# Economic Indicators for *Greater Cheyenne*

Volume XXVII, Number 4
December 2011

**Wyoming Center for Business & Economic Analysis**
1720 Carey Avenue, Suite 520
Cheyenne, WY 82001
307-632-1347
wyomingeconomicdata.com

# Economic Indicators for Greater Cheyenne

Wyoming Center for Business & Economic Analysis, Inc.
1720 Carey Ave., Suite 520
Cheyenne, WY 82001
(307) 632-1347

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**COMMUNICATIONS**

Data Center Phone: (307) 632-1347
Data Center FAX: (307) 632-1368
Editor e-mail: rto@wyomingeconomicdata.com
Web Site: www.wyomingeconomicdata.com
Mailing Address: Wyoming Center for Business & Economic Analysis, Inc.
1720 Carey Ave., Suite 520
Cheyenne, WY 82001

Editor ... R.T. O'Gara
Research Assistance ... Cynthia Branch
Typography ... Stacy L. Shultz-Bisset

# PREFACE

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# ECONOMIC INDICATORS

## ANALYSIS

## THIRD QUARTER 2011

## Labor Market Performance

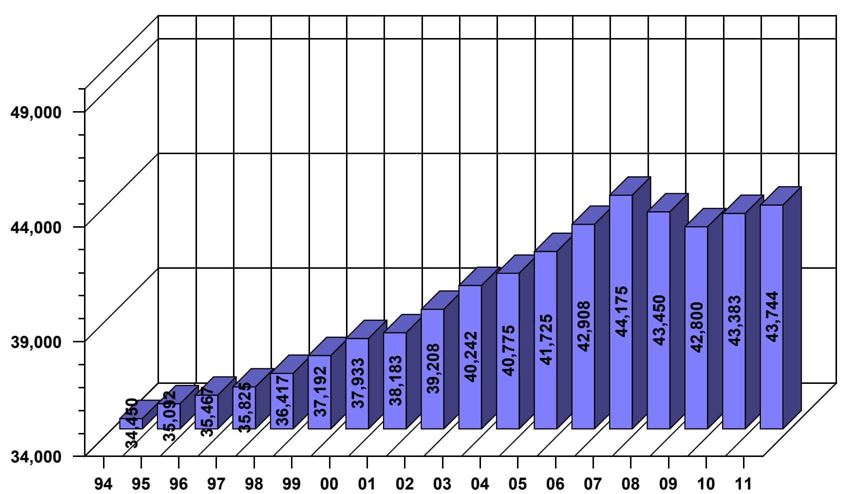
***Very encouraging*** would be the words to use to describe the performance of greater Cheyenne economy through the first 9 months of 2011. Key labor market indicators, as presented in Table 1 below, continued to climb from their 2009 recession lows. Growth in total employment, as presented in Graph 1 below, has climbed very nicely from the 2009 trough with the current 2011 monthly average at 43,744 as compared to 42,800 in 2009, an increase of 2.2 percent. On average then the local economy has added 944 new jobs to the monthly average over this period. The current average (43,744) still needs another 431 jobs to return it to the previous high of 44,175 set in 2007. When the economy reaches that figure, it will then be in real expansion.

Another positive sign and potential future harbinger of good things to come was the performance of initial claims for unemployment. This indicator was down 17.0 percent from 3rd quarter 2010 which signaled a drop in the number of workers applying for future unemployment benefits. Table 1 presents this series on a quarterly basis. On a monthly basis, this indicator has averaged 90 claims per month through September of 2011 which was down 30 percent from the 2009 average of 129. Compared to 2010, the current average has fallen 20 percent.

Given the positive performance of the above two economic indicators, there was the expected continued decrease in the rate of unemployment over the third quarter. The County's unemployment rate averaged 6.2% during the quarter, down 12.0 percent for this time one year ago and down 5.0% from the same time two years ago. It also fell 4.5 percent from second quarter's rate of 6.5%.

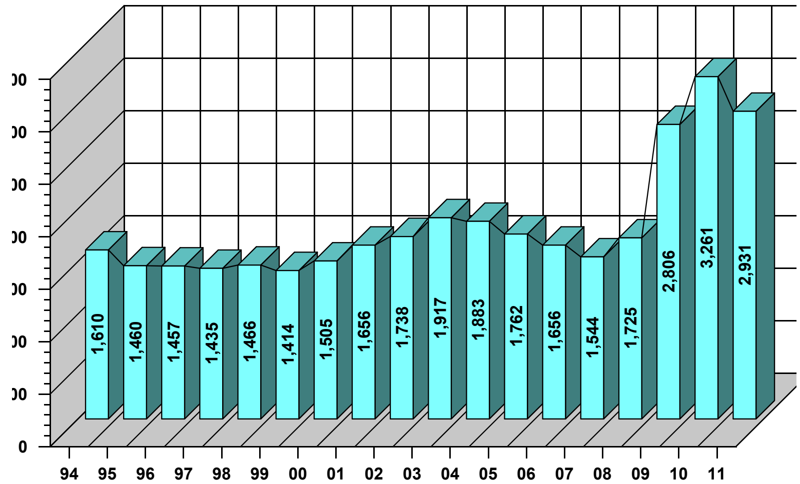
Help-wanted advertisements (Graph 4) continued its torrid upward pace over third quarter 2011. This series stood 33 percent higher than one year ago and an astounding 76 percent higher than third quarter 2009. As mentioned in previous editions, the run up of help-wanted ads clearly demonstrated that local employers would be increasing their workforces in future weeks and months. This has proven to be the case and strongly suggests we will continue in this direction for the foreseeable near-term future.

**GRAPH 1**
**LARAMIE COUNTY EMPLOYMENT***
Monthly Average
1994 - 2011

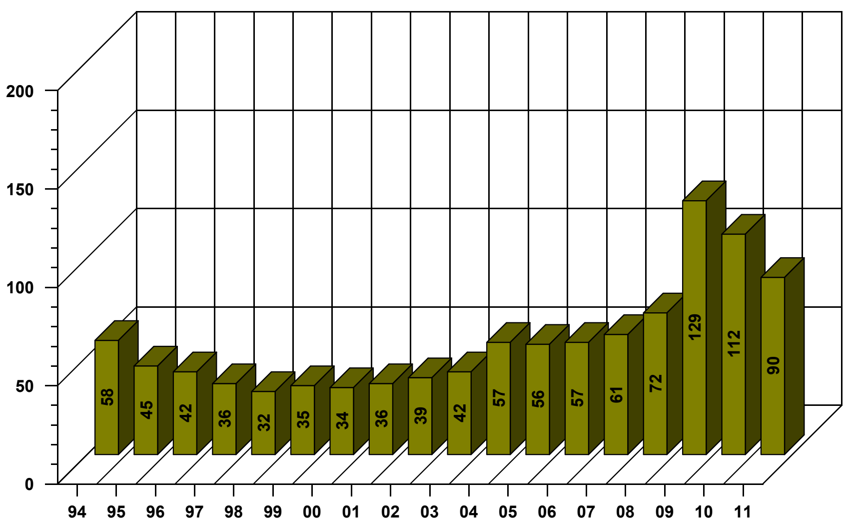



* Current Employment Statistics (CES)

**GRAPH 2**
**LARAMIE COUNTY UNEMPLOYMENT**
Monthly Average
1994 - 2011




**GRAPH 3**
**LARAMIE COUNTY INITIAL UNEMPLOYMENT CLAIMS**
Monthly Average
1994 - 2011



**GRAPH 4**

## HELP - WANTED ADS, CHEYENNE

Monthly Totals
1994 - 2011

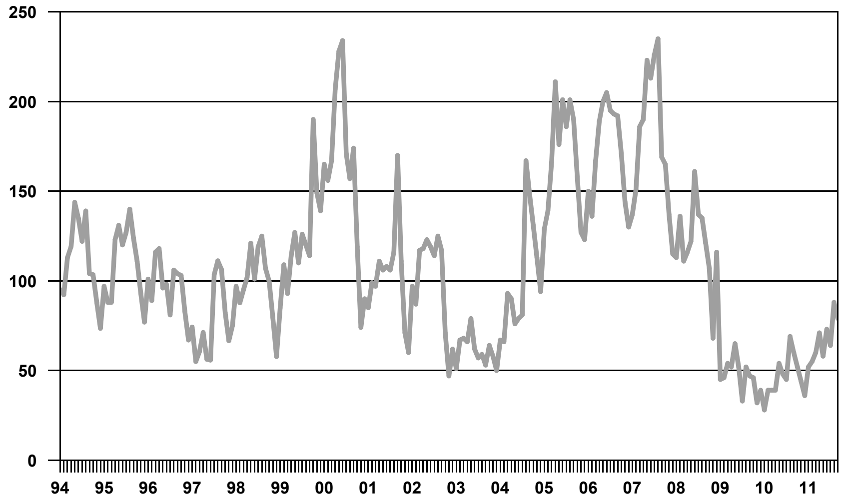



**TABLE 1**

## LABOR MARKET

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **EMPLOYMENT*** | | | | | | | |
| Total Civilian Labor Force (LAUS) | 43,390 | 43,153 | 42,778 | 43,052 | -0.78 | -0.23 | 0.64 |
| Total Employment (LAUS) | 40,562 | 40,122 | 40,005 | 40,386 | -0.43 | 0.66 | 0.95 |
| Total Employment (CES) | 42,800 | 43,900 | 43,800 | 44,400 | 3.74 | 1.14 | 1.37 |
| Total Unemployment (LAUS) | 2,828 | 3,031 | 2,773 | 2,666 | -5.74 | -12.03 | -3.85 |
| Unemployment Rate (LAUS) | 6.5% | 7.0% | 6.5% | 6.2% | -5.04 | -11.83 | -4.48 |
| Initial Unemployment Claims | 89 | 88 | 70 | 73 | -18.28 | -17.05 | 4.78 |
| Help Wanted Ads | 44 | 58 | 67 | 77 | 75.59 | 33.39 | 14.36 |

* 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.

Figures reported are the monthly average for the quarter.

## General Business Activity

Measures of general business activity as presented in Table 2 below posted across the board exceedingly strong growth rates during third quarter 2011 and finally demonstrated that local economic growth has begun to spread through almost all local business sectors. New and used auto registrations rose 15.0 percent year-over-year and also increased 11.4 percent from second quarter of this year.

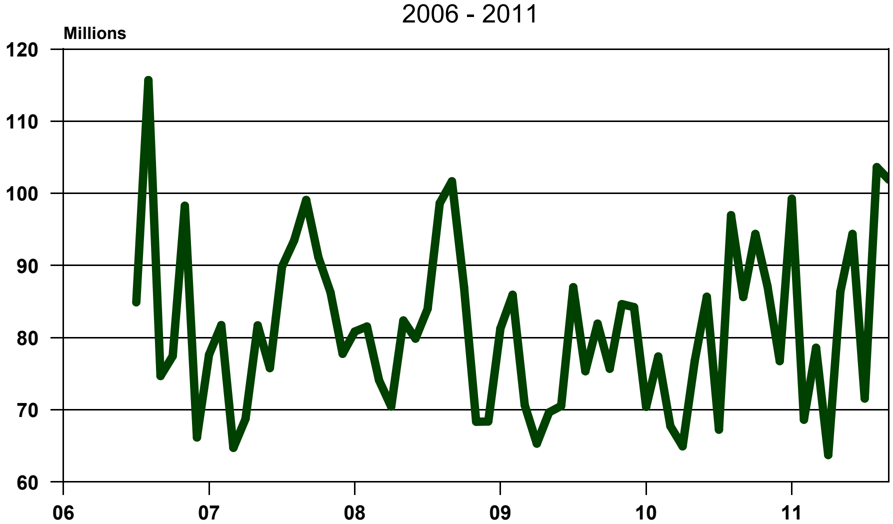
Retail sales climbed at a double digit rate during the quarter, up 11 percent from this time one year ago. The series increased 13.3 percent from second quarter which more than offset the marginal decrease it posted between the first and second quarters of 2011. Please see Graph 5 below. Through October 2011, total estimated retail sales ($860,753,000) stood 9.4 percent higher as compared to the first 10 months of 2010 which saw total sales at $787,102,000. The difference or gain between the two was equal to approximately 73.7 million dollars of which most could be attributed to growth in Automobile Sales ($31.6 million), Eating and Drinking Places ($10.0 million), Auto Parts ($7.7 million) and Gasoline Stations ($7.4 million).

Only four retail sub-sectors have seen a decline in sales through the first 3 quarters of 2011: Home furnishings/furniture (-4.9%), Electronics & Appliances (-1.8%); General Merchandise (-4.8%) and Grocery Stores (-4.0%). General Merchandise sales had the largest dollar loss, off by approximately 5.2 million dollars.

**GRAPH 5**

**RETAIL SALES, LARAMIE COUNTY**

Monthly Totals
2006 - 2011




Enplanement data is presented in Graph 6 below and the large spike in this indicator was due to the addition of regional jet service from Cheyenne to Dallas. There was an 8.5 percent decline in enplanements in September 2011 as compared to September 2010 which we have no readily available explanation.

**GRAPH 6**

## ENPLANEMENTS, CHEYENNE AIRPORT

Monthly Totals
1994 - 2011

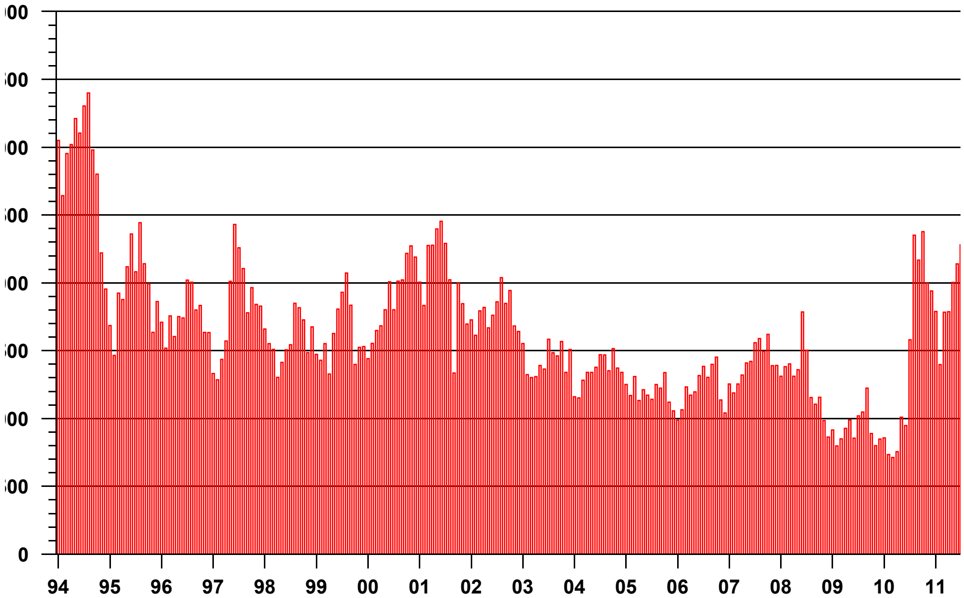



**TABLE 2**

## GENERAL BUSINESS ACTIVITY

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **GENERAL BUSINESS ACTIVITY** | | | | | | | |
| Auto Registrations New & Used | 3,075 | 3,161 | 3,258 | 3,630 | 18.07 | 14.86 | 11.42 |
| Enplanements - Cheyenne Airport | 1,096 | 2,033 | 1,976 | 2,212 | 101.76 | 8.82 | 11.92 |
| Total Retail Sales ($000) | 244,257 | 249,840 | 244,465 | 277,072 | 13.43 | 10.90 | 13.34 |
| Bankruptcies | 28 | 29 | 28 | 22 | -20.48 | -23.26 | -20.48 |

Figures reported are the monthly average for the quarter.

## Government Finances

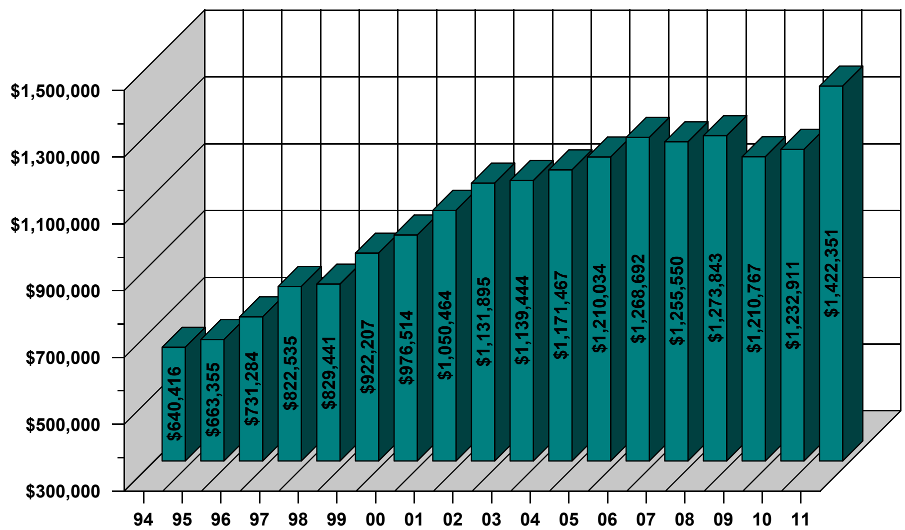
The Table 3 presents current statistics on the flow of local government tax collections and receipts. These data clearly demonstrate the recent resurgent increase in tax revenues to local government coffers driven primarily by the growth in retail sales. From third quarter 2010 through third quarter 2011, total tax receipts have increased by 24 percent. Every series, but one (Lodging Tax receipts: +9.6%), on government finance registered double digit increases in the current quarter.

Graphs 7 and 8 which are presented below help portray this positive trend.

**GRAPH 7**

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

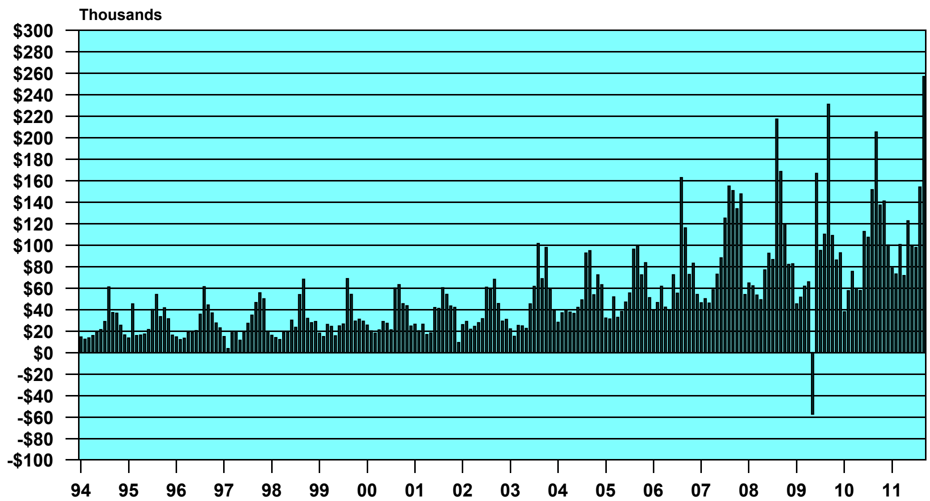
Monthly Average
1994- 2011



**GRAPH 8**

## 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

**TABLE 3**

## GOVERNMENT REVENUES

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **GOVERNMENT REVENUES** | | | | | | | |
| 4%, 1%, & Lodging Tax Collections ($000) | 19,347 | 20,118 | 20,547 | 23,443 | 21.17 | 16.52 | 14.09 |
| Actual Receipts to County Entities ($000) (a) | 8,193 | 7,955 | 8,782 | 9,869 | 20.45 | 24.05 | 12.37 |
| 1% Sales & Use Tax Receipts ($000) | 3,802 | 3,882 | 4,056 | 4,528 | 19.11 | 16.65 | 11.65 |
| Lodging Tax Receipts | 436,501 | 464,437 | 293,299 | 509,010 | 16.61 | 9.60 | 73.55 |
| 1% Special Purpose Tax Receipts ($000) | 3,732 | 3,881 | 3,996 | 4,527 | 21.33 | 16.64 | 13.31 |
| Retail Sales – Eating and Drinking Places ($000) | 39,846 | 39,464 | 37,231 | 43,898 | 10.17 | 11.23 | 17.91 |

(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%.

## Financial Sector

Local banks and credit unions, especially credit unions, again posted positive growth rates in most areas this quarter on a year-over-year basis. These results are presented in Table 4. Two series decreased this quarter. The dollar value of credit union delinquencies increased by 4.8 percent from this time one year ago, but remained 6.0 percent less than third quarter 2009, so, hopefully, the current change in direction is only transitory. Graph 9 presents the upward movement in credit union deposits and loans while Graph 10 provides delinquency trends.

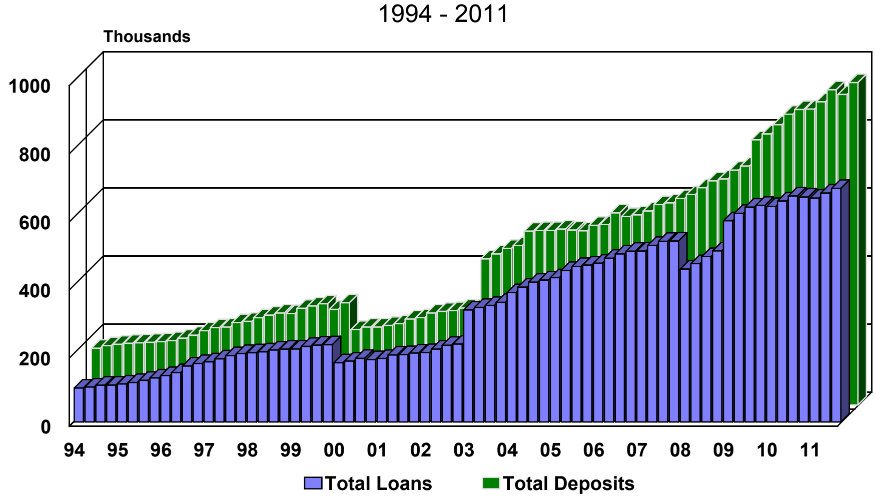
Graph 11 presents bank deposits and loans. As presented, bank deposits have increased over recent quarters but the volume of bank loans has continued to decline. Loans were down 5.5 percent year-over-year, but fell 15.3 percent from third quarter 2009 which suggests businesses remain very reluctant to take on new capital investment projects.

**GRAPH 9**

**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

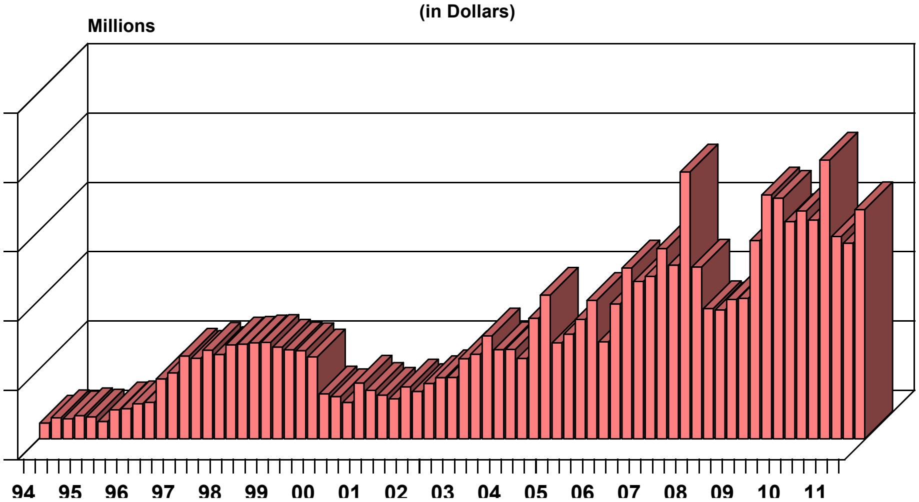
## GRAPH 10

# DELINQUENCIES

### Cheyenne Area Credit Unions

1994 - 2011

(in Dollars)




## GRAPH 11

# TOTAL LOANS AND DEPOSITS

### Cheyenne Area Banks

2000 - 2011

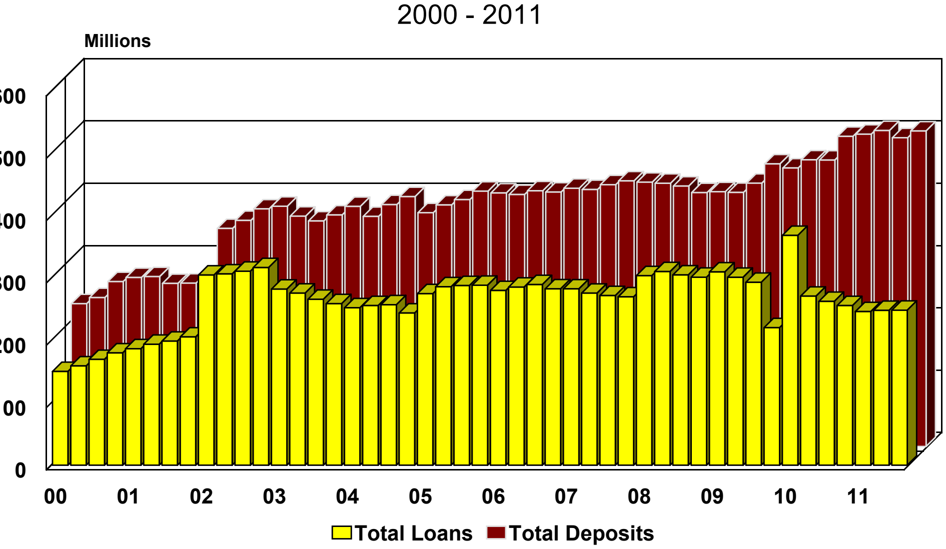


TABLE 4

## BANKING

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| CREDIT UNION DATA | | | | | | | |
| Deposits ($000) | 795,958 | 868,886 | 911,866 | 946,918 | 18.97 | 8.98 | 3.84 |
| Total Loans ($000) | 630,990 | 663,704 | 672,219 | 686,131 | 8.74 | 3.38 | 2.07 |
| Net Income Y-T-D ($) | 2,795,697 | 4,860,846 | 3,610,880 | 5,364,503 | 91.88 | 10.36 | 48.56 |
| Delinquencies ($) | 7,036,006 | 6,310,129 | 5,640,979 | 6,611,337 | -6.04 | 4.77 | 17.20 |
| Memberships | 93,485 | 97,743 | 98,299 | 99,954 | 6.92 | 2.26 | 1.68 |
| **BANKING DATA** | | | | | | | |
| Deposits ($000) | 453,480 | 497,679 | 495,522 | 506,334 | 11.66 | 1.74 | 2.18 |
| Total Loans ($000) | 293,434 | 262,790 | 248,344 | 248,628 | -15.27 | -5.39 | 0.11 |
| Net Income Y-T-D ($000) | 3,988 | 3,211 | 2,244 | 3,224 | -19.16 | 0.41 | 43.71 |

# CONSTRUCTION

## Residential Construction

As mentioned in the third quarter report, new single-family construction activity took a sharp turn upwards from its previous downward trend, but as Table 5 presents this momentum was not sustained during the third quarter of 2011. City issued permits dropped 28 percent from third quarter 2010 and 29 percent from second quarter 2011. Through the first 10 months of 2011, a total of 168 new single-family housing permits had been issued by the City as compared to 209 for the identical period in 2010, a decrease of 20 percent. There appears little chance that this differential will be recouped over the last two months of this year.

Permits issued for new homes in rural portions of the county did better than the city side, but they account for a smaller share of total residential construction. Through October, 76 single-family permits have been issued as compared to a total of 60 permits in 2010 over the same comparable period. This was a relative increase of 27 percent. Neither series are approaching previous peak years. For city issued permits, the recent peak was 443 and for the county it was 231, both were hit in 2005. Table 5.a provides combined permit totals.

Average monthly dollar valuation of new single-family home construction within city limits through the third quarter of 2011 was also down by 6.9 percent when compared to the 2010 annual average. The monthly average dollar value of a permit issued for a new single-family home in rural Laramie County for the first nine months of this year stood at $213,271 as compared to the 2010 average of $267,337, down 20.2 percent.

There has been no new multi-family construction permitted thus far in 2011.

**TABLE 5**

**CONSTRUCTION**

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **CONSTRUCTION** | | | | | | | |
| Single Fam Bldg Permits - Chey | 43 | 64 | 65 | 46 | 6.98 | -28.13 | -29.23 |
| Single Fam Bldg Permits - LarCo | 18 | 13 | 33 | 19 | 5.56 | 46.15 | -42.42 |
| Total Bldg Permits - (Chey) (a) | 122 | 148 | 147 | 164 | 34.33 | 11.29 | 12.05 |
| Septic Permits - (Rural) | 12 | 14 | 15 | 13 | 5.56 | -7.32 | -15.56 |
| Value of Authorized Construction ($000) | 14,029 | 6,049 | 8,936 | 4,540 | -67.64 | -24.95 | -49.19 |
| Residential ($000) | 2,600 | 3,303 | 3,726 | 2,416 | -7.05 | -26.85 | -35.15 |
| **UTILITIES** | | | | | | | |
| Commercial Electric Power ('000,000) Kwh | 51 | 52 | 47 | 52 | 2.55 | 0.16 | 9.55 |
| Residential Gas Usage ('000) Mcf | 59 | 56 | 190 | 56 | -5.43 | -1.18 | -70.72 |
| Metered Taps - Water (CBPU) | 22,024 | 22,251 | 22,323 | 22,455 | 1.96 | 0.92 | 0.59 |
| Metered Taps - Water (SCW & SD) | 3,301 | 3,304 | 3,305 | 3,307 | 0.19 | 0.10 | 0.07 |

Figures reported are the monthly average for the quarter.
CPBU - Cheyenne Board of Public Utilities
SCW&SD - South Cheyenne Water & Sewer District

TABLE 5.A

## NEW RESIDENTIAL CONSTRUCTION

**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 |

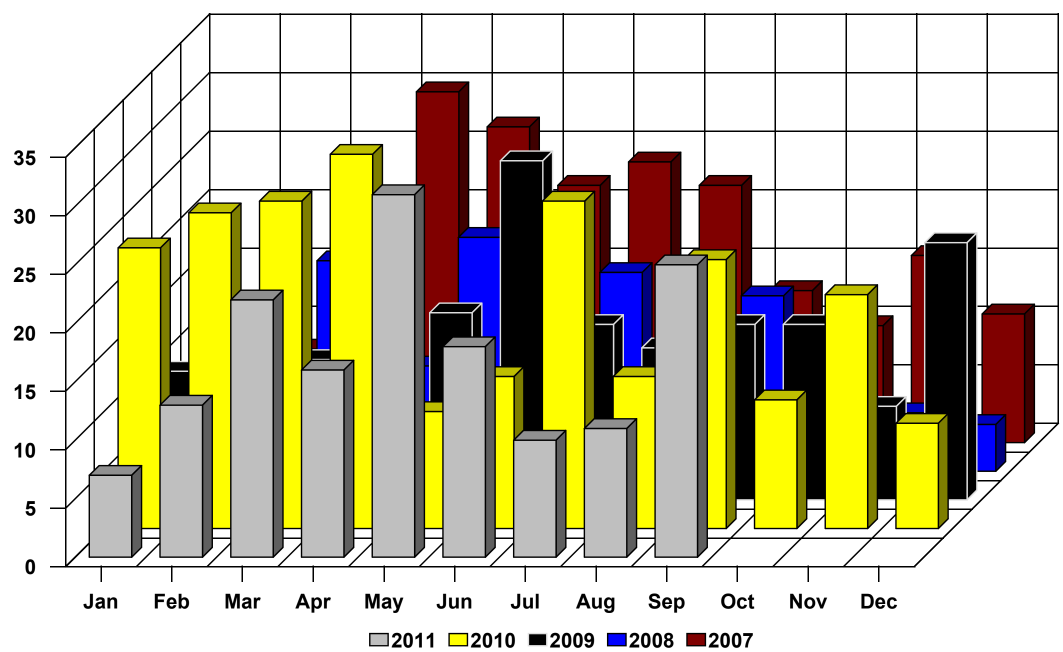
**Housing Profile**
**Laramie County**
**2011**
**Authorized Construction by Permit**

| 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 | 15 | 0 | 0 | 0 | 15 |
| August | 17 | 0 | 0 | 0 | 17 |
| September | 33 | 0 | 0 | 0 | 33 |
| October | | | | | 0 |
| November | | | | | 0 |
| December | | | | | 0 |
| Year to Date | 222 | 0 | 0 | 0 | 222 |

GRAPH 12

## SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

Monthly Totals
2007 - 2011

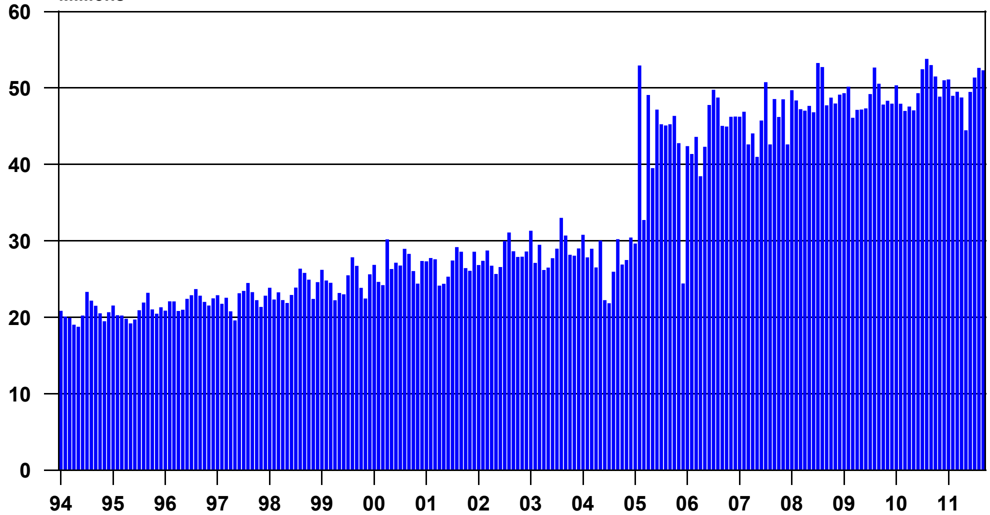


**GRAPH 13**

## COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

Monthly Totals

1994 - 2011

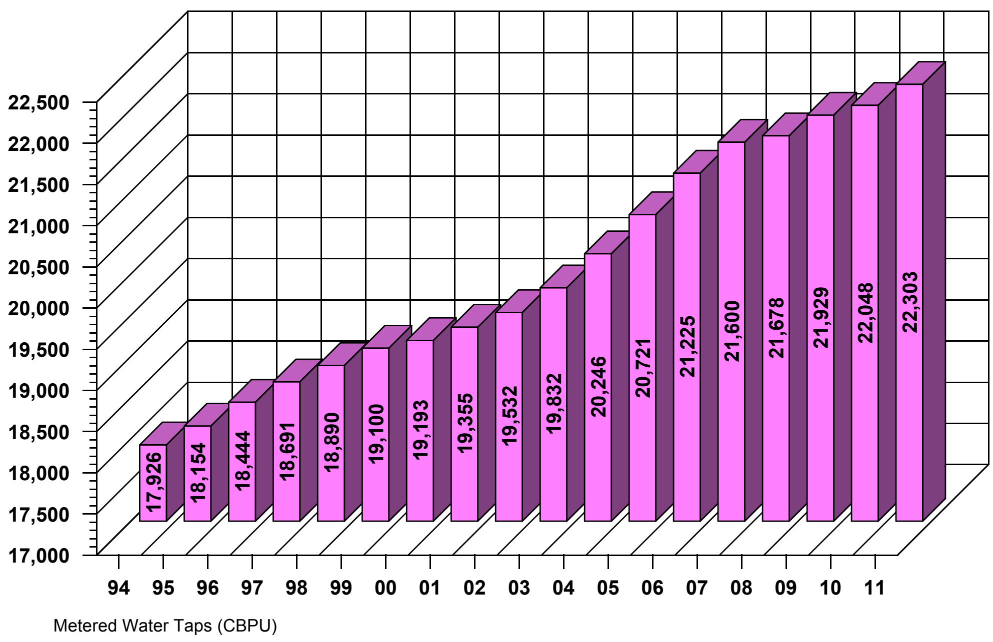



**GRAPH 14**

## CHEYENNE METERED WATER TAPS

Monthly Average

1994 - 2011

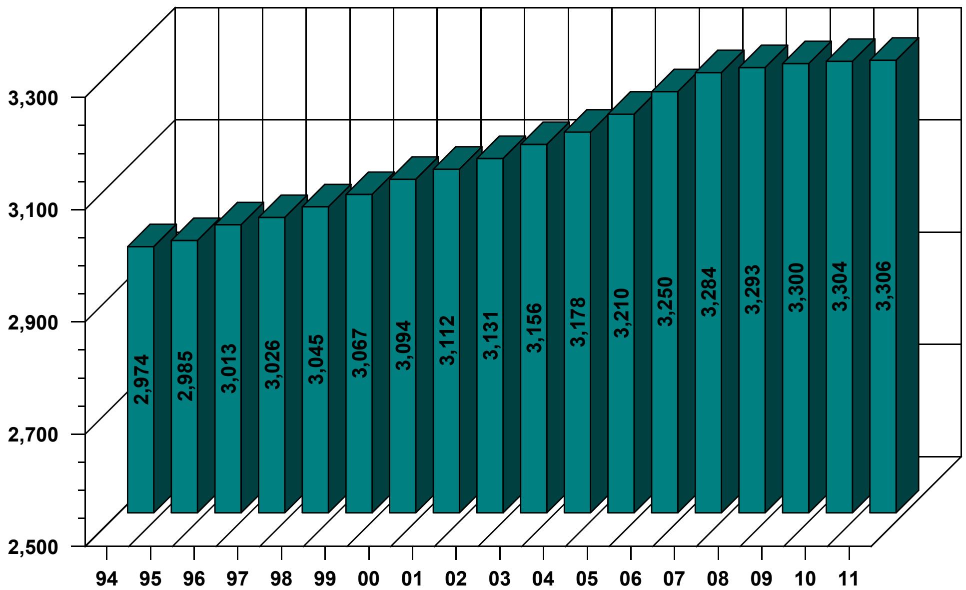



Metered Water Taps (CBPU)

GRAPH 15

## SOUTH CHEYENNE METERED WATER TAPS

Monthly Average
1994 - 2011




Metered Water Taps (SCW&SD)

## Commercial/Industrial Construction

Total building permits issued for the City of Cheyenne are presented in Graph 16 below. This series was up smartly from third quarter 2010 with monthly average permits at 164 this quarter as compared to 148 during third quarter 2010, a gain of 10.8 percent. Ironically, on a year-to-date basis the monthly average (144 permits) also posted an identical increase of 10.8 percent as compared to the 2010 monthly average of 130 permits. If the current 2011 monthly average holds through the 4th quarter of 2011, it will be the highest it has been since 2006 when the average stood at 150 permits.

However, even though the number of total building permits has climbed throughout 2011, the dollar valuation of these permits has been down through the end of the 3rd quarter. Average monthly valuation was 6.855 million dollars thus far versus 7.209 million dollars last year, a decrease equal to 4.9 percent.

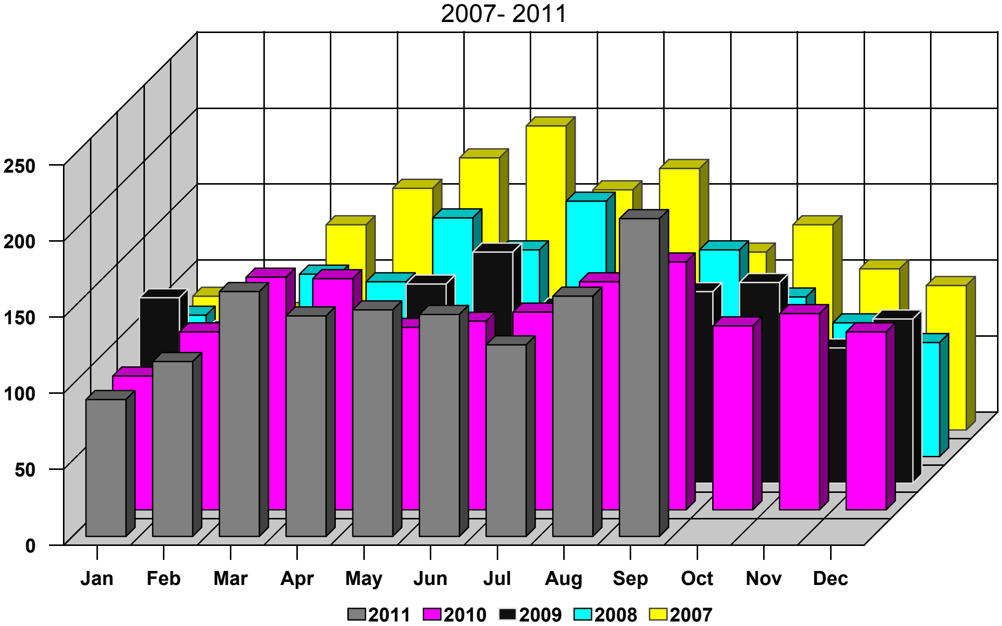
New commercial construction within city limits continued at its anemic pace through the third quarter and non-city activity was not much better. New city commercial construction totaled 2.6 million dollars this quarter and county construction totaled 6.3 million dollars for the same period. Year-to-date, county construction averaged 2.3 million per month as compared to 4.5 million for all of 2010, a decline of 50 percent. Even though this level is off from last year, it was higher than 2006, 2007 and 2008. Comparable figures for the city were $320,635 per month for 2011 to date versus 2.271 million dollars per month for 2010.

**GRAPH 16**

**TOTAL BUILDING PERMITS, CHEYENNE**

Monthly Totals

2007- 2011



## Commercial Property Vacancies

**<u>NOTE:</u>** For a complete listing of available commercial properties in the greater Cheyenne area, please go to the Data Center's homepage and click on ***Commercial Property Opportunities*** (www.wyomingeconomicdata.com).

The total number of commercial properties for sale and/or for lease in the greater Cheyenne market declined by 10 between the 2nd and 3rd quarters of 2011, 186 and 178 respectively. Office properties fell by 5 and retail properties dropped by 4. Warehouses rose by 1. However, the amount of vacant warehouse square footage fell 177,500 sf (square feet) which was a decline of 38 percent between the 2nd and 3rd quarters. The warehousing vacancy rate thus dropped to 6.5% this quarter.

Between 3rd quarter 2010 and 3rd quarter 2011, the decline in properties was more noticeable, with the total decreasing by 11.9 percent or by 24 properties. Vacancy rates also fell this quarter for warehousing and retail, but rose moderately for office properties. The vacancy rate for warehouses fell to 6.5 percent this quarter as compared to 10.5 percent during the 2nd quarter of 2011. The retail vacancy rate finished the 3rd quarter at 6.6 percent versus 2nd quarter's rate of 7.8 percent. The office vacancy rate stood at 22.7 percent by the end of the last quarter.

## Warehousing

Warehouse square footage available for either sale or lease decreased 90,000 sf or by 18.5 percent from second quarter 2011. The old Consolidated Freightways trucking terminal was removed from the list with a little more than 98,000 sf. The property will return to its former use as a trucking warehouse facility operated by Con-way Freight.

The amount of vacant warehouse space dropped to 289,304 sf from 466,765 sf at the end of the second quarter 2011, a decrease of 38 percent.

Average lease rates also increased this quarter, up 2.5 percent from 2nd quarter and 38.3 percent from 1st quarter's average rate of $5.43.

## Retail

Available retail square footage rose to 556,105 this quarter as compared to 471,264 sf at the end of the last quarter, an increase of 18.0 percent. This was the highest level since construction of this commercial property database. However, a good percentage of this increase was attributable to the addition of properties to the database that were for sale, but not vacant. In particular, was the K-Mart shopping center at 104,625 sf. Also, the Cole Shopping Center was removed from the database since there is growing evidence, but not with 100 percent certainty, that it will be sold to Safeway in the not too distant future.

Even though the total amount of retail square footage increased during the 3rd quarter, the amount of vacant square footage declined 14.7 percent or 43,817 sf with the vacancy rate at 6.6 percent as compared to 7.7 percent at the end of 2nd quarter 2011. The average lease rate, however, fell to $14.38/sf as compared to $14.83/sf in the 2nd quarter.

Frontier Mall had only one vacant unit at the end of the 3rd quarter (3,309 sf). There were 4 vacant units in the Dell Range Market Place with approximately 6,000 vacant square feet. The Cheyenne Plaza had 7,000 sf available and the Cheyenne Market place had one vacant unit with 3,116 sf.

The Downtown Development Authority district (DDA) saw little change in the number of retail properties available between the 2nd and 3rd quarters, 13 and 14 respectively. Vacant square footage dropped further by the end of the 3rd quarter. It fell from 30,944 sf in June to 21,614 sf by the end of September, a decrease of 30.2 percent. The drop in vacant retail space between the 1st and 2nd quarters of 2011 was 47.3 percent by comparison.

Of all the vacant retail properties (53) 5 were in excess of 10,000 square feet with the largest at 76,762 square feet.

Average retail lease rates also decreased this quarter, down 3.0 percent to $14.38/sf as compared to $14.83/sf during 2nd quarter.

## Office Space

The number of office properties available for sale or lease by the end of 3rd quarter 2011 stood at 65 as compared to 69 at the end of the 2nd quarter, a decline of 5.8 percent. The amount of vacant space finished the quarter at 442,130 as compared to 396,453 at 2nd quarter's end, an increase of 11.5 percent. This was an increase of 45,677 square feet. A good bit of this increase was due to an increase in vacant space at the medical building on 20th street and the addition of the former IBMC building to the database.

The office vacancy rate increased from 20.4 percent at the end of the 2nd quarter to 22.7 percent as of the end of 3rd quarter 2011.

The average lease rate stood at $13.02/sf this quarter which was an increase 5.5 percent from second quarter's end.

Thirteen properties moved off the market during this quarter and as compared to last quarter. These properties contained no less than 113,713 sf.

## Residential Housing Market

Table 6 below presents statistics for the local residential housing market and incorporate revised data from the Cheyenne Board of Realtors. The number of homes sold (254) within city limits increased by 20 percent during the third quarter of 2011 as compared to third quarter 2010 but remained unchanged from second quarter 2011. Rural residential homes sold also increased from this time last year, up 47 percent or by 22 homes. The total number of rural residentials sold this quarter was 66 as compared to 44 in third quarter 2010. On a year-to-date basis, city sales stood at 700 through the third quarter, up 5.4 percent from the same time last year and rural sales stood at 186, up 17.7 percent by comparison. Combined city and rural single-family residential sales plus condominium/ townhouse sales over the first three quarters of 2011 posted an increase of 4.3 percent over the same period from one year ago and a 3.4 percent gain from the comparable period in 2009. Graph 17 below presents these various trends.

Third quarter 2011 saw average residential selling prices ($188,769) within the city fall fractionally (-0.2%) from third quarter 2010. However, they increased 7.7 percent from the same period in 2009 on a revised basis.

Median rural residential selling prices ($276,433), a better measure than the mean given the small number of rural sales, stood 9.4 percent higher during this quarter when compared to third quarter 2010. Graph 18 presents the long-term spread between city and rural residential homes

Within city limits, the average number of days it took a home to sell stood at 83 days through the first nine months of this year as compared to 75 days for all of 2010, an increase of 11 percent. In 2009, the comparable average was 78 days. Rural homes have sat on the market for an average of 103 days thus far in 2011 which was slightly higher than 2010's average of 97 days.

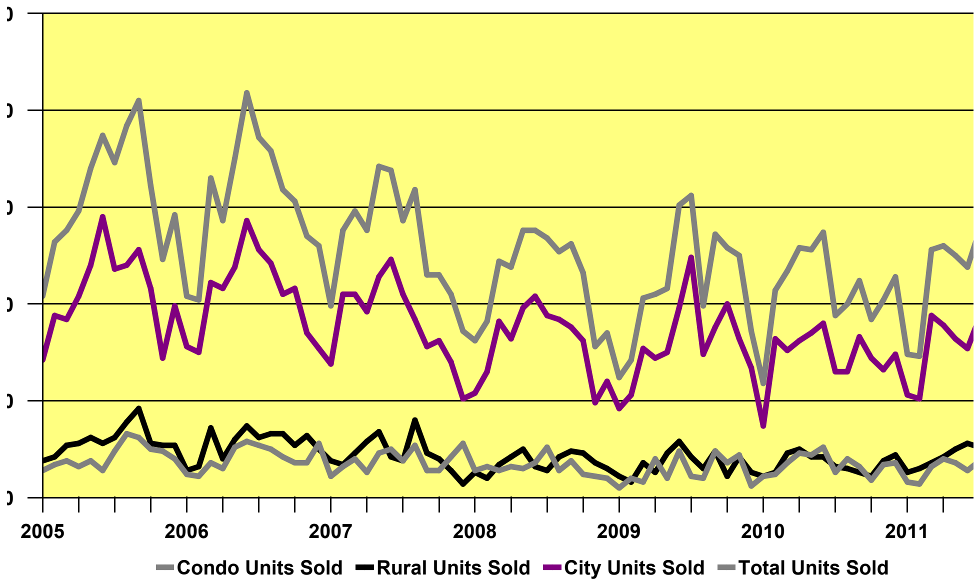
On the supply side, the combined residential homes for sale, city and rural, averaged 593 per month through September 2011 versus 652 per month for all of 2010, which equated to a relative reduction of 9.0 percent or 59 homes. When condos are added to the supply, the decease in supply is slightly higher at 9.3 percent with the monthly average to date at 676 units. The 2010 average by comparison was 745 units.

Overall, then, the demand for homes in the greater Cheyenne area has gotten stronger as the year progressed while the supply of homes also appeared to shrink which means home prices should hold steady and maybe begin to post permanent increases in coming months.

## GRAPH 17

# RESIDENTIAL UNITS SOLD

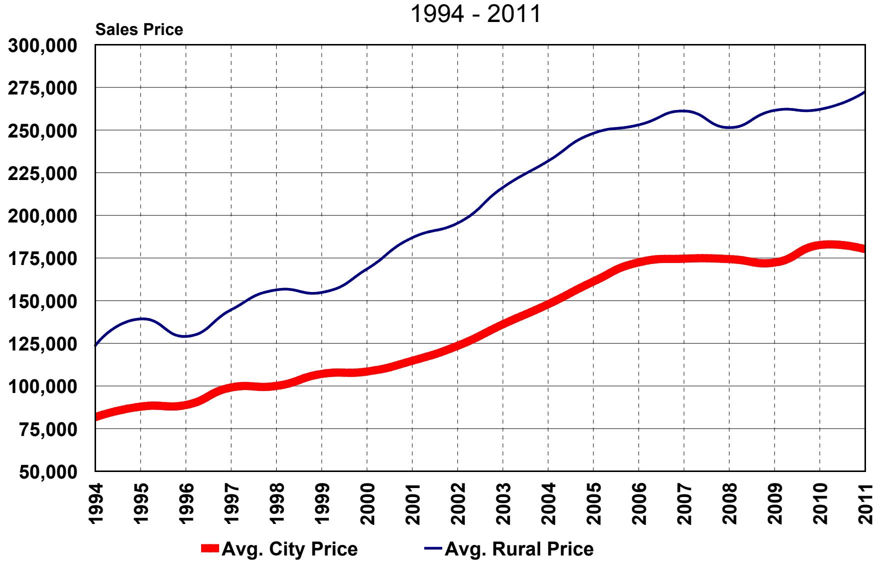
Monthly Totals
2005- 2011




## GRAPH 18

# AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

LARAMIE COUNTY
1994 - 2011




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

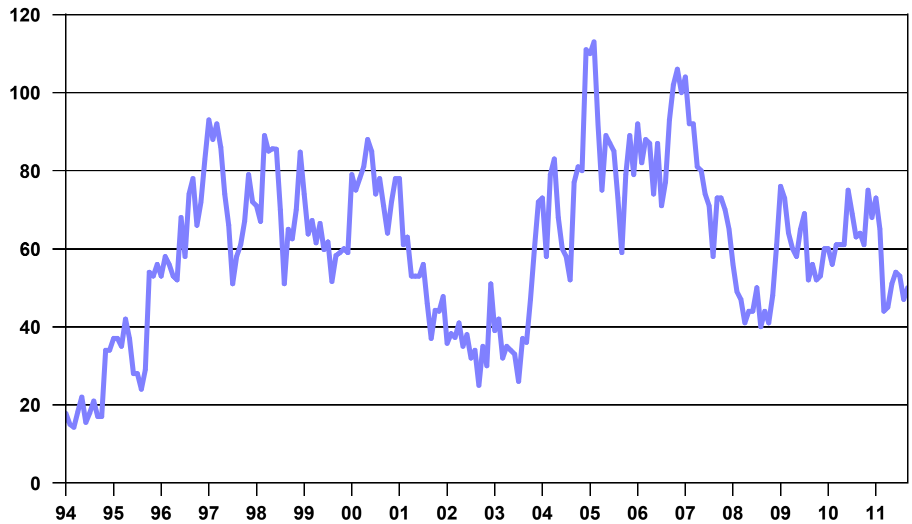
## Apartment Vacancies

While the demand for homes has strengthened and the supply has shrunk, the supply of rental units in the local market has also gotten tighter. By August and September, the vacancy rate at large apartment complexes had dropped into the "no vacancy" range (2.5%) with the former at 2.8 percent and the latter at 2.6 percent. The average for the quarter was 2.8 percent which was a decline of 32 percent for one year ago when the rate equaled 4.1 percent. Year-to-date, the average was 3.8 percent as compared to the 2010 average of 4.1 percent. The bottom half of Table 6 presents data on other types of rental units available. The supply of such has also fallen throughout 2011. Graphs 19 and 20 below present the above data.

**GRAPH 19**

**UNFURNISHED APARTMENT VACANCIES, CHEYENNE**

Monthly Totals
1994 - 2011




**GRAPH 20**

**SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE**

Monthly Totals
1994 - 2011

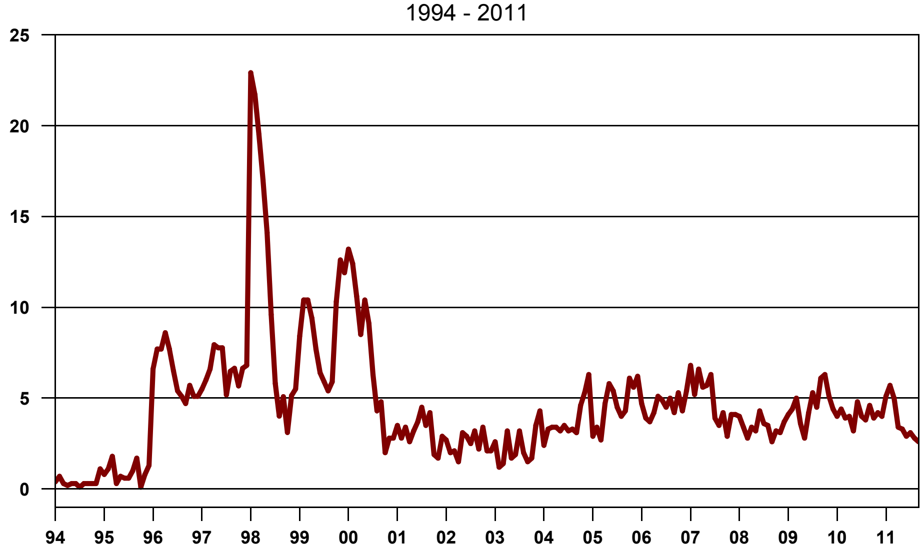


TABLE 6

## RESIDENTIAL HOUSING MARKET

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **HOUSING (a)** | | | | | | | |
| City Residential Units For Sale | 462 | 522 | 450 | 433 | -6.3 | -17.2 | -3.8 |
| Rural Residential Units For Sale | 184 | 180 | 171 | 171 | -6.7 | -4.8 | 0.4 |
| Avg. Total Residentials Sold | 137 | 102 | 125 | 125 | -9.0 | 22.5 | 0.0 |
| Avg. City Residential Sale Price ($) | 172,091 | 189,250 | 176,056 | 188,769 | 9.7 | -0.3 | 7.2 |
| Avg. Rural Residential Sale Price ($) | 252,000 | 258,196 | 276,287 | 275,480 | 9.3 | 6.7 | -0.3 |
| Residential Avg. Days on Market (b) | 73 | 73 | 92 | 79 | 8.2 | 8.2 | -14.1 |
| **VACANCIES (c)** | | | | | | | |
| Furnished Apartments | 2 | 3 | 2 | 2 | 29.6 | -23.9 | 20.7 |
| Unfurnished Apartments | 59 | 65 | 50 | 50 | -15.6 | -23.5 | 0.0 |
| Homes and Duplexes | 30 | 29 | 18 | 28 | -7.4 | -4.2 | 56.9 |
| Mobile Homes | 6 | 6 | 6 | 5 | -12.0 | -21.0 | -10.9 |
| Sampled Apartments % Vacancy (Large Complexes Only) | 5.3% | 4.1% | 3.2% | 2.8% | -46.4 | -30.9 | -10.8 |
| Average Sample Sizes | 869 | 876 | 922 | 928 | — | — | — |

(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.

## DEMOGRAHICS & TOURISM

Below are additional tables and graphs that present current demographic and tourism trends within Laramie County.

Tables 9, 10, 11 and 12 present monthly data for 2010 and 2011 on a year-to-date basis.

**TABLE 7**

**DEMOGRAPHICS**

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **HUMAN SERVICES** | | | | | | | |
| Total Emergency Room Visits | 3,314 | 3,453 | 3,254 | 3,381 | 2.01 | -2.09 | 3.89 |
| Safehouse - # of People Sheltered | 29 | 39 | 34 | 66 | 129.07 | 68.38 | 93.14 |
| Comea Shelter - Nights Lodging | 1,655 | 1,634 | 1,434 | N/A | N/A | N/A | N/A |
| DPASS - AFDC Distributions | 153 | 109 | 109 | 98 | -36.17 | -10.12 | -10.67 |
| **SCHOOL ENROLLMENTS** | | | | | | | |
| Laramie County District #1 | 12,693 | 13,126 | 12,785 | 13,444 | 5.92 | 2.42 | 5.15 |
| Laramie County District #2 | 875 | 920 | 928 | 921 | 5.20 | 0.11 | -0.81 |
| Private Schools | 474 | 392 | 392 | 418 | -11.81 | 6.63 | 6.63 |
| Home Schooling | 347 | 324 | 324 | 258 | -25.65 | -20.37 | -20.37 |
| Total School Enrollment | 14,389 | 14,762 | 14,433 | 15,041 | 4.53 | 1.89 | 4.21 |
| LCCC Enrollment - FTE (Lar Co Sites) | 3,038 | 3,190 | 717 | N/A | N/A | N/A | N/A |
| LCCC Enrollment - Headcount (Lar Co Sites) | 5,269 | 5,232 | 1,964 | N/A | N/A | N/A | N/A |

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

N/A - Not Available

TABLE 8

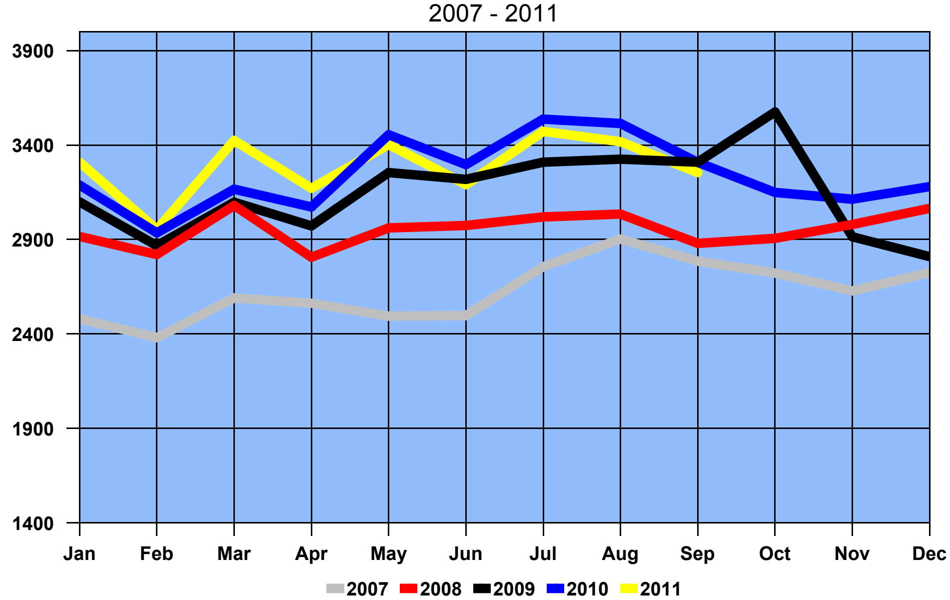
## TOURISM

| | A 3Q09 | B 3Q10 | C 2Q11 | D 3Q11 | PERCENTAGE CHANGE A TO D | PERCENTAGE CHANGE B TO D | PERCENTAGE CHANGE C TO D |
|---|---|---|---|---|---|---|---|
| **TOURISM** | | | | | | | |
| Available Rooms | 70,380 | 70,349 | 69,615 | 70,360 | -0.03 | 0.01 | 1.07 |
| Nights Occupied | 49,215 | 59,099 | 48,159 | 55,882 | 13.55 | -5.44 | 16.04 |
| Occupancy Rate (%) | 69.9 | 84.0 | 69.2 | 79.4 | 13.54 | -5.52 | 14.75 |
| Average Room Rate | $81.63 | $82.04 | $72.14 | $86.72 | 6.24 | 5.70 | 20.22 |
| CACVB Visitor Walk-in Count | 9,363 | 9,029 | 5,390 | 9,604 | 2.57 | 6.36 | 78.18 |
| Trolley Ridership | 1,494 | 1,917 | 1,975 | 1,862 | 24.68 | -2.83 | -5.69 |
| Pine Bluffs Info Center | 13,093 | 13,782 | 11,141 | 16,119 | 23.11 | 16.96 | 44.68 |
| I-25 State Visitor Center | 12,450 | 14,360 | 8,884 | 14,375 | 15.46 | 0.11 | 61.81 |
| Old West Museum Paid Visitor | 6,107 | 4,912 | 1,823 | 4,448 | -27.16 | -9.44 | 143.99 |

GRAPH 21

## TOTAL EMERGENCY ROOM VISITS, CHEYENNE

Monthly Totals
2007 - 2011

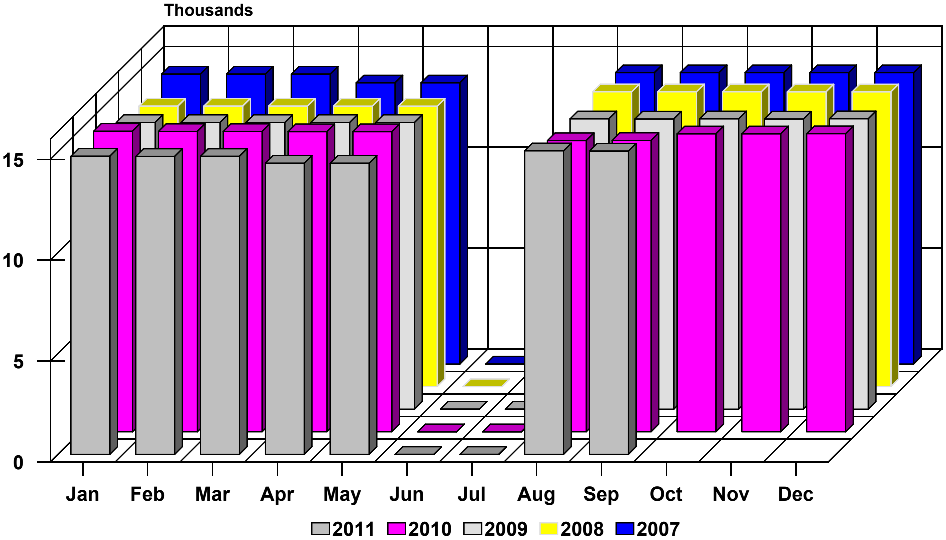


**GRAPH 22**

# LARAMIE COUNTY SCHOOLS

Monthly Totals

2007 - 2011



## TABLE 9

| | 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 | 43,543 | 43,405 | 42,511 | 42,733 | 43,269 | 43,101 | 43,188 | 2010 |
| | 42,974 | 43,116 | 43,679 | 42,853 | 42,938 | 42,543 | 43,539 | 43,295 | 42,321 | | | | 43,029 | 2011 |
| Total Employment (LAUS) | 39,640 | 39,905 | 39,867 | 39,974 | 39,486 | 39,818 | 40,446 | 40,339 | 39,582 | 39,787 | 40,258 | 40,027 | 39,927 | 2010 |
| | 39,441 | 39,785 | 40,484 | 40,069 | 40,196 | 39,751 | 40,905 | 40,467 | 39,785 | | | | 40,098 | 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 | 44,300 | 44,500 | 44,400 | 44,300 | | | | 43,744 | 2011 |
| Total Unemployment (LAUS) | 4,031 | 3,744 | 3,684 | 3,263 | 3,113 | 3,172 | 3,097 | 3,066 | 2,929 | 2,946 | 3,011 | 3,074 | 3,261 | 2010 |
| | 3,533 | 3,331 | 3,195 | 2,784 | 2,742 | 2,792 | 2,634 | 2,828 | 2,536 | | | | 2,931 | 2011 |
| Unemployment Rate (LAUS) | 9.2% | 8.6% | 8.5% | 7.5% | 7.3% | 7.4% | 7.1% | 7.1% | 6.9% | 6.9% | 7.0% | 7.1% | 7.5% | 2010 |
| | 8.2% | 7.7% | 7.3% | 6.5% | 6.4% | 6.6% | 6.0% | 6.5% | 6.0% | | | | 6.8% | 2011 |
| Initial Unemployment Claims | 177 | 121 | 111 | 91 | 109 | 94 | 69 | 85 | 110 | 106 | 130 | 143 | 112 | 2010 |
| | 188 | 97 | 96 | 81 | 66 | 62 | 83 | 73 | 63 | | | | 90 | 2011 |
| Help Wanted Ads | 28 | 39 | 39 | 39 | 54 | 48 | 45 | 69 | 60 | 52 | 44 | 36 | 46 | 2010 |
| | 52 | 55 | 60 | 71 | 58 | 73 | 64 | 88 | 79 | | | | 67 | 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 | 2,836 | 4,081 | 3,974 | | | | 3,212 | 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 | 2,281 | 2,373 | 1,982 | | | | 1,948 | 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 | 71,552,800 | 103,633,300 | 101,886,200 | | | | 85,333,700 | 2011 |
| Bankruptcies | 17 | 27 | 33 | 37 | 32 | 32 | 25 | 31 | 30 | 27 | 20 | 18 | 27 | 2010 |
| | 17 | 15 | 32 | 31 | 33 | 19 | 20 | 19 | 27 | | | | 24 | 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 10

| | 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 | 726 | 665 | 634 | | | | 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 | 138 | 116 | 122 | | | | 114 | 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 | 179,702 | 200,592 | 186,013 | | | | 180,214 | 2011 |
| Furnished Apartments | 4 | 2 | 1 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 1 | 3 | 2010 |
| | 2 | 4 | 1 | 2 | 2 | 3 | 3 | 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 | 53 | 47 | 50 | | | | 53 | 2011 |
| Homes & Duplexes | 29 | 22 | 24 | 22 | 28 | 22 | 31 | 27 | 28 | 33 | 29 | 37 | 28 | 2010 |
| | 36 | 23 | 20 | 20 | 14 | 19 | 22 | 27 | 33 | | | | 24 | 2011 |
| Mobile Homes | 8 | 7 | 6 | 9 | 8 | 7 | 6 | 6 | 7 | 7 | 6 | 4 | 7 | 2010 |
| | 5 | 7 | 7 | 7 | 5 | 5 | 7 | 4 | 4 | | | | 5 | 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% | 3.1% | 2.8% | 2.6% | | | | 3.8% | 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 | 10 | 11 | 25 | | | | 17 | 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 | 5 | 6 | 8 | | | | 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 | 4 | 20 | 14 | | | | 12 | 2011 |
| Total Building Permits (Cheyenne) | 88 | 117 | 153 | 152 | 120 | 124 | 130 | 150 | 163 | 121 | 129 | 117 | 130 | 2010 |
| | 90 | 115 | 161 | 145 | 149 | 146 | 126 | 158 | 209 | | | | 144 | 2011 |
| Value of Authorized Const (Cheyenne) ($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 | 5,200,504 | 378,706 | 8,041,368 | | | | 6,855,207 | 2011 |
| Residential ($000) (Cheyenne) | 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 | 1,417,097 | 1,766,112 | 4,065,488 | | | | 2,899,284 | 2011 |

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

## TABLE 11

| | 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 | 5,128 | 5,255 | 5,222 | | | | 4,976 | 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 | 597 | 506 | 570 | | | | 2,089 | 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 | 22,392 | 22,485 | 22,488 | | | | 22,303 | 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 | 3,307 | 3,307 | 3,308 | | | | 3,306 | 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 | 3,472 | 3,417 | 3,254 | | | | 3,288 | 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 | 52 | 77 | 68 | | | | 42 | 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 | N/A | N/A | 1,494 | | | | 1,356 | 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 | - | - | 13,444 | 13,444 | | | | 13,119 | 2011 |
| Laramie County District #2 | 871 | 861 | 860 | 852 | 852 | - | - | 914 | 925 | 925 | 925 | 934 | 892 | 2010 |
| | 937 | 928 | 929 | 928 | 928 | - | - | 926 | 915 | | | | 927 | 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 | - | - | 15,046 | 15,035 | | | | 14,753 | 2011 |
| LCCC Enrollment - FTE (Lar Co Sites) | 3,340.24 | 3,340.24 | 3,340.24 | 3,340.24 | 3,340.24 | 628.92 | 628.92 | 3,189.79 | 3,189.79 | 3,189.79 | 3,189.79 | 3,189.79 | 2,825.67 | 2010 |
| | 3,415.59 | 3,415.59 | 3,415.59 | 3,415.59 | 3,415.59 | 716.75 | 716.75 | N/A | N/A | | | | 2,644.49 | 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 | 1,964 | 1,964 | N/A | N/A | | | | 4,820 | 2011 |

N/A - Not Available
Note: Data is not seasonally adjusted.

**TABLE 12**

| | 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 | 6,680,589 | 5,704,782 | 7,907,381 | 6,506,316 | 7,820,221 | 7,581,736 | 5,893,672 | 6,381,672 | 2010 |
| | 8,316,472 | 6,517,172 | 6,775,406 | 5,275,104 | 7,478,539 | 7,793,681 | 6,115,377 | 9,115,521 | 8,212,158 | | | | 7,288,826 | 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 | 2,566,780 | 4,436,519 | 3,470,850 | | | | 3,413,136 | 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 | 2,598,928 | 3,851,577 | 3,418,242 | | | | 3,095,292 | 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 | 1,189,839 | 1,768,970 | 1,569,413 | | | | 1,422,351 | 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 | 97,849 | 154,143 | 257,019 | | | | 117,194 | 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 | 71,145 | 71,145 | 68,820 | | | | 69,612 | 2011 |
| Nights Occupied | 27,813 | 30,432 | 33,698 | 37,958 | 47,849 | 54,963 | 58,929 | 62,297 | 56,072 | 47,525 | 38,505 | 37,600 | 44,470 | 2010 |
| | 41,482 | 38,197 | 40,962 | 41,538 | 47,906 | 55,032 | 58,222 | 56,764 | 52,665 | | | | 48,085 | 2011 |
| Occupancy Percentage | 39.1 | 47.4 | 47.4 | 55.1 | 67.3 | 79.9 | 82.9 | 87.6 | 81.5 | 66.8 | 56.0 | 52.9 | 63.7 | 2010 |
| | 58.3 | 59.4 | 57.6 | 60.3 | 67.3 | 79.9 | 81.8 | 79.8 | 76.5 | | | | 69.0 | 2011 |
| Average Room Rate ($) | 64.73 | 66.92 | 63.81 | 63.07 | 64.99 | 71.80 | 98.29 | 75.63 | 72.21 | 68.31 | 67.24 | 65.97 | 70.25 | 2010 |
| | 68.76 | 70.22 | 69.42 | 69.27 | 70.13 | 77.01 | 105.01 | 78.77 | 76.40 | | | | 76.11 | 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 | 14,027 | 9,238 | 5,547 | | | | 5,745 | 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 | 2,959 | 1,082 | 1,546 | | | | 1,323 | 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 | 19,077 | 15,949 | 13,332 | | | | 10,436 | 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 | 4,191 | 3,138 | 2,143 | | | | 2,416 | 2011 |
| I-25 State Visitor Center | 1,763 | 1,414 | 1,982 | 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 | 19,149 | 13,029 | 10,947 | | | | 8,511 | 2011 |
| Old West Museum Paid Visitor | 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 | 933 | 1,496 | 3,040 | 8,645 | 2,698 | 2,001 | | | | 2,331 | 2011 |

# CHEYENNE/LARAMIE COUNTY PROFILE

| ITEMS | MOST RECENT PERIOD YEAR | MOST RECENT PERIOD VALUE | PREVIOUS PERIOD YEAR | PREVIOUS PERIOD VALUE | % CHANGE IN 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** | | | | | |
| Employment[12] | 2010 | 39,907 | 2009 | 40,066 | -0.40% |
| Unemployment Rate[13] | 2010 | 7.4% | 2009 | 6.5% | 13.85% |
| Total Non-farm Jobs[9] | 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% |
| % ofJobs in Wholesale | 2008 | 1.69% | 2007 | 1.64% | 3.18% |
| **Employed Workforce Demographics[1]** | | | | | |
| % of Workforce Age 16-19[1] | 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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Wyoming Center for Business & Economic Analysis, Inc.
1720 Carey Ave., Suite 520 • Cheyenne, Wyoming 82001
(307) 632-1347