

# Economic Indicators for the Laramie Area



Pictured is the New Wyoming Technology Business Center at the University of Wyoming

## **ANNUAL TRENDS**

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

Volume XII, Number 1  
March, 2009

# **Economic Indicators for the Laramie Area**

## ***Annual Trends Edition***

Wyoming Center for Business & Economic Analysis, Inc.  
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## PREFACE

This is the eleventh edition of the *Annual Trends* of the *Economic Indicators for the Laramie Area*. The purpose of the *Annual Trends* is to summarize and illustrate the Laramie/Albany County local economy over the past 10 years or so. It presents the latest available, federal, state and local agency statistics dealing with Albany County's 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 the City of Laramie and Albany County.

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.

Every attempt has been made to present information back to 1997 or further. There are a few exceptions where information was not available as far back as 1997. Likewise, there are a few exceptions where data prior to 1997 is presented.

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

## 2008 In Review

Yearend 2008 data for the Albany County economy suggested the national recession had not strongly impacted local economic activity. There were signs of continued growth, even strong growth, over the past year which was somewhat remarkable given the national financial and housing crisis.

There was no new job creation according to Wyoming Department of Employment data in 2008, but job loss was minimal. Preliminary 2008 data showed a loss of 29 jobs per month over the course of 2008 which was only a decline of 0.2 percent for the year when compared to 2007. Monthly average employment ran at 18,255 in 2008 versus 18,287 in 2007. The county's unemployment rate was unchanged in 2008 from the previous year and averaged 2.5 percent. See Table 2.0 for more details. Average weekly wages (\$635) through the second quarter of 2008 were up 2.0 percent over 2007's average of \$622. The one future worrisome harbinger was help-wanted advertisements. This indicator declined 32.3 percent in 2008 which was a sharp departure from gains of 39 percent in 2006 and 19 percent in 2007, and suggested local employers are not looking to add new jobs well into 2009.

A new series, retail sales, not previously available, reported a 4.8 percent gain in 2008. Monthly retail sales in the county averaged 23.7 million dollars in 2008 as compared to 22.6 million dollars in 2007. Holiday retail sales for the months of November and December remained unchanged from one year ago which was a positive change given the decline in holiday sales across the nation. Total sales for the two months were 44.2 million dollars.

Table 1.2 presents total sales and use tax receipts received by the county back to 1990. Total sales and

use tax receipts decreased for the second year in a row, down 2.1 percent from 2007 which was much less than the 12.2 percent decline reported in 2007. Lodging tax receipts, on the other hand, rose by almost 12 percent in 2008 as compared to the 10.3 percent increase in 2007. They averaged \$56,615 per month in 2008 as compared to \$50,602 in 2007.

Credit unions had a very good year in 2008 with deposits increasing 14.7 percent and loans up by 13 percent. Net income for the institutions also rose 26.7 percent in 2008.

Four indicators that provide good measures of real economic and demographic growth, residential and commercial electric and gas hookups posted solid increases over the course of 2008. Residential electrical hookups increased 1.6 percent on a monthly basis and commercial hookups did even better, up 2.8 percent. Equally encouraging was the fact residential and commercial natural gas connections also did well, up 1.6 percent and 5.2 percent respectively last year.

After having a slow year in 2007, Albany County's commercial construction sector surged throughout most of 2008. By yearend 2008, this sector had increased its dollar value of construction by 63 percent over 2007. The total dollar value of new construction in the city of Laramie finished the year at 173.4 million dollars as compared to 106.5 million in 2007. New single-family residential construction within the city, however, did not fare particularly well in 2008. This indicator was down 18 percent in terms of dollar value and 24 percent in terms of the number of permits issued for new homes. Residential building outside of the city also experienced a decline, down 29 percent in terms of permits and 25 percent in terms of valuation.

## Business Trends

The Business Trends section contains some core data sets designed to gage overall economic growth for Albany County and the City of Laramie over past years. Table 1.4 should be particularly useful to readers in that it provides 10 economic and demographic historical series with annual, 5-year and 10-year rates of growth.

County retail sales by 13 sub-sectors are presented in Table 1.1. Retail sales in Albany County increased at a rate of 4.8 percent in 2008. Nine of the 13 sectors reported increases in sales. Grocery and food stores had the largest gain in sales, up 72.7 percent from 2007. General merchandise sales were second with an increase of 17.3 percent and were followed by home furniture and furnishings sales, up 16.7 percent. The building materials and garden supplies was the largest loser of retail sales, down 20.6 percent from 2007 levels. The second largest sector to lose sales was miscellaneous retail, off 13.7 percent.

A brief review of growth rates provided in Table 1.4 showed that the Census Bureau continued estimate population growth for Albany County in the zero to negative growth ranges over the past 3 years. The five year average was zero. Average 10 year growth was at 0.9 percent. It is difficult to conceive that Census population figures are accurate given the magnitude of economic growth experienced within Albany County over the past 5 years. Figure 2 presents annual population and employment growth rates between 1993 and 2007. Generally, if the rate of employment growth decreases population growth tends to decrease also but there was a notable exception in 1994 when employment growth ran at 5 percent but population growth failed to respond positively. It actually decreased 0.2 percent. Also the large spike in population growth in 2000 reflected new census figures and the fact Census population estimates prior to that year understated population growth during most of the nineties.

Job growth using either Wyoming Department of Employment numbers or Bureaus of Economic Analysis numbers was approximately 0.4 percent over the past 5 years and 0.6 percent over the past 10 years.

Personal income rose at a rate of 3.4 percent over the past 5 years unadjusted for inflation. Per capita income adjusted for inflation grew 0.6 percent for the same period.

The number of new housing units added to county's housing stock increased at a rate of 10.1 percent over the past ten years and at a rate of 14.7 percent over the most recent 5 year period. On average, 255 new housing units were added annually over the past 10 year time frame.

### SECTION 1 BUSINESS TRENDS

#### Table

- 1.0 Laramie/Albany County Profile
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**Table 1.0****LARAMIE/ALBANY COUNTY PROFILE**

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE
	YEAR	VALUE	YEAR	VALUE	IN VALUE
<b>Demography</b>					
Total Population <sup>1</sup>	2007	32,227	2006	32,497	-0.83%
Total Male Population	2007	16,715	2006	17,014	-1.76%
Total Female Population	2007	15,312	2006	15,483	-1.10%
Population - Under 17 Years Old	2007	5,870	2006	5,884	-0.24%
Population - 65 Years & Older	2007	2,728	2004	2,702	0.96%
Median Age	2007	26.9	2006	26.7	0.75%
% of Population - White Alone (Non-Hispanic)	2007	93.1%	2006	93.4%	-0.32%
% of Population - Native American Alone	2007	1.2%	2006	1.2%	0.00%
% of Population - Hispanic or Latino	2007	7.7%	2006	6.9%	11.59%
% of Households (HH) Headed by Married Couples	2000	42.0%	1990	46.2%	-9.09%
% of HH Headed by Single Female (w/own children <18 yrs.)	2000	7.5%	1990	8.0%	-6.25%
<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>	1966-2007	40.4	1971-2000	40.3	0.25%
Average Annual Precipitation (inches) - Laramie <sup>2</sup>	1966-2007	10.7	1971-2000	11.7	-8.78%
Average Wind Speed (mph)	1996-2006	12.4	1992-2002	12.2	1.64%
<b>Crime &amp; Law Enforcement</b>					
Crimes <sup>3</sup>	2007	1,056	2006	1,102	-4.17%
Crimes per 100,000 Persons	2007	3,471	2006	3,528	-1.62%
Murders per 100,000 Persons	2007	0.0	2006	9.4	-100.00%
Rapes per 100,000 Persons	2007	3.0	2006	3.1	-3.96%
Robberies per 100,000 Persons	2007	15.2	2006	3.1	386.62%
Aggravated Assaults per 100,000 Persons	2007	51.7	2006	100.0	-48.28%
Burglaries per 100,000 Persons	2007	292.1	2006	468.5	-37.66%
Larcenies & Thefts per 100,000 Persons	2007	2637.9	2006	2661.3	-0.88%
Motor Vehicle Thefts per 100,000 Persons	2007	213.0	2006	196.8	8.24%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Degree	2000	93.5%	1990	89.3%	4.70%
% of Pop. (25 yrs. & older) with Bachelor's Degree	2000	44.1%	1990	38.5%	14.55%
ACT Average Composite Score (range 1-36)	2006-2007	22.6	2005-2006	22.3	1.35%
Spring Semester Enrollment Albany County School District	2008	3,473	2007	3,426	1.37%
Pupil -Teacher Ratio in Public Schools <sup>4</sup>	2006-2007	11.61	2005-2006	11.09	4.69%

ITEMS	MOST RECENT PERIOD		PREVIOUS PERIOD		% CHANGE
	YEAR	VALUE	YEAR	VALUE	IN VALUE
Public High School Graduation Rate <sup>5</sup>	2006-2007	85.4%	2005-2006	84.0%	1.64%
Expenditures Per Pupil in Public Schools (\$)	2006-2007	\$11,268	2005-2006	\$10,258	9.85%
Total School Enrollments Spring Semester	2008	3,674	2007	3,626	1.32%
% of Students in Private Schools	2006	1.9%	2005	2.8%	-32.14%
% of Students Home-Schooled	2006	3.4%	2005	2.8%	21.43%
Spring Semester Full-Time Equivalent (FTE) Enrollment at the University of Wyoming <sup>6</sup>	2007	8,215	2006	8,217	-0.02%
Average Student Age at UW (Spring Semester)	2006	27.7	2005	27.7	0.00%
4 -Year Graduation Rate at UW	2001	26.2%	2000	25.7%	1.95%
Average Faculty Salary at UW (in thousands)	2007-2008	\$72.2	2006-2007	\$68.3	5.72%
Spring Semester Full-time Equivalent (FTE) Enrollment at Laramie County Community College (Albany County Campus) <sup>7</sup>	2008	604	2007	578	4.50%
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$) <sup>8</sup>	4Q07	\$837	4Q06	\$834	0.36%
Average Rent for 2 Bedroom Apartment (\$)	4Q07	\$568	4Q06	\$602	-5.65%
Average Rent for 2-3 Bedroom Mobile Home (\$)	4Q07	\$523	4Q06	\$550	-4.91%
Rental Vacancy Rate <sup>1</sup>	4Q07	3.07%	4Q06	4.77%	-35.6%
<b>Albany County's Economy</b>					
Median Household Income <sup>11</sup>	2005	\$34,901	2004	\$34,627	0.8%
Per Capita Personal Income (\$) <sup>9</sup>	2006	\$28,858	2005	\$27,607	4.53%
<b>Employment &amp; Labor</b>					
Average Annual Pay (\$) <sup>10</sup>	2007	32,354	2006	30,451	6.25%
Total Non-farm Jobs <sup>9</sup>	2006	20,894	2005	20,815	0.38%
% of Jobs in Mining	2006	n/a	2005	0.2%	n/a
% of Jobs in Government	2006	34.8%	2005	35.2%	-0.94%
% of Jobs in Construction	2006	5.5%	2005	5.1%	8.35%
% of Jobs in Manufacturing	2006	3.3%	2005	3.0%	8.68%
% of Jobs in Leisure & Hospitality	2006	10.1%	2005	10.2%	-0.94%
% of Jobs in Professional & Business Services	2006	6.6%	2005	6.4%	4.21%

Sources:

- 1 U.S. Census Bureau
- 2 Western Regional Climate Center
- 3 Wyoming Department 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 U.S. Department of Labor, Bureau of Labor Statistics
- 11 US Census Bureau - Small Area Income & Poverty Estimates

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

<b>Industry (NAICS)</b>	<b>*2006</b>	<b>2007</b>	<b>2008</b>
Auto Dealers and Parts	11,731,973	24,908,843	24,307,600
Gasoline Stations	8,056,134	13,155,544	13,863,900
Home Furniture and Furnishings	4,028,019	8,734,370	10,213,500
Electronic and Appliance Stores	11,203,357	21,076,705	22,784,400
Building Material & Garden	15,064,061	37,709,048	29,940,200
Grocery and Food Stores	8,702,930	11,822,700	20,421,600
Liquor Stores	3,525,531	6,941,360	7,385,700
Clothing and Shoe Stores	2,907,097	6,051,696	6,145,000
Department Stores	5,027,210	10,036,553	9,204,500
General Merchandise Stores	26,278,280	48,134,395	56,460,000
Miscellaneous Retail	13,279,488	17,428,444	15,033,000
Lodging Services	9,906,670	16,598,891	17,865,400
Eating and Drinking Places	23,530,800	48,986,648	50,869,000
<b>Total</b>	<b>\$143,241,550</b>	<b>\$271,585,197</b>	<b>\$284,493,800</b>

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

Source: Wyoming Department of Revenue

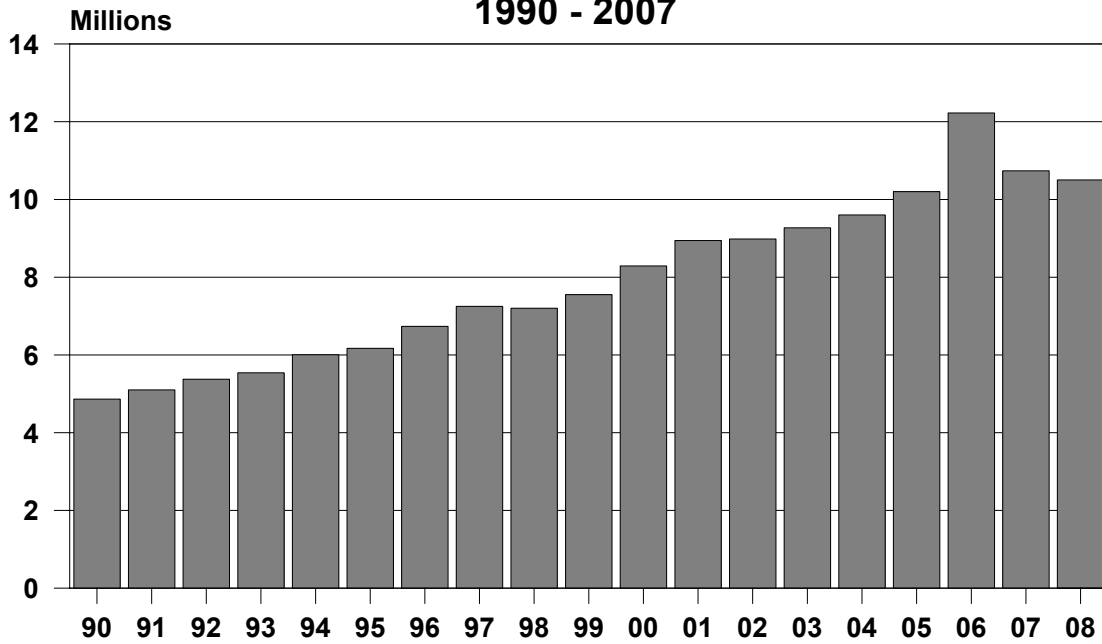
**Table 1.2****ALBANY COUNTY SALES AND USE TAX RECEIPTS***Annual Total  
1990 - 2008*

<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

Source: Wyoming Department of Revenue and Taxation

FIGURE 1

**Albany County Total Tax Receipts  
State 4% & 1% Optional Sales and Use Tax  
1990 - 2007**



**Table 1.3****SELECTED ALBANY COUNTY SALES AND USE TAX DISTRIBUTIONS***Annual Total**1990 - 2008*

(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%

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 tax levied on food

\*2006 – \$328,074 \*2007 – \$661,853 \*2008 – \$739,843

Source: Wyoming Department of Revenue &amp; Taxation

**Table 1.4**

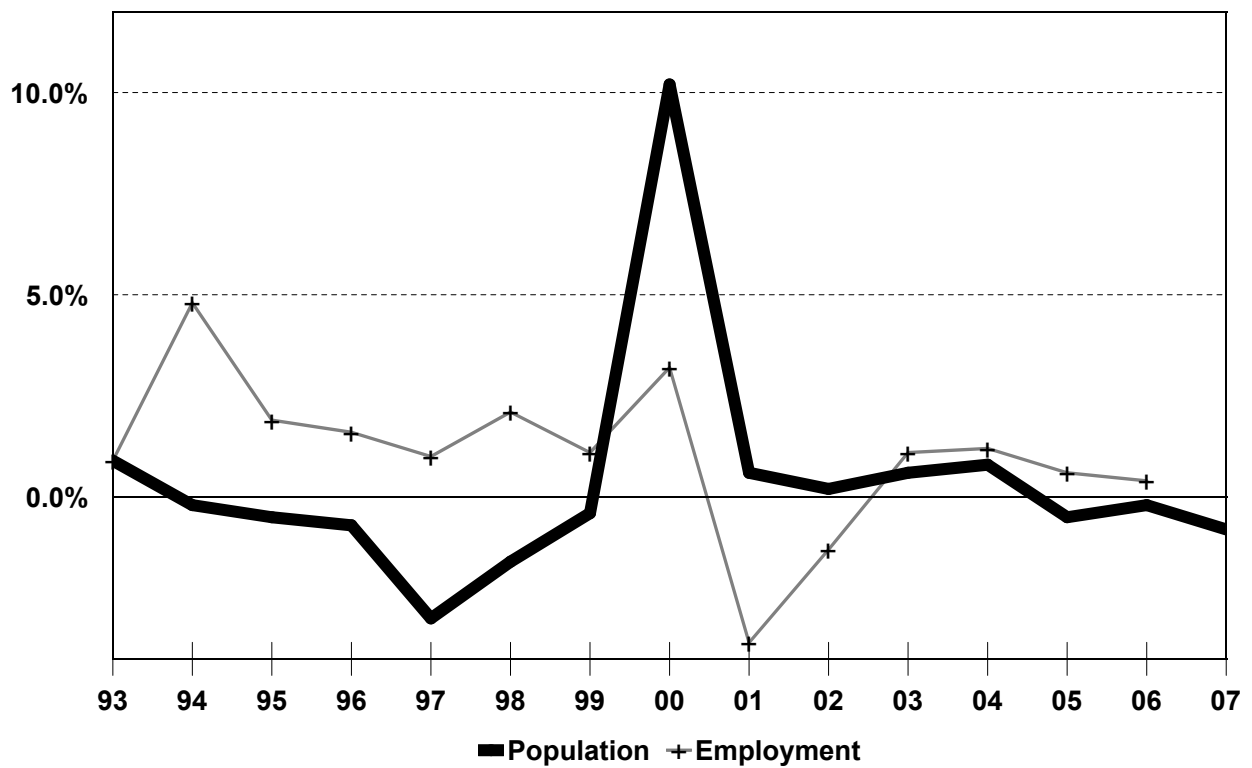
**GROWTH RATES**  
*Albany County*  
**1992 - 2008**

YEAR	ALBANY COUNTY		CITY OF LARAMIE		DOE EMPLOYMENT		BEA EMPLOYMENT		AVG. WAGE PER JOB	
	POPULATION	% CHG.	POPULATION	% CHG.	# JOBS	% CHG.	# JOBS	% CHG.	\$	% CHG.
1992	30,736		27,247		15,452		18,026		17,319	
1993	31,021	0.9%	27,764	1.9%	14,860	-3.8%	18,181	0.9%	17,696	2.2%
1994	30,968	-0.2%	27,967	0.7%	15,760	6.1%	19,055	4.8%	18,020	1.8%
1995	30,813	-0.5%	28,098	0.5%	16,210	2.9%	19,413	1.9%	18,396	2.1%
1996	30,587	-0.7%	28,160	0.2%	16,544	2.1%	19,719	1.6%	18,714	1.7%
1997	29,672	-3.0%	27,579	-2.1%	16,612	0.4%	19,922	1.0%	19,450	3.9%
1998	29,185	-1.6%	27,452	-0.5%	17,296	4.1%	20,350	2.1%	20,159	3.6%
1999	29,060	-0.4%	27,409	-0.2%	18,091	4.6%	20,578	1.1%	20,538	1.9%
2000	32,014	10.2%	27,204	-0.7%	17,688	-2.2%	21,245	3.2%	21,462	4.5%
2001	32,215	0.6%	27,280	0.3%	17,880	1.1%	20,474	-3.6%	22,226	3.6%
2002	32,275	0.2%	27,298	0.1%	17,740	-0.8%	20,217	-1.3%	24,218	9.0%
2003	32,469	0.6%	27,398	0.4%	18,023	1.6%	20,446	1.1%	25,026	3.3%
2004	32,725	0.8%	27,577	0.7%	19,201	6.5%	20,682	1.2%	25,842	3.3%
2005	32,556	-0.5%	27,459	-0.4%	18,907	-1.5%	20,815	0.6%	26,339	1.9%
2006	32,497	-0.2%	27,477	0.1%	18,374	-2.8%	20,894	0.4%	27,551	4.6%
2007	32,227	-0.8%	27,241	-0.9%	18,287	-0.5%	N/A		29,372	6.6%
2008	N/A		N/A		18,255	-0.2%	N/A		N.A	
<b>10-YEAR AVG.</b>	<b>0.90%</b>		<b>0.10%</b>		<b>0.60%</b>		<b>0.60%</b>		<b>4.20%</b>	
<b>5-YEAR AVG.</b>	<b>0.00%</b>		<b>0.00%</b>		<b>0.30%</b>		<b>0.40%</b>		<b>3.90%</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		TOT. COUNTY HOUSING UNITS		COMMERCIAL CONSTRUCTION	
	\$	% CHG.	\$	% CHG.	\$	% CHG.	# UNITS	% CHG.	\$	% CHG.
1992	480,408		15,219		10,847		72		24,629,000	
1993	498,077	3.7%	15,455	1.6%	10,696	-1.4%	73	1.4%	10,437,058	-57.6%
1994	532,656	6.9%	16,376	6.0%	11,050	3.3%	214	193.2%	19,125,915	83.3%
1995	570,445	7.1%	17,422	6.4%	11,432	3.5%	174	-18.7%	6,379,385	-66.6%
1996	594,873	4.3%	18,093	3.9%	11,532	0.9%	135	-22.4%	11,853,236	85.8%
1997	639,615	7.5%	19,381	7.1%	12,075	4.7%	154	14.1%	20,836,443	75.8%
1998	675,938	5.7%	20,588	6.2%	12,631	4.6%	141	-8.4%	22,732,768	9.1%
1999	715,337	5.8%	21,863	6.2%	13,123	3.9%	160	13.5%	18,320,187	-19.4%
2000	742,831	3.8%	23,275	6.5%	13,540	3.2%	106	-33.8%	31,285,695	70.8%
2001	795,661	7.1%	24,698	6.1%	13,946	3.0%	248	134.0%	15,657,210	-50.0%
2002	841,571	5.8%	26,075	5.6%	14,494	3.9%	109	-56.0%	27,914,960	78.3%
2003	894,397	6.3%	27,546	5.6%	14,971	3.3%	237	117.4%	17,946,200	-35.7%
2004	912,147	2.0%	27,873	1.2%	14,755	-1.4%	377	59.1%	22,255,685	24.0%
2005	898,773	-1.5%	27,607	-1.0%	14,136	-4.2%	569	50.9%	40,414,079	81.6%
2006	937,813	4.3%	28,858	4.5%	14,314	1.3%	310	-45.5%	16,044,100	-60.3%
2007	N/A		N/A		N/A		268	-13.5%	67,924,053	323.4%
2008	N/A		N/A		N/A		162	-39.6%	128,427,565	89.1%
<b>10-YEAR AVG.</b>	<b>4.70%</b>		<b>4.80%</b>		<b>2.20%</b>		<b>10.10%</b>		<b>118.50%</b>	
<b>5-YEAR AVG.</b>	<b>3.40%</b>		<b>3.20%</b>		<b>0.60%</b>		<b>14.70%</b>		<b>148.50%</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 - 2007



**Table 1.5****CITY OF LARAMIE ELECTRIC POWER HOOKUPS***Monthly Average  
1990 - 2008*

<b>YEAR</b>	<b>INDUSTRIAL</b>	<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>
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

N/A - Data is not available

Source: PacifiCorp

**Table 1.6****CITY OF LARAMIE NATURAL GAS HOOKUPS***Monthly Average  
1990 - 2008*

<b>YEAR</b>	<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>
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

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 - 2008*

<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

Source: Albany County Clerk

**Table 1.8****ALBANY COUNTY ENPLANEMENTS***Annual Total  
1990 - 2008*

<b>YEAR</b>	<b>ENPLANEMENTS</b>
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

Source: Laramie Regional Airport

# Employment Trends

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

Table 2.0 presents Wyoming Department of Employment labor market data. The county's labor force decreased fractionally in 2008, down by 21 workers or 0.1 percent. Estimated covered employment for last year rose 1.2 percent but this is a preliminary number.

Table 2.1 provides Bureau of Economic Analysis (BEA) labor market statistics through year 2006 and allows the user to examine which economic sectors have been growing or shrinking over time. From 2002 to 2006, local and state governments added the greatest number of absolute new jobs (+293). The Professional and Technical Services sector had the second largest increase at 122 while the Construction sector was third at 115. Jobs losses were generally minimal with federal civilian jobs down 46 which were followed by a loss of 44 jobs in the Arts and Entertainment sector. The Manufacturing sector lost 23 between 2002 and 2006.

Table 2.2 presents data on the number of employers in Albany County as tallied by the Wyoming Department of Employment. As of 2007, there were 1,187 employers, down two from 2006. Table 2.4, on the other hand, presents the number of proprietors in the county beginning in 1990. As of 2006, there were 2,785 non-farm proprietors. Since 2003, the number of proprietors increased by 466. As the reader will see when the federal government converted from the SIC (Standard Industrial Classification) system to the NAICS (North American Industrial Classification System), there was a major downward revision in the number of reported proprietors and in average income earned. This was significant because in 1996 non-farm proprietors accounted for 17.2 percent of all jobs in the county and by 2006, that share had decreased to 13.3 percent. Figure 4 presents this trend. Between 1970 and 2006, non-farm proprietors' percentage of total jobs varied between a low of 10.5 percent and a high of 18.5 percent. Non-farm proprietor share of total employment has steadily increased from 11.3 percent in 2001 to 13.3 percent in 2006, suggesting local workers need or want a second job in order to augment their primary wage and salary income. This has been long-term trend in Albany County.

Figure 4 also presents non-farm proprietors' share of total 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 would have increased overtime, not decreased.

Figure 6 presents average real Albany County wages and average real proprietor incomes from 1970 to 2006. The gap between the two series widened sharply in 2001 and implied that an average proprietor's earnings have fallen well behind average wages.

Table 2.7 is new to this year's Trends. It presents the number of firms located in Albany County by employment size according to U.S. Census figures. As of 2006, there were 1,052 firms in the county and 56 percent of these employed between 1 and 4 workers. Three firms had between 250 and 499 employees. Government agencies were not included in this table.

## SECTION 2 EMPLOYMENT TRENDS

### Table

- 2.0 Labor Force Averages
  - Figure 3 - Unemployment
- 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 - Proprietor Income vs. Employment
  - Figure 5 - Avg. Proprietor Income v. Avg. Annual Wages (1996-2007)
  - Figure 6 - Avg. Real Proprietor Income v. Avg. Real Annual Wages (1996-2007)
- 2.5 Firms by Size of Industry – 2006

**Table 2.0**

**LABOR FORCE AVERAGES**  
*For Wyoming, Albany County & Laramie*  
**1999 - 2008**

	1999(c)	2000	2001	2002	2003	2004	2005	2006	2007	2008(a)
<b>LABOR FORCE</b>										
Wyoming	264,676	266,882	269,985	269,654	272,114	274,458	277,899	284,690	287,743	292,094
Albany County	18,431	18,300	18,527	18,360	18,660	19,798	19,459	18,878	18,749	18,728
City of Laramie	15,864	15,446	15,638	15,496	15,750	16,711	16,863	15,935	15,826	N/A
<b>EMPLOYED</b>										
Wyoming	251,828	256,685	259,508	258,462	259,987	263,705	267,669	275,617	279,090	282,907
Albany County (LAUS)	18,091	17,688	17,880	17,740	18,023	19,201	18,907	18,374	18,287	18,255
Albany County (Covered)	13,956	14,140	14,384	14,511	14,932	16,728	15,302	15,173	15,376	15,565 (b)
City of Laramie	15,581	14,936	15,099	14,980	15,219	16,214	15,966	15,515	15,442	N/A
<b>UNEMPLOYED</b>										
Wyoming	12,848	10,197	10,477	11,192	12,127	10,753	10,230	9,073	8,653	9,188
Albany County	340	612	647	620	637	597	552	505	461	474
City of Laramie	283	510	539	516	531	497	460	420	384	N/A
<b>UNEMPLOYMENT RATE (%)</b>										
Wyoming	4.9%	3.8%	3.9%	4.2%	4.5%	3.9%	3.7%	3.2%	3.0%	3.1%
Albany County	1.8%	3.3%	3.5%	3.4%	3.4%	3.0%	2.8%	2.7%	2.5%	2.5%
City of Laramie	1.8%	3.3%	3.4%	3.3%	3.4%	3.0%	2.8%	2.6%	2.4%	N/A

Notes: (a) figures are not benchmarked.

(b) figure is averaged for first 2 quarters

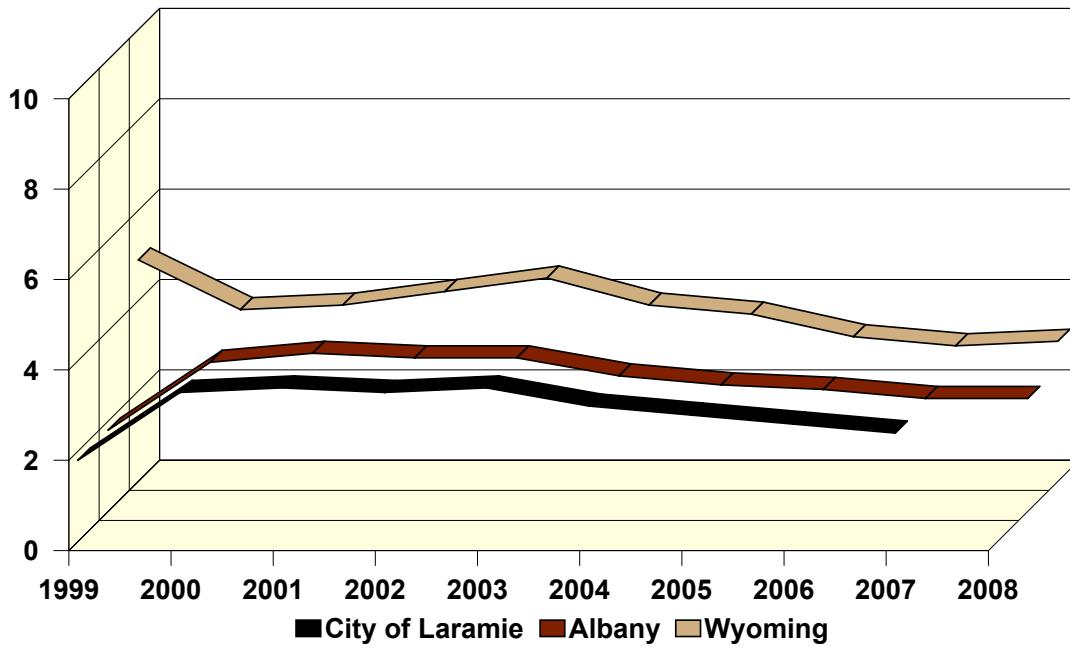
(c) Because of changes in the estimation methodology, there is a break in the data between 1999 and 2000.

Therefore, pre-2000 data is not comparable to data from 2000 to present. [Does not apply to covered employment]

N/A - Data is not available.

Source: Wyoming Department of Employment

**FIGURE 3**  
**Unemployment Rate**  
**1999 - 2008**



**Table 2.1**

**ALBANY COUNTY EMPLOYMENT (BEA)  
Full & Part Time Employment By Industry  
1996 - 2006**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Employment	19,719	19,922	20,350	20,578	21,245	20,474	20,217	20,446	20,682	20,815	20,894
<b>By Type</b>											
Wage and Salary	16,009	16,047	16,392	16,895	17,398	17,760	17,552	17,819	17,858	17,868	17,803
Proprietors	3,710	3,875	3,958	3,683	3,847	2,714	2,665	2,627	2,824	2,947	3,091
Farm	304	307	312	310	311	310	315	308	307	310	306
Nonfarm (a)	3,406	3,568	3,646	3,373	3,536	2,404	2,350	2,319	2,517	2,637	2,785
<b>By Industry</b>											
Farm	401	380	403	394	409	402	409	397	396	395	391
Nonfarm	19,318	19,542	19,947	20,184	20,836	20,072	19,808	20,049	20,286	20,420	20,503
Private	12,888	13,049	13,420	13,398	13,791	12,910	12,777	12,809	12,824	13,101	13,225
Ag. Serv., For., Fish., & Other	(b)	(b)	(b)	(b)	259	101	107	97	110	104	(b)
Mining	(b)	38	34	(b)	50	41	20	44	49	39	(b)
Utilities						(b)	(b)	(b)	(b)	(b)	(b)
Construction	924	974	946	919	1,110	1,097	1,040	953	1,005	1,062	1,155
Manufacturing	805	773	820	867	850	694	707	674	643	627	684
Transportation & Warehousing	390	373	400	405	391	(b)	(b)	(b)	(b)	(b)	(b)
Wholesale Trade	230	(b)	(b)	237	225	230	234	219	(b)	(b)	(b)
Retail Trade	4,080	4,023	3,866	3,831	2,844	2,368	2,207	2,215	2,243	2,282	2,212
Finance, Insurance, & Real Estate	1,067	1,357	1,454	1,366	1,482	1,027	(b)	1,052	1,086	1,137	1,137
Information Services	N/A	N/A	N/A	N/A	N/A	430	(b)	361	(b)	(b)	(b)
Professional & Technical Services	5,140	5,099	5,421	5,474	5,580	N/A	N/A	N/A	N/A	N/A	N/A
Management of Companies & Enterprises						1,331	1,263	1,265	1,211	1,324	1,385
Administrative & Waste Services						(c)	(c)	(b)	(b)	(b)	(b)
Educational Services						346	406	(b)	(b)	(b)	(b)
Healthcare & Social Assistance						(b)	(b)	571	551	561	577
Arts, Entertainment & Recreation						(b)	(b)	1,375	1,400	1,451	1,460
Accommodation & Food Services						409	417	414	385	363	373
Other Services						1,468	1,635	1,700	1,733	1,757	1,735
Government & Government Enterprises	6,430	6,493	6,527	6,786	7,045	7,162	7,031	7,240	7,462	7,319	7,278
Federal, Civilian	230	240	235	245	242	246	262	260	249	234	216
Military	200	208	209	198	195	193	188	185	186	184	188
State and Local	6,000	6,045	6,083	6,343	6,608	6,723	6,581	6,795	7,027	6,901	6,874

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**  
**1998 - 2007**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>PRIVATE EMPLOYMENT</b>										
Agriculture, Forestry, Fishing & Hunting	136	139	136	81	81	74	81	76	72	60
Mining	8	9	19	8	9	31	24	15	15	19
Utilities				N/A	N/A	N/A	N/A	18	(a)	(a)
Construction	649	664	827	804	771	699	752	802	873	930
Manufacturing	735	746	735	635	633	614	580	556	609	549
Transportation & Warehousing	243	242	224	116	121	122	148	152	152	173
Wholesale Trade	183	177	165	152	157	157	160	157	128	129
Retail Trade	3,159	3,152	3,156	1,958	1,830	1,846	1,852	1,882	1,810	1,825
Information				146	332	331	286	267	162	147
<b>FIRE</b>	433	438	452	517	547	183	583	604	616	635
Services	3,393	3,381	3,394	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
Management of Companies & Enterprises				(a)	(a)	(a)	(a)	(a)	(a)	(a)
Administration & Waste Services				208	236	230	215	228	235	418
Educational Services				304	355	411	408	394	(a)	309
Healthcare & Social Assistance				1,062	1,056	1,109	1,136	1,179	1,185	1,184
Arts, Entertainment, & Recreation				207	218	222	175	153	155	148
Accommodation & Food Services				1,370	1,524	1,583	1,611	1,641	1,630	1,668
Other Services				712	725	753	715	703	708	679
Government	5,012	5,001	5,032	5,090	5,202	5,443	7,374	5,680	5,556	5,566
Federal Government	247	248	243	252	269	259	248	234	215	204
State Government	3,075	3,074	3,126	3,105	3,154	3,340	5,277	3,616	3,522	3,515
Local Government	1,690	1,679	1,663	1,733	1,779	1,844	1,823	1,831	1,819	1,848
<b>Total</b>	<b>13,951</b>	<b>13,949</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>

Notes: (a) Not disclosed

N/A - Data is not available

Source: Wyoming Department of Employment

**Table 2.3****ALBANY COUNTY EMPLOYERS*****Covered Employment  
2000 - 2007***

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

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 - 2006*

<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	\$24,577	278	\$7,559	3,383
1991	3,194	\$25,505	284	\$4,875	3,478
1992	3,152	\$30,682	302	\$4,552	3,454
1993	3,169	\$36,530	303	\$9,566	3,472
1994	3,353	\$39,776	303	\$7,788	3,656
1995	3,377	\$43,312	304	\$2,931	3,681
1996	3,406	\$52,541	304	\$2,517	3,710
1997	3,568	\$52,054	307	\$3,879	3,875
1998	3,646	\$51,419	312	-\$315	3,958
1999	3,373	\$52,851	310	\$2,434	3,683
2000	3,536	\$35,011	311	\$1,817	3,847
2001	2,404	\$39,827	310	\$3,164	2,714
2002	2,350	\$34,062	315	-\$3,267	2,665
2003	2,319	\$32,494	308	\$1,122	2,627
2004	2,517	\$35,762	307	\$1,070	2,824
2005	2,637	\$38,742	310	\$989	2,947
2006	2,785	\$39,121	306	-\$3,703	3,091

Source: US Commerce Department - Bureau of Economic Analysis

FIGURE 4

**Non-Farm Proprietors' Share of Income vs. Employment  
Albany County  
1970 - 2006**



FIGURE 5

**Average Proprietor Income vs Average Annual Wages  
Albany County**

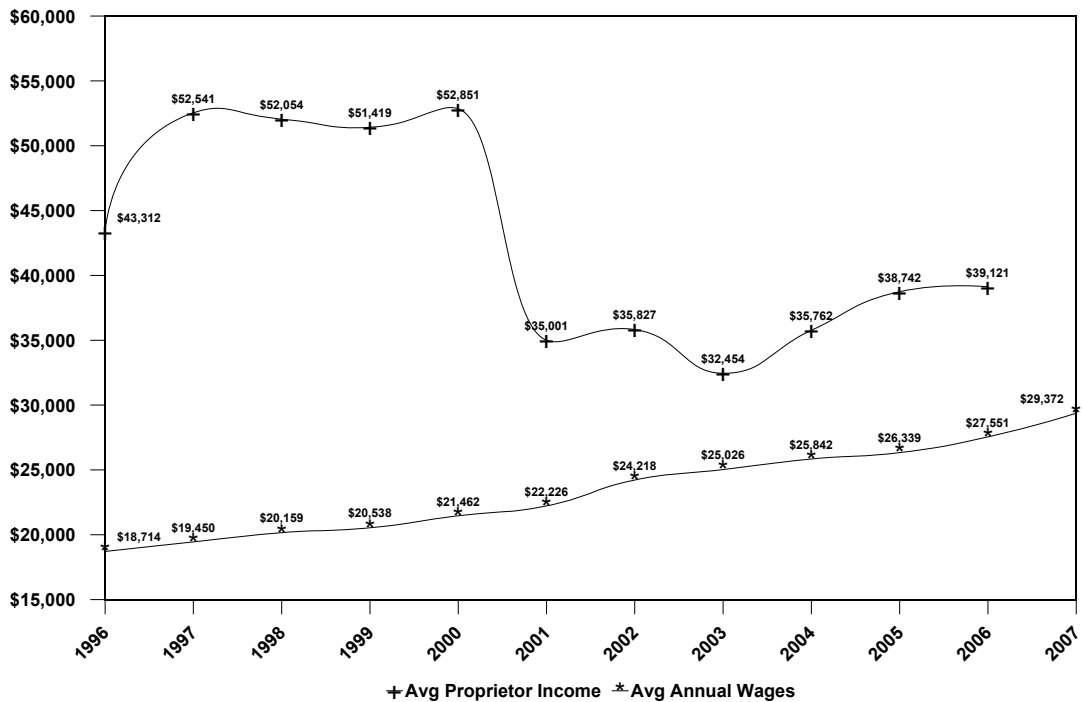
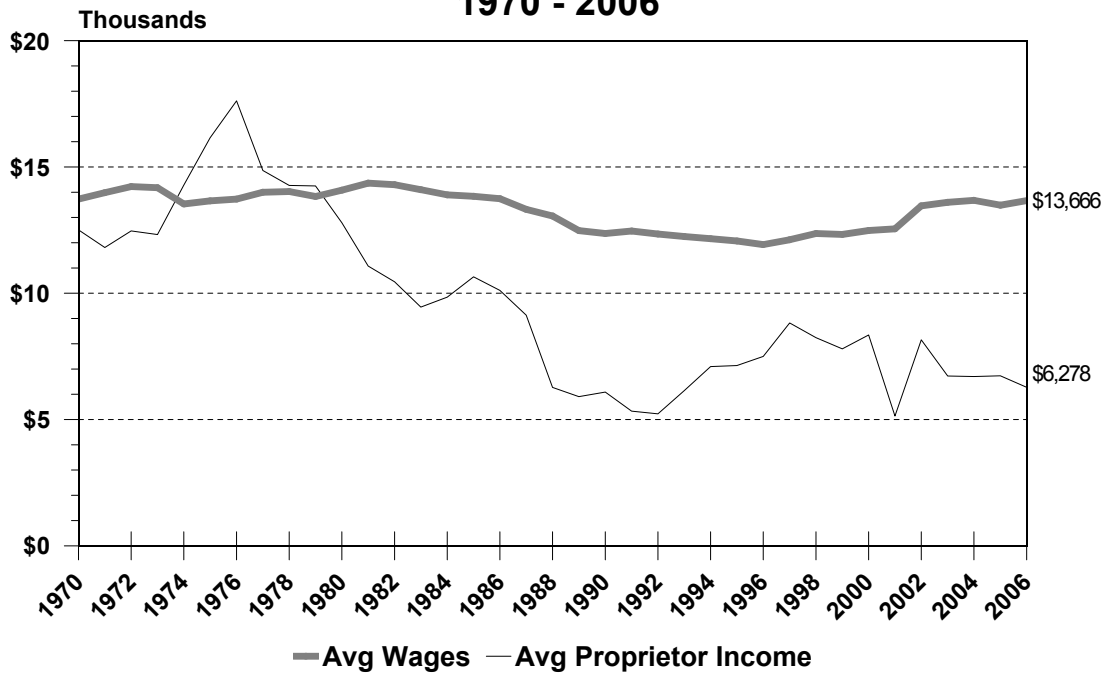


FIGURE 6

### Real Average Wages vs Real Average Proprietor Income Albany County 1970 - 2006



**Table 2.5****FIRMS BY SIZE AND INDUSTRY IN 2006***Albany County**Number of Establishments by Employment-size class<sup>1</sup>*

2006	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	4	3	1	0	0	0	0	0	0	0
Utilities	7	4	1	2	0	0	0	0	0	0
Construction	136	81	33	15	6	1	0	0	0	0
Manufacturing	29	15	5	3	3	1	2	0	0	0
Wholesale trade	24	12	6	5	1	0	0	0	0	0
Retail trade	171	92	40	25	7	3	3	1	0	0
Transportation & warehousing	27	17	5	3	2	0	0	0	0	0
Information	13	7	1	3	1	1	0	0	0	0
Finance & insurance	46	30	8	4	2	1	1	0	0	0
Real estate & rental & leasing	54	42	9	3	0	0	0	0	0	0
Professional, scientific & tech. services	115	71	20	14	5	3	2	0	0	0
Management of companies & enterprises	1	1	0	0	0	0	0	0	0	0
Admin, support, waste mgt, remed. Serv.	44	31	8	4	1	0	0	0	0	0
Educational services	9	5	0	1	2	0	0	1	0	0
Health care and social assistance	112	56	26	11	13	2	3	1	0	0
Arts, entertainment & recreation	21	14	1	4	1	0	1	0	0	0
Accommodation & food services	107	28	20	25	29	5	0	0	0	0
Other services (except public admin.)	127	73	40	10	3	1	0	0	0	0
Unclassified establishments.	3	2	1	0	0	0	0	0	0	0
Total	1,052	585	225	133	76	18	12	3	0	0

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

Source: County Business Patterns

# Wages, Earnings & Income Trends

This section contains multiple indicators on average wages, earnings and personal income for residents of Albany County. Median household income, for example, was reported at \$40,768 in 2007 according to the U.S. Census. This was an increase of 16.8 percent from 2005 which was the last year reported. Average worker compensation as presented in Table 3.0 rose 6.3 percent in 2007 from 2006. Average compensation per worker includes employer paid benefits and stood at \$36,885 in 2007. The cost of employer paid benefits has risen steadily since 1998 and is illustrated in Figure 7 by the widening gap between average wages and average compensation. In 1998 employer paid benefits to employee pensions, insurance funds and government social insurance amounted to 21.3 percent of wage and salary disbursements. By 2006 this ratio had risen to 26.5 percent.

The average wage in the county was reported at \$29,372 in 2007 by comparison and did not include employer paid benefits. The average wage rose 6.6 percent in 2007 and easily exceeded the rise in consumer prices which was reported at 2.9 percent by the U.S. Bureau of Labor Statistics. Table 3.1 presents average annual earnings in Albany County by the Wyoming Department of Employment. Average earnings were reported at \$32,331 in 2007 which were exactly 10 percent greater than those reported by BEA.

Per capita income data through 2006 is presented in Table 3.2. After decreasing by 1 percent in 2005, this indicator reversed direction in 2006 and gained 4.5 percent in 2006. However, local per capita income remained well below comparable state and national figures, 33.4 percent and 21.5 percent respectively with the gap widening sharply in 2005 and 2006.

Figure 9 presents, U.S., Wyoming and Albany County annual personal income totals from 1979 forward with recession years embedded. The user will quickly see how closely Albany County follows national economic trends, especially in recession years. During the 1982-83 recession, local personal income decreased more sharply than national personal income, but not as fast as Wyoming personal income. It also rose with national income immediately following the recession, but not as fast, but did grow faster than the state's personal income. During the 1991 recession, local income moved at almost identical rates as U.S. personal income and simultaneously with it. Overtime, Albany County personal income generally grows at a slower rate than U.S. personal income with a few exceptions -1994, 1995 and 2001-2003. It did remarkably better than U.S. and Wyoming personal income during the 2001 recession and the two following years. The drop in 2005 personal income was due entirely to a very large and unexplained decrease in dividends, interest and rental payments. These trends should provide a good idea into the magnitude and timing of how local area personal income will behave during the current severe recession.

## SECTION 3 WAGES, EARNINGS & INCOME TRENDS

### Table

- 3.0 Incomes & Average Wages  
Figure 7 - Average Compensation & Wages Per Job
- 3.1 Albany County Average Annual Earned Income
- 3.2 Per Capita Personal Income  
Figure 8 - Per Capita Personal Income
- 3.3 Personal Income & Earnings By Industry  
Figure 9 - Personal Income – Albany County, Wyoming & U.S.
- 3.4 Albany County Total Payroll
- 3.5 Average Annual Pay By States

**Table 3.0**

**HOUSEHOLD INCOME**  
*Albany County*

	HOUSEHOLDS
Total:	13,890
Less than \$10,000	1,405
\$10,000 to \$14,999	843
\$15,000 to \$24,999	2,062
\$25,000 to \$34,999	1,709
\$35,000 to \$49,999	2,007
\$50,000 to \$74,999	2,415
\$75,000 to \$99,999	1,493
\$100,000 to \$149,999	1,396
\$150,000 to \$199,999	380
\$200,000 or more	180

Source: Census Bureau, 2007 American Community Survey

**MEDIAN HOUSEHOLD INCOME**  
*Albany County*

YEAR	MEDIAN HOUSEHOLD INCOME	PERCENT CHANGE
1991	N/A	N/A
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	N/A
2007	\$40,768	N/A

Source: Census Bureau, 2007 American Community Survey

**EARNINGS BY GENDER**  
*Population 16 Years and Over*  
*Albany County*

	MALES	FEMALES
Total:	12,190	9,969
\$1 to \$2,499 or loss	1,103	1,512
\$2,500 to \$4,999	1,247	1,292
\$5,000 to \$7,499	1363	1,383
\$7,500 to \$9,999	885	752
\$10,000 to \$12,499	866	918
\$12,500 to \$14,999	669	473
\$15,000 to \$17,499	642	511
\$17,500 to \$19,999	440	393
\$20,000 to \$22,499	542	505
\$22,500 to \$24,999	302	232
\$25,000 to \$29,999	636	698
\$30,000 to \$34,999	695	364
\$35,000 to \$39,999	539	315
\$40,000 to \$44,999	468	205
\$45,000 to \$49,999	369	111
\$50,000 to \$54,999	275	103
\$55,000 to \$64,999	549	73
\$65,000 to \$74,999	253	35
\$75,000 to \$99,999	174	57
\$100,000 or more	173	37

Source: Census Bureau

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

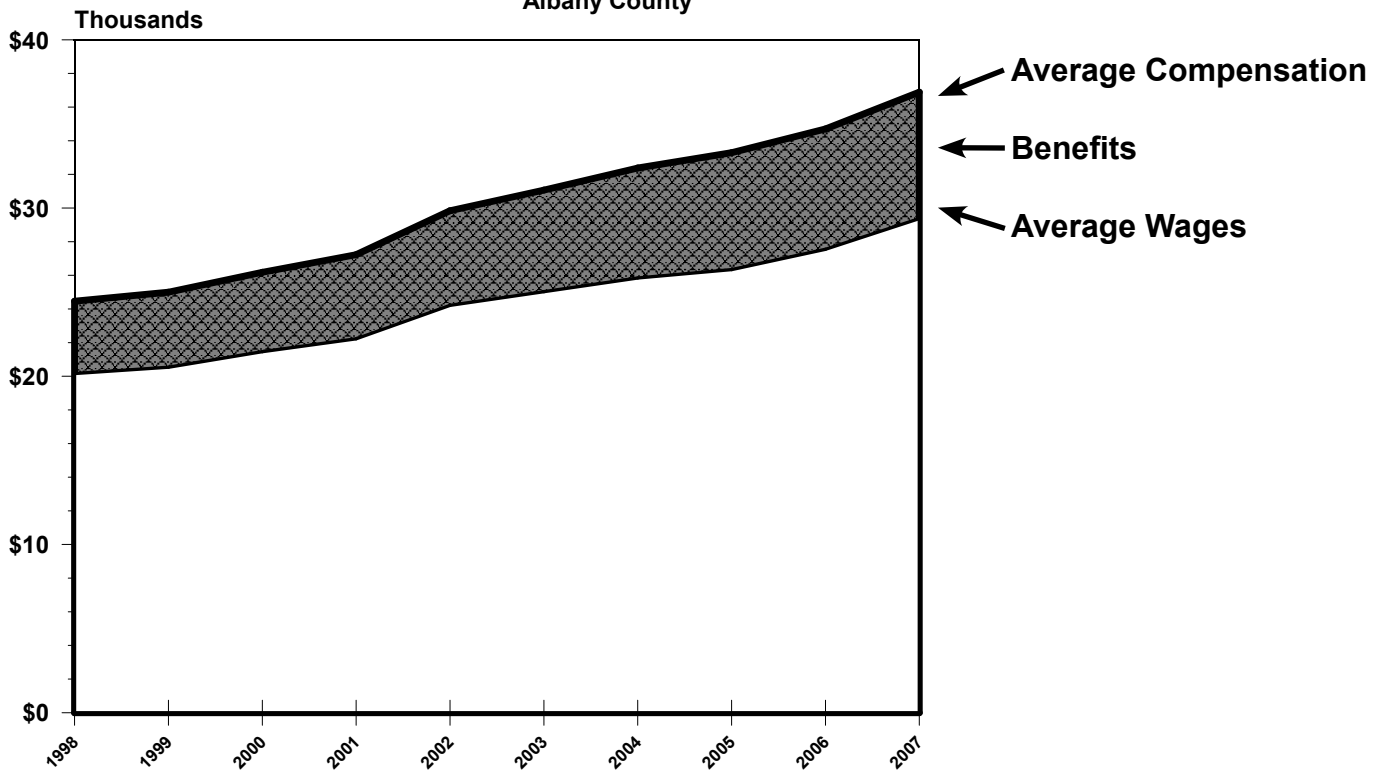
YEAR	COMPEN- SATION	PERCENT CHANGE	WAGES <sup>1</sup>	PERCENT CHANGE
1990	N/A	N/A	\$16,162	
1991	N/A	N/A	\$16,973	5.02%
1992	N/A	N/A	\$17,319	2.04%
1993	N/A	N/A	\$17,696	2.18%
1994	N/A	N/A	\$18,020	1.83%
1995	N/A	N/A	\$18,396	2.09%
1996	N/A	N/A	\$18,714	1.73%
1997	N/A	N/A	\$19,450	3.93%
1998	\$24,464	N/A	\$20,159	3.65%
1999	\$24,996	2.17%	\$20,538	1.88%
2000	\$26,182	4.74%	\$21,462	4.50%
2001	\$27,231	4.01%	\$22,226	3.56%
2002	\$29,840	9.58%	\$24,218	8.96%
2003	\$31,068	4.12%	\$25,026	3.34%
2004	\$32,376	4.21%	\$25,842	3.26%
2005	\$33,287	2.81%	\$26,339	1.92%
2006	\$34,698	4.24%	\$27,551	4.60%
2007	\$36,885	6.30%	\$29,372	6.61%

(1) Does not include benefits

Source: US Department of Commerce, Bureau of Economic Analysis

**FIGURE 7**

**Average Wage and Average Compensation Per Job**  
Albany County



**Table 3.1**

**ALBANY COUNTY AVERAGE ANNUAL EARNED INCOME<sup>1</sup>**  
(Dollars)

	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>PRIVATE</b>									
Agriculture	17,707	20,423	26,793	29,991	22,854	21,866	27,092	77,714	53,326
Mining	29,310	28,041	40,456	42,536	43,797	41,990	39,611	44,538	72,644
Utilities			N/A	N/A	N/A	N/A	71,058	N/A	N/A
Construction	26,223	29,198	28,509	30,030	28,236	28,509	29,185	29,965	32,266
Manufacturing	24,703	25,155	27,196	27,651	30,511	33,020	31,187	30,849	34,346
Trans & Warehousing	30,711	31,629	30,927	29,718	30,810	34,203	36,192	40,131	41,652
Information			21,515	15,782	17,628	21,359	20,618	31,837	36,907
Wholesale Trade	24,891	28,106	29,510	31,278	32,487	44,213	32,318	35,711	36,829
Retail Trade	12,099	13,104	15,496	16,666	17,069	17,485	17,394	18,668	19,695
Finance & Insurance	25,805	24,263	22,159	22,906	23,634	25,734	26,884	38,428	54,873
Services	18,878	20,306	17,518	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
Management of Companies & Enterprises			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
Educational Services			24,167	N/A	27,004	27,677	30,641	N/A	35,698
Health Care & Social Assistance			27,976	29,367	31,343	32,942	33,748	34,047	36,244
Arts, Entertainment, & Recreation			8,762	8,710	9,334	9,789	8,229	9,386	8,112
Accommodation & Food Services			8,671	9,308	9,269	9,269	9,412	10,127	11,128
Other Services			16,302	17,212	17,901	17,589	17,485	18,005	19,487
<b>TOTAL GOVERNMENT</b>	29,458	31,044	33,085	35,009	36,387	30,108	38,233	39,728	42,107
State Government	30,786	32,266	34,892	37,388	39,598	28,886	40,430	42,094	45,097
Local Government	25,789	27,417	28,392	29,380	29,271	31,187	32,110	33,579	35,191
Federal Government	37,847	40,716	40,976	42,692	45,162	48,217	51,961	51,675	52,143
<b>AVERAGE ANNUAL</b>	22,295	23,608	24,648	26,416	26,988	26,208	29,068	30,446	32,331

(1) Compiled using quarterly data of average weekly wages

N/A - Data is not available

Source: Wyoming Department of Employment

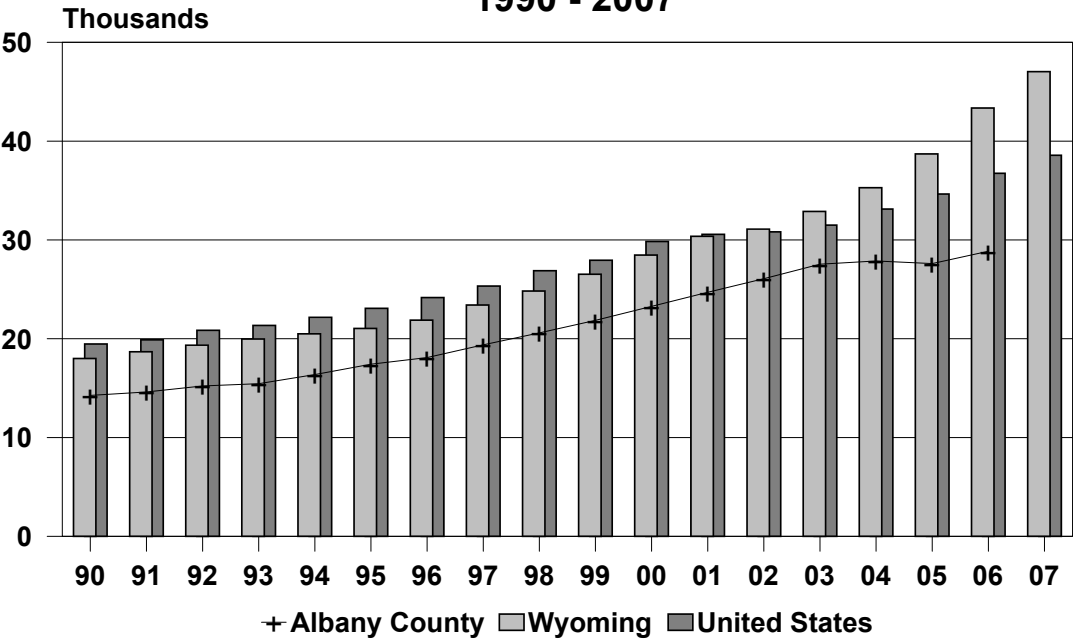
**Table 3.2****PER CAPITA PERSONAL INCOME***Albany County**1990 - 2007*

(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	14,262	\$18,002	\$19,477	-26.78%
1991	14,609	\$18,680	\$19,892	-26.56%
1992	15,219	\$19,346	\$20,854	-27.02%
1993	15,455	\$19,976	\$21,346	-27.60%
1994	16,376	\$20,498	\$22,172	-26.14%
1995	17,422	\$21,039	\$23,076	-24.50%
1996	18,093	\$21,875	\$24,175	-25.16%
1997	19,381	\$23,412	\$25,334	-23.50%
1998	20,588	\$24,836	\$26,883	-23.42%
1999	21,863	\$26,536	\$27,939	-21.75%
2000	23,275	\$28,469	\$29,845	-22.01%
2001	24,698	\$30,367	\$30,574	-19.22%
2002	26,075	\$31,101	\$30,821	-15.40%
2003	27,546	\$32,882	\$31,504	-12.56%
2004	27,873	\$35,283	\$33,123	-15.85%
2005	27,607	\$38,713	\$34,650	-20.33%
2006	28,858	\$43,360	\$36,744	-21.46%
2007	N/A	\$47,038	\$38,564	N/A

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

**FIGURE 8**  
**Per Capita Personal Income**  
**1990 - 2007**



**Table 3.3**

**ALBANY COUNTY PERSONAL INCOME AND EARNINGS BY INDUSTRY (BEA)**  
*(Thousands of Dollars)*  
**1995 - 2005**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Total Personal Income	594,873	625,301	662,512	703,829	742,831	795,661	841,571	894,397	912,147	898,773	937,813
<b>Derivation of TPI</b>											
Earnings by Place of Work	417,118	432,191	452,113	477,588	492,349	526,614	554,554	587,210	615,010	639,448	659,961
Less: Personal Cont. for Social Insur. (a)	46,261	47,025	49,333	51,548	53,536	29,319	31,404	32,881	34,109	35,527	37,385
Plus: Adjustment for Residence	8,078	8,275	8,860	9,486	10,004	11,099	11,954	12,679	13,853	15,550	18,376
Equals: Net Earn. by Place of Residence	378,935	393,441	411,640	435,526	448,817	480,304	505,369	535,429	562,182	585,842	605,654
Plus: Dividends, Interest, and Rent (b)	136,062	147,792	166,202	180,861	201,138	211,348	224,557	241,980	228,247	184,802	196,379
Plus: Transfer Payments	79,876	84,068	84,670	87,442	92,876	104,009	111,645	116,988	121,718	128,129	135,780
<b>Industry Earnings</b>											
Farm	4,545	6,004	1,801	4,561	4,172	5,539	-497	3,621	3,760	4,099	-430
Nonfarm	412,573	426,187	450,312	473,027	488,177	521,075	555,051	583,589	611,250	635,349	660,391
Private	232,439	242,055	256,680	268,119	268,943	286,170	299,814	302,003	313,685	326,565	344,033
Ag. Serv., For., Fish, and Other	(b)	(b)	(b)	(b)	2,176	1,213	1,209	1,239	1,226	1,265	(b)
Mining	(b)	503	464	(b)	932	895	847	2,084	1,725	1,225	(b)
Utilities					(b)	(b)	(b)	(b)	(b)	(b)	(b)
Construction	22,778	26,661	27,264	25,528	36,245	33,893	34,306	28,775	31,171	33,606	36,812
Manufacturing	44,145	38,656	38,455	42,381	24,096	22,393	22,195	24,188	24,815	22,835	24,733
Transportation & Warehousing	15,026	15,551	16,742	17,176	16,959	(b)	(b)	(b)	(b)	(b)	(b)
Wholesale Trade	6,525	(b)	(b)	6,587	6,687	8,538	8,392	9,003	(b)	(b)	(b)
Retail Trade	43,334	46,021	46,114	48,255	49,482	40,170	38,724	40,148	41,072	41,771	43,029
Finance, Insurance, & Real Estate	14,262	15,406	19,143	24,875	21,628	24,814	(b)	26,783	29,385	31,939	32,692
Information	N/A	N/A	N/A	N/A	N/A	6,995	(b)	7,266	(b)	(b)	(b)
Services	83,916	92,334	100,246	100,514	110,738	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Technical Services						36,601	36,932	37,151	38,134	45,130	50,316
Management of Companies & Enterprises						137	2,478	(b)	(b)	(b)	(b)
Administrative & Waste Services						4,362	5,234	(b)	(b)	(b)	(b)
Educational Services						(b)	(b)	14,406	14,131	15,102	16,231
Healthcare & Social Assistance						(b)	(b)	46,949	50,324	52,573	53,338
Arts, Entertainment & Recreation						3,868	4,470	4,772	3,796	2,710	2,916
Accommodation & Food Services						15,780	18,470	19,268	19,689	20,367	21,700
Other Services						19,063	20,484	22,201	(b)	(b)	(b)
Government & Government Enterprises	180,134	184,132	193,632	204,908	219,234	234,905	255,237	281,586	297,565	308,784	316,358
Federal, Civilian	12,268	13,039	13,250	14,141	14,806	15,500	17,255	17,517	18,342	18,637	17,481
Military	3,322	3,512	3,762	3,693	3,833	4,131	5,022	6,535	7,021	7,822	7,530
State and Local	164,544	167,581	176,620	187,074	200,595	215,274	232,960	257,534	272,202	282,325	291,347

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.

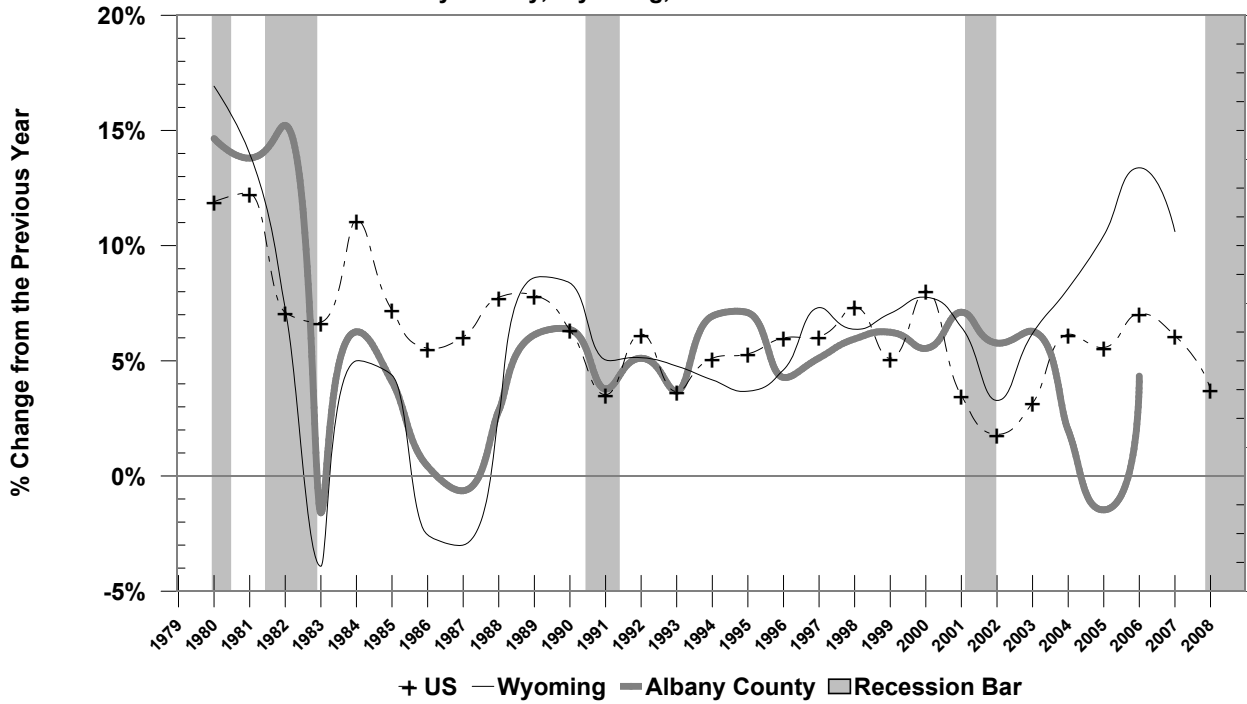
N/A - Data is not available.

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

FIGURE 9

# Personal Income

Albany County, Wyoming, and United States



**Table 3.4**

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

	1999	2000	2001	2002	2003	2004	2005	2006	2007
<b>PRIVATE EMPLOYMENT</b>									
Agriculture	2,458,344	2,509,410	2,136,524	1,702,620	1,684,713	1,769,494	2,021,185	4,833,601	3,021,106
Mining	271,114	544,564	320,075	192,564	1,275,571	1,037,664	597,215	(a)	345,165
Utilities			(a)	(a)	(a)		1,283,808	(a)	(a)
Construction	17,412,264	24,140,030	23,016,655	18,703,408	19,903,607	21,492,430	23,399,112	26,159,808	30,139,978
Manufacturing	18,420,108	18,449,447	17,278,440	15,640,824	18,630,347	19,191,392	17,319,101	18,776,204	18,698,481
Transportation & Warehousing	7,432,048	7,160,647	3,593,461	3,569,728	3,753,950	5,045,583	5,495,000	6,099,321	7,193,854
Information			3,178,565	5,087,269	5,827,665	6,097,302	5,487,643	5,099,416	4,043,342
Wholesale Trade	4,416,110	4,533,401	4,439,940	4,809,532	5,088,677	7,138,830	5,055,980	4,556,700	4,732,703
Retail Trade	38,138,403	39,519,804	30,399,142	29,899,528	31,472,624	32,403,961	32,763,550	33,819,659	35,941,106
<b>FIRE</b>	<b>11,309,164</b>	<b>11,690,660</b>	<b>10,787,594</b>	<b>13,752,608</b>	<b>15,960,354</b>	<b>17,250,705</b>	<b>18,610,102</b>	<b>19,631,377</b>	<b>23,357,842</b>
Services	63,816,784	68,939,722	83,082,110	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
Management of Companies & Enterprises			(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
Educational Services			7,342,077	(a)	(a)	11,307,058	12,043,352	(a)	5,511,647
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
Arts, Entertainment, & Recreation			1,769,142	1,865,651	2,057,555	1,677,996	1,242,569	1,409,334	1,173,722
Accommodation & Food Services			12,029,858	14,155,914	11,673,279	14,941,900	15,452,861	16,495,788	18,574,407
Other Services			11,477,452	12,497,122	13,480,920	12,565,401	12,297,318	12,742,569	13,234,546
<b>Government</b>									
Federal Government	9,379,697	9,900,473	10,341,000	11,479,000	11,704,000	11,945,000	12,091,337	11,121,889	10,597,079
State Government	94,625,948	100,852,663	108,406,000	117,941,000	132,350,000	152,399,956	146,229,953	148,152,506	158,467,195
Local Government	43,293,257	45,505,584	47,732,000	51,116,000	54,006,000	56,754,898	58,740,226	61,150,470	65,116,029
<b>TOTAL PAYROLL (\$)</b>	<b>310,973,241</b>	<b>333,746,405</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>

N/A - Data is not available

(a) Not Disclosed

Source: Wyoming Department of Employment

**Table 3.5****AVERAGE ANNUAL PAY BY STATES  
1994 - 2006**

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	PERCENT CHANGE 94-06
United States	26,939	27,845	28,946	30,353	31,945	33,313	35,320	36,214	36,764	37,765	39,354	40,677	42,535	36.67%
Arizona	24,276	25,324	26,387	27,659	29,322	30,523	32,610	33,408	34,036	35,056	36,646	38,154	40,019	39.34%
California	29,878	30,717	31,776	33,525	35,348	37,564	41,207	41,358	41,419	42,592	44,641	46,211	48,345	38.20%
Colorado	26,155	27,122	28,520	30,066	32,248	34,192	37,168	37,950	38,005	38,942	40,276	41,601	43,506	39.88%
Connecticut	33,811	35,127	36,592	38,941	40,895	42,653	45,486	46,963	46,852	48,328	51,007	52,954	54,814	38.32%
Delaware	27,952	29,123	30,711	32,188	33,969	35,102	36,535	38,434	39,684	40,954	42,487	44,622	46,285	39.61%
Florida	23,918	24,709	25,641	26,673	28,184	28,911	30,560	31,551	32,426	33,544	35,186	36,800	38,485	37.85%
Georgia	25,313	26,308	27,492	29,037	30,856	32,339	34,214	35,114	35,734	36,626	37,866	39,096	40,370	37.30%
Idaho	21,938	22,839	23,353	24,062	24,868	26,042	27,701	27,765	28,163	28,677	29,871	30,777	32,580	32.66%
Illinois	29,107	30,101	31,296	33,024	34,715	36,279	38,045	39,058	39,688	40,540	42,277	43,744	45,650	36.24%
Indiana	24,908	25,571	26,477	27,635	29,108	30,027	31,030	31,778	32,603	33,379	34,694	35,431	36,553	31.86%
Kansas	22,907	23,709	24,609	25,694	26,845	28,029	29,361	30,153	30,825	31,489	32,738	33,864	35,696	35.83%
Massachusetts	31,024	32,352	33,937	35,716	37,774	40,331	44,168	44,976	44,954	46,323	48,916	50,095	52,435	40.83%
Michigan	29,541	30,545	31,522	32,780	34,521	35,734	37,011	37,387	38,135	39,433	40,373	41,214	42,157	29.93%
Minnesota	26,422	27,363	28,866	30,231	32,075	33,487	35,414	36,585	37,458	38,610	40,398	40,800	42,185	37.37%
Montana	20,218	20,516	21,146	21,946	22,648	23,253	24,272	25,194	26,001	29,607	27,830	29,150	30,596	33.92%
Nebraska	21,500	22,389	23,294	24,565	25,539	26,633	27,693	28,375	29,448	30,382	31,507	32,422	33,814	36.42%
Nevada	25,700	26,647	27,788	28,672	30,203	31,213	32,277	33,122	33,993	35,329	37,106	38,763	40,070	35.86%
New Jersey	33,439	34,533	35,928	37,514	39,516	N/A	43,676	44,285	45,182	46,351	48,064	49,471	51,645	35.25%
New Mexico	22,351	23,040	23,716	24,684	25,711	26,270	27,498	28,698	29,431	30,202	31,411	32,605	34,567	35.34%
New York	33,439	34,938	36,816	38,543	40,684	42,133	45,358	46,664	46,328	47,247	49,941	51,937	55,479	39.73%
North Dakota	19,893	20,492	21,242	22,049	22,990	23,753	24,683	25,707	26,550	27,628	28,987	29,956	31,316	36.48%
Ohio	26,134	26,868	27,776	29,094	30,392	31,396	32,508	33,280	34,214	35,153	36,441	37,333	38,568	32.24%
Oklahoma	22,293	22,671	23,329	24,226	25,122	25,748	26,988	28,020	28,654	29,699	30,743	31,721	34,022	34.47%
Pennsylvania	26,950	27,904	28,973	30,163	31,584	32,694	34,015	34,976	35,808	36,995	38,555	39,661	41,349	34.82%
South Dakota	19,255	19,931	20,724	21,648	22,751	23,765	24,802	25,600	26,360	27,210	28,281	29,149	30,291	36.43%
Texas	25,959	26,899	28,129	29,699	31,515	32,895	34,943	36,039	36,248	36,968	38,511	40,150	42,458	38.86%
Utah	22,811	23,626	24,572	25,736	26,873	27,884	29,229	30,074	30,585	31,106	32,171	33,328	35,130	35.07%
Washington	26,362	27,453	28,881	30,769	33,076	35,736	37,099	37,475	38,242	39,021	39,361	40,721	42,897	38.55%
Wyoming	22,054	22,351	22,870	23,866	24,725	25,639	26,836	28,025	28,975	29,924	31,210	33,251	36,662	39.85%

N/A - Data is not available.

Source: Statistical Abstract of the United States.

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

# Demographic Trends

The reader will find population data 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. It consistently has shown decreases in population ignoring facts that clearly demonstrate that just the opposite trend has occurred. Census estimates from 2005 through 2007 once again show population declines for the county and we believe these are in error given the strong economic growth experienced over this same period of time.

In 1980 the population of Albany County was 29,062. By 1990, the U.S. Census Bureau reported the county's population at 30,788, a gain of 1,735 persons or 6 percent. The 2000 Census measured the county's population at 32,014; this was an increase of 1,226 persons or 4 percent from 1990. The 2007 population estimate was 32,227 for the county and thus there was a gain of 213 persons since 2000.

Table 4.4 and 4.5 are new to this year's Trends edition. Table 4.4 presents migration data based upon the driver's license exchange program run by the Wyoming Department of Transportation. Between 2000 and the first half of 2008, there was a net in-migration of 280 persons according to this data.

The second half of Table 4.4 presents commuter statistics for the years: 1970, 1980, 1990 and 2000. As expected most workers who commute into Albany County for work reside in Laramie County with the second largest number residing in Larimer County, Colorado. In 2000 the total number of in-bound commuters was 445. A total of 819 Albany County residents commuted to work outside of the county. Again, Laramie County was the largest recipient with 500 such workers in 2000. Larimer County was second with 79 followed by Platte County with 53.

Table 4.5 presents the inflow and outflow of earnings by commuters which are illustrated by Figures 11 and 12. 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 flow of earnings confirmed the data presented in Table 4.4. That is the amount of inflow earnings handily exceeded outflows from 1990 through 2006. More dollars are flowing back into Albany County from resident commuters than are flowing out. Phrased differently, one might argue that Albany County is serving as a bedroom community to near-by employment centers. But is this necessarily negative? 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 2006, it had fallen to 1.96 percent, but it had risen for the past five years. See Figures 11 and 12 for example. Would the county be better off if it could find more jobs for its residents? Overall and given the low net percentages over the 17 year time frame presented in Table 4.5, it appears commuting does not play a significant role in the overall Albany County economy.

## SECTION 4 DEMOGRAPHIC TRENDS

Table
4.0 Census Detail
4.1 Population Estimates & Annual Growth
Figure 10 - Population Estimates
4.2 Population Profiles
4.3 Population By Race & Ethnic Groups
4.4 Migration & Commuters
4.5 Commuter Income Flows
Figure 11 - Commuting Flows
Figure 12 - Net Commuting Residential Adjustment
4.6 Education Profiles
4.7 Public & Private School Enrollment
Figure 13 - Total Enrollment

**Table 4.0****CENSUS DETAIL**  
*1990 - 2006*

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

Source: U.S. Census Bureau

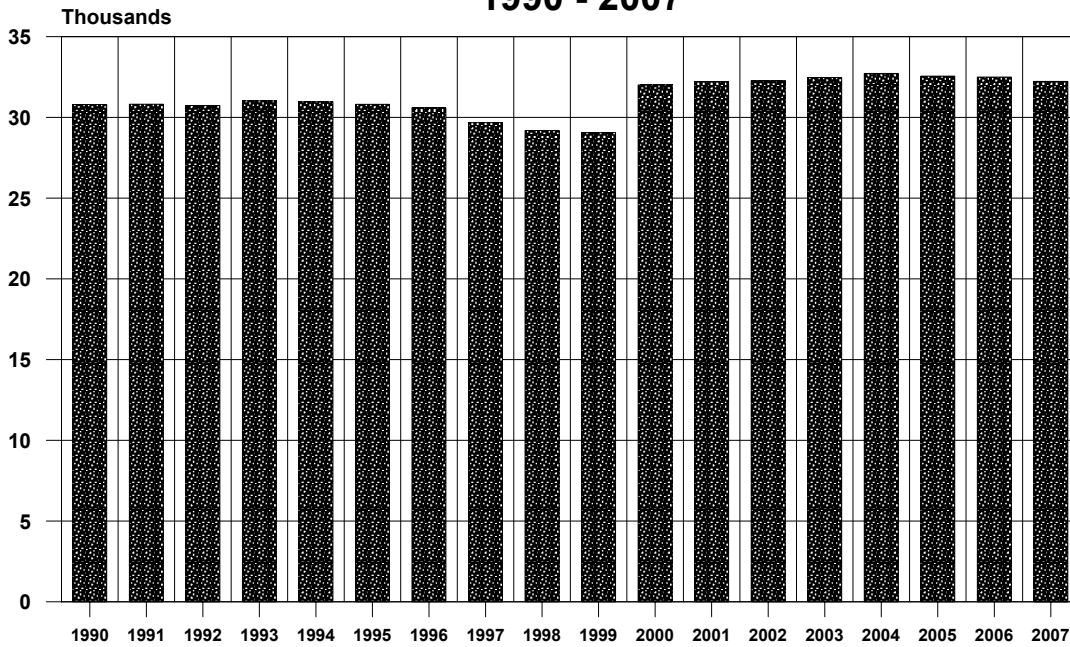
**Table 4.1****POPULATION ESTIMATES AND ANNUAL GROWTH***Albany County  
1990 - 2008*

<b>YEAR</b>	<b>US CENSUS (A)</b>	<b>PERCENT CHANGE</b>	<b>CITY OF LARAMIE</b>	<b>PERCENT CHANGE</b>	<b>HOUSE- HOLDS</b>
1990	30,797		26,687		11,957
1991	30,816	0.06%	27,057	1.39%	
1992	30,736	-0.26%	27,247	0.70%	
1993	31,021	0.93%	27,764	1.90%	
1994	30,968	-0.17%	27,967	0.73%	
1995	30,813	-0.50%	28,098	0.47%	
1996	30,587	-0.73%	28,160	0.22%	
1997	29,672	-2.99%	27,579	-2.06%	
1998	29,185	-1.64%	27,452	-0.46%	
1999	29,060	-0.43%	27,409	-0.16%	
2000	32,014	10.17%	27,204	-0.75%	13,269
2001	32,215	0.63%	27,280	0.28%	
2002	32,275	0.19%	27,298	0.07%	
2003	32,469	0.60%	27,398	0.37%	
2004	32,725	0.79%	27,577	0.65%	
2005	32,556	-0.52%	27,459	-0.43%	
2006	32,497	-0.18%	27,477	0.07%	
2007	32,227	-0.83%	27,241	-0.86%	
2008	N/A	N/A	N/A	N/A	

Notes: (a) Census Bureau Estimates

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

**FIGURE 10**  
**Population Estimates**  
**Albany County**  
**1990 - 2007**



Source: Census Bureau

**Table 4.2****ALBANY COUNTY POPULATION PROFILES**

	1980 (a)	1990	2000
<b>Census Population</b>			
<b>Total Population</b>	<b>29,062</b>	<b>30,797</b>	<b>32,014</b>
<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 - 2000**

	ALBANY COUNTY			WYOMING		
	1980	1990	2000	1980	1990	2000
Totals	29,062	30,797	32,014	469,557	453,588	493,782
White	26,356	26,841	28,003	431,503	412,711	444,185
Hispanic	1,863	1,988	2,807	24,535	25,751	31,669
Black	277	253	354	3,186	3,426	3,722
Native American	171	235	305	7,892	8,857	11,133
Asian	358	643	545	1,953	2,622	3,073

Source: US Census Bureau 1980, 1990, 2000

**Table 4.4**

## MIGRATION & COMMUTERS

### *Albany County Migration Data<sup>1</sup>*

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
(first half) 2008	562	463	99
Total	9,861	9,581	280

1. Driver Licenses Exchanged & Surrendered

Source: Wyoming Housing Database Partnership Reports

## COMMUTERS INTO ALBANY COUNTY FOR WORK

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
<b>Albany County Residents Commuting to Work</b>				
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*

<b>YEAR</b>	<b>INFLOW OF EARNINGS</b>	<b>OUTFLOW OF EARNINGS</b>	<b>NET RESIDENT ADJUSTMENTS</b>	<b>% NET ADJUSTMENT/TPY</b>
1990	15,690	5,598	10,092	2.29%
1991	16,281	6,335	9,946	2.18%
1992	16,705	6,905	9,800	2.04%
1993	17,196	7,742	9,454	1.90%
1994	17,867	8,846	9,021	1.69%
1995	18,057	9,662	8,395	1.47%
1996	18,533	10,455	8,078	1.36%
1997	19,661	11,386	8,275	1.32%
1998	21,478	12,618	8,860	1.34%
1999	23,263	13,777	9,486	1.35%
2000	25,514	15,510	10,004	1.35%
2001	27,035	15,936	11,099	1.39%
2002	28,580	16,626	11,954	1.42%
2003	29,376	16,697	12,679	1.42%
2004	31,601	17,748	13,853	1.52%
2005	33,832	18,282	15,550	1.73%
2006	37,527	19,151	18,376	1.96%

FIGURE 11  
**Commuting Flows**  
*Albany County*

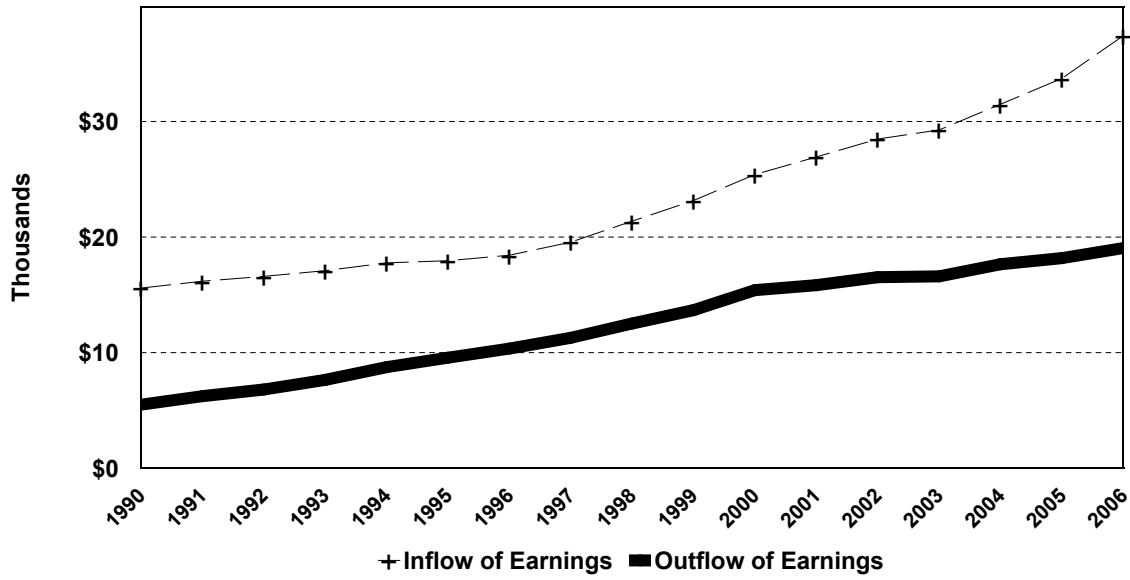
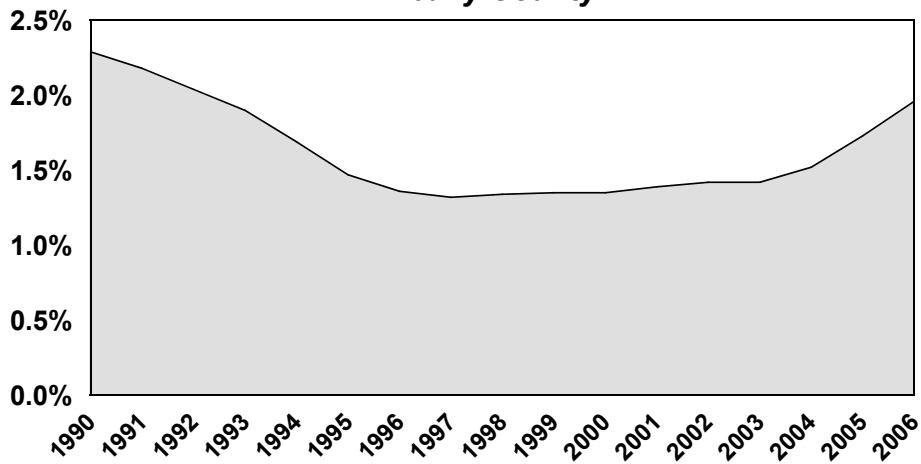


FIGURE 12  
**Net Residential Adjustment**  
*Albany County*



**Table 4.6**

**ALBANY COUNTY EDUCATION PROFILES**  
**1980 - 2000**

<b>EDUCATION ATTAINMENT (YRS.)</b>	<b>1980</b>	<b>1990</b>	<b>2000 (a)</b>
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

**AVERAGE ACT SCORES**

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

Notes: N/A - Data is not available.

\*Includes Associate Degree holders  
(a) 18 Years and Older

Sources: Act, Inc., Iowa City, IA

US Census of Population and General Social and Economic Characteristics 1980, 1990  
Wyoming State Data Center Bulletin Volume II, Number 3  
Albany County School District Number 1

**Table 4.7****PUBLIC AND PRIVATE SCHOOL ENROLLMENT***Albany County  
1990 - 2007*

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	N/A	80	106	3,698	1,054	510	7,891	6,821	1,055

N/A - Data is not available.

Source: Albany County School District #1

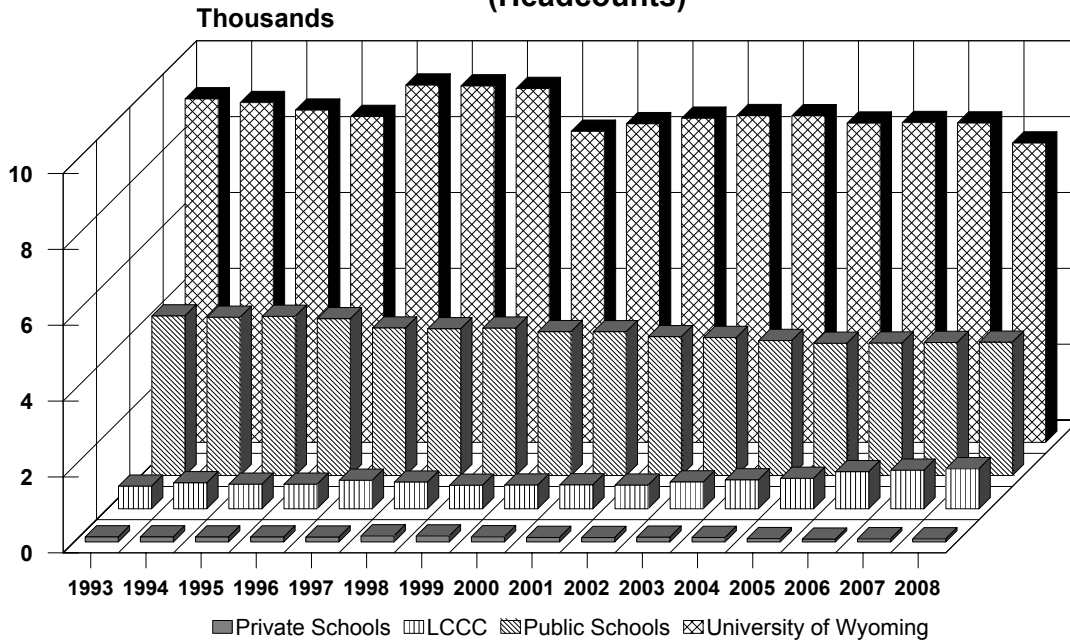
Official Enrollment - Wyoming Department of Education, School District Profile  
Private SchoolsLaramie County Community College  
University of Wyoming  
Wyoming Technical Institute

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

FIGURE 13

**Total Enrollment, Albany County Schools  
City of Laramie and Albany County  
1993 - 2007  
(Headcounts)**



# Housing Trends

This is a new section in this year's Trends. The financial and economic health of a community's housing sector is critical for future economic development efforts and thus this section contains an abundance on new 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 in Albany County from 1997 through 2008 for existing, single family detached homes. Home prices were up sharply in 2008 (9.2%) with the average price at \$231,900. This increase followed an even greater increase of 15.3 percent in 2007 where the average price was \$212,313. Over the eleven year time frame presented in the table, residential selling prices rose on average 8.5 percent per year.

While home prices were increasing in recent years, average apartment rents also increased but at a smaller rate. Over the last five years, average rents for a 2-bedroom, unfurnished apartment without utilities rose 3.7 percent and over the past 10 years, average rents were up by 3.5 percent on a second quarter to second quarter basis. Both rates were only marginally ahead of the rise in consumer prices. Table 5.1 presents comprehensive rental rates back to 1986. Table 5.7 provides the user with apartment vacancy rates back to 2001. As of the second quarter of 2008, the vacancy rate stood at 4.3 percent which was higher than that recorded in 2007. There is a fair amount of volatility in local vacancy rates overtime and second quarter rates are consistently higher than fourth quarter rates, thus it is difficult to know whether the current spike suggests an upward trend in the number of vacancies or if it is just a reflection of the larger sample used in second quarter 2008.

Table 5.2 presents new residential construction statistics by type of housing unit built. In 2008, 132 single family housing units were built in the county which was a percentage decline of 26 percent (46 homes) from 2007. New apartment construction in 2008 was also well below that of 2007, down 67 percent or 60 units. The most recent peak in housing construction occurred in 2005 when a total of 569 units were constructed. Since that point, the volume of new construction has consistently declined in each following year. The 2005 level was also the highest since 1980.

The City of Laramie saw a decrease in residential building permits of 30 percent in 2008 with the value of this new construction off by 18 percent or 3 million dollars. Residential construction in rural areas of the county experienced similar declines. See Table 5.5 for those details.

## 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 14 - 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 - 2008*

<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	\$231,900	9.2%

Source: Albany County Assessor  
Wyoming Housing Database Partnership

**Table 5.1**

## HOUSING RENTAL RATES

### *Albany County*

QUARTER/YEAR	HOUSE	APARTMENT	MOBILE HOME	MOBILE HOME LOT RENT
4Q86	360	306	263	128
2Q87	380	305	264	130
4Q87	379	333	281	131
2Q88	394	306	253	134
4Q88	378	305	259	129
2Q89	385	323	292	138
4Q89	401	336	269	132
2Q90	406	323	313	140
4Q90	439	336	272	138
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

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 - 2008**

YEAR	SFU <sup>1</sup>	DUPLEX UNITS	TRI & FOUR PLEX	MULTI-FAMILY	TOTAL UNITS <sup>2</sup>	PER UNIT VALUATION SFU 2005 REAL \$ VALUE	% CHANGE
1980	128	4	4	6	142	69.00	
1981	121	8	19	80	228	65.20	-0.055
1982	93	8	28	134	263	57.50	-0.118
1983	138	2	103	47	290	57.20	-0.005
1984	55	0	47	78	180	66.60	0.164
1985	29	2	0	76	107	93.70	0.407
1986	13	0	0	0	13	64.40	-0.313
1987	14	0	0	8	22	75.90	0.179
1988	11	2	0	0	13	150.10	0.978
1989	15	0	0	0	15	132.90	-0.115
1990	12	0	4	8	24	119.90	-0.098
1991	31	0	0	16	47	107.30	-0.105
1992	56	0	16	0	72	122.60	0.143
1993	69	0	4	0	73	125.20	0.021
1994	106	0	39	69	214	127.70	0.020
1995	102	4	20	48	174	133.40	0.045
1996	109	2	12	12	135	125.10	-0.062
1997	98	4	52	0	154	147.50	0.179
1998*	91	7	4	39	141	114.80	-0.222
1999*	104	0	12	44	160	139.00	0.211
2000*	102	4	0	0	106	130.40	-0.062
2001*	100	0	4	144	248	124.50	-0.045
2002*	99	2	8	0	109	133.90	0.076
2003*	157	0	32	48	237	128.90	-0.037
2004*	182	5	16	174	377	143.10	0.110
2005*	167	0	110	292	569	135.7	-0.052
2006*	137	6	92	75	310	144.4	0.064
2007*	178	2	28	60	268	N/A	N/A
2008*	132	0	18	12	162	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*  
**1998 - 2008**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Total Housing Units	14,686	14,833	14,883	15,091	15,182	15,377	15,709	16,220	16,442	16,645	16,761
Single Family Units	9,900	9,943	9,989	10,048	10,129	10,244	10,374	10,483	10,560	10,673	10,759
% of Total	67.4%	67.0%	67.1%	66.6%	66.7%	66.6%	66.0%	64.6%	64.2%	64.1%	64.2%
Multi-Family Units	4,786	4,890	4,894	5,043	5,053	5,133	5,335	5,737	5,882	5,972	6,002
% of Total	32.6%	33.0%	32.9%	33.4%	33.3%	33.4%	34.0%	35.4%	35.8%	35.9%	35.8%

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.

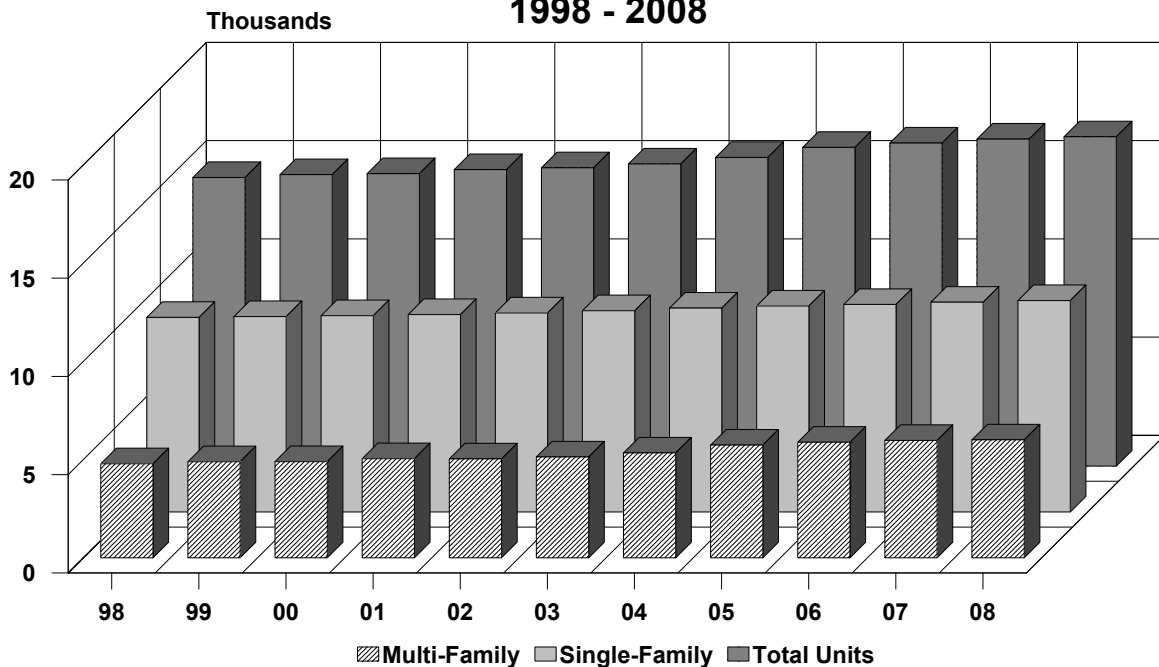
**TOTAL ALBANY COUNTY HOUSING UNIT ESTIMATES**

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

Source: U.S. Census

FIGURE 14

**City of Laramie**  
**Residential Housing Profile**  
**(Number of Units)**  
**1998 - 2008**



**Table 5.4**

**BUILDING PERMITS**  
*City of Laramie*  
**1998 - 2008**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	TOTAL
New Residences	29	30	32	31	44	75	104	97	74	113	86	715
New Apartments/Duplex	9	11	2	14	3	12	32	47	30	17	6	183
Remodels (includes re-roofing)	161	231	180	275	288	256	262	278	255	268	1,258	3,712
Mobile Homes/Constr. Trailers	12	13	18	28	37	40	26	12	3	1	0	190
Demolish	8	5	6	5	6	6	2	9	7	11	7	72

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 - 2008*

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

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 US Census of Housing, Detailed Housing Characteristics

**Table 5.7****VACANCY RATES**  
*Albany County*

<b>YEAR</b>	<b>AVG # UNITS SAMPLED</b>	<b>TOTAL # UNITS</b>	<b>UNITS VACANT</b>	<b>VACANCY RATE</b>
2001 a	8	528	33	6.25%
2001 b	11	779	9	1.16%
2002 a	13	664	38	5.72%
2002 b	18	1,210	24	1.98%
2003 a	17	1,077	48	4.46%
2003 b	23	1,243	30	2.41%
2004 a	25	1,064	40	3.76%
2004 b	26	1,326	24	1.81%
2005 a	39	1,374	39	2.84%
2005 b	37	2,095	131	6.25%
2006 a	43	2,076	142	6.84%
2006 b	43	2,056	98	4.77%
2007 a	50	2,003	52	2.60%
2007 b	61	2,442	75	3.07%
2008 a	78	2,958	126	4.26%

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

Source: Wyoming Housing Database Partnership

## Development Trends

Table 6.0 presents long-term data (1981-2008) on the levels of private commercial and industrial construction undertaken in Albany County. New commercial construction is a highly volatile series. Historically, 2007 was the best year for new commercial construction (\$60.5 million) since 1981. There were 3 new motels, 2 new medical buildings, 3 office buildings and 4 retail structures as part of the mix. The largest project constructed by the University that year was a new indoor practice facility valued at 9.9 million dollars but this project was not included in the total mentioned above.

In 2008, new commercial construction fell by 43 percent (\$26.0 million) from 2007. However, this decline was more than off-set by the increase in new remodeling construction activity whose total dollar valuation reached 92.4 million dollars. A large portion of this was due to new re-roofing activity which was a result of a tornado. For the year, total new commercial construction valuation was equal to 128.4 million dollars which overwhelmed all prior years. In addition but not counted in this last total, was the University's new construction activity in 2008. Its valuation was equal to 111.5 million dollars in 2008.

Table 6.3 presents property tax statistics for the City and the county back to 1997. In 2008, the City saw an 8.4 percent increase in its property tax revenues, up \$126,000. Total city property valuation reached 203 million dollars in 2008. By comparison, the county's property tax revenues grew by 1.5 million dollars (8.1%) in 2008 with total valuation at 331 million dollars.

### SECTION 6 DEVELOPMENT TRENDS

#### Table

- 6.0 Private Sector Commercial Construction Activity  
Figure 15 - Residential & Commercial Construction Valuation
- 6.1 Major Property Tax Districts  
Figure 16 - Major Property Tax Districts

**Table 6.0****PRIVATE SECTOR COMMERCIAL CONSTRUCTION ACTIVITY**

*Albany County*  
1981 - 2008

YEAR	NEW CONSTRUCTION PERMITS	VALUATION (\$)	ADDITIONS & REMODELS PERMITS	VALUATION (\$)	AGRICULTURE & FARM PERMITS	VALUATION (\$)	TOTAL PERMITS	VALUATION (\$)	ANNUAL PERCENTAGE CHANGE PERMITS	VALUATION
1981	17	3,047,930	N/A	N/A	N/A	N/A	17	3,047,930	N/A	N/A
1982	6	322,074	N/A	N/A	N/A	N/A	6	322,074	-64.71	-89.43
1983	10	1,764,425	N/A	N/A	N/A	N/A	10	1,764,425	66.67	447.83
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

N/A - Data is not available.

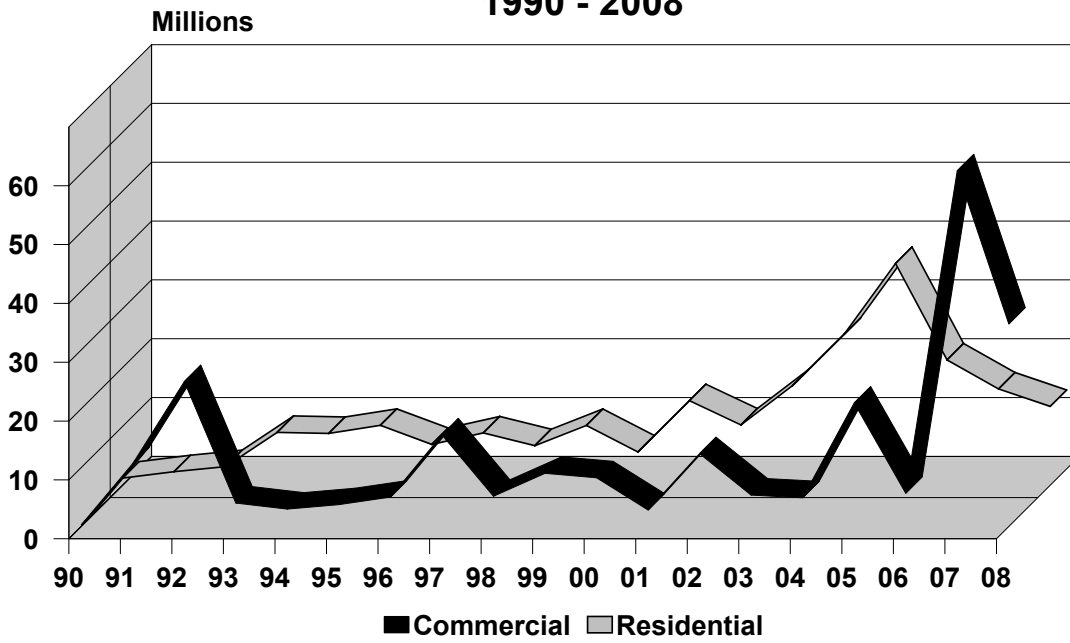
Note: Data does not reflect construction of public buildings such as church, school, government.

\*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 15

**Residential and Commercial  
Construction Valuation  
1990 - 2008**



**Table 6.1**

**MAJOR PROPERTY TAX DISTRICTS**

*Revenues  
1997 - 2008*

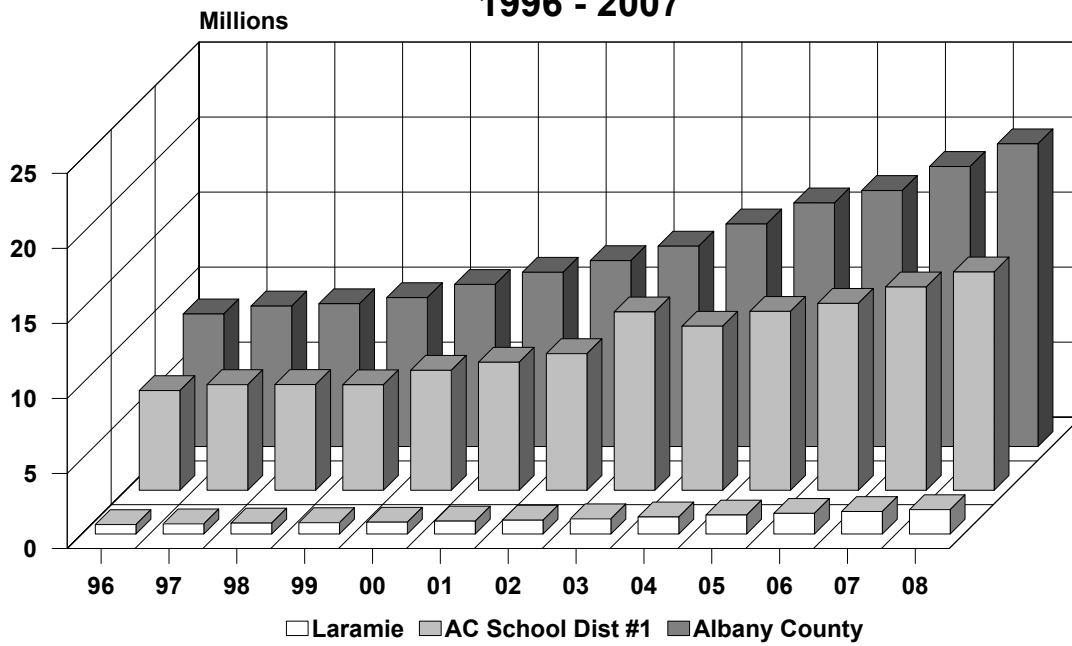
	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>CITY OF LARAMIE</b>												
Value (\$)	84,761,227	91,426,390	94,595,090	98,453,668	107,918,732	115,470,159	126,719,624	142,333,635	158,228,958	170,932,173	187,545,559	203,331,996
Mill Levy	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Revenue (\$)	678,090	731,411	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
<b>ALBANY COUNTY</b>												
Value (\$)	140,827,479	149,948,849	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
Mill Levy (Basic Mills)	66.45	63.44	63.50	63.50	63.94	63.94	63.94	63.75	64.00	63.00	62.00	61.00
Revenue (\$)	9,357,986	9,512,755	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
<b>AC SCHOOL DISTRICT #1</b>												
Value (\$)	140,827,479	149,948,849	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
Mill Levy	50.00	47.00	45.00	47.00	47.00	47.00	56.92	47.00	47.00	46.00	45.00	44.00
Revenue (\$)	7,041,374	7,047,596	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
<b>AC CONSERVATION DISTRICT (a)</b>												
Value (\$)	140,827,479	149,948,849	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
Mill Levy	0.45	0.44	0.50	0.50	0.94	0.94	0.94	0.79	1.00	1.00	1.00	1.00
Revenue (\$)	63,372	65,977	78,118	85,025	170,652	182,094	196,272	183,732	253,592	270,747	300,979	330,654
<b>WEED AND PEST DISTRICT</b>												
Value (\$)	140,827,479	149,948,849	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
Mill Levy	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.96	1.00	1.00	1.00	1.00
Revenue (\$)	140,827	149,949	156,236	170,050	181,545	193,719	208,780	223,269	253,592	270,747	300,979	330,654

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 16**  
**Major Property Tax Districts**  
**Revenues**  
**1996 - 2007**



## 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
- 

## SPONSORS

We wish to acknowledge financial support from the following:

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