



# Economic Indicators for the Laramie Area

**ANNUAL TRENDS**



*Wyoming Center for  
Business & Economic Analysis, Inc.*

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# **Economic Indicators for the Laramie Area**

## ***Annual Trends Edition***

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## **PREFACE**

The goal of this Annual Trends edition is to provide users with an analysis of the long-term performance of both Albany County's economy and the City of Laramie's economic system. The report presents the latest available federal, state and local agency statistics dealing with economic and demographic growth patterns. Business and government planning requires a realistic assessment of past trends of the existing economy and realistic assumptions about the future. The indicators and statistics contained in this report can be used as a relative measure of future economic activity for both entities.

The statistics contained in this publication are reported on an annual basis. Data in the September edition of the Indicators are, in contrast, reported on a monthly basis. In addition, this edition presents a number of data sets not found in the other report. These additional sets are not appropriate as quarterly indicators because of their lack of timeliness, i.e., they are one year or more behind or they are not made available monthly.

The Data Center welcomes all comments and suggestions and would encourage users to contact us. Please see the Table of Contents for communication contacts.

# Economic Indicators

## 2010 In Review

After struggling for most of the past decade with unreasonably low Census Bureau population estimates for Albany County and the City of Laramie, local community development and government officials should have been quite pleased with the just released 2010 Decennial Census population counts. The new official Census counts reported unexpectedly higher increases in the county's and city's populations. Each increased by 6.8 percent over the 2009's Census estimates. The 2010 count for Albany County was 36,299 persons as compared to the 2009 estimate of 33,979 (+2,320 persons). The City's current population was reported at 30,816 as compared to the 2009 estimate of 28,850 persons (+1,966 persons).

For the decade, the County's population growth rate was 13.4 percent and the City's was 13.3 percent. The County's total population increased by 4,285 persons from 2000 and the City's population rose by 3,612 over the same period. Annualized, both entities grew at rate 1.3 percent over the course of the past decade. Table 1.4 provides yearly population estimates and growth rates back to 1992. These estimates will be smoothed and revised by the Census Bureau in coming months and thus the reported annual growth rates will most likely change.

Most economic indicators used to track the Albany County economy over 2010 suggested that the local economy still struggled with the impacts of the Great Recession with limited signs of a recovery. Wyoming Department of Employment labor market statistics had job growth declining 0.9 percent last year. There was a loss of 167 jobs from 2009 with total 2010 employment at 18,419 workers as compared to 18,586 in 2009 (See Tables 1.4 and 2.0 for details). The number of unemployed workers averaged 951 per month over the course of 2010 as compared to an average of 797 in 2009 and 480 in 2008. Thus the rate of unemployment jumped to 4.9 percent in 2010 versus 4.1 percent in 2009. Wyoming's unemployment rate by comparison was 6.9 percent in 2010.

Help-wanted advertisements, while not presented in this publication, appeared to have bottomed out in 2010 which suggested that hiring should begin to pick up as 2011 progresses. This indicator averaged 28 ads per month over 2010 as compared to 26 in 2009. On a pre-recession basis, the average in 2008 was 63 per month.

Other prime indicators were also down in 2010. For instance, retail sales decreased 2.4 percent year-over-year. Tax revenues from the 1% Optional Sales tax fell 8.1 percent in 2010 while total estimated taxable sales dropped 13.0 percent from 2009.

Of the bright spots in 2010 and there were a few, the brightest was commercial construction. New commercial construction was 30 times greater than 2009 with a total valuation of 43.6 million dollars in 2010 as compared to \$1.4 million dollars in 2009. Most of this new construction was attributed to activity generated by the University of Wyoming. Even better, when all commercial construction was aggregated (new, additions, remodels, and agricultural) the total for the year reached 137.0 million dollars which was 271.0 percent higher than 2009's total of 36.9 million dollars. The latter number was revised sharply lower in this year's report. Table 6.0 provides additional details and historical statistics.

New 2010 residential construction also rebounded from depressed 2009 levels.

New single-family residential permits rose 34.3 percent year-over-year in 2010 on a countywide basis. A total of 129 units were permitted in 2010 as compared to 96 in 2009, but this activity still remained 37.1 percent less than 2007's total of 178 permits. The total housing stock rose by 165 units in 2010, a gain of 32.0 percent over 2009's total of 125 units. Within the City of Laramie, new residential valuation increased 24.7 percent to 14.0 million dollars and rural residential construction rose 41.8 percent to 8.0 million dollars. Combined, total valuation ended the year at 22.0 million dollars, an increase of 30.4 percent year-over-year.

## Business Trends

The Business Trends section contains core data sets for measuring overall economic growth in Albany County and the City of Laramie. Table 1.4 provides 10 historical economic and demographic series along with 5-year and 10-year rates of growth.

Job growth rates computed using Wyoming Department of Employment (DOE) statistics in Table 1.4 were anemic for both the 5-year (-.51%) and 10-year (0.43%) periods. A good portion of the slow growth can be attributed to the declines reported in 2005 and 2006. However, the Bureau of Economic Analysis (BEA) which is an arm of the U.S. Department of Commerce estimates jobs and its data, in Albany County's case, is probably a better source for computing job growth rates. The problem with BEA statistics is that they lag by two years. As can be seen by examination of Table 1.4, it reported job growth at rates much more robust than those of DOE for years 2007 and 2008. In 2007, BEA had job growth at 3.2 percent and for 2008 it was 2.3 percent. DOE by comparison reported growth at -.47 percent in 2007 and 0.77 percent in 2008. Given the new Census population numbers, we suspect that BEA job growth rates for 2009 and 2010 will comfortably exceed DOE rates when finally released. This should be especially true for 2009 given BEA's just released personal income figure for that year where it reported Albany's County personal income increased by 3.68 percent over 2008.

Figure 2 presents the relationship between changes in population and employment growth rates. The traditional relationship between these two series calls for population to increase as employment increases and vice versa. As employment growth decreases, population growth should also decrease. As can be seen from the graph, this relationship generally held true during the 1990's but then became much more erratic over the past decade. Hopefully once the annual population estimates are revised due to 2010 Census, the traditional relationship between the two series will be restored.

The 5-year growth rate for personal income stood at 5.24 percent through 2009 and the 10-year rate was 5.80 percent. Inflation rates for those two periods were identical at 2.6 percent and, thus, the gains in personal income outstripped inflation. Table 1.4 also presents average wages per job for the county. This series also reported growth rates well in excess of inflation over the last 10 and 5 years.

Per capita real income rose at a rate of 2.6 percent over the most recent 10-year period. All four measures of monetary compensation reported in Table 1.4 indicated that local residents saw their incomes and wages consistently outpace the corrosive effects of inflation over recent years which meant the local standard of living has continued to rise and workers should be better off today than they were 10 years ago.

Table 1.1 presents local retail sales by sub-sectors. As mentioned earlier, retail sales declined 2.4 percent in 2010. Two sectors accounted for the majority of this decline. Electronic and Appliance store sales fell \$5,855,000 (-30.0%) and General Merchandise stores saw sales fall \$4,486,000 (-7.3%). Auto sales, on the other hand, rose 5.1 percent to a total of 50.1 million dollars in 2010.

### SECTION 1 BUSINESS TRENDS

#### Table

- 1.0 Laramie/Albany County Profile 2011
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- 1.8 Albany County Enplanements 1990-2010

**Table 1.0****LARAMIE/ALBANY COUNTY PROFILE 2011**

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE IN VALUE
	YEAR	VALUE	YEAR	VALUE	
<b>Demography</b>					
Total Population - Laramie <sup>1</sup>	2010	30,816	2009	28,850	6.8%
Total Population - Albany County	2010	36,299	2009	33,979	6.8%
Total Male Population	2009	17,247	2008	17,319	-0.4%
Total Female Population	2009	15,738	2008	15,780	-0.3%
Population - Under 18 Years Old	2009	5,338	2008	6,159	-13.3%
Population - 65 Years & Older	2009	2,729	2008	2,839	-3.9%
Median Age	2009	24.5	2008	24.5	0.0%
% of Population - White Alone (Non-Hispanic)	2010	84.8%	2009	89.4%	-5.1%
% of Population - Native American Alone	2010	0.7%	2009	0.7%	1.9%
% of Population - Hispanic or Latino	2010	8.8%	2009	7.9%	11.7%
% of Households (HH) Headed by Married Couples	2009	39.6%	2000	42.0%	-5.7%
% of HH Headed by Single Female (w/own children <18 yrs.)	2009	3.2%	2000	7.5%	-57.3%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>1</sup>	2000	4,273	—	—	
Water Area (sq. miles)	2000	36	—	—	
Mean Elevation (ft.)	2000	7,163	—	—	
Normal Mean Temperature (F) - Laramie <sup>2</sup>	1996-2008	41.6	1966-2007	40.4	3.0%
Average Annual Precipitation (inches) - Laramie <sup>2</sup>	1996-2008	9.5	1966-2007	10.7	-11.7%
Average Wind Speed (mph)	1996-2008	12.0	1996-2007	12.4	-3.2%
<b>Crime &amp; Law Enforcement</b>					
Crimes <sup>3</sup>	2009	930	2008	1,060	-12.3%
Crimes per 100,000 Persons	2009	2,737	2008	3,281	-16.6%
Murders per 100,000 Persons	2009	0.0	2008	3.1	—
Rapes per 100,000 Persons	2009	17.7	2008	15.5	14.2%
Robberies per 100,000 Persons	2009	2.9	2008	6.2	-53.2%
Aggravated Assaults per 100,000 Persons	2009	67.7	2008	80.5	-15.9%
Burglaries per 100,000 Persons	2009	379.6	2008	414.7	-8.5%
Larcenies & Thefts per 100,000 Persons	2009	2,133.7	2008	2,606.0	-18.1%
Motor Vehicle Thefts per 100,000 Persons	2009	135.4	2008	154.8	-12.5%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Degree	2009	94.0%	2000	93.5%	0.5%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2009	48.8%	2000	44.1%	10.7%
ACT Average Composite Score (range 1-36)	2009-10	21.5	2008-09	20.2	6.4%
Official Enrollment Albany County School District	2010	3,587	2009	3,579	0.2%
Pupil - Teacher Ratio in Public Schools <sup>4</sup>	2006-07	8.50	2007-06	8.09	5.1%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE
	YEAR	VALUE	YEAR	VALUE	IN VALUE
Public High School Graduation Rate <sup>5</sup>	2008-09	88.4%	2007-08	87.3%	1.2%
Expenditures Per Pupil in Public Schools (\$)	2009-10	\$10,233	2008-09	\$10,256	-0.2%
Total School Enrollments	2010	3,762	2009	3,754	0.2%
% of Students in Private Schools	2010	2.1%	2009	2.0%	7.9%
% of Students Home-Schooled	2010	2.5%	2009	2.7%	-5.2%
Fall Semester Full-Time Equivalent (FTE) Enrollment at the University of Wyoming <sup>6</sup>	2010	10,662	2009	9,577	11.3%
Average Student Age at UW (Spring Semester)	2009	28	2008	28	0.0%
4 -Year Graduation Rate at UW	2002	22.9%	2001	26.2%	-12.6%
Average Faculty Salary at UW (in thousands)	2008-09	\$76.2	2007-08	\$72.2	5.5%
Fall Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College (Albany County Campus) <sup>7</sup>	2010	738	2009	705	4.7%
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$) <sup>8</sup>	2Q10	\$924	2Q09	\$902	2.4%
Average Rent for 2 Bedroom Apartment (\$)	2Q10	\$636	2Q09	\$602	5.6%
Average Rent for 2-3 Bedroom Mobile Home (\$)	2Q10	\$628	2Q09	\$580	8.3%
Rental Vacancy Rate <sup>12</sup>	2Q10	2.73%	2Q09	2.62%	4.2%
<b>Albany County's Economy</b>					
Median Household Income <sup>11</sup>	2009	\$42,884	2008	\$43,557	-1.5%
Per Capita Personal Income (\$) <sup>9</sup>	2008	\$35,993	2007	\$34,955	3.0%
<b>Employment &amp; Labor</b>					
Average Annual Pay (\$) <sup>10</sup>	2009	35,022	2008	33,891	3.3%
Total Non-farm Jobs <sup>9</sup>	2008	21,539	2007	21,053	2.3%
% of Jobs in Mining	2008	0.3%	2007	0.2%	21.7%
% of Jobs in Government	2008	36.4%	2007	36.5%	-0.3%
% of Jobs in Construction	2008	6.0%	2007	6.0%	0.7%
% of Jobs in Manufacturing	2008	2.4%	2007	2.9%	-16.5%
% of Jobs in Leisure & Hospitality	2008	10.8%	2007	10.1%	6.5%
% of Jobs in Professional & Business Services	2008	6.5%	2007	6.6%	-1.9%

Sources:

- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Division of Criminal Investigation
- 4 Albany County School District
- 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 Wyoming Department of Employment
- 11 US Census Bureau - Small Area Income & Poverty Estimates
- 12 Wyoming Housing Database Partnership

**Table 1.1****ALBANY COUNTY RETAIL SALES BY SUB SECTORS****2006 - 2010**

<b>INDUSTRY (NAICS)</b>	<b>*2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>
Auto Dealers and Parts	11,731,973	24,908,843	24,307,600	22,397,500	23,233,300
Gasoline Stations	8,056,134	13,155,544	13,863,900	14,867,600	15,653,400
Home Furniture and Furnishings	4,028,019	8,734,370	10,213,500	8,664,100	7,117,300
Electronic and Appliance Stores	11,203,357	21,076,705	22,784,400	19,310,900	13,455,900
Building Material & Garden	15,064,061	37,709,048	29,940,200	26,264,000	25,045,900
Grocery and Food Stores	8,702,930	11,822,700	12,400,500	11,114,000	11,428,100
Liquor Stores	3,525,531	6,941,360	7,385,700	6,899,800	6,926,600
Clothing and Shoe Stores	2,907,097	6,051,696	6,145,000	6,368,400	6,947,000
Department Stores	5,027,210	10,036,553	9,204,500	7,628,800	6,518,500
General Merchandise Stores	26,278,280	48,134,395	56,460,000	61,063,600	56,577,900
Miscellaneous Retail	13,279,488	17,428,444	15,033,000	14,376,300	14,601,600
Lodging Services	9,906,670	16,598,891	17,865,400	16,560,500	16,407,600
Eating and Drinking Places	23,530,800	48,986,648	50,869,000	52,011,900	53,668,500
Automobile Sales	27,538,196	58,548,188	54,996,900	47,665,000	50,084,900
<b>TOTAL</b>	<b>\$170,779,746</b>	<b>\$330,133,385</b>	<b>\$331,469,600</b>	<b>\$315,192,400</b>	<b>\$307,666,500</b>

\*Note 2006 figures represent the months of July thru December only.

Source: Wyoming Department of Revenue

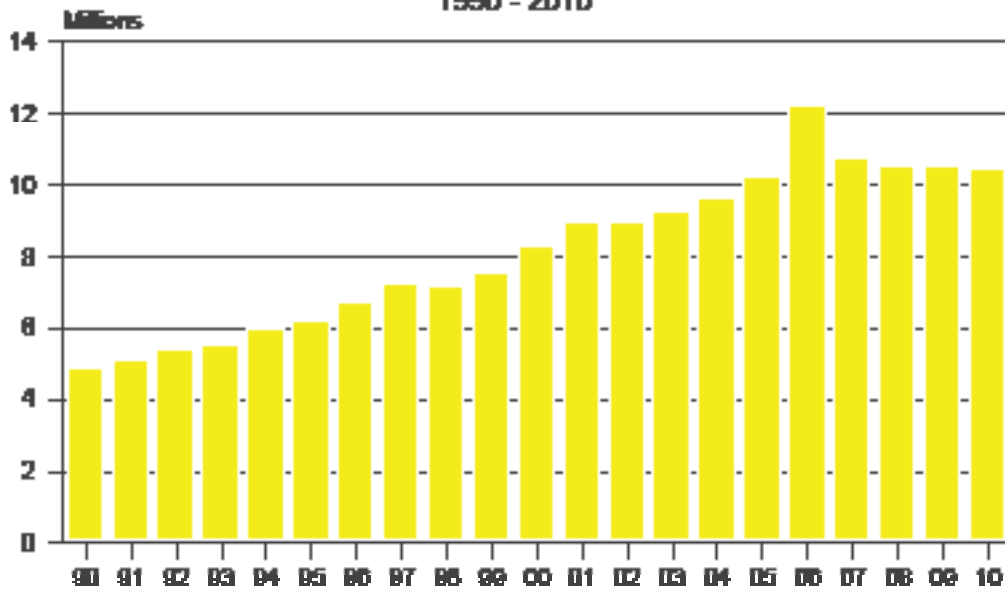
**Table 1.2****ALBANY COUNTY SALES AND USE TAX RECEIPTS***Annual Total  
1990 - 2010*

<b>YEAR</b>	<b>TOTAL SALES TAX DISTRIBUTIONS 4% STATE &amp; 1% OPTIONAL</b>	<b>4% STATE SALES AND USE TAX DISTRIBUTIONS</b>	<b>LOCAL OPTIONAL 1% SALES AND USE TAX DISTRIBUTIONS</b>
1990	\$4,865,448	\$2,682,961	\$2,182,487
1991	\$5,100,297	\$2,828,932	\$2,271,365
1992	\$5,376,354	\$2,957,903	\$2,418,451
1993	\$5,540,070	\$3,057,855	\$2,482,215
1994	\$6,005,542	\$3,280,610	\$2,724,932
1995	\$6,169,718	\$3,391,469	\$2,778,249
1996	\$6,735,539	\$3,675,996	\$3,059,543
1997	\$7,249,262	\$3,880,142	\$3,369,120
1998	\$7,202,414	\$3,844,472	\$3,357,942
1999	\$7,551,979	\$3,980,571	\$3,571,408
2000	\$8,289,554	\$4,248,210	\$4,041,344
2001	\$8,942,632	\$4,761,340	\$4,181,292
2002	\$8,983,454	\$4,867,951	\$4,115,503
2003	\$9,270,688	\$4,958,375	\$4,312,313
2004	\$9,602,616	\$5,157,815	\$4,444,802
2005	\$10,202,044	\$5,495,356	\$4,706,688
2006	\$12,223,942	\$6,581,004	\$5,642,938
2007	\$10,736,348	\$5,746,422	\$4,989,926
2008	\$10,502,656	\$5,618,146	\$4,884,509
2009	\$10,477,735	\$5,407,291	\$5,070,445
2010	\$10,460,908	\$5,800,266	\$4,660,641

Source: Wyoming Department of Revenue and Taxation

FIGURE 1

Albany County Total Tax Distributions  
State 4% & 1% Optional Sales and Use Tax  
1990 - 2010



**Table 1.3****SELECTED ALBANY COUNTY SALES AND USE TAX DISTRIBUTIONS***Annual Total**1990 - 2010*

(Dollars)

YEAR	LODGING TAX RECEIPTS (A)	% CHANGE	ESTIMATED TOTAL TAXABLE SALES (B)	% CHANGE
1990	107,111		218,248,700	
1991	114,390	6.8%	227,136,500	4.1%
1992	120,914	5.7%	241,845,100	6.5%
1993	126,664	4.8%	248,221,500	2.6%
1994	134,277	6.0%	272,493,200	9.8%
1995	144,408	7.5%	277,824,900	2.0%
1996	148,512	2.8%	305,954,300	10.1%
1997	155,070	4.4%	336,912,000	10.1%
1998	167,505	8.0%	335,794,311	-0.3%
1999	261,234	56.0%	357,140,817	6.4%
2000	284,520	8.9%	404,134,400	13.2%
2001	306,877	7.9%	418,129,300	3.5%
2002	311,765	1.6%	421,550,500	0.8%
2003	369,136	18.4%	431,222,900	2.3%
2004	386,169	4.6%	444,480,190	3.1%
2005	446,992	15.8%	470,668,769	5.9%
2006	550,661	23.2%	597,101,185*	26.9%
2007	607,223	10.3%	565,177,960*	-5.3%
2008	679,376	11.9%	562,435,259*	-0.5%
2009	650,005	-4.3%	594,344,453*	5.7%
2010	650,317	0.1%	516,989,123*	-13.0%

Notes: (A) Lodging Tax Receipts: 1/1/99 - 3/31/03, 3%. Effective 4/1/03 4%

(B) Estimated Total Taxable Sales: amounts were added to reflect loss in sales taxes levied on food

\*2006 - \$328,074

\*2007 - \$661,853

\*2008 - \$739,843

\*2009 - \$873,000

\*2010 - \$509,250

Source: Wyoming Department of Revenue &amp; Taxation

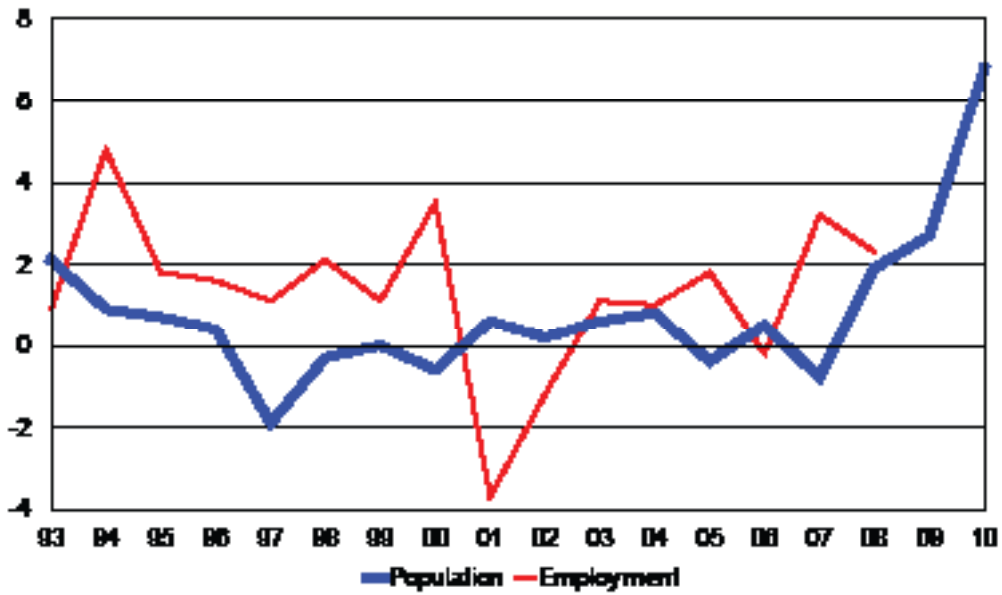
**Table 1.4**

**GROWTH RATES**  
*Albany County*  
**1992 - 2010**

YEAR	ALBANY COUNTY		CITY OF LARAMIE		DOE EMPLOYMENT		BEA EMPLOYMENT		AVG. WAGE PER JOB	
	POPULATION	% CHG.	POPULATION	% CHG.	# JOBS	% CHG.	# JOBS	% CHG.	\$	% CHG.
1992	31,566		27,247		15,452		17,917		17,659	
1993	32,227	2.1%	27,764	1.9%	14,860	-3.83%	18,074	0.9%	18,061	2.28%
1994	32,526	0.9%	27,967	0.7%	15,760	6.06%	18,945	4.8%	18,462	2.22%
1995	32,742	0.7%	28,098	0.5%	16,210	2.86%	19,287	1.8%	18,870	2.21%
1996	32,879	0.4%	28,160	0.2%	16,544	2.06%	19,593	1.6%	19,188	1.69%
1997	32,264	-1.9%	27,579	-2.1%	16,612	0.41%	19,809	1.1%	19,919	3.81%
1998	32,179	-0.3%	27,452	-0.5%	17,296	4.12%	20,233	2.1%	20,644	3.64%
1999	32,192	0.0%	27,409	-0.2%	18,091	4.60%	20,448	1.1%	21,072	2.07%
2000	32,014	-0.6%	27,204	-0.7%	17,688	-2.23%	21,161	3.5%	22,036	4.57%
2001	32,209	0.6%	27,485	1.0%	17,880	1.09%	20,372	-3.7%	22,935	4.08%
2002	32,275	0.2%	27,504	0.1%	17,740	-0.78%	20,121	-1.2%	24,998	8.99%
2003	32,484	0.6%	27,614	0.4%	18,023	1.60%	20,351	1.1%	25,921	3.69%
2004	32,752	0.8%	27,798	0.7%	19,201	6.54%	20,560	1.0%	26,759	3.23%
2005	32,610	-0.4%	27,694	-0.4%	18,907	-1.53%	20,926	1.8%	27,240	1.80%
2006	32,757	0.5%	27,899	0.7%	18,374	-2.82%	20,888	-0.2%	28,515	4.68%
2007	32,479	-0.8%	27,638	-0.9%	18,287	-0.47%	21,550	3.2%	30,154	5.75%
2008	33,099	1.9%	28,138	1.8%	18,428	0.77%	22,042	2.3%	31,773	5.37%
2009	33,979	2.7%	28,850	2.5%	18,586	0.86%	N/A		32,941	3.68%
2010	36,299	6.8%	30,816	6.8%	18,419	-0.90%	N/A		N/A	
<b>10-Year Avg.</b>	<b>1.30%</b>		<b>1.30%</b>		<b>0.43%</b>		<b>0.88%</b>		<b>4.58%</b>	
<b>5 -Year Avg.</b>	<b>2.20%</b>		<b>2.20%</b>		<b>-0.51%</b>		<b>1.62%</b>		<b>4.25%</b>	
Source: Census Bureau		Source: Census Bureau		Source: Wy. Dept. of Employment		Source: BEA		Source: BEA		

YEAR	PERSONAL INCOME		PER CAPITA INCOME		PER CAPITA REAL INCOME		NEW COUNTY HOUSING UNITS		COMMERCIAL CONSTRUCTION	
	\$	% CHG.	\$	% CHG.	\$	% CHG.	# UNITS	% CHG.	\$	% CHG.
1992	482,457		15,284		10,894		72		24,629,000	
1993	500,404	3.72%	15,527	1.59%	10,745	-1.37%	73	1.4%	10,437,058	-57.6%
1994	538,102	7.53%	16,544	6.55%	11,163	3.89%	214	193.2%	19,125,915	83.3%
1995	577,369	7.30%	17,634	6.59%	11,571	3.65%	174	-18.7%	6,379,385	-66.6%
1996	602,981	4.44%	18,339	4.00%	11,688	1.01%	135	-22.4%	11,853,236	85.8%
1997	635,562	5.40%	19,699	7.42%	12,274	5.01%	154	14.1%	20,836,443	75.8%
1998	678,855	6.81%	21,096	7.09%	12,942	5.44%	141	-8.4%	22,732,768	9.1%
1999	721,428	6.27%	22,410	6.23%	13,451	3.93%	160	13.5%	18,320,187	-19.4%
2000	769,966	6.73%	24,126	7.66%	14,035	4.34%	106	-33.8%	31,285,695	70.8%
2001	825,571	7.22%	25,632	6.24%	14,473	3.12%	248	134.0%	15,657,210	-50.0%
2002	868,994	5.26%	26,925	5.04%	14,967	3.41%	109	-56.0%	27,914,960	78.3%
2003	923,736	6.30%	28,437	5.62%	15,455	3.26%	237	117.4%	17,946,200	-35.7%
2004	943,477	2.14%	28,807	1.30%	15,250	-1.33%	377	59.1%	22,255,685	24.0%
2005	990,021	4.93%	30,359	5.39%	15,545	1.93%	569	50.9%	40,414,079	81.6%
2006	1,078,605	8.95%	32,927	8.46%	16,333	5.07%	310	-45.5%	16,044,100	-60.3%
2007	1,135,316	5.26%	34,955	6.16%	16,862	3.24%	268	-13.5%	67,924,053	323.4%
2008	1,191,322	4.93%	35,993	2.97%	16,718	-0.85%	162	-39.6%	128,427,565	89.1%
2009	N/A		N/A		N/A		125	-22.8%	36,942,755	-71.2%
2010	N/A		N/A		N/A		165	32.0%	137,030,091	270.9%
<b>10-Year Avg.</b>	<b>5.80%</b>		<b>5.51%</b>		<b>2.61%</b>		<b>4.54%</b>		<b>191.18%</b>	
<b>5 -Year Avg.</b>	<b>5.24%</b>		<b>4.86%</b>		<b>1.61%</b>		<b>-3.96%</b>		<b>102.38%</b>	
Source: Census Bureau		Source: BEA		Source: WCBEA		Source: City & County Building Permits		Source: City & County Building Permits		

FIGURE 2  
Albany County Growth Rates  
Population vs Employment  
1993 - 2010



**Table 1.5****CITY OF LARAMIE ELECTRIC POWER HOOKUPS***Monthly Average  
1990 - 2010*

YEAR	INDUSTRIAL	COMMERCIAL	RESIDENTIAL
1990	N/A	N/A	N/A
1991	N/A	N/A	N/A
1992	N/A	N/A	N/A
1993	N/A	N/A	N/A
1994	N/A	N/A	N/A
1995	N/A	N/A	N/A
1996	N/A	N/A	N/A
1997	31	1,792	11,448
1998	30	1,836	11,636
1999	26	1,865	11,762
2000	26	1,878	11,907
2001	26	1,917	11,995
2002	24	2,028	12,125
2003	22	2,074	12,285
2004	22	2,097	12,531
2005	21	2,115	12,832
2006	21	2,128	13,088
2007	21	2,172	13,275
2008	21	2,233	13,488
2009	20	2,248	13,605
2010	19	2,252	13,579

N/A - Data is not available

Source: PacifiCorp

**Table 1.6****CITY OF LARAMIE NATURAL GAS HOOKUPS***Monthly Average  
1990 - 2010*

YEAR	COMMERCIAL	RESIDENTIAL
1990	N/A	N/A
1991	N/A	N/A
1992	N/A	N/A
1993	N/A	N/A
1994	N/A	N/A
1995	N/A	N/A
1996	N/A	N/A
1997	888	8,861
1998	895	8,846
1999	902	8,759
2000	904	8,833
2001	928	8,838
2002	935	9,502
2003	938	9,379
2004	934	9,534
2005*	1,102	9,789
2006	1,098	9,929
2007	1,100	9,942
2008	1,157	10,106
2009	1,166	10,142
2010	1,150	9,912

N/A - Data is not available

\*The Public Service Commission new regulations and guidelines required reclassification of accounts

Source: KNEnergy  
Source Gas

**Table 1.7****AUTO REGISTRATIONS (TITLES)**

*Albany County  
Annual Total  
1998 - 2010*

<b>YEAR</b>	<b># TITLES</b>
1998	1,472
1999	1,458
2000	1,351
2001	1,572
2002	1,539
2003	1,889
2004	1,673
2005	1,565
2006	2,001
2007	2,128
2008	2,121
2009	1,597
2010	1,721

Source: Albany County Clerk

**Table 1.8****ALBANY COUNTY ENPLANEMENTS***Annual Total**1990 - 2010*

YEAR	ENPLANEMENTS
1990	5,081
1991	6,489
1992	8,407
1993	9,062
1994	9,500
1995	9,170
1996	9,797
1997	10,100
1998	8,494
1999	10,809
2000	11,781
2001	9,611
2002	8,321
2003	8,096
2004	8,667
2005	8,531
2006	9,264
2007	9,932
2008	9,525
2009	7,717
2010	7,497

Source: Laramie Regional Airport

## Employment Trends

This section provides a comprehensive overview of Albany County's past and present labor market trends.

Table 2.0 presents Wyoming Department of Employment labor market data. The county's labor force remained essentially unchanged between 2009 and 2010 with an annual average of 19,370 last year. The labor force, however, increased 2.2 percent (425 persons) from pre-recession 2008. As mentioned earlier, the number of employed individuals declined 0.9 percent (-167 workers) in 2010 based upon LAUS statistics. Final covered employment numbers which are reported in Table 2.2 surprisingly increased by a marginal rate 0.5 percent in 2009 or 80 workers. State and local government sectors gained 377 jobs and served to offset losses in other business sectors in 2009. Covered employment through the first half of 2010, however, ran 1.5 percent (-541 workers) behind 2009's monthly average of 15,683 which suggested final 2010 job losses will be greater than the 167 reported above. Department of Employment labor market data for 2009 and 2010 will be revised in coming months and, thus, probably does not provide a complete picture of current labor market conditions.

Table 2.1 provides BEA labor market statistics through year 2008 and allows the user to examine which economic sectors have been growing or shrinking over time. BEA employment statistics count jobs, not workers, and thus the numbers are higher than those reported by Wyoming's Department of Employment.

From 2001 to 2008, Albany County gained 797 jobs, an increase of 3.6 percent over the period. The annualized growth rate was 0.4 percent. State and local government accounted for the majority of this growth with an increase of 821 jobs over the period. The Construction sector was second with a gain of 191 jobs. The Retail sector was the large loser, down 685 jobs over this time frame.

Tables 2.3 and 2.5 present data on the number of employers in Albany County from two different sources. As tallied by the Wyoming Department of Employment in Table 2.3, there were 1,233 employers in 2009 which was an increase of 13 from 2008. The source for Table 2.5 is the U.S. Census Bureau and for 2008 it reported that there were 1,041 firms in Albany County which was essentially unchanged from 2007's figure of 1,042 firms. The County had two firms with over 250 employees in both years and no firms with 500 or more workers. Fifty-seven percent of all firms employed between 1 and 4 workers. Government agencies were not included in this table.

As reported by BEA (Table 2.4), the number of non-farm proprietors in 2008 stood at 3,088. This was a gain of 193 (6.7%) over 2007, but the 2008 figure still lagged 2000's total by 448 proprietors.

When the federal government converted from the SIC (Standard Industrial Classification) system to the NAICS (North American Industrial Classification System) in 1999, there was a major downward revision in the number of reported proprietors and in average income earned. This was significant because in 1998 non-farm proprietors accounted for 17.9 percent of all jobs in the county and by 2008, that share had decreased to 14.0 percent.

### SECTION 2 EMPLOYMENT TRENDS

#### Table

- 2.0 Labor Force Averages
  - Figure 3 - Unemployment Rate
- 2.1 Albany County Employment – BEA
- 2.2 Albany County Covered Employment
- 2.3 Albany County Employers
- 2.4 Albany County Proprietors – BEA
  - Figure 4 - Non Farm Proprietors' Share of Total BEA Jobs
  - Figure 5 - Total Non Farm Proprietors' Income as a Share of Total Personal Income
  - Figure 6 - Avg. Proprietor Income v. Avg. Real Annual Wages (1996-2008)
  - Figure 7 - Real Avg. Wages v. Real Avg. Proprietor Income (1970-2008)
- 2.5 Firms by Size of Industry – 2008

Between 1970 and 2008, non-farm proprietors' percentage of total jobs varied between a low of 10.5 percent and a high of 18.5 percent. The non-farm proprietor share of total employment has risen from 11.9 percent in 2001 to 14.0 percent in 2008, suggesting local workers need or want a second job in order to augment their primary wage and salary income. This has been a long-term trend in Albany County. Figure 4 presents the share of total jobs proprietors accounted for between 1970 and 2008.

Figure 5 presents non-farm proprietors' share of total personal income and clearly demonstrates that non-farm proprietors' contribution to total income has diminished steadily since the mid-seventies. Non-farm proprietors have not served to diversify the Albany County economy. If they had, their share of total income should have increased overtime, not decreased.

Figure 7 presents average real Albany County wages and average real proprietor incomes from 1996 to 2008. The gap between the two series widened sharply after 2001 with average proprietor's earnings falling well behind average non-proprietor wages. By 2008, the average proprietor's wages were 51.3 percent less than the average real wage in the County.

**Table 2.0**

**LABOR FORCE AVERAGES**  
*For Wyoming, Albany County & Laramie*  
**2001 - 2010**

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 <sup>(a)</sup>
<b>LABOR FORCE</b>										
Wyoming	269,985	269,654	271,607	273,091	278,183	284,987	290,490	293,854	293,927	292,266
Albany County	18,527	18,360	18,627	19,699	19,478	18,854	18,787	18,945	19,383	19,370
City of Laramie	15,638	15,496	15,722	16,628	16,441	15,916	15,859	15,992	16,316	N/A
<b>EMPLOYED</b>										
Wyoming	259,508	258,462	259,489	262,358	267,927	275,758	282,102	284,535	275,217	272,249
Albany County (LAUS)	17,880	17,740	17,990	19,104	18,925	18,351	18,322	18,448	18,586	18,419
Albany County (Covered)	14,384	14,511	14,932	16,728	15,302	15,173	15,376	15,603	15,683	15,142 (b)
City of Laramie	15,099	14,980	15,191	16,132	15,980	15,496	15,472	15,578	15,726	N/A
<b>UNEMPLOYED</b>										
Wyoming	10,477	11,192	12,118	10,733	10,256	9,229	8,388	9,319	18,710	20,100
Albany County	647	620	637	595	461	503	465	497	797	951
City of Laramie	539	516	531	496	460	420	387	414	590	N/A
<b>UNEMPLOYMENT RATE (%)</b>										
Wyoming	3.9%	4.2%	4.5%	3.9%	3.7%	3.2%	2.9%	3.2%	6.4%	6.9%
Albany County	3.5%	3.4%	3.4%	3.0%	2.4%	2.7%	2.5%	2.6%	4.1%	4.9%
City of Laramie	3.4%	3.3%	3.4%	3.0%	2.8%	2.6%	2.4%	2.6%	3.6%	N/A

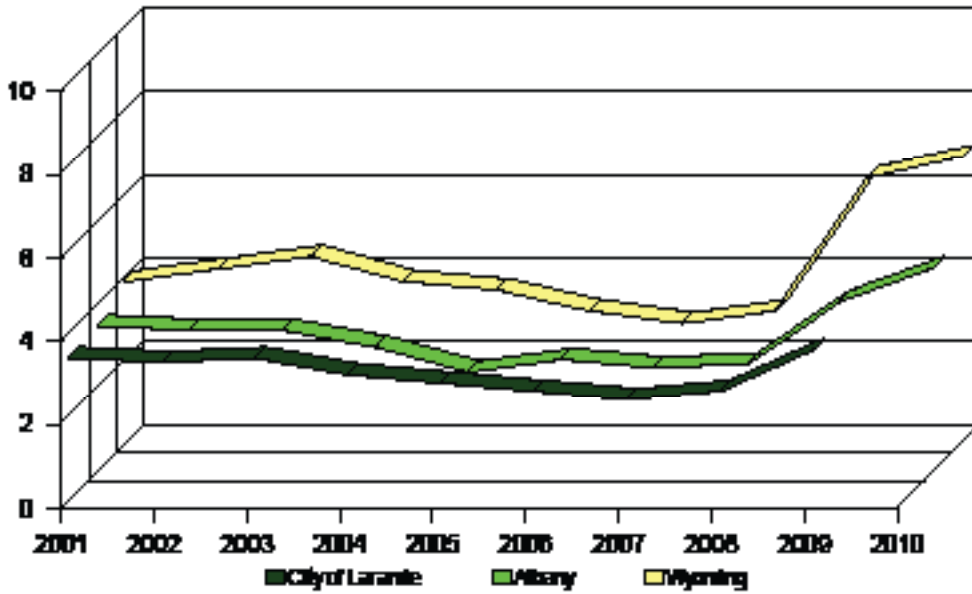
Notes: (a) figures are not benchmarked.

(b) figure is averaged for first 2 quarters

N/A - Data is not available.

Source: Wyoming Department of Employment

FIGURE 3  
UNEMPLOYMENT RATE  
2001 - 2010



**Table 2.1**

**ALBANY COUNTY EMPLOYMENT (BEA)  
Full & Part Time Employment By Industry  
1998 - 2008**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Employment	20,350	20,578	21,245	20,372	20,121	20,351	20,560	20,926	20,888	21,550	22,042
<b>By Type</b>											
Wage and Salary	16,392	16,895	17,398	17,649	17,496	17,730	17,775	18,055	17,874	18,272	18,572
Proprietors	3,958	3,683	3,847	2,723	2,625	2,621	2,785	2,871	3,014	3,278	3,470
Farm	312	310	311	307	337	307	309	313	310	383	382
Nonfarm (a)	3,646	3,373	3,536	2,416	2,288	2,314	2,476	2,558	2,704	2,895	3,088
<b>By Industry</b>											
Farm	403	394	409	481	535	481	472	457	443	497	503
Nonfarm	19,947	20,184	20,836	19,891	19,586	19,870	20,088	20,469	20,445	21,053	21,539
Private	13,420	13,398	13,791	12,744	12,550	12,634	12,632	12,870	13,001	13,374	13,705
Ag. Serv., For., Fish., & Other	(b)	(b)	259	95	93	87	95	94	(b)	(b)	100
Mining	34	(b)	50	43	20	45	50	40	(b)	(b)	61
Utilities				(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Construction	946	919	1,110	1,099	1,033	954	1,000	1,047	1,157	1,263	1,301
Manufacturing	820	867	850	685	701	669	638	618	675	616	526
Wholesale Trade	(b)	237	225	227	225	218	(b)	(b)	(b)	(b)	(b)
Retail Trade	3,866	3,831	2,844	2,327	2,163	2,177	2,198	2,237	2,159	2,179	2,159
Transportation & Warehousing	400	405	391	(b)	(b)	(b)	(b)	(b)	(b)	300	303
Information	N/A	N/A	N/A	430	(b)	360	(b)	(b)	(b)	184	190
Finance, Insurance, & Real Estate Services	1,454	1,366	1,482	1,035	(b)	1,076	1,108	1,157	1,195	1,281	1,363
Professional & Technical Services	5,421	5,474	5,580	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Management of Companies & Enterprises				1,295	1,219	1,225	1,167	1,275	1,330	1,389	1,394
Administrative & Waste Services				(c)	(c)	(b)	(b)	(b)	(b)	(b)	(b)
Educational Services				350	410	(b)	(b)	(b)	(b)	(b)	(b)
Healthcare & Social Assistance				(b)	(b)	564	551	553	570	467	432
Arts, Entertainment & Recreation				(b)	(b)	1,306	1,338	1,389	1,405	1,410	1,779
Accommodation & Food Services				377	383	385	361	344	358	365	390
Other Services				1,465	1,631	1,697	1,730	1,746	1,730	1,768	1,934
Government & Government Enterprises				1,195	1,212	1,233	(b)	(b)	(b)	1,180	916
Federal, Civilian	6,527	6,786	7,045	7,147	7,036	7,236	7,456	7,599	7,444	7,679	7,834
Military	235	245	242	246	262	260	249	234	216	205	199
State and Local	209	198	195	193	188	185	186	194	203	207	206
	6,083	6,343	6,608	6,708	6,586	6,791	7,021	7,171	7,025	7,267	7,429

Notes: (a) Excludes limited partners.

(b) Data not disclosed

(c) Less than 10 jobs, but the estimates for this item are included in the totals.

N/A - Data is not available

Source: U.S. Commerce Department - Bureau of Economic Analysis.

**Table 2.2**

**ALBANY COUNTY COVERED EMPLOYMENT BY SECTOR  
2000 - 2009**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>PRIVATE EMPLOYMENT</b>										
Agriculture, Forestry, Fishing & Hunting	136	81	81	74	81	76	72	60	61	74
Mining	19	8	9	31	24	15	15	19	22	21
Utilities		N/A	N/A	N/A	N/A	18	(a)	(a)	N/A	N/A
Construction	827	804	771	699	752	802	873	930	949	944
Manufacturing	735	635	633	614	580	556	609	549	456	374
Transportation & Warehousing	224	116	121	122	148	152	152	173	173	145
Wholesale Trade	165	152	157	157	160	157	128	129	134	138
Retail Trade	3,156	1,958	1,830	1,846	1,852	1,882	1,810	1,825	1,798	1,733
Information		146	332	331	286	267	162	147	153	148
<b>FIRE</b>	452	517	547	183	583	604	616	635	642	623
Services	3,394	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services		1,056	783	802	714	802	856	904	888	818
Management of Companies & Enterprises		(a)	(a)	(a)	(a)	(a)	(a)	(a)	N/A	N/A
Administration & Waste Services		208	236	230	215	228	235	418	425	388
Educational Services		304	355	411	408	394	(a)	309	293	308
Healthcare & Social Assistance		1,062	1,056	1,109	1,136	1,179	1,185	1,184	1,518	1,592
Arts, Entertainment, & Recreation		207	218	222	175	153	155	148	155	157
Accommodation & Food Services		1,370	1,524	1,583	1,611	1,641	1,630	1,668	1,828	1,724
Other Services		712	725	753	715	703	708	679	432	417
Government	5,032	5,090	5,202	5,443	7,374	5,680	5,556	5,566	5,658	6,045
Federal Government	243	252	269	259	248	234	215	204	198	209
State Government	3,126	3,105	3,154	3,340	5,277	3,616	3,522	3,515	3,596	3,945
Local Government	1,663	1,733	1,779	1,844	1,823	1,831	1,819	1,848	1,863	1,891
<b>TOTAL</b>	<b>14,140</b>	<b>14,448</b>	<b>14,601</b>	<b>15,023</b>	<b>16,809</b>	<b>15,311</b>	<b>15,174</b>	<b>15,376</b>	<b>15,603</b>	<b>15,683</b>

Notes: (a) Not disclosed

N/A - Data is not available

Source: Wyoming Department of Employment

**Table 2.3**

**ALBANY COUNTY EMPLOYERS**  
*Covered Employment*  
**2000 - 2009**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>PRIVATE EMPLOYMENT</b>										
Agriculture	24	15	15	16	16	15	16	15	14	16
Mining	9	9	8	7	7	6	4	5	7	8
Utilities		(a)	(a)	(a)		3	(a)	(a)	(a)	(a)
Construction	133	140	141	151	152	164	164	173	190	185
Manufacturing	34	34	34	32	35	33	34	34	34	32
Transportation & Warehousing	45	29	27	28	26	24	27	28	28	27
Information		19	17	19	19	20	22	23	21	21
Wholesale Trade	40	35	38	42	44	48	50	47	47	44
Retail Trade	211	147	143	150	149	153	149	142	140	138
<b>FIRE</b>	<b>93</b>	<b>103</b>	<b>103</b>	<b>108</b>	<b>109</b>	<b>111</b>	<b>114</b>	<b>117</b>	<b>121</b>	<b>117</b>
Services	407	495	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services		142	144	134	131	141	142	150	153	157
Management of Companies & Enterprises		(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)
Administrative & Waste Services		42	43	44	47	52	47	44	47	52
Educational Services		9	(a)	(a)	12	13	(a)	11	12	17
Health Care & Social Assistance		90	92	100	106	109	110	105	112	122
Arts, Entertainment, & Recreation		23	25	26	25	26	24	21	24	23
Accommodation & Food Services		88	93	99	100	102	108	114	115	113
Other Services		101	103	109	102	101	103	102	98	101
<b>Government <sup>1</sup></b>										
Federal Government	15	12	13	15	14	15	16	14	15	16
State Government	21	24	26	27	29	28	30	27	28	28
Local Government	15	14	13	13	13	13	13	13	13	13
<b>TOTAL</b>	<b>1,047</b>	<b>1,077</b>	<b>1,104</b>	<b>1,130</b>	<b>1,139</b>	<b>1,175</b>	<b>1,189</b>	<b>1,187</b>	<b>1,220</b>	<b>1,233</b>

N/A - Data is not available

<sup>1</sup> Number of Governmental Agencies

(a) Not Disclosed

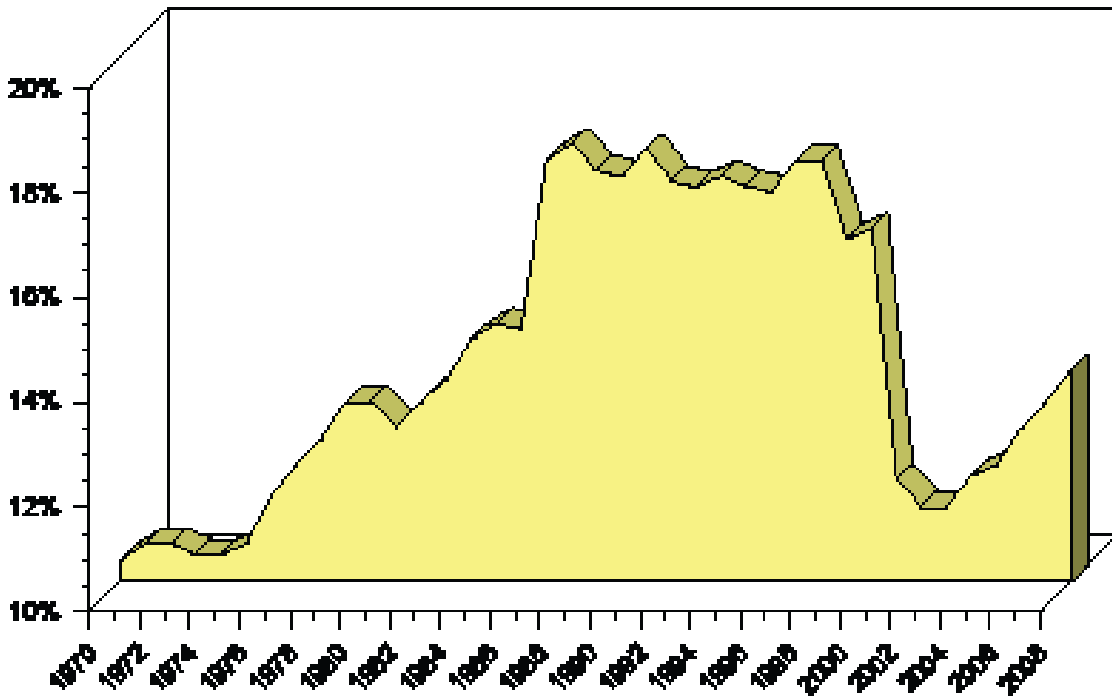
Source: Wyoming Department of Employment

**Table 2.4****ALBANY COUNTY PROPRIETORS (BEA)**  
*1990 - 2008*

<b>YEAR</b>	<b>NON-FARM PROPRIETORS</b>	<b>TOTAL NON-FARM PROPRIETOR INCOME (\$000)</b>	<b>FARM PROPRIETORS</b>	<b>TOTAL FARM PROPRIETOR INCOME (\$000)</b>	<b>TOTAL PROPRIETORS</b>
1990	3,105	\$23,984	278	\$7,676	3,383
1991	3,194	\$25,431	284	\$5,064	3,478
1992	3,152	\$28,826	302	\$4,476	3,454
1993	3,169	\$33,800	303	\$9,204	3,472
1994	3,353	\$37,345	303	\$7,757	3,656
1995	3,377	\$41,407	304	\$2,865	3,681
1996	3,406	\$50,785	304	\$2,262	3,710
1997	3,568	\$52,549	307	\$3,568	3,875
1998	3,646	\$55,583	297	\$460	3,943
1999	3,373	\$55,162	296	\$4,309	3,669
2000	3,536	\$44,670	306	\$4,696	3,842
2001	2,416	\$50,906	307	\$6,286	2,723
2002	2,288	\$43,871	337	-\$1,384	2,625
2003	2,314	\$42,130	307	\$3,515	2,621
2004	2,476	\$44,803	309	\$4,573	2,785
2005	2,558	\$46,653	313	\$2,394	2,871
2006	2,704	\$49,464	310	-\$1,733	3,014
2007	2,895	\$47,270	383	-\$4,523	3,278
2008	3,088	\$47,269	382	-\$5,773	3,470

Source: US Commerce Department – Bureau of Economic Analysis

**FIGURE 4**  
**Non-Farm Proprietors' Share of Total BEA Jobs**  
**Albany County**  
**1970 - 2008**



**FIGURE 5**  
**Total Non-Farm Proprietors' Income as a Share of**  
**Total Personal Income**  
**Albany County 1970 - 2008**

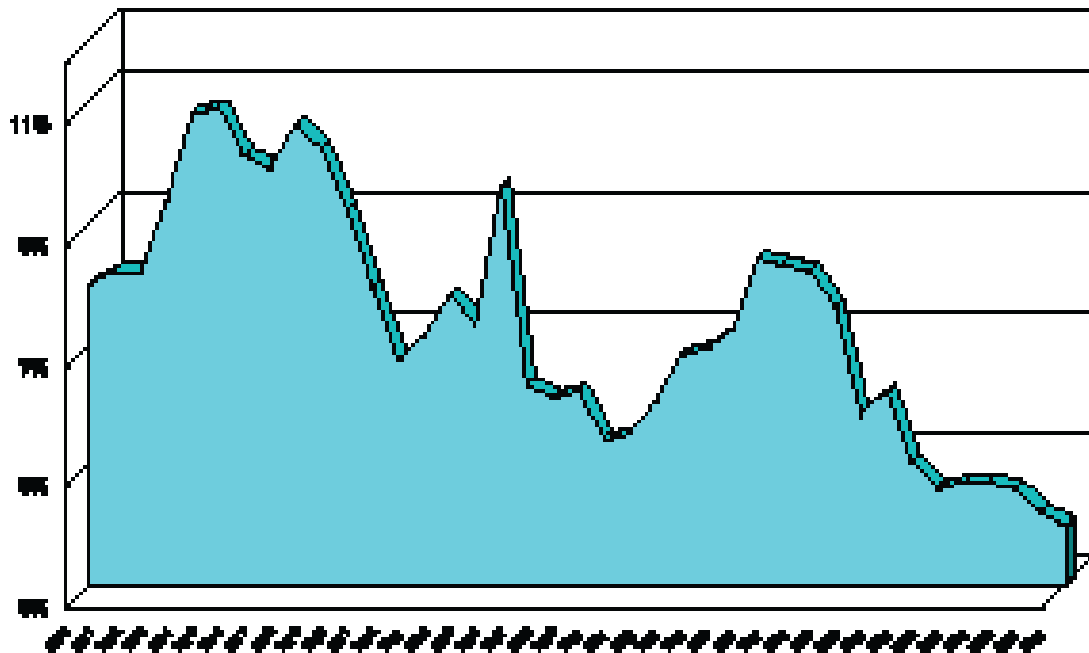


FIGURE 6

**Average Proprietor Income vs Average Annual Wages  
Albany County  
1996 - 2008**

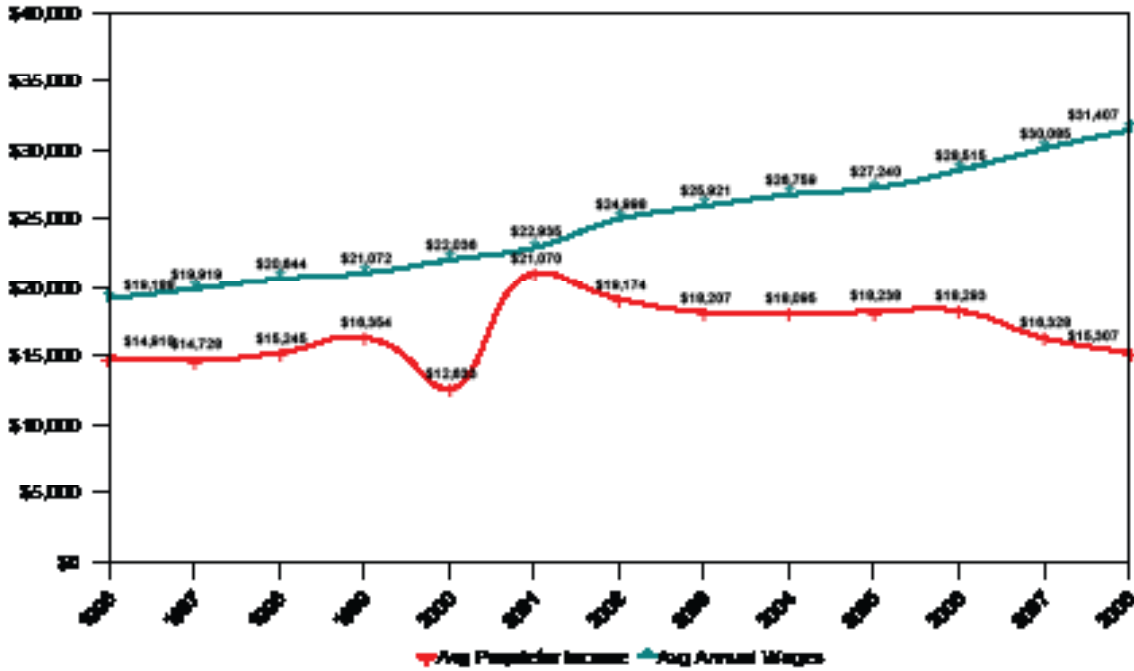
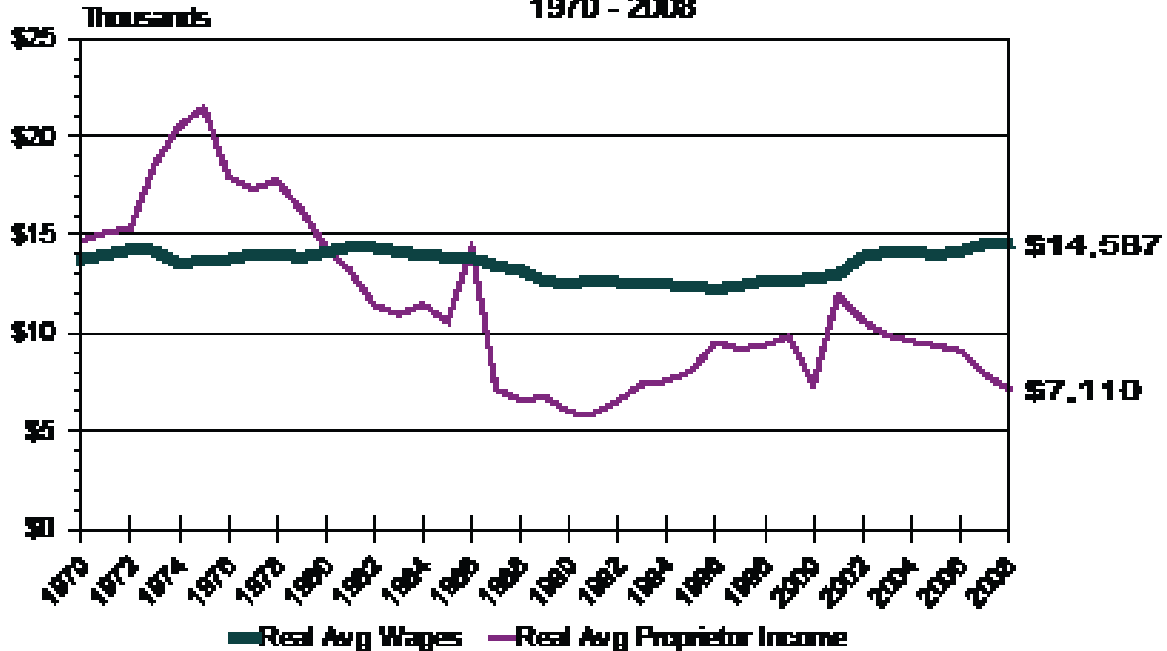


FIGURE 7

**Real Average Wages vs Real Average Proprietor Income  
Albany County  
1970 - 2008**



**Table 2.5****FIRMS BY SIZE AND INDUSTRY IN 2008***Albany County**Number of Establishments by Employment-size class<sup>(1)</sup>*

2008	TOTAL FIRMS	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 OR MORE
Forestry, fishing, hunting, agriculture	2	1	0	1	0	0	0	0	0	0
Mining	3	2	1	0	0	0	0	0	0	0
Utilities	5	0	2	2	1	0	0	0	0	0
Construction	144	98	20	18	7	1	0	0	0	0
Manufacturing	33	17	6	2	5	2	1	0	0	0
Wholesale trade	24	15	3	5	1	0	0	0	0	0
Retail trade	154	77	38	25	7	3	3	1	0	0
Transportation & warehousing	29	19	5	3	2	0	0	0	0	0
Information	13	7	2	2	2	0	0	0	0	0
Finance & insurance	46	31	6	4	4	0	1	0	0	0
Real estate & rental & leasing	55	45	8	2	0	0	0	0	0	0
Professional, scientific & tech. services	117	70	26	10	7	3	1	0	0	0
Management of companies & enterprises	1	1	0	0	0	0	0	0	0	0
Admin, support, waste mgt, remed. Serv.	48	32	12	1	2	0	1	0	0	0
Educational services	14	8	1	2	2	0	1	0	0	0
Health care and social assistance	113	68	15	12	9	5	3	1	0	0
Arts, entertainment & recreation	22	14	3	3	1	1	0	0	0	0
Accommodation & food services	107	16	26	31	30	4	0	0	0	0
Other services (except public admin.)	109	72	24	9	3	1	0	0	0	0
Unclassified establishments.	2	2	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1,041</b>	<b>595</b>	<b>198</b>	<b>132</b>	<b>83</b>	<b>20</b>	<b>11</b>	<b>2</b>	<b>0</b>	<b>0</b>

(1) Does not include proprietors, government, household services, or railroad workers.

Source: County Business Patterns

## Wages, Earnings and Income Trends

This section contains multiple indicators on average wages, earnings and personal income for residents of Albany County. Table 3.0 presents four measures of income. Median household income, for example, was estimated at \$42,884 in 2009 which was a decrease of 1.5 percent from 2008. These estimates are from the American Community Survey (ACS) and now replace what used to be the long form administered during the decennial census. It should be mentioned that the ACS estimates have fairly large standard errors, especially for smaller communities and thus the estimates should be viewed with caution.

The first table found in Table 3.0 presents household incomes by income brackets. For instance, in 2009 14.9 percent of Albany County households had incomes greater than \$100,000. In Laramie County, by comparison, 16.3 percent of all households had incomes greater than \$100,000.

Average worker compensation as presented in Table 3.0 rose 4.5 percent in 2009 from 2008. Average compensation includes employer paid benefits and stood at \$42,360 in 2009. The cost of employer paid benefits has risen steadily since 1998 and is illustrated in Figure 8.

The average wage in the county was reported at \$32,941 in 2009 and did not include employer paid benefits. The average wage rose 3.7 percent in 2009 and easily outpaced the rate of inflation which was reported at a negative 0.4 percent.

Table 3.1 presents average annual earnings in Albany County by the Wyoming Department of Employment. Average earnings were reported at \$35,022 in 2009 versus \$33,891 in 2008 and, therefore, stood 3.3 percent higher than the latter year.

Per capita personal income as presented in Table 3.2 has marched higher every year since 1990 but continued to severely lag comparable numbers for the state and nation. Local per capita income in 2008 was only 71 percent of Wyoming's per capita and remained 11.5 percent behind national per capita income.

Figure 10 presents, U.S., Wyoming and Albany County annual personal income totals from 1979 forward with recession years embedded. Albany County closely follows national economic trends, especially in recession years. Personal income data for 2009 for Albany County area was not available at the time of this report. Thus how this series tracked with the Great Recession was not known but the expectation is that it will follow its past performance characteristics.

Overtime, Albany County personal income has generally grown at a slower rate than U.S. personal income as can be seen in Figure 10. Since 2000, this pattern has become somewhat more volatile and thus less predictable. The severe drop in 2004 personal income reported in last year's Trends edition was revised by BEA this year and no longer exists in the data set. The very large and unexplained decrease in dividends, interest and rental payments that was also reported for that year was also eliminated in these year's data. Both series now conform to historical trends.

The long-term trend in interest, dividends and rental payments (considered passive income) as a percent of total personal income is presented in Figure 11. Overtime this percentage has risen from a low of 16.9 percent in 1969 to a high

### SECTION 3 WAGES, EARNINGS & INCOME TRENDS

#### Table

- |     |  |
|-----|--|
| 3.0 | Incomes and Average Wages<br>Figure 8 - Average Wage and Average Compensation  |
| 3.1 | Albany County Average Annual Earned Income   |
| 3.2 | Per Capita Personal Income<br>Figure 9 - Per Capita Personal Income  |
| 3.3 | Personal Income and Earnings By Industry<br>Figure 10 - Personal Income – Albany County, Wyoming and U.S.<br>Figure 11 - Passive Income's Share of Total Personal Income |
| 3.4 | Albany County Total Payroll  |
| 3.5 | Average Annual Pay By States   |

of 28.8 percent in 2007. In 2008, the comparable percentage was 27.9 percent. By comparison, the long-term national ratio for these two variables fluctuates around 18.0 percent which suggests that an ever increasing share of the rise in Albany County personal incomes is due to increasing passive income earnings.

**Table 3.0****2009 HOUSEHOLD INCOME***Albany County*

	HOUSEHOLDS
Total: *	14,193
Less than \$10,000	1,922
\$10,000 to \$14,999	963
\$15,000 to \$24,999	1,718
\$25,000 to \$34,999	1,722
\$35,000 to \$49,999	2,013
\$50,000 to \$74,999	2,214
\$75,000 to \$99,999	1,527
\$100,000 to \$149,999	1,566
\$150,000 to \$199,999	261
\$200,000 or more	287
Median household income	\$40,116
Mean household income	\$57,357

\* 90 percent confidence level margin of error  
 Source: U.S. Census Bureau,  
 2005 - 2009 American Community Survey, 5 year estimates

**MEDIAN HOUSEHOLD INCOME***Albany County*

YEAR	MEDIAN HOUSEHOLD INCOME	PERCENT CHANGE
1992	N/A	N/A
1993	\$26,559	N/A
1994	N/A	N/A
1995	\$28,485	N/A
1996	N/A	N/A
1997	\$32,374	N/A
1998	\$34,192	5.62%
1999	\$31,179	-8.81%
2000	\$32,298	3.59%
2001	\$31,628	-2.07%
2002	\$32,211	1.84%
2003	\$33,882	5.19%
2004	\$34,627	2.20%
2005	\$34,901	0.79%
2006*	N/A	
2007*	\$40,768	
2008*	\$43,557	6.84%
2009*	\$42,884	-1.55%

Source: US Census Bureau  
 \*American Community Survey, 3 year estimates

**2009 EARNINGS BY GENDER***Population 16 Years and Over  
(Full-time, year-round)**Albany County*

	MALES	FEMALES
Total:	5,830	4,204
\$1 to \$9,999 or loss	268	311
\$10,000 to \$14,999	251	332
\$15,000 to \$24,999	740	925
\$25,000 to \$34,999	1,160	845
\$35,000 to \$49,999	1,183	933
\$50,000 to \$64,999	875	454
\$65,000 to \$74,999	361	101
\$75,000 to \$99,999	635	202
\$100,000 or more	350	101
Median earnings	\$41,759	\$31,146
Mean earnings	\$53,612	\$36,725

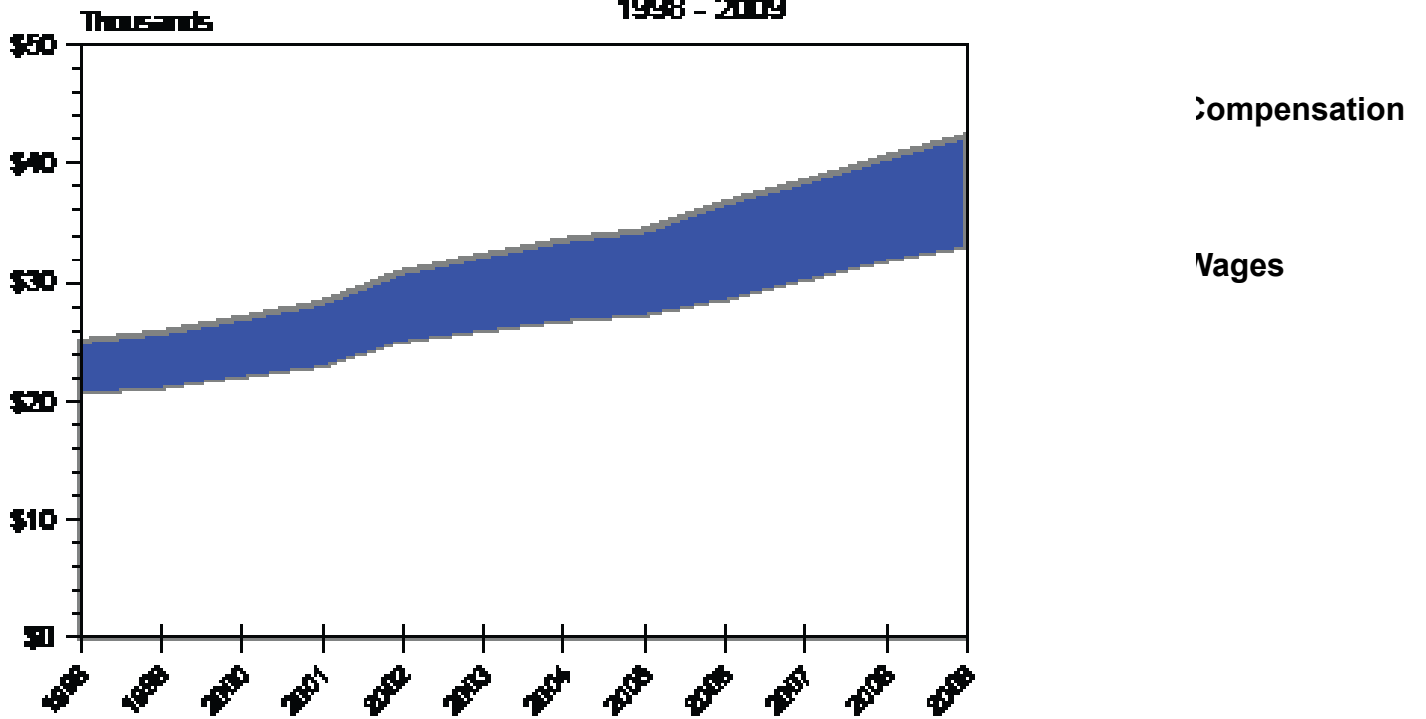
Source: US Census Bureau, 2005-2009 American Community Survey

**AVERAGE WAGE AND  
COMPENSATION PER JOB***Albany County*

YEAR	COMPEN- SATION	PERCENT CHANGE	WAGES <sup>1</sup>	PERCENT CHANGE
1991	N/A	N/A	\$17,256	N/A
1992	N/A	N/A	\$17,659	2.34%
1993	N/A	N/A	\$18,061	2.28%
1994	N/A	N/A	\$18,462	2.22%
1995	N/A	N/A	\$18,870	2.21%
1996	N/A	N/A	\$19,188	1.69%
1997	N/A	N/A	\$19,919	3.81%
1998	\$25,098	N/A	\$20,644	3.64%
1999	\$25,851	3.00%	\$21,072	2.07%
2000	\$27,077	4.74%	\$22,036	4.57%
2001	\$28,349	4.70%	\$22,935	4.08%
2002	\$30,909	9.03%	\$24,998	8.99%
2003	\$32,288	4.46%	\$25,921	3.69%
2004	\$33,604	4.08%	\$26,759	3.23%
2005	\$34,398	2.36%	\$27,240	1.80%
2006	\$36,702	6.70%	\$28,515	4.68%
2007	\$38,497	4.89%	\$30,154	5.75%
2008	\$40,534	5.29%	\$31,773	5.37%
2009	\$42,360	4.50%	\$32,941	3.68%

(1) Does not include benefits  
 Source: US Department of Commerce - Bureau of Economic Analysis

**FIGURE 8**  
**Average Wage and Average Compensation Per Job**  
**Albany County**  
**1998 - 2009**



**Table 3.1****ALBANY COUNTY AVERAGE ANNUAL EARNED INCOME<sup>(1)</sup>**(Dollars)  
**2000 - 2009**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>PRIVATE</b>										
Agriculture	20,423	26,793	29,991	22,854	21,866	27,092	77,714	53,326	50,570	25,805
Mining	28,041	40,456	42,536	43,797	41,990	39,611	44,538	72,644	55,796	70,213
Utilities		N/A	N/A	N/A	N/A	71,058	N/A	N/A	N/A	N/A
Construction	29,198	28,509	30,030	28,236	28,509	29,185	29,965	32,266	33,696	37,167
Manufacturing	25,155	27,196	27,651	30,511	33,020	31,187	30,849	34,346	37,557	40,781
Trans & Warehousing	31,629	30,927	29,718	30,810	34,203	36,192	40,131	41,652	43,823	41,561
Information		21,515	15,782	17,628	21,359	20,618	31,837	36,907	34,983	34,047
Wholesale Trade	28,106	29,510	31,278	32,487	44,213	32,318	35,711	36,829	36,595	36,985
Retail Trade	13,104	15,496	16,666	17,069	17,485	17,394	18,668	19,695	20,553	20,644
Finance & Insurance	24,263	22,159	22,906	23,634	25,734	26,884	38,428	54,873	63,817	64,363
Services	20,306	17,518	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services		21,723	27,482	28,743	35,542	38,480	37,349	41,691	42,770	48,282
Management of Companies & Enterprises		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Administrative & Waste Services		15,028	16,627	17,363	16,107	18,590	19,058	17,953	18,304	19,474
Educational Services		24,167	N/A	27,004	27,677	30,641	N/A	35,698	37,388	38,220
Health Care & Social Assistance		27,976	29,367	31,343	32,942	33,748	34,047	36,244	34,346	34,827
Arts, Entertainment, & Recreation		8,762	8,710	9,334	9,789	8,229	9,386	8,112	8,983	10,556
Accommodation & Food Services		8,671	9,308	9,269	9,269	9,412	10,127	11,128	12,051	12,272
Other Services		16,302	17,212	17,901	17,589	17,485	18,005	19,487	20,514	20,930
<b>TOTAL GOVERNMENT</b>	<b>31,044</b>	<b>33,085</b>	<b>35,009</b>	<b>36,387</b>	<b>30,108</b>	<b>38,233</b>	<b>39,728</b>	<b>42,107</b>	<b>44,928</b>	<b>45,084</b>
State Government	32,266	34,892	37,388	39,598	28,886	40,430	42,094	45,097	47,970	52,572
Local Government	27,417	28,392	29,380	29,271	31,187	32,110	33,579	35,191	37,999	47,580
Federal Government	40,716	40,976	42,692	45,162	48,217	51,961	51,675	52,143	53,573	39,013
<b>AVERAGE ANNUAL</b>	<b>23,608</b>	<b>24,648</b>	<b>26,416</b>	<b>26,988</b>	<b>26,208</b>	<b>29,068</b>	<b>30,446</b>	<b>32,331</b>	<b>33,891</b>	<b>35,022</b>

(1) Compiled using quarterly data of average weekly wages

N/A - Data is not available

Source: Wyoming Department of Employment

**Table 3.2****PER CAPITA PERSONAL INCOME***Albany County***1990 - 2009**

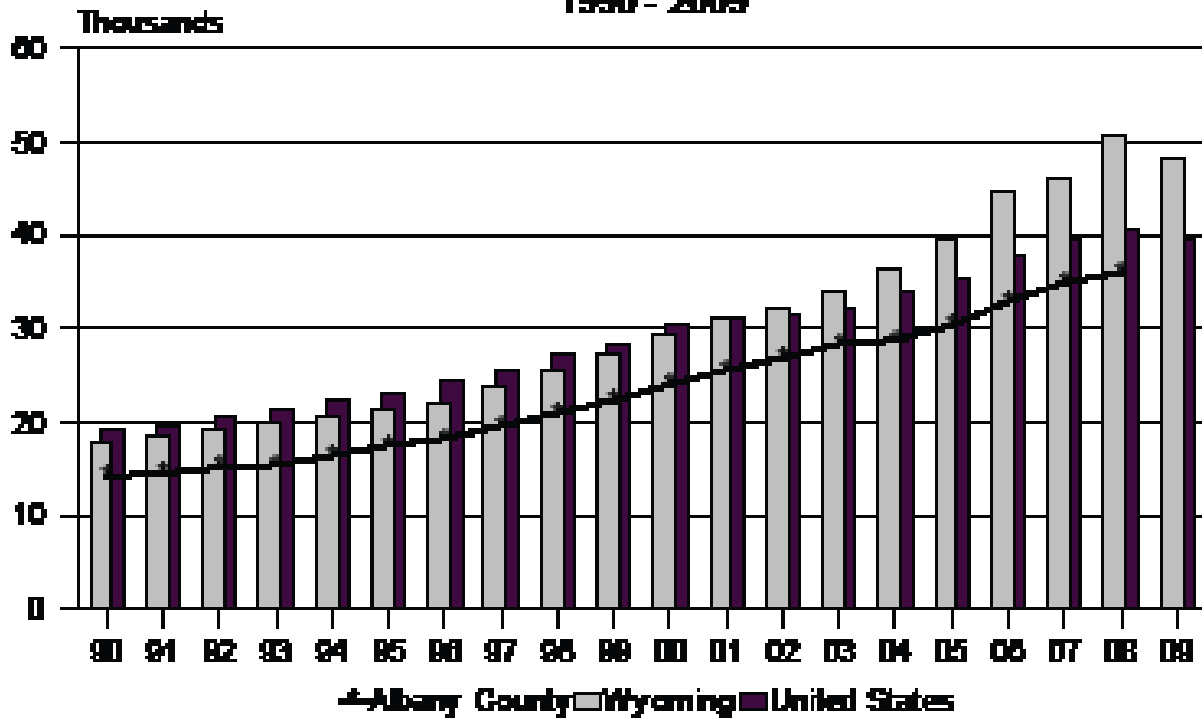
(Dollars)

<b>YEAR</b>	<b>ALBANY COUNTY (a)</b>	<b>WYOMING (b)</b>	<b>UNITED STATES (c)</b>	<b>PERCENT DIFFERENCE ((a-c)/c)</b>
1990	14,282	17,910	19,354	-26.21%
1991	14,676	18,589	19,818	-25.95%
1992	15,284	19,344	20,799	-26.52%
1993	15,527	20,065	21,385	-27.39%
1994	16,544	20,741	22,297	-25.80%
1995	17,634	21,358	23,262	-24.19%
1996	18,339	22,233	24,442	-24.97%
1997	19,699	23,774	25,654	-23.21%
1998	21,096	25,496	27,258	-22.61%
1999	22,410	27,192	28,333	-20.90%
2000	24,126	29,281	30,318	-20.42%
2001	25,632	31,322	31,145	-17.70%
2002	26,925	32,079	31,461	-14.42%
2003	28,437	33,921	32,271	-11.88%
2004	28,807	36,261	33,881	-14.98%
2005	30,359	39,446	35,424	-14.30%
2006	32,927	44,676	37,698	-12.66%
2007	34,955	46,220	39,458	-11.41%
2008	35,993	50,588	40,673	-11.51%
2009	N/A	48,178	39,626	N/A

Source: U.S. Department of Commerce - Bureau of Economic Analysis

FIGURE 9

### Per Capita Personal Income 1990 - 2009



**Table 3.3**

**ALBANY COUNTY PERSONAL INCOME AND EARNINGS BY INDUSTRY (BEA)**  
*(Thousands of Dollars)*  
**1998 - 2008**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Personal Income	678,855	721,428	769,966	825,571	868,994	923,736	943,477	990,021	1,078,605	1,135,316	1,191,322
<b>Derivation of TPI</b>											
Earnings by Place of Work	464,887	493,223	518,311	557,516	583,266	618,105	646,692	670,095	703,740	745,599	785,678
Less: Personal Cont. for Social Insur. (a)	51,351	53,680	56,686	60,422	64,700	68,789	70,943	72,949	87,258	94,899	100,400
Plus: Adjustment for Residence	8,774	9,299	9,784	11,106	11,833	12,791	13,757	15,537	18,153	19,183	20,363
Equals: Net Earn. by Place of Residence	422,310	448,842	471,409	508,200	530,399	562,107	589,506	612,683	634,635	669,883	705,641
Plus: Dividends, Interest, and Rent (b)	170,727	184,101	204,634	212,904	226,994	244,278	232,184	246,624	309,158	327,110	332,284
Plus: Transfer Payments	85,818	88,485	93,923	104,467	111,601	117,351	121,787	130,714	134,812	138,323	153,397
<b>Industry Earnings</b>											
Farm	3,025	7,309	8,452	10,544	3,823	7,801	8,891	6,923	2,420	-659	-2,048
Nonfarm	461,862	485,914	509,859	546,972	579,443	610,304	637,801	663,172	701,320	746,258	787,726
Private	264,936	274,867	284,101	303,898	317,045	320,950	332,927	344,392	369,080	396,314	411,261
Ag. Serv., For., Fish, and Other	(b)	(b)	1,961	1,215	1,241	1,250	1,336	1,288	(b)	1,351	1,385
Mining	448	(b)	898	831	792	1,990	1,696	1,167	(b)	2,120	2,729
Utilities			(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)	(b)
Construction	29,271	26,770	38,969	38,102	36,740	31,118	33,550	36,259	40,697	45,315	46,518
Manufacturing	31,947	35,823	23,333	22,001	22,454	24,393	24,802	22,601	25,185	25,062	23,287
Transportation & Warehousing	16,199	16,835	16,714	(b)	(b)	(b)	(b)	(b)	(b)	16,057	16,533
Wholesale Trade	(b)	6,922	7,006	9,598	9,252	10,096	(b)	(b)	(b)	(b)	(b)
Retail Trade	50,350	51,992	53,008	42,070	40,604	43,001	44,109	44,975	47,444	49,930	51,293
Finance, Insurance, & Real Estate	19,681	25,676	22,372	23,898	25,074	26,224	28,379	30,376	30,707	33,311	33,325
Information				7,266	(b)	7,266	(b)	(b)	(b)	6,789	6,790
Services	108,491	108,219	119,840	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services				35,531	35,724	36,900	37,746	44,108	50,145	56,785	57,510
Management of Companies & Enterprises				155	2,757	(b)	(b)	(b)	(b)	(b)	(b)
Administrative & Waste Services				4,761	5,656	(b)	(b)	(b)	(b)	(b)	(b)
Educational Services				(b)	(b)	15,267	15,272	15,990	17,510	14,948	14,284
Healthcare & Social Assistance				(b)	(b)	48,605	52,716	54,983	56,573	59,513	71,579
Arts, Entertainment & Recreation				4,881	6,908	7,392	5,908	4,718	5,094	4,931	5,199
Accommodation & Food Services				17,620	20,101	21,319	21,836	22,493	24,107	27,069	31,743
Other Services				22,408	25,149	25,645	(b)	(b)	(b)	28,027	22,746
Government & Government Enterprises	196,926	211,047	225,758	243,074	262,398	289,354	304,874	318,780	332,240	349,944	376,465
Federal, Civilian	13,251	14,149	14,811	15,512	17,258	17,520	18,344	18,596	17,441	16,506	16,561
Military	3,790	3,718	3,844	3,938	4,970	6,390	6,922	8,394	8,312	8,647	9,685
State and Local	179,885	193,180	207,103	223,624	240,170	265,444	279,608	291,790	306,487	324,791	350,219

Notes: (a) Personal contributions for social insurance are included in earnings by type and industry but excluded from personal income.

(b) Not shown to avoid disclosure of confidential information. Estimates are included in totals.

N/A - Data is not available.

Source: U.S. Commerce Department - Bureau of Economic Analysis

FIGURE 10

**Personal Income**  
Albany County, Wyoming, and United States

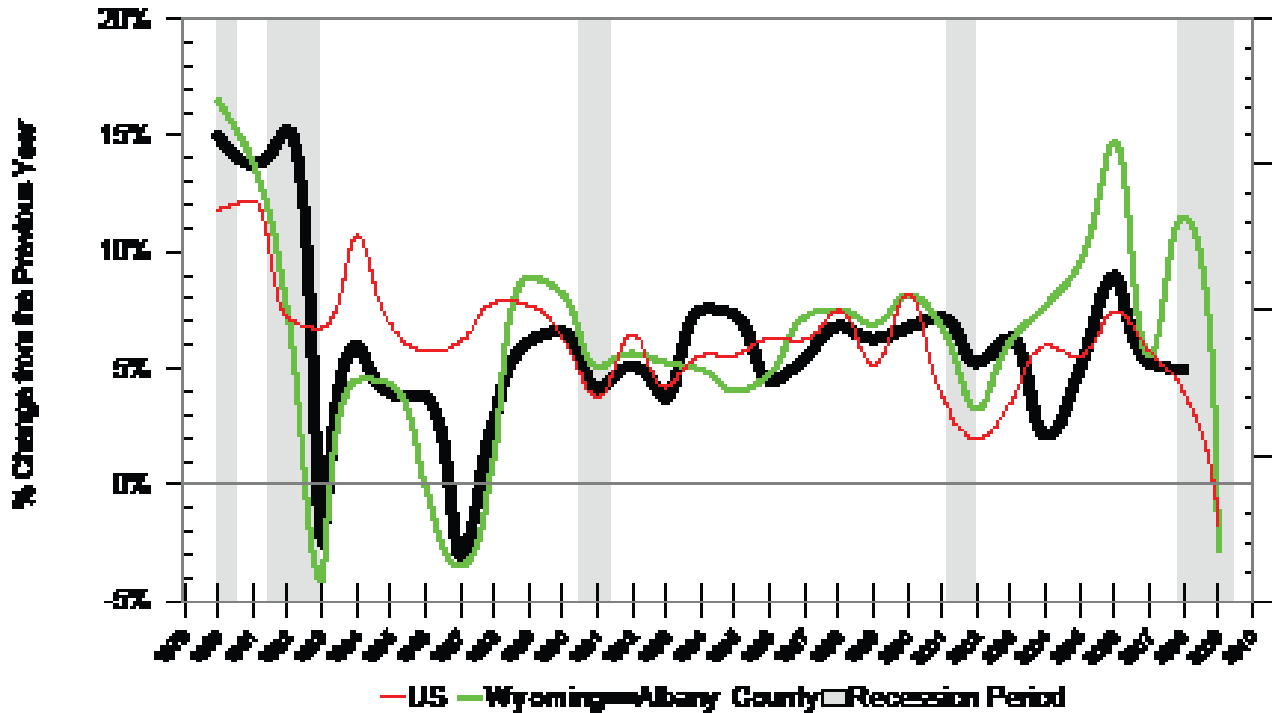
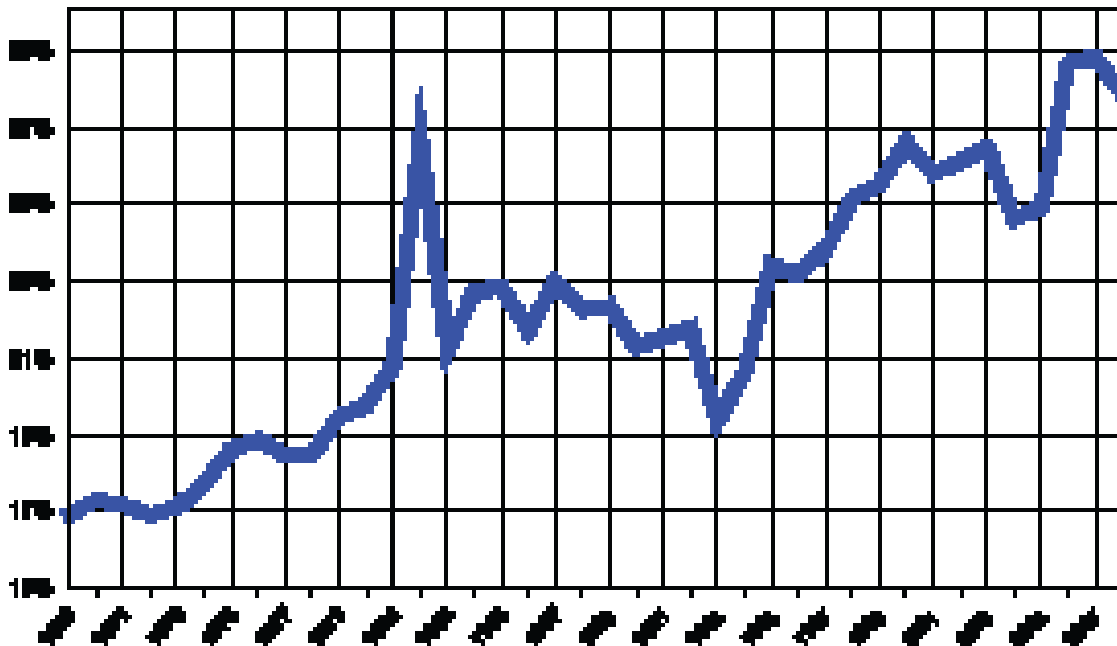


FIGURE 11

**Private Income's Share of Total Personal Income**  
Albany County  
1990 - 2010



**Table 3.4**

**ALBANY COUNTY TOTAL PAYROLL**  
***Covered Employment by Standard Industrial Classification***  
(Dollars)  
**2001 - 2009**

	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>PRIVATE EMPLOYMENT</b>									
Agriculture	2,136,524	1,702,620	1,684,713	1,769,494	2,021,185	4,833,601	3,021,106	3,254,342	1,872,057
Mining	320,075	192,564	1,275,571	1,037,664	597,215	(a)	345,165	1,230,504	1,506,099
Utilities	(a)	(a)	(a)	(a)	1,283,808	(a)	(a)	(a)	(a)
Construction	23,016,655	18,703,408	19,903,607	21,492,430	23,399,112	26,159,808	30,139,978	31,994,969	35,218,757
Manufacturing	17,278,440	15,640,824	18,630,347	19,191,392	17,319,101	18,776,204	18,698,481	17,138,031	15,228,526
Transportation & Warehousing	3,593,461	3,569,728	3,753,950	5,045,583	5,495,000	6,099,321	7,193,854	7,566,739	6,039,043
Information	3,178,565	5,087,269	5,827,665	6,097,302	5,487,643	5,099,416	4,043,342	5,330,023	5,047,245
Wholesale Trade	4,439,940	4,809,532	5,088,677	7,138,830	5,055,980	4,556,700	4,732,703	4,883,199	5,121,674
Retail Trade	30,399,142	29,899,528	31,472,624	32,403,961	32,763,550	33,819,659	35,941,106	36,966,954	35,774,522
<b>FIRE</b>	10,787,594	13,752,608	15,960,354	17,250,705	18,610,102	19,631,377	23,357,842	23,770,306	23,147,439
Services	83,082,110	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services	17,863,327	21,385,483	23,147,118	25,398,684	30,975,291	31,980,368	37,616,527	38,003,536	39,164,025
Management of Companies & Enterprises	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)
Administrative & Waste Services	3,113,864	3,872,269	4,021,236	3,465,564	4,262,867	4,395,429	7,489,601	7,772,735	7,557,943
Educational Services	7,342,077	(a)	(a)	11,307,058	12,043,352	(a)	5,511,647	10,944,032	11,796,311
Health Care & Social Assistance	29,486,390	30,928,886	34,762,820	37,467,868	39,803,843	40,378,424	42,992,886	52,209,731	55,486,885
Arts, Entertainment, & Recreation	1,769,142	1,865,651	2,057,555	1,677,996	1,242,569	1,409,334	1,173,722	1,371,047	1,649,716
Accommodation & Food Services	12,029,858	14,155,914	11,673,279	14,941,900	15,452,861	16,495,788	18,574,407	22,034,974	21,172,196
Other Services	11,477,452	12,497,122	13,480,920	12,565,401	12,297,318	12,742,569	13,234,546	8,847,519	8,739,841
<b>Government</b>									
Federal Government	10,341,000	11,479,000	11,704,000	11,945,000	12,091,337	11,121,889	10,597,079	10,605,835	10,958,822
State Government	108,406,000	117,941,000	132,350,000	152,399,956	146,229,953	148,152,506	158,467,195	172,552,156	187,665,200
Local Government	47,732,000	51,116,000	54,006,000	56,754,898	58,740,226	61,150,470	65,116,029	70,952,510	73,920,064
<b>TOTAL PAYROLL (\$)</b>	<b>352,970,000</b>	<b>384,501,000</b>	<b>405,672,000</b>	<b>440,591,533</b>	<b>445,190,313</b>	<b>461,926,918</b>	<b>497,330,273</b>	<b>528,876,518</b>	<b>549,442,252</b>

N/A - Data is not available

(a) Not Disclosed

Source: Wyoming Department of Employment

**Table 3.5****AVERAGE ANNUAL PAY BY STATES****1996 - 2008**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	PERCENT CHANGE 96-08
United States	28,946	30,353	31,945	33,340	35,323	36,219	36,764	37,765	39,354	40,677	42,535	44,458	45,563	57.41%
Arizona	26,387	27,659	29,322	30,525	32,610	33,411	34,036	35,056	36,646	38,154	40,019	41,551	42,518	61.13%
California	31,776	33,525	35,348	37,577	41,207	41,327	41,419	42,592	44,641	46,211	48,345	50,538	51,487	62.03%
Colorado	28,520	30,066	32,248	34,191	37,168	37,952	38,005	38,942	40,276	41,601	43,506	45,396	46,614	63.44%
Connecticut	36,592	38,941	40,895	42,682	45,486	46,993	46,852	48,328	51,007	52,954	54,814	58,029	58,395	59.58%
Delaware	30,711	32,188	33,969	35,157	36,535	38,427	39,684	40,954	42,487	44,622	46,285	47,308	47,569	54.89%
Florida	25,641	26,673	28,184	28,935	30,560	31,553	32,426	33,544	35,186	36,800	38,485	39,746	40,568	58.22%
Georgia	27,492	29,037	30,856	32,332	34,214	35,136	35,734	36,626	37,866	39,096	40,370	42,178	42,585	54.90%
Idaho	23,353	24,062	24,868	26,044	27,701	27,768	28,163	28,677	29,871	30,777	32,580	33,544	33,897	45.15%
Illinois	31,296	33,024	34,715	36,296	38,045	39,083	39,688	40,540	42,277	43,744	45,650	47,685	48,719	55.67%
Indiana	26,477	27,635	29,108	30,027	31,030	31,779	32,603	33,379	34,694	35,431	36,553	37,528	38,403	45.04%
Kansas	24,609	25,694	26,845	28,031	29,361	30,153	30,825	31,489	32,738	33,864	35,696	37,044	38,178	55.14%
Massachusetts	33,937	35,716	37,774	40,352	44,168	44,975	44,954	46,323	48,916	50,095	52,435	55,244	56,746	67.21%
Michigan	31,522	32,780	34,521	35,750	37,011	37,391	38,135	39,433	40,373	41,214	42,157	43,357	44,245	40.36%
Minnesota	28,866	30,231	32,075	33,487	35,414	36,587	37,458	38,610	40,398	40,800	42,185	44,375	45,826	58.75%
Montana	21,146	21,946	22,648	23,260	24,272	25,195	26,001	26,907	27,830	29,150	30,596	32,224	33,305	57.50%
Nebraska	23,294	24,565	25,539	26,632	27,693	28,377	29,448	30,382	31,507	32,422	33,814	35,238	36,243	55.59%
Nevada	27,788	28,672	30,203	31,213	32,277	33,121	33,993	35,329	37,106	38,763	40,070	42,149	42,984	54.69%
New Jersey	35,928	37,514	39,516	41,038	43,676	44,320	45,182	46,351	48,064	49,471	51,645	53,853	55,280	53.86%
New Mexico	23,716	24,684	25,711	26,267	27,498	28,702	29,431	30,202	31,411	32,605	34,567	36,379	37,910	59.85%
New York	36,816	38,543	40,684	42,179	45,358	46,727	46,328	47,247	49,941	51,937	55,479	59,439	60,288	63.75%
North Dakota	21,242	22,049	22,990	23,751	24,683	25,707	26,550	27,628	28,987	29,956	31,316	33,086	35,075	65.12%
Ohio	27,776	29,094	30,392	31,395	32,508	33,283	34,214	35,153	36,441	37,333	38,568	39,917	40,784	46.83%
Oklahoma	23,329	24,226	25,122	25,813	26,988	28,016	28,654	29,699	30,743	31,721	34,022	35,491	37,284	59.82%
Pennsylvania	28,973	30,163	31,584	32,696	34,015	34,978	35,808	36,995	38,555	39,661	41,349	43,239	44,381	53.18%
South Dakota	20,724	21,648	22,751	23,767	24,802	25,601	26,360	27,210	28,281	29,149	30,291	31,655	32,822	58.38%
Texas	28,129	29,699	31,515	32,898	34,943	36,045	36,248	36,968	38,511	40,150	42,458	44,695	45,939	63.32%
Utah	24,572	25,736	26,873	27,895	29,229	30,077	30,585	31,106	32,171	33,328	35,130	37,054	37,980	54.57%
Washington	28,881	30,769	33,076	35,736	37,099	37,459	38,242	39,021	39,361	40,721	42,897	45,021	46,569	61.24%
Wyoming	22,870	23,866	24,725	25,647	26,836	28,043	28,975	29,924	31,210	33,251	36,662	39,254	41,487	81.40%

N/A - Data is not available.

Source: Statistical Abstract of the United States.

U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census, Bureau of Labor Statistics.

## Demographic Trends

The reader will find population estimates for Albany County and its sub-divisions in this section. As mentioned in earlier editions of the Annual Trends, the U.S. Census Bureau has struggled with its population estimates for the county since the 2000 Census primarily due to the fact that the City of Laramie is home to the main campus of the University of Wyoming. The Bureau always has a difficult time estimating institutional populations. However, even after publishing new and higher estimates for Albany County in recent years, the actual population counts from the 2010 Census showed just how far off the mark these past estimates remained.

Table 4.4 presents migration data derived from the driver's license exchange program run by the Wyoming Department of Transportation. Between 2000 and the first half of 2010, there was a net in-migration of 1,318 persons with 86 percent of the gain occurring since 2008.

Table 4.5 presents the inflow and outflow of earnings by commuters which are illustrated by Figures 13 and 14. The inflow of earnings represents the amount of money brought back into the county's economy by Albany County residents who commute to work outside of the county. The outflow of earnings represents workers who commute into the county for work but live outside of the county. The amount of inflow earnings exceeded outflows from 1990 through 2008 with 2008 inflows 47.6 percent higher than outflows.

In 2008 almost 42.8 million dollars were earned by county residents commuting to work outside of Albany County while non-resident commuters pulled 22.4 million dollars out of the local economy. The last column of Table 4.5 presents the percentages between net residential adjustments and total county personal income. In 1990 the ratio was 2.29 percent and by 2008, it had fallen to 1.7 percent. In conclusion, Albany County has and apparently continues to serve as a supplier of labor for surrounding communities, especially for Cheyenne.

Table 4.6 presents educational profiles for the county. This year, 5-year estimates of educational attainment from the Census Bureau's American Community Survey were added (2005-2009). For persons 25 years and over in age, 48.8 percent held a bachelor's degree or higher. For the nation as a whole, the comparable percentage stood at 27.7 percent and for Laramie County, the percentage was 22.2 percent. The presence of the University of Wyoming accounted for this high local ratio which also implied an exceptional and large presence of well trained human capital.

### SECTION 4 DEMOGRAPHIC TRENDS

Table	
4.0	Census Detail
4.1	Population Estimates and Annual Growth Figure 12 - Population Estimates
4.2	Population Profiles
4.3	Population By Race and Ethnic Groups
4.4	Migration and Commuters
4.5	Commuter Income Flows Figure 13 - Commuting Flows Figure 14 - Net Commuting Residential Adjustment
4.6	Education Profiles
4.7	Public and Private School Enrollment Figure 15 - Total Enrollment

**Table 4.0****CENSUS DETAIL**  
**1990 - 2010**

	1990	2000	2006	2010
Albany CDP	N/A	80	N/A	N/A
Ft. Laramie Town	243	243	N/A	N/A
Laramie City	26,687	27,204	25,688	30,816
Medicine Bow Town	389	274	N/A	N/A
Rock River Town	190	235	202	245
	27,509	28,036	25,890	31,061
Bal. of County	3,288	3,978	4,470	5,238
Total	30,797	32,014	30,360	36,299

Source: U.S. Census Bureau

**Table 4.1****POPULATION ESTIMATES AND ANNUAL GROWTH*****Albany County  
2000 - 2010***

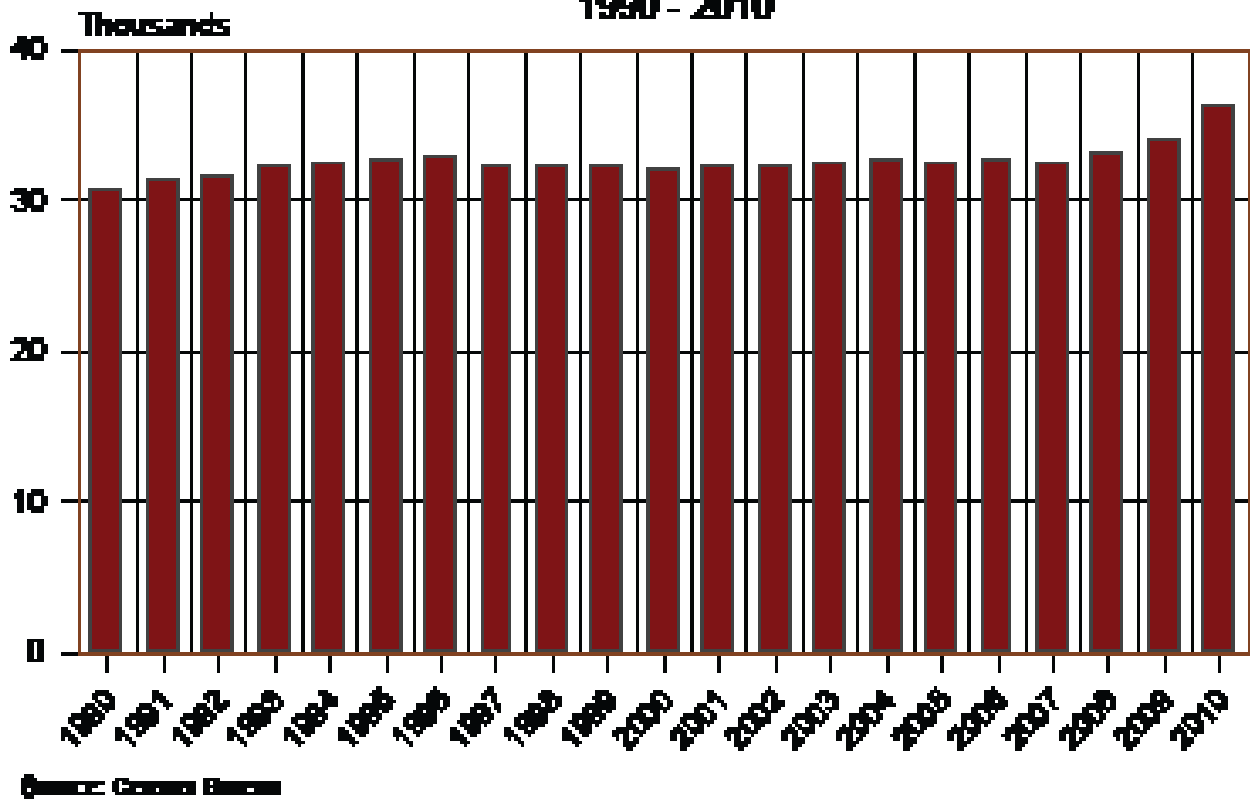
<b>YEAR</b>	<b>ALBANY COUNTY (a)</b>	<b>PERCENT CHANGE</b>	<b>CITY OF LARAMIE</b>	<b>PERCENT CHANGE</b>	<b>HOUSEHOLDS</b>
2000	32,014	-0.55%	27,204	-0.75%	13,269
2001	32,209	0.61%	27,485	1.03%	
2002	32,275	0.20%	27,504	0.07%	
2003	32,484	0.65%	27,614	0.40%	
2004	32,752	0.83%	27,798	0.67%	
2005	32,610	-0.43%	27,694	-0.37%	
2006	32,757	0.45%	27,899	0.74%	
2007	32,479	-0.85%	27,638	-0.94%	
2008	33,099	1.91%	28,138	1.81%	13,944
2009	33,979	2.66%	28,850	2.53%	
2010	36,299	6.83%	30,816	6.81%	14,193

Notes: (a) Census Bureau Estimates

Source: U.S. Census Bureau and Wyoming Division of Economic Analysis

FIGURE 12

### Population Estimates Albany County 1990 - 2010



**Table 4.2**

**ALBANY COUNTY POPULATION PROFILES**  
**1980 - 2000**

	1980 (a)	1990	2000
<b>Census Population</b>			
Total Population	29,062	30,797	32,014
<b>Age Distribution</b>			
Less than 5	2,037	1,967	1,630
5 - 9 years	1,679	1,946	1,575
10 - 14 years	1,761	1,742	1,614
15 - 19 years	3,518	3,485	3,634
20 - 24 years	6,138	5,551	6,463
25 -29 years	3,437	2,669	2,753
30 -34 years	2,116	2,596	1,840
35 -39 years	1,565	2,403	1,746
40 - 44 years	1,110	1,891	2,002
45 - 49 years	904	1,379	2,140
50 - 54 years	1,012	1,059	1,805
55 - 59 years	1,051	884	1,218
60 - 64 years	745	867	948
65 - 69 years	748	765	759
70 - 74 years	489	607	647
75 - 79 years	319	451	555
80 - 84 years	302	294	389
85 and over	131	241	296
Median Age	24.9	26.4	26.7
<b>Per Capita Income</b>			
City	6,577	11,652	16,036
County	6,672	11,825	16,706
<b>Median Household Income</b>			
City	13,892	19,642	27,319
County	14,644	20,715	28,790

Note: (a) 1980 numbers were interpolated to match 1990 census age cohorts.

Source: U.S. Census Bureau Population and Housing 1980, 1990, 2000  
Wyoming State Data Center Bulletin Volume II, Number 3

**Table 4.3****POPULATION BY RACE AND ETHNIC GROUPS  
1980 - 2010**

YEAR	TOTALS	WHITE	HISPANIC	BLACK	NATIVE AMERICAN	ASIAN
<b>ALBANY COUNTY</b>						
1980	29,062	26,356	1,863	277	171	358
1990	30,797	26,841	1,988	253	235	643
2000	32,014	28,003	2,397	354	305	545
2010	36,299	30,796	3,202	422	259	1,021
<b>WYOMING</b>						
1980	469,557	431,503	24,474	3,270	8,266	2,044
1990	453,588	411,946	25,751	3,606	9,479	2,806
2000	493,782	438,799	31,669	3,722	11,133	2,771
2010	563,626	483,874	50,231	4,748	13,336	4,426

Source: U.S. Census Bureau

**Table 4.4**

**MIGRATION AND COMMUTERS**  
*Albany County Migration Data<sup>(1)</sup>*  
**2000 - 2010**

YEAR	IN-MIGRANTS	OUT-MIGRANTS	NET MIGRANTS
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
<b>Total</b>	<b>13,050</b>	<b>11,732</b>	<b>1,318</b>

1. Driver Licenses Exchanged & Surrendered  
 Source: Wyoming Housing Database Partnership Reports

**COMMUTERS INTO ALBANY COUNTY FOR WORK**  
**1970 - 2000**

COUNTY OF RESIDENCE	1970	1980	1990	2000
Mohave, AZ				8
Jackson, CO				12
Larimer, CO		55	45	81
Pueblo, CO				8
Weld, CO	7	22	7	
Le Flore, OK				14
Albany, WY	8,634	12,126	13,988	15,745
Big Horn, WY				10
Campbell, WY				34
Carbon, WY	14	15	24	61
Laramie, WY	147	294	145	199
Natrona, WY	6			14
Sweetwater, WY		22	6	
Uinta, WY				4

**ALBANY COUNTY RESIDENTS COMMUTING TO WORK**  
**1970 - 2000**

COUNTY OF WORK	1970	1980	1990	2000
Adams, CO				28
Arapahoe, CO				24
Denver, CO	32			48
El Paso, CO				12
Larimer, CO	13	8	34	79
Weld, CO		11	44	
Albany, WY	8,634	12,126	13,988	15,745
Carbon, WY	56	236	111	50
Converse, WY		23	7	
Goshen, WY	7			
Laramie, WY	368	129	209	500
Natrona, WY	41	29	16	
Platte, WY		58	18	53
Sweetwater, WY			35	25
Elsewhere	126	144	334	
Not Reported	725			

Source: Bureau of Economic Analysis

**Table 4.5****COMMUTER INCOME FLOWS***Albany County  
1990 - 2008*

YEAR	INFLOW OF EARNINGS	OUTFLOW OF EARNINGS	NET RESIDENT ADJUSTMENTS	% NET ADJUSTMENT/TPY
1990	15,703	5,592	10,111	2.29%
1991	16,331	6,347	9,984	2.17%
1992	16,781	6,944	9,837	2.04%
1993	17,274	7,799	9,475	1.89%
1994	17,983	8,935	9,048	1.68%
1995	18,146	9,765	8,381	1.45%
1996	18,599	10,584	8,015	1.33%
1997	19,745	11,525	8,220	1.29%
1998	21,553	12,779	8,774	1.29%
1999	23,387	14,088	9,299	1.29%
2000	25,679	15,895	9,784	1.27%
2001	27,491	16,385	11,106	1.35%
2002	28,875	17,042	11,833	1.36%
2003	30,003	17,212	12,791	1.38%
2004	31,989	18,232	13,757	1.46%
2005	34,350	18,813	15,537	1.57%
2006	37,735	19,582	18,153	1.68%
2007	40,337	21,154	19,183	1.69%
2008	42,797	22,434	20,363	1.71%

Source: U.S. Commerce Department - Bureau of Economic Analysis

FIGURE 13

### Commuting Flows Albany County 1990 - 2008

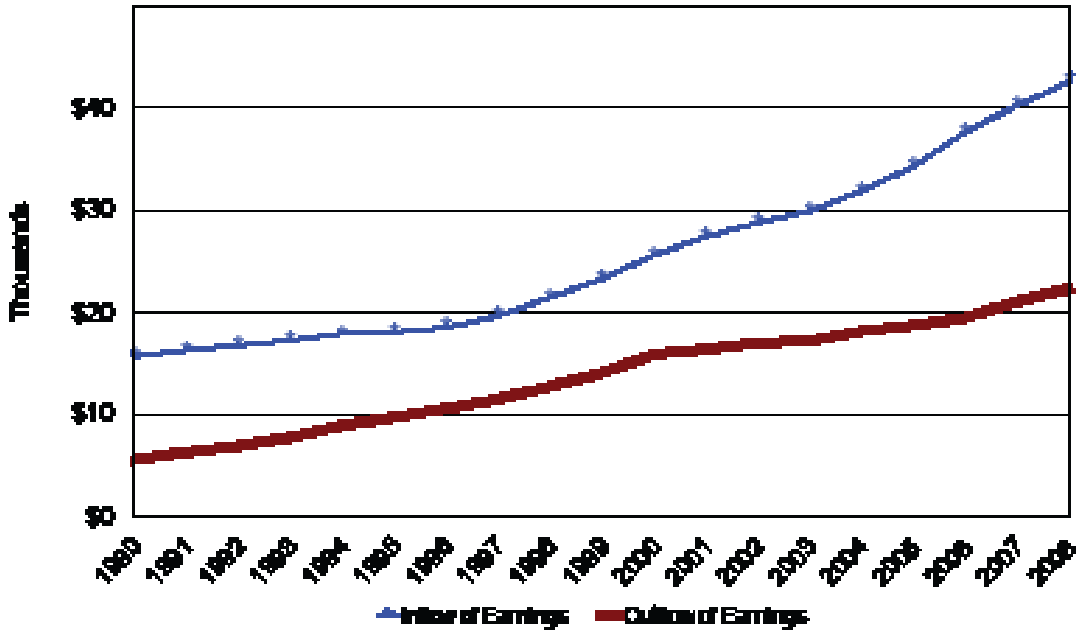
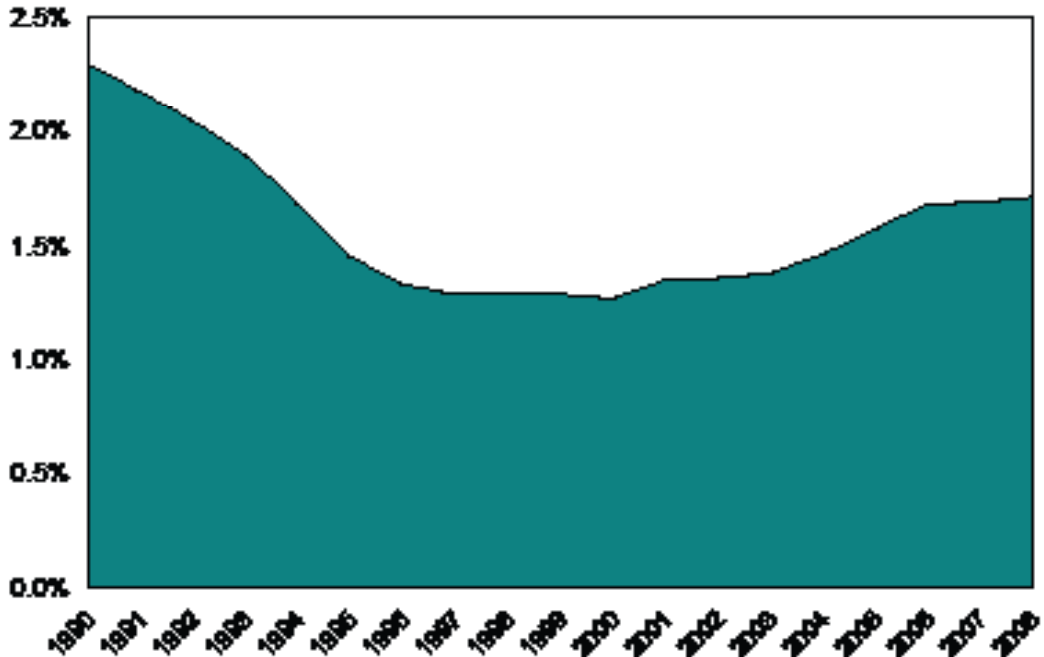


FIGURE 14

### Net Residential Adjustment Albany County 1990 - 2008



**Table 4.6**

**ALBANY COUNTY EDUCATION PROFILES**  
**1980 - 2009**

EDUCATION ATTAINMENT (YRS.)	1980	1990	2000 (a)
Elementary (K-8)	601	592	360
High School (9-12, no diploma)	1,039	1,150	1,208
Senior High Graduate (12)	3,147	3,413	5,356
College Study (13-15)	5,202	4,863	10,859*
College Graduate (16+)	3,019	6,279	5,160
Graduate & Professional Degree	N/A	N/A	3,201
Percent High School Graduates	86.4	89.3	94.0

Source: U.S. Census of Population and General Social and Economic Characteristics

N/A - Data is not available.

\* Includes Associate Degree holders

(a) 18 Years and Older

EDUCATIONAL ATTAINMENT	2009
Population 25 years and over	15,791
Less than 9th grade	2.2%
9th to 12th grade, no diploma	3.8%
High school graduate (includes equivalency)	18.6%
Some college, no degree	20.0%
Associate's degree	6.5%
Bachelor's degree	27.5%
Graduate or professional degree	21.3%
Percent high school graduate or higher	94.0%
Percent bachelor's degree or higher	48.8%

Source: U.S. Census Bureau, 2005-2009 American Community Survey

**AVERAGE ACT SCORES**  
**1998 - 2010**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Albany County	23.0	22.5	22.7	22.4	21.1	21.5	22.4	23.6	22.3	22.6	22.9	20.2	21.5
Wyoming	21.4	21.4	21.6	21.5	21.4	21.4	21.4	21.4	21.6	21.5	21.1	20.0	20.0
United States	21.0	21.0	21.0	21.0	20.8	20.8	20.9	20.9	20.9	21.2	21.1	21.1	21.0

Sources: ACT, Inc., Iowa City, IA  
Albany County School District Number 1

**Table 4.7**

**PUBLIC AND PRIVATE SCHOOL ENROLLMENT**  
*Albany County*  
**1990 - 2010**

YEAR	ELEMENTARY (b)	JUNIOR HIGH (b)	SENIOR HIGH (b)	OFFICIAL 1-OCT ENROLLMENT ALBANY #1	PRIVATE	HOME SCHOOLED	TOTAL	LCCC HEAD- COUNT (a)	LCCC FTE (a)	UW HEAD- COUNT (a)	UW FTE (a)	WYO TECH
1990	2,276	861	863		N/A	N/A	4,000	N/A	N/A	10,662	9,523	N/A
1991	2,309	887	842	4,199	N/A	N/A	4,199	471	138	9,251	8,137	N/A
1992	2,315	970	854	4,231	N/A	N/A	4,231	674	156	9,292	7,530	N/A
1993	2,263	993	889	4,207	132	N/A	4,339	593	134	9,055	7,565	N/A
1994	2,209	1,035	885	4,170	130	N/A	4,300	682	156	8,958	7,436	531
1995	2,190	1,013	912	4,196	128	84	4,408	644	178	8,759	7,370	524
1996	2,137	1,018	941	4,133	128	99	4,360	645	208	8,592	7,225	649
1997	1,996	993	959	3,888	125	109	4,122	749	250	9,420	7,581	612
1998	1,908	959	951	3,868	158	112	4,138	700	257	9,397	7,717	735
1999	1,962	990	975	3,885	157	98	4,140	617	242	9,329	7,234	814
2000	1,950	948	933	3,791	133	91	4,015	623	245	8,200	7,169	909
2001	1,930	924	898	3,790	118	100	4,008	628	254	8,400	7,310	1,132
2002	1,917	911	899	3,659	115	105	3,879	619	281	8,545	7,493	1,489
2003	1,925	875	850	3,639	123	107	3,869	704	333	8,612	7,538	1,767
2004	1,933	848	818	3,559	117	106	3,782	759	375	8,611	7,197	2,101
2005	1,845	828	803	3,485	86	105	3,676	800	397	8,416	7,417	2,233
2006	1,831	835	808	3,491	70	114	3,675	974	467	8,429	7,435	1,888
2007	1,834	827	810	3,507	82	119	3,708	1,012	514	8,419	7,412	1,413
2008	1,891	827	794	3,544	80	106	3,730	1,054	510	7,891	6,821	1,055
2009	1,923	822	800	3,581	74	100	3,754	1,003	530	7,986	7,530	983
2010	1,634	663	662	3,587	80	95	3,762	1,058	581	7,527	8,410	1,287

N/A - Data is not available.

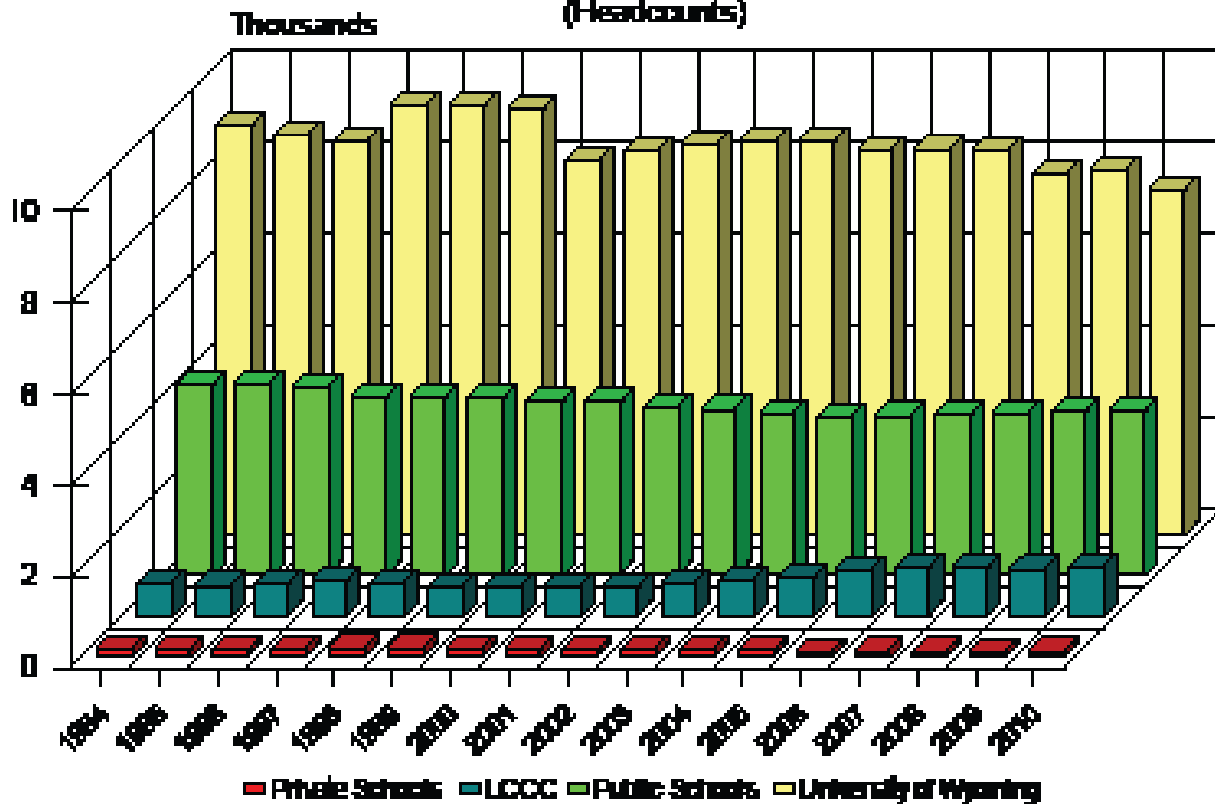
Note: (a) LCCC Headcount, University of Wyoming Headcount, and FTE numbers are for the Albany County Campuses only.

(b) Elementary, Junior and Senior High numbers are averaged for a calendar year

Source: Albany County School District #1  
 Official Enrollment - Wyoming Department of Education, School District Profile  
 Private Schools  
 Laramie County Community College  
 University of Wyoming  
 Wyoming Technical Institute

FIGURE 15

### Total Enrollment, Albany County Schools City of Laramie and Albany County 1994 - 2010 (Headcounts)



## Housing Trends

The financial and economic health of a community's housing sector is critical for future economic development efforts and thus, this section contains data compiled from various sources that the reader should find useful in assessing the local housing market.

Table 5.0 presents average residential selling prices for Albany County from 1997 through 2009 for existing, single-family detached homes. Current data for 2010 was not available. The average selling price for a single-family home fell 3.2 percent in 2009 year-over-year after rising 4.6 percent in 2008. The average price of a home stood at \$215,069 in 2009.

Table 5.1 presents comprehensive rental rates back to 1991. Average rents for a 2-bedroom, unfurnished apartment without utilities rose 5.0 percent from fourth quarter 2008 to fourth quarter 2009. Through the first half of 2010, this item increased 5.6 percent from second quarter 2009. Both rates grew faster than inflation and were not dampened by the construction of new apartment units. The number of newly constructed apartment units fell substantially over the past 3 years with the 3 year average at 32 units per year. By comparison, total new apartment construction in 2005 was 402 units with another 173 added in 2006 followed by 90 new units in 2007. Based upon current market rental rates, it appeared that all new apartment units have been absorbed.

Table 5.7 tends to confirm the above trend. The table presents apartment vacancy rates with fourth quarter 2010's vacancy rate at 2.7 percent and 2009's comparable rate at 2.6 percent. Given the rise in student enrollment at the University of Wyoming in fall of 2009, these lower vacancy rates were expected.

Table 5.2 presents new residential construction statistics by type of housing unit. By the end of 2010, 129 single family housing units were built in the Laramie area over last year. This was a percentage increase of 34 percent from 2009 and reversed the recent two year decline in single-family residential construction.

The most recent peak in housing construction, single-family and multi-family, occurred in 2005 when a total of 569 units were constructed. Overall, residential construction then fell for the next 4 years and then reversed direction in 2010 when total new housing units rose to 165 units versus 125 in 2009.

The City of Laramie saw an increase in residential building permits equal to 24 percent in 2010 which was better than the 18.5 percent decline reported in 2009 and the 30 percent decline reported in 2008. These numbers are presented in Table 5.5. Residential building permits include multi-family and manufactured homes plus single-family residential permits and thus the numbers in this table will be different from those presented in other tables in this section. The total value of new residential construction was 14.0 million dollars in 2010, an increase of 24.7 percent from 2009. Residential construction in rural areas of the county also increased last year, up 14.3 percent in terms of permits and up 41.7 percent in terms of dollar valuation.

### SECTION 5 HOUSING TRENDS

Table	
5.0	Average Residential Sales Price
5.1	Housing Rental Rates
5.2	Housing Profile
5.3	Housing Profile – City of Laramie Figure 16 - City of Laramie Residential Housing
5.4	Building Permits – City of Laramie
5.5	Residential Construction Activity
5.6	Historic Housing Occupancy
5.7	Vacancy Rates

**Table 5.0**

**ALBANY COUNTY**  
**AVERAGE RESIDENTIAL SALES PRICES**  
*Reported by Assessors*  
*1997 - 2009*

<b>YEAR</b>	<b>AVERAGE PRICE</b>	<b>% CHANGE</b>
1997	\$96,367	
1998	\$103,724	7.6%
1999	\$109,849	5.9%
2000	\$118,196	7.6%
2001	\$126,183	6.8%
2002	\$125,820	-0.3%
2003	\$150,751	19.8%
2004	\$175,320	16.3%
2005	\$182,000	3.8%
2006	\$184,159	1.2%
2007	\$212,313	15.3%
2008	\$222,151	4.6%
2009	\$215,069	-3.2%

Source: Albany County Assessor  
Wyoming Housing Database Partnership

**Table 5.1****HOUSING RENTAL RATES***Albany County**1991 - 2010*

QUARTER/YEAR	HOUSE	APARTMENT	MOBILE HOME	MOBILE HOME LOT RENT
2Q91	425	333	306	138
4Q91	485	381	308	139
2Q92	471	359	342	139
4Q92	416	400	363	139
2Q93	448	385	417	143
4Q93	510	415	409	152
2Q94	489	404	446	154
4Q94	544	427	435	160
2Q95	520	417	435	161
4Q95	531	430	431	161
2Q96	584	433	422	166
4Q96	566	455	443	164
2Q97	606	443	467	166
4Q97	594	445	459	169
2Q98	559	429	417	177
4Q98	589	439	472	180
2Q99	611	447	531	207
4Q99	608	449	466	195
2Q00	603	454	491	197
4Q00	609	460	462	198
2Q01	604	459	507	204
4Q01	718	488	486	205
2Q02	642	489	481	221
4Q02	694	498	518	221
2Q03	728	504	545	226
4Q03	809	533	578	229
2Q04	839	529	576	229
4Q04	849	594	541	229
2Q05	860	576	517	241
4Q05	805	603	549	245
2Q06	896	605	523	252
4Q06	834	602	550	252
2Q07	859	587	503	252
4Q07	837	568	523	258
2Q08	874	603	528	261
4Q08	870	597	599	261
2Q09	902	602	580	276
4Q09	873	627	608	284
2Q10	924	636	628	284

Note: House - 2 or 3 bedroom, single-family, excluding gas or electric.  
 Apartment - 2 bedroom, unfurnished, excluding gas or electric  
 Mobile Homes - Total monthly expenses, including water and lot rent  
 Mobile Home Lot Rent - Single wide, including water

Source: State of Wyoming Economic Analysis Division

**Table 5.2**

**HOUSING PROFILE**  
*Albany County*  
**1980 - 2010**

YEAR	SFU <sup>1</sup>	DUPLEX UNITS	TRI & FOUR PLEX	MULTI-FAMILY	TOTAL UNITS <sup>2</sup>	PER UNIT VALUATION SFU 2009 REAL \$ VALUE	% CHANGE
1980	128	4	4	6	142	76.09	
1981	121	8	19	80	228	71.92	-0.055
1982	93	8	28	134	263	63.39	-0.119
1983	138	2	103	47	290	63.01	-0.006
1984	55	0	47	78	180	73.41	0.165
1985	29	2	0	76	107	103.32	0.407
1986	13	0	0	0	13	71.04	-0.312
1987	14	0	0	8	22	83.49	0.175
1988	11	2	0	0	13	165.21	0.979
1989	15	0	0	0	15	146.19	-0.115
1990	12	0	4	8	24	131.95	-0.097
1991	31	0	0	16	47	118.01	-0.106
1992	56	0	16	0	72	134.74	0.142
1993	69	0	4	0	73	137.79	0.023
1994	106	0	39	69	214	140.46	0.019
1995	102	4	20	48	174	146.70	0.044
1996	109	2	12	12	135	137.63	-0.062
1997	98	4	52	0	154	162.09	0.178
1998*	91	7	4	39	141	126.12	-0.222
1999*	104	0	12	44	160	152.63	0.210
2000*	102	4	0	0	106	143.25	-0.061
2001*	100	0	4	144	248	136.99	-0.044
2002*	99	2	8	0	109	147.52	0.077
2003*	157	0	32	48	237	141.98	-0.038
2004*	182	5	16	174	377	157.60	0.110
2005*	167	0	110	292	569	149.01	-0.055
2006*	137	6	92	75	310	157.15	0.055
2007*	178	2	28	60	268	162.13	0.032
2008*	132	0	18	12	162	175.20	0.081
2009*	96	0	4	25	125	161.24	-0.080
2010*	129	0	4	32	165	N/A	N/A

1 Single-Family Units are number of units of new single-family residences, townhomes and condos.

2 Total does not include manufactured housing.

\* Numbers are calculated by the Wyoming Center for Business & Economic Analysis.

Estimates before that time were calculated by the Census Bureau.

N/A - Data is not available

Source: Census Bureau

Wyoming Center for Business & Economic Analysis

**Table 5.3**

**HOUSING PROFILE**  
*City of Laramie Only*  
**2000 - 2010**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Total Housing Units	14,883	15,091	15,182	15,377	15,709	16,220	16,442	16,645	16,761	16,862	16,988
Single Family Units	9,989	10,048	10,129	10,244	10,374	10,483	10,560	10,673	10,759	10,831	10,921
% of Total	67.1%	66.6%	66.7%	66.6%	66.0%	64.6%	64.2%	64.1%	64.2%	64.2%	64.3%
Multi-Family Units	4,894	5,043	5,053	5,133	5,335	5,737	5,882	5,972	6,002	6,031	6,067
% of Total	32.9%	33.4%	33.3%	33.4%	34.0%	35.4%	35.8%	35.9%	35.8%	35.8%	35.7%

Notes: Single Family Units include Single Family and Manufactured Homes.

Multi Family Units includes the total number of units in apartments, condominiums and townhomes.

Source: City of Laramie Building Inspection Division.

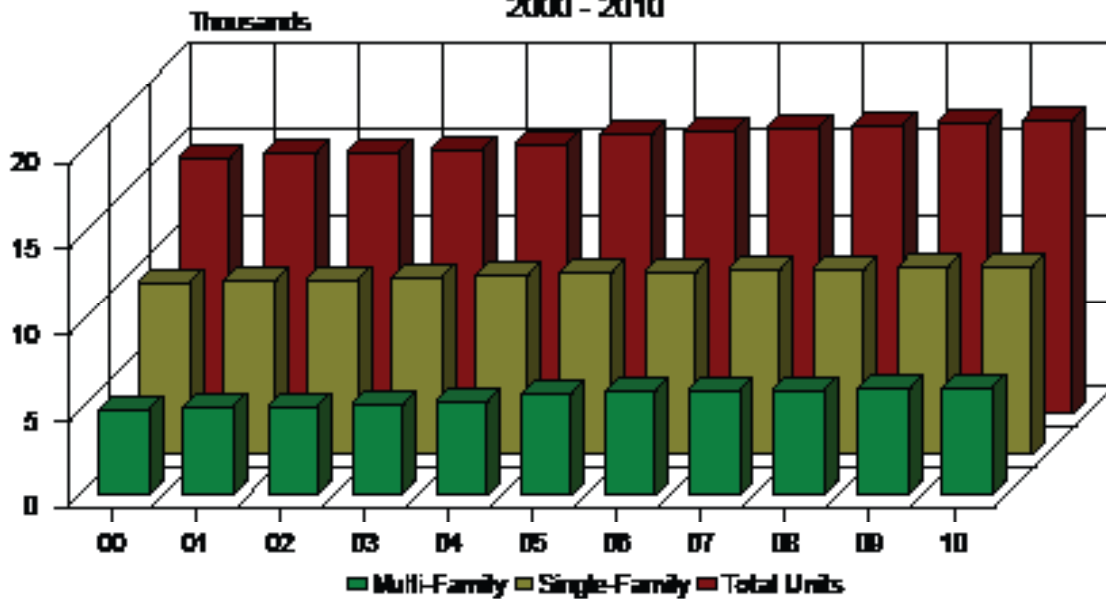
**TOTAL ALBANY COUNTY HOUSING UNIT ESTIMATES**  
**2000 - 2009**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Total Housing Units	15,239	15,341	15,601	15,730	15,964	16,329	16,880	17,174	17,393	17,108

Source: U.S. Census

FIGURE 16

**City of Laramie**  
**Residential Housing Profile**  
**(Number of Units)**  
**2000 - 2010**



**Table 5.4****BUILDING PERMITS***City of Laramie***2000 - 2010**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
New Residences	32	31	44	75	104	97	74	113	86	72	90	818
New Apartments/Duplex	2	14	3	12	32	47	30	17	6	3	3	169
Remodels (includes re-roofing)	180	275	288	256	262	278	255	268	1,258	1,197	450	4,967
Mobile Homes/Constr. Trailers	18	28	37	40	26	12	3	1	0	0	0	165
Demolish	6	5	6	6	2	9	7	11	7	14	21	94

Note: New Residences may include Single-family homes, Townhouses, or Condos.

Source: City of Laramie Building and Engineering Department Annual Report.

**Table 5.5**

**RESIDENTIAL CONSTRUCTION ACTIVITY**  
*City of Laramie & Rural Area*  
**1990 - 2010**

YEAR	CITY HOUSING PERMITS (a)	FIVE YEAR AVERAGE PERMITS	NEW CITY HOUSING UNITS (b)	CITY NEW PERMIT VALUATION (\$) (c)	RURAL NEW HOUSING UNITS (d)	RURAL NEW PERMIT VALUATION (\$) (e)	TOTAL NEW UNITS (b+d)	TOTAL CITY & RURAL PERMIT VALUATION (c+e)
1990	15	18	N/A	1,242,553	N/A	N/A	N/A	1,242,553
1991	28	20	N/A	2,336,844	N/A	N/A	N/A	2,336,844
1992	32	23	N/A	3,194,947	N/A	N/A	N/A	3,194,947
1993	54	29	N/A	9,004,204	N/A	N/A	N/A	9,004,204
1994	66	39	158	8,837,990	N/A	N/A	N/A	8,837,990
1995	80	52	156	10,206,127	N/A	N/A	N/A	10,206,127
1996	62	59	83	6,965,495	N/A	N/A	N/A	6,965,498
1997	78	68	116	8,925,105	N/A	N/A	N/A	8,925,105
1998	50	67	91	6,749,530	65	5,848,300	156	12,597,830
1999	54	65	99	10,178,562	75	7,704,000	174	17,882,562
2000	48	58	50	5,684,449	73	9,804,100	123	15,488,549
2001	73	61	207	14,400,287	72	9,034,500	279	23,434,787
2002	84	62	91	10,277,185	58	8,788,657	149	19,065,842
2003	127	77	195	16,956,291	90	11,596,300	285	28,552,591
2004	172	101	335	25,674,957	75	11,120,050	410	36,795,007
2005	156	122	511	37,718,583	78	11,420,000	589	49,138,583
2006	107	129	250	21,318,119	69	11,123,400	319	32,441,519
2007	131	139	204	16,382,679	74	13,015,980	278	29,398,659
2008	92	132	116	13,421,364	51	9,785,990	167	23,207,354
2009	75	112	101	11,255,583	42	5,654,408	143	16,909,991
2010	93	100	34	14,034,888	48	8,012,580	82	22,047,468

N/A - Data is not available

Notes: (a) Housing permits include Single family, Multi-family permits and Manufactured Homes.

(b) Housing units include new single-family residences, townhouses, condominiums, apartment units, and manufactured homes.

(d) Rural permits include all housing permits outside the Laramie City limits.

Source: City of Laramie Building Inspection Division and Albany County Planning Office

**Table 5.6**

**HISTORIC HOUSING OCCUPANCY**  
*Albany County*  
**1940 - 2000**

	1940	1950	1960	1970	1980	1990	2000
Owner Occupied Units	1,200	1,661	2,714	3,804	5,779	5,878	6,829
% of Total	43.0%	43.6%	46.8%	48.7%	50.4%	42.5%	44.9%
Renter Occupied Units	1,330	1,847	2,673	3,475	4,860	6,079	6,440
% of Total	47.7%	48.5%	46.1%	44.5%	42.4%	43.9%	42.3%
Vacant	261	302	412	537	828	1,887	1,946
% of Total	9.4%	7.9%	7.1%	6.9%	7.2%	13.6%	12.8%
Total Units	2,791	3,810	5,799	7,816	11,467	13,844	15,215

Source: 1990, 2000 U.S. Census of Housing, Detailed Housing Characteristics

**Table 5.7****VACANCY RATES***Albany County  
2001 - 2010*

<b>YEAR</b>	<b>AVG # UNITS SAMPLED</b>	<b>TOTAL # UNITS</b>	<b>UNITS VACANT</b>	<b>VACANCY RATE</b>
2001 <sup>a</sup>	8	528	33	6.25%
2001 <sup>b</sup>	11	779	9	1.16%
2002 <sup>a</sup>	13	664	38	5.72%
2002 <sup>b</sup>	18	1,210	24	1.98%
2003 <sup>a</sup>	17	1,077	48	4.46%
2003 <sup>b</sup>	23	1,243	30	2.41%
2004 <sup>a</sup>	25	1,064	40	3.76%
2004 <sup>b</sup>	26	1,326	24	1.81%
2005 <sup>a</sup>	39	1,374	39	2.84%
2005 <sup>b</sup>	37	2,095	131	6.25%
2006 <sup>a</sup>	43	2,076	142	6.84%
2006 <sup>b</sup>	43	2,056	98	4.77%
2007 <sup>a</sup>	50	2,003	52	2.60%
2007 <sup>b</sup>	61	2,442	75	3.07%
2008 <sup>a</sup>	78	2,958	126	4.26%
2008 <sup>b</sup>	101	2,376	103	4.34%
2009 <sup>a</sup>	100	3,006	314	10.45%
2009 <sup>b</sup>	105	2,408	63	2.62%
2010 <sup>a</sup>	119	2,049	106	5.17%
2010 <sup>b</sup>	114	2,160	59	2.73%

Notes a = 2nd quarter data  
b = 4th quarter data

Source: Wyoming Housing Database Partnership

## Development Trends

Table 6.0 presents long-term data (1981-2010) on the levels of private commercial and industrial construction undertaken in Albany County. New commercial construction is a volatile series as can be seen by examination of Figure 17. Historically, 2007 was the best year for new commercial construction (\$60.5 million) since 1983 (first column in the table). Since 2007, the series has fallen but rebounded sharply in 2010. The dollar value of total new commercial construction last year was reported at 43.6 million dollars which was at a level 31 times higher than 2009's valuation of 1.4 million dollars. Of the 43.6 million, 38.0 million was attributed to new construction undertaken by the University.

Remodeling activity in 2010 did extremely well. There were 70 such projects within the county with a total valuation of 92.4 million dollars, an increase of 163 percent over 2009. When new commercial construction, remodeling and farm construction activities were summed, the increase in new commercial construction during 2010 amounted to an increase 271 percent over 2009.

Table 6.1 presents property tax statistics for the City and the county back to 1999. County property values increased marginally in 2010 with a rise of 1.0 percent year-over-year. In 2009, the comparable increase was 5.6 percent. Tax revenues for last year also moved up marginally over 2009 with a gain of 1.0 percent or \$220,461.

The City of Laramie saw similar increases to the county in its property values and tax revenues. Both series saw increases of 1.0 percent over 2009. Thus, the increase in actual tax revenues was \$16,140 for the year.

### SECTION 6 DEVELOPMENT TRENDS

#### Table

- 6.0 Private Sector Commercial Construction Activity  
Figure 17 - Residential and Commercial Construction Valuation
- 6.1 Major Property Tax Districts  
Figure 18 - Major Property Tax Districts

**Table 6.0**

**PRIVATE SECTOR COMMERCIAL CONSTRUCTION ACTIVITY**

*Albany County  
1983 - 2010*

YEAR	NEW CONSTRUCTION PERMITS	VALUATION (\$)	ADDITIONS & REMODELS PERMITS	VALUATION (\$)	AGRICULTURE & FARM PERMITS	VALUATION (\$)	TOTAL PERMITS	VALUATION (\$)	ANNUAL PERCENTAGE CHANGE PERMITS	VALUATION (\$)
1983	10	1,764,425	N/A	N/A	N/A	N/A	10	1,764,425		
1984	7	2,565,724	N/A	N/A	N/A	N/A	7	2,565,724	-30.00	45.41
1985	2	143,600	N/A	N/A	N/A	N/A	2	143,600	-71.43	-94.40
1986	2	36,000	N/A	N/A	N/A	N/A	2	36,000	0.00	-74.93
1987	7	578,048	N/A	N/A	N/A	N/A	7	578,048	250.00	1505.69
1988	2	389,400	N/A	N/A	N/A	N/A	2	389,400	-71.43	-32.64
1989	3	1,242,417	N/A	N/A	N/A	N/A	3	1,242,417	50.00	219.06
1990	2	279,451	N/A	N/A	N/A	N/A	2	279,451	-33.33	-77.51
1991	7	10,722,100	N/A	N/A	N/A	N/A	7	10,722,100	250.00	3736.84
1992	7	24,629,000	N/A	N/A	N/A	N/A	7	24,629,000	0.00	129.70
1993	14	3,998,263	111	6,438,795	N/A	N/A	125	10,437,058	1685.71	-57.62
1994	14	2,964,936	111	16,160,979	N/A	N/A	125	19,125,915	0.00	83.25
1995	10	4,051,301	98	2,328,084	N/A	N/A	108	6,379,385	-13.60	-66.65
1996	9	5,009,796	136	6,843,440	N/A	N/A	145	11,853,236	34.26	85.81
1997	13	15,581,098	143	5,255,345	N/A	N/A	156	20,836,443	7.59	75.79
1998*	16	6,653,588	109	15,356,180	11	723,000	136	22,732,768	-12.82	9.10
1999	19	9,607,294	89	5,732,393	27	2,980,500	135	18,320,187	-0.74	-19.41
2000	29	8,412,484	74	21,273,511	21	1,599,700	124	31,285,695	-8.15	70.77
2001	13	3,493,649	75	8,634,561	14	3,529,000	102	15,657,210	-17.74	-49.95
2002	17	12,562,751	107	14,916,709	8	435,500	132	27,914,960	29.41	78.29
2003	10	5,476,226	87	12,051,174	6	418,800	103	17,946,200	-21.97	-35.71
2004	9	5,246,157	76	16,201,756	5	807,772	90	22,255,685	-12.62	24.01
2005	17	21,509,092	80	16,864,987	26	2,040,000	123	40,414,079	36.67	81.59
2006	6	5,664,252	81	9,657,848	6	722,000	93	16,044,100	-24.39	-60.30
2007	31	60,462,272	84	7,154,781	5	307,000	120	67,924,053	29.03	323.36
2008	25	34,410,479	90	92,430,086	5	1,587,000	120	128,427,565	0.00	89.08
2009	8	1,421,000	64	35,061,755	4	460,000	76	36,942,755	-36.67	-71.23
2010	16	43,640,126	70	92,360,965	14	1,029,000	100	137,030,091	31.58	270.93

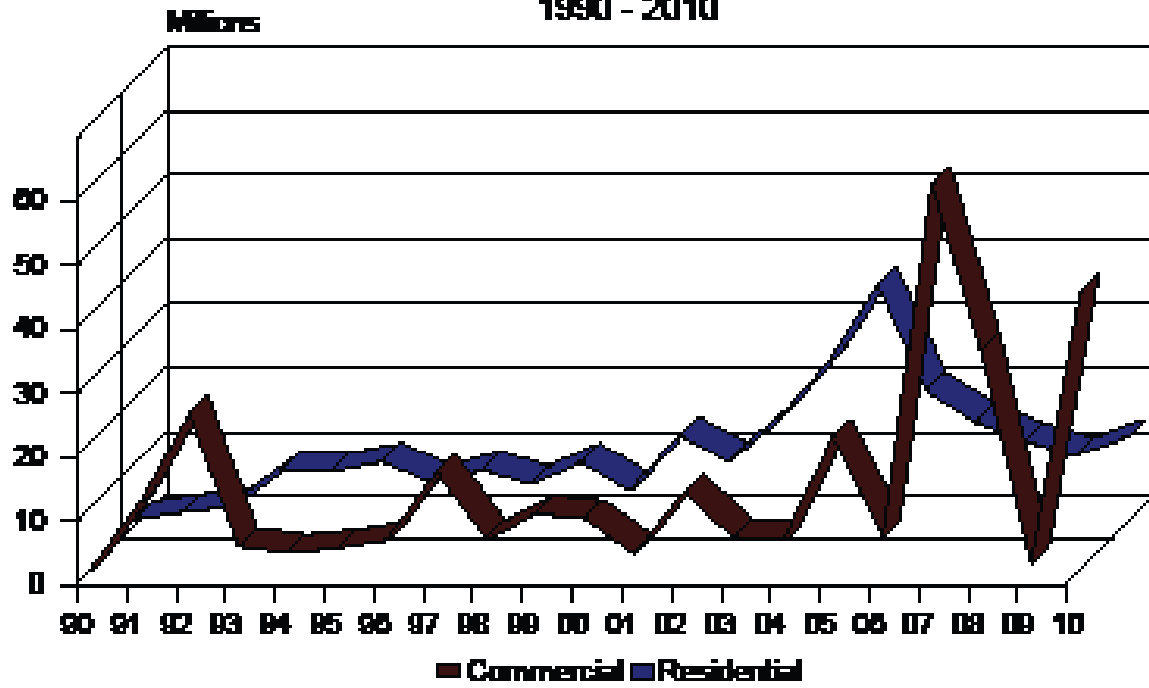
N/A - Data is not available.

Note: Data does not reflect construction of public buildings such as church, school, government.

\*Data previous to 1998 was only for the City of Laramie. As of 1998, County permits were available.

Source: 1981 - 2006 Data: City of Laramie Building and Engineering Department Annual Report.

FIGURE 17  
**Residential and Commercial  
 Construction Valuation  
 1990 - 2010**



**Table 6.1**

**MAJOR PROPERTY TAX DISTRICTS**

*Revenues  
1999 - 2010*

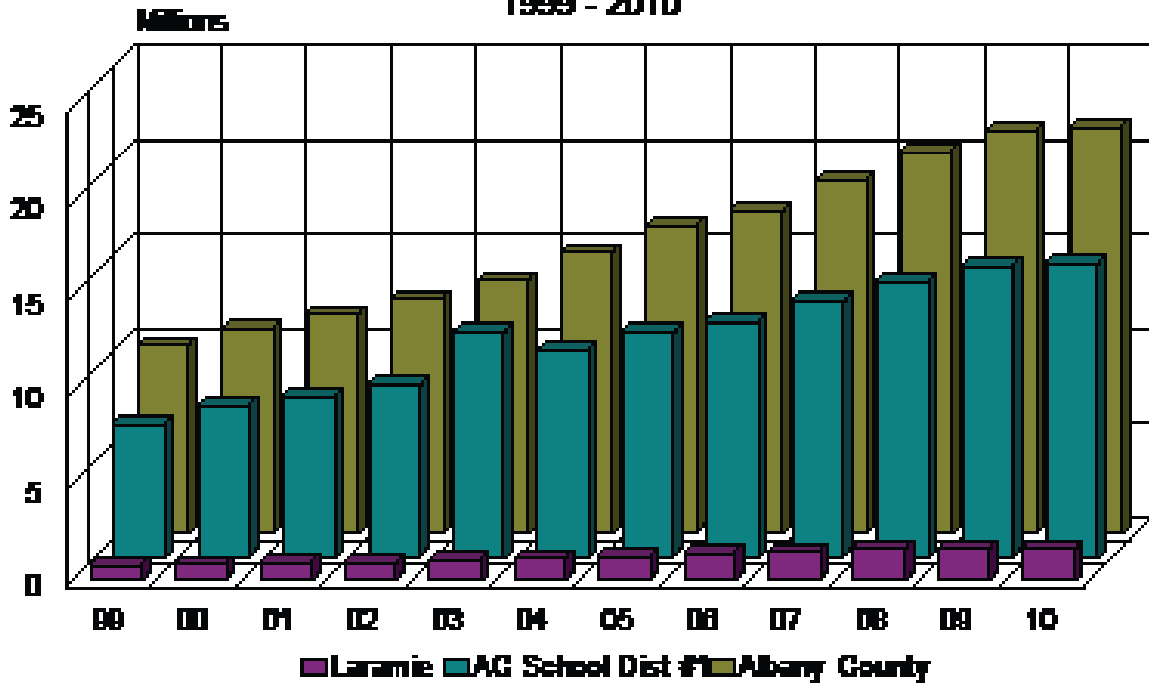
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
<b>CITY OF LARAMIE</b>												
Value (\$)	94,595,090	98,453,668	107,918,732	115,470,159	126,719,624	142,333,635	158,228,958	170,932,173	187,545,559	203,331,996	203,700,174	205,717,594
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	756,761	787,629	863,350	923,761	1,013,757	1,138,669	1,265,832	1,376,035	1,500,364	1,626,656	1,629,601	1,645,741
<b>ALBANY COUNTY</b>												
Value (\$)	156,235,775	170,050,286	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259	300,978,646	330,654,074	349,028,839	352,642,957
Mill Levy (Basic Mills)	63.50	63.50	63.94	63.94	63.94	63.75	64.00	63.00	62.00	61.00	61.00	61.00
Revenue (\$)	9,920,972	10,798,193	11,607,979	12,386,430	13,350,648	14,826,460	16,229,878	17,057,077	18,660,676	20,169,899	21,290,759	21,511,220
<b>AC SCHOOL DISTRICT #1</b>												
Value (\$)	156,235,775	170,050,286	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259	300,978,646	330,654,074	349,028,839	352,642,957
Mill Levy	45.00	47.00	47.00	47.00	56.92	47.00	47.00	46.00	45.00	44.00	44.00	44.00
Revenue (\$)	7,030,610	7,992,363	8,532,610	9,104,820	11,884,875	10,930,880	11,918,817	12,454,373	13,544,039	14,548,779	15,357,269	15,516,290
<b>AC CONSERVATION DISTRICT (a)</b>												
Value (\$)	156,235,775	170,050,286	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259	300,978,646	330,654,074	349,028,839	352,642,957
Mill Levy	0.50	0.50	0.94	0.94	0.94	0.79	1.00	1.00	1.00	1.00	1.00	1.00
Revenue (\$)	78,118	85,025	170,652	182,094	196,272	183,732	253,592	270,747	300,979	330,654	349,029	352,643
<b>WEED AND PEST DISTRICT</b>												
Value (\$)	156,235,775	170,050,286	181,544,885	193,719,574	208,799,630	232,571,920	253,591,847	270,747,259	300,978,646	330,654,074	349,028,839	352,642,957
Mill Levy	1.00	1.00	1.00	1.00	1.00	0.96	1.00	1.00	1.00	1.00	1.00	1.00
Revenue (\$)	156,236	170,050	181,545	193,719	208,780	223,269	253,592	270,747	300,979	330,654	349,029	352,643

N/A - Data is not available.

Note: (a) Albany County Conservation District Tax commenced in 1989.

Source: Albany County Assessor's Office, Wyoming Department of Revenue

**FIGURE 18**  
**Major Property Tax Districts**  
**Revenues**  
**1999 - 2010**



## DATA SOURCES

1. Automobile Registrations:  
Albany County Clerk
  2. Construction, Permits, Valuation, Residential:  
Laramie City Engineering Department
  3. Employment:  
Wyoming Department of Employment
  4. Help-Wanted Index:  
Center for Business and Economic Analysis  
Laramie County Community College
  5. Sales and Use Tax Collections:  
Wyoming Department of Revenue and Taxation  
Department of Administration & Information
  6. Utilities  
Electrical - Pacific Power  
Natural Gas - KN Energy
  7. Water Usage - Metered Taps:  
Laramie City Building Department
  8. Banking Data:  
Laramie Area Credit Unions (2)
  9. Enplanements:  
Laramie Regional Airport
  10. Educational Data  
Albany County School District #1  
St. Laurence Private School  
University Of Wyoming  
Laramie County Community College
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We wish to acknowledge financial support from the following:

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