

Economic Indicators for *Greater Cheyenne*

Volume XXVII, Number 3
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PREFACE

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**ECONOMIC INDICATORS
ANALYSIS**

SECOND QUARTER 2011

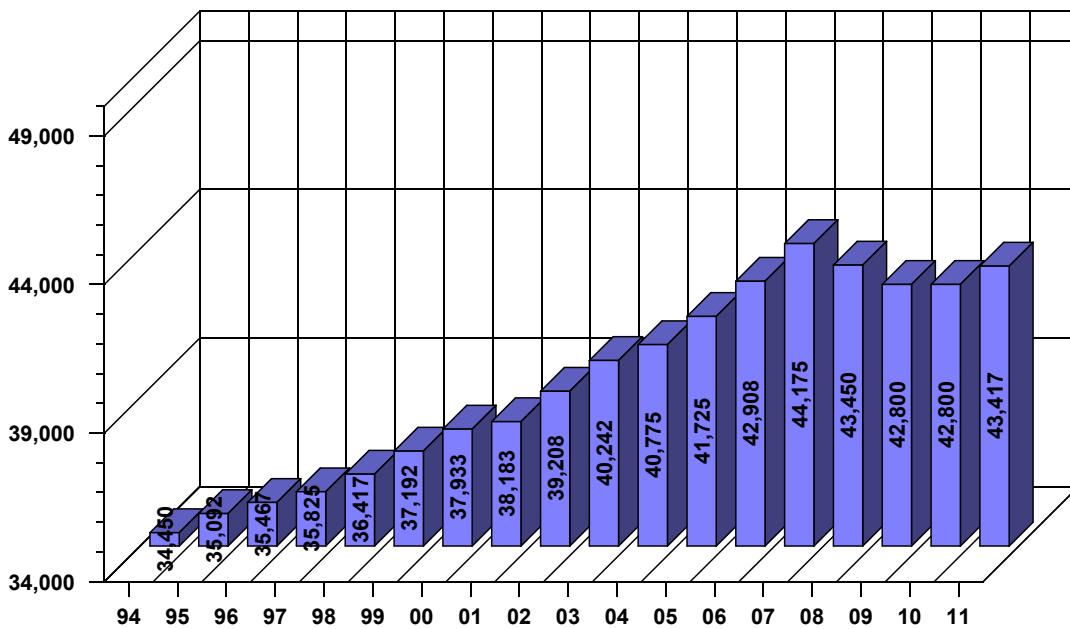
Labor Market Performance

While the Greater Cheyenne economy posted job growth over the first quarter 2011, it was at a meager rate of 1.2 percent, but second quarter 2011 job growth was at a much more robust rate of 2.2 percent according to Current Employment Statistics (CES). The number of new jobs created over the second quarter was 633 when compared to first quarter 2011 and 1,033 when compared to second quarter 2010. The second measure of job growth (LAUS) as presented in Table 1 below registered considerably less robustness, with a gain of 0.6 percent from this time one year ago and only a 0.3 percent gain from first quarter 2011.

The apparent rapid increase in local job growth over the second quarter was also reflected in the sharp decline in the number of unemployed workers. The number of unemployed persons fell from a monthly average of 3,353 during first quarter 2011 to 2,773 per month during the second quarter, a decline of 17.3 percent. Please see Graph 4. Cheyenne's unemployment rate mirrored the decline in the number of unemployed workers. The rate of unemployment dropped from 7.8% in the first quarter to 6.5% during this quarter (Graph 2). The unemployment rate for July 2011 was just released, and it showed even further improvement in this key indicator with a decline to 6.1%. Since January then, the local unemployment rate has dropped 25.6 percent from 8.2% to 6.1%.

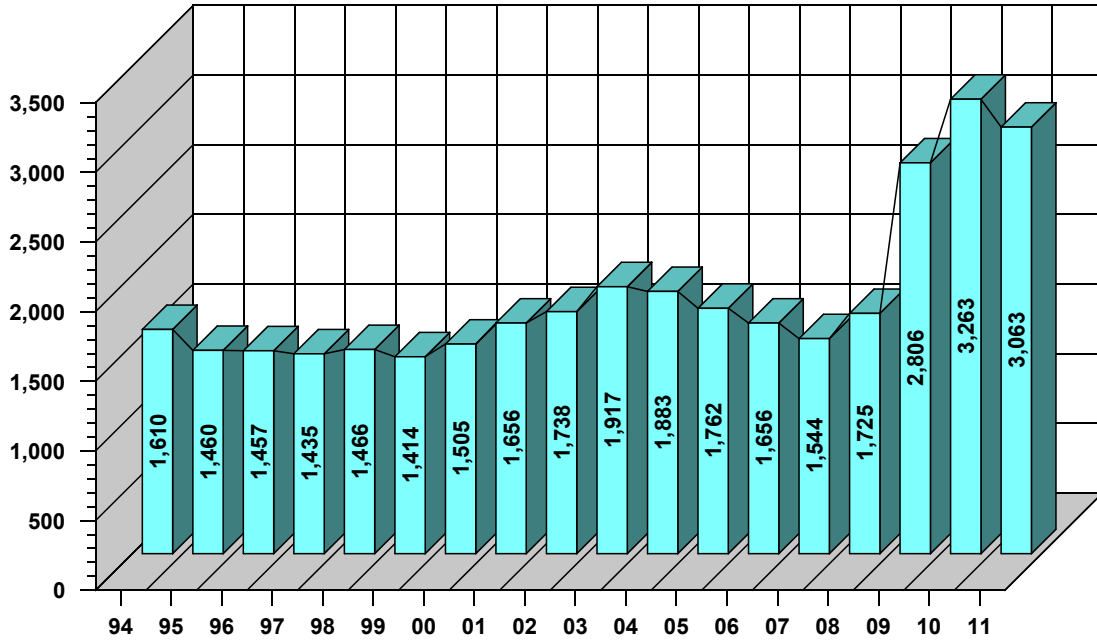
We see further gains in the local job market in coming months due to the fact that help-wanted advertisements (Graph 3) continued to run strong throughout the second quarter. They rose 44 percent from one year ago and stood 20 percent higher than second quarter 2009. June's figure of 73 was the highest monthly figure since November 2008 which clearly signaled the onset of the Great Recession in Laramie County.

GRAPH 1
LARAMIE COUNTY EMPLOYMENT*
Monthly Average
1994 - 2011

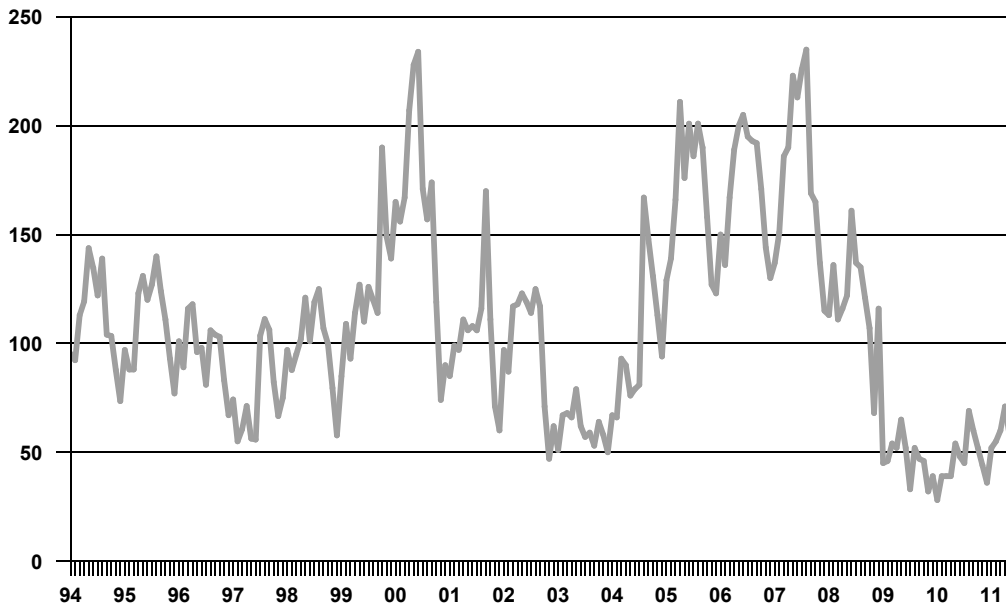


* Current Employment Statistics (CES)

GRAPH 2
LARAMIE COUNTY UNEMPLOYMENT
 Monthly Average
 1994 - 2011

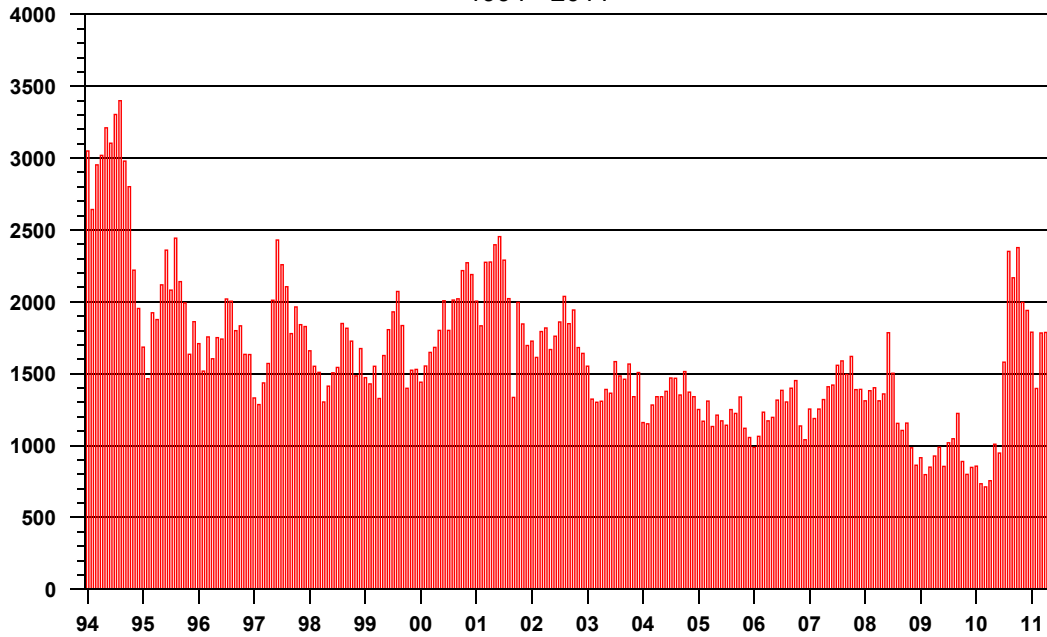


GRAPH 3
HELP - WANTED ADS, CHEYENNE
 Monthly Totals
 1994 - 2011



GRAPH 5
ENPLANEMENTS, CHEYENNE AIRPORT

Monthly Totals
1994 - 2011



Local government tax receipts posted a 14.7 percent increase over second quarter 2010. This gain, while quite healthy, was down from the 26.4 percent increase seen in first quarter 2011. Please see the top half of Table 3 for additional details and also Graph 9 which appears below Table 3.

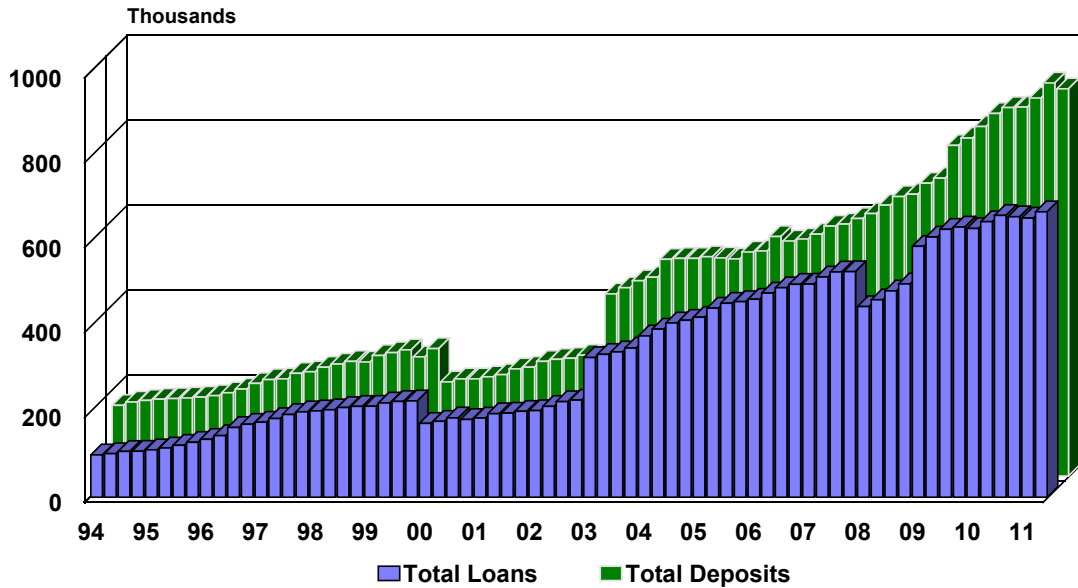
Financial Sector

Statistics on banking and credit unions are presented in Table 3 below. Credit union results for the quarter continued in the positive range. Graph 6 presents the upward movement in credit union deposits and loans. For the past two consecutive quarters, the dollar value of delinquencies continued to shrink sharply and by the end of the second quarter 2011, they had fallen 14.2 percent from the comparable period one year ago. See Graph 7.

Graph 8 presents bank deposits and loans. As presented, bank deposits have increased over recent quarters but the volume of bank loans has declined. Deposits stood 7.8 percent ahead of second quarter 2010 while loans were down 8.4 percent year-over-year. Net income for banks also did well this quarter, up 9.2 percent from this time one year ago.

GRAPH 6
TOTAL LOANS AND DEPOSITS
 Cheyenne Area Credit Unions

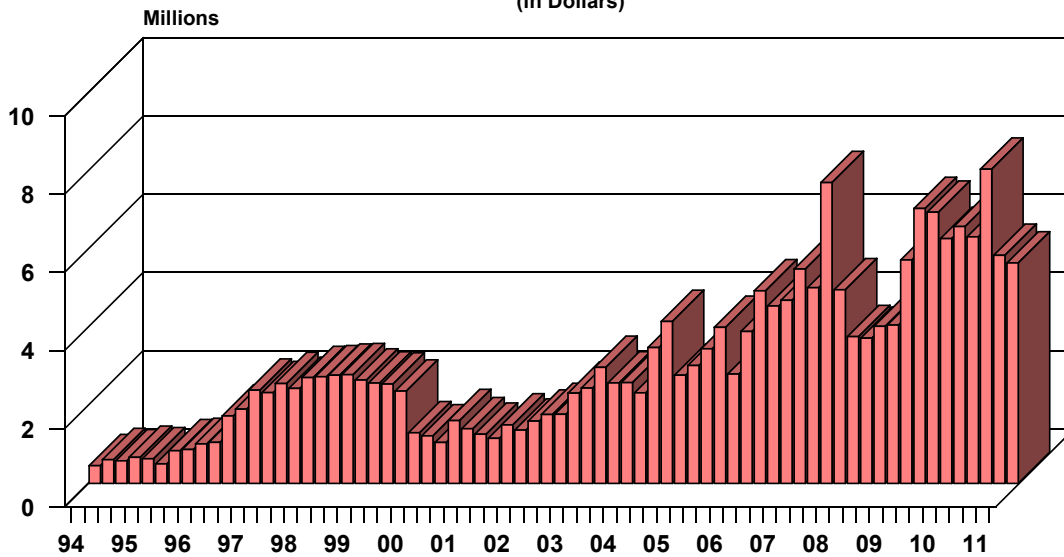
1994 - 2011



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
DELINQUENCIES
 Cheyenne Area Credit Unions

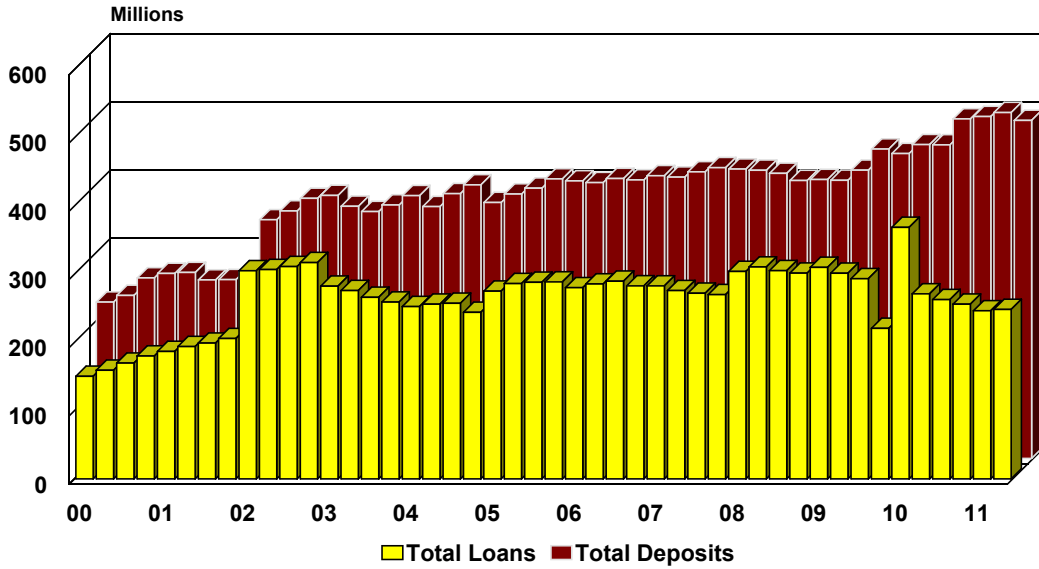
1994 - 2011
 (in Dollars)



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 8
TOTAL LOANS AND DEPOSITS
 Cheyenne Area Banks

2000 - 2011



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

Monthly Average
 1994 - 2011

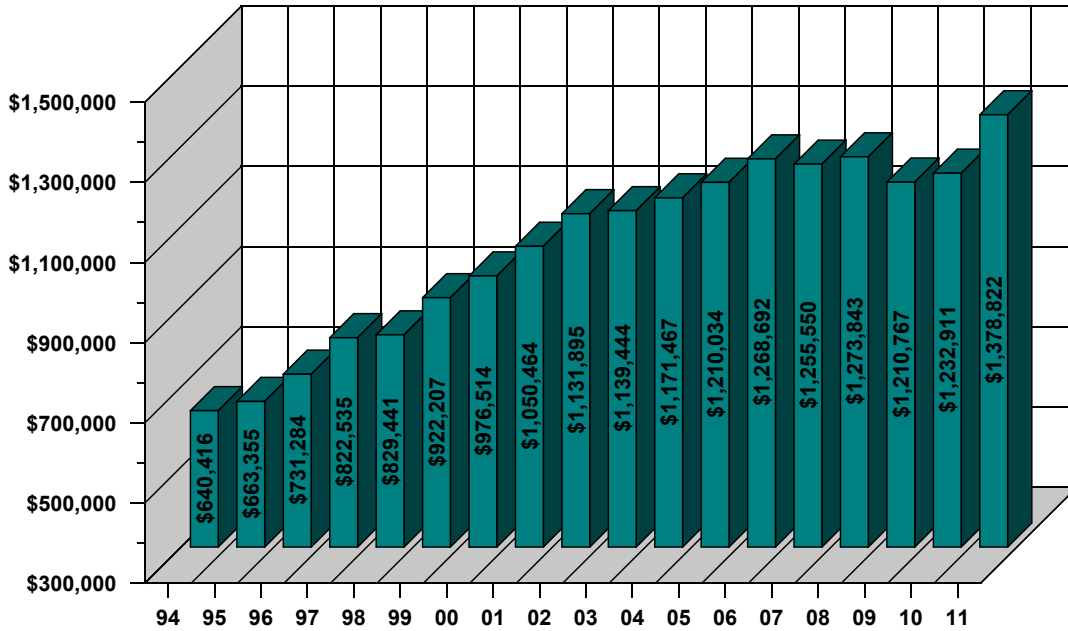


TABLE 1

	A 2Q09	B 2Q10	C 1Q11	D 2Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT*							
Total Civilian Labor Force (LAUS)	42,497	42,942	43,256	42,778	0.66	-0.38	-1.11
Total Employment (LAUS)	40,031	39,759	39,903	40,005	-0.06	0.62	0.26
Total Employment (CES)	42,800	43,567	43,033	43,733	2.18	0.38	1.63
Total Unemployment (LAUS)	2,465	3,183	3,353	2,773	12.47	-12.88	-17.31
Unemployment Rate (LAUS)	5.8%	7.4%	7.8%	6.5%	11.81	-12.54	-16.41
Initial Unemployment Claims	107	98	127	70	-35.09	-28.91	-45.14
Help Wanted Ads	56	47	56	67	19.54	43.80	21.19
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	2,883	2,821	2,749	3,258	13.01	15.49	18.54
Enplanements - Cheyenne Airport	923	904	1,656	1,976	114.04	118.62	19.32
Total Retail Sales (\$000)	205,474	227,356	246,466	244,465	18.98	7.53	-0.81
Bankruptcies	36	34	21	28	-22.43	-17.82	29.69
CONSTRUCTION							
Single Fam Bldg Permits - Chey	51	55	42	65	27.45	18.18	54.76
Single Fam Bldg Permits - LarCo	15	20	17	33	120.00	65.00	94.12
Total Bldg Permits - (Chey) (a)	128	132	122	147	14.29	11.11	20.22
Septic Permits - (Rural)	10	16	10	15	55.17	-6.25	55.17
Value of Authorized Construction (\$000)	5,498	5,691	7,090	8,936	62.54	57.03	26.04
Residential (\$000)	2,716	2,881	2,556	3,726	37.19	29.31	45.76

* 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	24	0	0	0	24
May	42	0	0	0	42
June	32	0	0	0	32
July					0
August					0
September					0
October					0
November					0
December					0
Year to Date	157	0	0	0	157

TABLE 2

	A 2Q09	B 2Q10	C 1Q11	D 2Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING							
City Residential Units For Sale	475	527	400	450	-5.3	-14.7	12.3
Rural Residential Units For Sale	193	172	155	171	-11.6	-0.8	10.3
Avg. Total Residentials Sold (1)	121	131	92	125	2.7	-5.1	36.0
Avg. City Residential Sale Price (\$ (1))	171,415	187,226	175,816	176,056	2.7	-6.0	0.1
Avg. Rural Residential Sale Price (\$ (1))	254,680	279,497	265,627	276,287	8.5	-1.1	4.0
Residential Avg. Days on Market (b) (1)	82	59	78	92	12.1	57.4	17.9
VACANCIES (d)							
Furnished Apartments	4	2	3	2	-51.7	-21.6	-24.7
Unfurnished Apartments	61	65	61	50	-18.4	-23.9	-17.9
Homes and Duplexes	26	24	26	18	-32.4	-25.9	-33.2
Mobile Homes	4	8	6	6	37.5	-30.1	-8.8
Sampled Apartments % Vacancy (Large Complexes Only)	3.5%	4.0%	5.3%	3.2%	-9.1	-20.6	-39.7
Average Sample Sizes	864	873	922	922	—	—	—

(1) 2009 data revised by the Cheyenne Board of Realtors

(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.

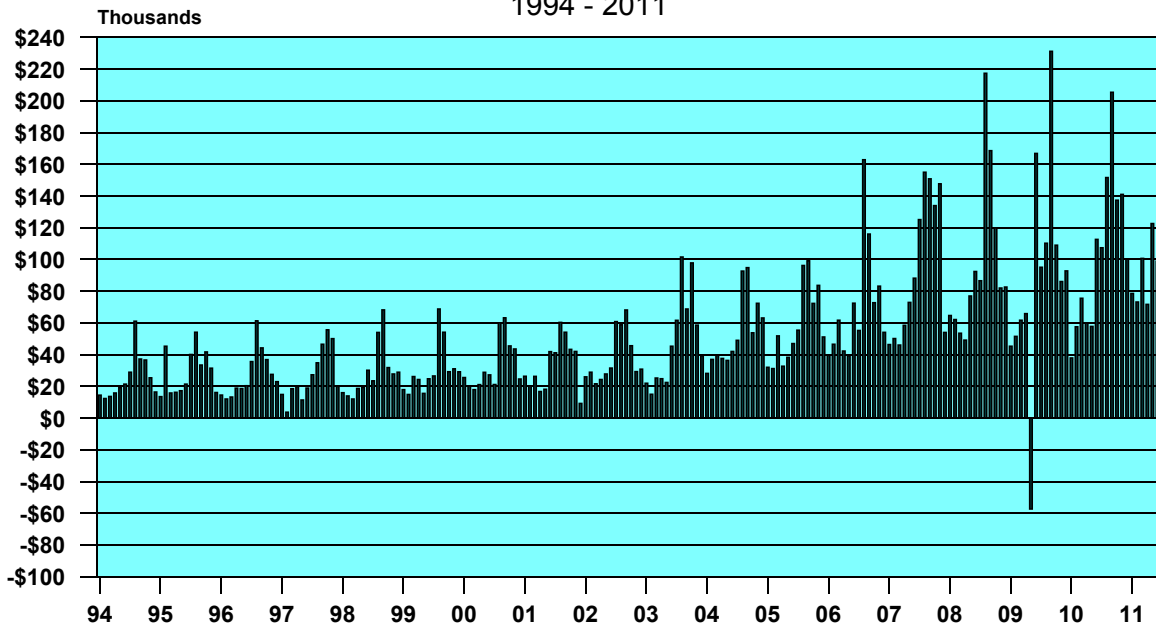
TABLE 3

	A 2Q09	B 2Q10	C 1Q11	D 2Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
4%, 1%, & Lodging Tax Collections (\$000)	16,436	17,916	21,609	20,547	25.02	14.69	-4.91
Actual Receipts to County Entities (\$000) (a)	6,980	7,616	9,206	8,782	25.82	15.32	-4.61
1% Sales & Use Tax Receipts (\$000)	3,211	3,491	4,217	4,056	26.32	16.16	-3.84
Lodging Tax Receipts	175,410	230,330	252,432	293,299	67.21	27.34	16.19
1% Special Purpose Tax Receipts (\$000)	3,203	3,489	4,215	3,996	24.74	14.52	-5.21
Retail Sales - Eating and Drinking Places (\$000)	34,317	34,675	36,589	37,231	8.49	7.37	1.75
CREDIT UNION DATA							
Deposits (\$000)	778,724	867,633	925,591	911,866	17.10	5.10	-1.48
Total Loans (\$000)	612,700	648,936	657,335	672,219	9.71	3.59	2.26
Net Income Y-T-D (\$)	1,863,309	2,962,761	1,619,403	3,610,880	93.79	21.88	122.98
Delinquencies (\$)	5,718,123	6,574,227	5,837,453	5,640,979	-1.35	-14.20	-3.37
Memberships	93,212	96,773	97,622	98,299	5.46	1.58	0.69
BANKING DATA							
Deposits (\$000)	422,519	459,598	506,969	495,522	17.28	7.82	-2.26
Total Loans (\$000)	301,404	271,176	246,393	248,344	-17.60	-8.42	0.79
Net Income Y-T-D (\$000)	2,255	2,055	662	2,244	-0.51	9.17	239.03

(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%.

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

Residential Construction

Tables 1, 1.a and 2 provide a comprehensive summary of the overall current residential housing market for the Greater Cheyenne area. There was a sharp positive turnaround in new single-family residential construction during the second quarter of 2011 as compared to the dismal performance turned in for this sector during first quarter 2011. This quarter saw permits for single-family new construction for both the city and rural areas jump 55 percent and 94 percent respectively from first quarter. From second quarter 2010, city permits rose 18.2 percent and rural permits gained 65 percent. Even better, when compared to second quarter 2009, the gains were 27 percent for the city and 120 percent for the county.

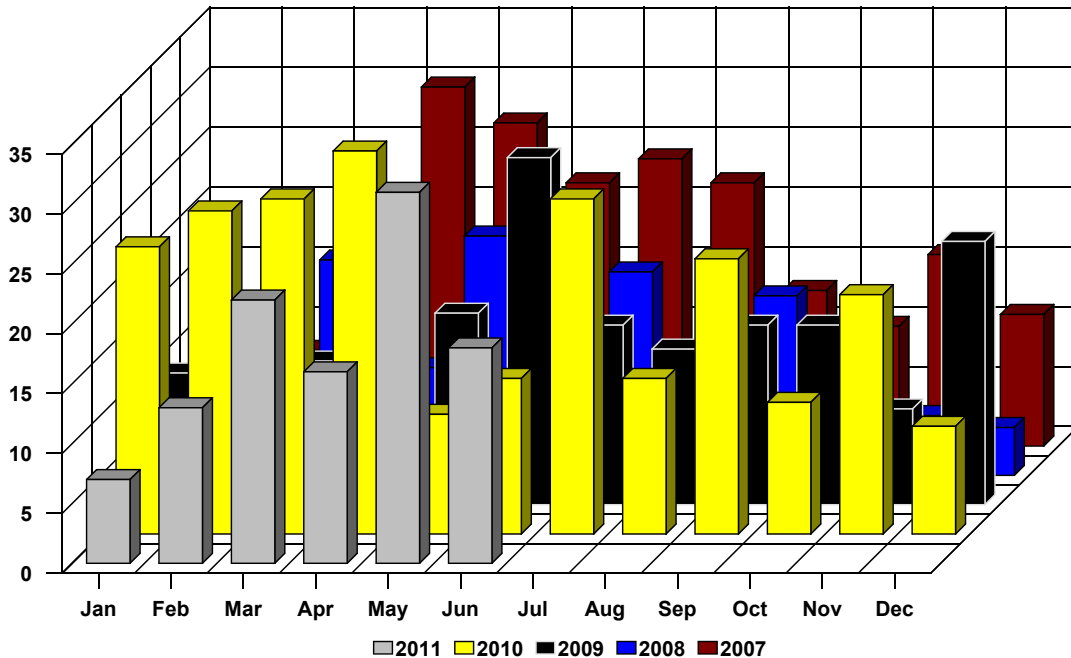
Total new single-family residential units (Graph 11) thus far permitted in 2011, as reported in Table 1.a, was still behind last's year's total by 11.3 percent or 20 units. Thus far in 2011, there still has been no new multi-family construction permitted.

The dollar value of all new construction increased 57 percent from this time one year ago and 63 percent from two years ago. New residential construction averaged 3.7 million dollars per month during the current quarter, up 29 percent from the comparable period one year and 37 percent from two years ago.

Historically, new residential construction activity leads an economy as it pulls out of a recession and this has not been the case for the national economy, but it appears that at the close of the second quarter of 2011, local residential construction began to help grow the local economy. Sustainability will be the question going forward however.

GRAPH 11
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

Monthly Totals
2007 - 2011



Commercial Construction

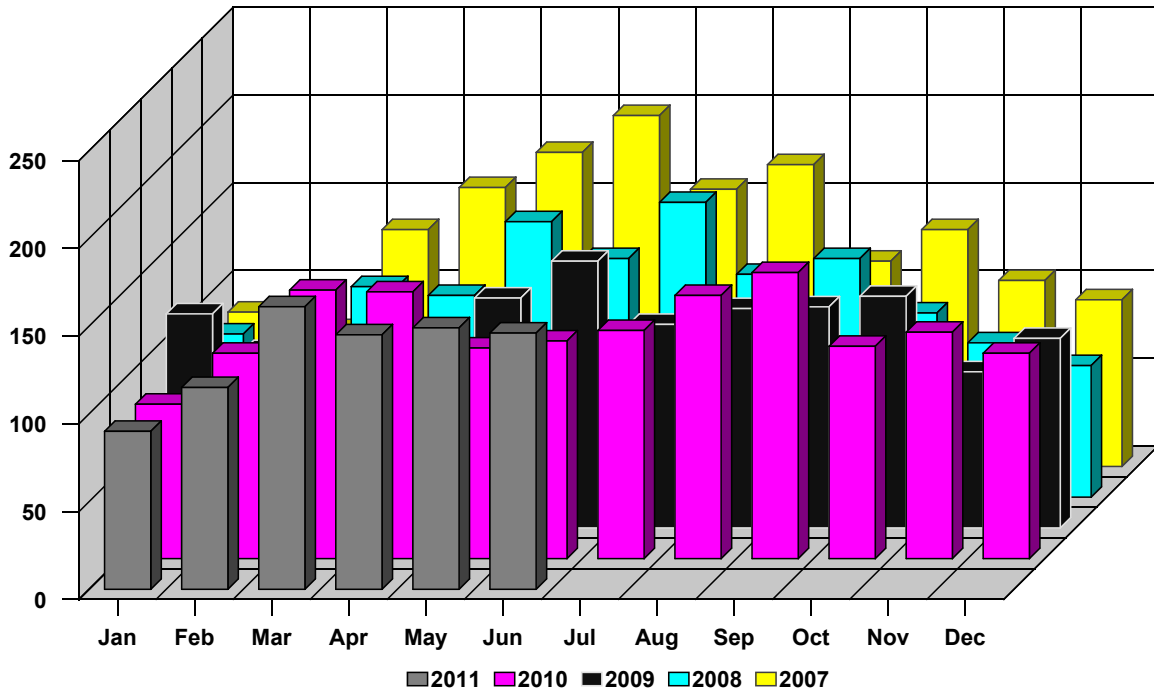
Total building permits issued for the City of Cheyenne are presented in Graph 12 below. This series increased 11.1 percent from second quarter 2010 and was ahead of second quarter 2010 by 14.3 percent.

New commercial construction within city limits continued at its anemic pace through the second quarter. There were only 2 permits issued with a total valuation of \$265,712. However, within the county area this was not case during the second quarter. There were 7 new permits issued with a total valuation of 13.5 million dollars. This translated to a gain 18 times greater than first quarter 2011 results. However, thus far in 2011 the average monthly value of new commercial construction within non-city areas stood at \$2,371,470 as compared to the 2010 monthly average of \$4,523,788. The series, then, is still down by 48 percent.

GRAPH 12

TOTAL BUILDING PERMITS, CHEYENNE

Monthly Totals
2007 - 2011



Residential Housing Market

Table 2 above presents statistics for the local residential housing market and incorporate revised data from the Cheyenne Board of Realtors. The number of homes for sale in both the city and rural areas increased from first quarter 2011, (12.3% and 10.3% respectively). Both, however, decreased from this time one year ago. The average number of homes for sale within city limits stood at 450 per month during second quarter 2011. The comparable rural figure was 171.

The average number of residential units sold (city and county combined, Graph 13 below) increased on a seasonal basis between the first and second quarters of this year, but remained 5.1 percent below second quarter 2010.

Average selling prices within the city fell 6.0 percent from this time one year ago but were ahead of prices two years ago by 2.7 percent. The median city selling price (\$161,100) on a monthly basis thus far in 2011 was down 5.0 percent from the 2010 average median price of \$169,501. Rural home prices were down marginally year-over-year, -1.1 percent, but rose 8.5 percent from second quarter 2009. See Graph 14.

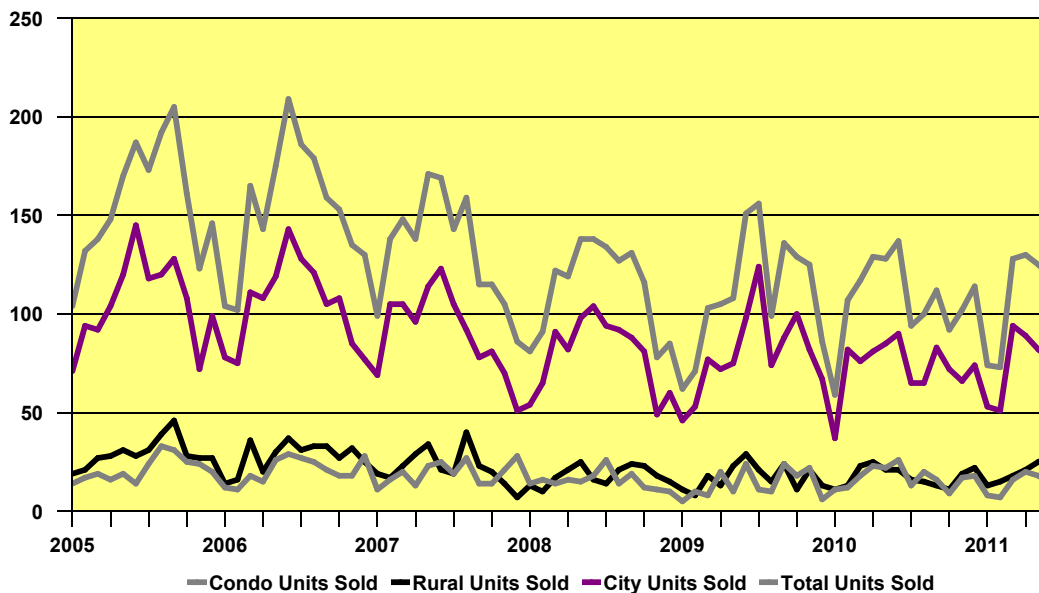
CoreLogic, a national provider of housing data, reported Cheyenne home prices, including distressed sales, were down 4.9 percent in June 2011 compared to June 2010. They also reported May prices declined by 4.7 percent from May 2010.

By comparison, the firm reported national home prices, including distressed sales, decreased 6.8 percent in June on a year-over-year basis with May seeing a 6.7 percent decline year-over-year also.

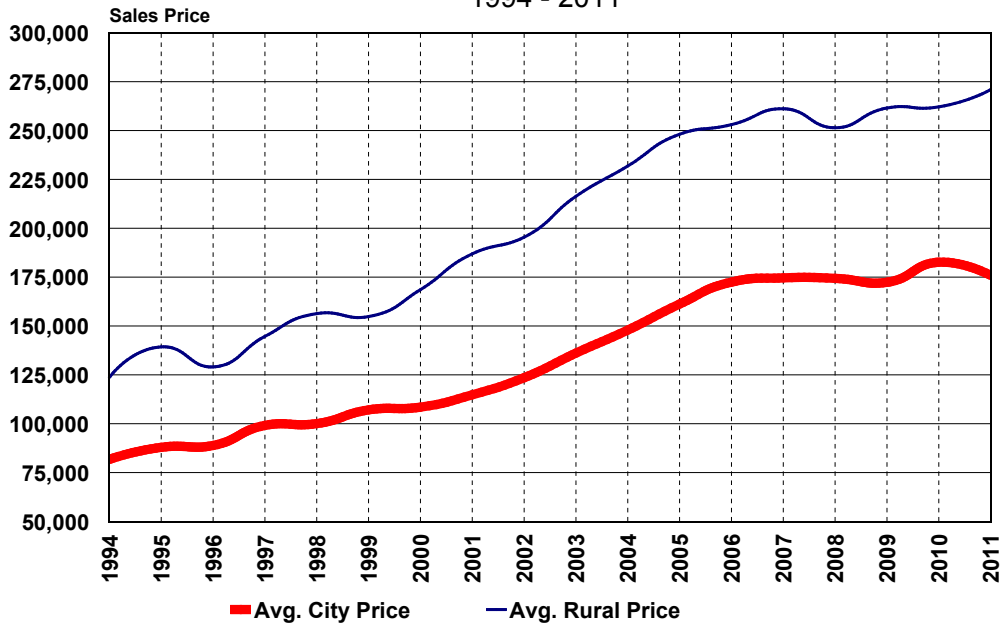
The length of time a home sat on the market jumped by 57.4 percent during the second quarter of 2011 as compared to second quarter 2010. The average number of days on the market stood at 92 during the current quarter as compared to 59 days during second quarter 2010.

GRAPH 13
RESIDENTIAL UNITS SOLD

Monthly Totals
2005 - 2011



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



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

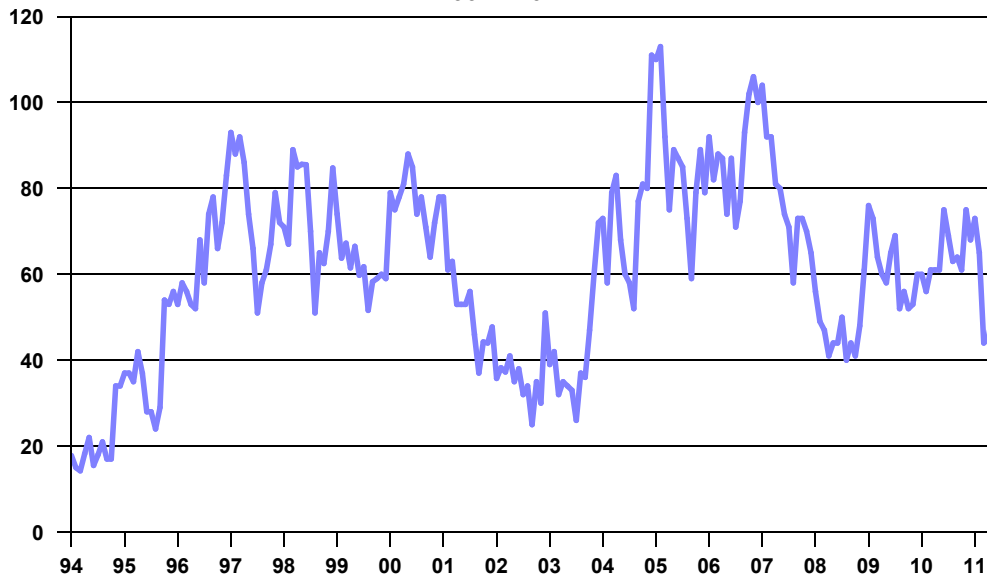
Apartment Vacancies

Second quarter 2011 saw the number of vacant apartments drop sharply. All vacancy measures declined by no less than 20% from second quarter 2010. At large apartment complexes, the overall vacancy rate averaged 3.2% over the current quarter as compared to 4.0% during second quarter 2010. Graphs 15 and 16 along with Table 2 present these statistics.

GRAPH 15

UNFURNISHED APARTMENT VACANCIES, CHEYENNE

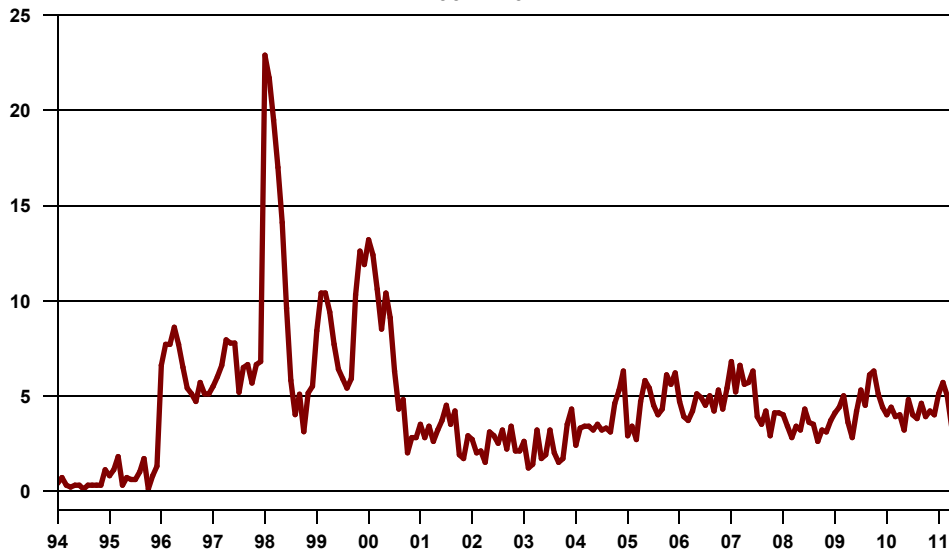
Monthly Totals
1994 - 2011



GRAPH 16

SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

Monthly Totals
1994 - 2011



UTILITIES, DEMOGRAPHICS & TOURISM

The below tables and graphs present current information measuring growth rates for utilities, demographics and tourism within Laramie County. Utility growth has remained slow but positive over recent quarters. Through the second quarter of 2011, it appeared that the local tourism industry was having a good season. Key measures were all positive.

Table 7, 8 and 9 present monthly data for 2010 and 2011 year-to-date.

TABLE 4

	A 2Q09	B 2Q10	C 1Q11	D 2Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power ('000,000) Kwh	47	48	50	47	0.75	-0.88	-4.62
Residential Gas Usage ('000) Mcf	185	185	381	190	3.21	2.82	-49.96
Metered Taps - Water (CBPU)	21,895	22,100	22,130	22,323	1.96	1.01	0.88
Metered Taps - Water (SCW & SD)	3,299	3,304	3,305	3,305	0.17	0.03	0.00
HUMAN SERVICES							
Total Emergency Room Visits	3,148	3,274	3,228	3,254	3.38	-0.60	0.81
Safehouse - # of People Sheltered	28	24	27	34	22.89	41.67	24.39
Comea Shelter - Nights Lodging	1,667	1,566	1,232	1,434	-13.97	-8.39	16.39
DPASS - AFDC Distributions	119	120	106	109	-8.38	-9.14	3.14
SCHOOL ENROLLMENTS							
Laramie County District #1	12,537	13,204	13,126	12,785	1.98	-3.17	-2.60
Laramie County District #2	836	852	931	928	11.00	8.92	-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	14,211	14,877	14,774	14,433	1.56	-2.99	-2.31
LCCC Enrollment - FTE (Lar Co Sites)	558	2,039	2,830	2,075	N/A	N/A	N/A
LCCC Enrollment - Headcount (Lar Co Sites)	1,636	1,815	5,962	na	N/A	N/A	N/A

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

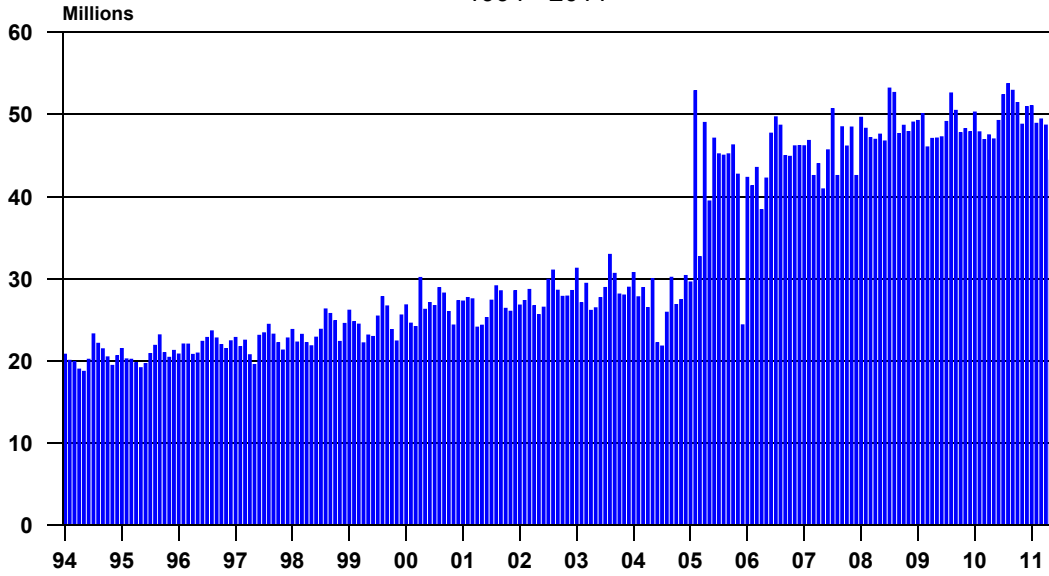
Note: Each figure reported is an average of the figures for three months.

TABLE 5

	A 2Q09	B 2Q10	C 1Q11	D 2Q11	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	68,523	69,605	68,850	69,615	1.59	0.01	1.11
Nights Occupied	41,465	46,923	40,214	48,159	16.14	2.63	19.76
Occupancy Rate (%)	61	67	58	69.2	14.23	2.57	18.37
Average Room Rate	\$66.98	\$66.62	\$69.47	\$72.14	7.70	8.28	3.84
CACVB Visitor Walk-in Count	4,702	4,113	2,241	5,390	14.64	31.06	140.48
Trolley Ridership	1,386	1,085	133	1,975	42.44	82.00	1388.44
Pine Bluffs Info Center	8,618	7,737	4,047	11,141	29.27	44.01	175.30
I-25 State Visitor Center	7,597	7,421	2,275	8,884	16.94	19.71	290.51
Old West Museum Paid Visitor	2,217	1,812	722	1,823	-17.76	0.61	152.49

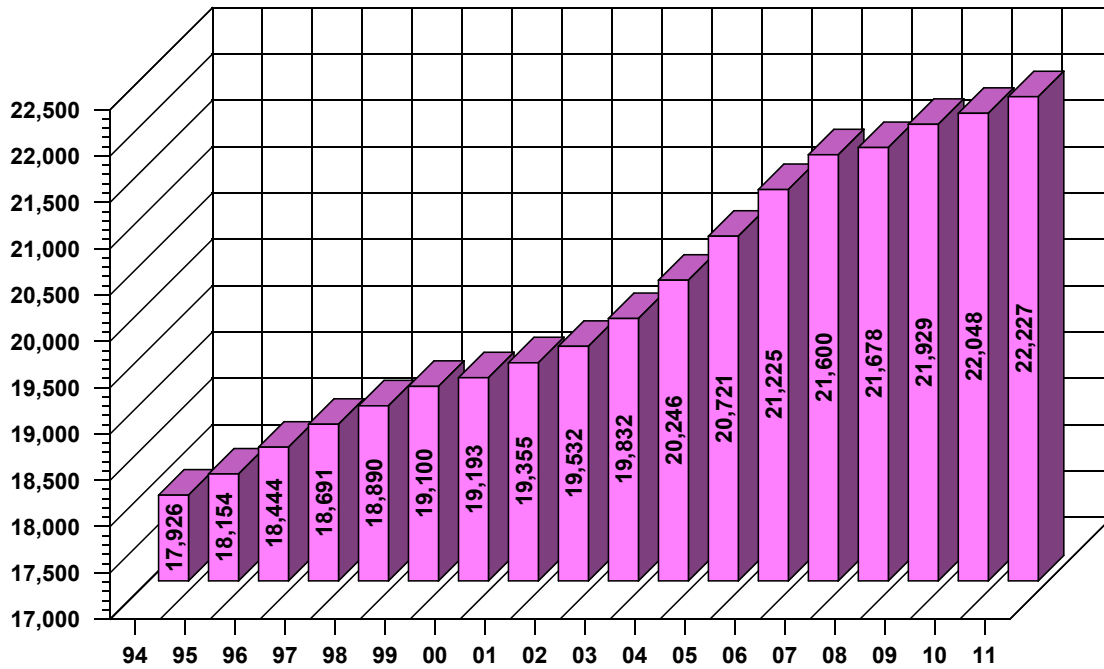
GRAPH 17
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

Monthly Totals
 1994 - 2011



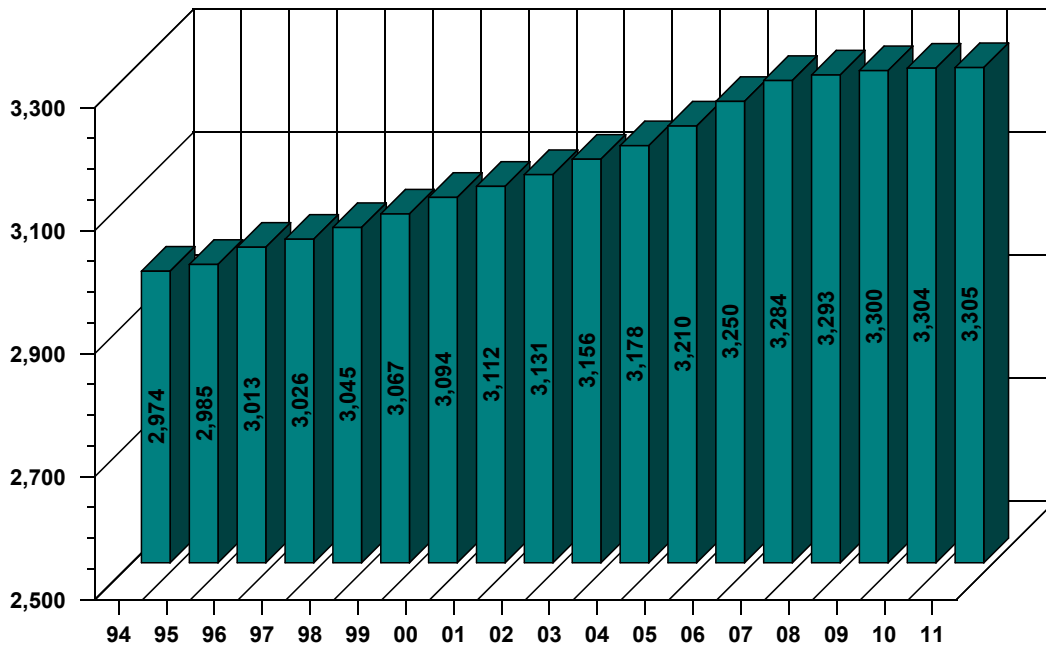
GRAPH 18
CHEYENNE METERED WATER TAPS

Monthly Average
 1994 - 2011



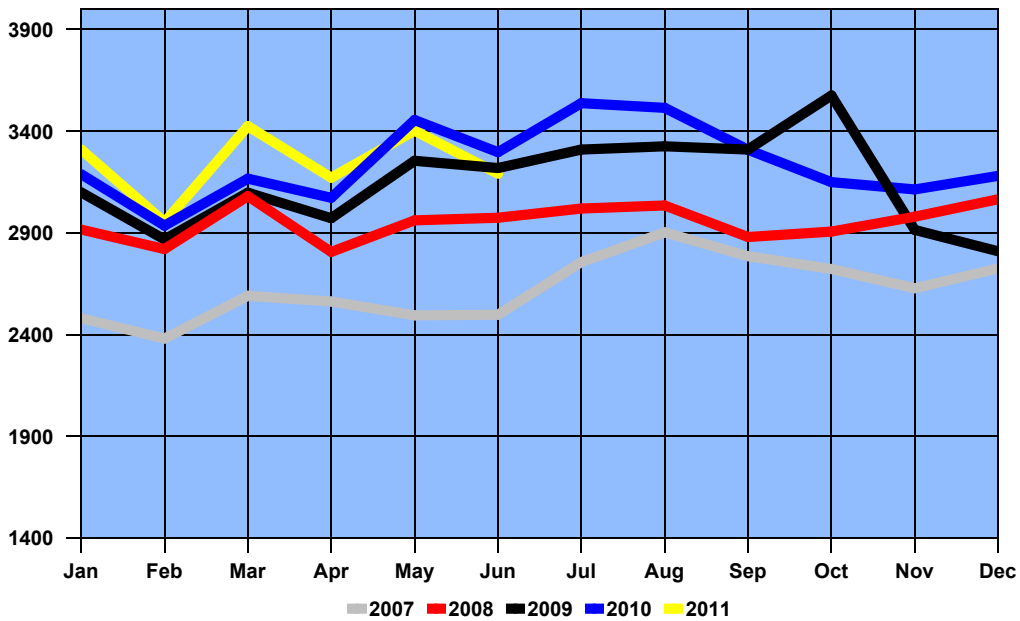
Metered Water Taps (CBPU)

GRAPH 19
SOUTH CHEYENNE METERED WATER TAPS
 Monthly Average
 1994 - 2011



Metered Water Taps (SCW&SD)

GRAPH 20
TOTAL EMERGENCY ROOM VISITS, CHEYENNE
 Monthly Totals
 2007 - 2011



GRAPH 21
LARAMIE COUNTY SCHOOLS
 Monthly Totals
 2007 - 2011

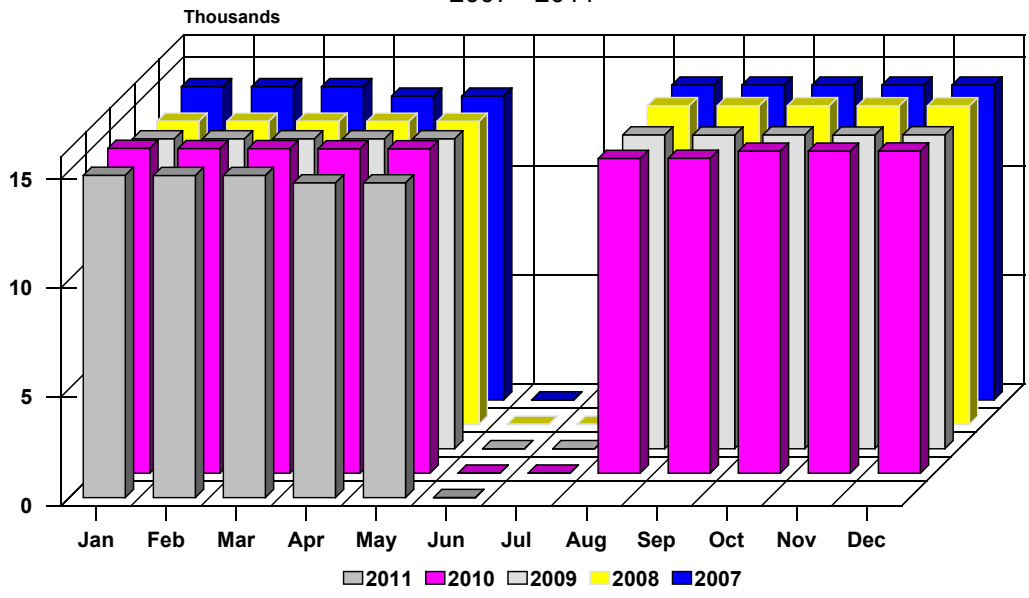


TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT*														
Total Civilian Labor Force (LAUS)	43,671	43,649	43,551	43,237	42,599	42,990	43,671	43,202	42,735	42,733	43,269	43,101	43,201	2010
	42,974	43,116	43,679	42,853	42,938	42,543							43,017	2011
Total Employment (LAUS)	39,640	39,905	39,867	39,974	39,486	39,818	40,663	40,092	39,737	39,787	40,258	40,027	39,938	2010
	39,441	39,785	40,484	40,069	40,196	39,751							39,954	2011
Total Employment (CES)	42,000	42,500	42,700	43,000	43,600	44,100	43,800	44,100	43,800	43,700	43,600	43,700	43,383	2010
	42,800	43,100	43,200	43,500	43,600	44,100							43,383	2011
Total Unemployment (LAUS)	4,031	3,744	3,684	3,263	3,113	3,172	3,008	3,110	2,998	2,946	3,011	3,074	3,263	2010
	3,533	3,331	3,195	2,784	2,742	2,792							3,063	2011
Unemployment Rate (LAUS)	9.2%	8.6%	8.5%	7.5%	7.3%	7.4%	6.9%	7.2%	7.0%	6.9%	7.0%	7.1%	7.5%	2010
	8.2%	7.7%	7.3%	6.5%	6.4%	6.6%							7.1%	2011
Initial Unemployment Claims	177	121	111	91	109	94	69	85	110	106	130	143	112	2010
	188	97	96	81	66	62							98	2011
Help Wanted Ads	28	39	39	39	54	48	45	69	60	52	44	36	46	2010
	52	55	60	71	58	73							61	2011
GENERAL BUSINESS ACTIVITY														
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	3,051	3,140	3,584							3,004	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	1,787	2,003	2,139							1,816	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	63,720,600	86,374,300	94,370,000							81,821,833	2011
Bankruptcies	17	27	33	37	32	32	25	31	30	27	20	18	27	2010
	17	15	32	31	33	19							25	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
HOUSING														
Total Residential Units for Sale	584	656	715	746	802	836	836	798	783	757	717	706	745	2010
	646	624	639	744	688	715							676	2011
Total Residential Units Sold	59	107	117	129	128	137	94	100	112	92	102	114	108	2010
	74	73	128	130	125	119							108	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	164,487	171,879	191,802							175,936	2011
Furnished Apartments	4	2	1	2	3	3	3	3	3	3	3	1	3	2010
	2	4	1	2	2	3							2	2011
Unfurnished Apartments	60	56	61	61	61	75	69	63	64	61	75	68	64	2010
	73	65	44	45	51	54							55	2011
Homes & Duplexes	29	22	24	22	28	22	31	27	28	33	29	37	28	2010
	36	23	20	20	14	19							22	2011
Mobile Homes	8	7	6	9	8	7	6	6	7	7	6	4	7	2010
	5	7	7	7	5	5							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%	3.4%	3.3%	2.9%							4.2%	2011
CONSTRUCTION														
Single Family Bldg. Permits (Cheyenne)	24	27	28	32	10	13	28	13	23	11	20	9	20	2010
	7	13	22	16	31	18							18	2011
Single Family Bldg. Permits (Laramie County)	5	8	10	6	8	6	2	5	6	4	7	7	6	2010
	2	5	10	8	11	14							8	2011
Septic Permits - Rural	4	2	11	8	21	19	14	12	15	11	13	9	12	2010
	8	7	14	7	11	27							12	2011
Total Building Permits	88	117	153	152	120	124	130	150	163	121	129	117	130	2010
	90	115	161	145	149	146							134	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	4,712,918	7,062,430	15,032,438							8,012,715	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	2,876,133	4,689,743	3,611,047							3,140,810	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
UTILITIES														
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	4,867	4,438	4,939							4,863	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	2,492	2,008	1,213							2,855	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	22,247	22,336	22,387							22,227	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	3,305	3,305							3,305	2011
HUMAN SERVICES														
Total Emergency Room Visits	3,188	2,935	3,166	3,072	3,454	3,296	3,537	3,514	3,308	3,149	3,113	3,180	3,243	2010
	3,309	2,952	3,424	3,171	3,402	3,190							3,241	2011
Safehouse - Number of People Sheltered	27	19	21	21	31	20	35	53	29	30	34	28	29	2010
	36	25	21	27	35	40							31	2011
Comea Shelter - Total Nights Lodging	1,154	1,573	1,704	1,497	1,633	1,567	1,812	1,661	1,429	1,367	1,601	1,299	1,525	2010
	1,205	1,110	1,382	1,271	1,527	1,505							1,333	2011
SCHOOL ENROLLMENTS														
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	12,785	12,785	—	—	—	—	—	—	—	12,990	2011
Laramie County District #2	871	861	860	852	852	—	—	914	925	925	925	934	892	2010
	937	928	929	928	928	—	—	—	—	—	—	—	930	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	14,432	14,433	—	—	—	—	—	—	—	14,638	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
	3415.59	3415.59	3415.59	3415.59	3415.59	N/A	N/A	—	—	—	—	—	3,416	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
	5,962	5,962	5,962	5,962	5,962	N/A	N/A	—	—	—	—	—	5,962	2011

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	5,450,422	6,323,638	5,476,284	5,431,003	5,804,014	6,680,599	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	5,275,104	7,478,539	7,793,681							7,026,062	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	2,420,099	3,771,068	3,849,606							3,374,013	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	2,235,230	3,228,753	3,318,462							2,998,147	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	1,026,418	1,510,209	1,518,952							1,378,822	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	71,693	122,682	98,923							90,955	2011
TOURISM														
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	71,145	68,850							69,233	2011
Nights Occupied	27,813	30,432	33,698	37,958	47,849	54,963	58,826	62,252	56,006	47,525	38,505	37,600	44,452	2010
	41,482	38,197	40,962	41,538	47,906	55,032							44,186	2011
Occupancy Percentage	39.1	47.4	47.4	55.1	67.3	79.9	82.7	87.5	81.4	66.8	56.0	52.9	63.6	2010
	58.3	59.4	57.6	60.3	67.3	79.9							63.8	2011
Average Room Rate (\$)	64.73	66.92	63.81	63.07	64.99	71.80	98.09	75.33	71.79	68.31	67.24	65.97	70.17	2010
	68.76	70.22	69.42	69.27	70.13	77.01							70.80	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	3,374	4,789	8,007							3,816	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	410	4,348	1,166							1,054	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	7,146	10,323	15,955							7,594	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	2,291	2,884	2,981							2,045	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	3,786	9,695	13,171							5,580	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
Paid Visitor	674	302	1,190	933	1,496	3,040							1,273	2011

CHEYENNE/LARAMIE COUNTY PROFILE

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
Demography					
Total Population - Cheyenne ¹	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%
Weather & Geography					
Total Area (sq. miles) ¹	2000	2,688	—	—	
Total Area (sq. miles) ¹¹ - 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 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	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%
Education					
% of Pop. (25 yrs. & older) with High School Diploma ¹	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 ⁴	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 ⁵	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 ⁷	2010	3,190	2009	3,021	5.59%
Housing					
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%
Laramie County's Economy					
Median Household Income ¹	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%
Employment & Labor					
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%
Employed Workforce Demographics¹					
% 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%
CPI					
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. Construction, Permits, Valuation, Residential:
City of Cheyenne Building Permits Agency
3. Employment:
Wyoming Department of Employment
4. Help-Wanted Advertisements:
Center for Economic and Business Data
5. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information - DA
6. Utilities, Electrical, and Natural Gas:
Cheyenne Light, Fuel & Power
7. Water Usage - Metered Taps:
Board of Public Utilities
South Cheyenne Sewer & Water District
8. Banking Data:
Cheyenne Area Credit Unions (9)
Cheyenne Area Banks (5)
9. Enplanements:
Cheyenne Airport Board
10. Housing:
Center for Economic and Business Data
Cheyenne Board of Realtors
11. Human Services:
Cheyenne Police Department, United Medical Center,
Safehouse, Comea Shelter, Department of Family Services,
School Districts No. 1 and No. 2, Private Schools.
12. Tourism:
Cheyenne Area Convention & Visitors Bureau
13. Bankruptcies: U.S. Clerk of Bankruptcy Court

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