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ANALYSIS

ECONOMY

# ECONOMIC INDICATORS FOR GREATER CHEYENNE

INDICATORS

HOUSING

WORKFORCE

LABOR

UTILITIES

CAPITAL

PROJECT

JOBS

FINANCIAL

DEMOGRAPHICS

REVENUE

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ACTIVITY

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LARAMIE COUNTY

LOANS AND DEPOSITS

Wyoming Center for Business & Economic Analysis @ LCCC

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## Preface

Hard copies of this publication are no longer available. This publication and past publications are available in PDF format on our website: [www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com).

Sign up for notification of publication releases at [www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com) or send us an email at [staff@wyomingeconomicdata.com](mailto:staff@wyomingeconomicdata.com).

WCBEA@LCCC sincerely appreciates past and continuing cooperation of the entities listed in our data sources throughout the report. This report would not be possible without the financial support of the Cheyenne-Laramie County Economic Development Joint Powers Board and Cheyenne LEADS.

## Economic Indicators Analysis

# Economic Indicators for the First Quarter 2017

## Overview

The overall status of the Laramie County economy in the first quarter of 2017 could best be described as “flat”. There were some positive indicators – specifically, the increase in oil activity in the county -- but retail sales and sales tax collections were both down.

From the first quarter of 2016 to the first quarter of 2017, Local Area Unemployment Statistics (LAUS) data indicated a gain of 2,153 jobs (4.7%) while the Current Employment Statistics (CES) data indicated a small loss of 67 jobs (-0.15%). While there are several possible explanations for this apparent contradiction, we believe that the CES data provide a more accurate picture of the current labor market situation in Laramie County. That is, Laramie County is losing, not gaining, jobs. (See the Labor Market section for a more detailed discussion of this issue.) We do know that Laramie County’s unemployment rate continued to remain below both the national and the state unemployment rates through the first quarter of 2017.

The general level of economic activity in Laramie County – as measured by retail sales – declined by 10.9 percent over the last quarter and 2.5 percent over the last year. Sales tax collections and tax receipts to local government entities were also down, both over the last quarter and over the last year. Total sales tax collections declined 3.9 percent over the last year and declined 10.6 percent from the fourth quarter of 2016 to the first quarter of 2017. Total tax receipts by local governments declined 3.5 percent over the last year and 10.2 percent over the last quarter. While tax collections and tax receipts both declined over the last year, these year-over-year declines were not nearly as great as those we saw a year ago.

Oil activity picked up over the last year in Laramie County -- oil production was up 41.4 percent, the number of active wells was up 19.3 percent, and the 17 spuds, (newly drilled oil wells), in the first quarter of 2017 exceeded the total of 11 for all of 2016.

Residential construction was up over the last year in both the city of Cheyenne and in the rural part of Laramie County. In the city of Cheyenne the number of single-family building permits rose from 32 in the first quarter of 2016 to 67 in the first quarter of 2017 (109.4%). Outside Cheyenne, single-family building permits rose, from 30 in the first quarter of 2016 to 42 in the first quarter of 2017 (40.0%).

The average monthly value of authorized construction in the city of Cheyenne increased 70.9 percent over the last year, from the first quarter of 2016 to the first quarter of 2017. This large increase is largely attributable to an addition to Searing Industries which accounted for 62 percent of the total construction value for this quarter.

This report contains detailed information and analysis on a wide range of economic indicators for the Greater Cheyenne area. Please feel free to contact the [WCBEA@LCCC](mailto:WCBEA@LCCC) with any questions.

## Labor Market

From the first quarter of 2016 to the first quarter of 2017, Local Area Unemployment Statistics (LAUS) data indicated a gain of 2,153 jobs (4.7%) while the Current Employment Statistics (CES) data indicated a small loss of 67 jobs (-0.15%). The same seemingly contradictory pattern between LAUS and CES data also held from the fourth quarter of 2016 to the first quarter of 2017. LAUS data showed an increase of 1,228 jobs (2.6%) and CES data showed a decrease of 467 jobs (-1.0%).

This appears contradictory, but there are several possible explanations for the different stories told by these two quite different data sources. LAUS data showed that more Laramie County **residents** were working while the CES estimates showed that fewer **jobs** were being worked in Laramie County. Some of this difference may be explained by commuting patterns. It is possible that fewer people were commuting in (i.e. from Colorado) to Laramie County for work while more Laramie County residents were commuting out of the county to work.

Other explanations pertain to the sampling methodology of the two data series. It is important to remember the difference between the LAUS and the CES data. LAUS data are based on 1,100 statewide household survey results applied to population estimates, while CES data are based on 2,600 employer worksite surveys. If population estimates are higher than the actual population, as we believe they are, LAUS data will consistently overestimate employment, as it did in the first quarter of 2017.<sup>1</sup>

The number of unemployed workers fell over the last year, from 2,249 in the first quarter of 2016 to 2,133 in the first quarter of 2017 (-5.2%). The number of unemployed workers rose sharply from 1,849 in the fourth quarter to 2,133 in the first quarter of 2017 (15.4%). This fourth quarter to first quarter increase in the number of unemployed workers followed a typical seasonal pattern.

The average monthly unemployment rate fell over the last year, from 4.6 percent in the first quarter of 2016 to 4.2 percent in the first quarter of 2017. Over the last quarter however, the average monthly unemployment rate rose -- from 3.8 percent in the fourth quarter of 2016 to 4.2 percent in the first quarter of 2017. Again, this increase in unemployment from the fourth to the first quarter is a typical seasonal pattern. During the first quarter of 2017, the unemployment rate fell from 4.6 percent in January to 4.1 percent in February to 4.0 percent in March.

Initial unemployment claims were down over the last year from a monthly average of 95 in the first quarter of 2016 to a monthly average of 83 in the first quarter of 2017 (-12.6%). Initial unemployment claims also fell over the last quarter, from 101 in the fourth quarter of 2016 to 83 in the first quarter of 2017 (- 17.8%). The number of help wanted ads fell over the last year from a monthly average of 554 in the first quarter of 2016 to 543 in the first quarter of 2017 (-2.0%). The number of help wanted ads was

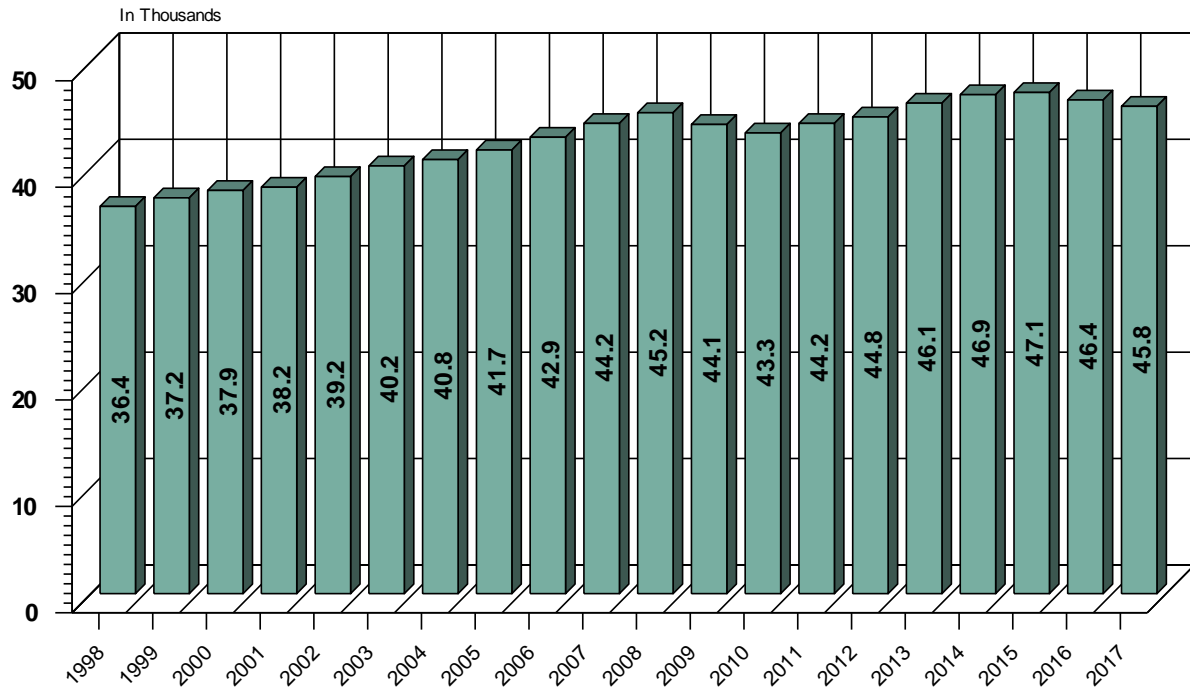
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<sup>1</sup> For more information regarding the LAUS methodology, please see <https://doe.state.wy.us/lmi/laus/toc.htm>, Brief Explanation of the LAUS methodology (posted on 05/15/2017). For more information regarding the CES methodology, please see <https://www.bls.gov/sae/sample.htm>.

also down over the last quarter, from a monthly average of 629 in the fourth quarter of 2016 to 543 in the first quarter of 2017 (-13.6%).

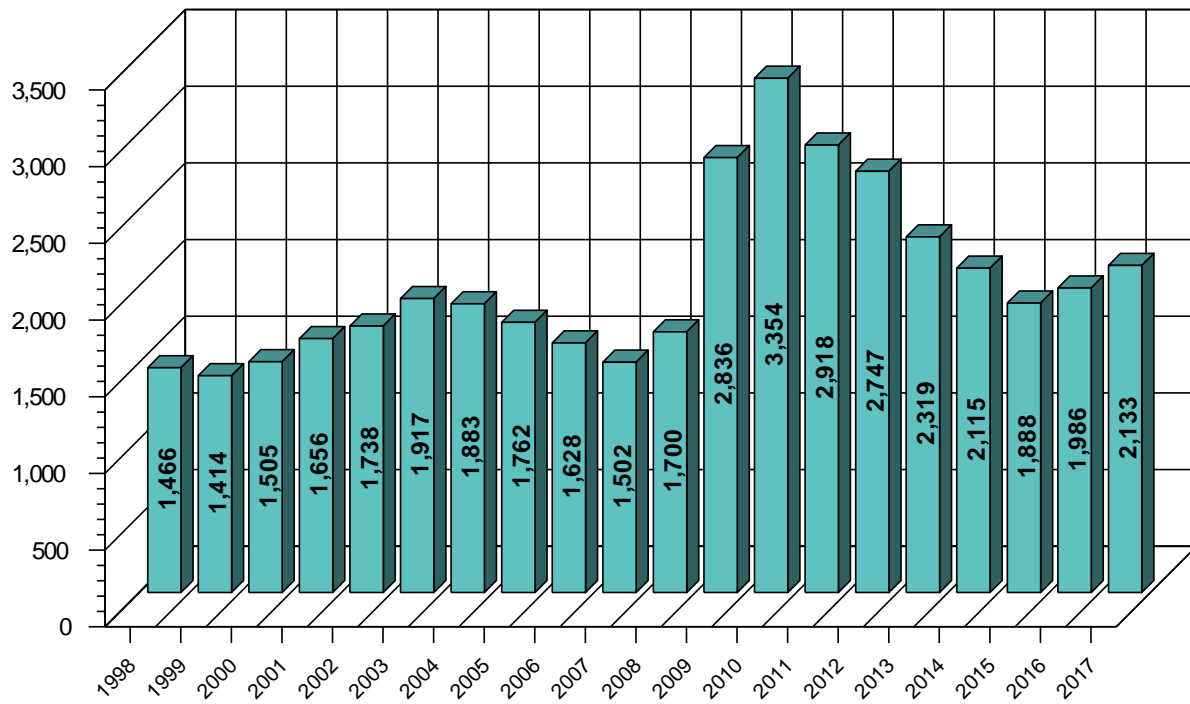
See Table 1 below for additional details.

Figure 1. Laramie County Employment, 1998-2017, Monthly Averages



Source: WCBEA from Bureau of Labor Statistics, Current Employment Statistics (CES).

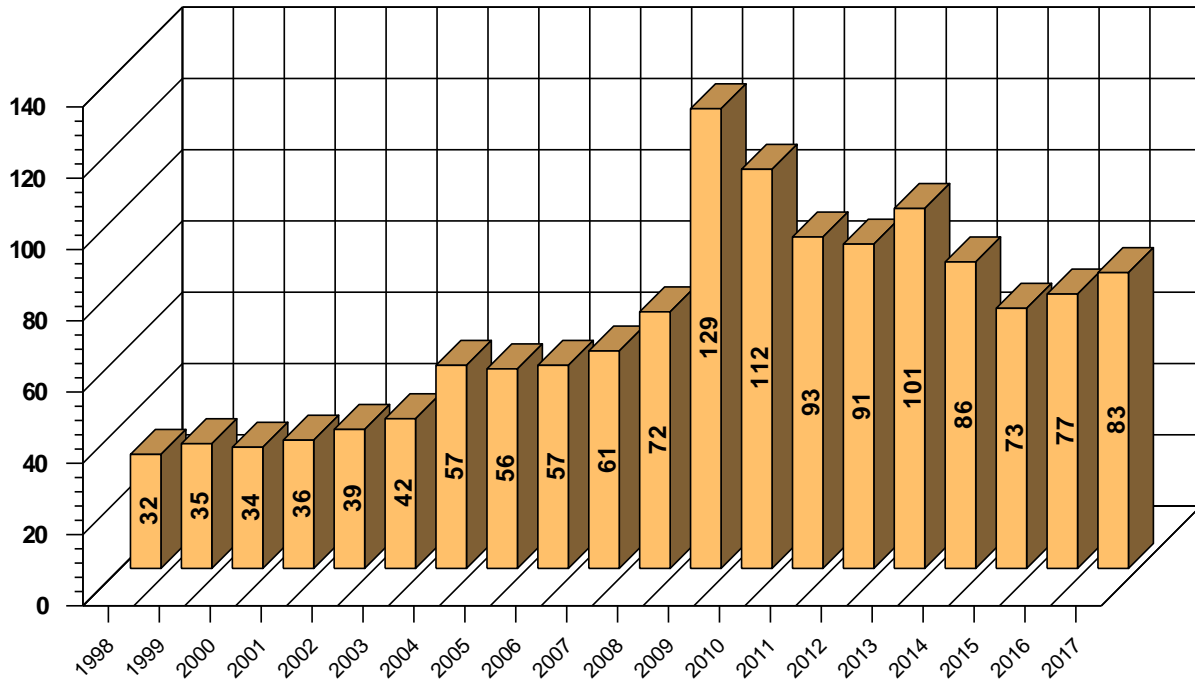
Figure 2. Laramie County Unemployment, 1998-2017, Monthly Averages



Source: WCBEA from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

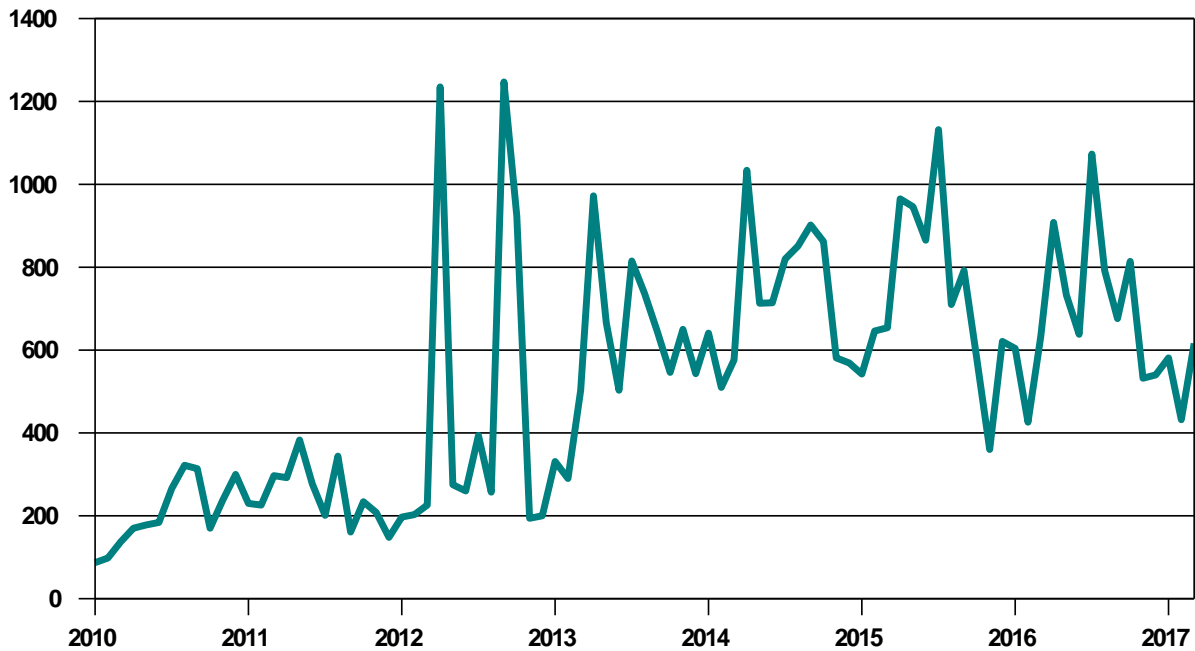


Figure 3. Laramie County Initial Unemployment Claims, 1998-2017, Monthly Averages



Source: WCBEA from Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS).

Figure 4. Help Wanted Ads, Cheyenne 2010-2017, Monthly Totals



Source: WCBEA from Wyoming Department of Workforce Services

Table 1. Laramie County Labor Market

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
Avg Monthly Civilian Labor Force (LAUS)	49,023	48,383	48,907	50,419	2.85	4.21	3.09
Avg Monthly Employment (LAUS)	46,848	46,133	47,058	48,286	3.07	4.67	2.61
Avg Monthly Employment (CES)	46,467	45,900	46,300	45,833	-1.36	-0.15	-1.01
Avg Monthly Unemployment (LAUS)	2,175	2,249	1,849	2,133	-1.92	-5.17	15.36
Avg Monthly Unemployment Rate (LAUS)	4.4	4.6	3.8	4.2	-4.51	-8.63	11.40
Avg Monthly Initial Unemployment Claims (LAUS)	73	95	101	83	13.70	-12.63	-17.82
Avg Monthly Help Wanted Ads	614	554	629	543	-11.56	-2.04	-13.63

Source: Labor Market statistics are compiled from two major sources: Current Population Survey (CPS) and Current Employment Statistics (CES). Local Area Unemployment Statistics (LAUS) are estimated based on CPS data which are collected through household surveys in which individuals are reported as employed, unemployed or not in the labor force. These data include employment for both agriculture and nonagricultural industries. CES data are based on establishment (employer) records compiled through monthly surveys of nonfarm employers. Individuals who worked in more than one establishment, full or part-time, are counted each time their names appear on payrolls. Data for help wanted ads come from Wyoming Department of Workforce Services.

## General Business Activity

Table 2 provides some basic indicators of the level of economic activity in Laramie County.

Estimated retail sales for the first quarter of 2017 were \$291,237,000. This was a decrease of 2.5 percent from one year ago and a decrease of 10.9 percent from the fourth quarter of 2016 to the first quarter of 2017. Detailed information about retail sales by subsector is available in Table 3A in the Government Finances section of this report.

Average monthly enplanements – defined as commercial passenger boardings – increased over the last year, from 165 in the first quarter of 2016 to 228 in the first quarter of 2017 (38.0%). A large part of this increase was attributable to the arrival of Wendover Flyaway, a charter airline.

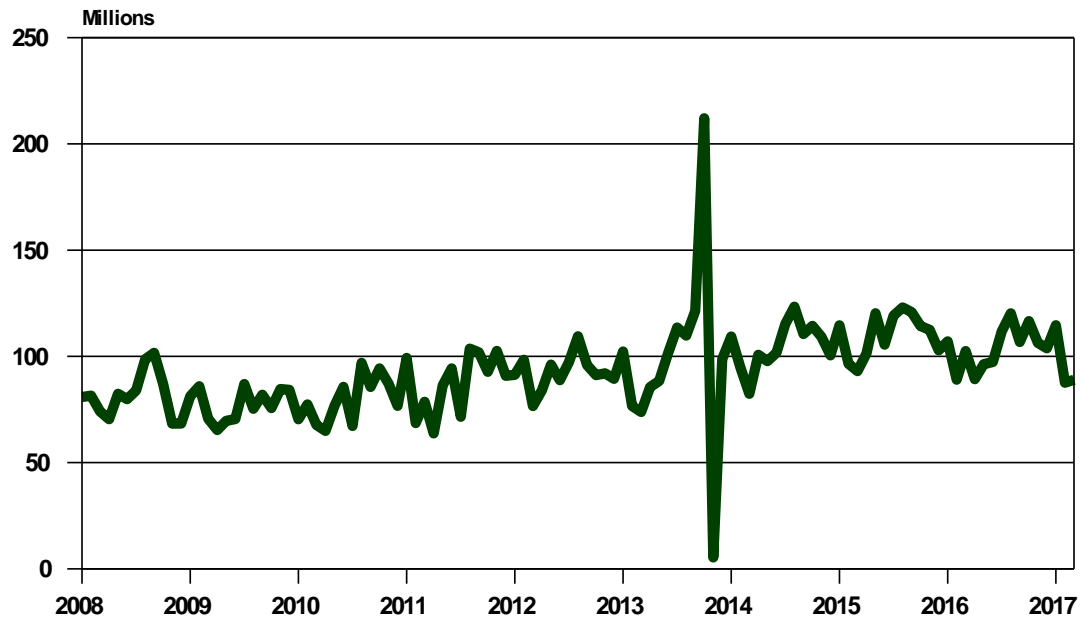
Average monthly auto registrations fell from 3,049 in the fourth quarter of 2016 to 2,875 in the first quarter of 2017 (-5.7%) but rose from 2,846 to 2,875 (1.0%) year-over-year.

Bankruptcies were up over the last year from a monthly average of 9 in the first quarter of 2016 to a monthly average of 13 in the first quarter of 2017. The average monthly number of bankruptcies was unchanged from the fourth quarter of 2016 to the first quarter of 2017.

Table 2A provides information on the oil sector and oil activity in Laramie County. National oil prices rose from an average of \$49 per barrel in the fourth quarter of 2016 to \$52 in the first quarter of 2017 (5.4%). Oil prices were also up year-over-year, from \$33 to \$52 per barrel.

This oil price increase was accompanied by an increase in oil production. Average monthly oil production rose in the first quarter of 2017 – up 11.0 percent from the fourth quarter of 2016 and up 41.4 percent from one year ago. The number of active wells in the county also rose, from a monthly average of 229 in the first quarter of 2016 to 274 in the first quarter of 2017 (19.3%). The number of active wells also rose over the last quarter, from 264 in the fourth quarter of 2016 to 274 in the first quarter of 2017 (3.5%). The number of spuds – defined as a newly drilled oil well – is an indicator of future activity in this sector. In 2014 there were 115 spuds in Laramie County. The number of spuds fell to 62 in 2015 and to 11 in 2016. In the first quarter of 2017, 17 spuds were drilled.

Figure 5. Laramie County Retail Sales, 1998-2017, Monthly Totals

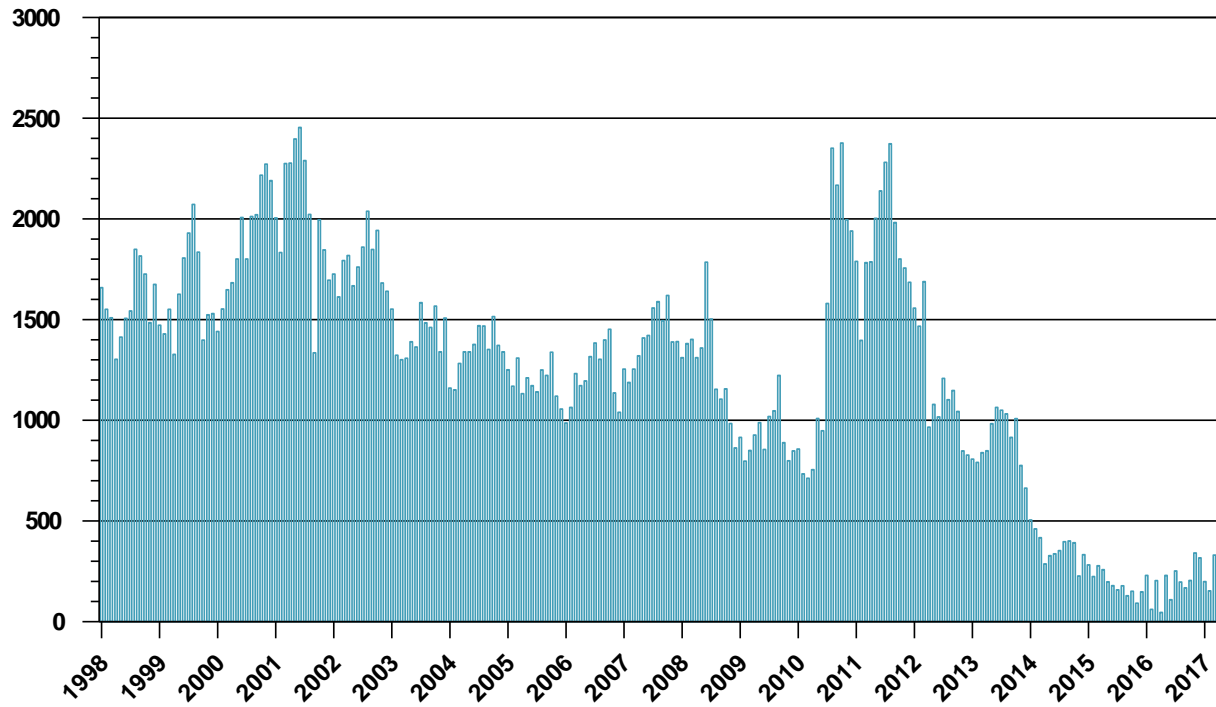


Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Notes: Retail sales are estimated by WCBEA from Laramie County specific purpose sales and use tax collections.

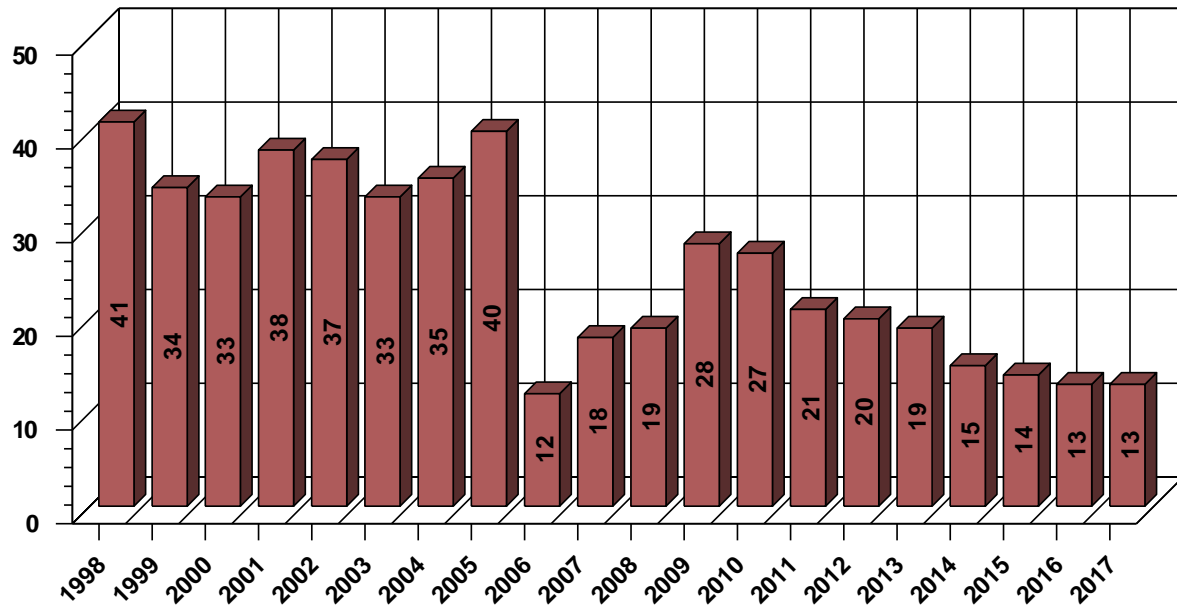
The significant increase in retail sales in October 2013, followed by a significant decline in November 2013 was due to large retail tax collections on purchases of peripheral computer equipment and software by data centers under construction in the county that were later deemed tax exempt and refunded.

Figure 6. Enplanements, Cheyenne Airport, 1998-2017, Monthly Totals



Source: WCBEA from Cheyenne Regional Airport

Figure 7. Laramie County Bankruptcies, 1998-2017, Monthly Averages



Source: WCBEA from U.S. Clerk of Bankruptcy Court.

Table 2. General Business Activity in Laramie County

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
Total Retail Sales (\$000)	304,180	298,597	326,766	291,237	-4.25	-2.46	-10.87
Avg Monthly Enplanements - Cheyenne Regional Airport	261	165	288	228	-12.88	37.98	-20.86
Avg Monthly Auto Registrations New & Used	2,787	2,846	3,049	2,875	3.15	1.02	-5.71
Avg Monthly Bankruptcies	13	9	13	13	5.26	42.86	0.00

Sources: Retail sales from WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Other data sources include: WCBEA from Cheyenne Regional Airport,  
Laramie County Clerk,  
U.S. Clerk of Bankruptcy Court.

Table 2A. Oil Activity in Laramie County

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
Avg Monthly Oil Production (Barrels)	457,274	392,098	499,189	554,364	21.23	41.38	11.05
Avg Monthly Oil Prices, Per Barrel (\$)	49	33	49	52	6.65	56.00	5.35
Avg Monthly Active Wells	219	229	264	274	24.96	19.33	3.53
Avg Monthly Applications for Permit to Drill <sup>1</sup>			220	224			1.97
Spuds <sup>2</sup>	2014 115	2015 62	2016 11	YTD 2017 17	% Chg 2014 - 2015 -46.09	% Chg 2015 - 2016 -82.26	% Chg 2016 - 2017 N/A

Notes: <sup>1</sup>Historical data are not reported for Applications for Permit to Drill prior to the second quarter of 2016 due to recent changes in the permit rules. Prior to February 2016, permits were active for a period of 1 year. Since February 2016, permits are active for a period of 2 years.

<sup>2</sup>Spuds refer to new wells. To "spud" a well means to begin drilling operations.

Sources: Wyoming Oil and Gas Conservation Commission and Cushing, OK, West Texas Intermediate crude oil spot price.

## Government Finances

Table 3 provides information on tax collections and receipts.

Both total tax collections and tax receipts by local government entities declined in the first quarter of 2017. Total tax collections declined 3.9 percent over the last year and 10.6 percent from the fourth quarter of 2016 to the first quarter of 2017. Total tax receipts by local governments declined 3.5 percent over the last year and 10.2 percent over the last quarter.

While tax collections and tax receipts declined over the last year, these year-over-year declines were not nearly as great as those we saw a year ago. The two-year percentage decrease -- from the first quarter of 2015 to the first quarter of 2017 -- was -22.0 percent in tax collections and -16.4 percent in tax receipts.

Lodging tax receipts were up 16.3 percent over the last year, from the first quarter of 2016 to the first quarter of 2017. This increase in lodging tax receipts may have been associated with the increase in oil and gas activity we have seen in Laramie County over the last year. As indicated in the General Business Activity section of this report, oil production and the number of active wells have both increased over the last year.

New this quarter is Table 3A. This table presents Laramie County total taxable sales and estimated retail sales by subsector. This table allows for a more detailed analysis of retail sales in the county. From the first quarter of 2016 to the first quarter of 2017, eight of the fourteen subsectors had declining retail sales and six of the subsectors had increasing retail sales. Four subsectors are consistently the top contributors, accounting for about 60 percent of retail sales in Laramie County -- Automobile Sales, Eating and Drinking Places, Building Material & Garden, and General Merchandise Stores. Of these top four subsectors, there were increases in Automobile Sales (8.1%) and Building Material and Garden (9.8%); General Merchandise Stores was relatively flat (1.0%), and Eating and Drinking Places declined (-3.4%).

Table 3. Laramie County Government Tax Collections and Receipts

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>Tax Collections</b>							
Total Sales Tax Collections 4% State, 1% Optional, & Lodging (\$000)	30,343	24,627	26,479	23,675	-21.97	-3.86	-10.59
<b>Tax Receipts</b>							
Total Sales and Use Tax Receipts - 4% State and 1% Local Optional (\$000) <sup>1</sup>	12,244	10,604	11,397	10,235	-16.41	-3.48	-10.19
4% State (\$000)	6,648	5,779	6,218	5,580	-16.05	-3.44	-10.25
1% Local Optional (\$000)	5,597	4,824	5,179	4,655	-16.83	-3.51	-10.12
Lodging Tax Receipts	400,817	239,615	422,607	278,705	-30.47	16.31	-34.05
1% Special Purpose Tax Receipts (\$000)	5,592	4,821	5,173	4,655	-16.76	-3.44	-10.03

Source: WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Notes: <sup>1</sup>Includes the 4% Sales and Use Tax, the 1% Optional Sales and Use Tax, the Out of State Use Tax, and the Out of State Sales Tax. Data represent the total share of collected taxes received by entities within Laramie County including Laramie County, the city of Cheyenne, the town of Burns, the town of Albin and the town of Pine Bluffs. The percentage of sales & use tax collections distributed to counties is 31%. Data reported represent quarterly totals.

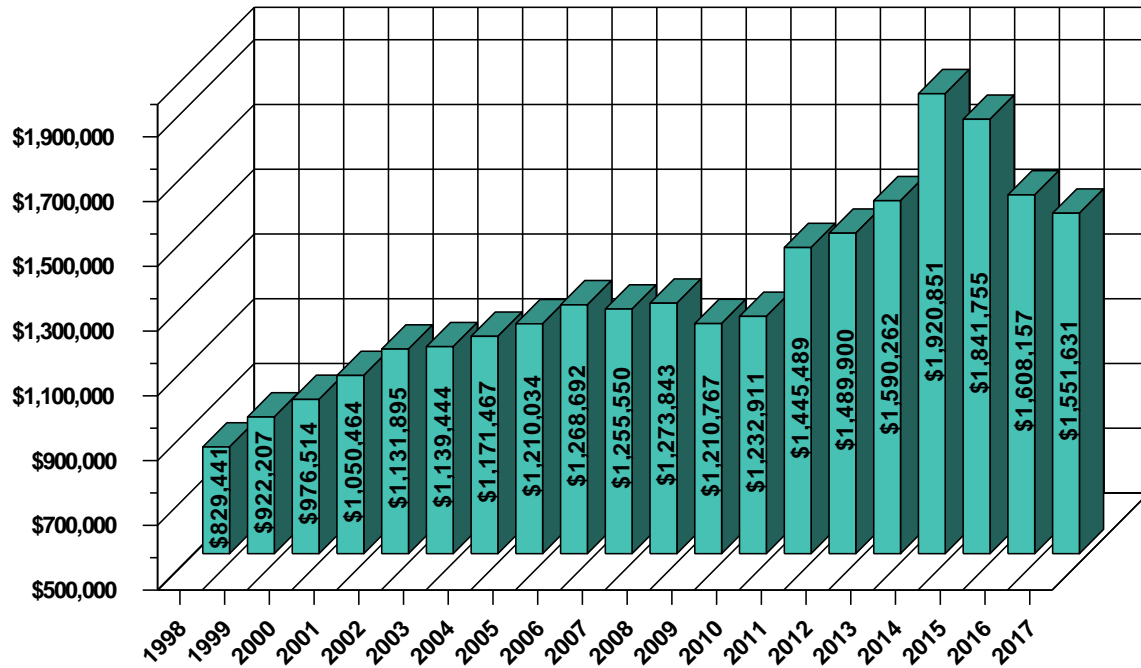
Table 3A. Laramie County Total Taxable Sales and Estimated Retail Sales by Subsector

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>Total Taxable Sales (\$000)</b>	559,686	482,447	517,893	465,489	-16.83	-3.51	-10.12
<b>Total Retail Sales (\$000)</b>	304,180	298,597	326,766	291,237	-4.25	-2.46	-10.87
Auto Dealers and Parts	17,830	17,454	21,159	18,669	4.70	6.96	-11.77
Gasoline Stations	15,292	13,199	13,075	12,222	-20.07	-7.40	-6.53
Home Furniture and Furnishings	9,312	8,911	9,073	8,475	-8.99	-4.90	-6.60
Electronic and Appliance Stores	12,066	22,804	12,846	11,389	-5.61	-50.06	-11.34
Building Material & Garden	39,069	34,548	49,257	37,916	-2.95	9.75	-23.02
Grocery and Food Stores	6,758	6,802	5,776	6,363	-5.84	-6.45	10.16
Liquor Stores	4,349	4,506	4,614	4,464	2.63	-0.93	-3.27
Clothing and Shoe Stores	13,201	12,691	11,523	11,778	-10.78	-7.20	2.21
Department Stores	14,162	12,812	10,067	14,015	-1.04	9.39	39.22
General Merchandise Stores	32,838	34,516	34,605	34,854	6.14	0.98	0.72
Miscellaneous Retail	23,947	23,355	18,256	19,839	-17.15	-15.06	8.67
Lodging Services	13,605	8,405	12,709	9,764	-28.23	16.17	-23.17
Eating and Drinking Places	44,101	44,337	48,187	42,828	-2.89	-3.40	-11.12
Automobile Sales	57,650	54,258	75,618	58,663	1.76	8.12	-22.42

Source: WCBEA analysis from Wyoming Department of Revenue

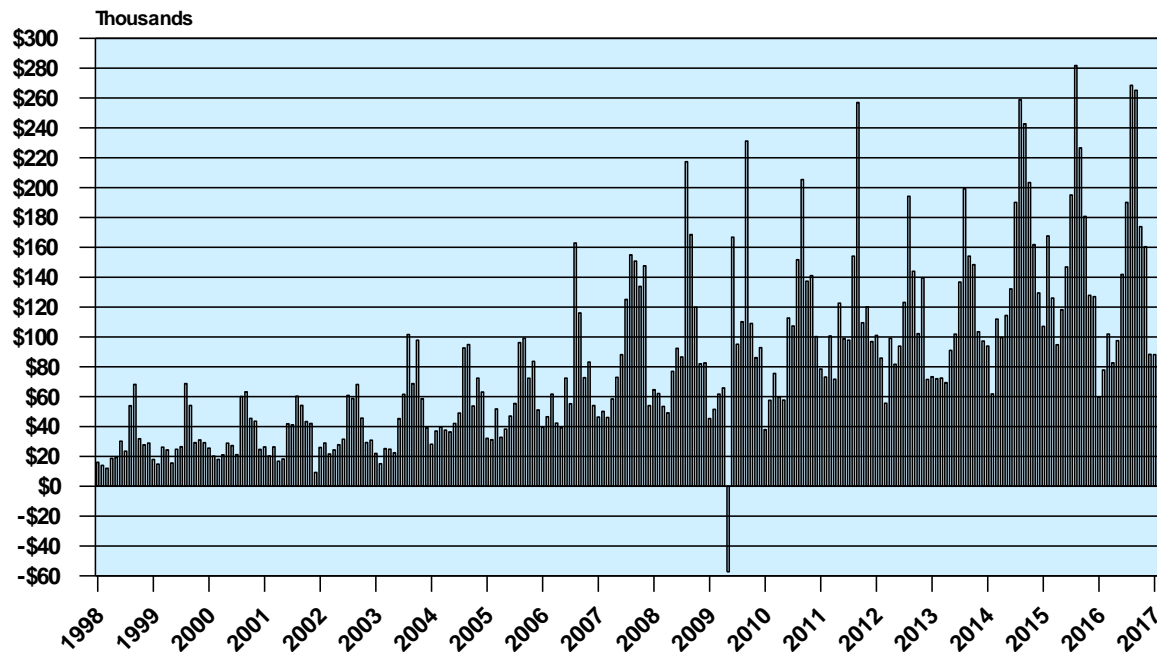


Figure 8. Laramie County 1% Optional Sales and Use Tax Receipts, 1998-2017, Monthly Averages



Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.

Figure 9. Laramie County Lodging Tax Receipts, 1998-2017, Monthly Totals



Source: WCBEA from Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.

Notes: 2% lodging tax effective 7/1/87 through 3/31/03

3% lodging tax effective 4/1/03 through 3/31/07

4% lodging tax effective 4/1/07

## Financial Sector

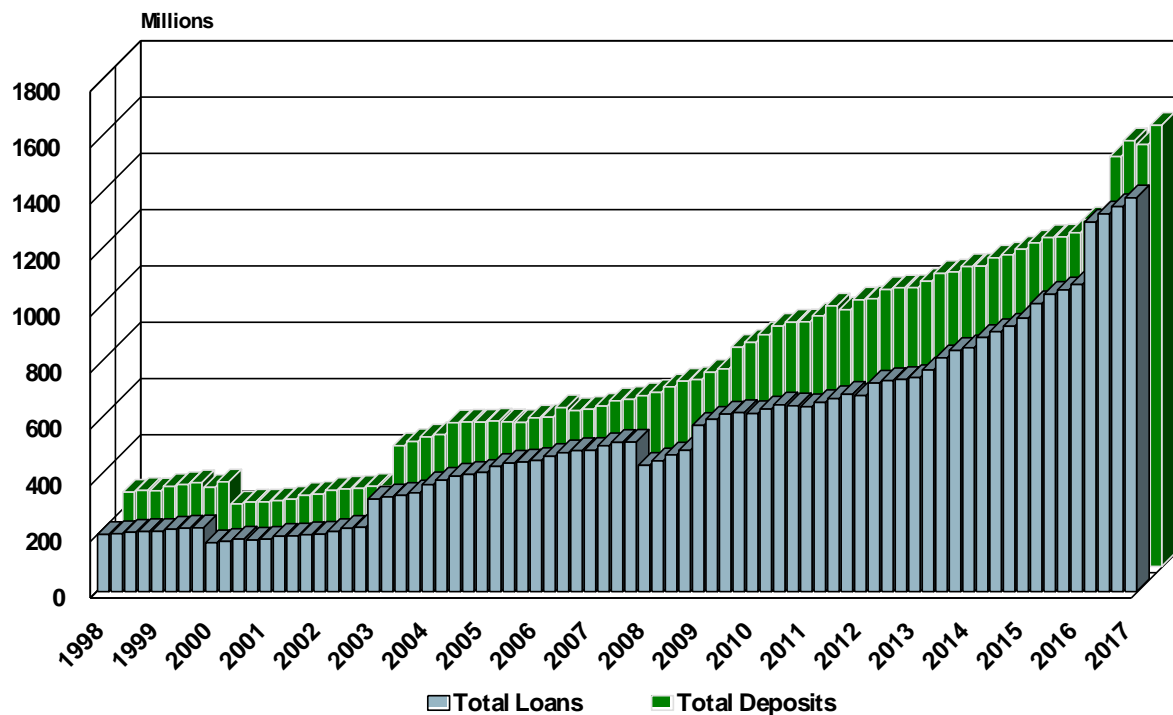
Table 4 provides information on credit unions and commercial banks in Laramie County.

Deposits to and loans from Laramie County credit unions grew this quarter. Deposits were up 25.4 percent over the last year and 4.6 percent from the fourth quarter of 2016 to the first quarter of 2017. Credit union loans grew by 28.2 percent over the last year and 2.3 percent from the fourth quarter of 2016 to the first quarter of 2017.

Data on total deposits in all FDIC-insured institutions (commercial banks) in Laramie County are available only on an annual basis and were updated in the December 2016 Economic Indicators report. Total deposits in commercial banks were up 31 percent over the three-year period from 2013 to 2016, 26.2 percent over the two-year period from 2014 to 2016 and 16.0 percent over the most recent year, from 2015 to 2016.

Table 4A shows commercial banks, their total deposits, and their market share. This table is also updated annually. The largest bank in Laramie County is Wells Fargo Bank with \$595,103,000 in deposits representing a 33.3 percent market share. The five largest banks together have a 70.6 percent share of the market. That is, these five largest banks taken together hold 70.6 percent of all deposits in Laramie County commercial banks.

Figure 10. Total Loans and Deposits, Cheyenne Area Credit Unions, 1998-2017

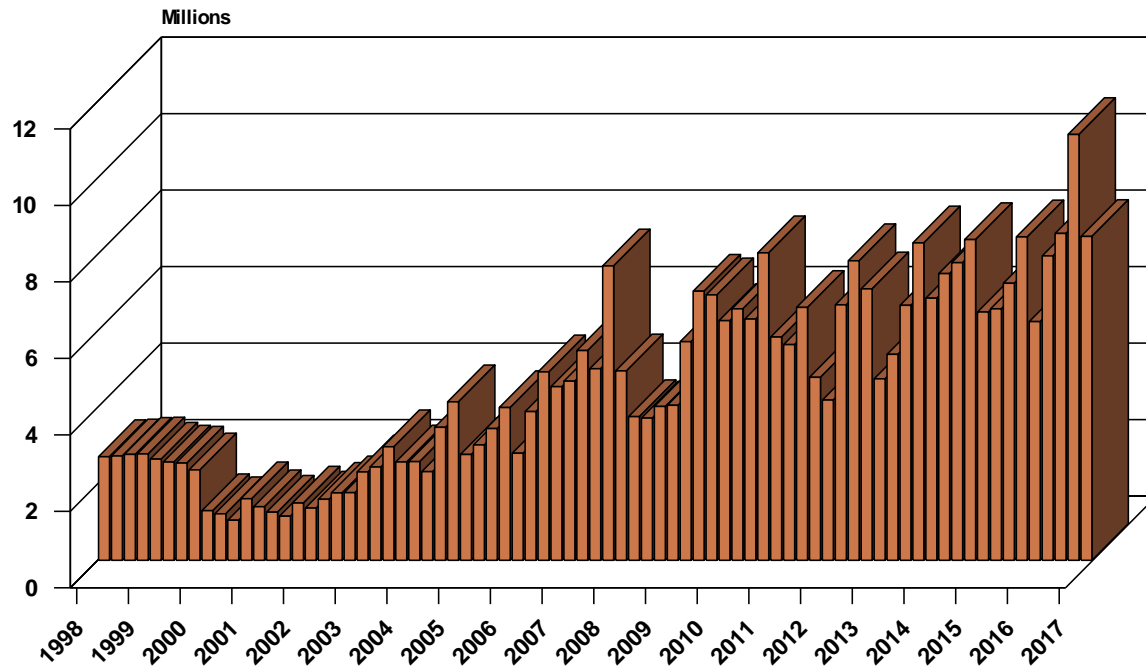


Source: WCBEA from National Credit Union Administration data.

Notes: As of January 1, 2000, one Credit Union discontinued reporting statistics.

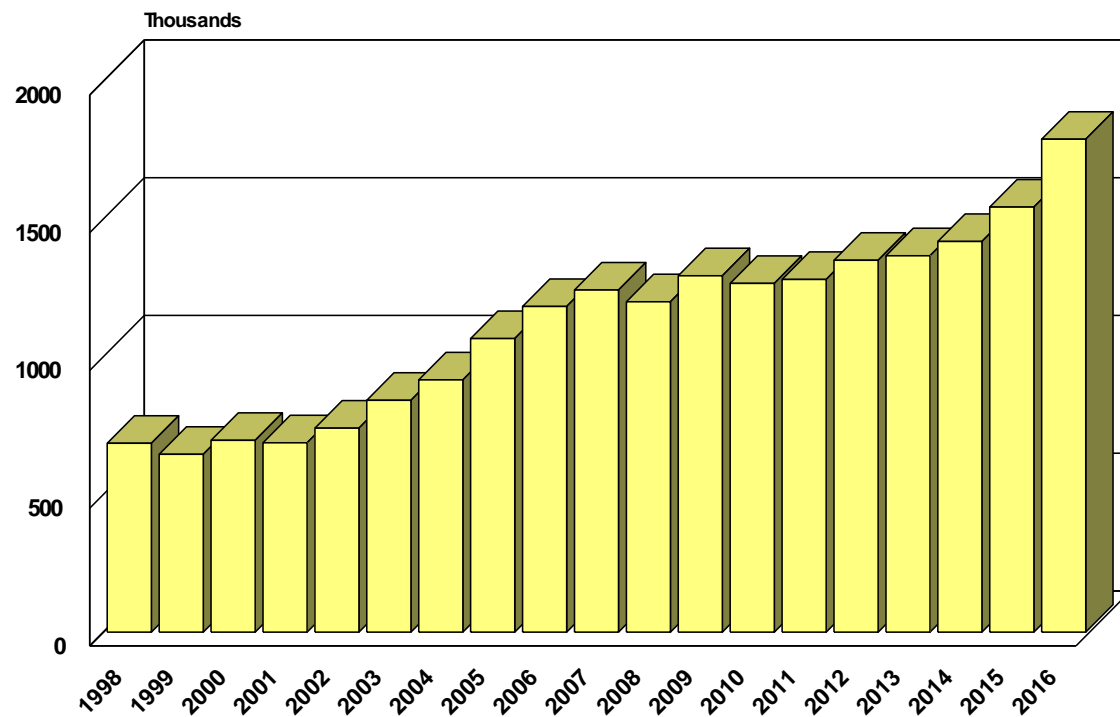
Beginning in 2003, the data reflect two additional credit unions.

Figure 11. Delinquencies, Cheyenne Area Credit Unions, 1998-2017



Source: WCBEA from National Credit Union Administration data.  
 Notes: As of January 1, 2000, one Credit Union discontinued reporting statistics.  
 Beginning in 2003, the data reflect two additional credit unions.

Figure 12. Total Deposits, Laramie County Banks, 1998-2016



Source: WCBEA from Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD). Data are available on an annual basis and represent deposits on June 30 of each year.

Table 4. Laramie County Financial Institutions

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>Credit Union Data</b>							
Deposits (\$000)	1,168,287	1,250,025	1,499,080	1,567,510	34.17	25.40	4.56
Loans (\$000)	971,837	1,091,493	1,368,322	1,399,391	43.99	28.21	2.27
Net Income YTD (\$)	2,566,896	5,144,101	9,700,605	2,728,830	6.31	-46.95	N/A
Delinquencies (\$)	6,492,935	6,242,271	11,135,076	8,468,692	30.43	35.67	-23.95
Memberships	116,127	121,124	142,199	141,697	22.02	16.99	-0.35
	FY 2013	FY 2014	FY 2015	FY 2016	3 Year % Chg FY 2013 - FY 2016	2 Year % Chg FY 2014 - FY 2016	1 Year % Chg FY 2015 - FY 2016
<b>Banking Data</b>							
Deposits (\$000) <sup>1</sup>	1,366,555	1,418,528	1,543,334	1,789,595	30.96	26.16	15.96

Sources: WCBEA from National Credit Union Administration data and Federal Deposit Insurance Corporation.

Notes: <sup>1</sup>Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD). Data are available on an annual basis and represent deposits on June 30 of each year.

The significant increases in credit union deposits, loans, delinquencies and memberships are attributable to BLUE Federal Credit Union. In late 2015, Warren Federal Credit Union merged with Community Financial Credit Union and became BLUE Federal Credit Union.

Table 4A. Banking Deposit Market Share, Laramie County Institutions, 2016

Institution Name	State (Hqtrd)	No. of Branches Inside of Laramie County	Deposits in Laramie County (000s)	Institution Market Share	Cumulative Market Share
Wells Fargo Bank, National Association	SD	2	595,103	33.3%	33.3%
ANB Bank	CO	2	231,248	12.9%	46.2%
First Interstate Bank	MT	2	171,461	9.6%	55.8%
Wyoming Bank & Trust	WY	2	141,871	7.9%	63.7%
Bank of the West	CA	3	123,632	6.9%	70.6%
Wyoming State Bank	WY	2	92,084	5.1%	75.7%
Jonah Bank of Wyoming	WY	2	89,803	5.0%	80.8%
U.S. Bank National Association	OH	2	88,513	4.9%	85.7%
Security First Bank	WY	2	50,246	2.8%	88.5%
Platte Valley Bank	WY	2	45,795	2.6%	91.1%
Pinnacle Bank - Wyoming	WY	2	37,957	2.1%	93.2%
Cheyenne State Bank	WY	1	37,265	2.1%	95.3%
Points West Community Bank	NE	1	26,371	1.5%	96.7%
Farmers State Bank	WY	1	21,131	1.2%	97.9%
Firs Tier Bank	NE	1	16,490	0.9%	98.8%
Oregon Trail Bank	WY	1	13,075	0.7%	99.6%
Central Bank and Trust	WY	1	7,550	0.4%	100.0%
AMG National Trust Bank	CO	1	-	0.0%	100.0%
All Institutions			1,789,595	100.0%	

Source: WCBEA from FDIC Deposit Market Share Report. 2016 data represent 18 institutions and 29 branch banks.

Note: Banking data reflect deposits as of June 30, 2016.

## Residential Construction

Tables 5 and 5A present data for new residential and commercial construction in Laramie County and the city of Cheyenne.

The number of single-family residential building permits issued rose from the fourth quarter of 2016 to the first quarter of 2017. In the city of Cheyenne the number of single-family permits issued rose from 63 in the fourth quarter to 67 in the first quarter (6.4%) and outside Cheyenne, the number of single-family building permits also increased, from 31 in the fourth quarter to 42 in the first quarter (35.5%).

The annual changes in single-family building permits were also positive. In the city of Cheyenne the number of single-family building permits rose over the last year – from 32 in the first quarter of 2016 to 67 in the first quarter of 2017 (109.4%). Outside Cheyenne, single-family building permits rose, from 30 in the first quarter of 2016 to 42 in the first quarter of 2017 (40.0%).

Housing data from Core Logic were included in both the Economic Indicators and Annual Trends reports for the last four years. Unfortunately the cost of these data is now prohibitive and the data are longer included in our report.

The average monthly value of authorized construction increased 70.9 percent over the last year, from the first quarter of 2016 to the first quarter of 2017. This large increase is largely attributable to an addition to Searing Industries which accounted for 62 percent of the total construction value for this quarter.

The Utilities section of Table 5 presents data on utility usage in Laramie County. Average monthly commercial and industrial power usage increased 3.0 percent from the fourth quarter of 2016 to the first quarter of 2017 and 6.9 percent from one year ago.

The rate of growth in average monthly metered water taps was again well below 1.0 percent for both the Cheyenne Board of Public Utilities and the South Cheyenne Water & Sewer District over the last year. Most new water taps are residential and this low rate of increase remains consistent with the very low population growth in Laramie County.

Table 5. Laramie County Construction

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>Construction</b>							
Total Single-Family Bldg Permits - City	46	32	63	67	45.65	109.38	6.35
Total Single-Family Bldg Permits - Rural	31	30	31	42	35.48	40.00	35.48
Avg Monthly Building permits (All Construction) - City <sup>1</sup>	138	123	165	163	18.16	31.89	-1.21
Avg Monthly Septic Permits - Rural	9	9	18	11	14.29	23.08	-41.82
Avg Monthly Value of Authorized Construction - City (\$000)	6,891	5,036	29,355	8,608	24.91	70.92	-70.68
Avg Monthly Value New Residential Construction - City (\$000)	2,777	2,227	3,748	4,230	52.33	89.92	12.87
<b>Utilities</b>							
Avg Monthly Commercial & Industrial Power Usage ('000,000) Kwh	82	89	93	95	16.89	6.87	3.00
Avg Monthly Residential Gas Usage ('000) Mcf	363	356	201	372	2.42	4.41	84.98
Avg Monthly Metered Water Taps (CBPU)	23,159	23,451	23,646	23,631	2.04	0.77	-0.06
Avg Monthly Metered Water Taps (SCWSD)	3,329	3,338	3,347	3,350	0.63	0.36	0.10

Sources: City of Cheyenne Building Safety Department  
 Laramie County Planning & Development  
 Cheyenne Board of Public Utilities (CBPU)  
 Black Hills Energy Corporation  
 South Cheyenne Water & Sewer District (SCW&SD)

Note: <sup>1</sup>Data include building and non-building permits.

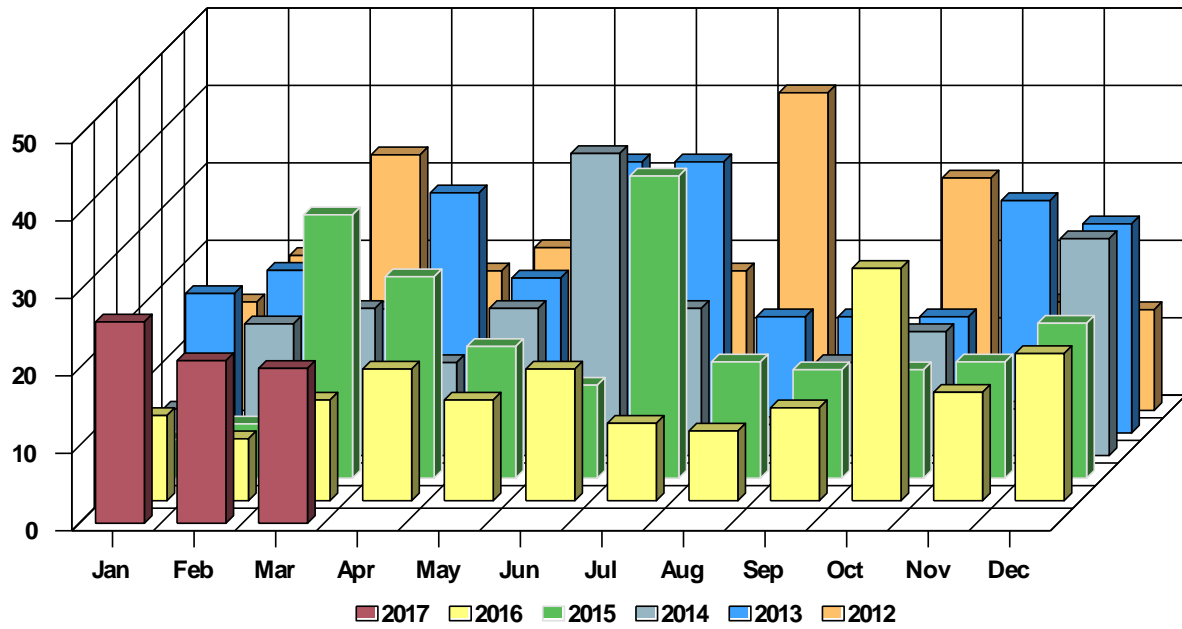
Table 5A. Laramie County New Residential Construction, Number of Permitted Units

2012													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	22	22	46	29	32	34	27	46	12	39	21	20	350
Manufactured	1	1	0	0	7	0	2	2	1	2	0	0	16
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family	0	0	0	0	0	0	0	0	54	0	78	0	132
<b>Total</b>	<b>23</b>	<b>23</b>	<b>46</b>	<b>29</b>	<b>39</b>	<b>34</b>	<b>29</b>	<b>48</b>	<b>67</b>	<b>41</b>	<b>99</b>	<b>20</b>	<b>498</b>
2013													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	26	18	21	47	37	53	45	28	33	31	36	40	415
Manufactured	0	0	0	1	2	1	2	1	0	0	1	0	8
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	16	0	0	0	16
Multi-family	0	0	0	0	156	0	0	0	0	0	0	0	156
<b>Total</b>	<b>26</b>	<b>18</b>	<b>21</b>	<b>48</b>	<b>195</b>	<b>54</b>	<b>47</b>	<b>29</b>	<b>49</b>	<b>31</b>	<b>37</b>	<b>40</b>	<b>595</b>
2014													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	11	24	24	22	27	57	41	14	20	22	14	37	313
Manufactured	0	1	0	1	0	1	0	0	0	0	0	0	3
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	0	0	0	0	0	0	4	4
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>11</b>	<b>25</b>	<b>24</b>	<b>23</b>	<b>27</b>	<b>58</b>	<b>41</b>	<b>14</b>	<b>20</b>	<b>22</b>	<b>14</b>	<b>41</b>	<b>320</b>
2015													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	10	19	48	40	29	24	64	26	24	24	22	40	370
Manufactured	0	0	0	2	1	0	8	0	0	8	1	4	24
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	0	0	0	0	0	20	12	8	0	0	8	20	68
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10</b>	<b>19</b>	<b>48</b>	<b>42</b>	<b>30</b>	<b>44</b>	<b>84</b>	<b>34</b>	<b>24</b>	<b>32</b>	<b>31</b>	<b>64</b>	<b>462</b>
2016													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	17	13	32	34	36	37	37	32	23	42	26	26	355
Manufactured	0	0	2	1	1	1	2	0	0	0	0	0	7
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Tri & Four Plex	4	0	0	0	0	0	0	0	0	5	6	0	15
Multi-family	0	0	0	0	93	0	0	0	0	0	0	0	93
<b>Total</b>	<b>21</b>	<b>13</b>	<b>34</b>	<b>35</b>	<b>130</b>	<b>38</b>	<b>39</b>	<b>32</b>	<b>23</b>	<b>47</b>	<b>32</b>	<b>26</b>	<b>470</b>
2017													
Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total Units
Single Family	35	34	20										89
Manufactured	1	0	0										1
Duplex	0	0	0										0
Tri & Four Plex	0	0	0										0
Multi-family	0	0	0										0
<b>Total</b>	<b>36</b>	<b>34</b>	<b>20</b>										<b>90</b>

Source: WCBEA from Laramie County Planning & Development.

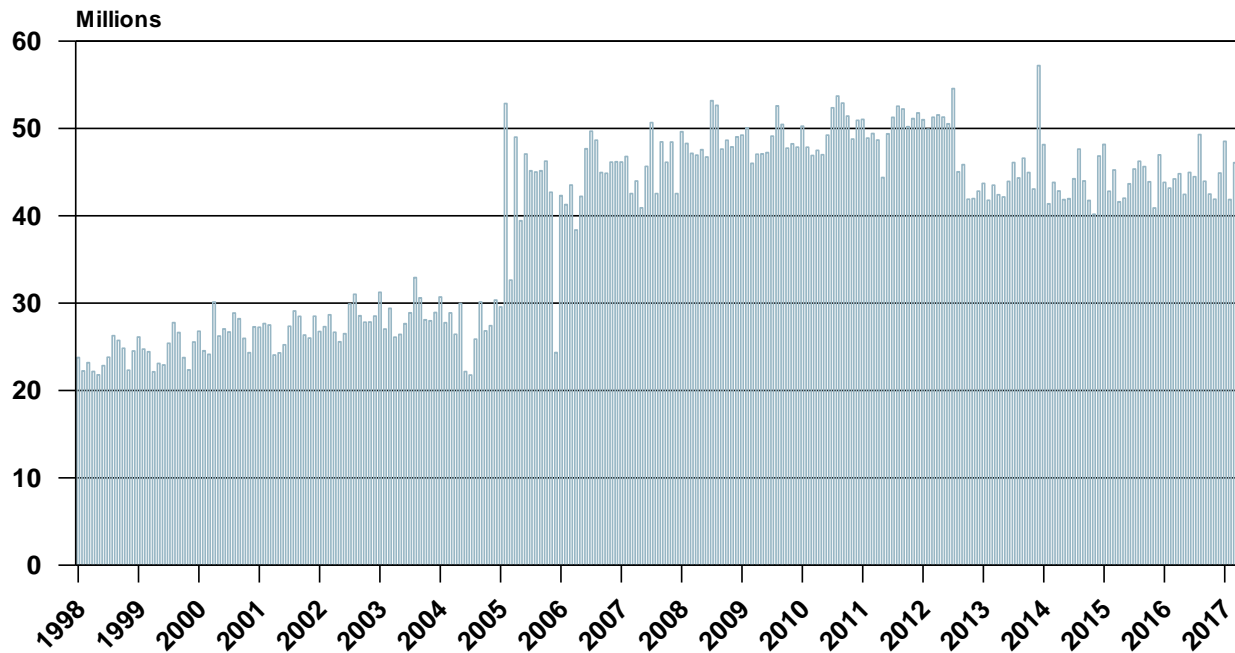


Figure 13. City of Cheyenne Single-Family Building Permits, 2012-2017, Monthly Totals



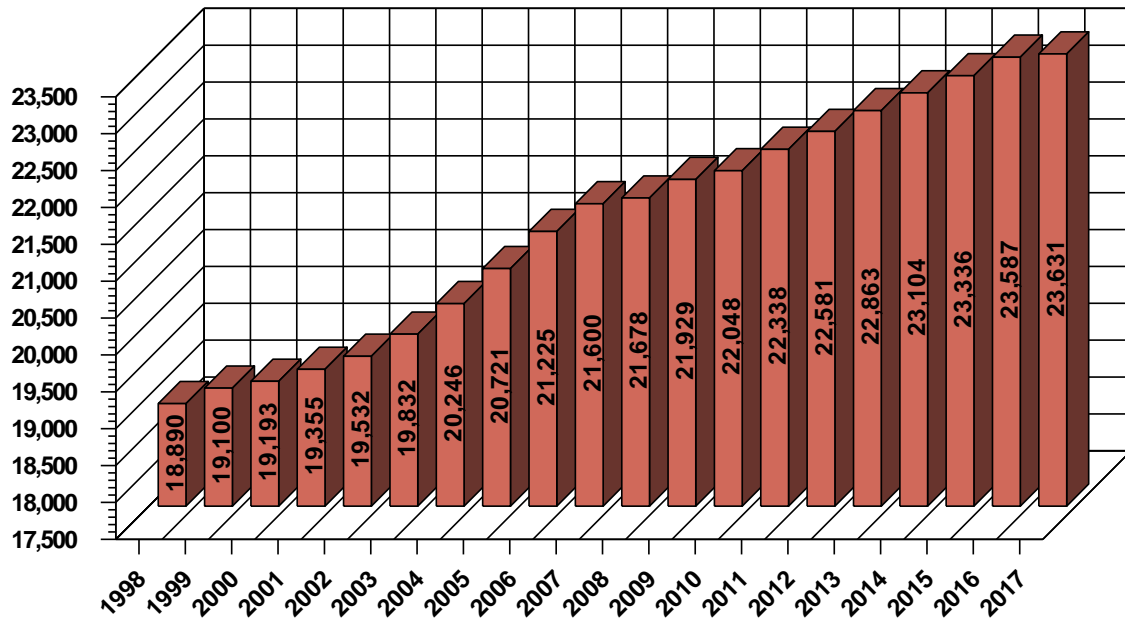
Source: WCBEA from City of Cheyenne Building Safety Department.

Figure 14. City of Cheyenne Commercial Electric Power Sales, 1998-2017, Monthly Totals



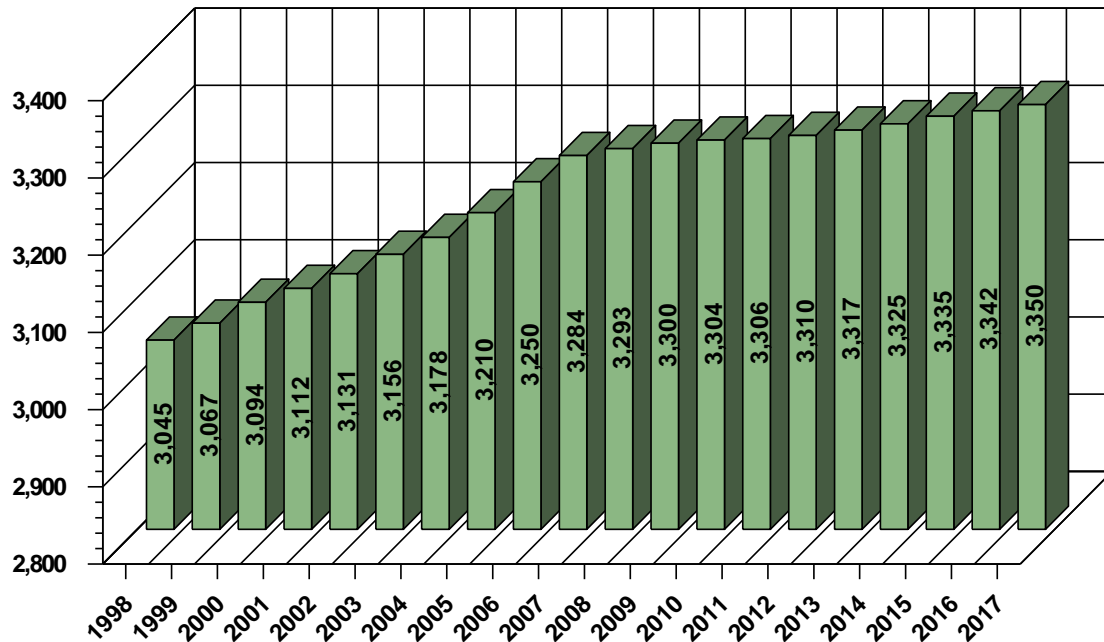
Source: WCBEA from Black Hills Power Corporation.

Figure 15. City of Cheyenne Metered Water Taps, 1998-2017, Monthly Average



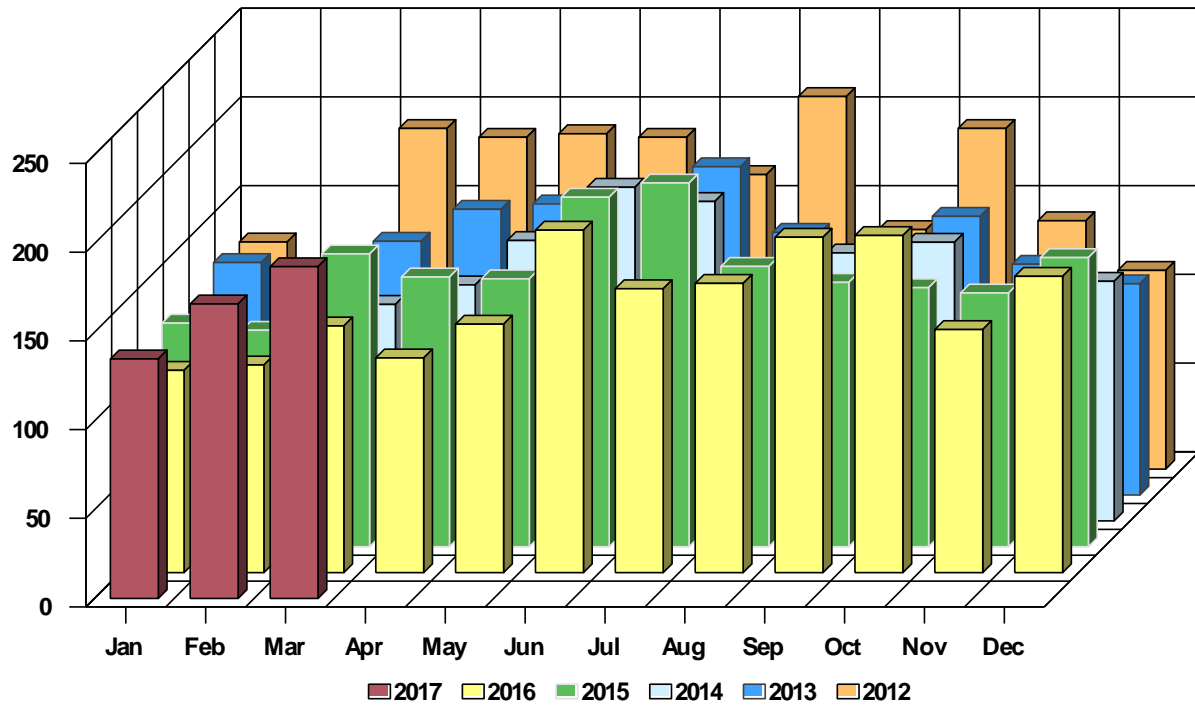
Source: WCBEA from Cheyenne Board of Public Utilities.

Figure 16. South Cheyenne Metered Water Taps, 1998-2017, Monthly Average



Source: WCBEA from South Cheyenne Water & Sewer District.

Figure 17. City of Cheyenne Total Building Permits, 2012-2017, Monthly Totals



Source: WCBEA from City of Cheyenne Building Safety Department.

Note: Data include building and non-building permits.

## Commercial Property Vacancies

By the end of first quarter of 2017, there were 117 active properties on the local commercial real estate market, representing no change from one year ago, but a small decrease (-1.7%) from the fourth quarter of 2016.

Over the current quarter, the number of available warehousing units increased 9.1 percent (+2), the total square footage increased by 4.3 percent and the overall vacancy rate increased from 8.5 percent to 8.8 percent. The average lease rate fell to \$7.98/sf as compared to \$8.06/sf at the end of the fourth quarter. Total vacant square footage ended the quarter at 454,408 sf as compared to 435,550 sf at the end of the fourth quarter of 2016, an increase of 4.3 percent.

The number of available retail properties decreased from the fourth quarter 2016 (-10) while the overall vacancy rate increased from 9.4 to 9.6 percent. This is due, in part, to the increased vacancies at area malls, which are treated in the analysis as one property/address. The amount of vacant retail space ended the quarter at 333,624 sf as compared to 325,266 sf at the end of fourth quarter 2016. Several large properties remained vacant, including the former Sutherlands (76,749 sf), Cole Safeway store (44,358 sf) and the Grier and Nuss buildings (19,715 sf).

The number of available office properties increased 14.0 percent by the end of first quarter 2017 (+6 units) and the amount of total square footage increased by about 8,500 sf. The vacancy rate for this property type increased to 12.8 percent by the quarter's end. The vacancy rate is up slightly from one year ago when it was 12.0 percent at the end of the first quarter 2016. Total vacant office space by the quarter's end stood at 278,295 sf compared to fourth quarter 2016's total of 269,819 sf. Two large downtown buildings, the Hynds building and the former Z's Furniture, remain vacant and together represent 28 percent of the total vacant square footage of office space.

By the end of the current quarter, the volume of available medical space was 14,830 sf. The vacancy rate for this property type stood at 3.2 percent, down from 4.6 percent at the end of the fourth quarter and 10.8 percent one year ago.

NOTE: For a complete listing of available commercial properties in the Greater Cheyenne area and discussion of changes in the commercial building market over the first quarter of 2017, please see the Wyoming Center for Economic Analysis @ LCCC's homepage ([www.wyomingeconomicdata.com](http://www.wyomingeconomicdata.com)) and click on Commercial Property Opportunities.

Table 6. Commercial Property for Sale and Lease, Cheyenne, 1,500 sq. ft. and up, 2014-2017

Property Type	# Properties	Square Footage	Avg. Lease Rate	Min./Max. Rate	Vacancy Rate
<b>Second Quarter 2014</b>					
Warehouse	24	448,235	\$7.69	2.12 - 16.00	8.3% <sup>(FR)</sup>
Retail	57	327,561	\$14.64	7.50 - 23.50	5.2% <sup>(FR)</sup>
Office Space	59	380,057	\$13.83	5.94 - 22.00	14.5% <sup>(FR)</sup>
<b>Third Quarter 2014</b>					
Warehouse	25	461,778	\$7.50	2.12 - 16.00	8.4% <sup>(FR)</sup>
Retail	62	337,471	\$14.33	7.50 - 23.50	5.0% <sup>(FR)</sup>
Office Space	55	358,816	\$14.00	5.94 - 22.00	13.9% <sup>(FR)</sup>
<b>Fourth Quarter 2014</b>					
Warehouse	21	432,928	\$8.54	2.12 - 17.00	7.3% <sup>(FR)</sup>
Retail	65	281,530	\$14.45	8.00 - 23.50	5.8% <sup>(FR)</sup>
Office Space	51	338,602	\$14.10	7.00 - 22.00	13.1% <sup>(FR)</sup>
<b>First Quarter 2015</b>					
Warehouse	32	601,283	\$8.86	2.82 - 16.00	9.6% <sup>(FR)</sup>
Retail	58	269,238	\$14.64	8.00 - 23.50	6.2% <sup>(FR)</sup>
Office Space	51	312,436	\$14.67	7.00 - 22.00	13.9% <sup>(FR)</sup>
<b>Second Quarter 2015</b>					
Warehouse	26	467,720	\$8.83	2.82 - 16.00	9.1% <sup>(FR)</sup>
Retail	57	248,238	\$15.19	8.00 - 23.50	6.3% <sup>(FR)</sup>
Office Space	45	301,708	\$14.93	10.00 - 20.45	13.5% <sup>(FR)</sup>
<b>Third Quarter 2015</b>					
Warehouse	18	329,488	\$8.69	6.00 - 15.00	6.4% <sup>(FR)</sup>
Retail	56	270,383	\$15.04	8.00 - 23.50	5.9% <sup>(FR)</sup>
Office Space	42	296,517	\$14.80	6.67 - 27.00	13.5% <sup>(FR)</sup>
<b>Fourth Quarter 2015</b>					
Warehouse	23	446,356	\$9.06	5.88 - 15.00	8.7% <sup>(FR)</sup>
Retail	59	358,084	\$14.64	8.00 - 23.50	8.6% <sup>(FR)</sup>
Office Space	45	303,949	\$15.07	6.67 - 27.00	14.0% <sup>(FR)</sup>
<b>First Quarter 2016</b>					
Warehouse	27	422,238	\$7.62	1.00 - 13.00	8.2%
Retail	54	334,764	\$14.06	8.00 - 20.00	8.0%
Office Space	36	261,183	\$13.43	5.67 - 22.00	12.0%
<b>Second Quarter 2016</b>					
Warehouse	24	433,384	\$7.69	1.00 - 13.00	8.4%
Retail	53	365,346	\$14.64	8.00 - 24.00	8.8%
Office Space	40	240,958	\$13.68	5.67 - 22.00	10.5%
<b>Third Quarter 2016</b>					
Warehouse	21	414,326	\$7.66	1.00 - 13.00	8.0%
Retail	50	369,653	\$14.36	8.00 - 24.00	8.8%
Office Space	45	290,894	\$14.28	6.19 - 22.00	13.3%
<b>Fourth Quarter 2016</b>					
Warehouse	22	443,050	\$8.06	4.50 - 13.00	8.5%
Retail	54	401,434	\$13.25	8.00 - 24.00	9.4%
Office Space	43	269,819	\$13.62	8.00 - 22.00	12.4%
<b>First Quarter 2017</b>					
Warehouse	24	461,908	\$7.98	4.50 - 13.00	8.8%
Retail	44	372,206	\$13.34	8.00 - 24.00	9.6%
Office Space	49	278,295	\$14.05	8.00 - 22.00	12.8%

Source: WCBEA from Laramie County Assessor property database.

Note: FR=final revision. Statistics through 2015 are now final and will no longer be revised going forward.

Vacancy rates for 2016 are based upon recently revised 2015 baseline numbers.

## Residential Housing Market

Table 7 provides data on the local residential housing market, both city and rural areas. Housing data from Core Logic were included in both the Economic Indicators and Annual Trends reports for the last four years.

Unfortunately the cost of these data is now prohibitive and the data are no longer included in our reports. We have obtained a few similar data series from RealtyTrac and these data series will be included going forward.

The Cheyenne Board of Realtors reported a 20.3 percent decrease in the supply of homes for sale in the city of Cheyenne and a 19.1 percent decrease in the supply of homes for sale in the rural part of Laramie County from the fourth quarter of 2016 to the first quarter of 2017.

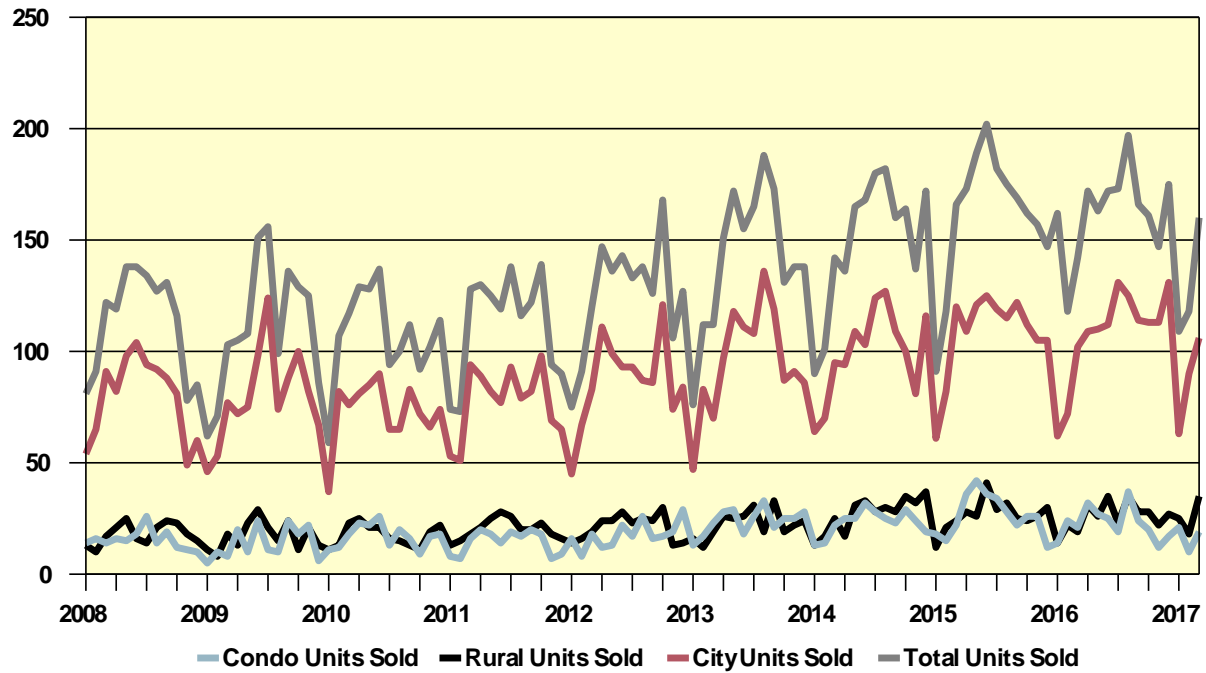
Over the last year, the supply of homes for sale was up in the city of Cheyenne; it increased from a monthly average of 192 units for sale in the first quarter of 2016 to a monthly average of 203 units for sale in the first quarter of 2017. There was a decrease (-11.0%) in the supply of homes for sale in rural Laramie County over the last year.

The average sales price for homes in the city of Cheyenne declined slightly over the last quarter, from \$232,104 in the fourth quarter of 2016 to \$228,674 (-1.5%) in the first quarter of 2017. The average sales price was up over the last year, from \$207,173 in the first quarter of 2016 to \$228,674 in the first quarter of 2017 (10.4%).

The average sales price for homes in rural Laramie County rose from \$308,163 to \$339,380 (10.1%) from the fourth quarter of 2016 to the first quarter of 2017. Year-over-year the average sales price for homes in rural Laramie County fell from \$393,574 in the first quarter of 2016 to \$339,380 in the first quarter of 2017 (-13.8%).

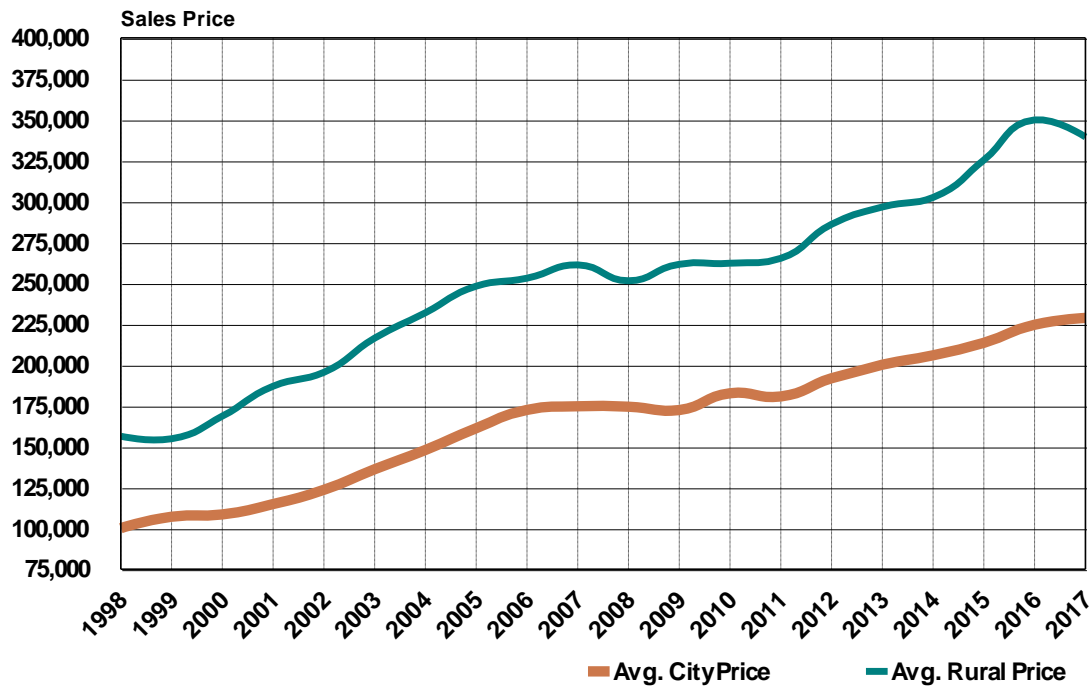
Table 7 contains foreclosure data. RealtyTrac reports the number of newly initiated foreclosures, regardless of lien status. The WCBEA@LCCC then measures the foreclosure rate as the percentage of homeowners with a mortgage who have a **newly initiated foreclosure**. In first quarter of 2017 there were 35 foreclosures initiated in Laramie County. This is a decrease of 16.7 percent from the fourth quarter of 2016 and a 45.3 percent decrease year-over-year. The average monthly foreclosure rate declined from 0.3 percent in the fourth quarter of 2016 to 0.2 percent in the first quarter of 2017. The total number of negative equity loans declined from 827 in the fourth quarter of 2016 to 651 in the first quarter of 2017 (-21.3%) but rose by 25.4 percent over the last year. While these look like striking changes, the number of negative equity loans has historically fluctuated by large amounts.

Figure 18. Laramie County Residential Units Sold, 2008-2017, Monthly Totals



Source: WCBEA from Cheyenne Board of Realtors.

Figure 19. Laramie County Average City and Rural Residential Sale Prices, 1998-2017



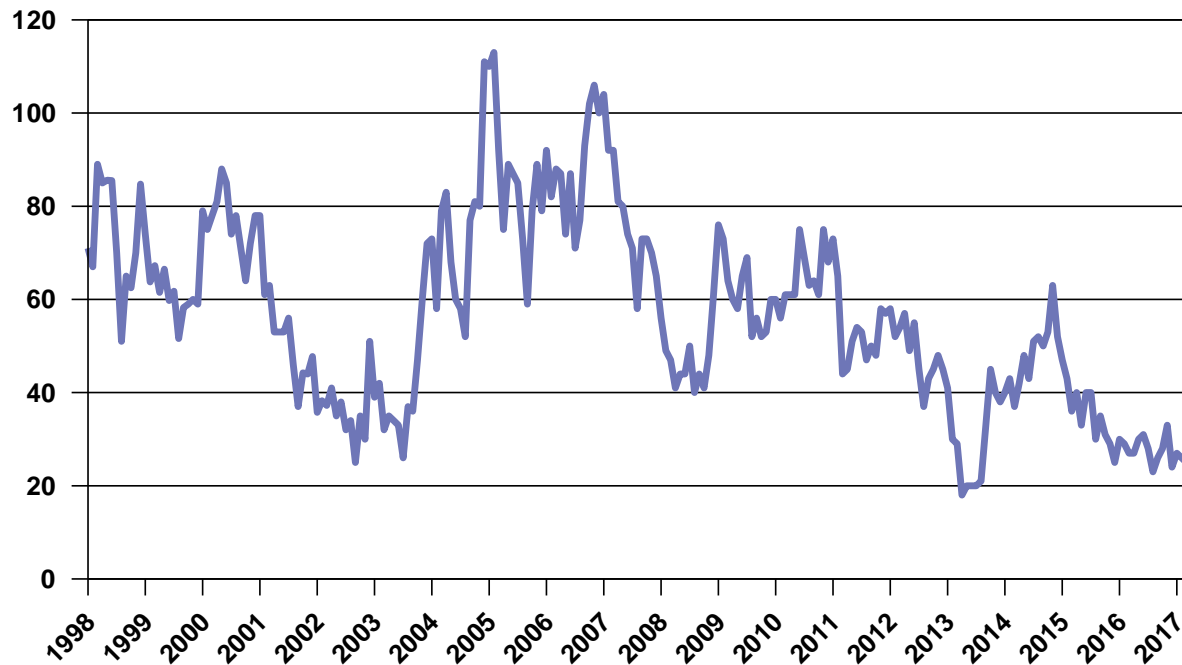
Source: WCBEA from Cheyenne Board of Realtors.

## Apartment Vacancies

In the first quarter of 2016 the vacancy remained unchanged at 5.0 percent. One year ago, in the first quarter of 2017, the vacancy rate was 3.0 percent. The vacancy rate two years ago was 7.5 percent; however, this rate was artificially high due to a significant number of newly constructed apartments that were quickly absorbed by the rental market. The last time the true vacancy rate was at or above 5.0 percent was in the fourth quarter of 2009.

Table 7 below presents the above data.

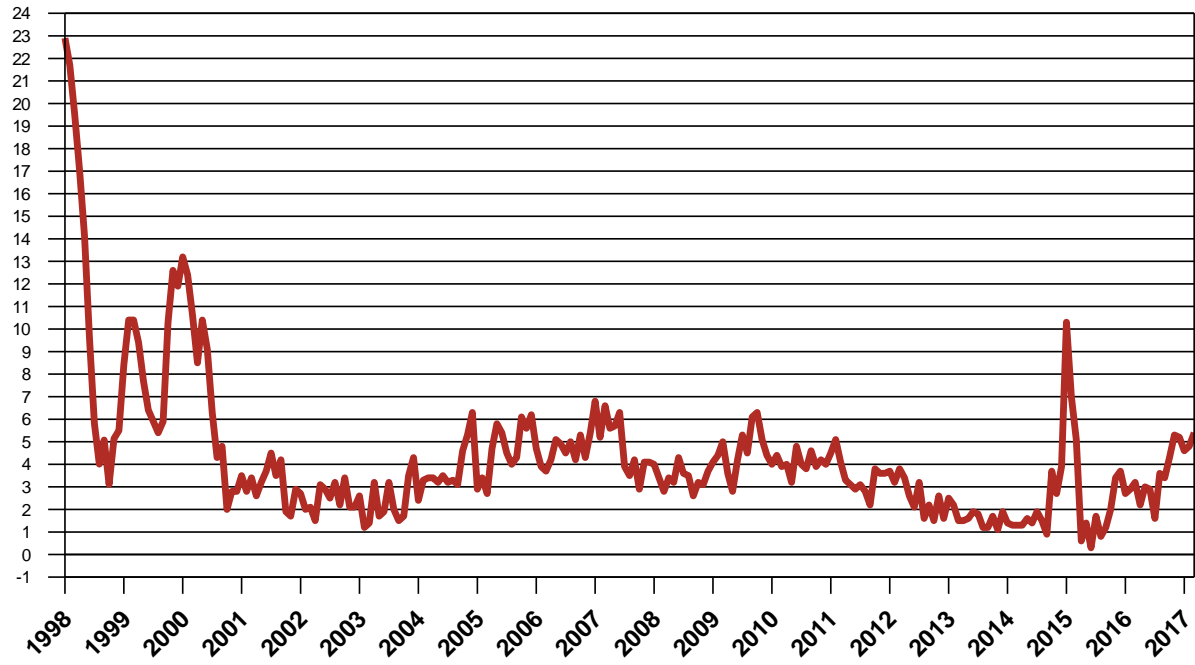
Figure 20. City of Cheyenne Unfurnished Apartment Vacancies, 1998-2017, Monthly Totals



Source: WCBEA from Wyoming Eagle Tribune.



Figure 21. City of Cheyenne Sampled Apartments Vacancy Rate, 1998-2017, Monthly



Source: WCBEA large apartment complex sample.

Table 7. Laramie County Residential Housing Market

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>RealtyTrac</b>							
<b>Foreclosure Initiations</b>							
Total Foreclosure Initiations <sup>1</sup>	N/A	64	42	35	-	-45.3	-16.7
Avg Monthly Foreclosure Rate <sup>2</sup>	N/A	0.4%	0.3%	0.2%	-	-44.7	-16.0
<b>Additional Data</b>							
Total Negative Equity Loans <sup>3</sup>	N/A	519	827	651	-	25.4	-21.3
<b>Cheyenne Board of Realtors</b>							
Avg Monthly Residentials Sold	125	141	161	129	3.2	-8.3	-19.9
<b>City</b>							
Avg Monthly Units For Sale	204	192	255	203	-0.7	5.5	-20.3
Avg Sale Price (\$)	206,507	207,173	232,104	228,674	10.7	10.4	-1.5
Avg Days on Market <sup>4</sup>	55	57	44	53	-4.2	-7.6	20.6
<b>Rural</b>							
Avg Monthly Units For Sale	87	100	110	89	2.3	-11.0	-19.1
Avg Sale Price (\$)	314,211	393,574	308,163	339,380	8.0	-13.8	10.1
<b>Vacancies<sup>5</sup></b>							
Avg Monthly Furnished Apartments	3	1	2	3	10.2	133.8	73.0
Avg Monthly Unfurnished Apartments	42	29	28	26	-37.8	-9.4	-8.2
Avg Monthly Homes and Duplexes	19	29	26	17	-8.8	-40.6	-34.3
Avg Monthly Mobile Homes	5	5	7	5	-2.7	-11.3	-33.5
Sampled Apartments Vacancy Rate <sup>6</sup>	7.5%	3.0%	5.0%	5.0%	-33.6	67.2	-0.1
Avg Monthly Sample Sizes	948	989	994	1,015	-	-	-

Sources: WCBEA from RealtyTrac and Cheyenne Board of Realtors.

Notes: Unless otherwise noted, data represent quarterly averages.

<sup>1</sup> The number of mortgages where the lender has initiated foreclosure proceedings and it has been made known through public notice.

<sup>2</sup> The number of newly initiated foreclosures as a percentage of housing units with a mortgage. Data on housing units with a mortgage were obtained from the Wyoming Community Development Authority (WCDA) (<http://www.wyomingcda.com/documents/Laramie%20County.pdf>). According to the WCDA, there are 25,130 owner-occupied households and 31.3 percent of these households do not hold a mortgage.

<sup>3</sup> The number of mortgages that are in negative equity, calculated as the difference between the current value of the property and the initial mortgage amount on the property.

<sup>4</sup> Average days on market calculated as number of days from the listing date to the date the property is under contract.

<sup>5</sup> Vacancy data are obtained from the Wyoming Tribune Eagle.

<sup>6</sup> Vacancy rate is calculated from WCBEA large apartment complex sample.

## Demographics and Tourism

The following tables provide data on current demographic and tourism trends within Laramie County. Table 8 presents information on human and social services and school enrollments in Laramie County and Table 9 presents tourism indicators.

The number of people sheltered at the Safehouse decreased from a monthly average of 62 in the fourth quarter of 2016 to 58 in the first quarter of 2017 (-7.5%), but increased from a monthly average of 38 to 58 over the last year (51.8%). The Comea Shelter recorded a 31.5 percent decrease in the number of unit stays (nights of lodging) provided from the fourth quarter of 2016 to the first quarter of 2017, but a 14.7 percent increase over the last year.

There has been a fairly consistent decline over the last two years in the Department of Family Services (DFS) – Temporary Assistance for Needy Families (TANF) distributions. However in 2016 the number of distributions fluctuated from quarter to quarter. Most recently, from the fourth quarter of 2016 to the first quarter of 2017, the number of distributions increased by 3.9 percent. Distributions were down 6.5 percent over the last year.

Over the last year, the numbers of visitors to Visit Cheyenne (18.1%), trolley ridership (76.0%) and the Old West Museum (2.4%) all increased. The number of visitors to the Pine Bluffs Information Center (-14.2%) and the I-25 Visitor Center (-14.8%) declined.

Table 8. Laramie County Demographics

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>Human Services</b>							
Emergency Room Visits	3,460	3,397	3,286	3,425	-1.0	0.8	4.2
Safehouse - # Sheltered	24	38	62	58	140.3	51.8	-7.5
Comea Shelter - Nights lodging	2,022	2,172	3,635	2,491	23.2	14.7	-31.5
DFS/TANF Distributions	137	123	111	115	-16.1	-6.5	3.9
<b>School Enrollments</b>							
Laramie County School District #1	13,451	13,666	13,750	13,671	1.6	0.0	-0.6
Laramie County School District #2	997	985	1,001	998	0.1	1.3	-0.3
Private Schools <sup>1</sup>	241	219	258	258	7.1	17.8	0.0
Home Schooling	325	318	338	338	4.0	6.3	0.0
Poder Academy	N/A	N/A	199	189	-	-	-5.4
Total School Enrollment <sup>2</sup>	15,122	15,188	15,546	15,453	2.2	1.7	-0.6
LCCC Enrollment - FTE (Laramie County Sites)	2,722	2,702	2,668	N/A	-	-	-
LCCC Enrollment - Headcount (Laramie County)	4,748	4,800	4,383	N/A	-	-	-

Notes: All data represent monthly averages for the quarter.

N/A – Not available

<sup>1</sup>Private school enrollment data since 2014 were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only.

<sup>2</sup>For the third quarter of 2016 and going forward, data for Total School Enrollment include Poder Academy, a public charter school that opened in 2012 as a kindergarten through third-grade school. The school has added a grade every year and is now a kindergarten through sixth-grade school.

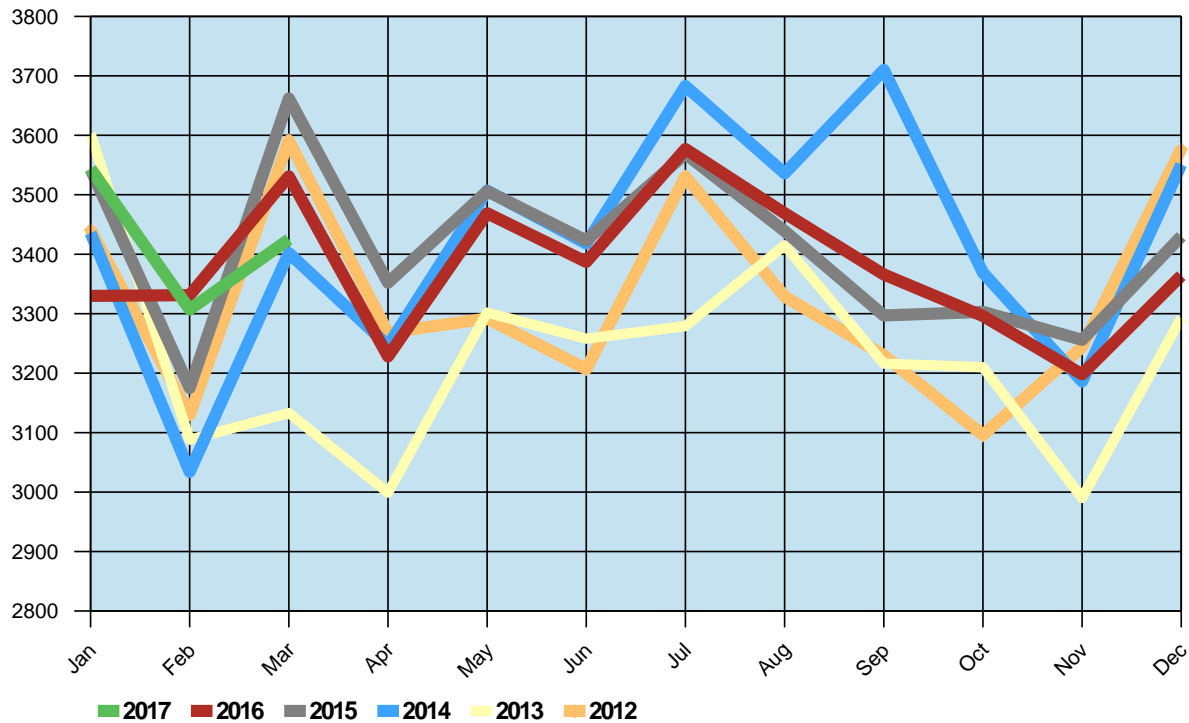
Sources: WCBEA from Cheyenne Regional Medical Center,  
Safehouse Services,  
Comea Shelter,  
Wyoming Department of Family Services,  
Laramie County School District #1,  
Laramie County School District #2, and  
Laramie County Community College

Table 9. Laramie County Tourism Data

	1Q 2015	1Q 2016	4Q 2016	1Q 2017	2 Year % Chg 1Q/2015 - 1Q/2017	1 Year % Chg 1Q/2016 - 1Q/2017	Qtrly % Chg 4Q/2016 - 1Q/2017
<b>Avg Monthly Accomodations Data</b>							
Available Rooms	75,060	75,571	83,015	81,200	8.18	7.45	-2.19
Nights Occupied	38,915	32,825	34,236	33,373	-14.24	1.67	-2.52
Occupancy Rate (%)	51.8	43.5	41.2	41.1	-20.65	-5.44	-0.24
Average Room Rate	\$82.02	\$84.70	\$82.05	\$83.79	2.16	-1.08	2.12
<b>Avg Monthly Visitor Data</b>							
Visit Cheyenne Walk-in Count	2,248	1,454	2,306	1,717	-23.61	18.09	-25.55
Trolley Ridership	200	285	2,326	501	150.92	76.00	-78.46
Pine Bluffs Info Center	5,976	5,135	5,805	4,405	N/A	-14.21	-24.11
I-25 State Visitor Center	5,450	4,799	5,823	4,087	-25.01	-14.84	-29.81
Old West Museum Paid Visitor	839	686	882	703	-16.24	2.43	-20.26

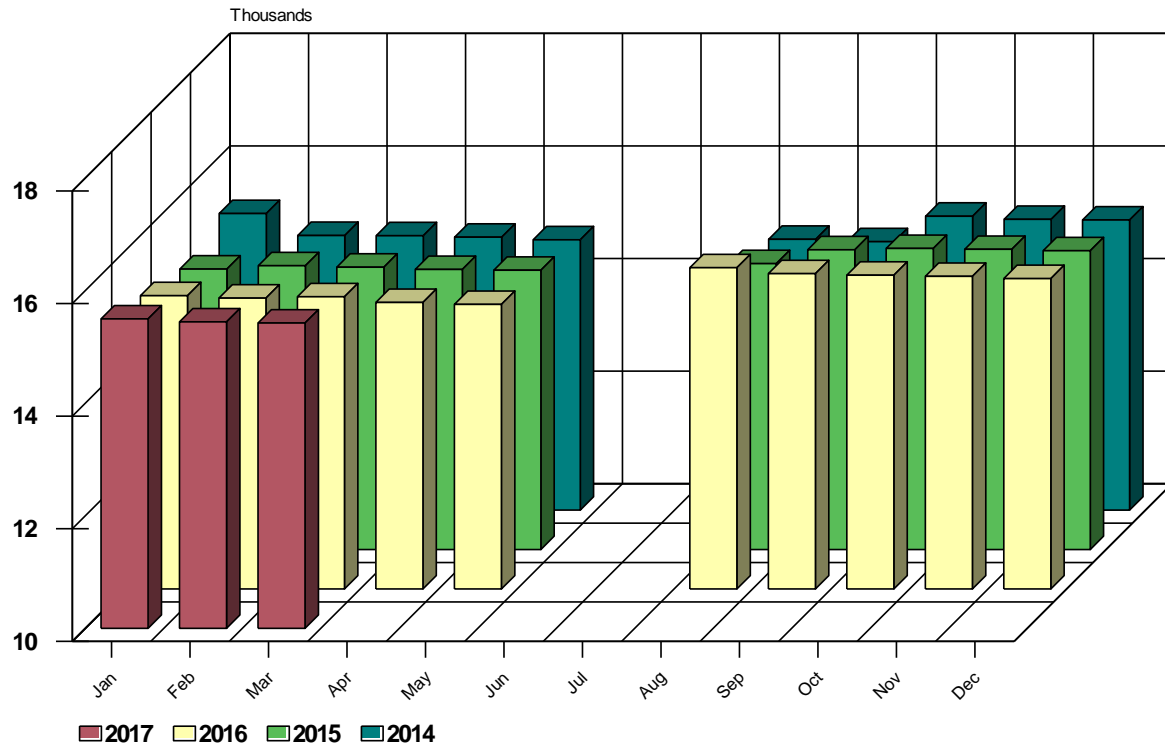
Source: WCBEA from Visit Cheyenne.

Figure 22. Emergency Room Visits, CRMC, 2012-2017, Monthly Totals



Source: WCBEA from Cheyenne Regional Medical Center.

Figure 23. Laramie County Total School Enrollment, 2014-2017, Monthly Totals



Notes: Laramie County private school enrollment data were revised in the fall of 2016 to more accurately reflect enrollment of school-age children only. Total enrollment data prior to 2014 are not presented for this reason.

For the third quarter of 2016 and going forward, data for Total School Enrollment include Poder Academy, a public charter school that opened in 2012 as a kindergarten through third-grade school. The school has added a grade every year and is now a kindergarten through sixth-grade school.

Sources: WCBEA from Laramie County School District #1, Laramie County School District #2 and Cheyenne area private schools (5).

## Detailed Tables

Table 10. Employment, Labor Force and General Business Activity

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Employment</b>														
Total Civilian Labor Force (LAUS)	48,350	48,292	48,506	48,236	47,402	47,349	47,705	47,093	46,970	48,079	49,162	49,481	48,052	2016
	50,051	50,622	50,584										50,419	2017
Total Employment (LAUS)	45,925	46,102	46,373	46,295	45,512	45,211	45,794	45,195	45,215	46,262	47,443	47,470	46,066	2016
	47,737	48,569	48,552										48,286	2017
Total Employment (CES)	46,200	46,200	46,700	46,800	47,000	46,200	46,100	45,900	45,700	45,800	45,700	45,500	46,150	2016
	45,600	46,000	45,900										45,833	2017
Total Unemployment (LAUS)	2,425	2,190	2,133	1,941	1,890	2,138	1,911	1,898	1,755	1,817	1,719	2,011	1,986	2016
	2,314	2,053	2,032										2,133	2017
Unemployment Rate (LAUS)	5.0	4.5	4.4	4.0	4.0	4.5	4.0	4.0	3.7	3.8	3.5	4.1	4.1	2016
	4.6	4.1	4.0										4	2017
Initial Unemployment Claims	133	78	74	73	58	38	49	72	48	74	90	139	77	2016
	133	62	54										83	2017
Help Wanted Ads	604	426	633	908	733	638	1,073	792	676	814	532	540	697	2016
	581	432	616										543	2017
<b>General Business Activity</b>														
Auto Registrations	2,332	2,817	3,389	3,261	3,000	3,550	3,179	3,879	4,002	3,554	2,511	3,082	3,213	2016
	2,454	2,809	3,362										2,875	2017
Enplanements - CYS	230	61	204	46	230	109	252	197	168	205	341	317	197	2016
	199	153	331										228	2017
Retail Sales (\$)	107,048,500	89,045,200	102,503,300	89,293,500	96,319,900	97,333,200	111,799,400	120,231,200	106,750,700	116,602,300	106,352,500	103,811,500	103,924,267	2016
	114,660,100	87,593,100	88,984,200										97,079,133	2017
Bankruptcies	10	10	8	10	20	17	13	11	20	14	13	11	13	2016
	7	8	25										13	2017

Employment data sources: Please see Table 1 footnote for detailed description of the employment data sources.

General Business Activity data sources: WCBEA from Laramie County Clerk, Cheyenne Regional Airport, and U.S. Clerk of Bankruptcy Court. Retail sales from WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity.

Table 11. Housing and Construction

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Housing</b>														
<b>Real Estate Data</b>														
Total Residential Units for Sale	346	333	356	367	387	426	474	472	478	471	437	379	411	2016
	342	333	337										337	2017
Total Residential Units Sold	162	118	142	172	163	172	173	197	166	161	147	175	162	2016
	109	118	160										129	2017
Average Residential Sold Price (City)	\$214,584	\$188,463	\$218,472	\$218,509	\$223,415	\$247,692	\$229,309	\$231,440	\$225,796	\$238,110	\$223,232	\$234,971	\$224,499	2016
	\$236,302	\$231,124	\$218,596										\$228,674	2017
<b>Rental Data</b>														
Furnished Apartments	1	2	1	2	2	2	2	3	1	1	2	2	2	2016
	3	4	2										3	2017
Unfurnished Apartments	30	29	27	27	30	31	28	23	26	28	33	24	28	2016
	27	26	25										26	2017
Homes & Duplexes	32	29	26	24	19	17	20	25	22	29	25	26	24	2016
	21	18	14										17	2017
Mobile Homes	6	6	5	5	6	5	5	5	5	7	7	8	6	2016
	7	4	3										5	2017
Sampled Apartments % Vacant	2.7%	2.9%	3.2%	2.2%	3.0%	2.9%	1.6%	3.6%	3.4%	4.3%	5.3%	5.2%	3.4%	2016
	4.6%	4.8%	5.4%										5.0%	2017
<b>Construction</b>														
<b>City</b>														
Single-Family Permits	11	8	13	17	13	17	10	9	12	30	14	19	14	2016
	26	21	20										22	2017
Total Building Permits	114	117	139	121	140	193	160	163	189	190	137	167	153	2016
	135	166	187										163	2017
Value of Authorized Construction	\$7,012,893	\$3,850,687	\$4,244,978	\$9,114,659	\$20,429,651	\$10,284,024	\$33,185,984	\$7,284,114	\$72,238,125	\$74,805,634	\$8,284,200	\$4,973,733	\$21,309,057	2016
	\$6,450,213	\$5,997,481	\$13,375,446										\$8,607,713	2017
Residential Permit Value	\$2,977,153	\$1,605,848	\$2,098,986	\$3,644,196	\$7,684,164	\$3,536,791	\$1,901,388	\$2,532,662	\$2,805,296	\$5,178,745	\$2,710,102	\$3,354,524	\$3,335,821	2016
	\$4,249,834	\$4,599,300	\$3,841,097										\$4,230,077	2017
<b>Rural</b>														
Single-Family Permits	6	5	19	17	19	24	20	22	11	12	12	7	15	2016
	9	13	20										14	2017
Septic Permits	7	8	11	14	13	13	18	27	19	18	18	19	15	2016
	6	12	14										11	2017

Real Estate data source: WCBEA from Cheyenne Board of Realtors.

Rental data sources: WCBEA from Wyoming Tribune Eagle and WCBEA large apartment complex sample.

Construction data sources: WCBEA from City of Cheyenne Building Safety Department and Laramie County Planning & Development.

Construction notes: Data are not seasonally adjusted. Single-family permits include attached and detached homes.



Table 12. Utilities, Human Services and School Enrollments

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Utilities</b>														
Commercial & Industrial Power (Kwh) (0,000)	8,938	8,987	8,839	9,669	9,017	9,492	9,712	10,563	9,306	9,074	9,148	9,549	9,358	2016
	10,004	9,317	9,282										9,534	2017
Residential Gas Usage (Mcf) ('000)	419	362	288	273	208	101	53	51	59	97	147	360	202	2016
	449	369	298										372	2017
Metered Water Taps (CBPU)	23,386	23,479	23,489	23,492	23,558	23,595	23,614	23,721	23,771	23,663	23,658	23,617	23,587	2016
	23,610	23,591	23,693										23,631	2017
Metered Water Taps (SCW&SD)	3,338	3,338	3,339	3,339	3,339	3,339	3,342	3,347	3,347	3,347	3,347	3,347	3,342	2016
	3,348	3,350	3,353										3,350	2017
<b>Human Services</b>														
Total Emergency Room Visits	3,330	3,331	3,531	3,228	3,469	3,387	3,577	3,469	3,366	3,296	3,198	3,364	3,379	2016
	3,544	3,307	3,425										3,425	2017
Safehouse - Number of People Sheltered	29	46	39	42	48	59	71	69	68	63	61	63	55	2016
	61	55	57										58	2017
Comea Shelter - Total Nights Lodging	2,223	2,035	2,258	2,246	2,344	2,990	3,447	3,743	3,291	3,647	3,570	3,689	2,957	2016
	2,223	2,492	2,759										2,491	2017
<b>School Enrollments</b>														
Laramie County District #1	13,689	13,641	13,667	13,571	13,536	-	-	13,889	13,797	13,778	13,754	13,717	13,704	2016
	13,710	13,668	13,635										13,671	2017
Laramie County District #2	983	988	985	981	981	-	-	1,008	1,003	999	1,000	1,005	993	2016
	1,001	998	995										998	2017
Total School Enrollment	15,209	15,166	15,189	15,089	15,054	-	-	15,706	15,601	15,574	15,552	15,513	14,773	2016
	15,496	15,443	15,422										14,899	2017
LCCC Enrollment - FTE (Laramie County Sites)	2,702.08	2,702.08	2,702.08	2,702.08	2,702.08	454.53	454.53	2,668.11	2,668.11	2,668.11	2,668.11	2,668.11	2,313.33	2016
	N/A	N/A	N/A										N/A	2017
LCCC Enrollment - Headcount (Laramie County Sites)	4,800	4,800	4,800	4,800	4,800	1,237	1,237	4,383	4,383	4,383	4,383	4,383	4,032	2016
	N/A	N/A	N/A										N/A	2017

Utilities data sources: WCBEA from Black Hills Energy Corporation, Cheyenne Board of Public Utilities (CBPU) and South Cheyenne Water & Sewer District (SCW&SD).

Human Services data sources: WCBEA from Cheyenne Regional Medical Center, Safehouse Services and Comea Shelter.

School Enrollments data sources: WCBEA from Laramie County School District #1, Laramie County School District #2, and Laramie County Community College.

Notes: Data are not seasonally adjusted.

N/A – Not available

For the third quarter of 2016 and going forward, data for Total School Enrollment include Poder Academy.

Table 13. Taxes and Tourism

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg	Year
<b>Taxes</b>														
Tax Collections - 4% State, 1% Optional, & Lodging	\$9,138,880	\$7,584,478	\$7,903,599	\$7,358,376	\$7,583,340	\$7,687,459	\$8,301,596	\$9,096,506	\$9,115,557	\$9,723,645	\$8,589,587	\$8,166,150	\$8,354,098	2016
	\$9,193,715	\$7,212,764	\$7,269,016										\$7,891,832	2017
Tax Collections - Wholesale and Retail Sales and Use Tax	\$4,320,820	\$3,411,147	\$3,949,734	\$3,468,072	\$3,550,327	\$3,402,633	\$4,242,457	\$4,032,129	\$3,609,536	\$4,194,241	\$3,761,043	\$3,900,030	\$3,820,181	2016
	\$4,503,333	\$3,140,125	\$3,323,854										\$3,655,771	2017
Tax Receipts to County Entities - 4% State & 1% Optional	\$3,913,946	\$3,278,723	\$3,411,211	\$3,187,109	\$3,278,624	\$3,293,178	\$3,542,051	\$3,844,859	\$3,860,710	\$4,168,632	\$3,688,575	\$3,539,609	\$3,583,936	2016
	\$3,984,341	\$3,116,386	\$3,134,564										\$3,411,764	2017
Tax Receipts - 1% Optional Sales and Use Tax	\$1,780,246	\$1,493,175	\$1,551,049	\$1,448,593	\$1,490,619	\$1,498,388	\$1,612,677	\$1,752,258	\$1,757,850	\$1,896,460	\$1,676,064	\$1,685,271	\$1,636,888	2016
	\$1,811,596	\$1,418,152	\$1,425,146										\$1,551,631	2017
Tax Receipts - Lodging Tax	\$59,790	\$77,871	\$101,954	\$82,696	\$97,520	\$141,889	\$190,153	\$268,528	\$265,148	\$173,843	\$160,453	\$88,311	\$142,346	2016
	\$88,226	\$85,936	\$104,543										\$92,902	2017
<b>Tourism</b>														
Available Rooms	77,562	70,784	78,368	75,840	83,917	81,210	83,917	83,917	81,210	83,917	81,210	83,917	80,481	2016
	83,917	75,796	83,886										81,200	2017
Nights Occupied	30,637	32,869	34,969	41,338	48,356	53,774	57,564	60,911	50,827	42,370	32,210	28,127	42,829	2016
	33,703	32,169	34,248										33,373	2017
Occupancy Percentage	39.5	46.4	44.6	54.5	57.6	66.2	68.6	72.6	62.6	50.5	39.7	33.5	53.0	2016
	40.2	42.4	40.8										41.1	2017
Average Room Rate	\$82.91	\$86.29	\$84.90	\$82.68	\$88.67	\$97.28	\$131.74	\$98.48	\$91.75	\$84.59	\$82.04	\$79.52	\$90.90	2016
	\$81.82	\$85.56	\$83.98										\$83.79	2017
Visit Cheyenne Walk-In Count	1,910	1,155	1,297	1,457	3,120	6,128	10,521	7,668	5,798	2,924	1,604	2,391	3,831	2016
	1,710	1,390	2,051										1,717	2017
Trolley Ridership	119	628	107	706	5,310	2,896	2,500	2,074	2,124	1,076	187	5,715	1,954	2016
	984	208	311										501	2017
Pine Bluffs Information Center	4,359	4,437	6,609	5,977	6,726	12,035	16,852	14,986	8,339	7,492	5,065	4,858	8,145	2016
	3,245	4,277	5,694										4,405	2017
Wyoming State Museum	2,117	1,656	2,197	2,545	2,835	4,200	7,316	4,531	3,483	4,199	1,871	2,215	3,264	2016
	2,268	2,189	2,857										2,438	2017
I-25 State Visitor Center	3,899	4,454	6,044	7,219	15,242	25,741	31,779	23,168	19,659	9,440	4,092	3,937	12,890	2016
	3,228	3,432	5,601										4,087	2017
Old West Museum Paid Visitor	292	246	1,521	1,145	2,544	3,340	10,255	2,358	2,767	1,442	606	597	2,259	2016
	386	324	1,399										703	2017

Taxes data sources: WCBEA analysis of Wyoming Department of Revenue, Sales and Use Tax Report of Distribution Amounts by Entity, by Tax Type and Total Distribution by Minor Class and by County.

Tourism data source: WCBEA from Visit Cheyenne.

## Cheyenne and Laramie County Profile

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
<b>Demography</b>					
Total Population - Cheyenne <sup>1</sup>	2016	64,019	2015	63,404	1.0%
Total Population - Laramie County <sup>1</sup>	2016	98,136	2015	97,183	1.0%
Total Male Population <sup>1</sup>	2015	49,065	2014	48,621	0.9%
Total Female Population <sup>1</sup>	2015	48,056	2014	47,848	0.4%
% of Population - Under 20 Years Old <sup>1</sup>	2015	25.7%	2014	25.9%	-0.8%
% of Population - 65 Years & Older <sup>1</sup>	2015	14.7%	2014	14.3%	2.8%
Median Age <sup>2</sup>	2015	36.7	2014	36.8	-0.3%
% of Population - White Alone (Non-Hispanic) <sup>1</sup>	2015	78.6%	2014	78.8%	-0.3%
% of Population - Native American Alone <sup>1</sup>	2015	0.7%	2014	0.7%	0.0%
% of Population - Hispanic or Latino <sup>1</sup>	2015	14.5%	2014	14.3%	1.7%
Households - County <sup>2</sup>	2015	37,740	2014	38,705	-2.5%
Average Household Size - County <sup>2</sup>	2015	2.5	2014	2.4	3.3%
Households - Cheyenne <sup>3</sup>	2015	25,130	2014	25,007	0.5%
% of Households (HH) Headed by Married Couples <sup>2</sup>	2015	46.7%	2014	50.3%	-7.2%
% of HH Headed by Single Female (w/own children <18 yrs.) <sup>2</sup>	2015	8.4%	2014	3.8%	121.1%
<b>Weather &amp; Geography</b>					
Total Area (sq. miles) <sup>4</sup>	2010	2,686	-	-	-
Total Area (sq. miles) <sup>11</sup> - Cheyenne	2016	28.73	2015	27.30	5.2%
Water Area (sq. miles)	2000	1.6	-	-	-
Elevation (ft.) <sup>5</sup>	2010	6,062	-	-	-
Avg Max Temperature (F) - Cheyenne <sup>5</sup>	1981 - 10	58.6	1971 - 00	58.1	0.9%
Avg Min Temperature (F) - Cheyenne <sup>5</sup>	1981 - 10	33.9	1971 - 00	33.5	1.2%
Average Annual Precipitation (inches) - Cheyenne <sup>5</sup>	1981 - 10	15.9	1971 - 00	15.5	2.8%
Average Daily Wind Speed (mph) <sup>5</sup>	1996 - 08	12.1	1996 - 06	12.4	-2.4%
<b>Crime &amp; Law Enforcement<sup>6</sup></b>					
Crimes	2015	2,481	2014	2,495	-0.6%
Crimes per 10,000 Persons	2015	254.2	2014	290.8	-12.6%
Homicides per 10,000 Persons	2015	0.3	2014	0.0	-
Rapes per 10,000 Persons	2015	1.8	2014	2.1	-10.9%
Robberies per 10,000 Persons	2015	1.7	2014	1.3	29.5%
Aggravated Assaults per 10,000 Persons	2015	11.8	2014	17.1	-30.8%
Burglaries per 10,000 Persons	2015	43.5	2014	45.4	-4.1%
Larcenies & Thefts per 10,000 Persons	2015	183.1	2014	212.9	-14.0%
Motor Vehicle Thefts per 10,000 Persons	2015	11.9	2014	11.9	-0.1%
<b>Education</b>					
% of Pop. (25 yrs. & older) with High School Diploma or higher <sup>2</sup>	2015	92.1%	2014	92.9%	-0.9%
% of Pop. (25 yrs. & older) with Bachelor's Degree or higher <sup>2</sup>	2015	27.5%	2014	30.7%	-10.4%
Pupil -Teacher Ratio in LCSD #1 <sup>7</sup>	2015 - 16	13.4	2014 - 15	13.0	3.1%
Pupil -Teacher Ratio in LCSD #2 <sup>7</sup>	2015 - 16	9.7	2014 - 15	10.0	-2.9%
Expenditures Per Pupil in LCSD #1 <sup>7</sup>	2015 - 16	\$18,315	2014 - 15	\$18,952	-3.4%
Expenditures Per Pupil in LCSD #2 <sup>7</sup>	2015 - 16	\$21,636	2014 - 15	\$22,038	-1.8%
LCSD #1 Enrollment <sup>8</sup>	2015 - 16	14,029	2013 - 14	13,761	1.9%
LCSD #2 Enrollment <sup>8</sup>	2015 - 16	970	2013 - 14	987	-1.7%
Total School Enrollments Laramie County <sup>9</sup>	2015 - 16	15,807	2014 - 15	N/A	-
% of Students in Private Schools <sup>9</sup>	2015 - 16	1.5%	2014 - 15	N/A	-
% of Students Home-Schooled <sup>9</sup>	2015 - 16	2.1%	2014 - 15	N/A	-
ACT Average Composite Score (range 1-36) LCSD #1 <sup>10</sup>	2015 - 16	20.6	2014 - 15	20.1	2.5%
ACT Average Composite Score (range 1-36) LCSD #2 <sup>10</sup>	2015 - 16	20.9	2014 - 15	20.6	1.5%
LCSD #1 Graduation Rate <sup>11</sup>	2015 - 16	78.8%	2014 - 15	71.6%	10.1%
LCSD #2 Graduation Rate <sup>11</sup>	2015 - 16	91.2%	2014 - 16	81.0%	12.7%

Items	Most Recent Period		Previous Period		% Change In Value
	Year	Value	Year	Value	
Full-time Equivalent (FTE) Enrollment at LCCC (Fall Semester) <sup>12</sup>	2015	2,686.8	2014	2,698.4	-0.4%
Average Student Age at LCCC (Fall Semester) <sup>12</sup>	2015	26.9	2014	26.7	0.8%
Median Student Age at LCCC (Fall Semester) <sup>12</sup>	2015	22.5	2014	22.3	0.8%
3 -Year Graduation Rate at LCCC <sup>12</sup>	2014	23.0%	2013	N/A	-
3 - Year Rate of Transfer from LCCC <sup>12</sup>	2014	18.4%	2013	N/A	-
<b>Housing</b>					
Average Rent for 2-3 Bedroom House (\$) <sup>13</sup>	4Q16	\$1,129	2Q16	\$1,141	-1.1%
Average Rent for 2 Bedroom Apartment (\$) <sup>13</sup>	4Q16	\$787	2Q16	\$779	1.0%
Average Rent for 2-3 Bedroom Mobile Home (\$) <sup>13</sup>	4Q16	\$848	2Q16	\$864	-1.9%
Average Sales Price - Cheyenne <sup>14</sup>	2016	\$224,499	2015	\$213,453	5.2%
Average Sales Price - Rural Laramie County <sup>14</sup>	2016	\$349,838	2015	\$325,566	7.5%
<b>Laramie County's Economy</b>					
Median Household Income <sup>2</sup>	2015	\$60,599	2014	\$57,551	5.3%
Mean Household Income <sup>2</sup>	2015	\$80,196	2014	\$70,617	13.6%
Per Capita Personal Income (\$) <sup>15</sup>	2015	\$49,796	2014	\$49,140	1.3%
Average Wage per Job <sup>15</sup>	2015	\$45,993	2014	\$45,427	1.2%
Average Annual Pay (\$) <sup>16</sup>	2015	\$43,760	2014	\$42,903	2.0%
<b>Employment &amp; Labor</b>					
Employment <sup>17</sup>	2016	46,150	2015	47,117	-2.1%
Unemployment Rate <sup>18</sup>	2016	4.1%	2015	3.9%	5.1%
Total Non-farm Jobs <sup>15</sup>	2015	65,466	2014	64,907	0.9%
<b>Percent of Jobs in Selected Industries</b>					
% of Jobs in Farming	2015	2.0%	2014	2.0%	0.2%
% of Jobs in Mining	2015	1.4%	2014	1.4%	-1.9%
% of Jobs in Government	2015	26.2%	2014	26.3%	-0.5%
% of Jobs in Construction	2015	6.6%	2014	6.5%	0.5%
% of Jobs in Manufacturing	2015	2.3%	2014	2.4%	-1.3%
% of Jobs in Trans. & Ware.	2015	6.2%	2014	6.3%	-1.8%
% of Jobs in FIRE	2015	10.6%	2014	10.6%	0.2%
% of Jobs in Retail Trade	2015	10.7%	2014	10.3%	3.4%
% of Jobs in Wholesale	2015	2.1%	2014	2.0%	3.1%
<b>Labor Force Demographics<sup>2</sup></b>					
% of Labor Force Age 16-19	2015	4.6%	2014	3.7%	23.0%
% of Labor Force Age 20-24	2015	11.5%	2014	10.2%	13.7%
% of Labor Force Age 25-44	2015	42.9%	2014	43.6%	-1.8%
% of Labor Force Age 45-54	2015	20.6%	2014	19.9%	3.1%
% of Labor Force Age 55-64	2015	15.6%	2014	17.5%	-11.1%
% of Labor Force Age 65-74	2015	4.5%	2014	4.9%	-8.0%
% of Labor Force Age 75 and over	2015	0.4%	2014	0.2%	162.7%
% of Labor Force Male	2015	54.5%	2014	53.4%	2.1%
% of Labor Force Female	2015	45.5%	2014	46.6%	-2.4%
% of Males in Labor Force	2015	85.1%	2014	84.7%	0.5%
% of Females in Labor Force	2015	75.0%	2014	78.7%	-4.7%
<b>CPI</b>					
U.S. CPI <sup>19</sup>	2016	240.0	2015	237.0	1.3%
Annual Inflation Rate - Cheyenne <sup>13</sup>	4Q16	3.1%	2Q16	1.0%	210.0%

Sources:

<sup>1</sup>Wyoming Department of Information & Administration, Economic Analysis Division, Population Estimates as of July 1

<sup>2</sup>U.S. Census Bureau, American Community Survey, 1 Year Estimates

<sup>3</sup>U.S. Census Bureau, American Community Survey, 5 Year Estimates

<sup>4</sup>U.S. Census Bureau, State and County QuickFacts

<sup>5</sup>Western Regional Climate Center

<sup>6</sup>Wyoming Division of Criminal Investigation

<sup>7</sup>Wyoming Department of Education Statistical Report Series 3, District Financial Profile

<sup>8</sup>Wyoming Department of Education Statistical Report Series 2, Fall Enrollment Summary by Grade, for Districts and State

<sup>9</sup>WCBEA from Wyoming Department of Education, LCSD#1, LCSD#2 and Cheyenne Area Schools

<sup>10</sup>Wyoming Department of Education, Assessment Reports

<sup>12</sup>Laramie County Community College, Institutional Research Office

<sup>13</sup>Wyoming Department of Administration & Information,

<sup>14</sup>Cheyenne Board of Realtors

<sup>15</sup>U.S. Department of Commerce, Bureau of Economic Note: Non-farm employment data include proprietors

<sup>16</sup>U.S. Department of Labor, Bureau of Labor Statistics

<sup>17</sup>Wyoming Department of Workforce Services, Labor Market Information, CES Data

<sup>18</sup>Wyoming Department of Workforce Services, Labor Market Information, LAUS Data

<sup>19</sup>U.S. Department of Labor, Bureau of Labor Statistics, CPI-U, for all Urban Consumers, U.S. City Average

## Data Sources

### Automobile Registrations:

- Laramie County Clerk

### Banking Data:

- National Credit Union Administration data.
- Federal Deposit Insurance Corporation (FDIC) Survey of Deposits (SOD).
- FDIC Deposit Market Share Report

### Bankruptcies:

- U.S. Clerk of Bankruptcy Court

### Building Permits:

- City of Cheyenne Building Safety Department
- Laramie County Planning & Development

### Employment:

- Wyoming Department of Workforce Services

### Enplanements:

- Cheyenne Regional Airport

### Housing:

- Cheyenne area apartment complexes
- Cheyenne Board of Realtors
- RealtyTrac

### Human Services:

- Cheyenne Police Department
- Comea Shelter
- Wyoming Department of Family Services
- Safehouse Services
- Cheyenne Regional Medical Center

### Oil:

- Wyoming Oil and Gas Commission

### Planning and Development:

- City of Cheyenne Planning Commission
- Laramie County Planning Commission

### Taxes:

- Wyoming Department of Revenue

### Schools:

- Laramie County Community College
- Laramie County School District #1 and #2
- Cheyenne area private schools

### Tourism:

- Visit Cheyenne

### Utilities:

- Cheyenne Board of Public Utilities
- Black Hills Power Corporation
- South Cheyenne Water & Sewer District