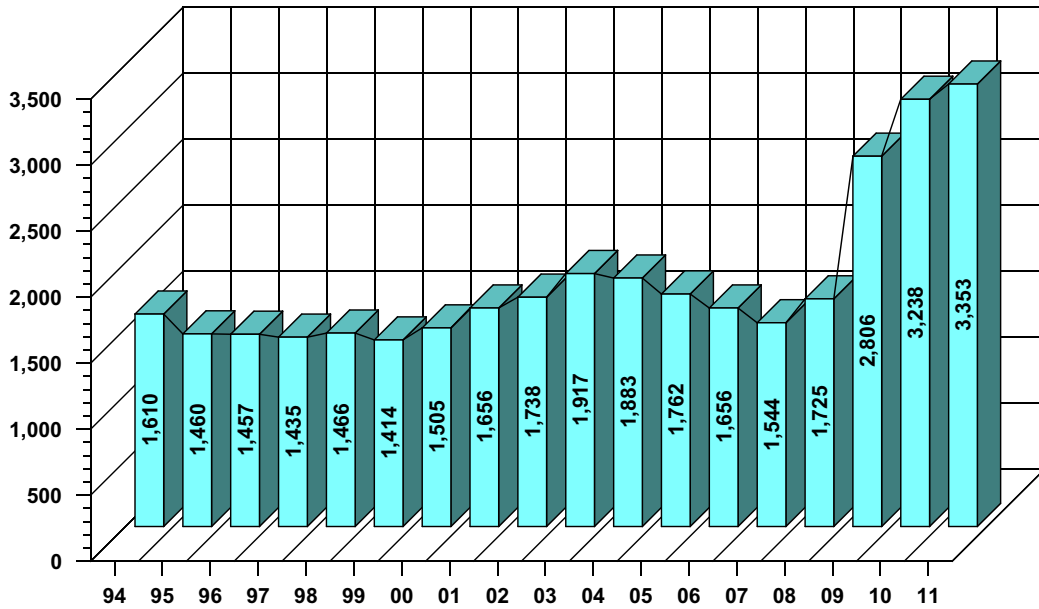
**GRAPH 2**  
**HELP - WANTED ADS, CHEYENNE**

Monthly Totals  
 1994 - 2011



**GRAPH 3**  
**LARAMIE COUNTY UNEMPLOYMENT**

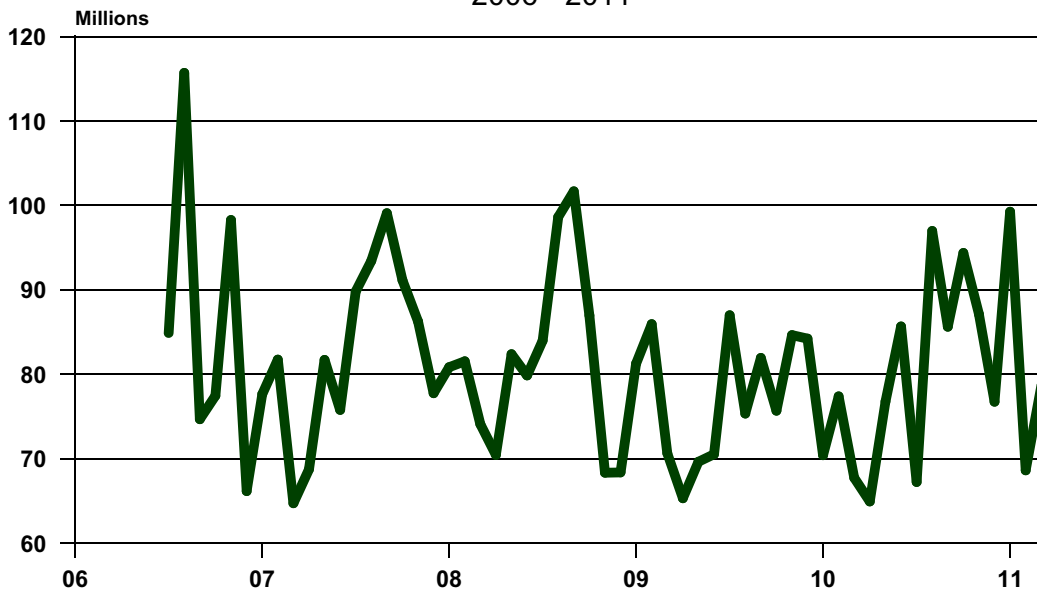
Monthly Average  
 1994 - 2011



There were additional signs of economic strengthening this quarter. Retail sales climbed 14.4 percent over 1st quarter of 2010 but did fall 4.5 percent from 4th quarter 2010. Total retail sales by the end of the 1st quarter stood at 246.5 million dollars as compared to 215.5 million dollars during 1st quarter 2010. Auto sales, auto parts and services and home furniture sales were the three sub-sector retail groups that paced the climb in retail sales. Automobile sales grew 8.3 million dollars over the first four months of 2011, followed by a 7.4 million gain in Home Furniture sales and a 5.3 million gain in Auto Parts. Gasoline sales grew 2.3 million dollars over the same period. Total gasoline sales account for only 4.8 percent of total retail sales in Laramie County.

**GRAPH 4**  
**RETAIL SALES, LARAMIE COUNTY**

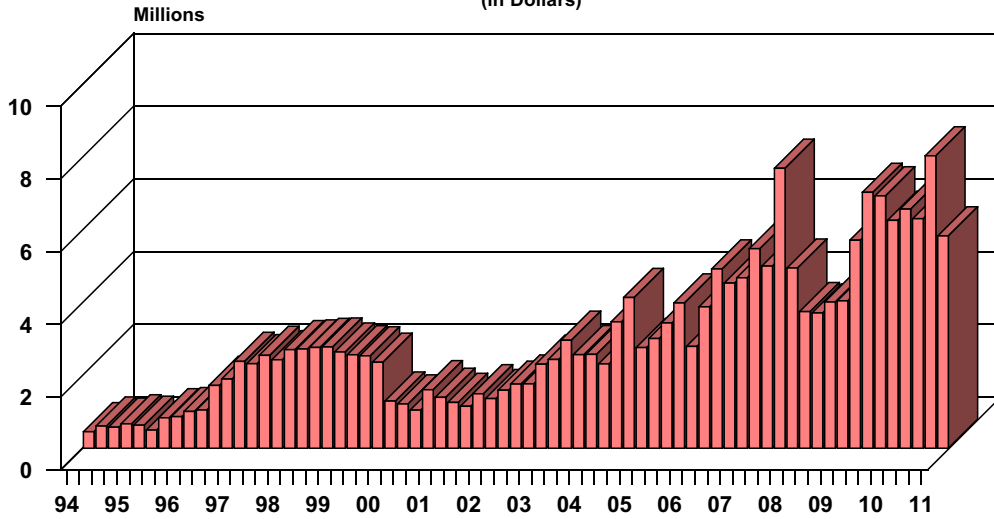
Monthly Totals  
2006 - 2011



Given the strength in retail sales, it was no surprise to see that local government tax receipts posted a 26.4 percent increase during the first quarter of 2011 as compared to first quarter 2010. Please see the top half of Table 3 for additional details.

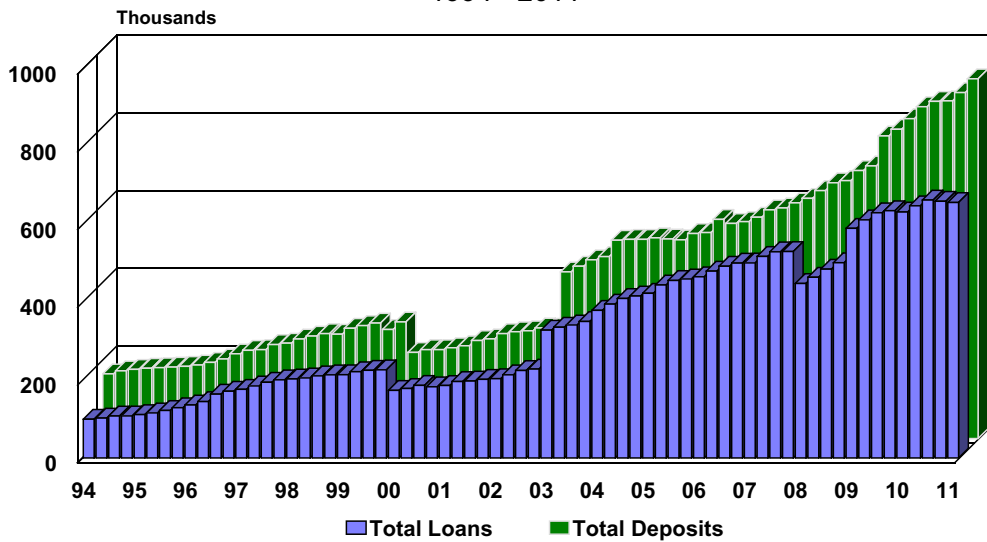
Statistics on banking and credit unions are presented in Table 3 below. Credit union results for the quarter were positive across all five measures. Especially encouraging was the drop in the dollar value of delinquencies which was equal to a 6.8 percent decline year-over-year and 27.4 percent decrease from 4th quarter 2010. The volume of bank loans was the one series that did not do well this quarter. Bank loans fell 33 percent from this time one year ago and stood 20.5 percent below comparable levels from two years ago.

**GRAPH 5**  
**DELINQUENCIES**  
 Cheyenne Area Credit Unions  
 1994 - 2011  
 (in Dollars)



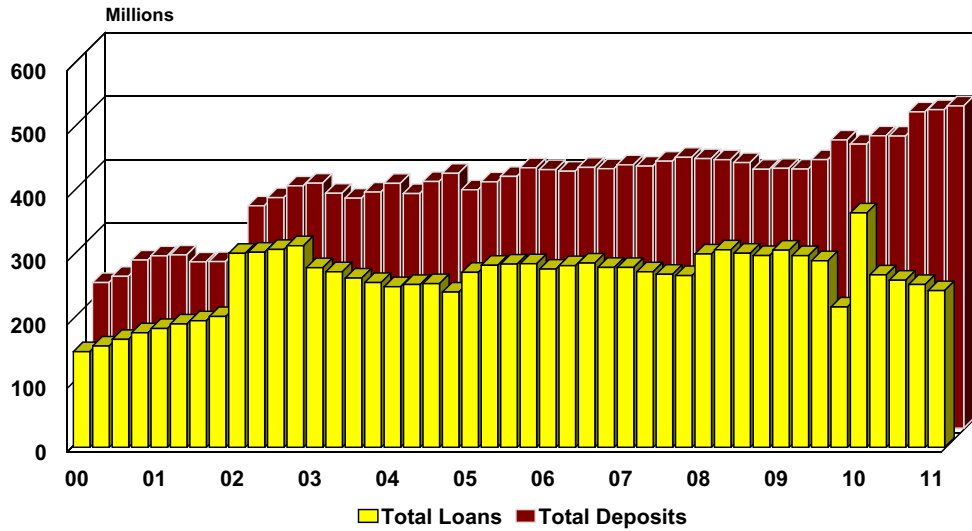
a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.  
 b) Beginning in 2003, the data reflects two additional credit unions

**GRAPH 6**  
**TOTAL LOANS AND DEPOSITS**  
 Cheyenne Area Credit Unions  
 1994 - 2011



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

**GRAPH 7**  
**TOTAL LOANS AND DEPOSITS**  
**Cheyenne Area Banks**  
 2000 - 2011



**Worries**

The above paragraphs highlighted the current strengths in the Greater Cheyenne economic system. We are, in addition, highly optimistic about the near term outlook for the local economy given the volume of new firms either in the process of moving into the community or planning to move into the community in the near future. Plus there is the potential impact from the Niobrara Caulk Shale play. With this said, we have two concerns. One is that commercial construction statistics have continued to send a conflicting message to our overall optimist outlook. The second concern is the residential housing market. Further down in this report under the Construction section, the reader will find further analysis of these two worries.

**TABLE 1**

	A 1Q09	B 1Q10	C 4Q10	D 1Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>EMPLOYMENT*</b>							
Total Civilian Labor Force (LAUS)	42,495	43,624	43,034	43,234	1.74	-0.89	0.46
Total Employment (LAUS)	39,779	39,804	40,024	39,880	0.25	0.19	-0.36
Total Employment (CES )	43,733	42,600	43,700	43,100	-1.45	1.17	-1.37
Total Unemployment (LAUS)	2,716	3,820	3,010	3,353	23.47	-12.21	11.39
Unemployment Rate (LAUS)	6.4%	8.8%	7.0%	7.8%	21.37	-11.39	10.92
Initial Unemployment Claims	148	136	126	127	-14.19	-6.85	0.53
Help Wanted Ads	48	35	44	56	15.29	57.47	26.69
<b>GENERAL BUSINESS ACTIVITY</b>							
Auto Registrations New & Used	2,473	2,484	2,583	2,749	11.13	10.67	6.41
Enplanements - Cheyenne Airport	853	768	2,104	1,656	94.10	115.76	-21.29
Retail Sales (\$000)	237,830	215,531	258,226	246,466	3.63	14.35	-4.55
Bankruptcies	25	26	22	21	-14.67	-16.88	-1.54
<b>CONSTRUCTION</b>							
Single Fam Bldg Permits - Chey	34	79	40	42	23.53	-46.84	5.00
Single Fam Bldg Permits - LarCo	11	23	18	17	54.55	-26.09	-5.56
Total Bldg Permits - (Chey) (a)	107	119	122	122	14.02	2.23	-0.27
Septic Permits - (Rural)	9	6	11	10	3.57	70.59	-12.12
Value of Authorized Construction (\$000)	5,893	6,128	10,966	7,090	20.29	15.70	-35.35
Residential (\$000)	1,737	3,991	2,278	2,556	47.18	-35.95	12.20

\* Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys which individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

(a) Data includes building and non-building.

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

All other figures reported under Employment and General Business Activity are the monthly average for the quarter.

Single Family Building Permits are a total of the figures for three months.

All other construction figures are the monthly average for the quarter.

**TABLE 1A**

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	30	0	0	0	30
August	18	0	0	0	18
September	29	0	0	0	29
October	15	0	0	0	15
November	27	0	0	0	27
December	16	0	0	0	16
Year to Date	312	0	0	0	312

Housing Profile Laramie County 2011 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	9	0	0	0	9
February	18	0	0	0	18
March	32	0	0	0	32
April					0
May					0
June					0
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	59	0	0	0	59

**TABLE 2**

	A 1Q09	B 1Q10	C 4Q10	D 1Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>HOUSING (a) (c)</b>							
City Residential Units For Sale	477	425	472	400	-16.0	-5.8	-15.2
Rural Residential Units For Sale	191	143	167	155	-18.9	7.9	-7.6
Avg. Total Residentials Sold	83	81	88	81	-2.0	0.8	-7.6
Avg. City Residential Sale Price (\$)	158,995	172,612	181,431	175,816	10.6	1.9	-3.1
Avg. Rural Residential Sale Price (\$)	252,129	261,096	249,660	265,627	5.4	1.7	6.4
Residential Avg. Days on Market (b)	105	76	91	78	-25.4	3.5	-14.2
<b>VACANCIES (d)</b>							
Furnished Apartments	6	3	3	3	-58.4	2.7	0.0
Unfurnished Apartments	71	59	68	61	-14.4	3.3	-10.6
Homes and Duplexes	40	25	33	26	-34.4	4.8	-20.0
Mobile Homes	8	7	6	6	-20.6	-10.0	7.7
Sampled Apartments % Vacancy (Large Complexes Only)	4.5%	4.1%	4.0%	5.3%	17.6	29.0	31.4
Average Sample Sizes	861	872	896	922	—	—	—

(a) Source: Cheyenne Board of Realtors

(b) As of January 2006, average days on the market were calculated by the total days on the market from listing date to the date the property went under contract. Before that time the average was calculated using the total days on the market from the listing date until actual closing.

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

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

N/A = not available

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

**TABLE 3**

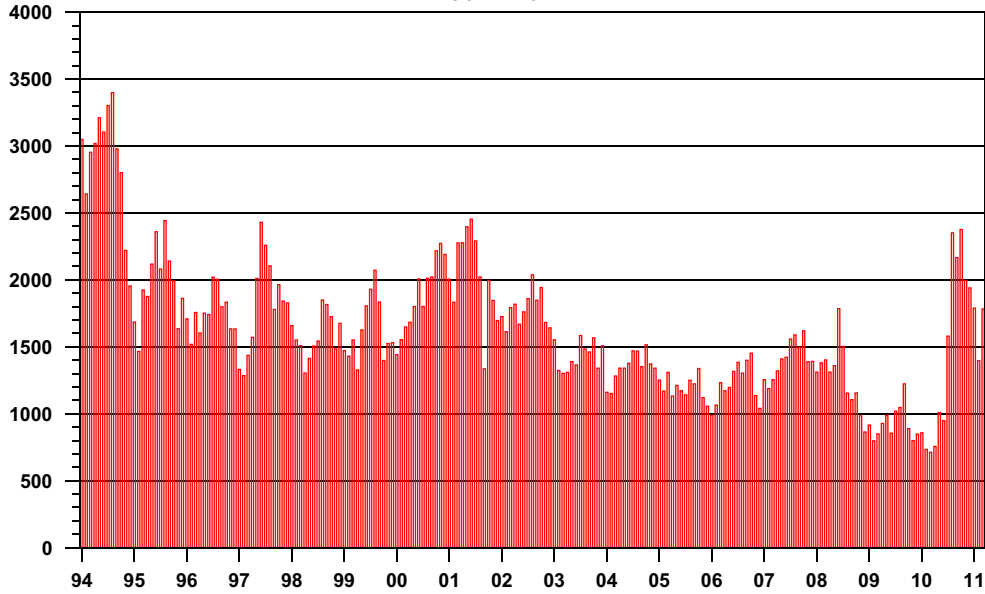
	A 1Q09	B 1Q10	C 4Q10	D 1Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>FINANCIAL ACTIVITY</b>							
4%, 1%, & Lodging Tax Collections (\$000)	19,273	17,250	21,296	21,609	12.12	25.27	1.47
Actual Receipts to County Entities (\$000) (a)	8,181	7,283	8,993	9,206	12.53	26.41	2.38
1% Sales & Use Tax Receipts (\$000)	3,772	3,292	4,130	4,217	11.79	28.10	2.12
Lodging Tax Receipts	158,612	171,051	378,588	252,432	59.15	47.58	-33.32
1% Special Purpose Tax Receipts (\$000)	3,748	3,376	4,128	4,215	12.46	24.86	2.12
Retail Sales - Eating and Drinking Places (\$000)	32,998	33,877	38,919	36,589	10.88	8.01	-5.99
<b>CREDIT UNION DATA</b>							
Deposits (\$000)	701,605	853,838	890,289	925,591	31.92	8.40	3.97
Total Loans (\$000)	590,919	632,898	660,506	657,335	11.24	3.86	-0.48
Net Income Y-T-D (\$)	-4,483,553	1,443,095	7,285,733	1,619,403	-136.12	12.22	-77.77
Delinquencies (\$)	4,052,585	6,265,815	8,040,440	5,837,453	44.04	-6.84	-27.40
Memberships	91,710	94,871	97,079	97,622	6.45	2.90	0.56
<b>BANKING DATA</b>							
Deposits (\$000)	407,688	459,969	501,144	506,969	24.35	10.22	1.16
Total Loans (\$000)	310,086	368,683	256,083	246,393	-20.54	-33.17	-3.78
Net Income Y-T-D (\$000)	1,088	1,082	3,743	662	-39.16	-38.83	-82.32

(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%.

# GENERAL BUSINESS

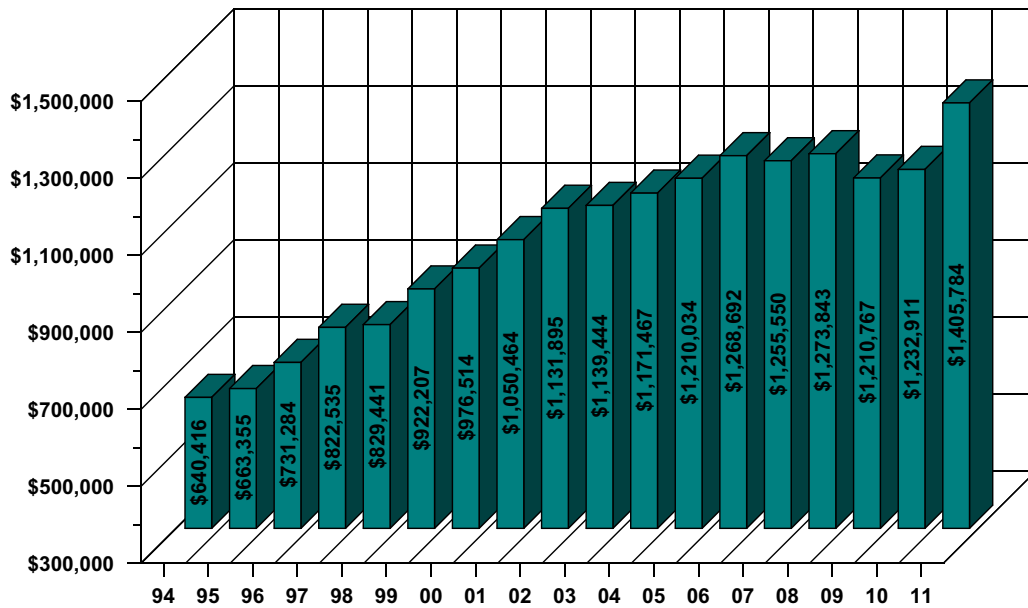
**GRAPH 8**  
**ENPLANEMENTS, CHEYENNE AIRPORT**

Monthly Totals  
1994 - 2011



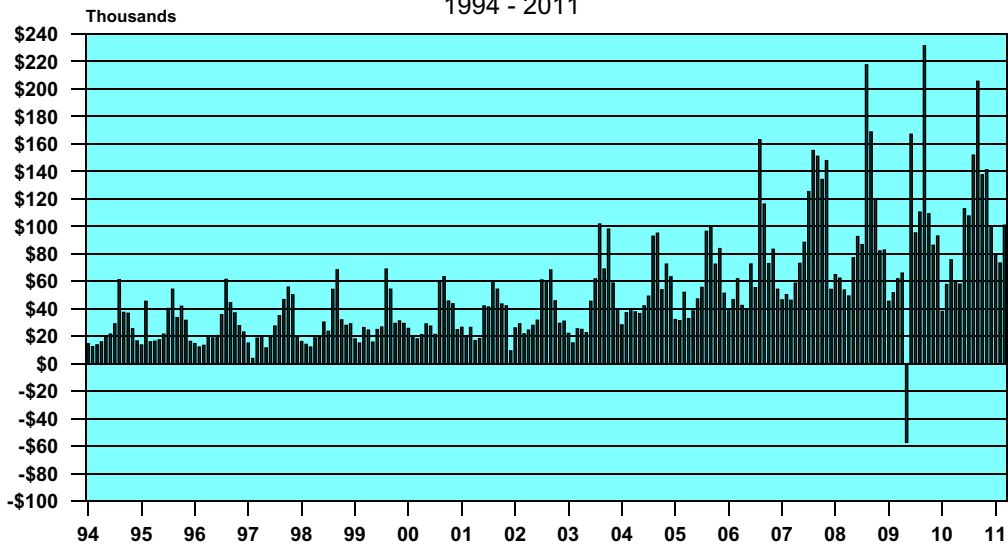
**GRAPH 9**  
**LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS**

Monthly Average  
1994 - 2011



**GRAPH 10**  
**LODGING TAX RECEIPTS, LARAMIE COUNTY**

Monthly Totals  
1994 - 2011



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

## CONSTRUCTION

### Commercial Construction

As mentioned earlier in the report, there was and remains an expectation that within Cheyenne and the county that commercial construction activity should by now be showing a **strong rebound** after 3 rather lackluster years and yet the data fail to confirm this expectation. Total building permits (new and remodels) within the City through the 1st quarter of 2011 averaged 122 per month as compared to 119 per month during 1st quarter 2010, an increase of 3.0 percent. The dollar valuation of this construction increased 16 percent year-over-year. However, the monthly average for the quarter was 7.09 million dollars as compared to 2010's overall average of 7.21 million dollars, a decline of 2.0 percent. A look at just new commercial construction within city limits showed only 1 new permit valued at \$170,712 was issued during the 1st quarter of this year and there were no permits issued at all during the first 4 months of 2010. Outside of city limits, 2 new commercial permits were issued this quarter (total value - \$720,000) as compared to 1 in the first quarter of 2010 (\$8,500). Commercial construction activity is a major contributor to the creation of construction jobs and thus its weak performance to date has not driven a rebound in construction jobs. Construction employment decreased in 2009 and again in 2010. Thus far in 2011 it is up only 1.0 percent over 1st quarter 2010. In 2008, monthly employment in this sector averaged 3,300 jobs whereas during the 1st quarter of 2011, the average stood at 2,600, a decrease of 21 percent or 700 jobs.

### Residential Construction

Tables 1, 1.a and 2 provide a comprehensive summary of the overall current residential housing market. Permits for new single-family residential construction on a year-over-year basis were down sharply in the City and rural areas, 46.8 percent and 26.1 percent respectively during this quarter. The **total dollar value** of new city residential construction fell 36 percent this quarter as compared to 1st quarter 2010 even though the value of an average city permit (\$183,397) grew 20 percent from second quarter 2010's average of \$152,248. The average value of a county issued single-family residential permit dropped 7.3 percent this quarter as compared to 1st quarter 2010. Such permits were valued at \$201,338 over the 1st quarter of 2010 versus \$186,607 over the 1st quarter of 2011.

The volume of new single-family homes permitted in 2010 and 2011 is presented in Table 1.a. There were 102 new homes permitted during the 1st quarter of 2010 as compared to 59 in the 1st quarter of 2011, a decrease of 42.0 percent. Also, at the time of this report no multi-family building permits have been issued within Laramie County for the past 6 quarters.

Historically, new residential construction activity leads an economy as it pulls out of a recession but at both the national and local level this has not been the case. The direct cost to the greater Cheyenne economy is lack of new construction jobs. Given the relative strength of the local economy, low mortgage rates, and the availability of loanable funds, we find the current state of residential construction sector unnerving.

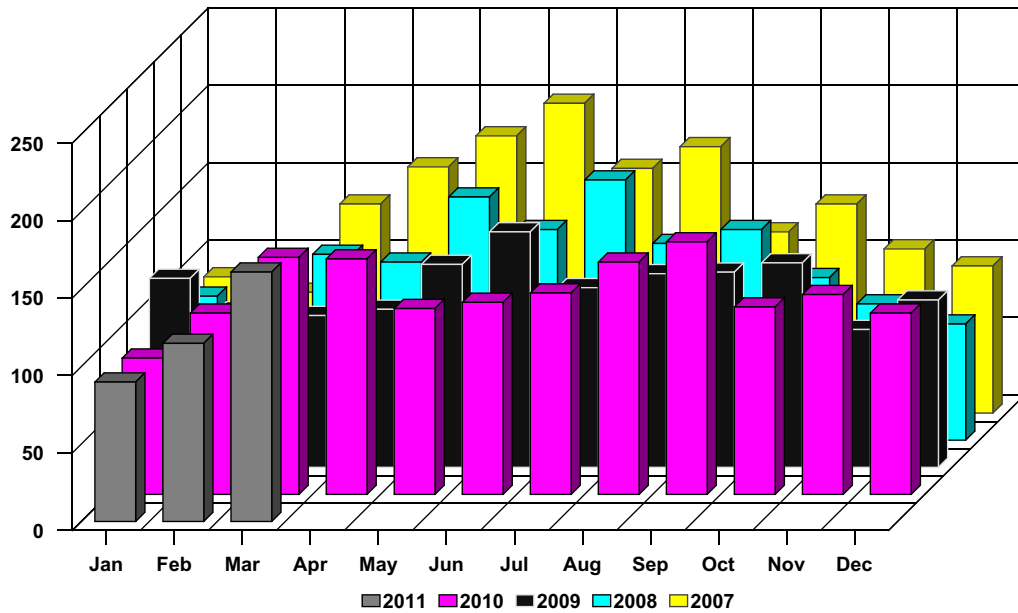
This concern is further compounded by the continued anemic performance of the existing residential housing market. Total residential sales of existing homes (city and rural) remained virtually unchanged between 1st quarter 2010 and 1st quarter 2011 with the monthly average at 81 sales. Average monthly sales in 2010 were 91 and 116 in 2009. Thus current sales are down 11 percent from last year and 30 percent from 2009. When compared to the peak years of 2005 and 2006, current sales are off by at least 50 percent.

The average selling price for an existing home within city limits was \$175,816 this quarter as compared to the 2010 average of \$182,630, a decrease of 3.7 percent. Rural

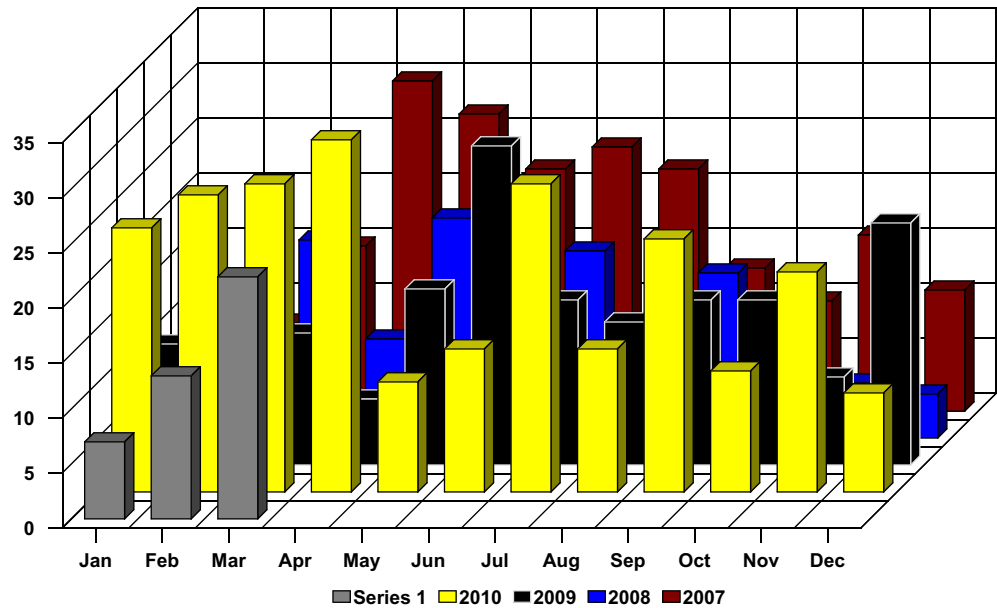
selling prices averaged 265,627 this quarter and rose 1 percent over 1st quarter of 2010's average of \$261,096. Rural selling prices have been somewhat erratic over the past 5 years but after a short pause in 2008 and 2009 continued to increase with the average price now 4.9 percent greater than 2008's average of \$253,321.

We find the large drop in local home sales and the continued weak rebound in residential and commercial construction unnerving events. When coupled with the fact that current nationwide existing home prices remained 34 percent below April 2006 prices and the slow pace of the national economic recovery, we felt forced pose the following two questions: Can local home prices continue to buck the national trend? Is local economic growth going to remain as weak as national economic growth in coming months?

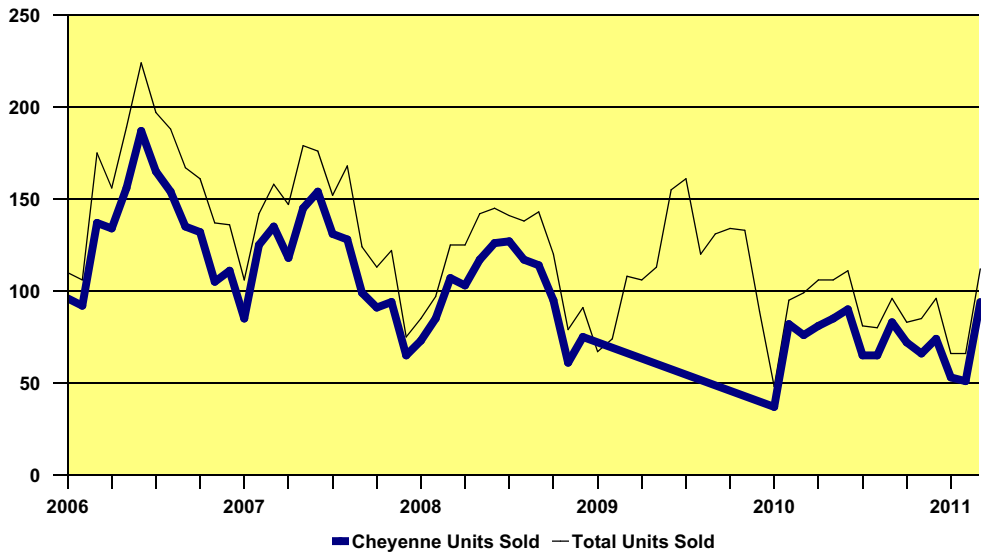
**GRAPH 11**  
**TOTAL BUILDING PERMITS, CHEYENNE**  
 Monthly Totals  
 2007 - 2011



**GRAPH 12**  
**SINGLE-FAMILY BUILDING PERMITS, CHEYENNE**  
 Monthly Totals  
 2007 - 2011

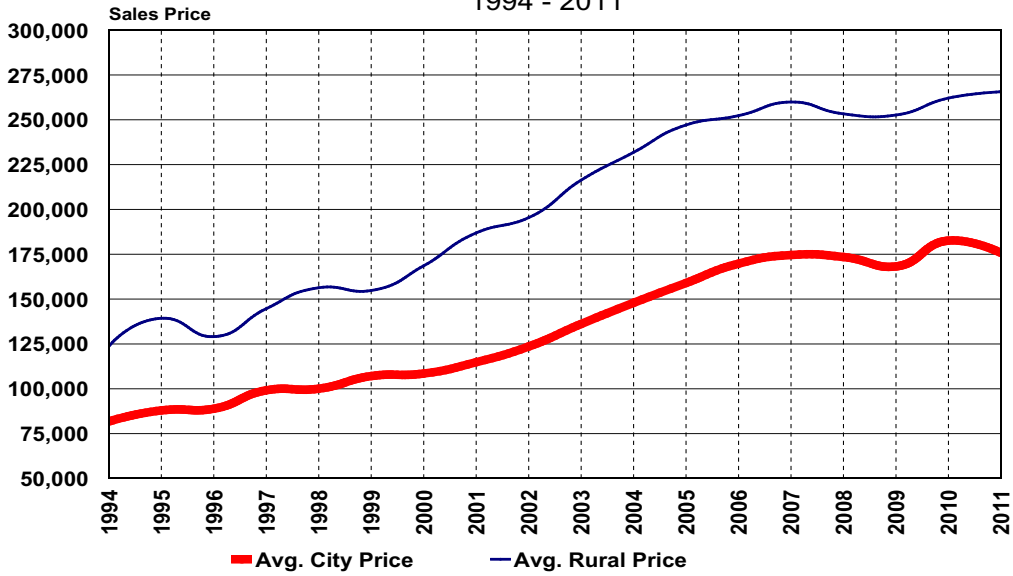


**GRAPH 13**  
**RESIDENTIAL UNITS SOLD**  
 Monthly Totals  
 2006 - 2011



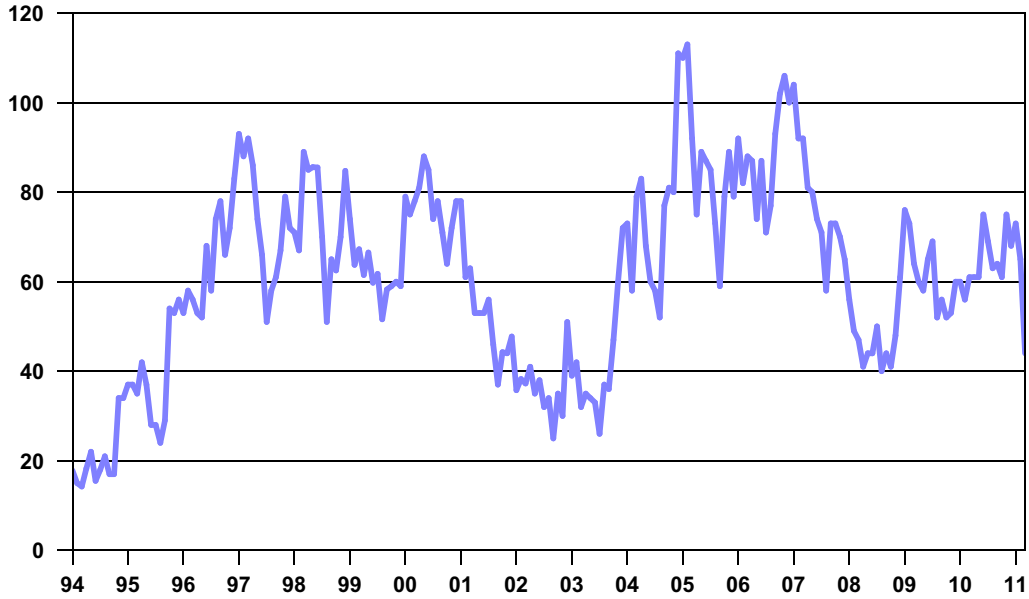
Cheyenne Units were not reported seperately in 2009

**GRAPH 14**  
**AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES**  
 LARAMIE COUNTY  
 1994 - 2011



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

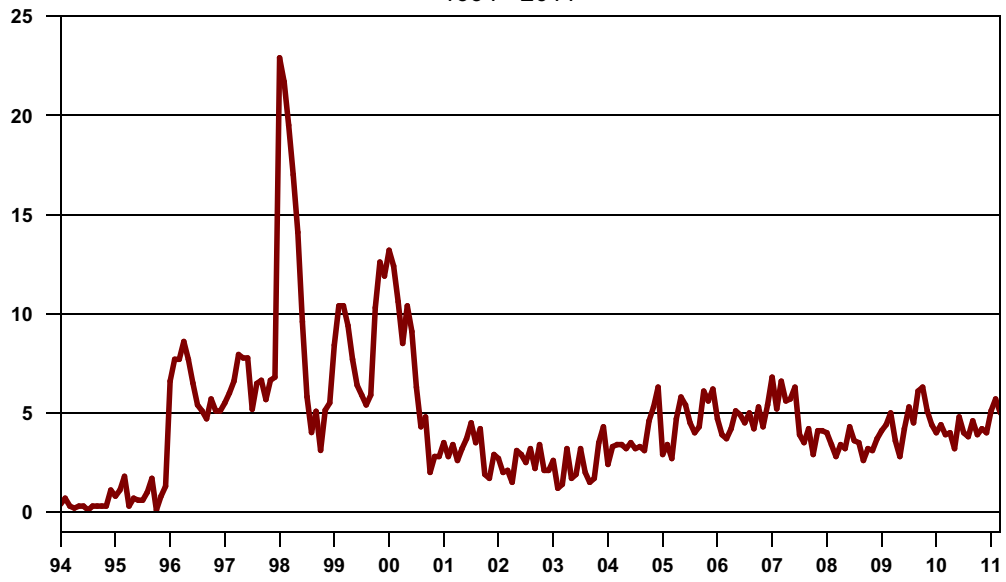
**GRAPH 15**  
**UNFURNISHED APARTMENT VACANCIES, CHEYENNE**  
 Monthly Totals  
 1994 - 2011



GRAPH 16

**SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE**

Monthly Totals  
1994 - 2011



**TABLE 4**

	A 1Q09	B 1Q10	C 4Q10	D 1Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>UTILITIES</b>							
Commercial Electric Power (‘000,000) Kwh	48	48	50	50	2.77	2.98	-1.18
Residential Gas Usage (‘000) Mcf	338	380	208	381	12.47	0.20	82.80
Metered Taps - Water (CBPU)	21,794	21,993	21,849	22,130	1.54	0.62	1.28
Metered Taps - Water (SCW & SD)	3,297	3,303	3,305	3,305	0.23	0.07	0.00
<b>HUMAN SERVICES</b>							
Total Emergency Room Visits	3,021	3,096	3,147	3,228	6.86	4.26	2.57
Safehouse - # of People Sheltered	17	22	31	27	64.00	22.39	-10.87
Comea Shelter - Nights Lodging	1,148	1,477	1,422	1,232	7.38	-16.57	-13.36
DPASS - AFDC Distributions	123	122	117	106	-14.05	-12.88	-9.40
<b>SCHOOL ENROLLMENTS</b>							
Laramie County District #1	12,537	13,204	13,126	13,126	4.70	-0.59	0.00
Laramie County District #2	837	864	928	931	11.27	7.79	0.36
Private Schools	432	474	392	392	-9.26	-17.30	0.00
Home Schooling	406	347	324	324	-20.20	-6.63	0.00
Total School Enrollment	14,212	14,889	14,770	14,774	3.96	-0.77	0.03
LCCC Enrollment - FTE (Lar Co Sites)	2,830	3,340	3,190	N/A	N/A	N/A	N/A
LCCC Enrollment - Headcount (Lar Co Sites)	4,817	5,717	5,232	N/A	N/A	N/A	N/A

CPBU - Cheyenne Board of Public Utilities  
 SCW&SD - South Cheyenne Water & Sewer District

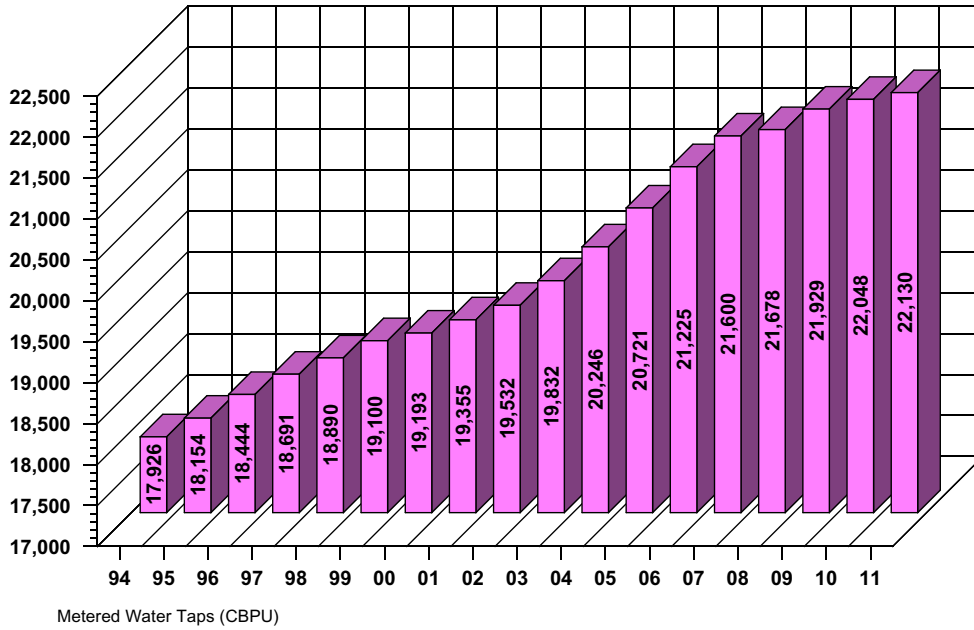
Note: Each figure reported is an average of the figures for three months.

**TABLE 5**

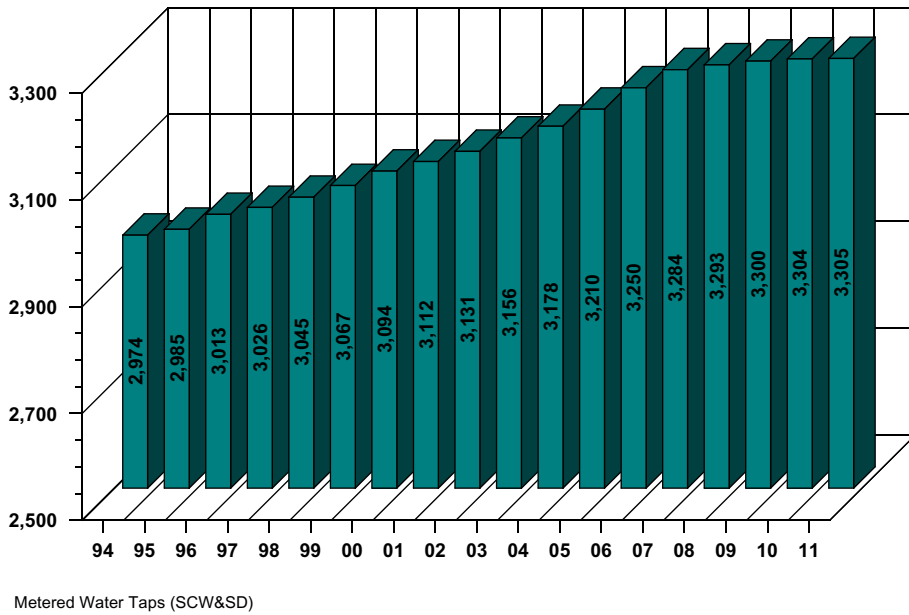
	A 1Q09	B 1Q10	C 4Q10	D 1Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>TOURISM</b>							
Available Rooms	67,770	68,850	70,349	68,850	1.59	0.00	-2.13
Nights Occupied	30,369	30,648	41,210	40,214	32.42	31.21	-2.42
Occupancy Rate (%)	44.8	44.6	58.6	58.4	30.43	30.92	-0.23
Average Room Rate	\$65.56	\$65.15	\$67.17	\$69.47	5.96	6.62	3.41
CACVB Visitor Walk-in Count	1,350	1,541	2,073	2,241	66.02	45.48	8.12
Trolley Ridership	190	220	852	133	-30.18	-39.70	-84.43
Pine Bluffs Info Center	closed	2,592	6,406	4,047	N/A	56.13	-36.82
I-25 State Visitor Center	2,209	1,720	3,100	2,275	2.99	32.29	-26.61
Old West Museum Paid Visitor	958	619	987	722	-24.61	16.64	-26.82

# UTILITIES

**GRAPH 17**  
**CHEYENNE METERED WATER TAPS**  
Monthly Average  
1994 - 2011

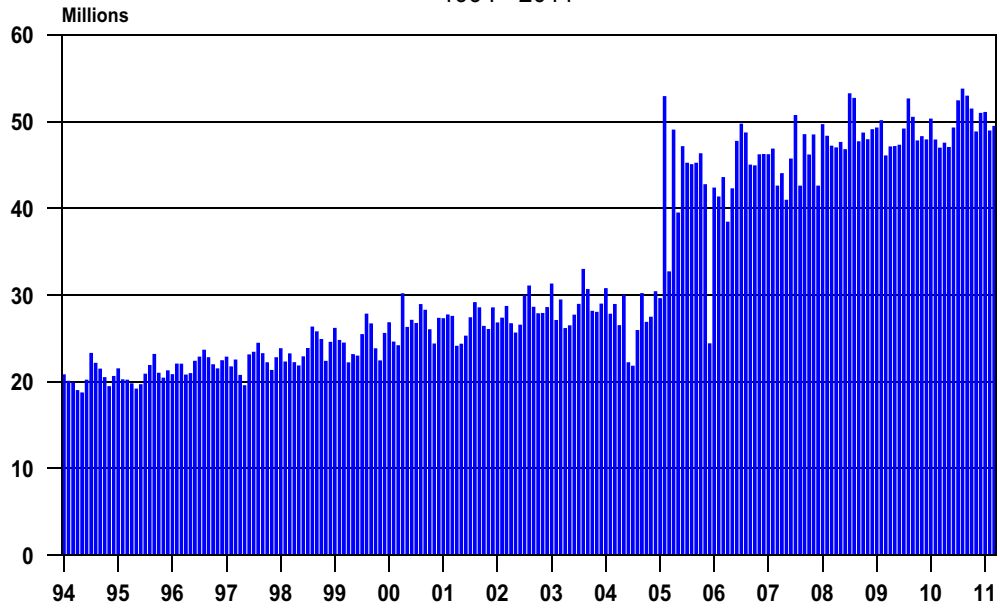


**GRAPH 18**  
**SOUTH CHEYENNE METERED WATER TAPS**  
Monthly Average  
1994 - 2011



**GRAPH 19**  
**COMMERCIAL ELECTRIC POWER SALES, CHEYENNE**

Monthly Totals  
1994 - 2011

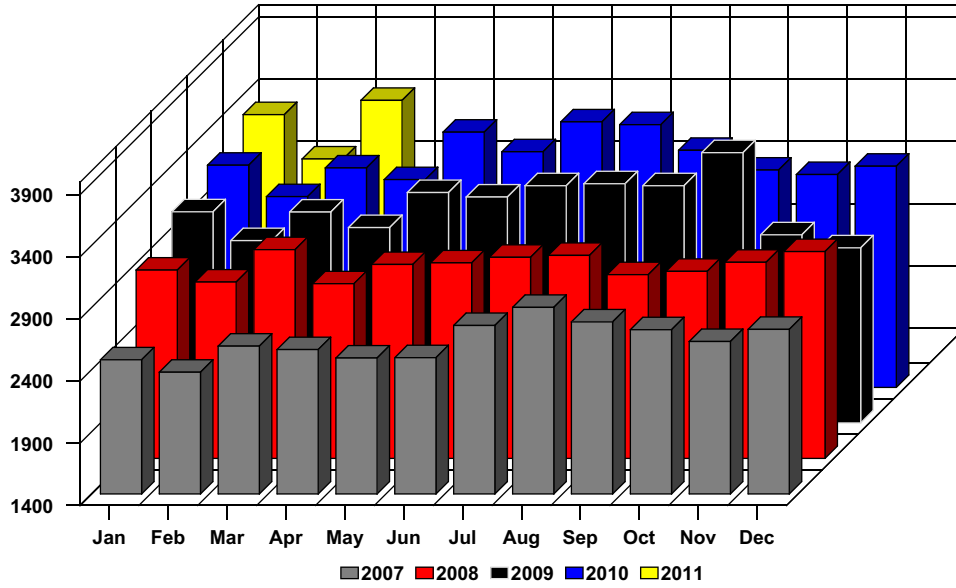


# DEMOGRAPHICS

GRAPH 20

## TOTAL EMERGENCY ROOM VISITS, CHEYENNE

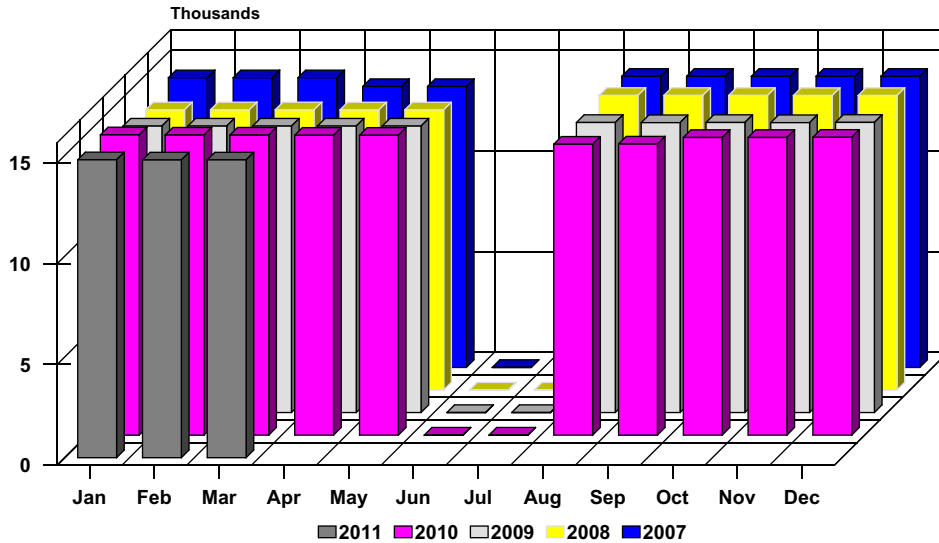
Monthly Totals  
2007 - 2011



GRAPH 21

## LARAMIE COUNTY SCHOOLS

Monthly Totals  
2007 - 2011



**TABLE 6**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>EMPLOYMENT*</b>														
Total Civilian Labor Force (LAUS)	43,671	43,649	43,551	43,027	43,550	43,126	43,671	43,202	42,735	42,733	43,269	43,101	43,274	2010
	42,974	43,116	43,611										43,234	2011
Total Employment (LAUS)	39,640	39,905	39,867	39,879	40,535	40,043	40,663	40,092	39,737	39,787	40,258	40,027	40,036	2010
	39,441	39,785	40,415										39,880	2011
Total Employment (CES)	42,000	42,500	43,300	43,400	44,200	44,300	43,900	43,600	43,600	43,600	43,800	43,700	43,492	2010
	42,800	43,100	43,400										43,100	2011
Total Unemployment (LAUS)	4,031	3,744	3,684	3,148	3,015	3,083	3,008	3,110	2,998	2,946	3,011	3,074	3,238	2010
	3,533	3,331	3,196										3,353	2011
Unemployment Rate (LAUS)	9.2%	8.6%	8.5%	7.3%	6.9%	7.1%	6.9%	7.2%	7.0%	6.9%	7.0%	7.1%	7.5%	2010
	8.2%	7.7%	7.3%										7.8%	2011
Initial Unemployment Claims	177	121	111	91	109	94	69	85	110	106	130	143	112	2010
	188	97	96										127	2011
Help Wanted Ads	28	39	39	39	54	48	45	69	60	52	44	36	46	2010
	52	55	60										56	2011
<b>GENERAL BUSINESS ACTIVITY</b>														
Auto Registrations	2,079	2,413	2,959	3,057	2,088	3,319	2,983	3,383	3,116	2,908	2,460	2,381	2,762	2010
	2,456	2,399	3,391										2,749	2011
Enplanements - Chey. Airport	857	734	712	755	1,009	948	1,580	2,351	2,167	2,377	1,996	1,940	1,452	2010
	1,789	1,397	1,783										1,656	2011
Retail Sales (\$)	70,412,400	77,384,600	67,734,100	64,936,200	76,761,200	85,658,900	67,241,200	96,967,500	85,631,700	94,374,100	87,110,200	76,741,300	79,246,117	2010
	99,254,100	68,616,400	78,595,600										82,155,367	2011
Bankruptcies	17	27	33	37	32	32	25	31	30	27	20	18	27	2010
	17	15	32										21	2011

\* Labor statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which is collected through household surveys which individuals are reported as employed, unemployed or not in the labor force. This data includes employment for both agriculture and nonagricultural industries. CES data is based on establishment records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls.

**TABLE 7**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>HOUSING</b>														
Total Residential Units for Sale	509	571	625	651	707	739	736	689	682	664	631	624	652	2010
	565	554	546										555	2011
Total Residential Units Sold	48	95	99	106	106	111	81	80	96	83	85	96	91	2010
	66	66	112										81	2011
Average Residential Sold Price (city)	159,157	192,030	166,649	197,183	178,587	185,909	188,612	195,193	183,945	181,206	169,910	193,176	182,630	2010
	167,186	178,630	181,633										175,816	2011
Furnished Apartments	4	2	1	2	3	3	3	3	3	3	3	1	3	2010
	2	4	1										3	2011
Unfurnished Apartments	60	56	61	61	61	75	69	63	64	61	75	68	64	2010
	73	65	44										61	2011
Homes & Duplexes	29	22	24	22	28	22	31	27	28	33	29	37	28	2010
	36	23	20										26	2011
Mobile Homes	8	7	6	9	8	7	6	6	7	7	6	4	7	2010
	5	7	7										6	2011
Sampled Apartments % Vacant	4.0%	4.4%	3.9%	4.0%	3.2%	4.8%	4.0%	3.8%	4.6%	3.9%	4.2%	4.0%	4.1%	2010
	5.1%	5.7%	5.0%										5.3%	2011
<b>CONSTRUCTION</b>														
Single Family Bldg. Permits (Cheyenne)	24	27	28	32	10	13	28	13	23	11	20	9	20	2010
	7	13	22										14	2011
Single Family Bldg. Permits (Laramie County)	5	8	10	6	8	6	2	5	6	4	7	7	6	2010
	2	5	10										6	2011
Septic Permits - Rural	4	2	10	8	21	18	14	10	13	11	13	9	11	2010
	8	7	14										10	2011
Total Building Permits	88	117	153	152	120	124	130	150	163	121	129	117	130	2010
	90	115	161										122	2011
Value of Authorized Const (\$000)	6,487,065	6,021,209	5,874,732	6,654,231	5,187,932	5,230,015	5,720,754	7,639,145	4,787,914	25,108,480	4,910,044	2,880,879	7,208,533	2010
	2,157,245	3,760,242	15,351,015										7,089,501	2011
Residential (\$000)	4,110,572	3,554,584	4,306,958	4,524,975	1,792,987	2,325,417	4,238,088	2,095,282	3,575,838	2,214,279	3,217,313	1,402,729	3,113,252	2010
	1,317,512	2,329,946	4,020,478										2,555,979	2011

Note: Data is not seasonally adjusted. Single family building permits for Cheyenne includes new residences and new townhouses.

**TABLE 8**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>UTILITIES</b>														
Commercial Electric Power (Kwh) ('0,000)	5,026	4,785	4,691	4,749	4,699	4,923	5,237	5,053	5,290	5,142	4,878	5,093	4,964	2010
	5,103	4,889	4,942										4,978	2011
Residential Gas Usage (Mcf) ('000)	4,228	3,728	3,439	2,570	1,970	1,017	614	511	568	736	1,837	3,674	2,074	2010
	4,155	3,981	3,283										3,806	2011
Metered Water Taps (CBPU)	21,959	22,001	22,018	22,043	22,053	22,205	22,224	22,264	22,266	21,846	21,835	21,866	22,048	2010
	22,219	22,183	21,987										22,130	2011
Metered Water Taps (SCW & SD)	3,302	3,302	3,304	3,304	3,304	3,304	3,304	3,304	3,304	3,305	3,305	3,305	3,304	2010
	3,305	3,305	3,305										3,305	2011
<b>HUMAN SERVICES</b>														
Total Emergency Room Visits	3,188	2,935	3,166	3,072	3,454	3,296	3,537	3,514	3,308	0	0	0	2,456	2010
	3,309	2,952	3,424										3,228	2011
Safehouse - Number of People Sheltered	27	19	21	21	31	20	35	53	29	0	0	0	21	2010
	36	25	21										27	2011
Comea Shelter - Total Nights Lodging	1,154	1,573	1,704	1,497	1,633	1,567	1,812	1,661	1,429	0	0	0	1,169	2010
	1,205	1,110	1,382										1,232	2011
<b>SCHOOL ENROLLMENTS</b>														
Laramie County District #1	13,204	13,204	13,204	13,204	13,204	—	—	13,126	13,126	13,126	13,126	13,126	13,165	2010
	13,126	13,126	13,126			—	—						13,126	2011
Laramie County District #2	871	861	860	852	852	—	—	914	925	925	925	934	892	2010
	937	928	929			—	—						931	2011
Total School Enrollment	14,896	14,886	14,885	14,877	14,877	—	—	14,756	14,767	14,767	14,767	14,776	14,825	2010
	14,779	14,771	14,773			—	—						14,774	2011
LCCC Enrollment - FTE (Lar Co Sites)	3340.24	3340.24	3340.24	3340.24	3340.24	628.92	628.92	3189.79	3189.79	3189.79	3189.79	3189.79	2,826	2010
	N/A	N/A	N/A										N/A	2011
LCCC Enrollment - Headcount (Lar Co Sites)	5,717	5,717	5,717	5,717	5,717	1,815	1,815	5,232	5,232	5,232	5,232	5,232	4,865	2010
	N/A	N/A	N/A										N/A	2011

Note: Data is not seasonally adjusted.

**TABLE 9**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>TAXES</b>														
4%, 1%, & Lodging Tax Collections	5,450,422	6,323,638	5,476,284	5,431,003	5,804,014	6,680,589	5,704,782	7,907,381	6,506,316	7,820,221	7,581,736	5,893,672	6,391,672	2010
	8,316,472	6,517,172	6,775,406										7,203,017	2011
Wholesale and Retail Sales and Use Tax Collections	2,762,476	3,276,317	2,645,930	2,714,193	2,758,270	3,301,486	2,409,833	4,081,923	2,853,425	3,991,244	3,538,517	2,636,021	3,080,803	2010
	4,202,838	2,833,772	3,166,692										3,401,101	2011
Actual Receipts to County Entities	2,332,458	2,628,031	2,322,624	2,309,070	2,476,086	2,830,478	2,403,763	2,838,063	2,713,561	3,301,589	3,199,319	2,491,722	2,653,897	2010
	3,554,534	2,773,229	2,878,673										3,068,812	2011
1% Sales and Use Tax Receipts	1,068,117	1,156,859	1,067,172	1,058,979	1,135,120	1,297,206	1,104,874	1,532,053	1,244,911	1,517,241	1,469,572	1,142,824	1,232,911	2010
	1,627,034	1,271,268	1,319,051										1,405,784	2011
Lodging Tax Receipts	37,933	57,561	75,556	59,895	57,750	112,685	107,351	151,684	205,402	137,337	141,036	100,216	103,700	2010
	78,580	73,171	100,681										84,144	2011
<b>TOURISM</b>														
Available Rooms	71,145	64,260	71,145	68,850	71,145	68,820	71,114	71,114	68,820	71,114	68,820	71,114	69,788	2010
	71,145	64,260	71,145										68,850	2011
Nights Occupied	27,813	30,432	33,698	38,008	47,902	54,857	58,826	62,252	56,006	47,525	38,505	37,600	44,452	2010
	41,482	38,197	40,963										40,214	2011
Occupancy Percentage	39.1	47.4	47.4	55.2	67.3	79.7	82.7	87.5	81.4	66.8	56.0	52.9	64	2010
	58.3	59.4	57.6										58	2011
Average Room Rate (\$)	64.73	66.92	63.81	63.01	64.95	71.49	98.09	75.33	71.79	68.31	67.24	65.97	70	2010
	68.76	70.22	69.42										69	2011
CACVB Visitor Walk-In Count	1,216	1,343	2,063	1,672	3,552	7,114	12,647	7,987	6,454	3,122	1,633	1,464	4,189	2010
	2,257	2,317	2,150										2,241	2011
Trolley Ridership	144	244	272	350	1,278	1,627	2,312	2,024	1,414	926	136	1,495	1,019	2010
	265	109	24										133	2011
Pine Bluffs Information Center	2,828	1,897	3,051	3,900	5,432	13,878	17,128	14,071	10,147	10,362	5,074	3,782	7,629	2010
	3,390	3,358	5,393										4,047	2011
Wyoming State Museum	1,205	1,147	1,835	1,941	2,833	3,053	4,571	2,793	1,837	1,957	2,896	1,080	2,262	2010
	1,207	1,363	1,542										1,371	2011
I-25 State Visitor Center	1,763	1,414	1,992	3,813	7,326	11,124	18,768	13,256	11,055	6,280	1,087	1,932	6,650	2010
	1,997	1,931	2,897										2,275	2011
Old West Museum	340	392	1,125	822	1,683	2,931	9,503	3,302	1,930	1,199	1,192	569	2,082	2010
	674	302	1,190										722	2011

## CHEYENNE/LARAMIE COUNTY PROFILE

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
<b>Demography</b>					
Total Population - Cheyenne <sup>1</sup>	2010	59,466	2009	57,478	3.46%
Total Population - Laramie County	2010	91,738	2009	88,854	3.25%
Total Male Population	2009	44,625	2008	43,990	1.44%
Total Female Population	2009	44,229	2008	43,552	1.55%
% of Population - Under 20 Years Old	2009	26.6%	2008	28.8%	-7.61%
% of Population - 65 Years & Older	2009	12.7%	2008	12.0%	5.83%
Median Age	2009	36.6	2008	35.8	2.23%
% of Population - White Alone (Non-Hispanic)	2009	86.1%	2008	85.7%	0.47%
% of Population - Native American Alone	2009	1.4%	2008	1.8%	-22.22%
% of Population - Hispanic or Latino	2009	11.4%	2008	11.7%	-2.56%
Households - County	2009	34,945	2008	33,025	5.81%
Average Household Size - County	2009	2.5	2008	2.6	-3.85%
Households - City	2007	22,929	2000	23,782	-3.59%
% of Households (HH) Headed by Married Couples	2009	51.6%	2008	47.8%	7.95%
% of HH Headed by Single Female (w/own children <18 yrs.)	2009	5.6%	2008	7.4%	-24.32%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>1</sup>	2000	2,688	—	—	
Total Area (sq. miles) <sup>11</sup> - Cheyenne	2010	25.2	2009	24.9	1.13%
Water Area (sq. miles)	2000	1.6	—	—	
Mean Elevation (ft.)	2000	6,100	—	—	
Normal Mean Temperature (F) - Cheyenne <sup>2</sup>	1949 - 06	45.9	1971-00	44.9	2.23%
Average Annual Precipitation (inches) - Cheyenne <sup>2</sup>	1949 - 06	14.6	1971-00	15.5	-5.50%
Average Wind Speed (mph)	1996 - 06	12.4	1992-02	12.6	-1.59%
<b>Crime &amp; Law Enforcement</b>					
Crimes <sup>3</sup>	2009	3,064	2008	3,327	-7.91%
Crimes per 100,000 Persons	2009	2,722.5	2008	2,912.5	-6.52%
Homicides per 100,000 Persons	2009	3.6	2008	2.6	37.08%
Rapes per 100,000 Persons	2009	35.5	2008	25.4	39.83%
Robberies per 100,000 Persons	2009	26.7	2008	26.3	1.67%
Aggravated Assaults per 100,000 Persons	2009	94.2	2008	107.7	-12.52%
Burglaries per 100,000 Persons	2009	296.8	2008	360.7	-17.71%
Larcenies & Thefts per 100,000 Persons	2009	2,136.1	2008	2,263.8	-5.64%
Motor Vehicle Thefts per 100,000 Persons	2009	129.7	2008	126.1	2.89%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Diploma <sup>1</sup>	2009	90.5%	2008	91.0%	-0.55%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2009	22.2%	2008	24.1%	-7.88%
Pupil -Teacher Ratio in LCSD #1 <sup>4</sup>	2006-07	10.38	2005-06	10.36	0.19%
Pupil -Teacher Ratio in LCSD #2	2006-07	7.47	2005-06	6.53	14.40%
Expenditures Per Pupil in LCSD #1 (\$)	2008-09	\$13,813	2007-08	\$12,904	7.05%
Expenditures Per Pupil in LCSD #2 (\$)	2008-09	\$20,353	2007-08	\$18,869	7.86%
LCSD #1 Enrollment Fall Semester	2010	13,173	2009	13,205	-0.24%
LCSD #2 Enrollment Fall Semester	2010	925	2009	872	6.08%
Total School Enrollments Laramie County Fall Semester	2010	14,776	2009	14,395	2.65%
% of Students in Private Schools	2010	2.7%	2009	3.3%	-17.93%
% of Students Home-Schooled	2010	2.2%	2009	2.8%	-21.99%
ACT Average Composite Score (range 1-36) LCSD #1	2009-10	19.1	2008-09	20.6	-7.28%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
ACT Average Composite Score (range 1-36) LCSD #2	2009-10	19.6	2008-09	20.1	-2.49%
LCSD #1 Graduation Rate <sup>5</sup>	2007-08	73.5%	2006-07	74.3%	-1.10%
LCSD #2 Graduation Rate	2007-08	82.9%	2006-07	82.8%	0.11%
Average Student Age at LCCC (Fall Semester)	2010	27	2009	27	0.00%
3 -Year Graduation Rate at LCCC	2010	17.6%	2009	25.3%	-30.55%
3 - Year Rate of Transfer from LCCC	2010	28.4%	2009	24.9%	14.18%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College <sup>7</sup>	2010	3,190	2009	3,021	5.59%
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$)⁸	2Q10	\$936	2Q09	\$892	4.93%
Average Rent for 2 Bedroom Apartment (\$)	2Q10	\$621	2Q09	\$587	5.79%
Average Rent for 2-3 Bedroom Mobile Home (\$)	2Q10	\$630	2Q09	\$576	9.38%
Average Sales Price - Cheyenne	2010	\$182,630	2009	\$168,237	8.6%
Average Sales Price - Close-in Rural	2010	\$262,112	2009	\$252,674	3.7%
<b>Laramie County's Economy</b>					
Median Household Income <sup>1</sup>	2009	\$49,744	2008	\$56,821	-12.45%
Mean Household Income	2009	\$60,781	2008	\$73,894	-17.75%
Per Capita Personal Income (\$)⁹	2008	\$44,613	2007	\$43,175	3.33%
Average Wage per Job	2009	\$40,345	2008	\$39,481	2.19%
Average Annual Pay (\$)¹⁰	2009	\$38,376	2008	\$37,453	2.46%
<b>Employment &amp; Labor</b>					
Employment¹²	2010	39,907	2009	40,066	-0.40%
Unemployment Rate¹³	2010	7.4%	2009	6.5%	13.85%
Total Non-farm Jobs⁹	2008	62,558	2007	60,687	3.08%
% of Jobs in Farming	2008	1.45%	2007	1.49%	-2.22%
% of Jobs in Mining	2008	N/A	2007	N/A	—
% of Jobs in Government	2008	27.08%	2007	27.23%	-0.55%
% of Jobs in Construction	2008	6.90%	2007	6.77%	1.83%
% of Jobs in Manufacturing	2008	2.89%	2007	2.90%	-0.08%
% of Jobs in Trans. & Ware.	2008	5.80%	2007	5.93%	-2.16%
% of Jobs in FIRE	2008	8.44%	2007	8.70%	-2.96%
% of Jobs in Services	2008	30.17%	2007	30.28%	-0.36%
% of Jobs in Retail Trade	2008	11.61%	2007	12.13%	-4.36%
% of Jobs in Wholesale	2008	1.69%	2007	1.64%	3.18%
<b>Employed Workforce Demographics¹</b>					
% of Workforce Age 16-19¹	2009	5.3%	2008	5.3%	-1.78%
% of Workforce Age 20-44	2009	54.3%	2008	53.9%	0.73%
% of Workforce Age 45+	2009	40.4%	2008	40.7%	-0.74%
% of Workforce Male	2009	54.6%	2008	55.7%	-1.99%
% of Workforce Female	2009	45.4%	2008	44.3%	2.49%
<b>CPI</b>					
U.S. CPI	2010	218.1	2009	214.5	1.64%
Annual Inflation Rate - Cheyenne	2Q10	2.6%	2Q09	0.2%	—

Sources:

- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Division of Criminal Investigation
- 4 Laramie County School Districts #1 & #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

## 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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