

Economic Indicators for Greater Cheyenne

Wyoming Center for Business & Economic Analysis, LLC.

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PREFACE

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ECONOMIC INDICATORS

ANALYSIS

In the second quarter of 2005 the leading indicators (labor market series) are showing decreases in the total civilian labor force and total employment, while the total unemployment has increased. The total civilian labor force, 42,843, fell from a year ago by 1,294 civilians. Total employed persons fell also by 1,366, a 3 percent drop in employment. The current unemployment rate of 4 percent increased from both 2003 (3.6%) and 2004 (4.0%). Surprisingly, the initial unemployment claims fell from 50 claims during the second quarter of 2004 to 36 claims in the second quarter of this year. This suggests that hiring picked up in the latter weeks of the second quarter and we expect these labor market declines to reverse as the summer progresses.

GENERAL BUSINESS ACTIVITY

New and used auto registrations grew 2 percent from last year and from the second quarter of 2003. Bankruptcies increased by 9 percent a year ago, although they decreased by 5 percent from the same time two years ago. Enplanements displayed a 13 percent decrease from a year ago. On a year-to-date basis, second quarter 2005 retail sales (\$326.8 million), as indicated by total taxable sales, were down nearly 4.7 percent from second quarter 2004's total of 342.9 million dollars. Relative to comparable 2003's total of 318.3 million dollars, retail sales were up nearly 3 percent. However, 2005 monthly retail sales through June of 2005 were below 2004's monthly average by only 0.9 percent.

CONSTRUCTION

Residential building permits in the city and the urbanized area slowed considerably from the second quarter of 2004. The only positive indicator in the construction area was that of rural septic permits, which increased by 6 percent from a year ago. Residential city permits slumped by 20 percent, and rural permits declined by 5 percent. Also weakening, the dollar value of all construction was nearly 24 percent lower than a year ago in the greater Cheyenne area. In contrast, comparable second quarter 2005 and 2003 data, showed an increase of 27 percent in dollar valuation for the current year. Although most of the construction indicators pointed to a slowing of building activity in the city and county, the indicators are still considerably higher than those from two

years ago. In fact, the second quarter single family building permits (77 permits) in the county were over 97 percent higher than two years ago (39 permits).

On a monthly average, commercial construction has run at \$4,145,326 in 2005 versus \$1,576,050 in 2004. Industrial and commercial construction activity remained strong increasing 190 percent from 2003 to 2004 and 160 percent from 2004 to 2005. This rise in 2005 commercial construction is the outcome of several retail construction projects and a large office project.

Even though the pace of real estate sales remained positive from last year, the increases are considerably lower than from 2003. Average quarterly residential units for sale (440) in the city proliferated by 76 percent from 2003 (250) and 17 percent from 2004 (376) during the second quarter. Rural residential units for sale (137) increased 24 percent from the same period in both years. Average residential units sold during the current quarter (147) grew by 30 percent from 2003 (113) and 4 percent from second quarter 2004 (141), but on a monthly average basis were down 4.6 percent from 2004's annual average. Additionally, average days on the market were up over 40 percent from both 2003 and 2004.

The second quarter average Cheyenne housing price was \$10,000 greater than second quarter 2004's average of \$148,055, up 6.7 percent. June's average price was \$165,666 which was a stunning \$25,318 above June's 2004 average selling price. See Table 7 for average monthly housing prices.

The rise in rural residential housing prices moderated during the second quarter of 2005, up 2.5 percent from the same period last year. The average price in the current quarter declined 1.4 percent from the first quarter of 2005 also.

HOUSING VACANCIES

Changes in the housing rental market were significant from the 2nd quarter of 2003 to 2nd quarter of 2005. Unfurnished apartments were up 147 percent, homes and duplexes up 182 percent, and large complexes up 130 percent. The changes from 2nd quarter 2004 to 2nd quarter 2005 were not quite as severe. Unfurnished apartments were up 20 percent, homes and duplexes on the rental market

decreased by 6 percent, and large apartment complexes saw a rise in vacancies of over 50 percent. The average monthly vacancy rate at these facilities was 5.3 percent for the quarter. This was a five year high which had not been exceeded since the second quarter of 2000 when the average vacancy rate was 9.4 percent. Conversely, furnished apartments and mobile homes vacancies decreased marginally during the quarter when compared to both 2003 and 2004 statistics.

FINANCE

Credit union data for 2nd quarter 2005 indicated positive growth from a year ago. Deposits rose slightly, up 1 percent, loans were up 11 percent, and net income increased by 43 percent. Also, memberships were up by nearly 3 percent. Unfortunately, delinquencies were also up from a year ago by 22 percent. Some of this increase may be attributed to consumers rushing to beat the new tougher bankruptcies regulations that are to be implanted shortly.

TABLE 1

	A 2Q03	B 2Q04	C 1Q05	D 2Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
EMPLOYMENT							
Total Civilian Labor Force	43,215	44,137	43,489	42,843	-0.86	-2.93	-1.49
Total Employment	41,647	42,382	41,402	41,016	-1.52	-3.22	-0.93
Total Unemployment	1,568	1,755	2,006	1,827	16.52	4.10	-8.92
Unemployment Rate	3.6%	4.0%	4.6%	4.2%	16.67	5.00	-8.70
Initial Unemployment Claims	30	50	70	36	20.00	-28.00	-48.57
Help Wanted Ads	69	82	145	196	184.06	139.02	35.17
GENERAL BUSINESS ACTIVITY							
Auto Registrations New & Used	3,261	3,278	2,893	3,347	2.64	2.10	15.69
Enplanements - Cheyenne Airport	1,354	1,352	1,243	1,172	-13.44	-13.31	-5.71
Total Taxable Sales (\$000)	318,329	342,862	369,563	326,810	2.66	-4.68	-11.57
Bankruptcies	38	33	25	36	-5.26	9.09	44.00
CONSTRUCTION							
Single Fam Bldg Permits - Chey	101	132	112	105	3.96	-20.45	-6.25
Single Fam Bldg Permits - LarCo	39	81	51	77	97.44	-4.94	50.98
Total Bldg Permits - (Chey) (a)	242	303	162	243	0.41	-19.80	50.00
Septic Permits - (Rural)	29	31	18	33	13.79	6.45	83.33
Value of Authorized Construction (\$000)	8,333	13,831	14,292	10,573	26.88	-23.56	-26.02
Residential (\$000)	3,014	6,450	5,345	5,337	77.07	-17.26	-0.15

(a) Data includes building and non-building.

Note: Each figure reported under Employment, General Business Activity, and Construction is a monthly average for the quarter.

TABLE 2

	A 2Q03	B 2Q04	C 1Q05	D 2Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
HOUSING (a)							
Residential Units For Sale	250	376	423	440	76.00	17.02	4.02
Rural Residential Units For Sale	110	110	142	137	24.55	24.55	-3.52
Avg. Residentials Sold	113	141	103	147	30.09	4.26	42.72
Total Volume Residentials Sold (\$000,000)	17.8	26.5	21.1	29.8	67.42	12.45	41.23
Avg. Residential Sale Price (\$)	136,222	148,055	152,117	158,022	16.00	6.73	3.88
Avg. Rural Sale Price (\$)	209,036	230,409	239,435	236,051	12.92	2.45	-1.41
Residential Avg. Days on Market	103	107	129	150	45.63	40.19	16.28
VACANCIES							
Furnished Apartments	6	7	8	3	-50.00	-57.14	-62.50
Unfurnished Apartments	34	70	105	84	147.06	20.00	-20.00
Homes and Duplexes	22	66	66	62	181.82	-6.06	-6.06
Mobile Homes	15	22	17	11	-26.67	-50.00	-35.29
Sampled Apts. % Vacancy (b) (Large Complexes Only)	2.3%	3.4%	3.0%	5.3%	130.43	55.88	76.67

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

(b) Sample Sizes: 2Q03 Sample Size = 808
2Q04 Sample Size = 814
1Q05 Sample Size = 852
2Q05 Sample Size = 852

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

TABLE 3

	A 2Q03	B 2Q04	C 1Q05	D 2Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
FINANCIAL ACTIVITY							
Total Sales Tax Collections (\$000)	16,400	17,476	18,822	16,718	1.94	-4.34	-11.18
Wholesale and Retail Tax Collections (\$000)	9,218	10,763	10,284	8,934	-3.08	-16.99	-13.13
Actual Receipts to County Entities (\$000) (a)	6,925	7,397	8,104	7,146	3.19	-3.39	-11.82
1% Sales and Use Tax Collections	3,183	3,429	3,696	3,268	2.67	-4.70	-11.58
3% Lodging Tax Collections (b)	92,642	116,078	115,107	118,069	27.45	1.72	2.57
1% Special Purpose Tax (\$000) (c)	3,224	1,638	3,691	3,266	1.30	99.39	-11.51
CREDIT UNION DATA							
Deposits (\$000)	312,204	363,757	362,318	367,871	17.83	1.13	1.53
Total Loans (\$000)	236,689	270,053	288,697	301,124	27.22	11.51	4.30
Net Income Y-T-D (\$)	2,131,329	1,989,461	1,283,298	2,844,136	33.44	42.96	121.63
Delinquencies (\$)	2,233,274	1,932,491	2,056,754	2,360,239	5.69	22.13	14.76
Memberships	54,236	61,051	61,637	62,866	15.91	2.97	1.99
BANKING DATA							
Deposits (\$000)	474,920	536,662	532,557	486,747	2.49	-9.30	-8.60
Total Loans (\$000)	348,752	337,092	382,510	337,740	-3.16	0.19	-11.70
Net Income Y-T-D (\$000)	5,162	6,469	1,541	3,723	-27.88	-42.45	141.60

(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.

TABLE 4

	A 2Q03	B 2Q04	C 1Q05	D 2Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
UTILITIES							
Commercial Electric Power (‘000,000) Kwh	28	N/A	N/A	N/A	N/A	N/A	N/A
Residential Gas Usage (‘000) Mcf	168	N/A	N/A	N/A	N/A	N/A	N/A
Metered Taps - Water (CBPU)	19,779	20,200	20,530	20,678	4.55	2.37	0.72
Metered Taps - Water (SCW & SD)	3,154	3,172	3,194	3,198	1.40	0.82	0.13
HUMAN SERVICES							
Total Emergency Room Visits	2,396	2,422	2,459	2,361	-1.46	-2.52	-3.99
Safehouse - # of People Sheltered	25	24	21	16	-36.00	-33.33	-23.81
Comea Shelter - Nights Lodging	1,155	1,159	981	1,217	5.37	5.00	24.06
DPASS - AFDC Distributions	72	85	68	67	-6.94	-21.18	-1.47
School Enrollments							
Laramie County District #1	12,896	12,766	12,728	12,728	-1.30	-0.30	0.00
Laramie County District #2	894	859	876	876	-2.01	1.98	0.00
Private Schools	389	552	518	518	33.16	-6.16	0.00
Home Schooling	310	323	286	286	-7.74	-11.46	0.00
Total School Enrollment	14,489	14,500	14,283	14,283	-1.42	-1.50	0.00
LCCC Enrollment - FTE (Lar Co Campus)	424	462	2,687	514	21.23	11.26	-80.87
LCCC Enrollment - Headcount (Lar Co Campus)	1,301	1,373	4,767	1,534	17.91	11.73	-67.82

CPBU - Cheyenne Board of Public Utilities

SCW&SD - South Cheyenne Water & Sewer District

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

TABLE 5

	A 2Q03	B 2Q04	C 1Q05	D 2Q05	PERCENTAGE CHANGE A TO D	PERCENTAGE CHANGE B TO D	PERCENTAGE CHANGE C TO D
TOURISM							
Available Rooms	26,678	28,223	27,193	27,354	2.53	-3.08	0.59
Nights Occupied	17,514	18,573	14,526	17,688	0.99	-4.76	21.77
Occupancy Rate	69.0%	66.4%	53.5%	64.7%	-6.23	-2.56	20.93
Average Room Rate (\$)	55.58	56.60	53.96	59.87	7.72	5.78	10.95
CACVB Visitor Walk-in Count	1,565	1,894	774	3,043	94.44	60.67	293.15
Trolley Ridership	1,100	1,147	449	1,137	3.36	-0.87	153.23
Pine Bluffs Info Center	12,962	15,283	0	12,621	-2.63	-17.42	N/A
I-25 State Visitor Center	6,892	6,115	1,470	6,456	-6.33	5.58	339.18
Old West Museum Paid Visitor	3,242	3,233	1,164	2,878	-11.23	-10.98	147.25

TABLE 6

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
EMPLOYMENT														
Total Civilian Labor Force	43,687 43,571	43,959 43,458	44,182 43,196	44,098 43,111	43,679 42,342	44,634 43,076	45,426 0	44,291 0	43,744 0	44,299 0	44,733 0	43,542 0	44,190 43,126	2004 2005
Total Employment	41,502 41,331	41,970 41,608	42,394 41,267	42,427 41,295	41,885 40,460	42,835 41,292	43,667 0	42,565 0	41,824 0	42,288 0	42,891 0	41,541 0	42,316 41,209	2004 2005
Total Unemployment	2,185 2,240	1,989 1,850	1,788 1,929	1,671 1,816	1,794 1,882	1,799 1,784	1,759 0	1,726 0	1,920 0	2,011 0	1,842 0	2,001 0	1,874 1,917	2004 2005
Unemployment Rate	5.0% 5.1%	4.5% 4.3%	4.0% 4.5%	3.8% 4.2%	4.1% 4.4%	4.0% 4.1%	3.9% 4.4%	3.9% 4.4%	4.4% 4.4%	4.5% 4.5%	4.1% 4.1%	4.6% 4.6%	4.2% 4.2%	2004 2005
Initial Unemployment Claims	35 92	88 68	42 51	64 47	49 29	37 32	42 0	45 0	57 0	60 0	73 0	95 0	57 53	2004 2005
Help Wanted Ads	67 129	66 139	93 166	90 211	76 176	79 201	81 0	167 0	148 0	131 0	113 0	94 0	100 170	2004 2005
GENERAL BUSINESS ACTIVITY														
Auto Registrations	2,673 2,536	2,642 2,654	3,340 3,488	3,274 3,034	3,094 3,484	3,465 3,522	3,086 0	3,391 0	3,048 0	2,676 0	2,438 0	2,597 0	2,977 3,120	2004 2005
Enplanements - Chey. Airport	1,160 1,251	1,151 1,169	1,282 1,309	1,340 1,132	1,340 1,211	1,377 1,172	1,470 0	1,468 0	1,352 0	1,515 0	1,372 0	1,340 0	1,347 1,207	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 89,703,948	102,618,600 117,903,408	128,180,700 119,203,125	94,877,815 0	125,018,851 0	126,947,830 0	123,994,630 0	127,690,411 0	118,971,649 0	117,146,674 116,062,267	2004 2005
Bankruptcies	22 8	25 22	53 46	13 45	42 29	43 35	41 0	48 0	36 0	33 0	39 0	28 0	35 31	2004 2005

TABLE 7

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
HOUSING														
Residential Units for Sale	285 391	285 403	303 474	331 431	371 437	427 451	439 0	445 0	427 0	374 0	382 0	381 0	371 431	2004 2005
Rural Residential Units For Sale	91 143	101 150	102 134	99 140	115 136	117 135	117 0	110 0	114 0	118 0	127 0	126 0	111 140	2004 2005
Residential Sold	91 87	90 105	133 117	142 130	142 145	139 165	150 0	127 0	145 0	144 0	140 0	132 0	131 125	2004 2005
Total Volume Residential Sold (\$000,000)	15.2 18.3	13.1 21.2	25.9 23.7	26.8 25.9	27.9 29.8	25.0 33.8	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 25.4	2004 2005
Residential Sale Price	137,538 149,901	137,990 159,352	151,464 147,098	143,016 153,760	160,882 154,640	140,268 165,666	149,279 0	146,980 0	143,956 0	156,361 0	152,086 0	155,234 0	147,921 155,070	2004 2005
Rural Sale Price	199,608 246,730	222,013 229,609	208,615 241,965	224,657 230,104	234,917 240,854	231,654 237,196	240,215 0	241,045 0	241,125 0	236,531 0	255,330 0	246,436 0	231,846 237,743	2004 2005
Furnished Apartments	8 8	10 12	8 5	9 4	7 3	3 4	2 0	4 0	8 0	7 0	6 0	8 0	7 6	2004 2005
Unfurnished Apartments	73 110	58 113	79 92	83 75	68 89	60 87	58 0	52 0	77 0	81 0	80 0	111 0	73 94	2004 2005
Homes & Duplexes	78.25 83.00	85.6 64.80	81.5 51.50	69.0 60.30	71.0 61.80	58.0 62.50	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 64	2004 2005
Mobile Homes	28 20	27 15	25 16	25 11	22 11	20 13	23 0	12 0	13 0	11 0	22 0	19 0	20 14	2004 2005
Sampled Apartments % Vacant	2.4% 2.9%	3.3% 3.4%	3.4% 2.7%	3.4% 4.7%	3.2% 5.8%	3.5% 5.4%	3.2% 0%	3.3% 0%	3.1% 0%	4.6% 0%	5.3% 0%	6.3% 0%	3.8% 4.1%	2004 2005
CONSTRUCTION														
Single Family Bldg. Permits (Chey)	24 60	38 21	53 31	38 20	56 50	38 35	67 0	30 0	55 0	32 0	48 0	27 0	42 36	2004 2005
Single Family Bldg. Permits (LarCo)	18 9	18 22	19 20	31 12	16 29	34 36	20 0	11 0	20 0	12 0	8 0	12 0	18 21	2004 2005
Septic Permits - Rural	14 18	26 17	25 20	36 24	20 39	38 35	23 0	38 0	27 0	30 0	25 0	17 0	27 26	2004 2005
Total Building Permits	150 181	207 148	266 158	298 159	247 299	364 272	303 0	197 0	228 0	172 0	183 0	142 0	230 203	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 9,441,909	15,048,171 12,512,956	14,218,115 9,763,858	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 12,432,342	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 3,049,197	7,922,836 7,487,951	5,918,864 5,474,259	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 5,341,202	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
UTILITIES														
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	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	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 20,626	20,199 20,671	20,278 20,736	20,283 0	20,329 0	20,372 0	20,357 0	20,399 0	20,438 0	20,246 20,604	2004 2005
Metered Water Taps (SCW & SD)	3,167 3,192	3,170 3,192	3,170 3,198	3,170 3,198	3,170 3,198	3,175 3,198	3,180 0	3,182 0	3,183 0	3,187 0	3,187 0	3,191 0	3,178 3,196	2004 2005
HUMAN SERVICES														
Total Emergency Room Visits	2,269 2,450	2,343 2,420	2,253 2,506	2,321 2,379	2,458 2,386	2,486 2,317	2,486 0	2,493 0	2,485 0	2,355 0	2,268 0	2,304 0	2,377 2,410	2004 2005
Safehouse - Number of People Sheltered	18 19	24 25	30 19	19 19	32 22	21 7	27 0	36 0	53 0	21 0	22 0	18 0	27 19	2004 2005
Comea Shelter - Total Nights Lodging	880 1,122	914 924	885 896	948 1,317	1,196 1,195	1,332 1,138	1,409 0	1,519 0	1,629 0	1,104 0	1,075 0	1,035 0	1,161 1,099	2004 2005

Note: Data is not seasonally adjusted.

TABLE 9

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG	YEAR
TAXES														
4%, 1%, & Lodging Tax Collections	5,008,222	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	7,085,685	4,574,207	6,005,224	6,138,214	0	0	0	0	0	0	5,923,271	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	2,572,068	3,121,055	3,240,531	0	0	0	0	0	0	3,202,999	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	1,959,145	2,579,652	2,607,649	0	0	0	0	0	0	2,541,688	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	897,039	1,179,034	1,192,031	0	0	0	0	0	0	1,160,623	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	32,756	38,295	47,018	0	0	0	0	0	0	38,863	2005
TOURISM														
Available Rooms	29,889	27,966	29,933	28,914	29,925	25,830	30,307	30,274	28,939	27,185	27,240	N/A	28,764	2004
	28,205	25,446	27,928	26,801	28,078	27,182	0	0	0	0	0	0	27,273	2005
Nights Occupied	14,272	17,964	14,887	15,931	18,598	21,191	24,955	23,845	20,037	16,619	13,629	N/A	18,357	2004
	15,473	14,154	13,950	15,179	17,173	20,712	0	0	0	0	0	0	16,107	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%	56.6%	61.2%	76.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	59.1%	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	\$54.39	\$59.00	\$66.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.92	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	1,032	2,973	5,125	0	0	0	0	0	0	1,909	2005
Trolley Ridership	156	37	66	442	1,669	1,331	1,775	2,011	896	902	886	1,198	947	2004
	91	44	1,211	727	1,257	1,426	0	0	0	0	0	793	2005	
Pine Bluffs Information Center	Clsd	Clsd	Clsd	Clsd	Clsd	15,283	19,068	15,964	11,465	7,986	Clsd	Clsd	13,953	2004
	Clsd	Clsd	Clsd	Clsd	9,806	15,436	0	0	0	0	0	0	12,621	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	1,756	2,394	2,371	0	0	0	0	0	0	1,730	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	2,503	6,053	10,812	0	0	0	0	0	0	3,963	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	1,386	1,742	5,505	0	0	0	0	0	0	2,192	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

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

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
Rapes	32.1	42.6	Assaults	295.0
Burglaries	740.5	478.4	Car Thefts	433.4

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)

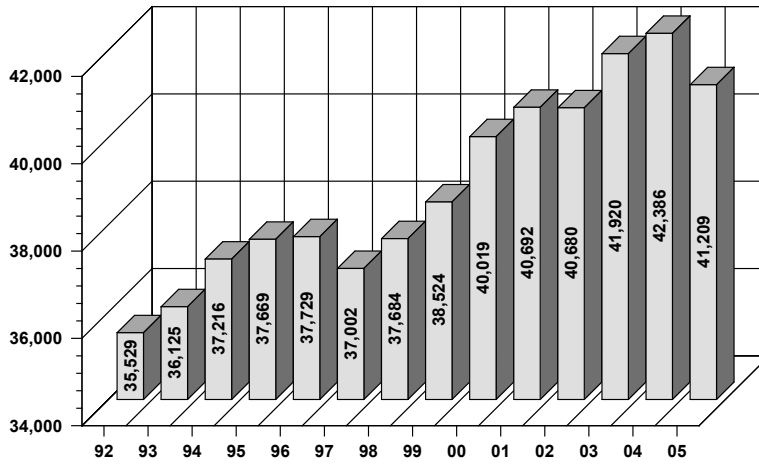
U.S.....	2.8%	Cheyenne.....	4.4%
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Race (2000)

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

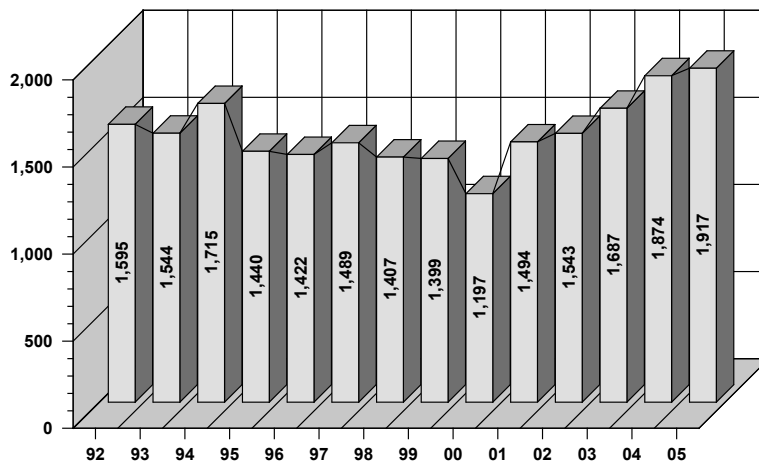
LARAMIE COUNTY EMPLOYMENT

MONTHLY AVERAGE
1992 - 2005



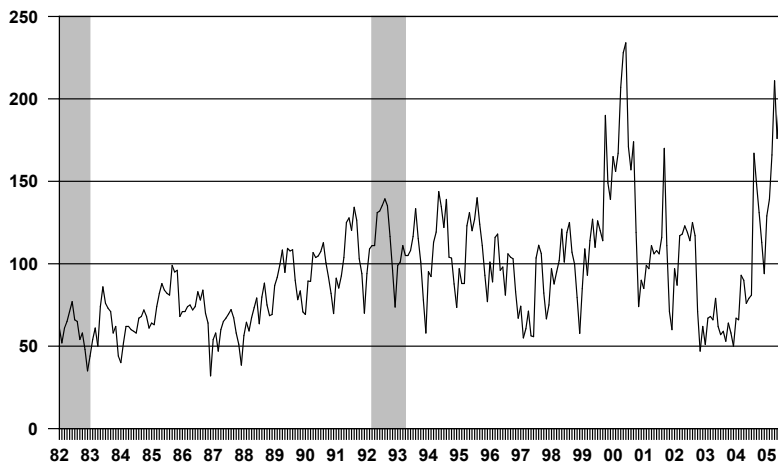
LARAMIE COUNTY UNEMPLOYMENT

MONTHLY AVERAGE
1992 - 2005



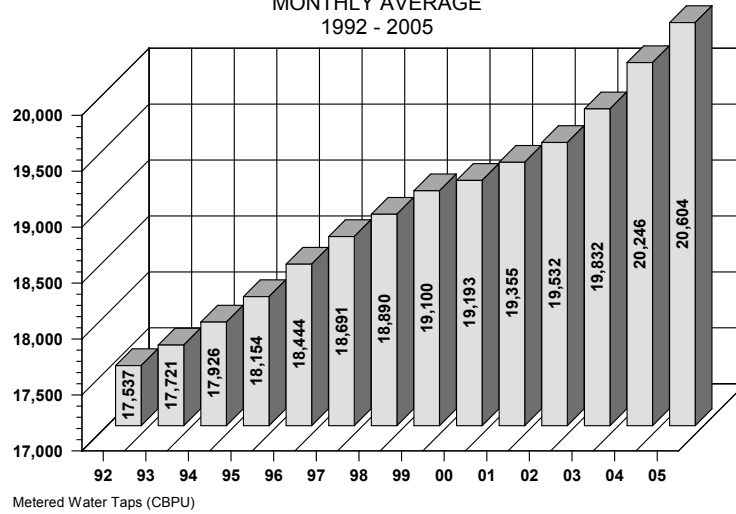
HELP - WANTED ADS, CHEYENNE

MONTHLY TOTALS
1982 - 2005



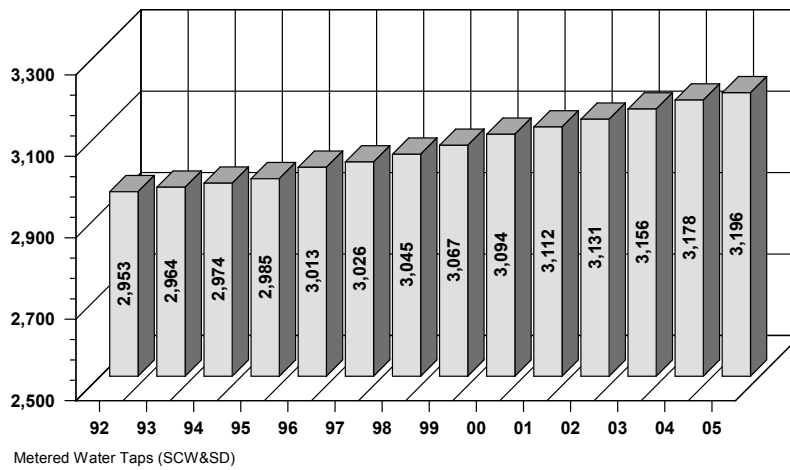
CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2005



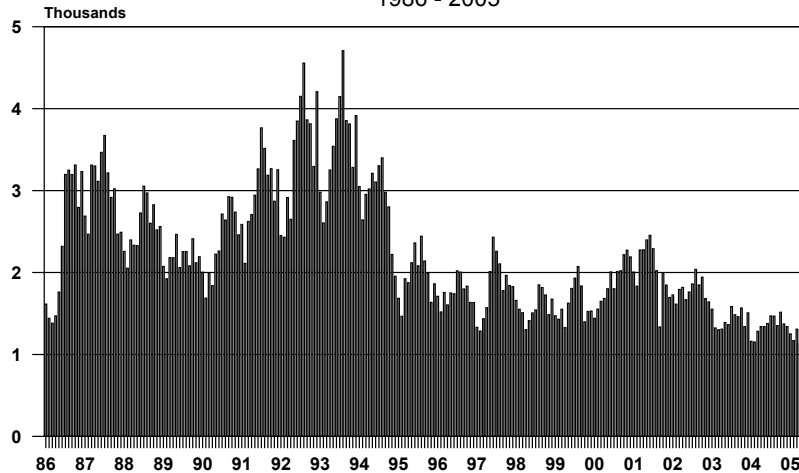
SOUTH CHEYENNE METERED WATER TAPS

MONTHLY AVERAGE
1992 - 2005



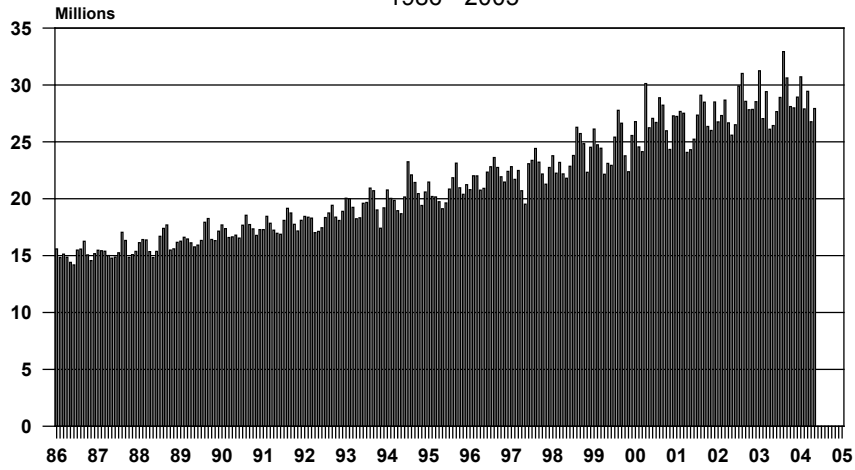
ENPLANEMENTS, CHEYENNE AIRPORT

MONTHLY TOTALS
1986 - 2005



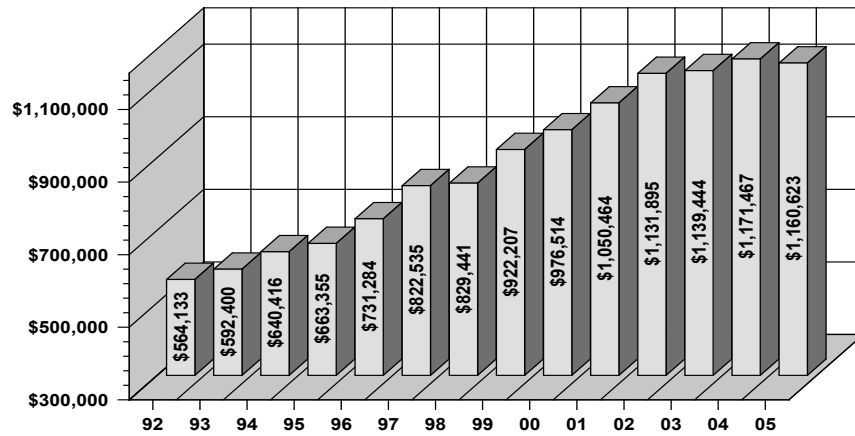
COMMERCIAL ELECTRIC POWER SALES, CHEYENNE

MONTHLY TOTALS
1986 - 2005



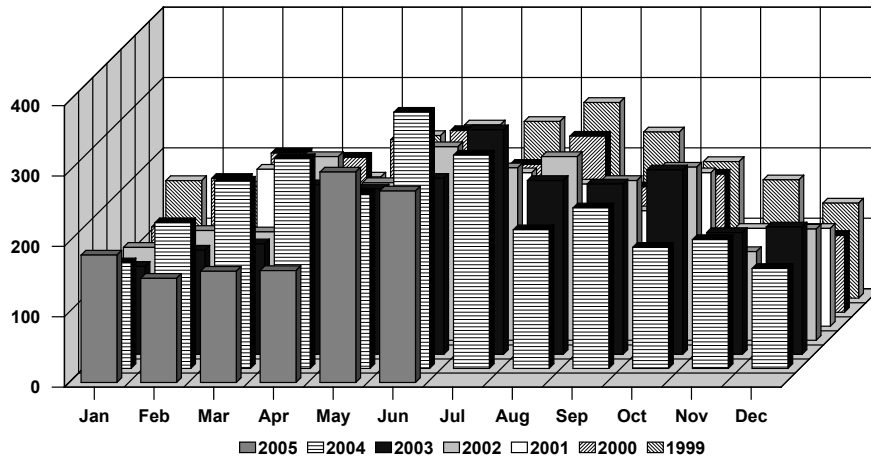
LARAMIE COUNTY 1% OPTIONAL SALES AND USE TAX RECEIPTS

MONTHLY AVERAGE
1992 - 2005



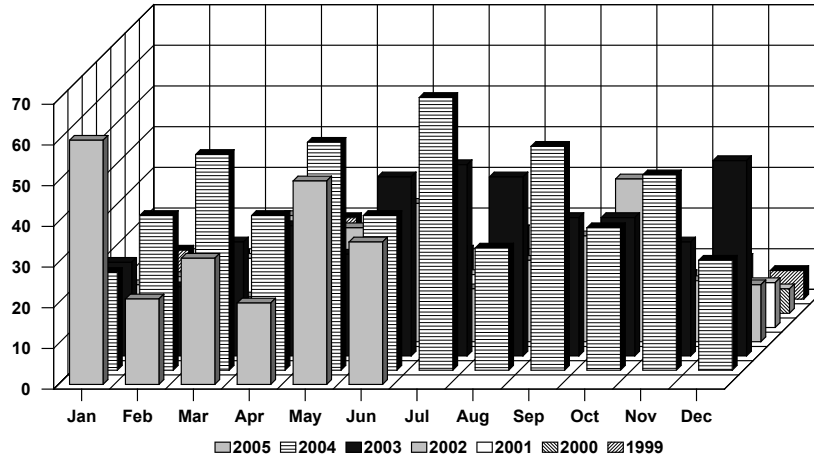
TOTAL BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
1999 - 2005



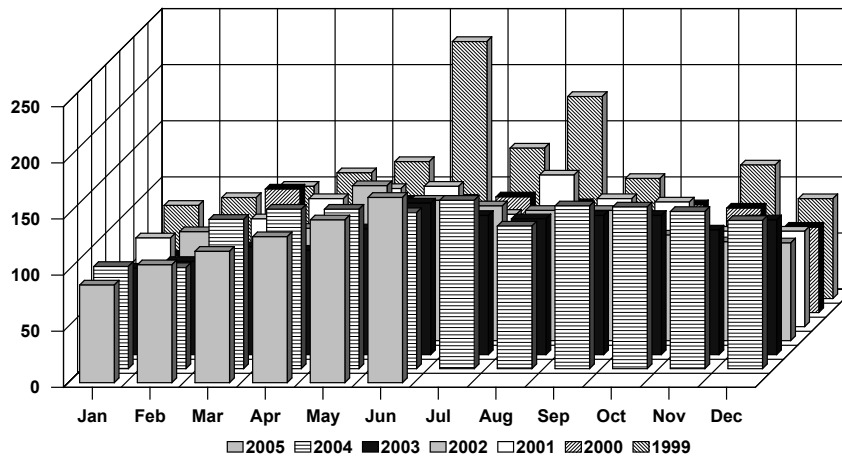
SINGLE-FAMILY BUILDING PERMITS, CHEYENNE

MONTHLY TOTALS
1999 - 2005



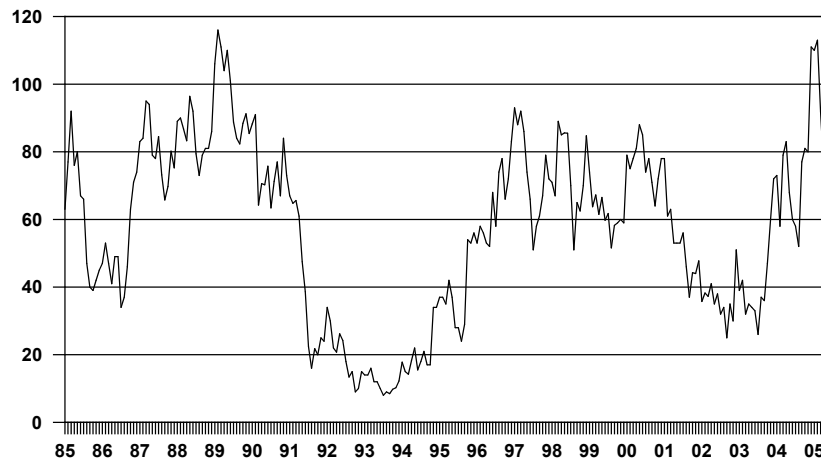
RESIDENTIAL UNITS SOLD, CHEYENNE

MONTHLY TOTALS
1999 - 2005



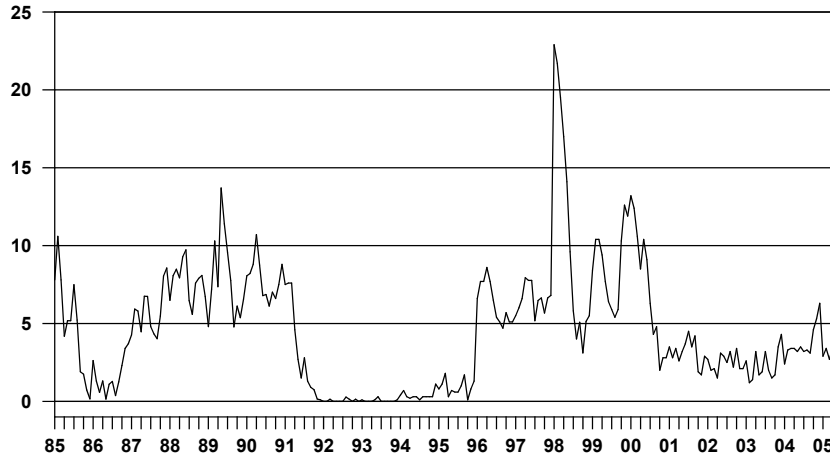
UNFURNISHED APARTMENT VACANCIES, CHEYENNE

MONTHLY TOTALS
1985 - 2005



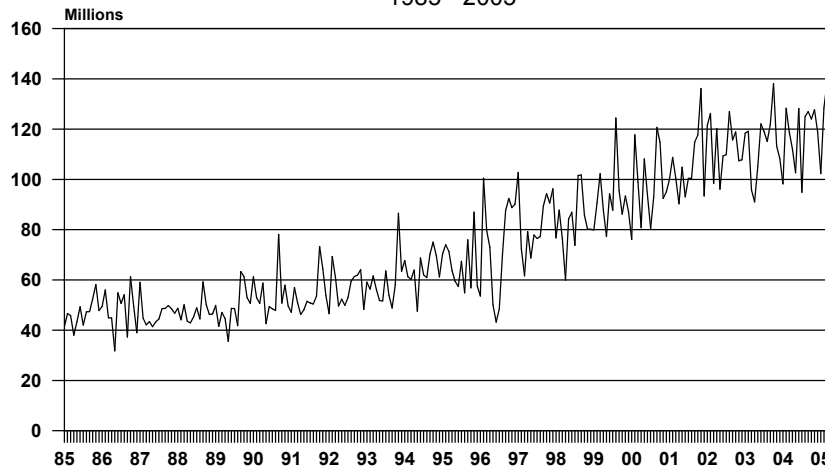
SAMPLED APARTMENTS - PERCENT VACANT, CHEYENNE

MONTHLY TOTALS
1985 - 2005



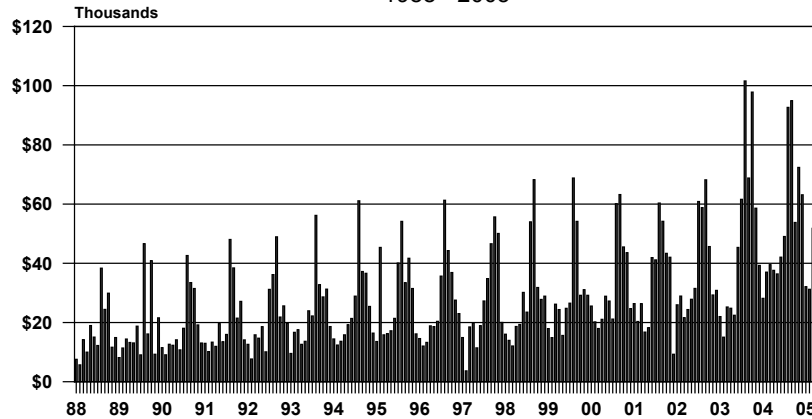
TOTAL TAXABLE SALES, LARAMIE COUNTY

MONTHLY TOTALS
1985 - 2005



3% LODGING TAX RECEIPTS, LARAMIE COUNTY

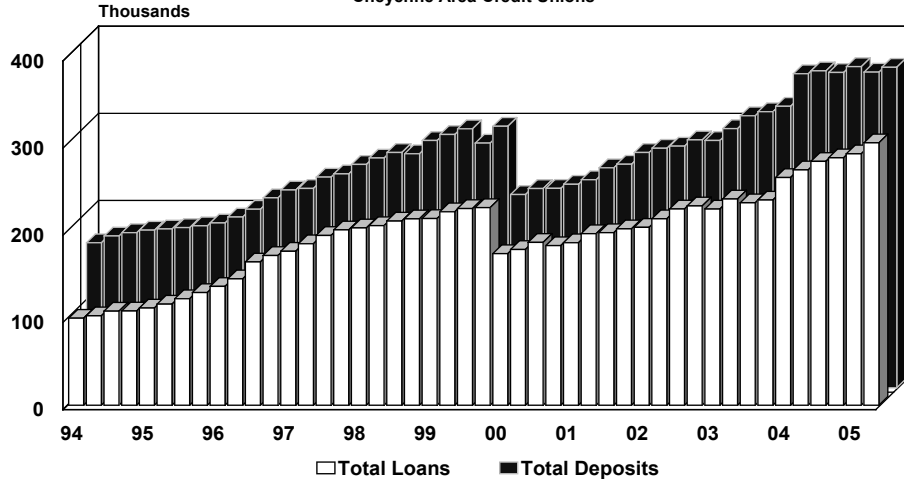
MONTHLY TOTALS
1988 - 2005



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

TOTAL LOANS AND DEPOSITS

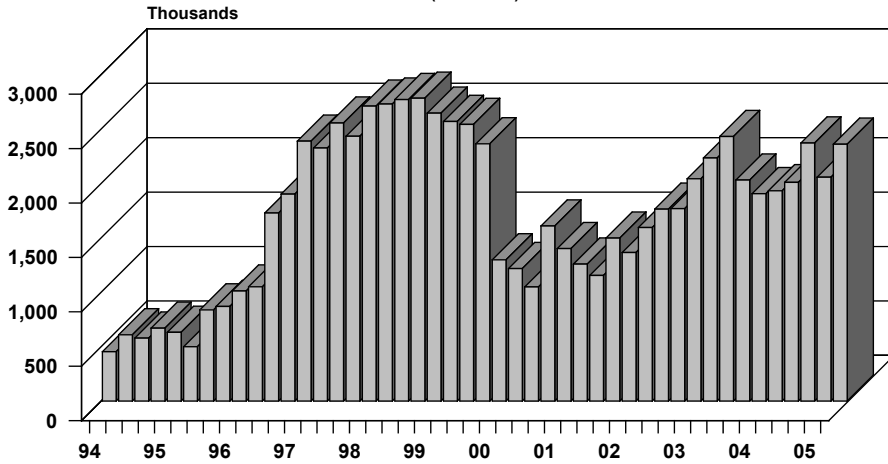
Cheyenne Area Credit Unions



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

DELINQUENCIES AT CHEYENNE AREA CREDIT UNIONS

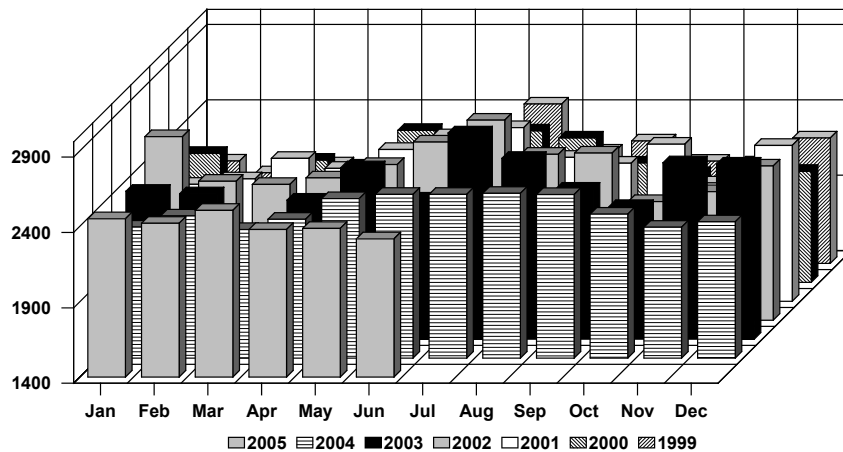
(in Dollars)



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

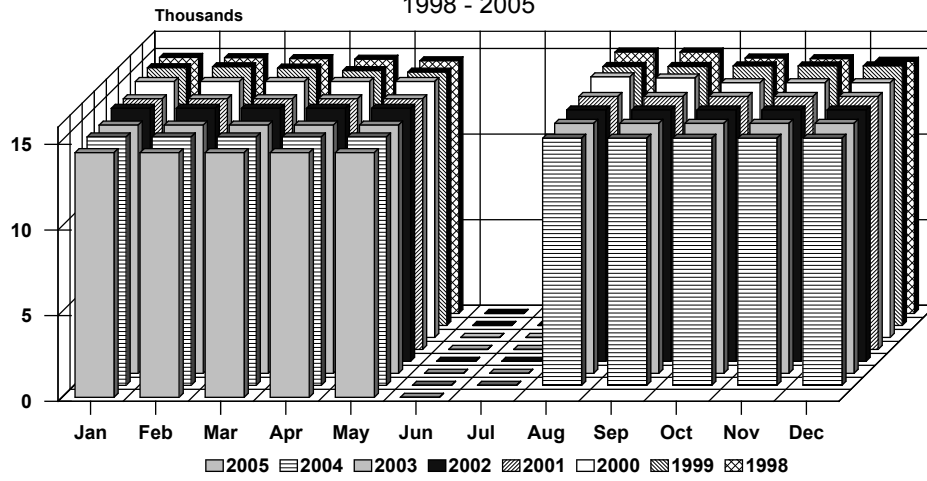
TOTAL EMERGENCY ROOM VISITS, CHEYENNE

MONTHLY TOTALS
1999 - 2005



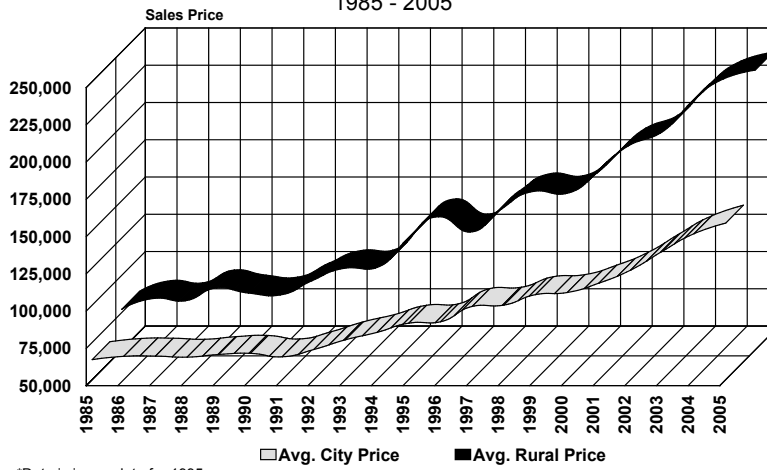
LARAMIE COUNTY SCHOOLS

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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