

Economic Indicators for Greater Cheyenne

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Volume XXII, Number 4
December 2006

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For subscription rates, please see the last page.

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PREFACE

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ECONOMIC INDICATORS

ANALYSIS

EMPLOYMENT

While new job creation has been increasing rapidly in some parts of Wyoming during 2006, employment growth in Laramie County through third quarter 2006 has been sluggish, if not marginal. From third quarter 2005 through third quarter 2006, only 379 new jobs have been created. This was a growth rate of only 0.9 percent. Current employment statistics are still preliminary and hopefully, upon revision, the county will see more robust job growth. Just released and highly preliminary data for October 2006 reported only 29 new jobs by place of residence from October of 2005.

On a more positive note, the local unemployment rate averaged 3.4 percent during the last quarter, down 10.5 percent from one year ago when it averaged 3.8 percent. The U.S. unemployment rate for October 2006 by comparison stood at 4.4 percent.

Help-wanted advertisements remained strong for the quarter with a monthly average of 193. During the second quarter of 2006, this series' average was 198. The average for third quarter 2005 was 192 suggesting there is still a strong demand for workers. Continuing anecdotal evidence indicated local employers are finding it difficult to fill recently vacated job positions.

GENERAL BUSINESS ACTIVITY

Of the four economic indicators reported under General Business Activity, one posted an increase, two declined and the other reported skewed results. Airplane boardings (enplanements) rose 13 percent from last year, averaging 1,362 per month during the last quarter as compared to 1,205 in third quarter 2005. Automobile registrations for both new and used cars dropped 4 percent last quarter when compared to third quarter 2005. Surprisingly, retail sales (Total Taxable Sales in Table 1) were down fractionally from one year ago, off by 0.9 percent.

Bankruptcies showed a decline of 69 percent from last year at this time, but this was a misleading result due to changes in bankruptcy regulations which were implemented in November of 2005. These changes dropped the number of bankruptcy filings substantially beginning with December 2005 data. The average number of monthly bankruptcies in 2005 was 40 as compared to 12 per month through the end of September 2006.

CONSTRUCTION

With three quarters of 2006 construction statistics now available, the fall off in construction activity reported earlier in the year is now well established, especially for the residential sector. If not for the construction of a new public library, commercial and industrial construction would also be much weaker than the data reports.

On the residential construction side, new residential construction permits fell 42 percent during the third quarter of 2006 when compared to third quarter 2005, 68 permits versus 118 permits respectively. From third quarter 2004, this indicator was down 55 percent. The dollar value of home construction declined 37 percent from one year ago also, dropping from a monthly average of 6.1 million dollars in third quarter 2005 to 3.8 million dollars in the current quarter. New home construction in the non-urban areas of Laramie County dropped 23 percent from this time a year ago, 50 permits versus 65 permits respectively. See Table 1 for additional details. Table 1.A presents the total number of housing units constructed through the end of September 2006 which totaled 399. Through the end of September 2005, the comparable total was 572 and thus current year's level is down 30 percent.

Also third quarter total building permits (residential and commercial) decreased 6 percent from the same period last year.

The fall off in residential construction activity is in direct response to the weak demand for residential housing as presented in Table 2. In the table, the supply of city homes for sale stood 48 percent higher than one year ago. The average monthly number of homes on the market was 722 in this quarter as compared to 489 last year at this time. Rural residences for sale increased 22 percent also. The average number of homes sold also declined slightly this quarter, down 5 percent. So far in 2006, selling prices have not deteriorated as expected. Third quarter numbers showed a 10 percent increase over prices from third quarter 2005 within Cheyenne city limits while rural prices climbed 3 percent over those of one year ago.

While the length of time a home sat on the market declined in the current quarter as compared to last year at the same time, this is a biased result. The methodology to calculate the number of days on the market was changed at the beginning of 2006. This change resulted in making the length of time on the market shorter than what it is in realty.

Apartment vacancy rates have consistently risen over the first 3 quarters of this year with the average vacancy rate in large apartment complexes increasing from 4.2 percent in third quarter 2005 to 4.6 percent in third quarter 2006, up almost 10 percent.

TOURISM

Third quarter statistics from the county's tourism sector suggested that this sector had a good season. Eight of nine indicators presented in Table 5 registered increases from this time one year ago. For instance the number of room nights occupied rose 8 percent from last year and the overall occupancy rate increased 5 percent. The visitor counts at the I-25 State Visitor Center jumped 32 percent from third quarter 2005 while the number of paid visitors at the Old West Museum increased 17 percent from last year.

SCHOOL ENROLLMENTS

Official school enrollments for fall 2006 in Laramie County School District No. 1 decreased by 56 students (-0.4%) from fall 2005 or from 12,833 in 2005 to 12,777 in 2006. In District No. 2, enrollments increased by 2.2 percent or by 19 students.

Private school enrollments declined slightly, off 3.8 percent or by 16 students from September of 2005. On the other hand, homing schooling numbers rose 18.5 percent or by 56 students. In total, 2006 countywide enrollments were unchanged from 2005 fall enrollments at 14,435 and 14,432 respectively.

TABLE 1

	A 3Q04	B 3Q05	C 2Q06	D 3Q06	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT							
Total Civilian Labor Force (a)	42,241	42,537	43,246	42,740	1.18	0.48	-1.17
Total Employment	40,469	40,925	41,489	41,304	2.06	0.93	-0.45
Total Unemployment	1,772	1,612	1,757	1,435	-19.02	-10.98	-18.33
Unemployment Rate	4.2%	3.8%	4.1%	3.4%	-19.05	-10.53	-17.07
Initial Unemployment Claims	46	35	42	45	-2.17	28.57	7.14
Help Wanted Ads	132	192	198	193	46.21	0.52	-2.53
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	3,175	3,388	3,313	3,255	2.52	-3.93	-1.75
Enplanements - Cheyenne Airport	1,430	1,205	1,228	1,362	-4.76	13.03	10.91
Total Taxable Sales (\$000)	346,844	407,400	368,376	403,885	16.45	-0.86	9.64
Bankruptcies	42	52	12	16	-61.90	-69.23	33.33
CONSTRUCTION							
Single Fam Bldg Permits - Chey	152	118	79	68	-55.26	-42.37	-13.92
Single Fam Bldg Permits - LarCo	51	65	43	50	-1.96	-23.08	16.28
Total Bldg Permits - (Chey) (b)	243	209	156	196	-19.34	-6.22	25.64
Septic Permits - (Rural)	29	30	27	25	-13.79	-16.67	-7.41
Value of Authorized Construction (\$000)	10,892	11,687	7,672	10,226	-6.11	-12.50	33.29
Residential (\$000)	6,188	6,056	4,538	3,830	-38.11	-36.76	-15.60

(a) Employment figures are based on current employment statistics as reported monthly by the Wyoming Department of Employment.

(b) Data includes building and non-building.

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

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

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

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

TABLE 1 A

Housing Profile Laramie County 2005 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	69	0	8	0	77
February	43	0	0	0	43
March	51	0	12	0	63
April	32	0	0	0	32
May	79	0	12	0	91
June	71	0	0	0	71
July	59	0	0	0	59
August	55	0	0	0	55
September	69	0	12	0	81
October	57	0	0	48	105
November	40	0	0	60	100
December	49	0	0	24	73
Year to Date	674	0	44	132	850

Housing Profile Laramie County 2006 Authorized Construction by Permit					
MONTH	SFU	DUPLEX UNITS	TRI & FOUR PLEX	MULTI- FAMILY	TOTAL UNITS
January	39	0	0	0	39
February	54	0	0	0	54
March	56	0	0	0	56
April	41	0	0	0	41
May	48	0	0	0	48
June	33	0	0	0	33
July	59	2	0	0	61
August	26	0	0	0	26
September	33	0	0	8	41
October					0
November					0
December					0
Year to Date	389	2	0	8	399

TABLE 2

	A 3Q04	B 3Q05	C 2Q06	D 3Q06	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a)							
Residential Units For Sale	437	489	677	722	65.22	47.65	6.65
Rural Residential Units For Sale	114	156	209	191	67.54	22.44	-8.61
Avg. Residentials Sold	141	159	159	151	7.09	-5.03	-5.03
Total Volume Residentials Sold (\$000,000)	26.4	34.6	33.7	34.5	30.68	-0.29	2.37
Avg. Residential Sale Price (\$)	146,738	159,679	166,590	174,808	19.13	9.47	4.93
Avg. Rural Sale Price (\$)	240,795	251,677	246,899	258,801	7.48	2.83	4.82
Residential Avg. Days on Market (b)	103	131	74	67	-34.95	-48.85	-9.46
VACANCIES							
Furnished Apartments	4	6	3	5	25.00	-16.67	66.67
Unfurnished Apartments	62	72	82	80	29.03	11.11	-2.44
Homes and Duplexes	81	64	47	52	-35.80	-18.75	10.64
Mobile Homes	16	16	13	23	43.75	43.75	76.92
Sampled Apts. % Vacancy (c) (Large Complexes Only)	3.2%	4.2%	4.7%	4.6%	43.75	9.52	-2.13

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

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

(c) Sample Sizes: 3Q04 Sample Size = 812
3Q05 Sample Size = 856
2Q06 Sample Size = 920
3Q06 Sample Size = 920

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

TABLE 3

	A 3Q04	B 3Q05	C 2Q06	D 3Q06	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
Total Sales Tax Collections (\$000)	17,799	20,867	18,790	20,794	16.83	-0.35	10.67
Wholesale & Retail Tax Collections (\$000)	9,285	10,980	9,106	10,353	11.50	-5.71	13.69
Actual Receipts to County Entities (\$000) (a)	7,594	8,900	8,030	8,779	15.60	-1.36	9.33
1% Sales & Use Tax Collections	3,468	4,074	3,684	4,039	16.46	-0.86	9.64
3% Lodging Tax Collections	236,626	250,785	153,987	334,213	41.24	33.27	117.04
1% Special Purpose Tax (\$000)	3,438	4,073	3,665	4,037	17.42	-0.88	10.15
CREDIT UNION DATA							
Deposits (\$000)	361,919	374,099	393,495	396,619	9.59	6.02	0.79
Total Loans (\$000)	279,844	308,853	328,469	337,676	20.67	9.33	2.80
Net Income Y-T-D (\$)	3,290,485	3,791,617	2,183,249	3,642,059	10.68	-3.94	66.82
Delinquencies (\$)	2,009,998	2,669,510	2,390,424	3,567,684	77.50	33.65	49.25
Memberships	61,307	62,856	63,671	63,367	3.36	0.81	-0.48
BANKING DATA							
Deposits (\$000)	547,731	555,464	586,647	565,098	3.17	1.73	-3.67
Total Loans (\$000)	344,735	384,846	387,282	388,159	12.60	0.86	0.23
Net Income Y-T-D (\$000)	9,510	5,692	4,153	6,794	-28.56	19.36	63.59

(a) This total includes the 4% Sales and 4% Use Tax, the 1% Sales and 1% Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. As of July 1, 1993, the state sales and use tax levy was changed from 3% to 4%. At that time, the percentage of these revenues distributed to municipalities changed from 35% to 29.5%.

TABLE 4

	A 3Q04	B 3Q05	C 2Q06	D 3Q06	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh (a)	26	45	43	48	84.62	6.67	11.63
Residential Gas Usage (‘000) Mcf (a)	70	52	147	58	-17.14	11.54	-60.54
Metered Taps - Water (CBPU)	20,328	20,799	21,331	21,184	4.21	1.85	-0.69
Metered Taps - Water (SCW & SD)	3,182	3,219	3,245	3,255	2.29	1.12	0.31
HUMAN SERVICES							
Total Emergency Room Visits	2,488	2,513	2,486	2,507	0.76	-0.24	0.84
Safehouse - # of People Sheltered	39	25	19	31	-20.51	24.00	63.16
Comea Shelter - Nights Lodging	1,519	1,353	1,196	1,343	-11.59	-0.74	12.29
DPASS - AFDC Distributions	82	68	70	80	-2.44	17.65	14.29
SCHOOL ENROLLMENTS							
Laramie County District #1	12,884	12,833	12,713	12,777	-0.83	-0.44	0.50
Laramie County District #2	869	873	852	892	2.65	2.18	4.69
Private Schools	518	423	423	407	-21.43	-3.78	-3.78
Home Schooling	286	303	303	359	25.52	18.48	18.48
Total School Enrollment	14,557	14,432	14,291	14,435	-0.84	0.02	1.01
LCCC Enrollment - FTE (Lar Co Campus)	2,604	2,649	512	2,684	3.07	1.32	424.22
LCCC Enrollment - Headcount (Lar Co Campus)	3,967	4,286	1,568	4,387	10.59	2.36	179.78

CPBU - Cheyenne Board of Public Utilities

SCW&SD - South Cheyenne Water & Sewer District

(a) CLFP went through 3 customer information system changes from 6/04 - 1/05, creating discrepancies in historical comparisons.

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

TABLE 5

	A 3Q04	B 3Q05	C 2Q06	D 3Q06	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	29,840	27,852	29,088	28,778	-3.56	3.32	-1.07
Nights Occupied	22,946	21,168	20,046	22,899	-0.20	8.18	14.23
Occupancy Rate	76.8%	76.0%	69.1%	79.6%	3.65	4.74	15.20
Average Room Rate (\$)	70.90	78.43	62.64	80.71	13.84	2.91	28.85
CACVB Visitor Walk-in Count	5,780	5,638	4,233	9,831	70.09	74.37	132.25
Trolley Ridership	1,561	1,757	1,626	1,835	17.55	4.44	12.85
Pine Bluffs Info Center	15,499	15,099	12,294	14,430	-6.90	-4.43	17.37
I-25 State Visitor Center	10,232	10,918	9,132	14,367	40.41	31.59	57.33
Old West Museum Paid Visitor	6,519	6,318	3,023	7,403	13.56	17.17	144.89

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT														
Total Civilian Labor Force	42,424	42,532	42,569	43,152	42,100	42,635	42,759	42,605	42,246	42,336	42,454	42,228	42,503	2005
	42,483	43,456	43,384	43,495	43,008	43,235	43,184	42,802	42,233	0	0	0	43,031	2006
Total Employment	40,283	40,591	40,653	41,381	40,323	40,806	41,085	41,053	40,636	40,740	40,863	40,659	40,756	2005
	40,427	41,396	41,572	41,745	41,165	41,557	41,859	41,387	40,667	0	0	0	41,308	2006
Total Unemployment	2,141	1,941	1,916	1,771	1,777	1,829	1,674	1,552	1,610	1,596	1,591	1,569	1,747	2005
	2,056	2,060	1,812	1,750	1,843	1,678	1,325	1,415	1,566	0	0	0	1,723	2006
Unemployment Rate	5.0%	4.6%	4.5%	4.1%	4.2%	4.3%	3.9%	3.6%	3.8%	3.8%	3.7%	3.7%	4.1%	2005
	4.8%	4.7%	4.2%	4.0%	4.3%	3.9%	3.1%	3.3%	3.7%	0.0%	0.0%	0.0%	4.0%	2006
Initial Unemployment Claims	92	68	51	47	29	32	23	28	45	59	45	155	56	2005
	86	73	52	39	53	33	46	45	43	0	0	0	52	2006
Help Wanted Ads	129	139	166	211	176	201	186	201	190	158	127	123	167	2005
	150	136	167	189	200	205	195	193	192	0	0	0	181	2006
GENERAL BUSINESS ACTIVITY														
Auto Registrations	2,536	2,654	3,488	3,034	3,484	3,522	3,080	3,619	3,465	2,882	2,551	2,422	3,061	2005
	2,624	2,517	3,224	2,891	3,559	3,488	3,123	3,495	3,146	0	0	0	3,119	2006
Enplanements - Chey. Airport	1,251	1,169	1,309	1,132	1,211	1,172	1,141	1,250	1,223	1,338	1,120	1,056	1,198	2005
	987	1,064	1,232	1,172	1,196	1,316	1,384	1,303	1,399	0	0	0	1,228	2006
Total Taxable Sales (\$)	102,296,728	128,389,432	138,876,961	89,703,948	117,903,408	119,203,125	111,123,200	172,744,700	123,531,700	125,689,200	111,800,700	110,767,800	121,003,409	2005
	130,407,297	133,385,777	133,705,808	96,148,385	140,164,148	132,063,253	121,798,803	171,144,754	110,940,957	0	0	0	129,973,242	2006
Bankruptcies	8	22	46	45	29	35	38	38	80	126	4	3	40	2005
	2	8	11	6	17	12	23	12	13	0	0	0	12	2006

TABLE 7

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
HOUSING														
Residential Units for Sale	391	403	474	431	437	451	479	493	496	540	535	564	475	2005
	601	614	622	635	677	719	720	717	728	0	0	0	670	2006
Rural Residentials Units For Sale	143	150	134	140	136	135	157	162	148	146	152	142	145	2005
	177	175	182	204	209	215	206	190	178	0	0	0	193	2006
Residential Sold	87	105	117	130	145	165	149	162	165	139	100	124	132	2005
	96	92	137	134	156	187	165	154	135	0	0	0	140	2006
Total Volume Residential Sold (\$000,000)	18.3	21.2	23.7	25.9	29.8	33.8	30.3	34.1	39.4	29.7	24.0	28.4	28.2	2005
	18.7	17.2	31.0	26.6	35.7	39.0	36.8	35.1	31.7	0.0	0.0	0.0	30.2	2006
Residential Sale Price	149,901	159,352	147,098	153,760	154,640	165,666	153,222	154,207	171,607	157,998	170,761	169,754	158,997	2005
	163,969	164,136	162,923	168,131	166,466	165,174	183,905	170,599	169,919	0	0	0	168,358	2006
Rural Sale Price	246,730	229,609	241,965	230,104	240,854	237,196	260,387	246,783	247,861	262,324	244,273	277,197	247,107	2005
	232,740	205,564	271,113	225,271	280,907	234,520	235,906	256,882	283,616	0	0	0	247,391	2006
Furnished Apartments	8	12	5	4	3	4	6	5	6	9	7	4	6	2005
	4	4	4	3	2	4	5	5	5	0	0	0	4	2006
Unfurnished Apartments	110	113	92	75	89	87	85	73	59	79	89	79	86	2005
	92	82	88	87	74	87	71	77	93	0	0	0	83	2006
Homes & Duplexes	83	65	52	60	62	63	60	70	64	72	74	75	66	2005
	60	56	48	52	37	52	54	45	56	0	0	0	51	2006
Mobile Homes	20	15	16	11	11	13	13	16	20	14	13	11	14	2005
	13	14	13	13	14	12	20	22	26	0	0	0	16	2006
Sampled Apartments %	2.9%	3.4%	2.7%	4.7%	5.8%	5.4%	4.5%	4.0%	4.3%	6.1%	5.6%	6.2%	4.6%	2005
Vacant	4.7%	3.9%	3.7%	4.2%	5.1%	4.9%	4.5%	5.0%	4.2%	0.0%	0.0%	0.0%	4.5%	2006
CONSTRUCTION														
Single Family Bldg. Permits (Chey)	60	21	31	20	50	35	36	33	49	47	31	30	37	2005
	28	38	30	28	30	21	36	13	19	0	0	0	27	2006
Single Family Bldg. Permits (LarCo)	9	22	20	12	29	36	23	22	20	10	9	19	19	2005
	11	16	26	13	18	12	23	13	14	0	0	0	16	2006
Septic Permits - Rural	19	16	20	25	41	35	28	38	25	30	29	23	27	2005
	32	11	13	31	22	28	28	22	25	0	0	0	24	2006
Total Building Permits	181	148	158	159	299	272	194	208	225	195	178	153	198	2005
	125	130	128	153	159	183	167	203	219	0	0	0	163	2006
Value of Authorized Const (\$000)	17,477,836	6,616,056	18,781,438	9,441,909	12,512,956	9,763,858	13,073,100	8,659,601	13,328,016	11,565,483	15,154,968	8,892,934	12,105,680	2005
	7,479,308	8,339,982	29,257,171	7,559,394	7,784,228	9,095,753	12,306,535	8,356,622	10,016,324	0	0	0	11,132,813	2006
Residential (\$000)	8,018,614	2,943,498	5,073,691	3,049,197	7,487,951	5,474,259	5,727,233	5,116,803	7,322,575	7,003,374	4,806,537	3,929,030	5,496,064	2005
	4,900,448	5,249,353	5,274,816	4,848,798	4,227,574	3,946,972	5,694,021	2,415,272	3,381,015	0	0	0	4,437,585	2006

Note: Data is not seasonally adjusted.

Single family building permits for Cheyenne includes new residences and new townhouses.

TABLE 8

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
UTILITIES														
Commercial Electric Power (Kwh) ('0,000)	2,957	5,286	3,264	4,900	3,943	4,708	4,516	4,501	4,517	4,626	4,270	2,435	4,160	2005
	4,232	4,129	4,352	3,837	4,222	4,768	4,968	4,866	4,495	0	0	0	4,430	2006
Residential Gas Usage (Mcf) ('000)	3,871	3,861	2,840	2,340	1,749	946	477	483	615	1,071	1,912	3,640	1,984	2005
	3,401	3,525	3,293	2,096	1,571	751	551	541	658	0	0	0	1,821	2006
Metered Water Taps (CBPU)	20,481	20,503	20,607	20,626	20,671	20,736	20,745	20,829	20,824	20,870	20,864	20,897	20,721	2005
	20,896	20,945	21,018	21,220	21,324	21,450	21,137	21,211	21,204	0	0	0	21,156	2006
Metered Water Taps (SCW & SD)	3,192	3,192	3,198	3,198	3,198	3,198	3,200	3,228	3,228	3,229	3,231	3,231	3,210	2005
	3,231	3,233	3,236	3,241	3,245	3,250	3,250	3,250	3,265	0	0	0	3,245	2006
HUMAN SERVICES														
Total Emergency Room Visits	2,450	2,420	2,506	2,379	2,386	2,317	2,693	2,419	2,428	2,420	2,184	2,351	2,413	2005
	2,631	2,317	2,444	2,388	2,582	2,489	2,730	2,521	2,270	0	0	0	2,486	2006
Safehouse - Number of People Sheltered	19	25	19	19	22	7	36	23	16	30	18	19	21	2005
	16	22	47	26	11	20	45	21	27	0	0	0	26	2006
Comesa Shelter - Total Nights Lodging	1,122	924	896	1,317	1,195	1,138	1,372	1,392	1,294	1,253	1,120	979	1,167	2005
	958	1,060	1,051	921	1,343	1,324	1,467	1,379	1,184	0	0	0	1,187	2006
SCHOOL ENROLLMENTS														
Laramie County District #1	12,728	12,728	12,982	12,982	12,982	0	0	12,833	12,833	12,833	12,833	12,833	12,857	2005
	12,663	12,663	12,663	12,713	12,713	0	0	12,777	12,777	0	0	0	12,710	2006
Laramie County District #2	876	876	876	876	876	0	0	873	873	873	873	873	875	2005
	861	861	861	852	852	0	0	892	892	0	0	0	867	2006
Total School Enrollment	14,408	14,408	14,662	14,662	14,662	0	0	14,432	14,432	14,432	14,432	14,432	14,496	2005
	14,250	14,250	14,250	14,291	14,291	0	0	14,435	14,435	0	0	0	14,315	2006
LCCC Enrollment - FTE (Lar Co Campus)	2,687	2,687	2,687	2,687	2,687	514	514	2,649	2,649	2,649	2,649	2,649	2,309	2005
	2,665	2,665	2,665	2,665	2,665	512	512	2,684	2,684	0	0	0	2,191	2006
LCCC Enrollment - Headcount (Lar Co Campus)	4,767	4,767	4,767	4,767	4,767	1,534	1,534	4,286	4,286	4,286	4,286	4,286	4,028	2005
	4,616	4,616	4,616	4,616	4,616	1,568	1,568	4,387	4,387	0	0	0	3,888	2006

Note: Data is not seasonally adjusted.

TABLE 9

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
TAXES														
4%, 1%, & Lodging Tax Collections	5,212,706	6,523,661	7,085,685	4,574,207	6,005,224	6,138,214	5,680,784	8,834,550	6,351,296	6,453,331	5,743,431	5,660,643	6,188,644	2005
	6,641,385	6,798,643	6,834,255	4,904,348	7,130,538	6,754,850	6,222,030	8,838,171	5,733,348	0	0	0	6,650,841	2006
Wholesale and Retail Sales and Use Tax Collections	3,117,897	3,740,131	3,426,312	2,572,068	3,121,055	3,240,531	2,895,348	4,984,329	3,100,195	3,348,209	2,774,839	3,063,238	3,282,013	2005
	3,588,257	3,972,022	3,624,616	1,916,515	3,666,623	3,522,487	3,141,793	4,762,184	2,448,909	0	0	0	3,404,823	2006
Actual Receipts to County Entities	2,238,293	2,818,440	3,046,946	1,959,145	2,579,652	2,607,649	2,429,259	3,773,118	2,697,287	2,736,063	2,433,974	2,414,075	2,644,492	2005
	2,853,742	2,911,969	2,913,001	2,100,481	3,052,782	2,876,872	2,655,760	3,723,341	2,400,065	0	0	0	2,832,001	2006
1% Sales and Use Tax Receipts	1,022,967	1,283,894	1,388,770	897,039	1,179,034	1,192,031	1,111,232	1,727,447	1,235,317	1,256,992	1,118,007	1,107,678	1,210,034	2005
	1,304,073	1,333,858	1,337,058	961,484	1,401,641	1,320,633	1,217,988	1,711,448	1,109,410	0	0	0	1,299,732	2006
3% Lodging Tax Receipts	32,075	31,212	51,820	32,756	38,295	47,018	55,452	96,198	99,135	72,346	83,671	51,104	57,590	2005
	39,519	46,552	61,714	42,313	39,260	72,414	55,252	162,892	116,069	0	0	0	70,665	2006
TOURISM														
Available Rooms	28,205	25,446	27,928	26,801	28,078	27,182	28,184	28,187	27,184	30,040	25,931	25,931	27,425	2005
	30,033	26,791	30,119	29,037	30,151	28,076	29,391	30,138	26,805	0	0	0	28,949	2006
Nights Occupied	15,473	14,154	13,950	15,179	17,173	20,712	22,583	21,549	19,373	18,063	14,000	10,839	16,921	2005
	12,969	16,425	18,074	16,974	19,820	23,345	24,295	23,002	21,401	0	0	0	19,589	2006
Occupancy Percentage	54.9%	55.6%	49.9%	56.6%	61.2%	76.2%	80.1%	76.5%	71.3%	60.1%	54.0%	41.8%	61.5%	2005
	43.2%	61.3%	60.0%	58.5%	65.7%	83.1%	82.7%	76.3%	79.8%	0.0%	0.0%	0.0%	67.8%	2006
Average Room Rate (\$)	\$53.99	\$53.66	\$54.23	\$54.39	\$59.00	\$66.23	\$102.96	\$68.99	\$63.35	\$59.43	\$56.68	\$54.77	\$62.31	2005
	\$54.70	\$52.78	\$56.39	\$57.72	\$61.09	\$69.10	\$103.75	\$71.03	\$67.36	\$0.00	\$0.00	\$0.00	\$65.99	2006
CACVB Visitor Walk-In Count	684	588	1,050	1,032	2,973	5,125	7,951	4,944	4,018	1,510	934	1,023	2,653	2005
	700	909	1,469	1,543	3,923	7,232	15,979	8,799	4,716	0	0	0	5,030	2006
Trolley Ridership	91	44	1,211	727	1,257	1,978	2,031	1,854	1,387	702	181	857	1,027	2005
	284	991	1,739	175	1,838	2,864	2,196	1,495	1,815	0	0	0	1,489	2006
Pine Bluffs Information Center	Clisd	Clisd	Clisd	Clisd	9,806	15,436	18,771	15,604	10,921	7,973	Clisd	Clisd	13,085	2005
	Clisd	Clisd	Clisd	Clisd	9,335	15,252	17,363	14,367	11,561	0	0	0	13,576	2006
Wyoming State Museum	916	1,463	1,478	1,756	2,394	2,371	3,736	2,490	1,497	957	990	890	1,745	2005
	875	1,543	2,088	1,502	2,495	4,061	4,061	2,525	2,182	0	0	0	2,370	2006
I-25 State Visitor Center	1,144	1,371	1,896	2,503	6,053	10,812	15,361	9,807	7,585	4,679	1,981	1,353	5,379	2005
	1,344	1,187	2,380	3,786	5,939	17,672	17,672	13,980	11,450	0	0	0	8,379	2006
Old West Museum Paid Visitor	N/A	597	1,730	1,386	1,742	5,505	12,677	2,847	3,431	1,787	897	589	3,017	2005
	905	890	1,747	1,679	2,164	5,227	16,004	3,180	3,024	0	0	0	3,869	2006

CHEYENNE/LARAMIE COUNTY PROFILE 2005

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

Approx. City Population (July, 2005) 55,731
 Approx. County Population (July, 2005)..... 85,163

Employment Percentage by Industry

Farming	1.6	Fin., Ins. & RE	7.5
Mining	0.4	Services	31.2
Construction	6.3	Gov't.....	28.3
Manufacturing.....	3.0	Retail Trade	12.6
Trans & Ware.	5.0	Wholesale	1.6

Major Private Sector Employers

United Medical Centers	Echo Star Communications
Lowe's	JELD WEN
Union Pacific Railroad	LifeCare Cheyenne
Sierra Trading Post	Great Lakes Aviation
WalMart	Blue Cross/Blue Shield

Employed Workforce Demographics

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

Taxes

No State Income Tax (personal or corporate);
 No Inventory Tax; 4% State Sales Tax; 2% Local Sales
 Tax; Gasoline Tax \$0.14/gallon; Property Tax - 71.00 mills
 on 9.5% of residential market value.

Weather Normals

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

Organized Labor Influence

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

Law Enforcement

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

Area Crime Rate (2005) per 100,000

	U.S.	Lar Co.		U.S.	Lar Co.
Robberies	140.7	25.7	Homicides	5.6	5.8
Rapes	31.7	33.8	Assaults	291.1	113.1
Burglaries	726.7	439.6	Car Thefts	416.7	156.2

Housing

Average Sales Price (3Q06): Cheyenne \$174,808
 Close-in Rural \$258,801

Education

Average Pupil/Teacher..... 14.20
 Expenditure/student..... \$8,632
 Average ACT 2005 Score 22.3

Income

Per Capita (2004 BEA) \$34,559
 Median Household Income
 (2005 US Census Bureau)..... \$44,790
 Mean Household Income
 (2005 US Census Bureau)..... \$60,060
 Average Wage per Job (2004)..... \$32,209

Demographics Cheyenne Workers

Households - County (2005)..... 34,394
 Households - City (2000)..... 22,324

Employed Workforce Characteristics

Employment - Laramie County 40,756
 Unemployment Rate 4.1%

Average Weekly Wages

(2005 Wyoming Dept. of Labor)

Agriculture	471	Retail Trade	436
Mining	1,090	Finance & Insurance	769
Construction	619	Local Government.....	649
Manufacturing.....	802	State Government.....	829
Transportation.....	631	Federal Government .	1,008
Wholesale Trade	770	Information	699
Healthcare	766	Real Estate	557

Inflation (CPI)

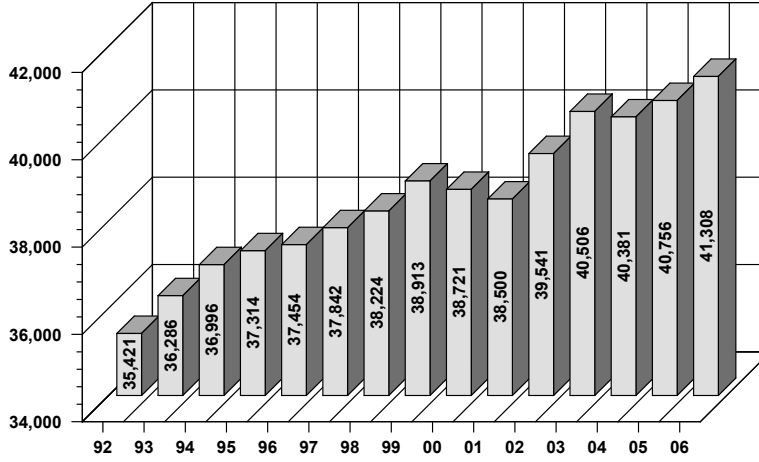
U.S.....3.4% Cheyenne..... 4.4%

Race (2000)

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

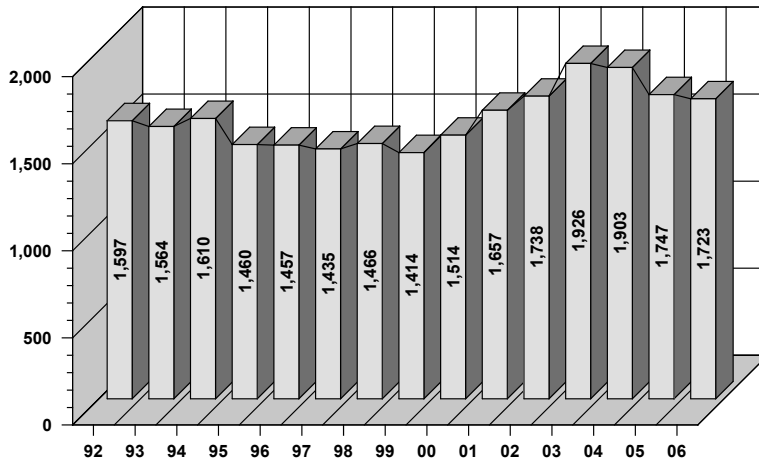
LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE
1992 - 2006



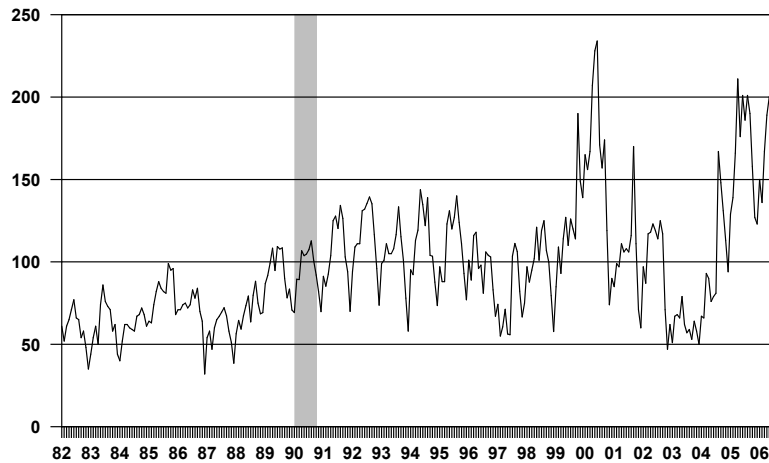
LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE
1992 - 2006



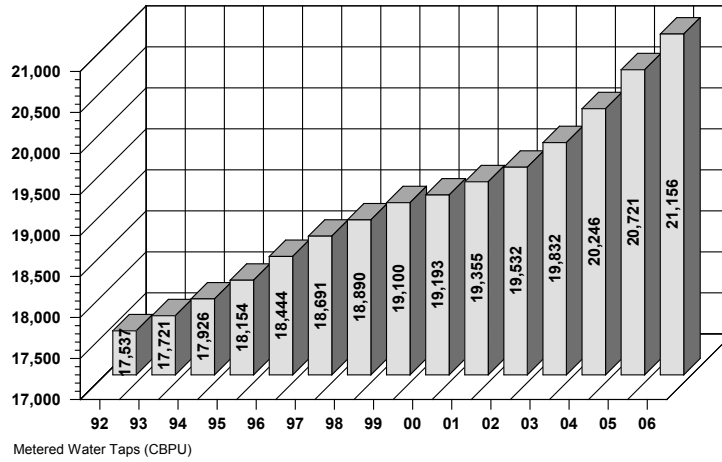
HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS
1982 - 2006



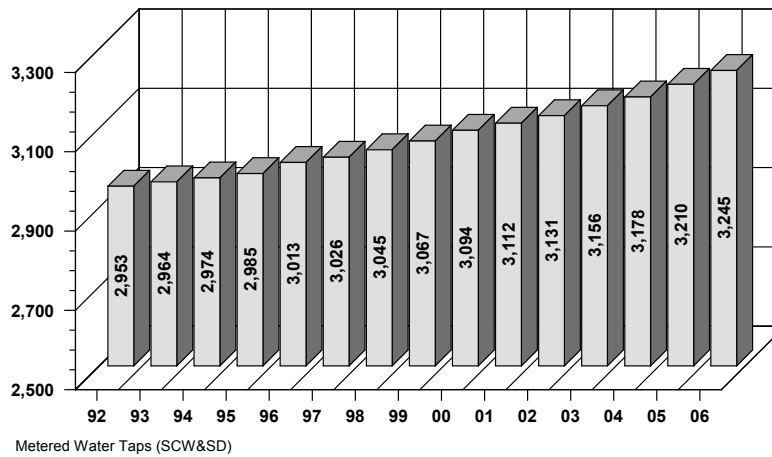
CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2006



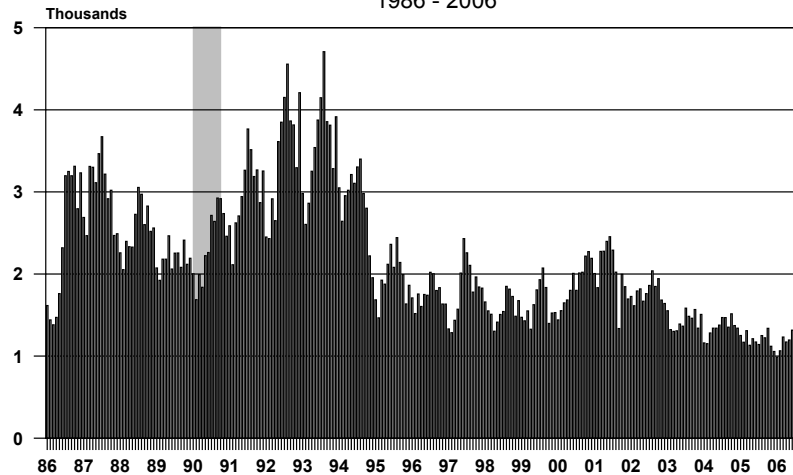
SOUTH CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2006



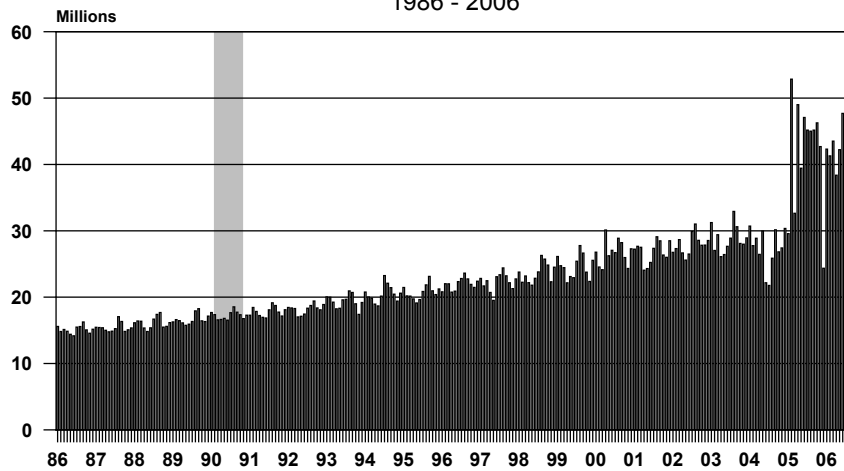
ENPLANEMENTS, CHEYENNE AIRPORT

MONTHLY TOTALS
1986 - 2006



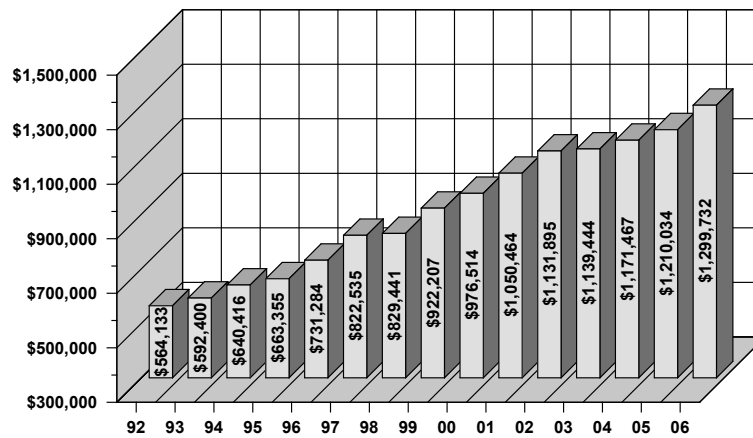
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

MONTHLY TOTALS
1986 - 2006



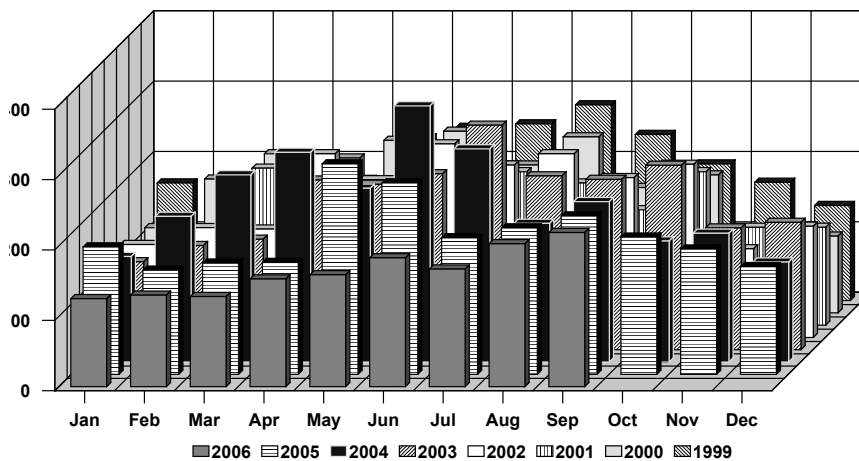
LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

MONTHLY AVERAGE
1992 - 2006



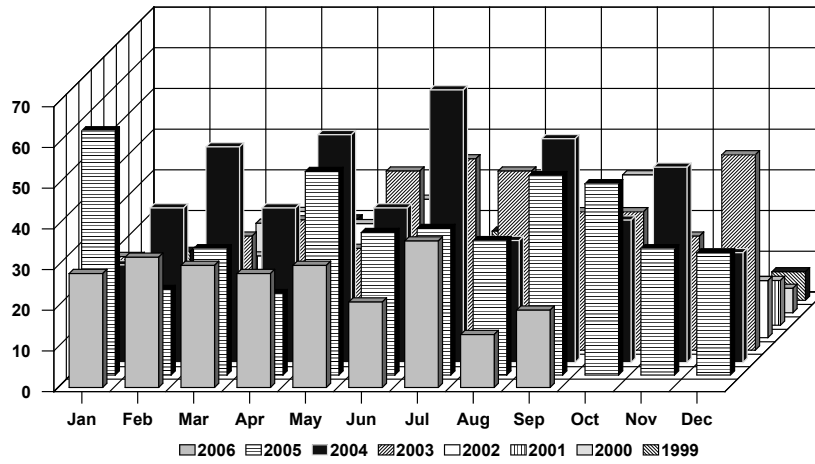
TOTAL BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
1999 - 2006



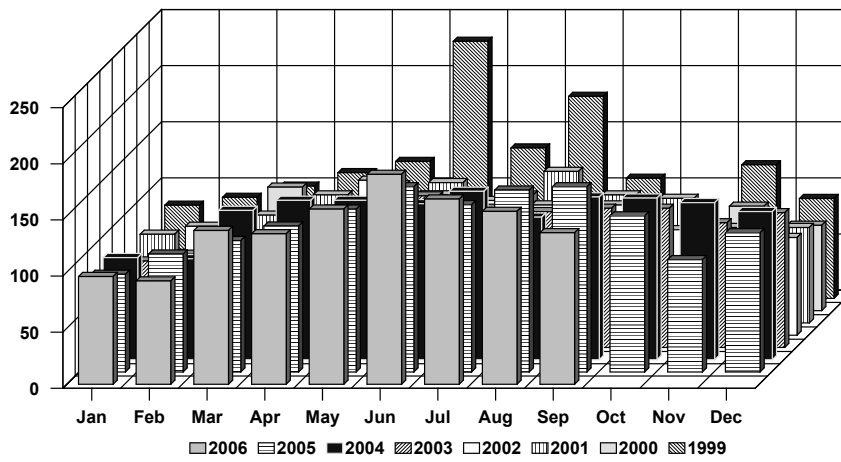
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
1999 - 2006



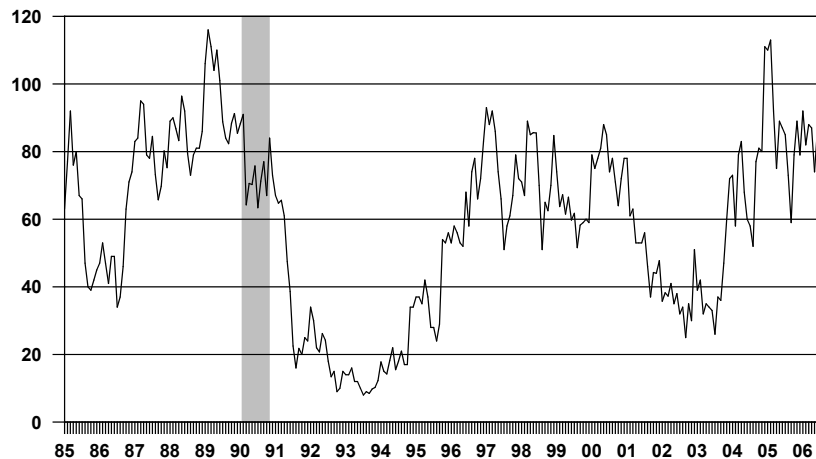
RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS
1999 - 2006



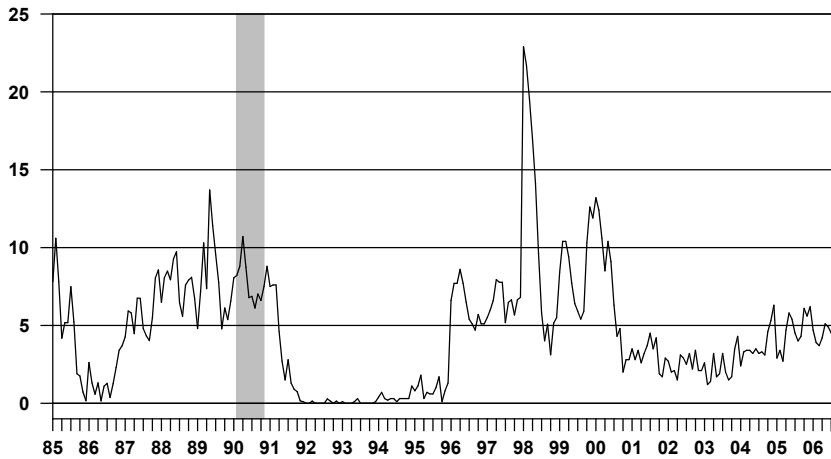
UNFURNISHED APARTMENT VACANCIES, CHEYENNE

MONTHLY TOTALS
1985 - 2006



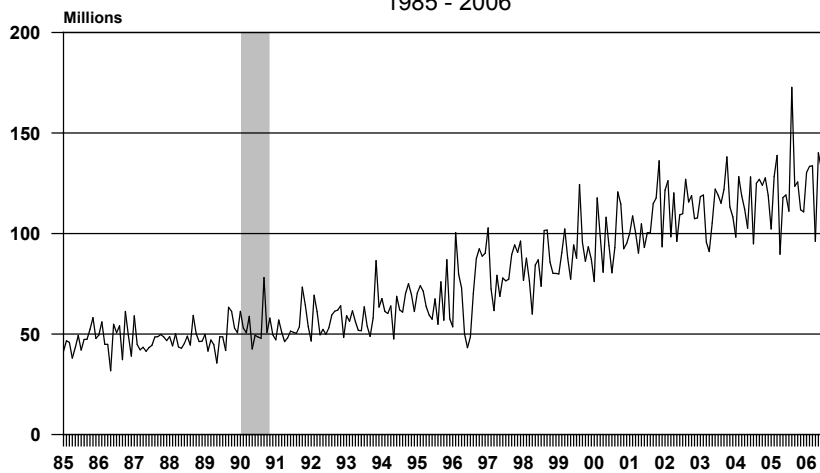
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

MONTHLY TOTALS
1985 - 2006



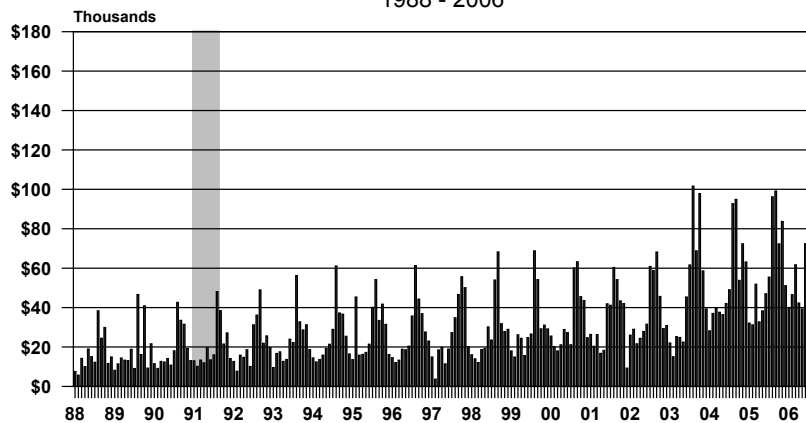
TOTAL TAXABLE SALES, LARAMIE COUNTY

MONTHLY TOTALS
1985 - 2006



3% LODGING TAX RECEIPTS, LARAMIE COUNTY

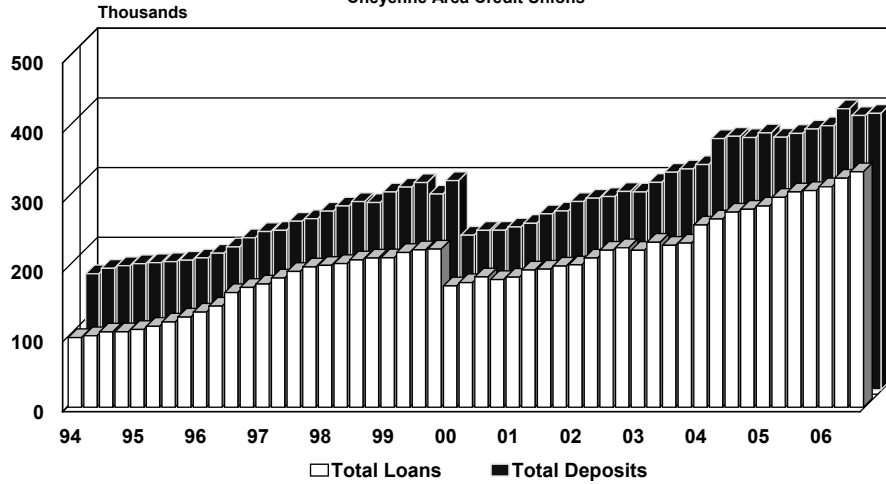
MONTHLY TOTALS
1988 - 2006



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

TOTAL LOANS AND DEPOSITS

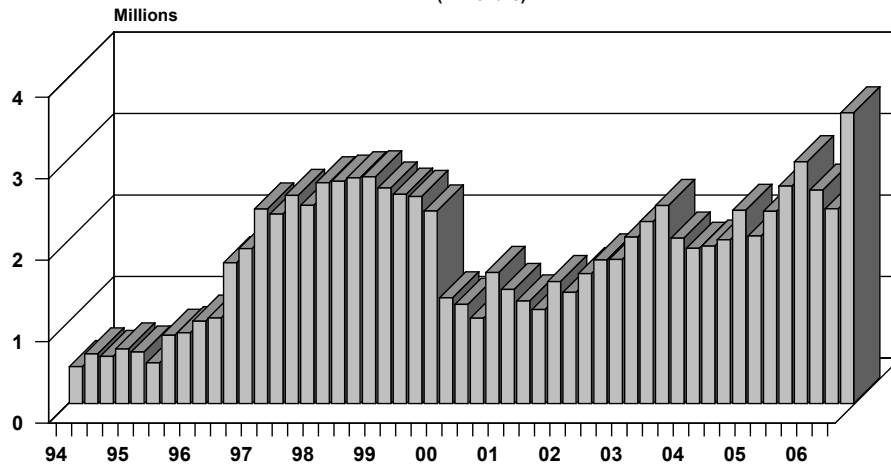
Cheyenne Area Credit Unions



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

DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

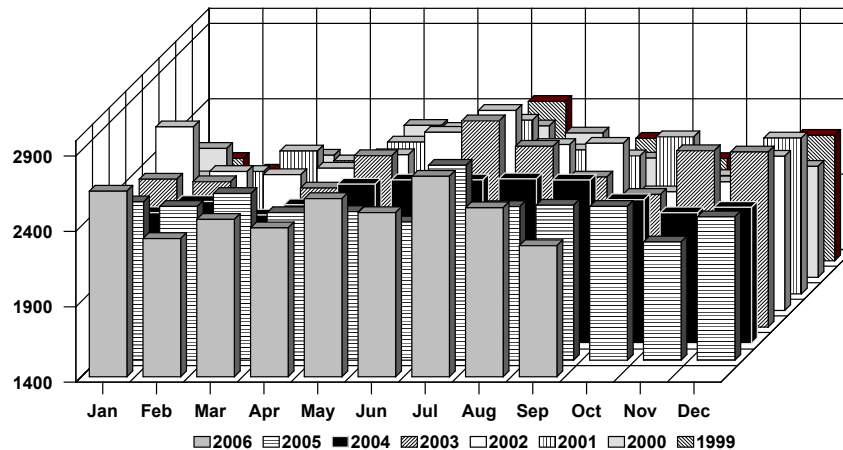
(in Dollars)



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

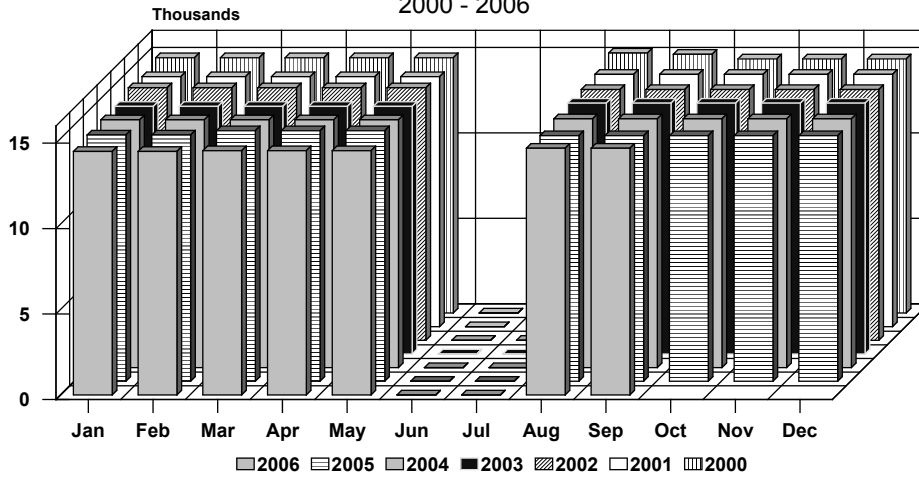
TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS
1999 - 2006



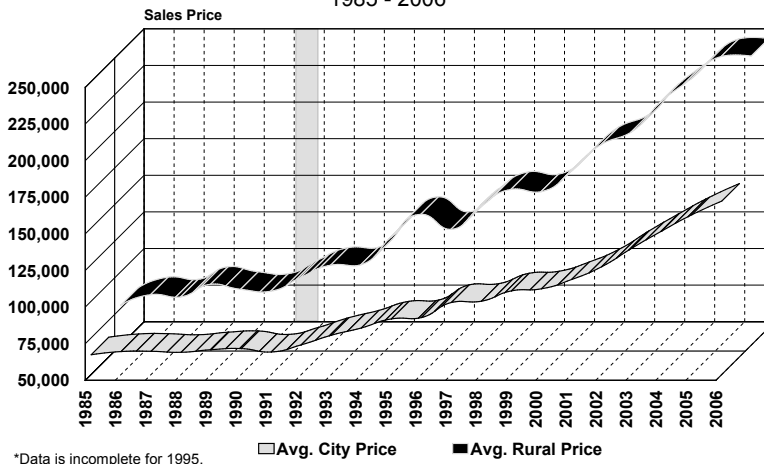
LARAMIE COUNTY SCHOOLS

MONTHLY TOTALS
2000 - 2006



AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

LARAMIE COUNTY
1985 - 2006



DATA SOURCES

1. Automobile Registrations:
Laramie County Auto Titles Bureau
2. Bankruptcies: U.S. Clerk of Bankruptcy Court
3. Construction, Permits, Valuation, Residential:
City of Cheyenne Building Permits Agency
4. Employment:
Wyoming Department of Employment
5. Help-Wanted Index:
Wyoming Center for Business & Economic Analysis, LLC.
6. Sales and Use Tax Collections:
Wyoming Department of Revenue and Taxation
Department of Administration & Information - DA
7. Utilities, Electrical, and Natural Gas:
Cheyenne Light, Fuel and Power
8. Water Usage - Metered Taps:
Board of Public Utilities
South Cheyenne Sewer & Water District
9. Enplanements:
Cheyenne Airport Board
10. Housing:
Wyoming Center for Business & Economic Analysis, LLC./
Cheyenne Board of Realtors
11. Human Services:
Cheyenne Police Department, United Medical Center,
Safehouse, Comea Shelter, Department of Family Services,
Laramie County School Districts No. 1 and No. 2, private
schools.
12. Financial Data:
Cheyenne Area Credit Unions (8)
13. Tourism:
Cheyenne Area Convention & Visitors Bureau
14. Banking Data:
Cheyenne Area Credit Unions (9)
Cheyenne Area Banks (5)

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