

# **Economic Indicators for Greater Cheyenne**

Center for Business and Economic Data  
for Laramie County

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## **PREFACE**

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# ECONOMIC INDICATORS

## ANALYSIS

The first quarter of 2005 showed signs of a softening real estate market in Laramie County. During this quarter, there were 423 residential units for sale within the city limits. For the same period in 2004 and 2003, there were 291 and 196 units for sale respectively. From 2003 to 2004 the increase in residential units for sale was 115.8 percent and from 2004 to 2005 the increase was 45.4 percent. The number of rural residential units for sale in the first quarter 2005 increased 44.9 percent from the same 2004 period and 42 percent from 2003.

The average days on the market for residential units has also shown signs of increasing. During first quarter 2005, residential units were on the market on average 129 days (16 percent longer than a year ago). In 2004, the first quarter indicated that residential units were on the market on average 111 days.

While it appears that more homes are being put on the market and staying on the market longer, housing prices continued to rise. Both city and rural sale prices rose from a year ago, gaining 6.9 percent in town and 14 percent in

rural areas. The average number of residential units sold in this quarter decreased by two percent from a year ago and decreased 26 percent from the fourth quarter of 2004. The fact that more homes are listed on the market, staying on the market longer, and the actual number of homes sold has decreased suggests that supply is starting to exceed demand – softening the real estate market.

In a recent article published by the New York Times, it was noted that nationally home prices rose more quickly over the last year than at any point since 1980.<sup>1</sup> “Adjusted for inflation, the median price – the point at which half cost more and half cost less – has increased more than a third since 2000.” The national median price was reported at \$206,000 in April of this year. This is a 21 percent jump from April of 2004, the largest increase since 2000. Locally, the mean price – average of all prices – has increased from \$108,509 in 2000 to \$152,117 in 2005, up 40.2 percent. The Laramie County rural mean price has risen from \$168,607 in 2000 to \$239,435 in 2005, up 42.0 percent. See Table A for greater detail.

**Table A**

### Average Residential Sale Price (Cheyenne City)

### Average Rural Sale Price (Laramie County)

Year	Avg	% change from previous year	Year	Avg	% change from previous year
2000	108,509		2000	168,607	
2001	114,819	5.8%	2001	186,935	10.9%
2002	123,556	7.6%	2002	195,434	4.5%
2003	136,139	10.2%	2003	216,344	10.7%
2004	142,331	4.5%	2004	231,846	7.2%
2005	152,117	6.9%	2005	239,435	3.3%
<b>Percent Change 2000 to 2005</b>			<b>City Rural</b>		
40.2%			42.0%		

In the construction sector, residential construction continued at a relatively steady pace from the fourth quarter of last year. Total residential building permits dropped two percent from the last quarter. In contrast, total building permits issued this quarter were down over 22 percent from those issued a year ago. The decrease in residential building permits also suggests a softening of the real estate market.

New city single-family building permits increased by 1.8 percent from last quarter and decreased 2.6 percent from a year ago. Whereas, residential permits issued for areas outside the city dropped 7 percent from a year ago and gained nearly 60 percent from last quarter.

New residential construction values continued to increase during the first quarter. The three-month average for this quarter was at 5.3 million dollars as compared to 5 million dollars this time a year ago.

Industrial and commercial construction increased sharply during the quarter. The average monthly dollar value was 6.74 million dollars over the quarter. In the fourth quarter of 2004, the average was 3.98 million dollars. During the first quarter of 2004, the comparable average was 0.16 million dollars. Industrial and commercial construction was up 6.6 million dollars from a year ago. This growth in the average monthly dollar value was affected in part by the construction of a large warehouse and a retail structure.

## **EMPLOYMENT**

Labor market indicators for the first quarter of 2005 showed less than a one percent decrease in the total civilian labor force from a year ago, a net loss of 329 workers. Also declining was total employment down 1.3 percent or 553 employed persons. The unemployment rate showed a marginal increase from 4.5 percent a year ago to 4.6 percent this quarter.

## **GENERAL BUSINESS ACTIVITY**

During the first quarter of 2005, retail sales as measured by total taxable sales, posted a 7 percent increase over the first quarter of 2004. Retail sales dropped fractionally (0.3%) from the fourth quarter of 2004. This decline can be considered seasonal in nature.

Bankruptcies demonstrated decreases from the last quarter and a year ago, dropping 24 percent.

The first quarter presented a small increase of 0.3 percent in auto registrations from a year ago and an increase of over 12 percent from the fourth quarter 2004. New and used automobile registrations increased 12.6 percent from a year ago.

Enplanements (airline boardings) increased nearly four percent from a year ago, even though the boardings were still down 10.7 percent from two years ago.

Total deposits and loans for the banks both showed increases from a year ago, with 4 percent and 14 percent increases respectively. The banks experienced a decline of 43 percent in net income from a year ago.

Credit Unions experienced a fairly positive first quarter this year. Deposits were up 1.7 percent, loans were up 10.5 percent and memberships were also up by 3.2 percent. Net income was posted at a 35.5 percent increase. In contrast, delinquencies were also up by 9.7 percent.

## **MISCELLANEOUS INDICATORS**

Student enrollment in District No. 2 was up 2.0 percent from one year ago whereas enrollment in District No. 1 was down 0.3 percent. Laramie County Community College full-time enrollment remained constant from a year ago with a fractional increase of 0.2 percent. The headcount at LCCC posted an increase of 2.6 percent from a year ago.

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<sup>1</sup> *Steep Rise in Prices for Homes Adds to Worry About a Bubble*, (May 25, 2005).

**TABLE 1**

	<b>A 1Q03</b>	<b>B 1Q04</b>	<b>C 4Q04</b>	<b>D 1Q05</b>	<b>PERCENTAGE CHANGE A TO D</b>	<b>PERCENTAGE CHANGE B TO D</b>	<b>PERCENTAGE CHANGE C TO D</b>
<b>EMPLOYMENT</b>							
Total Civilian Labor Force	43,231	43,818	44,191	43,489	0.60	-0.75	-1.59
Total Employment	41,372	41,955	42,240	41,402	0.07	-1.32	-1.98
Total Unemployment	1,859	1,987	1,951	2,006	7.91	0.96	2.82
Unemployment Rate	4.3%	4.5%	4.4%	4.6%	6.98	2.22	4.55
Initial Unemployment Claims	46	55	76	70	52.17	27.27	-7.89
Help Wanted Ads	62	75	113	145	133.87	93.33	28.32
<b>GENERAL BUSINESS ACTIVITY</b>							
Auto Registrations New & Used	2,838	2,885	2,570	2,893	1.94	0.28	12.57
Enplanements - Cheyenne Airport (a)	1,392	1,198	1,409	1,243	-10.70	3.76	-11.78
Total Taxable Sales (\$000)	333,308	345,397	370,657	369,563	10.88	7.00	-0.30
Bankruptcies	30	33	33	25	-16.67	-24.24	-24.24
<b>CONSTRUCTION</b>							
Single Fam Bldg Permits - Chey	68	115	110	112	64.71	-2.61	1.82
Single Fam Bldg Permits - LarCo	32	55	32	51	59.38	-7.27	59.38
Total Bldg Permits - (Chey) (b)	143	208	166	162	13.29	-22.12	-2.41
Septic Permits - (Rural)	22	22	24	18	-18.18	-18.18	-25.00
Value of Authorized Construction (\$000)	6,443	7,087	11,956	14,292	121.82	101.67	19.54
Residential (\$000)	1,920	5,000	4,952	5,345	178.39	6.90	7.94

(a) As of the 1st qtr of 2003, enplanments will show a decrease in totals due to reporting of only revenue travelers.

(b) Data includes building and non-building.

Note: Each figure reported under Employment and General Business Activity is an average of figures for the three months.

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

All other construction figures are an averaged total.

**TABLE 2**

	<b>A 1Q03</b>	<b>B 1Q04</b>	<b>C 4Q04</b>	<b>D 1Q05</b>	<b>PERCENTAGE CHANGE A TO D</b>	<b>PERCENTAGE CHANGE B TO D</b>	<b>PERCENTAGE CHANGE C TO D</b>
<b>HOUSING (a)</b>							
Residential Units For Sale	196	291	379	423	115.8	45.4	11.6
Rural Residential Units For Sale	100	98	124	142	42.0	44.9	14.5
Avg. Residentials Sold	85	105	139	103	21.2	-1.9	-25.9
Total Volume Residentials Sold (\$000,000)	14.7	18.1	26.7	21.1	43.5	16.6	-21.0
Avg. Residential Sale Price (\$)	128,505	142,331	154,560	152,117	18.4	6.9	-1.6
Avg. Rural Sale Price (\$)	215,153	210,079	246,099	239,435	11.3	14.0	-2.7
Residential Avg. Days on Market	117	111	133	129	10.3	16.2	-3.0
<b>VACANCIES</b>							
Furnished Apartments	5	9	7	8	60.0	-11.1	14.3
Unfurnished Apartments	38	70	91	105	176.3	50.0	15.4
Homes and Duplexes	21	82	75	66	214.3	-19.5	-12.0
Mobile Homes	11	27	17	17	54.5	-37.0	0.0
Sampled Apts. % Vacancy (b) (Large Complexes Only)	1.7%	3.0%	5.4%	3.0%	76.5	0.0	-44.4

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

(b) Sample Sizes: 1Q03 Sample Size = 807  
1Q04 Sample Size = 817  
4Q04 Sample Size = 805  
1Q05 Sample Size = 852

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

**TABLE 3**

	A 1Q03	B 1Q04	C 4Q04	D 1Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>FINANCIAL ACTIVITY</b>							
4%, 1%, and Lodging Tax Collections (\$000)	16,806	17,595	18,950	17,792	5.87	1.12	-6.11
Wholesale and Retail Tax Collections (\$000)	9,707	11,133	10,128	10,284	5.94	-7.63	1.54
Actual Receipts to County Entities (\$000) (a)	7,162	7,455	8,113	8,104	13.15	8.71	-0.11
1% Sales and Use Tax Receipts (\$000)	3,333	3,454	3,707	3,696	10.89	7.01	-0.30
3% Lodging Tax Receipts (b)	62,324	104,715	189,305	115,107	84.69	9.92	-39.19
1% Special Purpose Tax Receipts (\$000) (c)	3,276	2,005	3,703	3,691	12.67	84.09	-0.32
<b>CREDIT UNION DATA</b>							
Deposits (\$000)	297,519	360,445	368,595	366,431	23.16	1.66	-0.59
Total Loans (\$000)	225,114	261,334	283,964	288,697	28.24	10.47	1.67
Net Income Y-T-D (\$)	920,748	947,209	4,638,819	1,283,298	39.38	35.48	-72.34
Delinquencies (\$)	2,042,470	1,905,744	2,371,222	2,091,337	2.39	9.74	-11.80
Memberships	53,779	59,706	61,553	61,637	14.61	3.23	0.14
<b>BANKING DATA</b>							
Deposits (\$000) *	484,422	511,989	524,827	532,557	9.94	4.02	1.47
Total Loans (\$000) *	356,314	334,752	345,094	382,510	7.35	14.27	10.84
Net Income Y-T-D (\$000) *	2,344	2,699	11,871	1,541	-34.26	-42.90	-87.02

(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%

(b) As of April 1, 2003 the 2% Lodging Tax increased to 3%. The lag in actual receipts caused large variations in 3rd quarter data.

(c) Tax went into effect on January 1, 2001.

\*Note: US Bank is now participating and their data was added starting in 2002. Numbers were estimated for the 1st quarter 2005 for 1st Cheyenne FCU.

**TABLE 4**

	A 1Q03	B 1Q04	C 4Q04	D 1Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>UTILITIES</b>							
Commercial Electric Power (‘000,000) Kwh	29	29	N/A	N/A	N/A	N/A	N/A
Residential Gas Usage (‘000) Mcf	364	363	N/A	N/A	N/A	N/A	N/A
Metered Taps - Water (CBPU)	19,677	20,059	20,398	20,530	4.34	2.35	0.65
Metered Taps - Water (SCW & SD)	3,143	3,169	3,188	3,194	1.62	0.79	0.19
<b>HUMAN SERVICES</b>							
Total Emergency Room Visits	2,288	2,288	2,309	2,459	7.47	7.47	6.50
Safehouse - # of People Sheltered	33	24	20	21	-36.36	-12.50	5.00
Comea Shelter - Nights Lodging	1,123	893	1,071	981	-12.64	9.85	-8.40
DPASS - AFDC Distributions	80	87	76	68	-15.00	-21.84	-10.53
School Enrollments							
Laramie County District #1	12,896	12,766	12,875	12,728	-1.30	-0.30	-1.14
Laramie County District #2	894	859	869	876	-2.01	1.98	0.81
Private Schools	389	552	518	518	33.16	-6.16	0.00
Home Schooling (a)	310	323	286	286	N/A	N/A	N/A
Total School Enrollment	14,489	14,500	14,423	14,283	-1.42	-1.50	-0.97
LCCC Enrollment - FTE (Lar Co Campus)	2,836	2,682	2,645	2,687	-5.25	0.19	1.59
LCCC Enrollment - Headcount (Lar Co Campus)	4,960	4,646	3,967	4,767	-3.89	2.60	20.17

CPBU - Cheyenne Board of Public Utilities

SCW&SD - South Cheyenne Water & Sewer District

(a) Present data is revised and now includes Laramie #1 and Laramie # 2 school districts.

Data is not available for Fall 2003 - Spring 2004

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

**TABLE 5**

	A 1Q03	B 1Q04	C 4Q04	D 1Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
<b>TOURISM</b>							
Available Rooms	27,558	29,263	27,213	27,193	-1.32	-7.07	-0.07
Nights Occupied	14,315	15,708	15,214	14,526	1.47	-7.52	-4.52
Occupancy Rate	52.2%	53.9%	52.1%	53.5%	2.49	-0.74	2.69
Average Room Rate (\$)	\$52.60	\$50.09	\$53.92	\$53.96	2.59	7.73	0.07
CACVB Visitor Walk-in Count	350	494	1,101	774	121.14	56.68	-29.70
Trolley Ridership	134	86	995	0	-100.00	-100.00	-100.00
Pine Bluffs Info Center	0	0	0	0	N/A	N/A	N/A
I-25 State Visitor Center	1,588	1,812	2,248	1,470	-7.43	-18.87	-34.61
Old West Museum Paid Visitor	1,366	1,513	812	1,164	-14.79	-23.07	43.35

**TABLE 6**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>EMPLOYMENT</b>														
Total Civilian Labor Force	43,687 43,571	43,959 43,458	44,182 43,196	44,098 0	43,679 0	44,634 0	45,426 0	44,291 0	43,744 0	44,299 0	44,733 0	43,542 0	44,190 43,408	2004 2005
Total Employment	41,502 41,331	41,970 41,608	42,394 41,267	42,427 0	41,885 0	42,835 0	43,667 0	42,565 0	41,824 0	42,288 0	42,891 0	41,541 0	42,316 41,402	2004 2005
Total Unemployment	2,185 2,240	1,989 1,850	1,788 1,929	1,671 0	1,794 0	1,799 0	1,759 0	1,726 0	1,920 0	2,011 0	1,842 0	2,001 0	1,874 2,006	2004 2005
Unemployment Rate	5.0% 5.1%	4.5% 4.3%	4.0% 4.5%	3.8% 4.6%	4.1% 4.1%	4.0% 4.0%	3.9% 3.9%	3.9% 3.9%	4.4% 4.4%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	3.1% 3.1%	2004 2005
Initial Unemployment Claims	35 92	88 68	42 51	64 0	49 0	37 0	42 0	45 0	57 0	60 0	73 0	95 0	57 70	2004 2005
Help Wanted Ads	67 129	66 139	93 166	90 0	76 0	79 0	81 0	167 0	148 0	131 0	113 0	94 0	100 145	2004 2005
<b>GENERAL BUSINESS ACTIVITY</b>														
Auto Registrations	2,673 2,536	2,642 2,654	3,340 3,488	3,274 0	3,094 0	3,465 0	3,086 0	3,391 0	3,048 0	2,676 0	2,438 0	2,597 0	2,977 2,893	2004 2005
Enplanements - Chey. Airport	1,160 1,251	1,151 1,169	1,282 1,309	1,340 0	1,340 0	1,377 0	1,470 0	1,468 0	1,352 0	1,515 0	1,372 0	1,340 0	1,347 1,243	2004 2005
Total Taxable Sales (\$)	98,221,700 102,296,728	128,302,200 128,389,432	118,873,500 138,876,961	112,062,200 0	102,618,600 0	128,180,700 0	94,877,815 0	125,018,851 0	126,947,830 0	123,994,630 0	127,690,411 0	118,971,649 0	117,146,674 123,187,707	2004 2005
Bankruptcies	22 8	25 22	53 46	13 0	42 0	43 0	41 0	48 0	36 0	33 0	39 0	28 0	35 25	2004 2005

**TABLE 7**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>HOUSING</b>														
Residential Units for Sale	285 391	285 403	303 474	331 0	371 0	427 0	439 0	445 0	427 0	374 0	382 0	381 0	371 423	2004 2005
Rural Residential Units For Sale	91 143	101 150	102 134	99 0	115 0	117 0	117 0	110 0	114 0	118 0	127 0	126 0	111 142	2004 2005
Residential Sold	91 87	90 105	133 117	142 0	142 0	139 0	150 0	127 0	145 0	144 0	140 0	132 0	131 103	2004 2005
Total Volume Residential Sold (\$000,000)	15.2 18.3	13.1 21.2	25.9 23.7	26.8 0.0	27.9 0.0	25.0 0.0	27.5 0.0	25.6 0.0	26.2 0.0	28.1 0.0	27.0 0.0	24.9 0.0	24.4 21	2004 2005
Residential Sale Price	137,538 149,901	137,990 159,352	151,464 147,098	143,016 0	160,882 0	140,268 0	149,279 0	146,980 0	143,956 0	156,361 0	152,086 0	155,234 0	147,921 152,117	2004 2005
Rural Sale Price	199,608 246,730	222,013 229,609	208,615 241,965	224,657 0	234,917 0	231,654 0	240,215 0	241,045 0	241,125 0	236,531 0	255,330 0	246,436 0	231,846 239,435	2004 2005
Furnished Apartments	8 8	10 12	8 5	9 0	7 0	3 0	2 0	4 0	8 0	7 0	6 0	8 0	7 8	2004 2005
Unfurnished Apartments	73 110	58 113	79 92	83 0	68 0	60 0	58 0	52 0	77 0	81 0	80 0	111 0	73 105	2004 2005
Homes & Duplexes	78.25 83.00	85.6 64.80	81.5 51.50	69.0 0.00	71.0 0.00	58.0 0.00	87.0 0.00	73.6 0.00	81.8 0.00	80.0 0.00	67.0 0.00	79.0 0.00	76 66	2004 2005
Mobile Homes	28 20	27 15	25 16	25 0	22 0	20 0	23 0	12 0	13 0	11 0	22 0	19 0	20 17	2004 2005
Sampled Apartments % Vacant	2.4% 2.9%	3.3% 3.4%	3.4% 2.7%	3.4% #DIV/0!	3.2% #DIV/0!	3.5% #DIV/0!	3.2% #DIV/0!	3.3% #DIV/0!	3.1% #DIV/0!	4.6% #DIV/0!	5.3% #DIV/0!	6.3% #DIV/0!	3.8% 3.0%	2004 2005
<b>CONSTRUCTION</b>														
Single Family Bldg. Permits (Chey)	24 60	38 21	53 31	38 0	56 0	38 0	67 0	30 0	55 0	32 0	48 0	27 0	42 37	2004 2005
Single Family Bldg. Permits (LarCo)	18 9	18 22	19 20	31 0	16 0	34 0	20 0	11 0	20 0	12 0	8 0	12 0	18 17	2004 2005
Septic Permits - Rural	14 18	26 17	25 20	36 0	20 0	38 0	23 0	38 0	27 0	30 0	25 0	17 0	27 18	2004 2005
Total Building Permits	150 181	207 148	266 158	298 0	247 0	364 0	303 0	197 0	228 0	172 0	183 0	142 0	230 162	2004 2005
Value of Authorized Const (\$000)	3,807,637 17,477,836	8,403,276 6,616,056	9,049,220 18,781,438	12,225,691 0	15,048,171 0	14,218,115 0	14,634,798 0	5,428,649 0	12,611,464 0	8,117,361 0	11,244,382 0	16,506,539 0	10,941,275 14,291,777	2004 2005
Residential (\$000)	2,581,137 8,018,614	5,891,576 2,943,498	6,526,599 5,073,691	5,508,375 0	7,922,836 0	5,918,864 0	8,259,311 0	3,331,504 0	6,974,132 0	4,147,181 0	6,704,225 0	4,005,047 0	5,647,566 5,345,268	2004 2005

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
<b>UTILITIES</b>														
Commercial Electric Power (Kwh) ('0,000)	3,071 N/A	2,789 N/A	2,944 N/A	2,676 N/A	2,793	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,855	2004 2005
Residential Gas Usage (Mcf) ('000)	4,065 N/A	3,600 N/A	3,232 N/A	2,014 N/A	1,737	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,930	2004 2005
Metered Water Taps (CBFU)	20,038 20,481	20,033 20,503	20,106 20,607	20,123 0	20,199 0	20,278 0	20,283 0	20,329 0	20,372 0	20,357 0	20,399 0	20,438 0	20,246 20,530	2004 2005
Metered Water Taps (SCW & SD)	3,167 3,192	3,170 3,192	3,170 3,198	3,170 0	3,170 0	3,175 0	3,180 0	3,182 0	3,183 0	3,187 0	3,187 0	3,191 0	3,178 3,194	2004 2005
<b>HUMAN SERVICES</b>														
Total Emergency Room Visits	2,269 2,450	2,343 2,420	2,253 2,506	2,321 0	2,458 0	2,486 0	2,486 0	2,493 0	2,485 0	2,355 0	2,268 0	2,304 0	2,377 2,459	2004 2005
Safehouse - Number of People Sheltered	18 19	24 25	30 19	19 0	32 0	21 0	27 0	36 0	53 0	21 0	22 0	18 0	27 21	2004 2005
Comea Shelter - Total Nights Lodging	880 1,122	914 924	885 896	948 0	1,196 0	1,332 0	1,409 0	1,519 0	1,629 0	1,104 0	1,075 0	1,035 0	1,161 981	2004 2005

Note: Data is not seasonally adjusted.

**TABLE 9**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
<b>TAXES</b>														
4%, 1%, & Lodging Tax Collections	5,008,222	6,531,606	6,055,312	5,712,534	5,232,361	6,531,150	4,850,586	6,422,765	6,526,011	6,333,577	6,539,176	6,076,754	5,985,005	2004
	5,212,636	6,523,661	6,055,338	0	0	0	0	0	0	0	0	0	5,930,545	2005
Wholesale and Retail Sales and Use Tax Collections	3,181,709	4,229,762	3,721,081	3,359,522	3,353,178	4,050,154	2,465,285	3,361,154	3,458,231	3,368,759	3,740,579	3,019,066	3,442,373	2004
	3,117,897	3,740,131	3,426,312	0	0	0	0	0	0	0	0	0	3,428,113	2005
Actual Receipts to County Entities	2,122,311	2,768,387	2,564,304	2,420,025	2,213,932	2,763,017	2,080,910	2,734,576	2,778,591	2,713,497	2,794,263	2,605,505	2,546,610	2004
	2,238,293	2,818,440	3,046,946	0	0	0	0	0	0	0	0	0	2,701,226	2005
1% Sales and Use Tax Receipts	982,217	1,283,022	1,188,735	1,120,622	1,026,186	1,281,807	948,778	1,250,189	1,269,478	1,239,946	1,276,904	1,189,716	1,171,467	2004
	1,022,967	1,283,894	1,388,770	0	0	0	0	0	0	0	0	0	1,231,877	2005
3% Lodging Tax Receipts	28,183	37,000	39,532	37,608	36,409	42,061	49,055	92,673	94,897	53,774	72,392	63,139	53,894	2004
	32,075	31,212	51,820	0	0	0	0	0	0	0	0	0	38,369	2005
<b>TOURISM</b>														
Available Rooms	29,889	27,966	29,933	28,914	29,925	25,830	30,307	30,274	28,939	N/A	N/A	N/A	29,109	2004
	28,205	25,446	27,928	0	0	0	0	0	0	0	0	0	27,193	2005
Nights Occupied	14,272	17,964	14,887	15,931	18,598	21,191	24,955	23,845	20,037	N/A	N/A	N/A	19,076	2004
	15,473	14,154	13,950	0	0	0	0	0	0	0	0	0	14,526	2005
Occupancy Percentage	47.8%	64.2%	49.7%	55.1%	62.1%	82.0%	82.3%	78.8%	69.2%	61.1%	50.0%	45.1%	62.3%	2004
	54.9%	55.6%	49.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	53.5%	2005
Average Room Rate (\$)	\$49.46	\$49.43	\$51.37	\$52.65	\$55.39	\$61.77	\$92.42	\$62.29	\$58.00	\$55.16	\$54.53	\$52.06	\$57.88	2004
	\$53.99	\$53.66	\$54.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.96	2005
CACVB Visitor Walk-In Count	400	350	732	532	1,484	3,665	9,086	4,832	3,422	1,810	642	851	2,317	2004
	684	588	1,050	0	0	0	0	0	0	0	0	0	774	2005
Trolley Ridership	156	37	66	442	1,669	1,331	1,775	2,011	896	902	886	1,198	947	2004
	0	0	0	0	0	0	0	0	0	0	0	0	0	2005
Pine Bluffs Information Center	Clsd	Clsd	Clsd	Clsd	Clsd	15,283	19,068	15,964	11,465	Clsd	Clsd	1,659	12,688	2004
	Clsd	Clsd	Clsd	0	0	0	0	0	0	0	0	0	#DIV/0!	2005
Wyoming State Museum	913	1,153	1,183	1,674	2,291	2,846	4,150	2,740	1,672	1,606	952	1,163	1,862	2004
	916	1,463	1,478	0	0	0	0	0	0	0	0	0	1,286	2005
I-25 State Visitor Center	1,624	1,335	2,477	2,982	5,700	9,662	14,819	9,428	6,449	3,724	1,510	1,509	5,102	2004
	1,144	1,371	1,896	0	0	0	0	0	0	0	0	0	1,470	2005
Old West Museum Paid Visitor	1,675	872	1,992	1,689	2,937	5,072	13,501	2,683	3,372	117	706	1,612	3,019	2004
	N/A	597	1,730	0	0	0	0	0	0	0	0	0	1,164	2005

(\* ) As of April 1, 2003 the 2% Lodging Tax increased to 3% . The lag in actual receipts caused large variations in 3rd quarter data.

## CHEYENNE/LARAMIE COUNTY PROFILE 2004

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 .....	54,374
Approx. MSA Population .....	81,607
Approx. County Population .....	84,083

Fire Rating: City (3)
District #1 (7)
District #2 (9)

### Employment Percentage by Industry

Farming .....	1.7	Fin., Ins. & RE .....	8.3
Mining .....	0.3	Services .....	30.9
Construction .....	6.1	Gov't.....	28.4
Manufacturing.....	3.0	Retail Trade .....	12.9
Trans & Util .....	4.4	Wholesale .....	1.6

### Major Private Sector Employers

United Medical Centers	Frontier Refining
Union Pacific Railroad	JELD WEN
Lowe's	WalMart
Sierra Trading Post	Life Care Cheyenne
Echo Star Communications	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 \$0.09/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

89 police officers  
 64 sheriff's deputies, provide protection outside the city  
 83 city firefighter employees and 9 county-wide volunteer districts

### Area Crime Rate (1/20/05) per 100,000

	U.S. (2003)	Lar Co. (2003)		U.S. (2003)	Lar Co. (2003)
Robberies .....	142.2	44.5	Homicides .....	5.7	0.0
Rapes .....	32.1	42.6	Assaults .....	295.0	116.8
Burglaries .....	740.5	478.4	Car Thefts .....	433.4	207.7

### Housing

Average Sales Price: Cheyenne.....	\$147,921
Close-in Rural .....	\$231,846

### Education

Average Pupil/Teacher.....	14.41
Expenditure/student.....	\$8,179
Average ACT 2002 Score .....	22.1

### Income

Per Capita (2002 BEA, 81st Rank ) .....	\$30,949
Median Household Income (2000) .....	\$39,607
Mean Household Income (2000) .....	\$45,252
Average Wage per Job (2003) .....	\$30,718

### Demographics Cheyenne Workers

Households - County (2003).....	35,243
Households - City (2000).....	22,324

### Employed Workforce Characteristics

Employment - Laramie County .....	42,386
Unemployment Rate .....	4.2%

### Average Weekly Wages

Agriculture .....	442	Retail Trade .....	426
Mining .....	834	FIRE .....	627
Construction .....	662	Local Government.....	590
Manufacturing.....	786	State Government.....	772
Transportation.....	554	Federal Government ....	923
Wholesale Trade .....	771	Information .....	747
Healthcare .....	714	Real Estate .....	518

### Inflation (CPI)

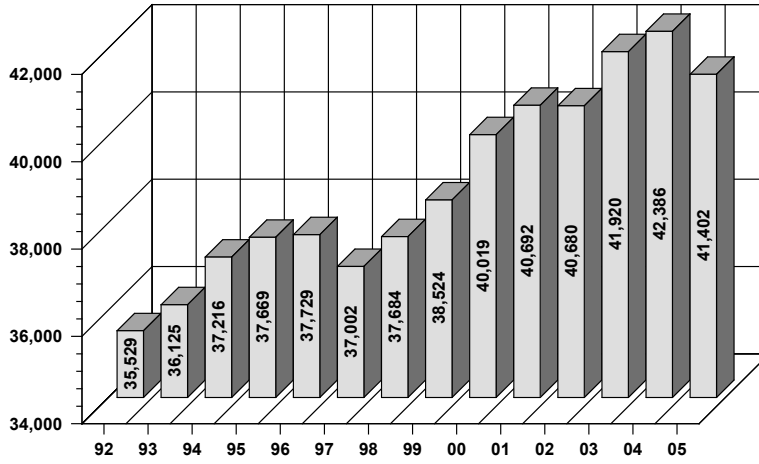
U.S.....	2.8%	Cheyenne.....	4.4%
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### Race (2000)

White .....	69,027
Hispanic.....	8,897

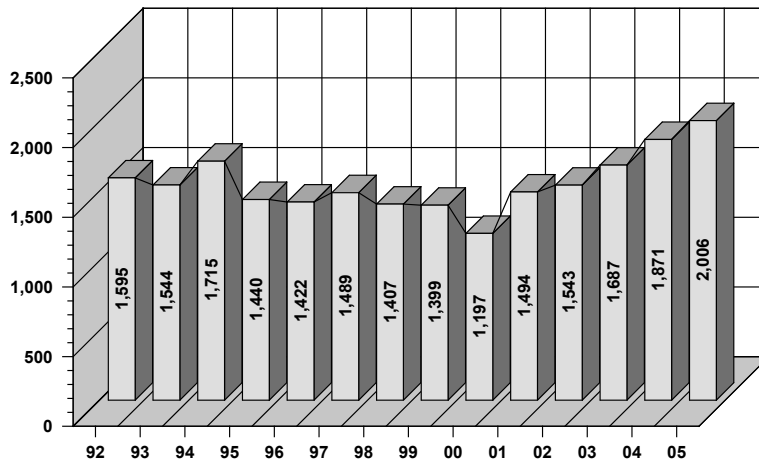
### LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE  
1992 - 2005



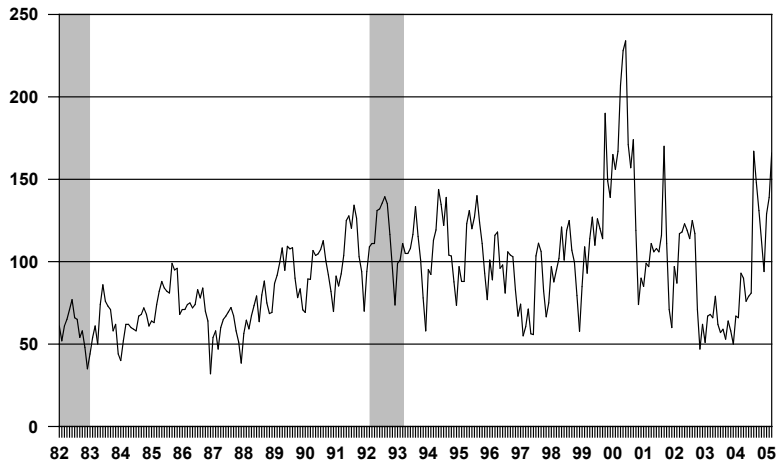
### LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE  
1992 - 2005



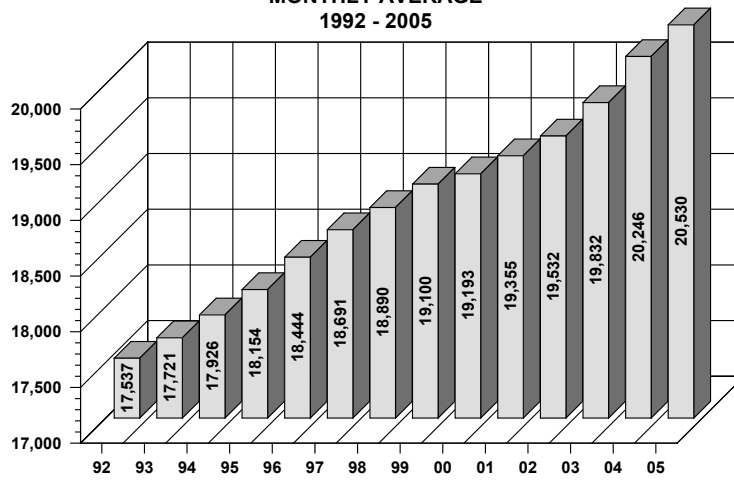
### HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS  
1982 - 2005



### CHEYENNE METERED WATER TAPS

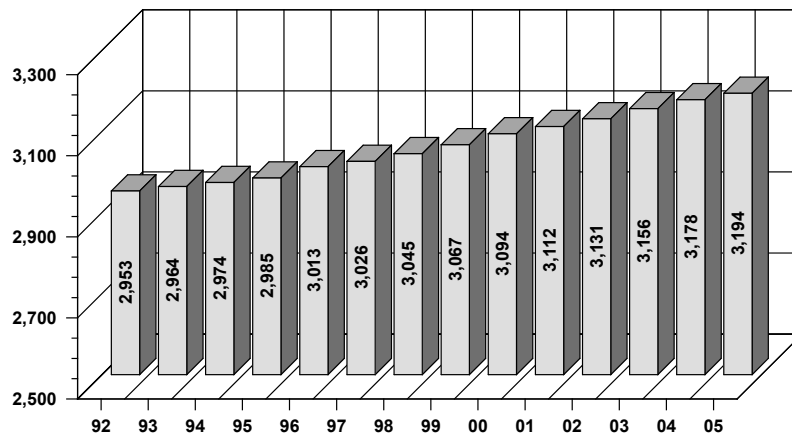
MONTHLY AVERAGE  
1992 - 2005



Metered Water Taps (CBPU)

### SOUTH CHEYENNE METERED WATER TAPS

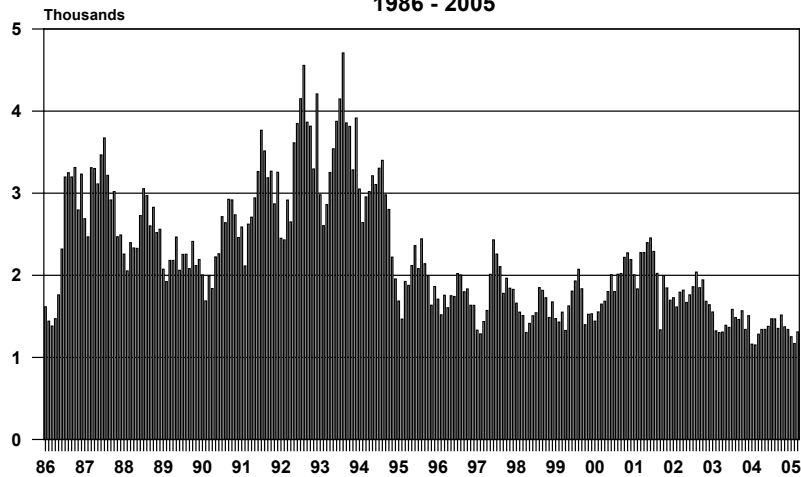
MONTHLY AVERAGE  
1992 - 2005



Metered Water Taps (SCW&SD)

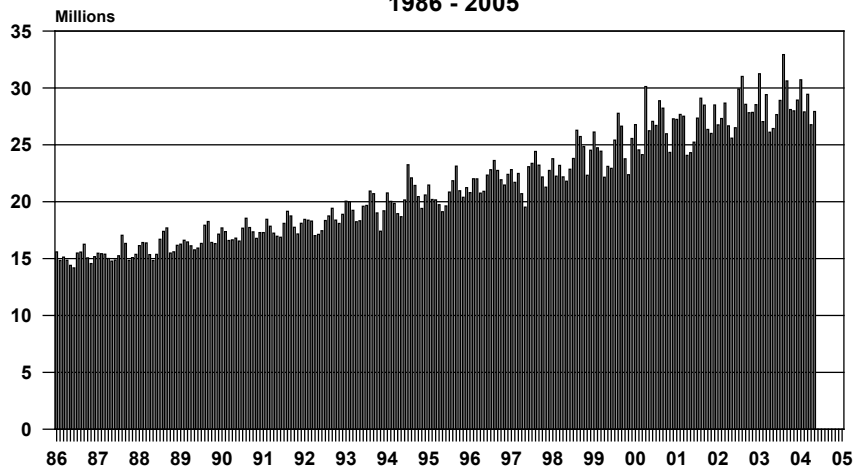
### ENPLANEMENTS, CHEYENNE AIRPORT

MONTHLY TOTALS  
1986 - 2005



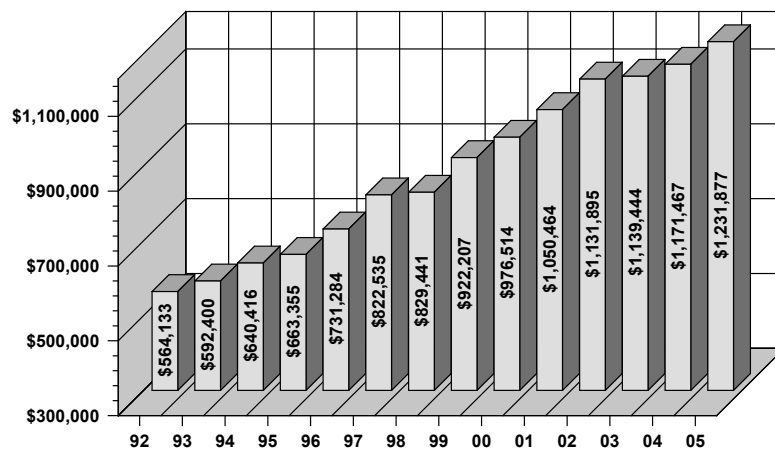
## COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

### MONTHLY TOTALS 1986 - 2005



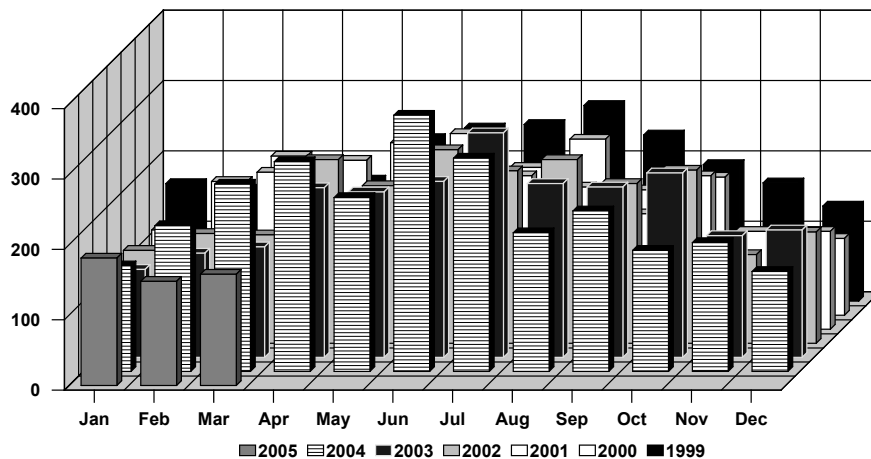
## LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

### MONTHLY AVERAGE 1992 - 2005



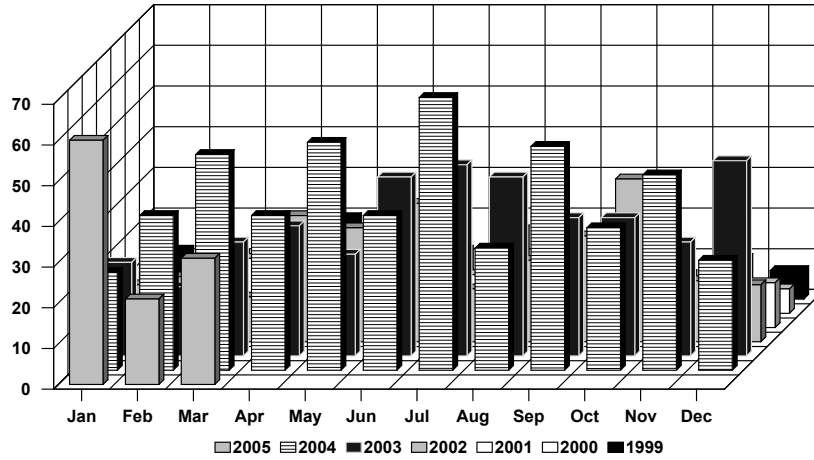
## TOTAL BUILDING PERMITS, CHEYENNE

### MONTHLY TOTALS 1999 - 2005



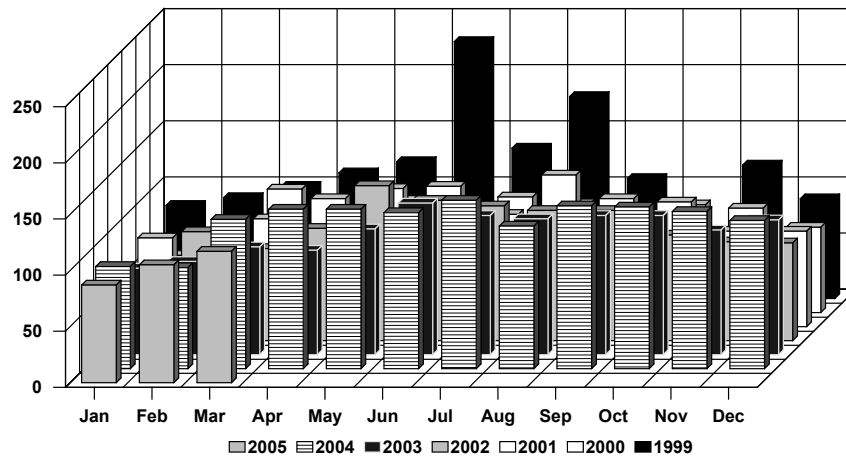
**SINGLE-FAMILY BUILDING PERMITS, CHEYENNE**

**MONTHLY TOTALS**  
1999 - 2005



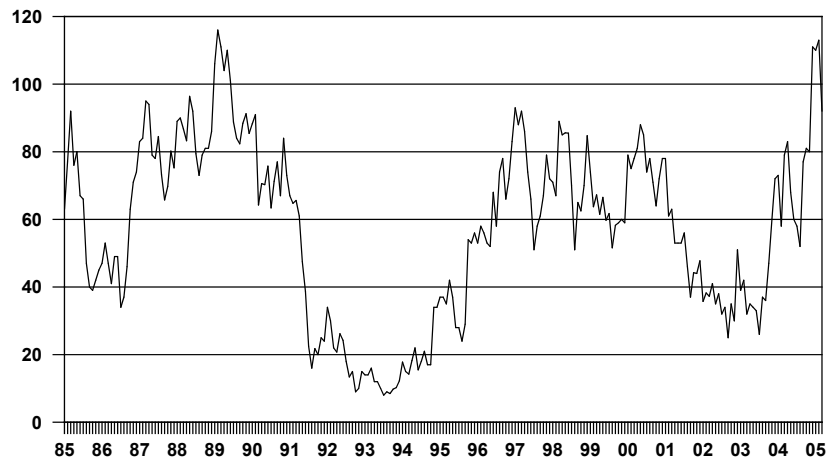
**RESIDENTIAL UNITS SOLD, CHEYENNE**

**MONTHLY TOTALS**  
1999 - 2005



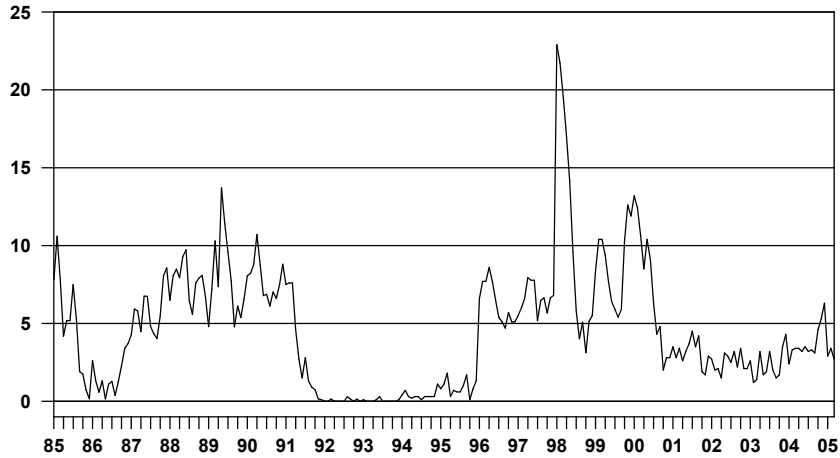
**UNFURNISHED APARTMENT VACANCIES, CHEYENNE**

**MONTHLY TOTALS**  
1985 - 2005



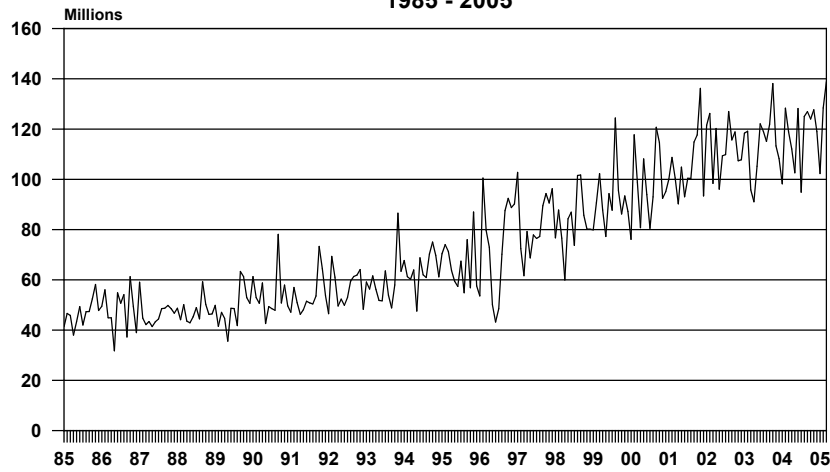
**SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE**

**MONTHLY TOTALS  
1985 - 2005**



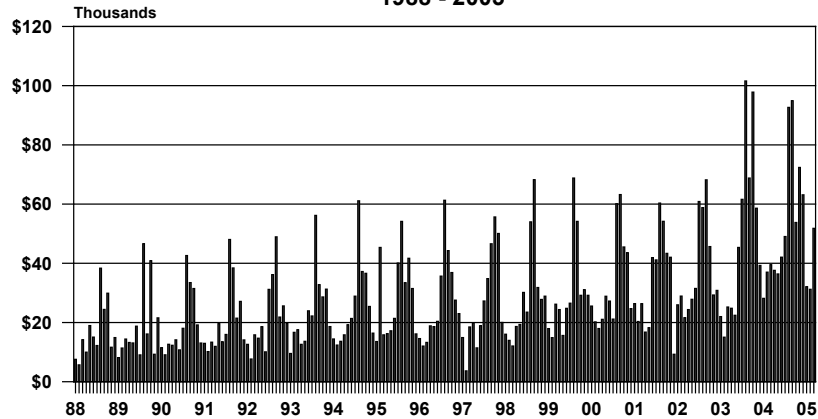
**TOTAL TAXABLE SALES, LARAMIE COUNTY**

**MONTHLY TOTALS  
1985 - 2005**



**3% LODGING TAX RECEIPTS, LARAMIE COUNTY**

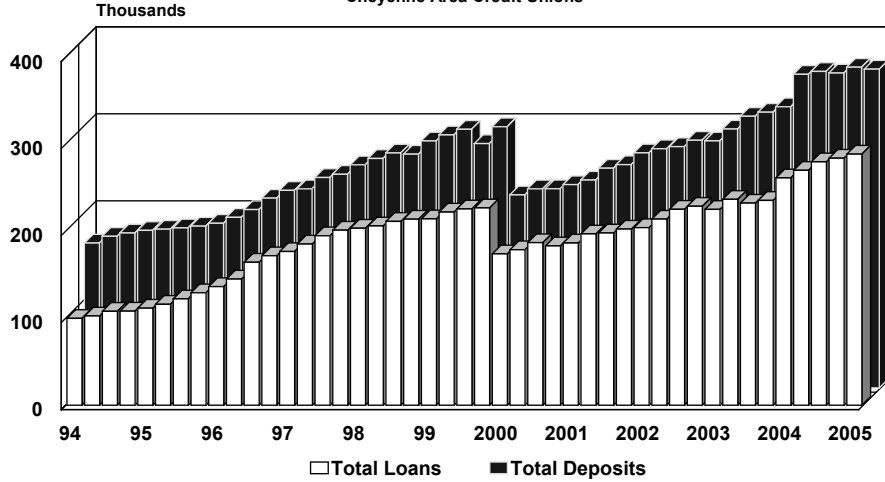
**MONTHLY TOTALS  
1988 - 2005**



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

## TOTAL LOANS AND DEPOSITS

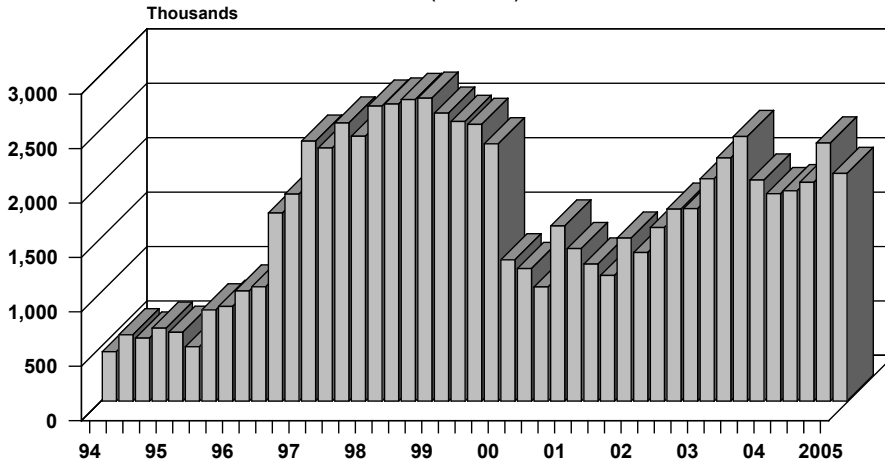
Cheyenne Area Credit Unions



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

## DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

(in Dollars)

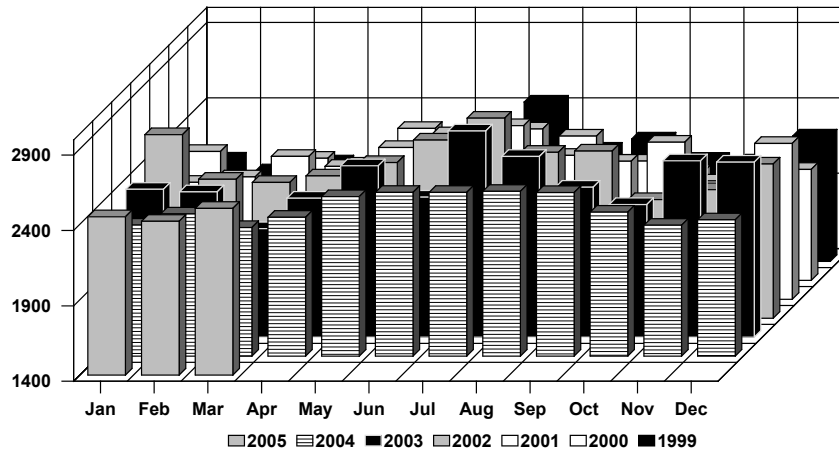


a) As of January 1, 2000, one Credit Union discontinued reporting their statistics.

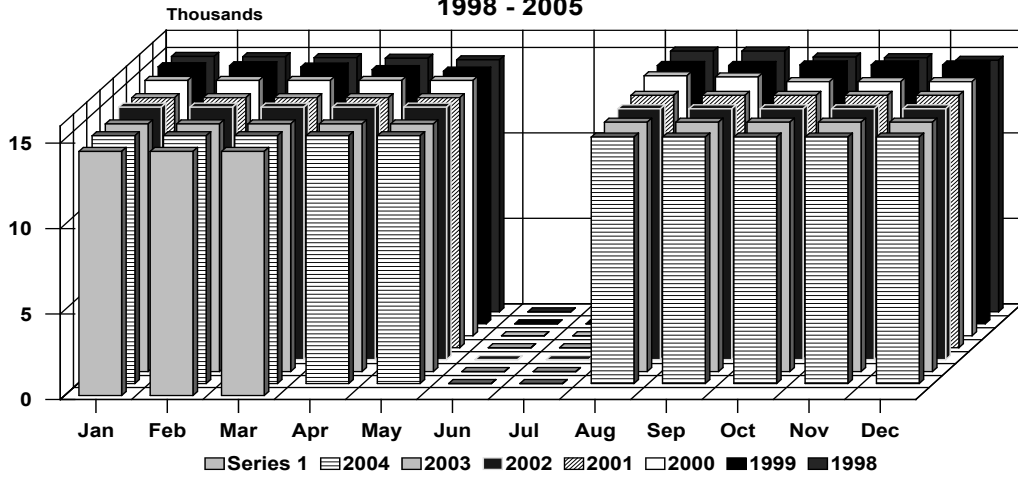
## TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS

1999 - 2005

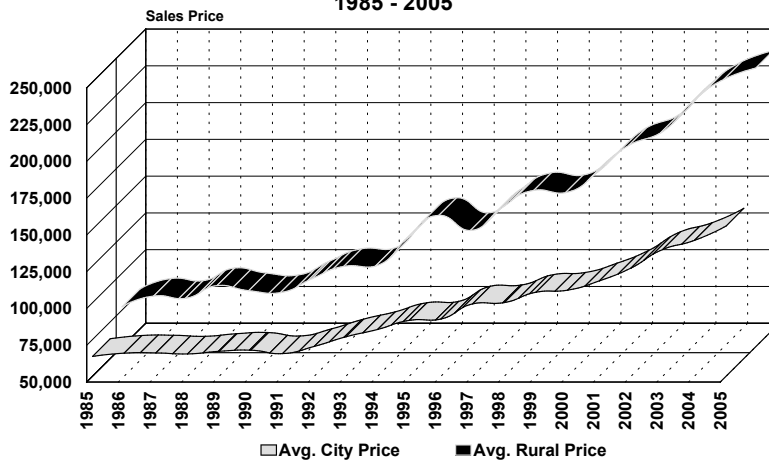


## LARAMIE COUNTY SCHOOLS MONTHLY TOTALS 1998 - 2005



## AVERAGE CITY AND RURAL RESIDENTIAL SALE PRICES

### LARAMIE COUNTY 1985 - 2005



\*Data is incomplete for 1995.

## 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:  
Center for Business and Economic Data  
Laramie County Community College
6. Sales and Use Tax Collections:  
Wyoming Department of Revenue and Taxation  
Department of Administration & Information - DA
7. Utilities, Electrical, and Natural Gas:  
Excel Energy
8. Water Usage - Metered Taps:  
Board of Public Utilities  
South Cheyenne Sewer & Water District
9. Enplanements:  
Cheyenne Airport Board
10. Housing:  
Center for Business and Economic Data/  
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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